

Members

Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Jonah Jensen
Lysa Schloesser
Laureen Skrivan
James Steel
Eugene Thorne
Jeff Williams
Duke York

Ross Buffington, Wedge Neighborhood Ex-Officio
Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator
John Griffith, Office Assistant



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: January 28, 2015
Location: 747 Market, Tacoma Municipal Bldg, Conference 248
Time: 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Minutes of 1/14/15
- C. Administrative Review
 - i. 1/22/15: 411 N I Street (deck)

3. PUBLIC HEARING – PROPOSED NAMING

- A. George H. Weyerhaeuser, Jr. Park

4. DESIGN REVIEW

- A. 601 N J St Brennen Masters, Pacific Choice Construction
Garage Demolition

5. BOARD BRIEFING

- A. Winthrop Hotel Les Tonkin, Tonkin Architecture

6. PRESERVATION PLANNING/BOARD BUSINESS

- A. Events and Activities Updates

7. CHAIR COMMENTS

Next Regular Meeting: February 11, 2015, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at <http://tacomaculture.org/historic/resources.asp>. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



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Members

Duke York, *Chair*
 Katie Chase, *Vice-Chair*
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 Jeff Williams
 Eugene Thorne
 Laureen Skrivan
 Ross Buffington, *Wedge Neighborhood Ex-Officio*
 Marshall McClintock, *North Slope Ex-Officio*

DRAFT**MINUTES**
**Landmarks Preservation Commission
 Planning and Development Services Department**
Staff

Reuben McKnight, *Historic Preservation Officer*
 Lauren Hoogkamer, *Historic Preservation Coordinator*

Date: January 14, 2015

Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:

Duke York, *Chair*
 Eugene Thorne
 Laureen Skrivan
 James Steel
 Chris Granfield
 Lysa Schloesser
 Ross Buffington
 Marshall McClintock

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 John Griffith

Others Present:

Brandon Montesi
 Robert Stickel

Commission Members Absent:

Katie Chase, *Vice Chair*
 Jonah Jensen
 Jeff Williams

Chair Duke York called the meeting to order at 5:29 p.m.

1. ROLL CALL**2. CONSENT AGENDA**

- A. Excusal of Absences. Jonah Jensen and Katie Chase were excused.
- B. Minutes of 12/10/14

The minutes were approved as submitted.

3. DESIGN REVIEW

- A. 411 N I Street (North Slope Historic District)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

411 North I Street, built in 1905, is a contributing structure in the North Slope Historic Special Review District. The exterior siding on the upper floors is wood shingle and the ground floor, between the second floor and the basement, is stucco, which is now deteriorated. The applicant is proposing replacing the stucco with 5" reveal smooth textured Hardie Lap Siding with cedar corner boards. The whole exterior will be repainted to match; the applicant has provided a sample of the color. Project also includes a new composite shingle roof and the replacement of broken window panes; no windows are being altered.

The applicant has indicated that the stucco was poorly installed originally and would be cost prohibitive to repair.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the Wedge Neighborhood and North Slope Historic Special Review Districts
 Guidelines for Exterior Siding and Materials

1. Avoid removal of large amounts of original siding.
2. Repair small areas of failure before replacing all siding. It is rarely advisable to replace all of the existing siding on a home, both for conservation reasons and for cost reasons. Where there are areas of siding failure, it is most appropriate to spot repair as needed with small amounts of matching material. Where extensive damage, including rot or other failure, has occurred, siding should be replaced with as close a material and visual match as is feasible, including matching reveals, widths, configuration, patterns and detailing.
3. Other materials/configurations. It is not historically appropriate to replace deteriorated siding with substitute materials, unless it can be demonstrated that:
 - The replacement material is a close visual match to the historic material and can be installed in a manner in which the historically character defining details may be reproduced (mitered corners, dentil molding, etc); and
 - Replacement of the existing historic material is necessary, or the original material is no longer present; and
 - There is no feasible alternative to using a substitute material due to cost or availability.
4. Avoid changing the appearance, pattern or configuration of original siding. The siding type, configuration, reveal, and shingle pattern all are important elements of a home's historic character.

ANALYSIS

1. This building is a contributing structure in the North Slope Historic Special Review District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.
2. Applicant is proposing removing original stucco. The majority of the siding, which is wood shingle, will remain.
3. Staff recommends that the applicant explore repairing the stucco. Proposed siding is not a visual match to the original stucco, but the whole exterior would be repainted to match.
4. New siding could be removed and stucco could be replaced.
5. Proposal would change the appearance, although the ground floor siding is not very visible due to the front porch.

RECOMMENDATION

Staff recommends that applicant explore repairing the stucco.

Mr. Brandon Montesi requested clarification that staff was recommending repair of the stucco. Mr. McKnight confirmed that was the recommendation of staff. Mr. Montesi responded that the stucco was too far gone to be patchable and the cost of replacing it would be at least three times greater than the cost of using a hardie lap siding.

Chair York asked if the plan was to remove the stucco entirely. Mr. Montesi responded that it was necessary because there was rotten shiplap on the side walls where water has been penetrating.

Eugene Thorne asked if he had explored what was under the stucco. Mr. Montesi commented that it was shiplap that is coming off in sections. He clarified that the shiplap was the sheathing that would go underneath the siding.

Mr. Buffington asked if the stucco was installed when the house was constructed in 1905. Mr. Montesi commented that it was difficult to tell what was original.

Mr. McClintock reported that there were other examples of stucco on buildings in that area and his recommendation was that an effort should be made to preserve it as much had already been lost on other homes in the area. He noted that other commissioners would need to weigh in on cost.

Chair York asked if there had been any outside bids to replace the stucco. Mr. Montesi said that his company could do it so he was aware of the higher cost. He provided detail as to the difficulty of repairing the stucco compared to installing a hardie siding. Mr. Montesi then used as example photos of the neighboring homes, which had used lap siding. Mr. McClintock noted that one of the examples was a new structure that was not contributing to the historic district.

Ms. Lysa Schloesser asked about the photos showing where the wall near conduit was pulled away and if there had

been any investigation of what was underneath it. Mr. Montesi responded that he had instruction to not touch anything on the house without further feedback.

Mr. McKnight commented that the stucco was very far gone, but appeared to be original to the lower story of the house. Ms. Schloesser asked if the stucco was in bad shape on all sides of the house. Mr. Montesi said it was and added that houses on the other side of the street were brick so he didn't think the lap siding would impact the character of the neighborhood. Chair York commented on the house being within a historic district and that the new homes nearby would not be considered in a discussion of changing the historical significance of the home.

Mr. McKnight commented on the history of the discussion with the applicant. When the applicant began the discussion about replacing the siding, the recommendation had been to select a smooth based hardie siding and a smaller reveal than is typical on new construction. On further review they realized that the house had been intended to be stucco on the lower story.

Mr. Steel commented that he was not convinced that the stucco was original based on the panelized look of where it's cracking and the depth of the siding material. He added that it was a common retrofit in the 50s and 70s. He called attention to the window trim in the area of the stucco where it did not appear intentional and also noted that there would not typically be a wood belly band below the stucco. Ms. Schloesser called attention to the substrate near the conduit and asked if it would have been ripped back to put the stucco on. Mr. Steel said it was likely just shear. Ms. Schloesser asked what the original material could have been. Mr. Steel suggested that it was probably shingle or another wood siding material Chair York added that the diagonal shiplap was fairly universal and typical in the northwest. Ms. Schloesser commented that she was inclined to agree with Mr. Steel that the stucco did not appear original. Chair York commented that the belly band is significant and that anyone experienced with stucco would not include a band because it creates more openings for water intrusion.

Mr. Steel commented that while more documentation would be preferred, he was inclined to believe that the stucco was not original and that a lap siding might be more appropriate. He went over some options for materials that might be used instead. He noted that the Commission might take issue with the proposed cedar corner boards as the home likely had mitered corner edges.

Ms. Schloesser asked if Mr. Montesi had priced out the cedar shingle. Mr. Montesi answered that he would have to do the exact calculations, but the costs would be higher. Ms. Schloesser said she would like to see the proposal for the corner elements. Mr. Montesi commented that he could do mitered edges with aluminum and also discussed some other alternatives.

Mr. Steel asked Mr. McKnight to clarify if on the North Slope, when the element is not intact, would the homeowner be restricted to replacing a non-historic element with the exact product as was there originally. Mr. McKnight pointed to the precedent with windows where it is difficult to replace with original materials and a similar visual match is acceptable. He also noted that in the case of hardie plank there have been cases in the past where so much of the original siding was gone that the Commission had allowed hardie siding to be put on.

Mr. Thorne asked if there had been any effort made to research historic photos of the house. Mr. McClintock commented that they are typically from the front and the area being discussed is in the back. Mr. McKnight responded that staff had looked into it and couldn't find any.

Mr. Steel asked Mr. Montesi what kind of material was used for the siding on the second floor. Mr. Montesi answered that it was cedar shake siding with mitered corners. The front façade was cedar shingles as well.

There was a motion.

"I move to approve the application for 411 N I Street with the stipulation that the outside corners need to be mitered whether that be with cedar lap siding or hardie lap siding with an aluminum channel trim that covers the corners of the siding."

Motion: Steel

Second: Granfield

The motion passed. There was additional discussion with Mr. Montesi to recommend appropriate materials to be used for the corner of the siding.

4. BOARD BRIEFING

A. 1121 N 7th St (North Slope Historic District)

Mr. Reuben McKnight read the staff report.

BACKGROUND

A Stop Work Order was issued for work being done on an existing carport, shed and a new deck. The carport has existed for many years, but was never permitted and is built too close to the property line. To remain, the carport will require both a setback variance and a fire rated wall along the property line.

The City will require that the carport be removed from the home unless the code issues are remedied, which will include 1) a fire rated wall, enclosing the north side of the carport, 2) approval of a setback variance, and 3) approval from the Landmarks Preservation Commission.

Because of the cost of applying for a variance, the owner is requesting early guidance from the Commission regarding approval by the Commission should a variance be granted.

ACTION REQUESTED

Board feedback.

Mr. McKnight commented that the property was not currently code compliant and would require a fire wall along the property line and would function more like a garage, while being open in the back.

Mr. Robert Stickel commented that he was using similar materials and was only seeking to make the 1950s constructed carport structurally sound. He added that due to the concrete slab tilting towards the house, he was worried about the integrity of the building being affected by water. He added that the shed in the back did not need a permit. Mr. McKnight clarified that if the shed was going to be built inside of the carport, it would be part of the carport discussion. Mr. Stickel commented that he didn't want to cut a line from the eave to the carport because the water would leak into the carport and eventually the basement.

Commissioners had additional questions about where the property line was in relation to the retaining wall. Mr. Stickel confirmed that the retaining wall marked the property line.

Mr. Stickel reiterated that that he was trying to save the structure by making it structurally sound and wasn't making any changes to it. Mr. James Steel commented that he sympathized with the unfortunate hand Mr. Stickel had been dealt, having both a carport and possibly a slab that had not been built properly. The challenge they had to deal with was that there was a nonconforming structure that he wanted to make improvements on that would not benefit the historic district. Mr. Stickel responded that tearing down the carport would lead to water damage to his home.

Mr. Ross Buffington asked if Mr. Stickel had explored any ways to address the foundation. Mr. Stickel responded that any of the alternatives would be expensive. Mr. Steel asked if a structural engineer had been consulted. Mr. Stickel responded that he hadn't yet as he wanted to get more information from the Commission and see if he could move forward with getting a variance. Mr. Steel explained that he wasn't a structural engineer himself, but suspected that the level of upgrade needed to bring the carport up to code would be higher than expected. Ultimately, tearing down the carport and building a single car garage may be a better solution. Mr. Steel listed some of the visible deficiencies that he could identify from the photos and recommended that a contractor or structural engineer be consulted before further effort was made to bring the structure up to code.

Mr. Eugene Thorne observed that the current slope of the carport could be directing water towards the retaining wall and possibly eroding it.

Chair York clarified for the Commission that they were getting outside of the purview of Landmarks Preservation with discussion of the structure. Mr. McKnight commented that the plan reviewers would likely provide a lot feedback and the code issues would likely be resolved by the time the project made its way back to the Commission. The main question for the Landmarks Preservation Commission is whether or not the project would ultimately be approved due to the design guidelines in the district.

Mr. Buffington reported that to his knowledge the North Slope did not allow carports, though there was a section allowing detached garages. Mr. McKnight noted that there was some ambiguity created by how long the structure had been there and the purpose of bringing it to the Commission was to provide feedback that could be useful to Mr. Stickel in making a decision on how to proceed. Mr. Buffington clarified that if Mr. Stickel were to come before the Commission with a permit to rebuild the car port, he did not see them approving it.

Chair York noted that if the carport was greater than six feet from the house it would have been considered a temporary structure. The fact that it was attached to the house added additional challenges to the process of getting it permitted. He did not see Commission guidelines allowing the approval.

Mr. Stickel expressed frustration that the only options he had available would involve additional expense, restating is desire to keep the carport as is with minor repairs. Some discussion ensued between Commissioners and Mr. Stickel as to his options moving forward and the restrictions created by the historic district.

Mr. McKnight reported that the Commission did not need to make a decision, but the Commission was being clear that design guidelines did not allow a carport. He reviewed that the Commission was not likely to approve the existing structure with the proposed improvements, but if a new structure was proposed that conformed to guidelines the commission would be will to consider it. Mr. McKnight discussed the next steps with Mr. Stickel.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

Ms. Hoogkamer provided an update on events and activities. There were no events for January, but there were a number of events planned for February including the #IHeartTacoma campaign, the Heritage Mixer, and the Landmarks Preservation Commission retreat. Mr. McClintock asked if the training event had been fully booked. Ms. Hoogkamer commented that they still had space available.

B. Officer Nominations

Mr. McKnight reported that the bylaws indicate that the nomination of new officers should take place in December and elections should follow in January. Since the Commission typically prefers to do the nominations in January after appointments have been completed he suggested that they might amend the bylaws. He noted that there were no formal rules for officer nominations and that the Commission could proceed however they wished.

Chair York nominated Chris Granfield as chair.
The Commission voted unanimously to approve the nomination.

James Steel nominated Katie Chase as vice chair.
The Commission voted unanimously to approve the nomination.

6. CHAIR COMMENTS

There were no comments from the Chair.

Mr. McClintock commented on a series of lectures "Conversations re: Tacoma" and they were looking for people to assist the planning process.

The meeting was adjourned at 6:48: p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

January 28, 2015

NAMING REQUESTS—PUBLIC HEARING

Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests.

The purpose of this public hearing is to receive comments on this naming request. Following this public hearing the public record will be open for 30 days minimum to allow for additional comment. After the comment period, the Landmarks Preservation Commission will forward a recommendation to City Council for further review.

AGENDA ITEM 3A: George H. Weyerhaeuser, Jr. Park (1955, 2101 & 2119 Dock Street)

BACKGROUND

The Foss Waterway Development Authority (FWDA) is requesting to name the park at 1955, 2101 and 2119 Dock Street the George H. Weyerhaeuser, Jr. Park. The park consists of three parcels on either side of the 509 Bridge. Two of the parcels are owned by FWDA and one parcel is owned by the City of Tacoma. The currently unnamed park was built in 2009. This was the site of a butter tub factory, which became Harmon cabinets and later burned down in the early 1990s. George H. Weyerhaeuser, Jr., served on the boards of the FWDA and the Museum of Glass from 1999 until his death on April 14, 2013. Aside from being part of the Weyerhaeuser Company family, he was influential in the development of the Foss Waterway as a founding trustee of the Museum of Glass, as the FWDA Board President from 2001 to 2004, and as the chairman and president of the Urban Design Review Committee. According to the materials submitted with the request, the Waterway is a direct result of his widely recognized advocacy and leadership. The FWDA has collected letters of support from the community, neighborhood groups, and local institutions.

ACTION REQUESTED

There is no action required. The comment period will remain open for 30 days following the close of this hearing.

AGENDA ITEM 4A: 601 N J Street (North Slope Historic Special Review District)

Brennen Masters, Pacific Choice Construction

BACKGROUND

601 N J Street, built in 1950, is a noncontributing structure in the North Slope Historic Special Review District. The applicant is requesting approval for the demolition of the 22'x20' detached garage, which is now settled and tilting. This has damaged the driveway and public sidewalk. After demolition the driveway and sidewalk will be removed, re-graded, and replaced. No work is being done to the main structure. The applicant has indicated that it would be cost prohibitive to repair or replace.

ACTION REQUESTED

Approval of the above scope of work.

ANALYSIS

1. This building is a noncontributing structure in the North Slope Historic Special Review District and, as such, demolition of accessory structures is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.
2. Garage is a noncontributing accessory building.

RECOMMENDATION

Staff recommends approval of the application.

BOARD BRIEFINGS – ARCHITECTURAL REVIEW COMMITTEE

AGENDA ITEM 4A: 776 Commerce Street -Winthrop Hotel (Old City Hall Historic District)

Les Tonkin, Tokin Architecture

BACKGROUND

The Winthrop Hotel was built in 1925 and is associated with Tacoma's early economic development. It is a contributing structure in the Old City Hall Historic District. The hotel was converted to low income apartments in the 1970s, but the building still retains much of its historic fixtures and character, include the Crystal Ballroom. In 2004, Tonkin Architecture completed a Survey and Existing Condition Report, which details the need for a restoration work, including window replacement, repainting, reroofing, plumbing, HVAC, electrical and general repair work. Work also includes removing and adding interior walls and bringing the building into code and ADA compliance. The applicant will be applying for Historic Preservation Tax Credits.

ACTION REQUESTED

Feedback and guidance.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Events & Activities Update

Staff

Staff will discuss the following events and activities:

Upcoming events/mark your calendars

1. #IHeartTacoma, February
2. Heritage Mixer,(Harmon Eatery, Feb 7th)
3. WA Trust Board Meeting, Feb 20-21st
4. LPC Retreat, March 3rd

Event planning

1. 2015 Preservation Month Planning
 - a) Kickoff Event (Historic Tacoma, May 1st)
 - b) Historic Homes Tour (Tacoma Historical Society, May 2nd & 3rd)
 - c) Photo Scavenger Hunt (Earthwise/Children's Museum, May 2nd 1-4pm)
 - d) Preservation Month Proclamation, May 5th
 - e) Amazing Preservation Race, May 9th
 - f) Youth Spoken Word Contest (Sure House, May 15th)
 - g) Tweed Ride, May 30th
 - h) Closing Ceremony/Awards (Foss Waterway Seaport, May 31st)



FOSS WATERWAY DEVELOPMENT AUTHORITY

535 Dock Street, Suite 204 - Tacoma, WA 98402-4630

Phone: (253) 597-8122 www.theafoss.com

October 27, 2014

Mr. Harold York, Chairman
Landmarks Commission
City of Tacoma
747 Market Street, Suite 345
Tacoma, WA 98402

Mr. Ruben McKnight
Historic Preservation Officer
City of Tacoma
747 Market Street
Tacoma, WA 98402

Re: Request to Name Park after George H. Weyerhaeuser Jr.

Dear Mr. York & McKnight,

On behalf of the Foss Waterway Development Authority Board of Directors it is my privilege to submit this request to name the park at the south end of the Foss Waterway after George H. Weyerhaeuser Jr. The property is made up of three parcels of land on either side of the 509 Bridge along Dock Street. Two of the parcels are owned by the Development Authority and one by the City of Tacoma. The park, built in 2009, is currently un-named.

Please find attached information regarding the justification for the request and letters of support from individuals, cultural institutions and community organizations. The Development Authority looks forward to working with the Landmarks Commission on this request.

Please contact me with any questions regarding this matter.

Sincerely,

Su Dowie

Executive Director

The Weyerhaeuser Legacy

In January of 1900 Frederick Weyerhaeuser and his partners formed a major new venture in Tacoma, Washington. They purchased 900,000 acres of timberland from the Northern Pacific Railway for \$6.00 per acre. It was the largest private land transaction in American history at that time. Also, for the first time in American history, the land was purchased with future generations in mind. Frederick Weyerhaeuser was reported to have said "this is not for us, nor for our children – but for our grandchildren."

The Weyerhaeuser Company established their headquarters in the Northern Pacific Building, part of which still stands at One Pacific Avenue and overlooks the Foss Waterway. The Weyerhaeuser Company, in the early 1900's initiated forest fire protection associations and worked with the federal government to develop forested land as a permanent crop. The company was also involved in advocating for the formation of the US Forest Service (under President Theodore Roosevelt's administration) and a tax on forest land to provide for forest-fire patrolmen.

By 1911 the Company had grown to the point they moved their headquarters in Tacoma to 11th and A Street. The offices overlooked Commencement Bay and the Foss Waterway. Weyerhaeuser logs and wood products were shipped around the country as America was built during the industrial boom of the 1900's. The Weyerhaeuser Company was a leader in establishing a 40-hour work week for loggers and lumberman in the years before World War I. During WWI Weyerhaeuser supplied spruce for the construction of airplanes.

By the 1930's the Company was a leading light in the forestry industry for sustainable forestry practices. In 1941 the Company launched the Tree Farm movement. By 1987 it covered 88 million acres in all 50 states. It changed how Americans viewed forests and the re-use of forest land.

During World War II Weyerhaeuser steam ships were ordered into federal service and used to supply British troops in Egypt and as troop ships. Two of their 68 fleet ships were sunk during the war. The Company moved into pulp and plywood, and many women that were employed by Weyerhaeuser during the war remained in their employ. By the late 1940's the Company became the first to recover chemicals used in the production of pulp and burn them for heat and power rather than discharge them into the environment.

In 1952 the company launched a national advertising campaign utilizing wildlife artists to call attention to the Company's forestry and conservation policies. It became one of the most popular print advertising campaigns in U.S. history. By the mid-50's they had entered the particleboard business. During this era the Company intensified its efforts on pollution control and research.

By 1960 the Weyerhaeuser Company had become a worldwide company with its expansion into Asia. It was during the 60's it became a public corporation, expanded its high yield forestry program, and expanded its real estate activities.

By the 1970's the Company was an active trade partner with China and Japan and a leader in US relations in the Asian market. They were also experimenting with improving the tissue culture of superior trees. It was during this time that the Company worked with China for what became the world's largest re-forestation effort. During the 70's the Company was also active in the home real estate business.

During the 1980's the Company responded to the Mt. Saint Helen's eruption that affected 68,000 acres of Weyerhaeuser tree farm and old growth timber. The salvage effort took three years to conclude. In 1986 Weyerhaeuser planted the two-billionth tree commemorating the High Yield Forestry program in the blast zone.

As the company moved into the new century it continued its legacy of conservation, stewardship and fair business practices. The small seed it had planted in Tacoma had grown into a global company headquartered in the Pacific Northwest.

The Weyerhaeuser family has never forgotten its connection to Tacoma. One hundred and fourteen years later, the Weyerhaeuser family is still committed to the well-being of this community. Members of the family are still active on a variety of Boards and non-profit institutions in our city, and now is the time to honor their commitment to Tacoma, which has spanned decades.

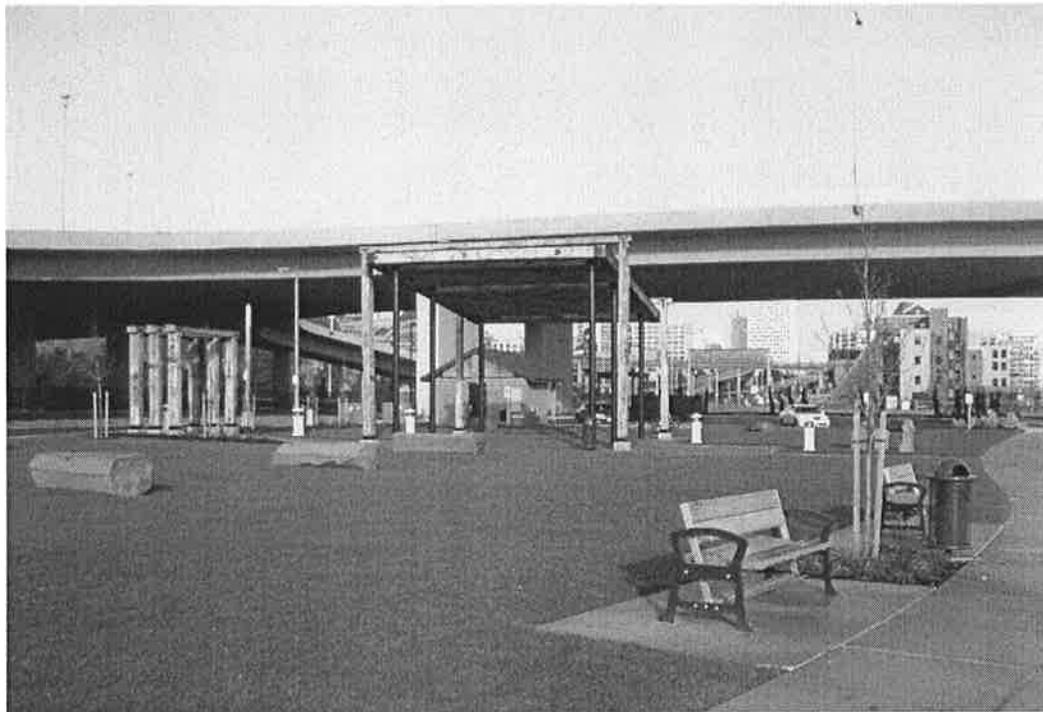
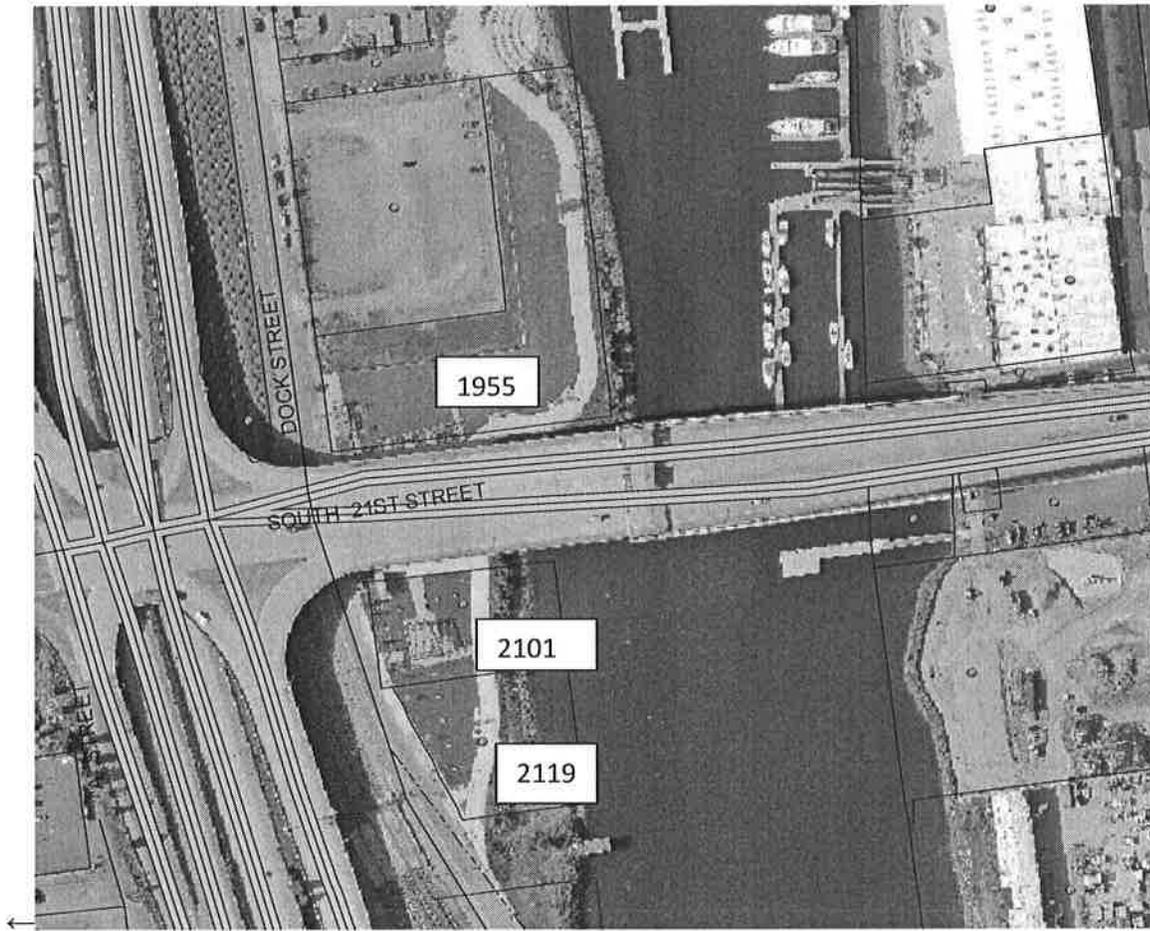
On the Foss Waterway, one Weyerhaeuser in particular was instrumental in the transformational change on the waterfront. That individual was George H. Weyerhaeuser, Jr. George joined the Foss Waterway Development Authority and Museum of Glass Boards in 1999 and served on both until his death on April 14, 2013, when he passed away on his boat on the very waterfront he worked so hard to develop.

George's quiet leadership built marinas, the public esplanade, a park, and two museums and established an active environmental stewardship program for the waterfront. George was instrumental in saving Albers Mill for adaptive re-use. During a period of time when public opinion was strongly divided, George had the courage and vision to advocate for redevelopment rather than demolition of the historic mill. It was not a politically popular position, but George always believed it was the right decision for the community. Additionally, his efforts and knowledge were paramount in attracting over \$240 million in private investment to numerous sites on the Foss Waterway. The Waterway we have today is a direct result of George's dedication and many, many hours of volunteer work and philanthropy. He served as FWDA Board

President from 2001 to 2004, as Chairman of the Urban Design Review Committee from 2009 to 2012 and as President in 2013 until his passing.

George H. Weyerhaeuser, Jr. was a founding trustee of Museum of Glass, having served on the board from 1999 until his death. George served as Museum board chairman from 2004-2008 and was a coach and mentor for three Museum directors during his tenure on the board. He was a stalwart supporter of the Museum and its mission through his kindness, supportive words, and very good advice throughout the years. George was especially passionate about the Museum's Hot Shop, where artists create works in public view. He felt strongly that the experience of art making impacted individuals long after their Museum visit. Upon his passing, the Weyerhaeuser family made a million dollar contribution to the MOG honoring George's commitment to the Museum and its role in our city.

George H. Weyerhaeuser, Jr. genuinely loved the downtown waterfront and was devoted to its improvement for the betterment of the City and its citizens. He took his last breath on board his boat in the Foss Waterway. His spirit will always be with us, and so should his name. Please accept this request for naming the park at the south end of the Foss Waterway, along Dock Street, after George H. Weyerhaeuser, Jr. The park spans three parcels at address numbers 2119, 2101 and 1955 Dock Street. Parcel address numbers 2119 and 2101 are owned by the Foss Waterway Development Authority and 1955 is owned by the City of Tacoma. Currently the park is unnamed. Please see photos below:





The Seattle Times

Winner of Nine Pulitzer Prizes

Local News

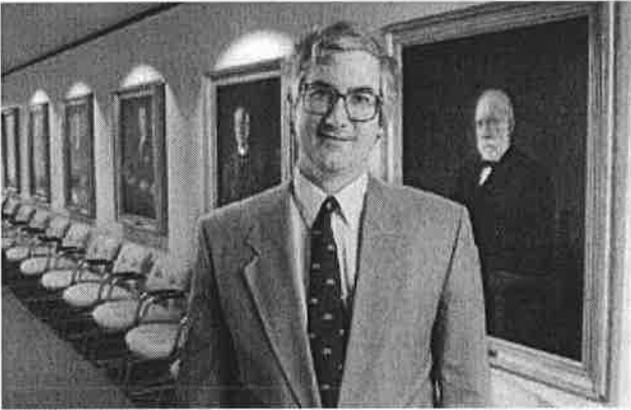
Originally published Tuesday, April 16, 2013 at 4:15 PM

George Weyerhaeuser Jr. dies of heart attack at 59

Tacoma business and civic leader George Weyerhaeuser Jr., 59, suffered a fatal heart attack Sunday evening on his boat on Commencement Bay.

By John Gillie

The News Tribune



TACOMA — George Weyerhaeuser Jr., scion of the family that founded the Federal Way-based timber-products company that bears his name and a Tacoma civic and business leader in his own right, has died.

Mr. Weyerhaeuser suffered a heart attack Sunday evening on his boat on Commencement Bay. He was 59.

Family members said they are planning a private service, as well as a public memorial. Arrangements are still pending.

Mr. Weyerhaeuser was president of the Thea Foss Waterway Development Authority, a board on which he had served for many years.

“We have lost a dedicated leader,” said Don Meyer, president of the Port of Tacoma Commission.

Meyer served with Mr. Weyerhaeuser for a decade when Meyer was executive director of the Foss Waterway Development Authority and Mr. Weyerhaeuser was a board member.

Meyer said Mr. Weyerhaeuser was a man who combined a passion for civic betterment with a keen business knowledge.

“I think we have all benefited from his understanding and commitment,” said Meyer.

Mr. Weyerhaeuser was a key board member and a backer of the Museum of Glass.

Susan Warner, the museum’s executive director, said he was one of the founding members of the museum, having worked on its board since 1999.

He served as board chairman from 2004 through 2008.

“His contributions to the museum were just immeasurable,” said Warner. “I’m the third director the museum has had. He was a coach, a cheerleader and mentor to all of us.

“He always had a kind, supportive word and very good advice. He was always there for the museum,” Warner said.

Former Tacoma Mayor Bill Baarsma said Mr. Weyerhaeuser was a civic force. "Much of the success on the waterway and the Museum of Glass, for that matter, was the result of his singular efforts," he wrote.

Jim Keller, a former Weyerhaeuser senior executive and a close friend, said Mr. Weyerhaeuser was a people person.

He wasn't the person who called attention to himself but rather one who always cared about employees and customers, said Keller.

Mr. Weyerhaeuser was a person deeply fascinated by science and the arts, he said.

"He was a great forward thinker," said Keller. "And he was an incredible multitasker. He could discuss four different subjects and then meld them into a coherent conclusion."

Though Mr. Weyerhaeuser carried a powerful name, he didn't abuse it, said Keller. "He never tried to be the center of attention. He never searched for the spotlight."

While Mr. Weyerhaeuser worked his way upward to one of the timber company's most senior positions, he was never overtly ambitious, said his friend.

"He was more interested in what was best for the company, not for George Weyerhaeuser. He wore his name well. It brought great responsibility, and he carried it out," said Keller.

In his 30-year career at the company, Mr. Weyerhaeuser served in several executive positions including vice president for containerboard and vice president of manufacturing for the company's pulp and paper business.

He was president and chief executive officer of Weyerhaeuser Canada from June 1993 to May 1998. He became the company's senior vice president of technology, procurement and transportation in 1998.

Mr. Weyerhaeuser joined the company in Dierks, Ark., in 1978 and served there in various capacities including forester and contract logger administrator before becoming sawmill supervisor in 1980.

He represented the company and the timber industry on many boards.

He had served as chairman of the Pulp and Paper Research Institute of Canada and chairman of the Canadian National Advisory Board on Forestry Research.

During his time heading the company's Canadian operations, he was chairman of the Forest Alliance of British Columbia.

In 2006, Mr. Weyerhaeuser was appointed to the Geneva-based World Business Council for Sustainable Development as a senior fellow.

He served in that position for three years.

He retired from Weyerhaeuser in 2008.

The business and civic leader received his bachelor's degree in philosophy and mathematics from Yale University in 1976 and a master of science degree from the Sloan School of Management at the Massachusetts Institute of Technology in 1986.

Mr. Weyerhaeuser's great-great grandfather was Frederick Weyerhaeuser, one of the company founders.

His father, grandfather and great-grandfather all had once served as the company's chief

executive.

Mr. Weyerhaeuser is survived by his wife, Kathy McGoldrick; sons Walker and Corydon; his father, George Weyerhaeuser; and his mother, Wendy. He is also survived by four sisters and a brother.

He lived in Lakewood, Pierce County.

The family is requesting that in lieu of flowers, donations be sent to Tacoma's Museum of Glass or to Charles Wright Academy, from which he and his sons graduated.

September 29, 2014

Landmarks Preservation Commission
City of Tacoma
Tacoma Municipal Building, Room 248
747 Market Street
Tacoma, WA 98402

To: Landmarks Preservation Commissioners

I am pleased to submit this letter to the Landmarks Preservation Committee in support of naming the park at the south end of the Thea Foss Waterway after George H. Weyerhaeuser Jr., who passed away in April 2013.

George was a visionary leader at Museum of Glass, serving on the board of trustees from 1999 until his death. He served as board chairman from 2004-2008. George guided three Museum directors with grace, humor, and good sense. He was a true advocate for the Museum.

In addition to his leadership in the arts community, George was a civic pioneer. He was currently serving as president of the Thea Foss Waterway Development Authority, a board on which he had served for many years, and was known as being a man who combined a passion for civic betterment with a keen business sensibility. Weyerhaeuser was personally credited for much of the revitalization of the Thea Foss Waterway.

From 2006-2009 Weyerhaeuser served on the World Business Council for Sustainable Development, based in Geneva, Switzerland, as a senior fellow.

George was a true leader in numerous fields; the arts, civic betterment, and global economics, but beyond that, he was an extraordinary person who exemplified what it means to be selfless. He was kind, unassuming, affable, and most of all, a contributor.

I sincerely hope the Landmarks Preservation Committee will choose to honor George H. Weyerhaeuser, Jr.

Warm regards,



Susan Warner
Executive Director





Su Dowie,
Director Foss Waterway Development Authority
535 Dock St. #204
Tacoma, WA 98402

October 14, 2014

Dear Su,

The Dome District Development Group's Executive Board unanimously agrees that naming the unofficially named 21st St. Park for George Weyerhaeuser Jr. is a wonderful gesture and will give the park a focus since it is near and part of what Mr. Weyerhaeuser was instrumental in bringing to fruition and cared for deeply.

The Dome District sees its future as being a Transit Oriented District with dense housing around a multimodal hub. It sees the parks of the Foss Waterway as being their outdoor space, easy to access by walking, for kayaking, for visiting museums, walking the dog and eating out. Because of this proximity several past and/or present members have been involved with the FWDA either as a Board Member or on FWDA's Urban Design Review Committee over the past 15 years. In these capacities, our members had gotten to know George and his quiet yet strong leadership in the growing of Foss Waterway development.

George Weyerhaeuser Jr.'s commitment to the Glass Museum and to the Foss and love of boating all bring us back to this park and to George. Naming the park after him is a fitting way to remember all that he helped to transform for the people of the City of Tacoma.

Thank you for this opportunity to express our thoughts on this request and to remember George with gratitude and honor.

Sincerely Jori Adkins
Secretary, Dome District Development Group
253-365-1459

cc: Janice McNeal, President DDDG

Su Dowie

From: Luke Curtis <curtisluke@comcast.net>
Sent: Sunday, October 12, 2014 10:52 AM
To: Su Dowie
Cc: 'Wesley Wenhardt'
Subject: Support for GHW Jr. Park

Su: I enthusiastically endorse the FWDA proposal to name the park at the south of the Foss Waterway the George H. Weyerhaeuser Jr. park.

I worked for Weyerhaeuser for 38 years and knew George for a lot of that time, particularly when he was the President of Weyerhaeuser Canada and I was responsible for marketing the Canadian lumber products into Japan.

Over the past 15+ years , we were both been members of the Weyerhaeuser Captains Club , a boating group that enjoyed 1-2 rendezvous a year, including one at the Dock Street Marina right after its opening.

One of my goals in retirement has been to honor and promote our maritime heritage and as such have been on the Foss Waterway Seaport Board since 2001.

I was so pleased that George was an active FWDA Board member and his leadership and vision for the rebirth of our waterfront carried over in support for our project His wise advise and counsel at various stages of our project development steered us in the right direction- the project success today is in large part due to his support.

We all miss George but honoring him will perpetuate his legacy for a better Tacoma and the Foss Waterway. I travel by the park nearly everyday and seeing his name there will make me proud that I was able to know him and be a friend.

Regards,

Luke Curtis
Vice President
Foss Waterway Seaport

Su Dowie

From: Sally Hass <sallychass@gmail.com>
Sent: Wednesday, October 08, 2014 8:00 PM
To: Su Dowie
Subject: Naming of park

Dear Su,

As a 30 year employee of the Weyerhaeuser Company, I knew and worked with George Jr. I am also a boater and have had my boat Spirit of Balto in the Thea for 10 years.

I very much concur with naming the park after George Jr. as a recognition to both him and his entire family.

Sincerely,
Sally C Hass

FOSS WATERWAY SEAPORT

459-A East 15th Street
Tacoma, WA 98421
P 253.272.2750
F 253.272.3023
www.fosswaterwayseaport.org

October 13, 2014

Su Dowie
Director
Foss Waterway Development Authority
535 Dock Street
Tacoma, WA 98402

Dear Su:

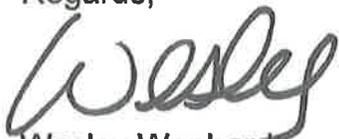
On behalf of the Foss Waterway Seaport, I am writing to endorse the Foss Waterway Development Authority (FWDA) proposal to name the park at the south of the Foss Waterway, the George H. Weyerhaeuser Jr. Park.

Although I have recently assumed this position, I understand from my board that Mr. Weyerhaeuser was an active and key FWDA Board member and his leadership and vision for the rebirth of our waterfront carried over in support for the Foss Waterway Seaport project.

It is essential that we remember and honor those pioneering individuals who have invested time and energy in creating the Foss Waterway and its key projects that enable us to enjoy the successful projects today.

Thank you for allowing me to write in support of this important initiative.

Regards,



Wesley Wenhardt
Executive Director
Foss Waterway Seaport

Su Dowie

From: Eric Wood <barberic60@yahoo.com>
Sent: Monday, October 20, 2014 10:01 PM
To: Su Dowie
Subject: Proposed George H. Weyerhaeuser, Jr. Park

Please accept this note in support of naming a park on the Foss Waterway in honor of George H. Weyerhaeuser, Jr.

As a close colleague of George's during the work week, a boating partner on weekends, and a personal friend, his interest in and devotion to the Foss Waterway development project was impressive. He was passionate about the value a revitalized waterway would make to all of Tacoma, and proud of the area as it progressed.

One of our favorite photos of George was of him playing with our German Shepherd puppy in our boat's pilothouse while in the Waterway; nothing would be more appropriate than to have the park where she now plays named for him.

Eric & Barbara Wood
"BarbEric"



TACOMA
WATERFRONT
ASSOCIATION

October 20, 2014

*Community
Strength,
Making a
Difference*

Board of Directors:

Gregg Reynolds
President

John Trueman
Vice President

Roger Williams
Secretary

Mike Jameson
Treasurer

Dean Burke
Joseph Govednik
Scott Knox
Don Meyer
Tom Rogers
Stan Selden
John Trueman
Ian Wilkinson

Advisory Council:

Darrel Bowman
Logan Brown
Loren Cohen
Su Dowie
Tom Drohan
Shari Hart
Mandy Lane
Dawn Lucien
Craig Perry
Dick Ramsey
Marv Sandberg
Pete Sponek
Mike Wark

Su Dowie, Director
Foss Waterway Development Authority
535 Dock Street, Suite 204
Tacoma, WA 98402

Dear Su,

The Board of Directors and the membership of the Tacoma Waterfront Association support the proposal to name the park located on the Foss Waterway at 21st Street to honor George H. Weyerhaeuser Jr. The mission of our organization, to promote and provide leadership on issues important to Tacoma's waterfront, is an example of the guidance provided by Mr. Weyerhaeuser long before the inception of the TWA.

As a member of a family with a long history of stewardship to our city, George was instrumental in the transformation of our waterfront. He was an advocate who led by example for the redevelopment, investments and environmental successes that exist on the Foss Waterway today.

The Tacoma Waterfront Association is proud to honor George H. Weyerhaeuser Jr. by recommending this dedication to him; it will be a reminder to our organization to carry on his legacy.

Best Wishes,

Gregg Reynolds
Board President

Jayna Marshall
Administrative Director

TACOMA **ART** MUSEUM

October 21, 2014

Su Dowie
Director
Foss Waterway Development Authority
535 Dock Street
Tacoma, WA 98402

Dear Sue,

On behalf of the Board, staff and volunteers of Tacoma Art Museum, I write to support your proposal to honor George H. Weyerhaeuser, Jr. with the naming of the park at the south end of the Foss Waterway.

This is a fitting tribute given George's long-tenure on your board and his advocacy for all things related to the waterfront and maritime industry in Tacoma. He was known for his love of boating and all things that enhanced the growth of the waterfront in his hometown of Tacoma. George was also an active supporter of the museums in Tacoma. He served as President of the Board of the Museum of Glass and sought to foster greater collaboration among all the museums. With his wife Kathy McGoldrick as President of the Board of the Tacoma Art Museum, he was also a regular visitor and generous donor to the art museum. George also supported the development of the Foss Waterway Seaport museum.

Although George's untimely death prevented him from seeing all the things he championed blossom, creating a site to honor him near the things he loved is a most fitting tribute and one we endorse without reservation.

Sincerely,


Stephanie A. Stebich
Director


Steve Barger
President of the Board

Landmarks Preservation Commission
Planning and Development Services Department

747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

**APPLICATION FOR DESIGN REVIEW
FOR SINGLE FAMILY RESIDENTIAL PROPERTIES**

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic homes and neighborhoods, please call the Historic Preservation Officer at 253.591.5220.

PART 1: APPLICANT INFORMATION

House Address 601 N.J ST Landmark/Conservation District (if applicable) NORTH SLOPE

OWNER INFORMATION

Name (printed) JOHN OLAF
ESTATE OF SANDSTROM Email LISBONNEZOO1@YAHOO.COM
Address (if different than above) 4517 TACOMA AVE S. Phone 253 472 5618
TACOMA, WA 98418
Homeowner's Signature* [Signature] P.R.
**Application must be signed by the property owner to be processed.*

CONTRACTOR INFORMATION

If application will be presented by a representative or contractor, please fill in the following:

Representative's Name BRENNEN MASTERS Company PACIFIC CHOLE CONSTRUCTION
Address 6240 TACOMA MALL BLVD #102, TACOMA, WA
Email brennenmasters@gmail.com Phone 253 722 3731

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK
CHECKED FOR BUILDING CODE:* _____
LAND USE/ZONING:
VARIANCE REQUIRED? _____ CUP REQUIRED? _____

*PRELIMINARY PLAN CHECK IS NOT AN APPROVAL OF A PROJECT. A SEPARATE PERMIT APPLICATION MAY BE REQUIRED.

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest \$1000 \$10,000
Application Fee Enclosed \$200.00

PART 3: PROJECT DESCRIPTION

Please describe below the overall scope of work, including all proposed new construction, changes to existing buildings, and any elements to be removed and replaced. (For complex remodeling projects, it may be beneficial to divide the description into different areas [north façade, west façade] or by type of work [windows, doors, siding]).

Attach additional pages if needed.

REMOVE GARAGE (DETACHED) WHICH HAS SETTLED APPROXIMATELY 1.5" ALONG THE FRONT. THIS HAS CAUSED THE ENTIRE STRUCTURE TO BE "TILTED" APPROXIMATELY 1.5". THE SETTLENG HAS ALSO AFFEZTED THE DRIVE WAY AND PUBLIC SIDEWALK. THE DRIVE WAY AND SIDEWALK WILL ALSO BE REMOVED, RE-GRADED AND REPLACED. THE GARAGE WILL NOT BE REPLACED DUE TO FINANCIAL REASONS.

RESIDENTIAL APPLICATION CHECKLIST A

(For Garages, Porches, Decks, Additions, Foundations and other Major Projects)

CHECKLIST to include the following:*

<input checked="" type="checkbox"/>	Accurate Measured Site Plan (which shows ridgelines and dormers of <u>existing</u> and <u>new</u> buildings)
<input checked="" type="checkbox"/>	Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
<input checked="" type="checkbox"/>	Photograph(s) of Site and surrounding area
<input checked="" type="checkbox"/>	Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
<input checked="" type="checkbox"/>	Material samples (ie. stained glass, or if proposing uncommon material)
<input checked="" type="checkbox"/>	Paint samples (from hardware store)

In addition to the above, please provide the following information:

Size of new construction (footprint, i.e. 22 X 30'):	_____
Overall height and pitch of roof (for new buildings):	_____
Exterior cladding material(s):	_____
Window types and materials:	_____
Door types and materials:	_____
Window trim (attach drawings, catalog sheets, etc. if necessary):	_____
Roof Material:	_____

*ADDITIONAL TIPS

- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
- For information about drawing site plans, please refer to BLUS Publication B1, Site Plan
- Elevations should be scale drawings and should include dimensions, heights, window and door locations, eave overhangs, trim details, and the locations of materials and other elements.
- Please include a photograph of existing house (for new garages if the new garage is to match any existing features of the house)
- For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST C
(for Window and Door Replacement and Restoration)

CHECKLIST include the following:*

- Photograph(s) of work area(s) with locations of work indicated (i.e. in pen)
- Detail illustrations of trim and casing and window profiles
- Catalog cut sheets or product samples

In addition to the above, please provide the following information:

Narrative list of window and door
types and locations:

***ADDITIONAL TIPS**

- *Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.*
- *Please include a photograph of example elements (if new windows or doors are to match any existing features of the house)*
- *For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.*



Image capture Aug 7, 2014 © 2014 Google



Image capture: Aug 2014 © 2014 Google

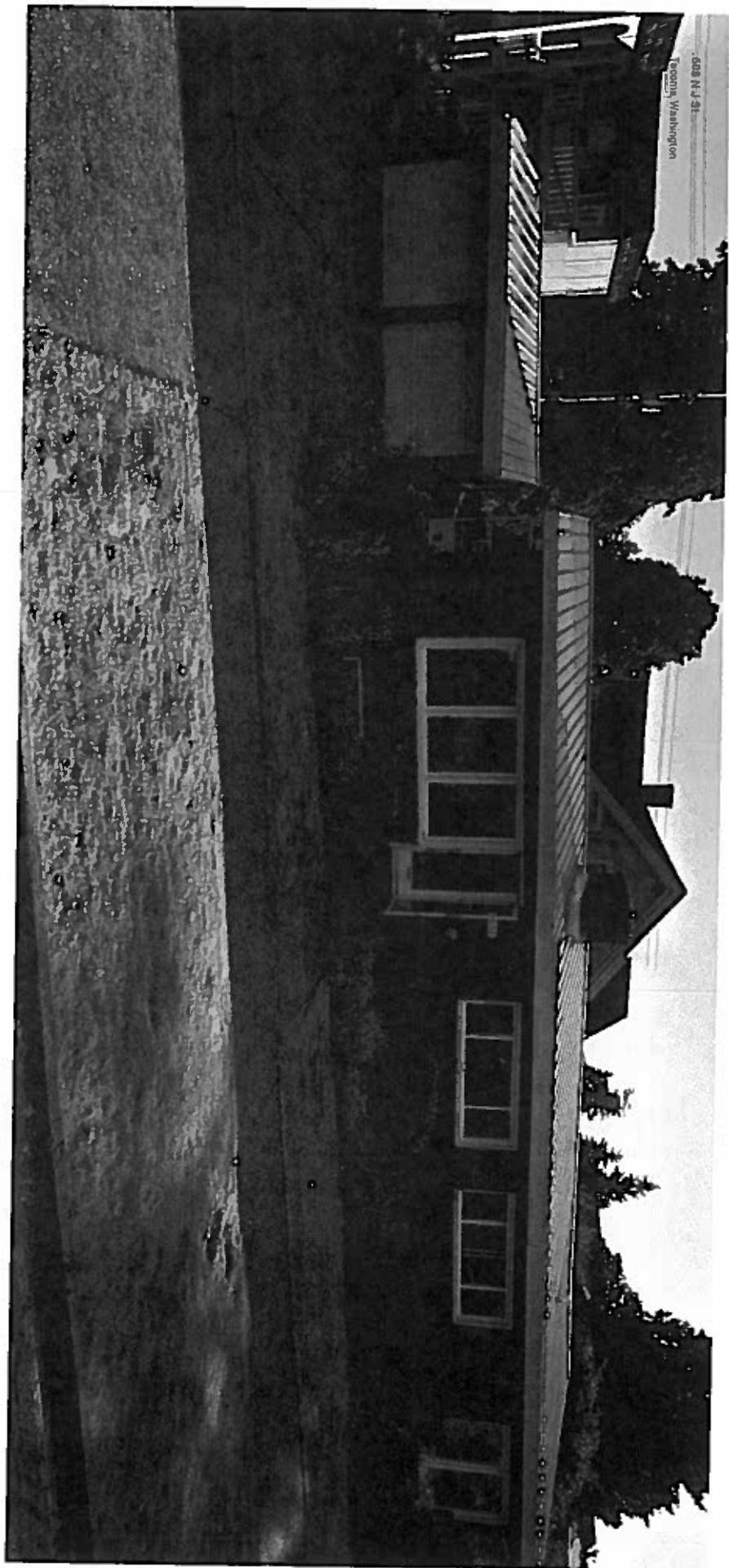


Image capture: Aug 2014 © 2014 Google

601 N. J ST.

1" = 10'



N. J STREET

SETTLED DRIVEWAY
AND SIDEWALK TO
BE REMOVED GRADED
AND REPLACED

GARAGE W/ SEVERE
SETTLING ISSUES
TO BE REMOVED

22' x 20'

EXISTING DWELLING
STRUCTURE TO REMAIN

601 N. J ST

N. 6TH ST.

601 N. J ST.

1" = 10'



N. J STREET

SETTLED DRIVEWAY
AND SIDEWALK TO
BE REMOVED GRADED
AND REPLACED

GARAGE W/ SEVERE
SETTLING ISSUES
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22' x 20'

EXISTING DWELLING
STRUCTURE TO REMAIN

601 N. J ST

N. 6TH ST.

601 N. J ST.

1" = 10'



N. J STREET

SETTLED DRIVEWAY
AND SIDEWALK TO
BE REMOVED GRADED
AND REPLACED

GARAGE W/ SEVERE
SETTLING ISSUES
TO BE REMOVED

22' x 20'

EXISTING DWELLING
STRUCTURE TO REMAIN

601 N. J ST

N. 6TH ST.

January 22, 2015

Winthrop Hotel, 776 Commerce Street, Tacoma, Washington

Old City Hall Historic District

New Owners: Redwood Housing Partners, 1229 Burlingame Avenue, Burlingame, CA, (415 691 7470)

General Description

The tan brick and gray and tan terra cotta faced concrete and steel structure is 11 to 12 stories. The total floor area is 196,801 square feet and the top 7 hotel floors are configured in a U shape. The lower 2 levels on Broadway Street, the levels stepping down on Ninth Street and the 3 lower levels on Commerce Street are clad with decorative gray terra cotta that utilizes a classical pilaster motif. Above these terra cotta clad levels there are 7 hotel floors faced with a tan brick. There is a projecting terra cotta cornice near the top of the brick parapet. The 10th floor is a smaller apartment floor that is clad in decorative tan terra cotta which is capped with balustrade railings. On top of this level is smaller penthouse level (11th floor) sided with tan brick. There are some very large original wood windows located in the second floor and mezzanine levels. These windows have decorative terra cotta animal faced panels over the heads, balustrade railings at the sills mimicking balconies and are flanked by classically styled pilasters.

Statement of Significance

The following statement is based on information from the District Nomination Form:

The Winthrop Hotel, completed in 1925, was conceived and developed by a large group of Tacoma investors calling themselves the Citizen's Hotel Corporation, who financed its construction through 2400 mostly local stockholders. The Corporation hired architect W.L. Stoddard, of New York, who had a reputation for the design of large hotels. Stoddard produced the design in 1924 that is a very late example of Classical Revival with Neo-classic motifs, with dressed stone, restrained bas-reliefs, balconettes and decorative terra cotta urns and garlands. The hotel was named after Theodore Winthrop, a pioneer American explorer who first referred to "The Mountain" as Mt Tacoma, the name used by the local native American tribes for what is now called Mt Rainier.

The District Nomination lists the Winthrop as the last building completed during Tacoma's early economic development period, spanning from 1886 to 1925. This period was followed by economic downward shifts caused by the railroad industry, changes to the use of automobiles instead of public transportation and a series of devastating depressions. The hotel was converted to low income apartments in the early 1970s. The Old City Hall Historic District, including the Winthrop Hotel, leave a physical record the heights of Tacoma's early development.

There are currently 194 low income apartments mostly located in and converted from the original hotel room floors. Many of the converted apartments still utilize the small original

Winthrop Hotel Description and Scope of Work

January 22, 2015

bathrooms with ceramic tile floors and walls. There is the grand Crystal Ballroom, common spaces, and retail/commercial spaces located in storefronts on the street levels. Most of the storefront have been altered. The Crystal Ballroom, on the second level, is still mostly intact, but its arched plaster ceiling and wood flooring are deteriorating due to plumbing leaks from the apartment floors above.

Description of Building Elements and Systems

Brick and Terra Cotta - Description of Existing Condition and Proposed Work

The building retains its original brick and terra cotta facades on all sides. The first two floors on the Broadway Street, the lower floors on Ninth Street and the three lower levels on on Commerce Street are clad with decorative terra cotta with a classical column motif topped with seven floors of a light brown common brick. There is a terra cotta cornice near the top of the brick parapet. There is one more smaller floor above the ninth floor that is clad in decorative terra cotta. This level is capped with a decorative terra cotta balustrade railing. There is a Penthouse level of tan brick with a red clay tile roof.

The brick appears to be in good condition. The south and west side will need minimal tuck pointing. The east and north sides will require tuck point at on the upper levels. The terra cotta on the west, south and east facades shows signs of weathering, may be loose and is cracked in some places.

The brick parapets and balustrade railings are not structurally reinforced at the roofs as required by code. The brick will be tuck pointed where mortar joints are soft. The terra cotta will be checked for damage or loose attachment and pinned and tuck pointed where necessary. All brick and terra cotta will be lightly cleaned with an approved restoration cleaner and a steam or medium pressure washed. No sand blasting, hydrosilica or caustic products will be used.

Store Fronts - Description and Proposed Work

On Broadway Street there is only one of the original storefronts still remaining intact. It is located on the north end of the building. The rest have been modified with mostly aluminum framed windows and doors. Of the original 9 storefronts on Commerce Street four remain almost fully intact. These four have either newer wood or aluminum doors installed. All of the storefronts are in fair condition.

The original storefronts had angled recessed entrances. They had large plate glass windows held together with thin brass vertical mullions. The glass storefronts created raised showcase display areas. The original doors were 2 x 6 wood style and rail, with glass center panels and wood sash and glass transoms over the top. The storefronts were separated and framed by the terra cotta paneled walls that fronted the streets.

There is no current plan to change the storefronts.

Winthrop Hotel Description and Scope of Work January 22, 2015

Original & Replaced Windows - Description and Proposed Work

In 2004 Tonkin Architecture conducted a "Survey and Existing Condition Report" of the building including interior rooms and the exteriors. Recently we have re-evaluated the the building. We verified that the condition of the windows has not changed, except that in the past 9 years more deterioration has occurred in both the existing 1925 windows and the hotel/apartment room windows replaced in the 1972 remodeling.

To best understand the following description please refer to the Building Elevations A31.01, A31.02 and A31.03 and Building Sections A40.01 and A40.02.

From the Basement to the Second Floor and on some Mezzanine Levels the floors are at staggered levels connected by stairs and elevators in the center of the building. The floors of the building from the Third to the Eleventh(Penthouse)are on a level plate.

Floors Three through Ten contain the original hotel rooms that were converted to apartments in 1972. Generally the only original existing wood windows that are in tact are located on the Ballroom/Mezzanine Level(see A20.04)and the Penthouse (A20.14). The 1972 renovation added units at the east side of the Broadway Floor(see A20.05)and generally replaced the original windows.

The following is a description of the original remaining windows and their locations:

At the south end of the Mezzanine Floor adjacent to Broadway Street and Ninth Street,in the Crystal Ballroom, there are large original wood window groupings. Each set of windows have 3 side by side, double hung sash with 3 over 3 pane patterns. There are 3 original fixed sash over the top of the lower double hung windows with a 2 over 3 pane pattern. They are in poor condition, the exteriors have not been painted for many years and are bare wood. They are in need of repair and repainting.

These same type of windows continue at a slightly lower level on the east end of the Ninth Street facade(see A20.04)and continue around the corner running along most of the entire facade of Commerce Street at the Mezzanine Floor,(see A20.04)or third level up from Commerce Street.

At the Eleventh Floor Penthouse, most of the original single glazed, double hung wood windows exist, but are in very poor condition. There are some elegant arched windows on this level. The windows are boarded and much of the original glass is missing or broken. Many of the mullions are missing or damaged.

The following is a description of the locations and condition of the windows installed in the 1972 apartment conversion:

The windows in the north end of the Broadway facade at the Second Floor and the Mezzanine were replaced in the 1972 remodeling. The replacement windows are set in the original 1925 wood frames. On the south and west elevations these original frames are in very poor condition with rotted sills and badly weathered jambs. The 1972 window inserts are in very

Winthrop Hotel Description and Scope of Work January 22, 2015

poor condition and all need replacement. Spring balancing parts are not available and many windows no longer operate or have lost their double glazing vacuum seal.

All of the existing 1925 original windows describe above will be repaired and repainted. If sections of the windows are not salvageable they will be replaced with matching wood windows.

All of the windows replaced in the 1972 remodeling will be removed and replaced with windows matching the style and character of the original 1925 windows as closely as possible. There will be no adverse impacts on the building.

Canopies – Description and Proposed Work

From the old photos it appears that the original faces of the elegant canopies, located at the Broadway and Commerce Street entrances, were made up of decorative iron and stained glass. They were lighted on the bottom edges with a strip of bulbs. The iron and stain glass were removed in the 1972 remodeling and replaced with a sheet metal facing over the original steel structure. The light bulb strips were replaced with fluorescent lighting fixtures. There was a smaller canopy located at the 9th Street entrance that led to a barber shop and a bar called the Sabre Room. Photos indicate that the canopy appears to be originally sheathed in sheet metal with neon signs and tube lighting built into its faces. The canopy was probably removed in the 1972 renovation, as this entrance is no longer used by the commercial spaces.

There are no current plans to change the existing canopies except for minor repairs and repainting.

Roofs – Description and Proposed Work

All of the roofs are a built-up type except for the Elevator Penthouse roof which is clay tile. All are currently uninsulated. The built-up roofs consist of multiple old layers and in general are in poor condition and need to be removed and replaced. The clay roof is damaged and needs repair or replacement.

All of the built-up roofs will be replaced and insulated. The clay tile roof on the Elevator Penthouse will be repaired or replaced with a closely matching material, color and tile pattern. There will be no adverse impacts.

Broadway & Commerce Street Entries – Description and Proposed Work

The original main hotel entries at Broadway and Commerce Street are still used today for access to the lobbies and elevators to the apartments. The Broadway entrance is little used and operates primarily as an emergency exit. It is not conveniently located to the elevators which can only be reached by stairs. The original glass interior side walls, that allowed looking into the shops at either side of the lobbies, had brass trim and mullions. They have been covered with gypsum board for fire protection. Currently there is a suspended acoustical ceiling which covers the original decorative plaster ceilings. The Commerce Street lobby serves as the main entry for the apartment residents living on the floors above. The rental and management office occupy the part of the main space. The passenger elevators are located at the back of the lobby, their original location.

Winthrop Hotel Description and Scope of Work January 22, 2015

The original entrance lobby on Commerce had Alaskan Marble walls and large glass panels with brass mullions, some of which still remains. The passenger elevators in the Lobby are trimmed in marble and have a brass letter box on the wall between them. The original exterior entrance doors have been replaced with aluminum storefront type doors. Currently there is a suspended ceiling which hides the original decorative plaster ceilings. The original flooring is covered with vinyl. Fire code gypsum board covers the original glass north wall of the Commerce Street entry.

There are no current plans to change these spaces, except a small computer room and library for the residents may replace the current resident waiting area in the glass walled space just to the south of the Commerce Street entrance.

Crystal Ballroom – Description and Proposed Work

The Crystal Ballroom was an elegant large meeting and dining space located on the level just above the Broadway Street entrance. It is about 35 feet wide by about 140 feet long. It has a shallow arched ceiling about 13 to 15 feet in height. Its grand decorative chandeliers and wall sconces are still extant and in good condition. The large wood windows provide south and west light to the space. There is a balcony on the east side behind which is located the coat rooms and rest rooms. There is a serving kitchen on the north end of the ballroom. The original maple floors have been covered with vinyl tiles. The floors and ceilings are water damaged from past plumbing leaks from the hotel rooms above.

Currently there is no work planned in the Crystal Ballroom except to repair and paint the large original windows. The water lines and drain lines in the hotel rooms above will be replaced to eliminate or reduce future damage.

Eleventh Floor Penthouse – Description and Proposed Work

The exterior of the Eleventh Floor Penthouse is sheathed in tan brick and has some large arched windows that remain in tact, but they are in need of repair and painting. The east side, which faces the waterfront below, has three french doors, two of which open out on to the roof. One french door set opens into a small non-original room that has been added over the roof deck. The roof deck is surrounded by terra cotta baluster railings. There is a tile fireplace in one corner of the main living space which is in good condition. The original elevator to the Penthouse has been removed leaving no handicap access. There is a small kitchen with metal cabinets which is non functional. The Penthouse roof is clay tile which also houses the Elevator Machine Room in the attic. The Penthouse floor, wall and ceiling finishes are in very poor condition, as it has been unoccupied for many years. There is no heat.

The work planned at this time is to repair and paint the original wood windows, remove non-original interior walls and finishes and clean up rooms. The terra cotta railings will be reinforced structurally, tuck pointed and repaired. The clay tile roof is deteriorated and needs to be repaired or replaced with a new tile roof that will match the pattern and color as closely as possible.

Winthrop Hotel Description and Scope of Work January 22, 2015

Elevators - Description and Proposed Work

There are two passenger elevators that provide access from the Commerce Street Lobby to the Tenth Floor. Currently only one of these elevators is working. The elevators were replaced in the 1972 remodeling. The report from the elevator maintenance company indicates that the cabs need to be rebuilt and the controls upgraded to code requirements. There is an original service elevator that travels from the Commerce Street level to the Tenth Floor. It is in need of maintenance.

The elevators will be repaired and brought to current code standards if necessary. The original service elevator cab will be repaired and painted.

Corridors & Apartment Doors – Description and Proposed Work

On the original hotel floors Three through Ten many of the original corridor doors and trim exist and are in fair condition. The doors are wood rails with a thin, quarter inch, wood center panel. This does not meet today's fire code requirements. The original corridors have carpet floors with a polished terrazzo cove base. The walls are plaster with a wood chair rail. There are suspended ceilings that cut into the transoms over the doors that exist but have been filled with gypsum wall board. The plaster over hollow clay tile walls have been damaged by plumbing repairs. The repairs have been crudely covered by gypsum wallboard panels about three feet from the floor to the center of the walls.

The existing corridor doors and transoms will remain and fire protection board will be installed on the interior of the doors. Damaged existing hollow clay tile corridor walls will be repaired and poorly installed gypsum board patches and piping will be removed. New frame furring walls will be built on the corridor side of the bath walls. These new walls will carry the new horizontal water line runs to bath fixtures and will protect the hollow clay walls from further damage. The new walls will be trimmed to match the existing walls.

Apartment Kitchens and Baths – Description and Proposed Work

The original hotel rooms on the Second through the Tenth Floors were converted to studio and one-bedroom apartments in 1972. Kitchen cabinets, sinks and appliances were added to the rooms. The 1972 cabinets and appliances are in poor condition. There were new apartment units built into the east side of the Ninth Street level. Also, new units were built on the Broadway Street level where large hotel lounges and gathering areas, with high ceilings, were originally located. The original 1925 hotel room baths were kept and reused in the 1972 remodeling. The original oversize tubs, pedestal sinks, and the graceful ceramic tile walls and floors still exist in many of the original baths. There are no shower heads and facets are deteriorated. In most cases the ceramic floors and wall tile work is in fair condition and can be reused with some minor repairs.

The kitchen cabinets installed in the 1972 remodeling will be replaced in their current locations. Some relocation is necessary to accommodate the creation of the ten accessible apartments required by code. The original baths and the 1972 baths will be retained and repaired as required. The 1925 tubs and lavs will be repaired and replumbed as necessary.

Winthrop Hotel Description and Scope of Work
January 22, 2015

Plumbing, Heating & Venting – Description and Proposed Work

The original 1925 steel domestic water lines are still in use and are located in the vertical chases located between the baths of the adjoining hotel apartments. The pipes are rusty and leaking, causing significant damage to rooms below and the commercial floors. Piping to toilets and lavs in some cases has been replaced with copper piping, but poorly installed. For example, the baths are often located against the 4 inch hollow clay tile corridor walls. The newer piping repairs have been installed by chipping out a horizontal and vertical path through the clay tile walls.

The existing original hydronic heating system consists of boilers in the basement, pumping hot water into main steel lines located in the vertical chases of the hotel room floors. There are lateral lines to radiators on the exterior walls under the windows of the apartments. The boilers are old and need to be replaced and the 1925 vertical and horizontal hot water lines and returns are rusted and deteriorated.

Apartment Electrical Repairs – Description and Proposed Work

Much of the electrical system in the apartments and lobbies was upgraded in the 1972 remodeling. The circuit panels need to be replaced and GFI outlets need to be installed in the kitchen and baths. The apartment and lobby lighting needs to be replaced and more efficient light fixtures installed to meet current state energy requirements.

The electrical systems in the apartments will be updated. New electric resistance heating will be installed in the apartments. New lighting will be installed in these spaces. The old electric water boilers in the basement will be removed and replaced with natural gas domestic water boilers to provide an efficient central domestic water heating system.



01. Southwest Elevations 1925 (Tacoma Public Library)



02. Steel Pan Joist Concrete System, Looking SE 1924 (Tacoma Public Library)



03. Construction 1924 (Tacoma Public Library)



04. Southwest Elevations at Broadway & Ninth Streets 2014



05. Broadway Street 2014



06. Commerce Street Canopy 1950s (Tacoma Public Library)



07. Broadway Street Canopy & Storefronts 1925 (Tacoma Public Library)



08. Broadway Street Storefront Intact 2014



09. Commerce Street Storefronts



10. Commerce Street Storefront with Replaced Door



11. Commerce Street with White 1972 Replacement Windows at 2nd Floor; Original Windows at Mezzanine & 1972 Replacement Windows above



12. Crystal Ballroom Windows



13. Ninth Street Elevation 1950s (Tacoma Public Library)



14. Ninth Street Elevation 2014



15. Commerce Street Storefronts



16. Commerce Street Lower Elevation



17. Commerce Street Canopy



18. Commerce Street Storefront Intact



19. Broadway Street Elevation



20. Eleventh Floor Penthouse Level at Roof



21. Tenth Floor Entry at Deck



22. Eleventh Floor Penthouse Roof



23. Eleventh Floor Penthouse Roof – Non-historic structure



24. Penthouse Clay Tile Roof



25. Basement Mechanical Equipment



26. Basement Bomb Shelter with Steel Pan Joist Concrete Floor System



27. Commerce Street Lobby Entrance



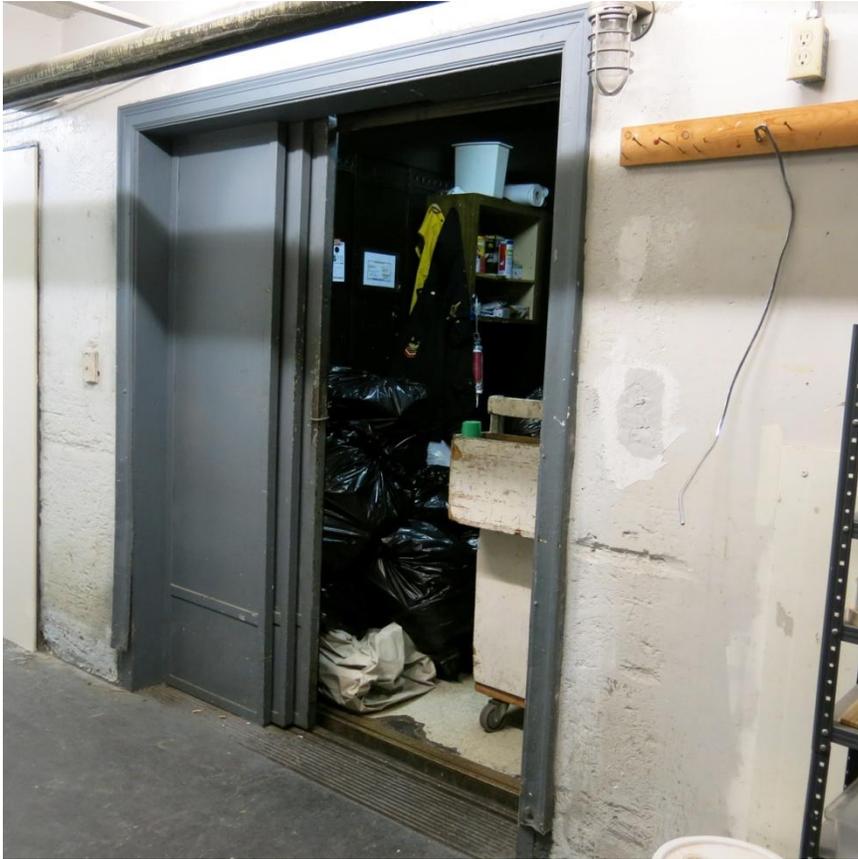
28. Commerce Street Lobby Elevators



29. Crystal Ballroom



30. Windows at Crystal Ballroom



31. Service Elevator



32. Service Elevator Interior



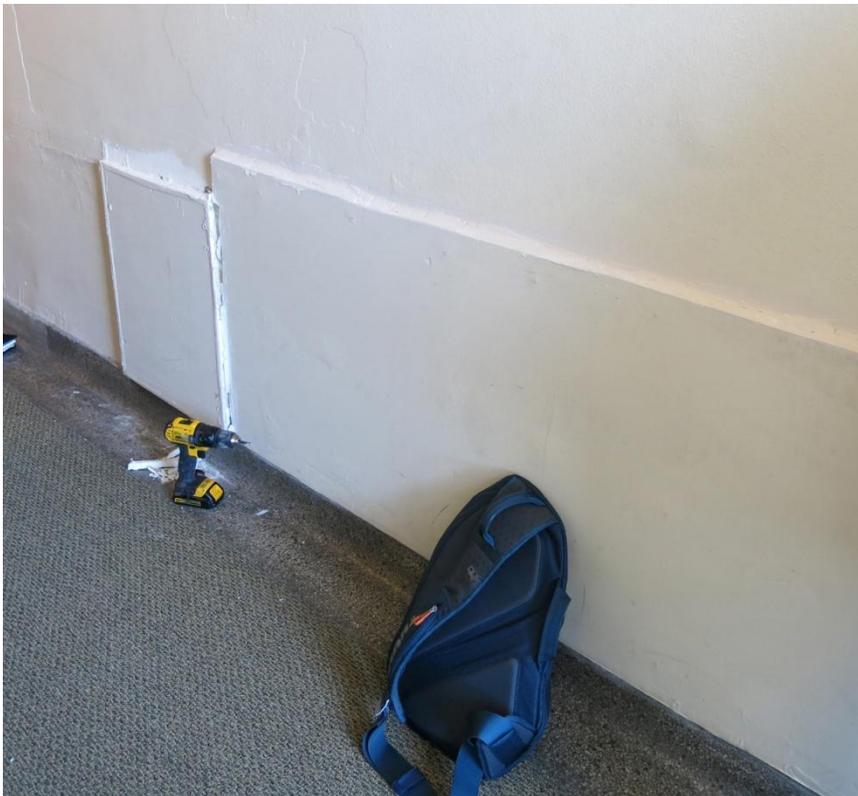
33. Hotel Room Corridor with Original Door



34. Plumbing Patch at Hotel Room Corridor



35. Plumbing in Chase at Corridor Access Panel



36. Gypsum Board Patches at Corridor Wall Plumbing Repair



37. Hotel Room Floors with Gypsum Board Patch



38. Typical Apartment from 1972 Renovation



39. Hotel Room Bath with Original Tile



40. Hotel Room Bath with Original Tile Walls, Tub & Lavatory



41. Original Windows only at Second Floor Apartments



42. 1972 Replacement Windows in Hotel Rooms



43. Window Replacements Inserted into Original Frames in 1972 Remodeling



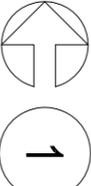
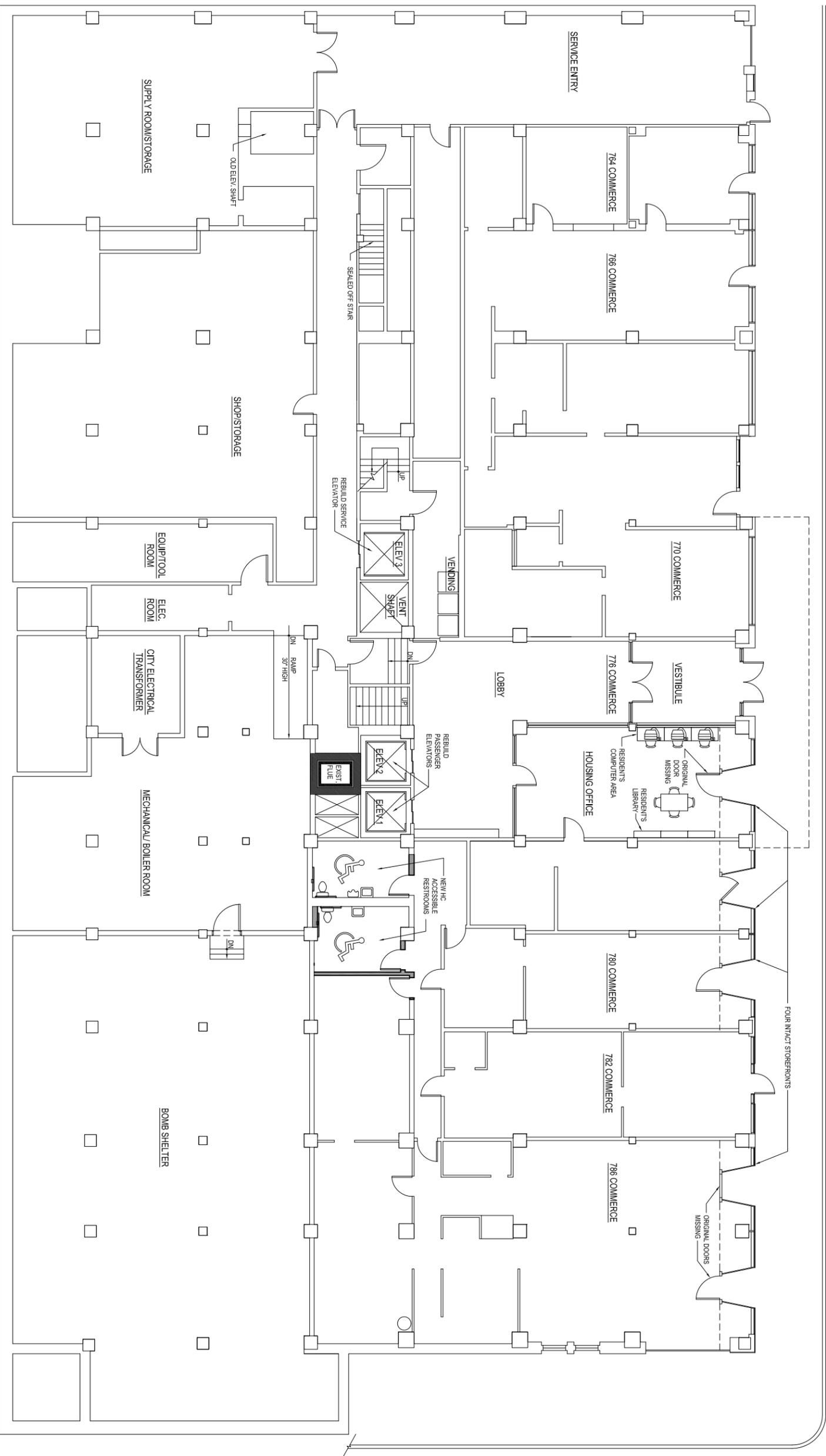
44. Eleventh Floor Penthouse



45. Eleventh Floor Penthouse with Original Windows



46. Elevator Machine Room Structure Supporting Clay Tile Roof



1 COMMERCIAL STREET PLAN - PROPOSED

1/16" = 1' - 0"



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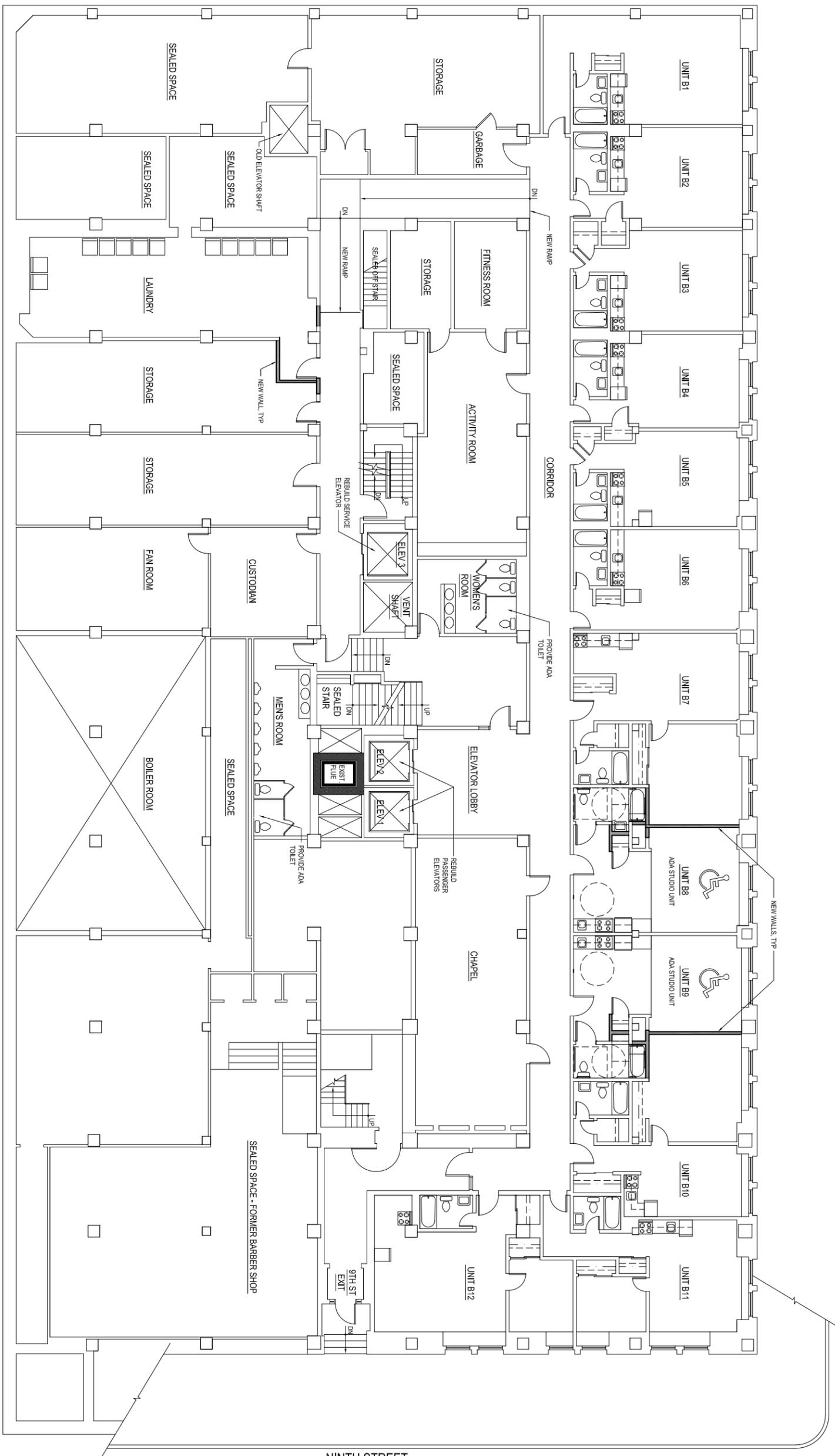
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DRAWING TITLE
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PLAN - PROPOSED

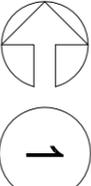
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HISTORIC TAX CREDIT
APPLICATION - PART 2

DRAWING TITLE
COMMERCIAL STREET
PLAN - PROPOSED

SHEET NO.
A21.01



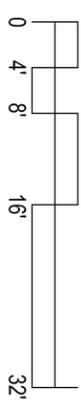
NINTH STREET



1/16" = 1' - 0"

NINTH STREET PLAN - PROPOSED

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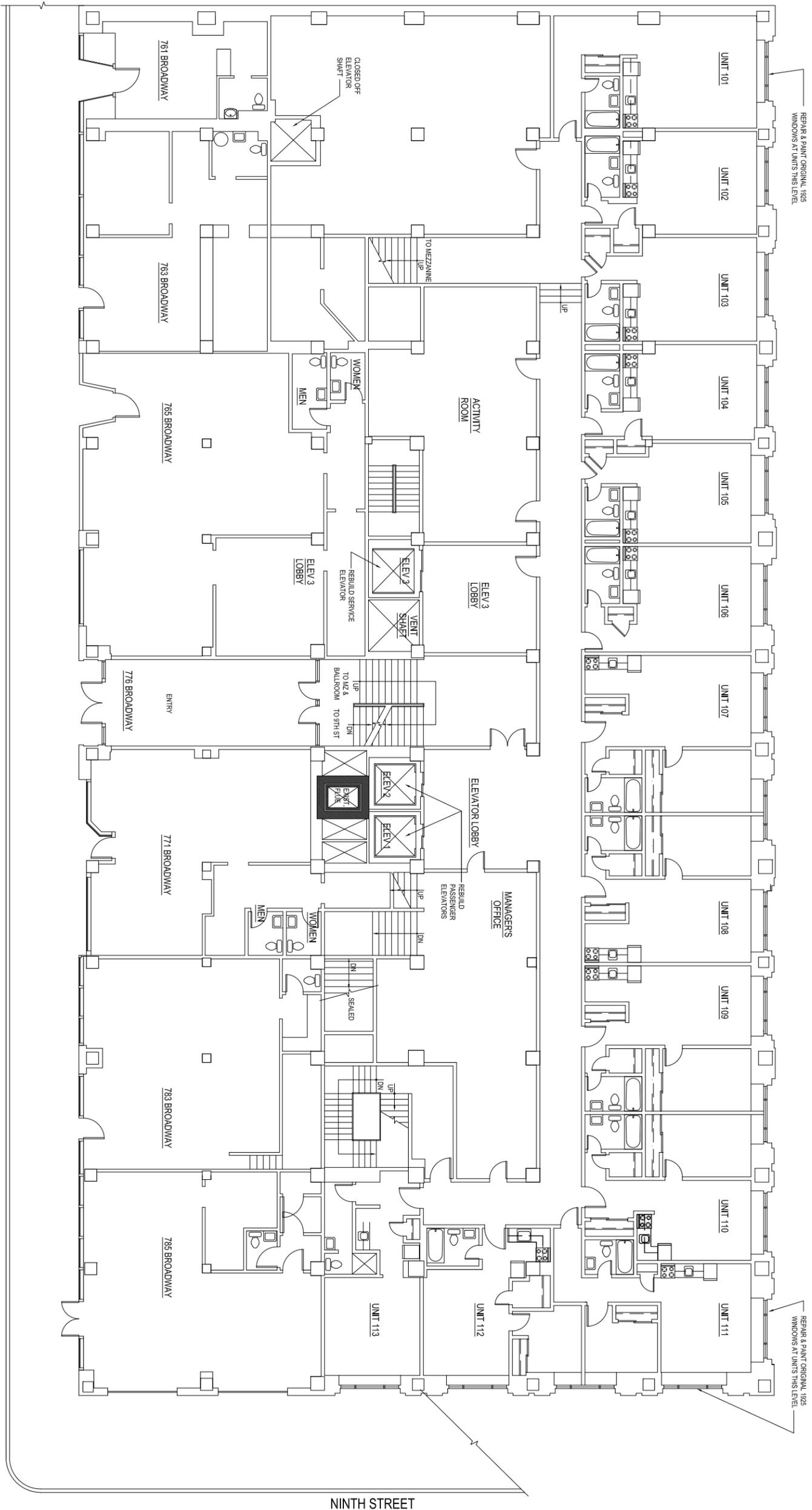
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DRAWING TITLE
NINTH STREET
PLAN - PROPOSED

DRAWING TITLE
NINTH STREET
PLAN - PROPOSED

SCALE: 1/16" = 1'-0"
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DRAFTER: MD

SHEET NO.
A21.02



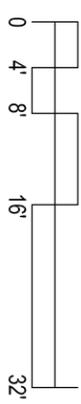
BROADWAY



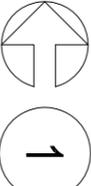
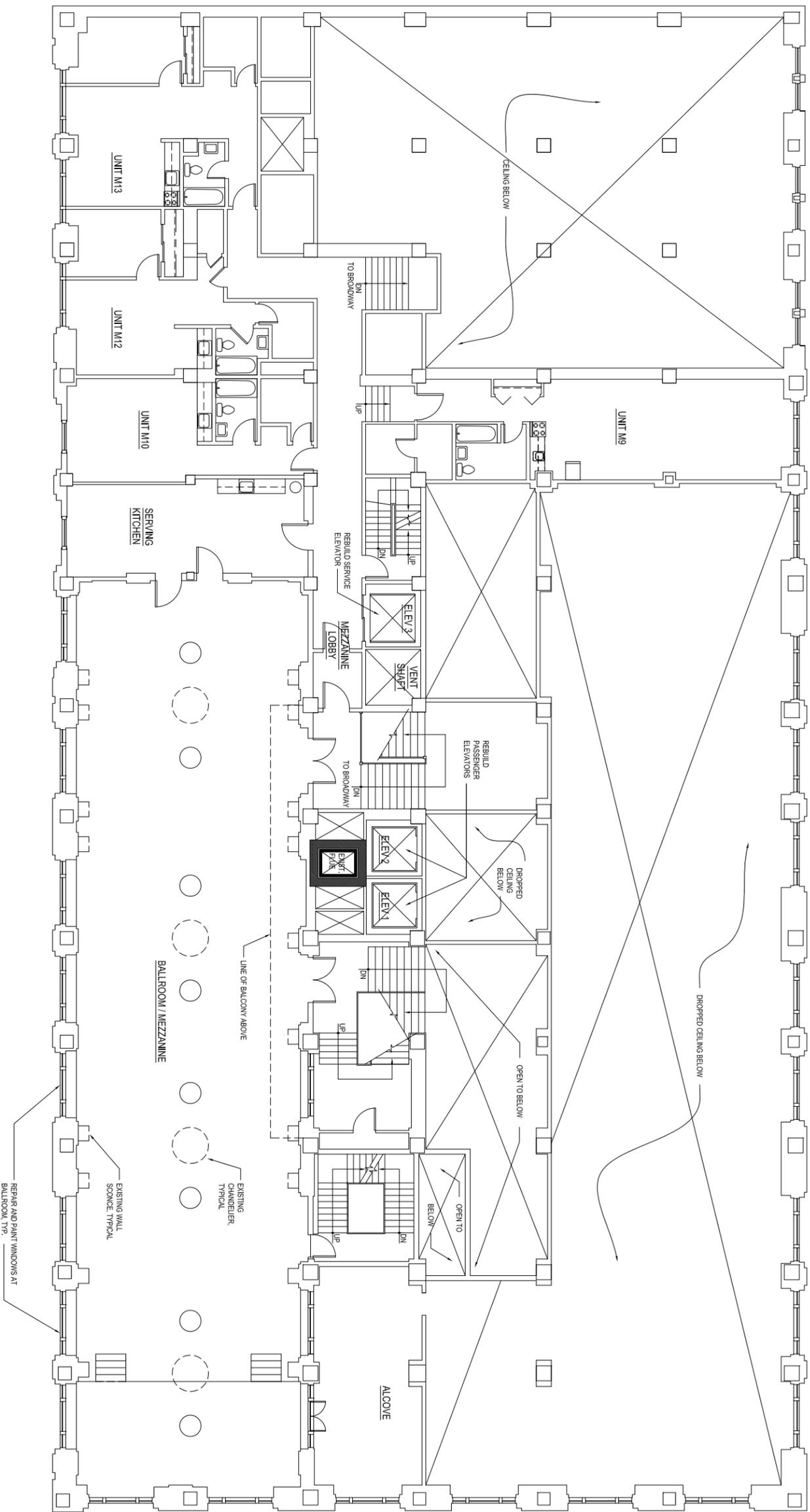
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BROADWAY PLAN - PROPOSED
1/16" = 1' - 0"

WHL-P-BR



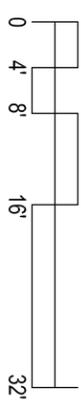
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1 MEZZANINE PLAN - PROPOSED

1/16" = 1' - 0"

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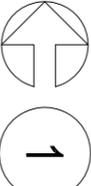
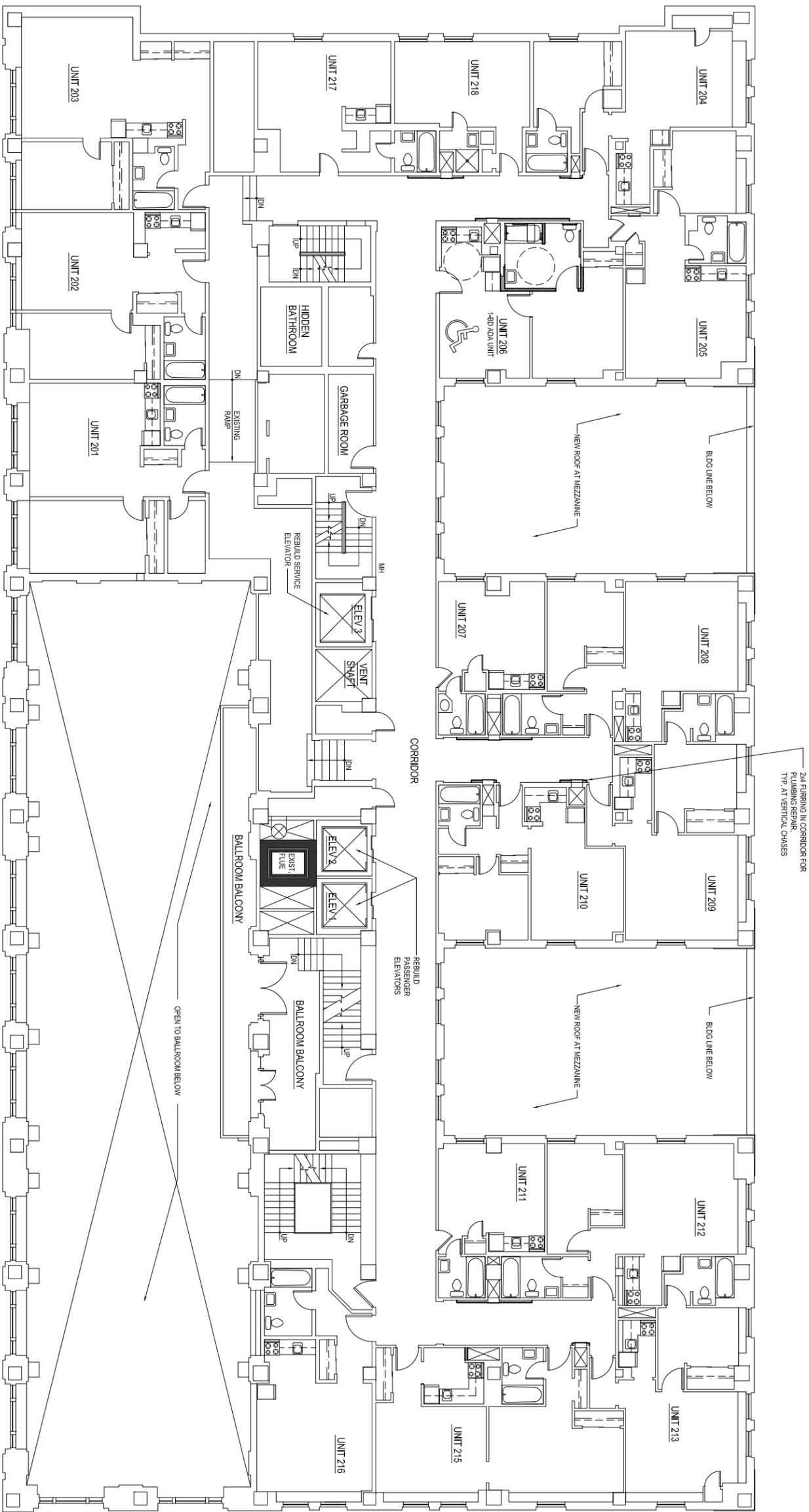
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DRAWING TITLE
MEZZANINE
PLAN - PROPOSED

DRAWING TITLE
MEZZANINE
PLAN - PROPOSED

SCALE: 1/16" = 1'-0"
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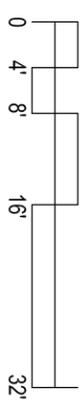
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SECOND FLOOR PLAN - PROPOSED

1/16" = 1' - 0"

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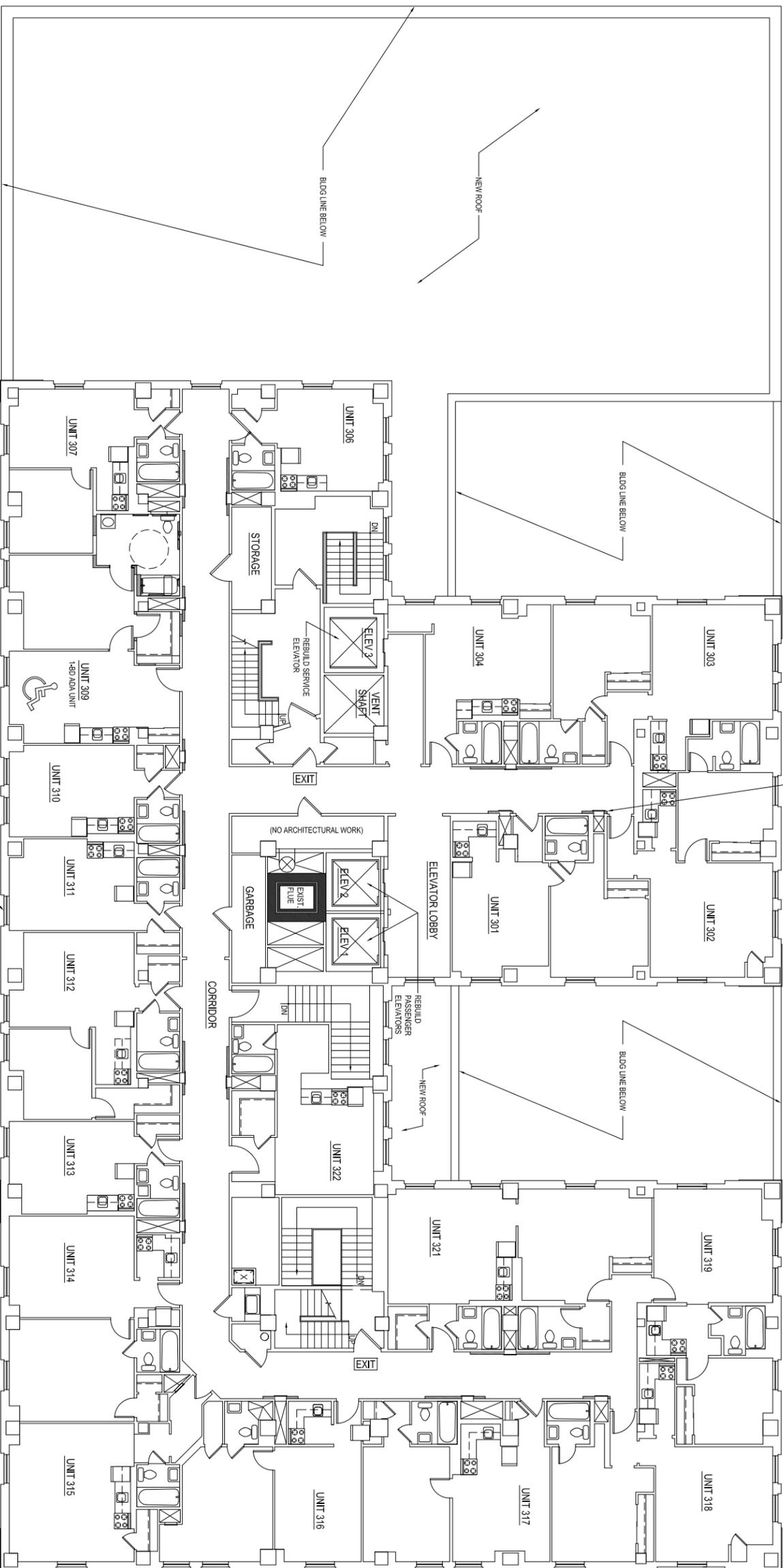
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SECOND FLOOR PLAN - PROPOSED

DRAWING ISSUE
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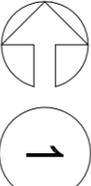
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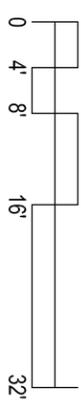
REPLACE EXISTING 1972 WINDOWS WITH NEW WINDOWS, TYPICAL. ALL UNITS EXCEPT WHERE NOTED OTHERWISE

24\"/>



1 THIRD FLOOR PLAN - PROPOSED

1/16" = 1' - 0"



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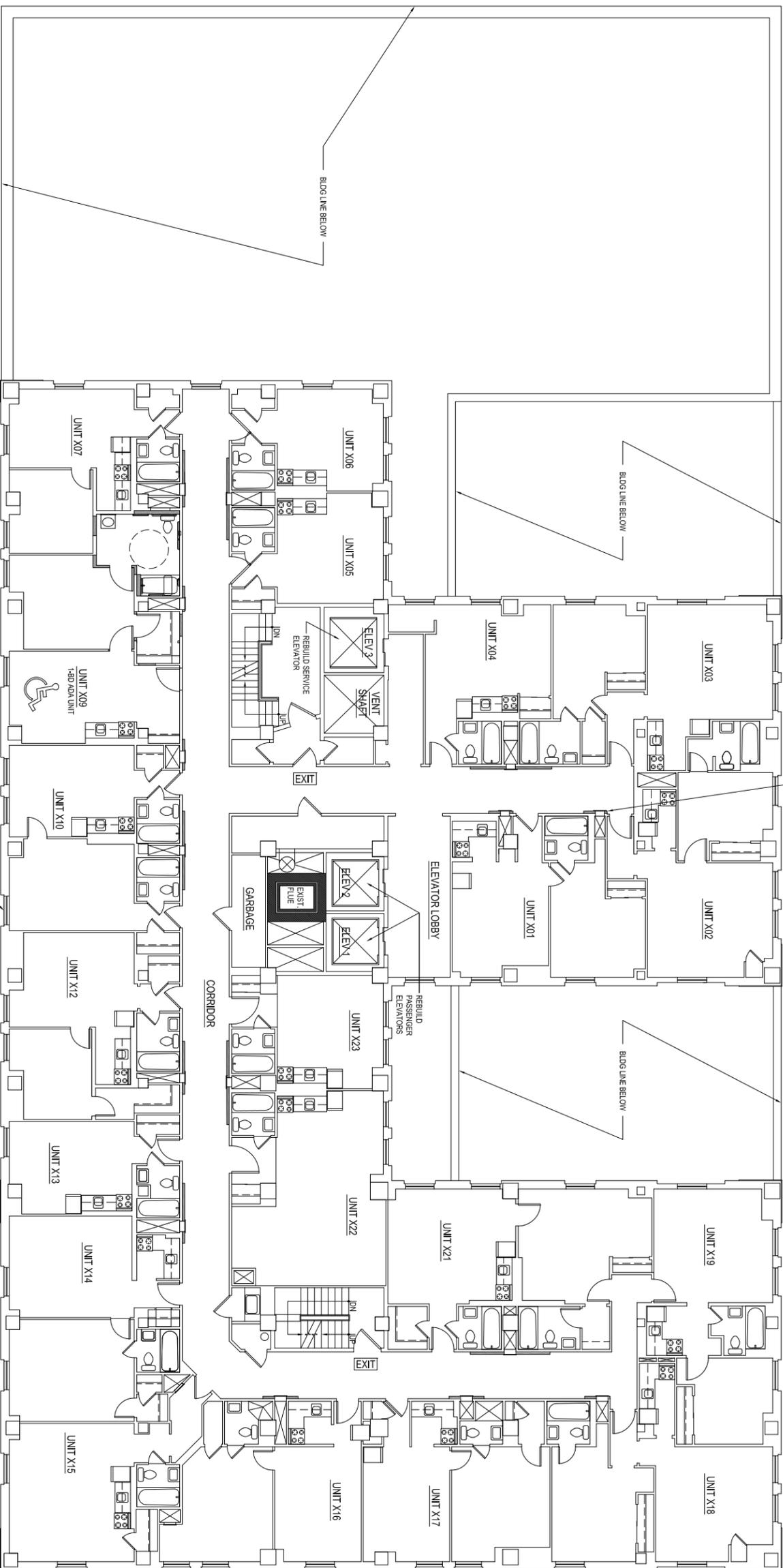
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HISTORIC TAX CREDIT APPLICATION - PART 2

DRAWING TITLE
THIRD FLOOR PLAN - PROPOSED

SCALE: 1/16" = 1'-0"
PLOT DATE: JAN 20 2015
CAD FILE: WIN42106
PROJECT: LITPD
DRAFTER: MD

SHEET NO.
A21.06



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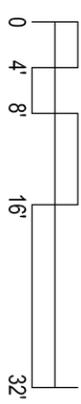
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1

FOURTH THROUGH NINTH FLOOR -
TYPICAL FLOOR PLAN - PROPOSED

WHP-P-04



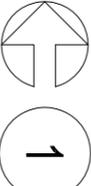
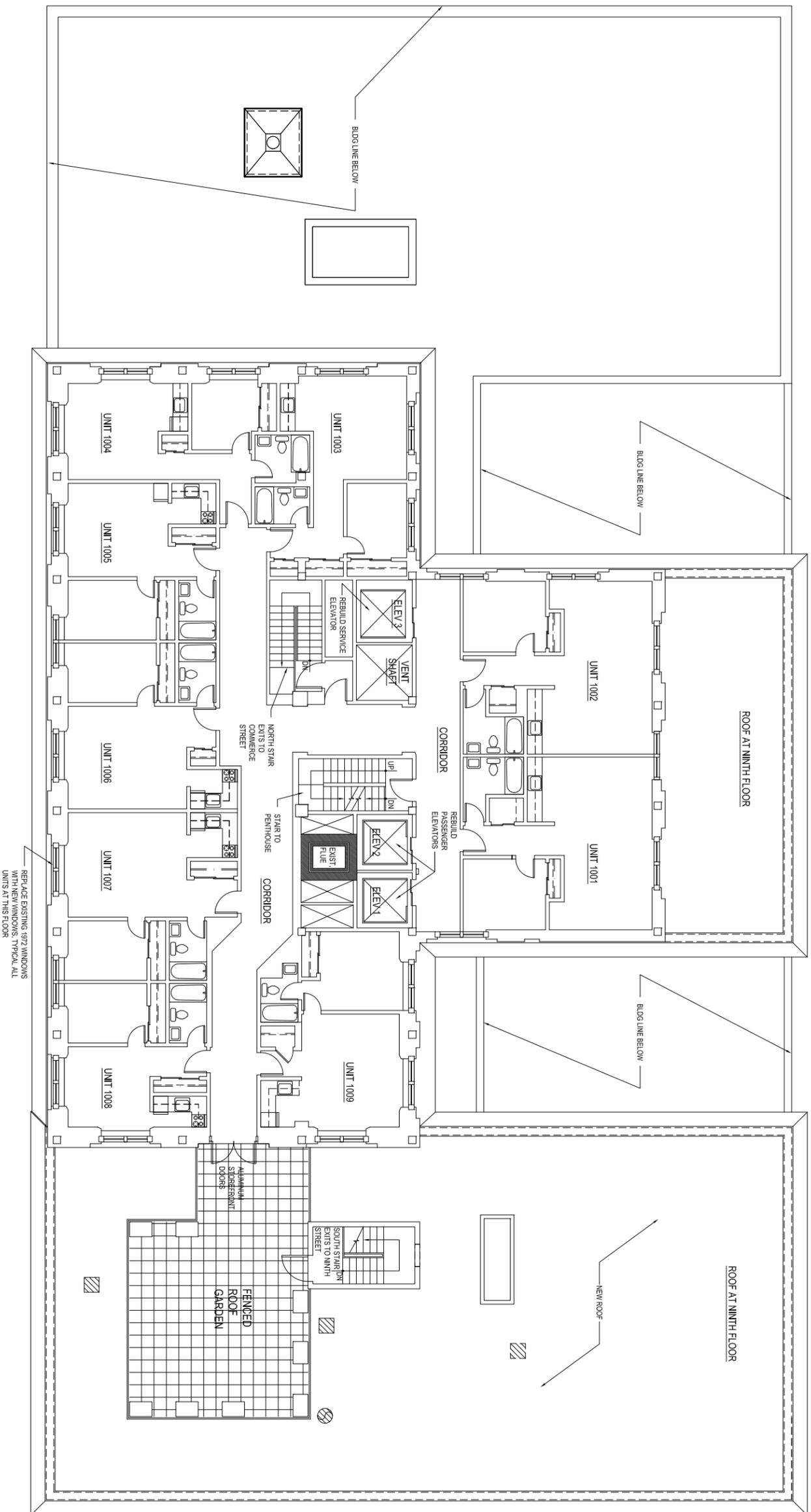
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FOURTH THROUGH NINTH FLOOR - PROPOSED
SCALE: 1/16" = 1'-0"
PLOT DATE: JAN 20 2015
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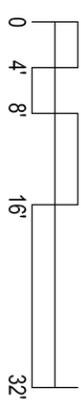
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1 TENTH FLOOR PLAN - PROPOSED

1/16" = 1' - 0"

WALLP-10



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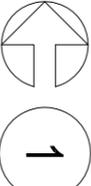
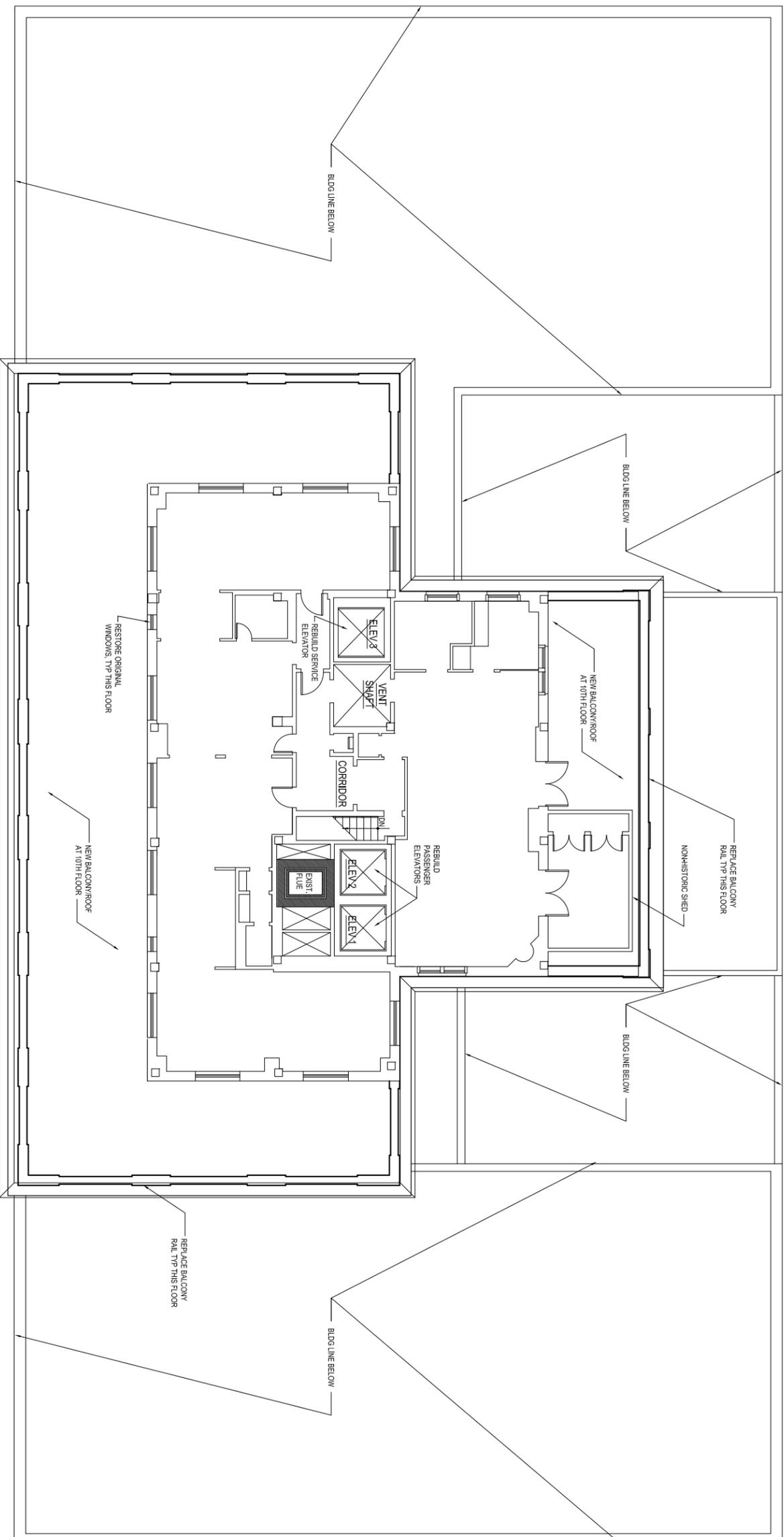
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HISTORIC TAX CREDIT
APPLICATION - PART 2

DRAWING TITLE
TENTH FLOOR
PLAN - PROPOSED

SCALE: 1/16" = 1'-0"
PLOT DATE: JAN 20 2015
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PROJECT: LITPD
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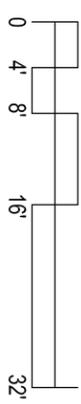
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A21.13



1
 1/16" = 1' - 0"

PENTHOUSE PLAN - PROPOSED

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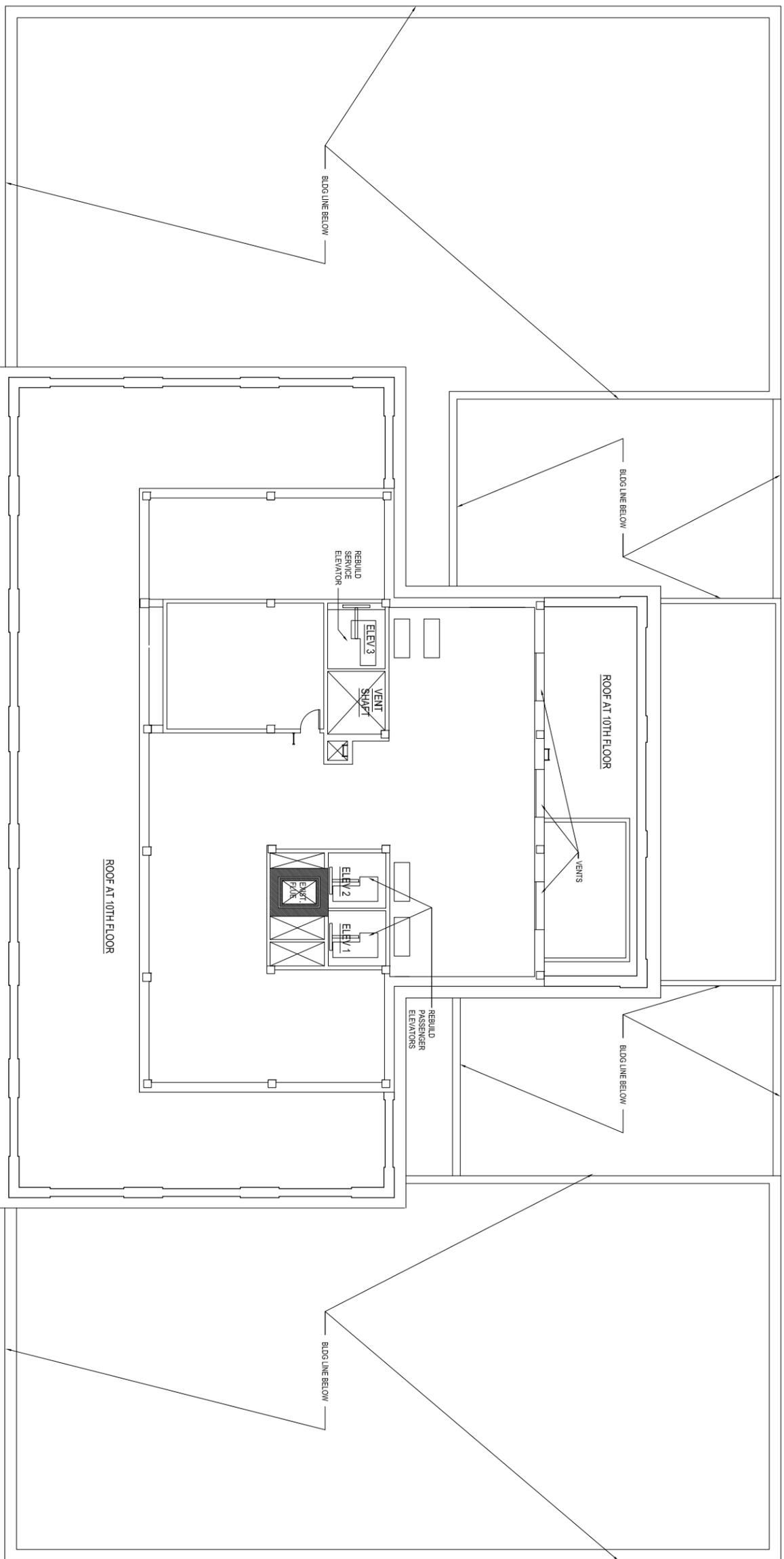
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**HISTORIC TAX CREDIT
 APPLICATION - PART 2**

DRAWING TITLE
**PENTHOUSE
 PLAN - PROPOSED**

SCALE: 1/16" = 1'-0"
 PLOT DATE: JAN 20 2015
 CAD FILE: WINTHROP
 PROJ. LEADER: LITPD
 DRAFTER: MD

SHEET NO.
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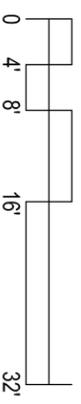


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MACHINE ROOM PLAN - PROPOSED

1/16" = 1' - 0"

WHL-PMR



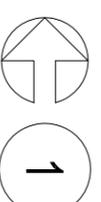
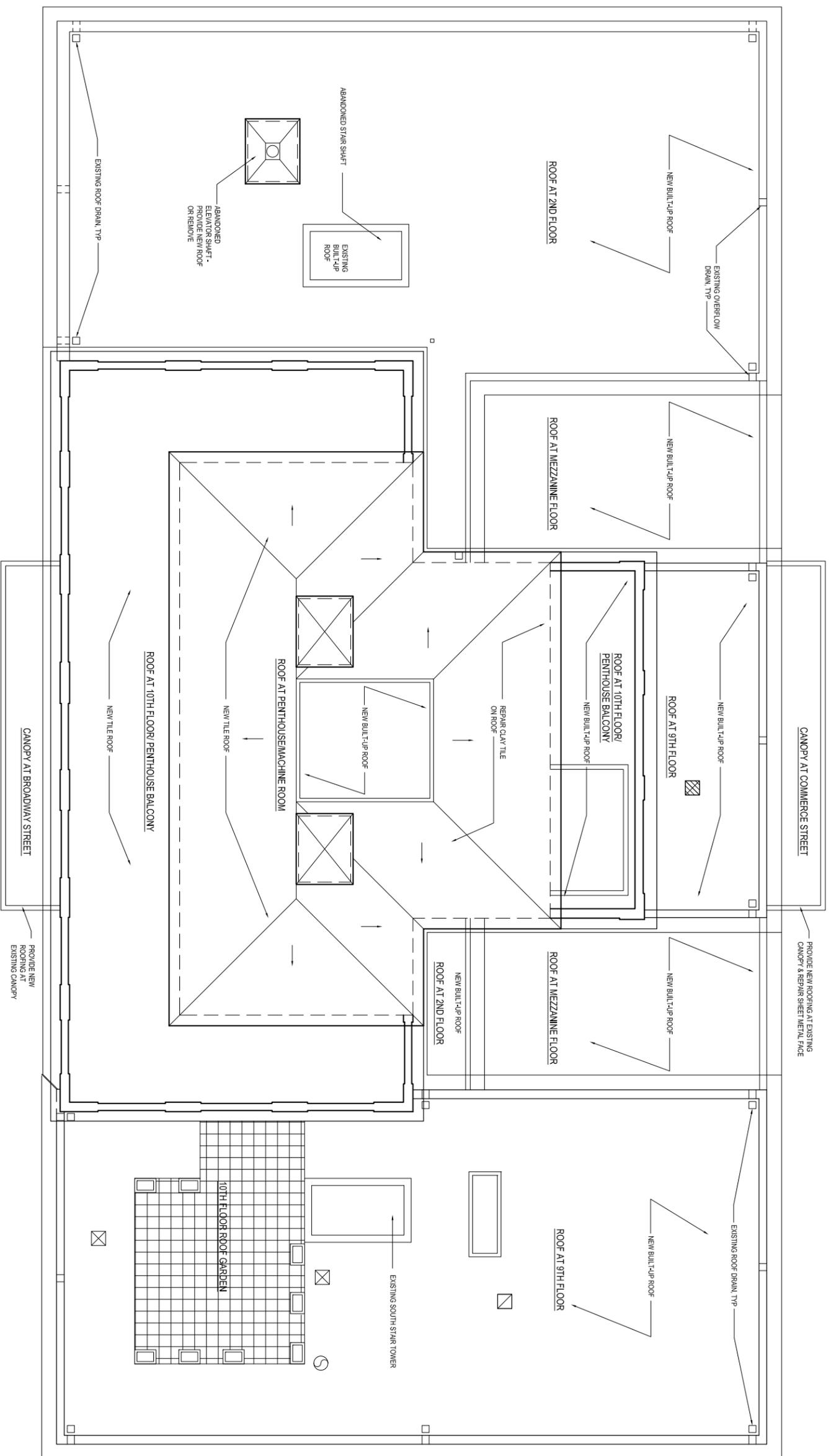
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MACHINE ROOM
PLAN - PROPOSED

SCALE: 1/16" = 1'-0"
PLOT DATE: JAN 20 2015
CAD FILE: WIN42115
PROJECT: LITPD
DRAWN BY: MD

SHEET NO.
A21.15

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ROOF PLAN - PROPOSED
1/16" = 1' - 0"



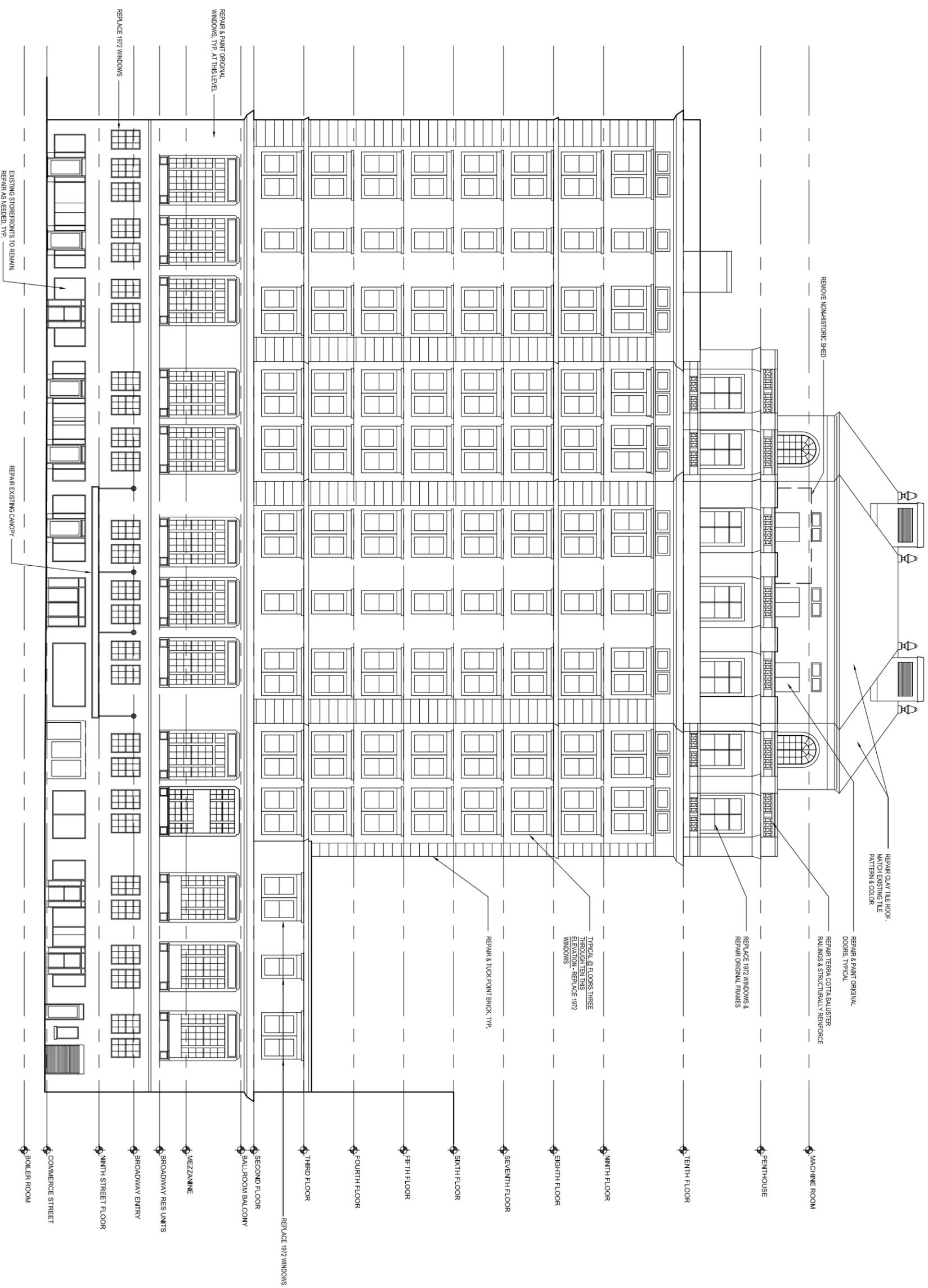
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DRAWING TITLE
ROOF PLAN - PROPOSED

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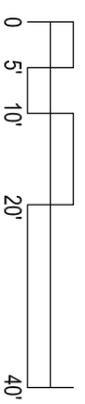


1

COMMERCE STREET - EAST ELEVATION - PROPOSED

3/64" = 1' - 0"

W/8E



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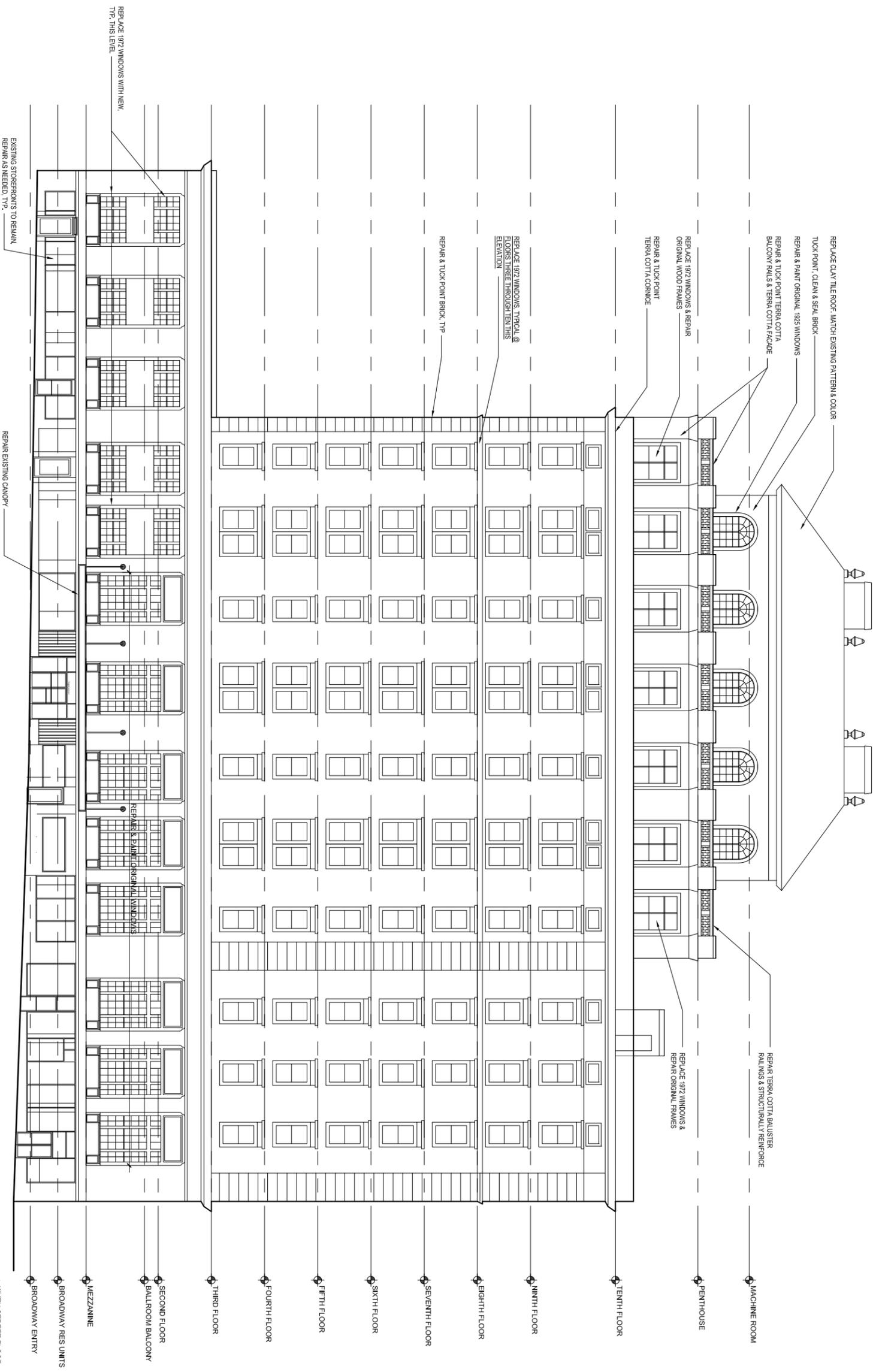
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APPLICATION - PART 2

DRAWING TITLE
COMMERCE STREET
EAST ELEVATION -
PROPOSED

SCALE: 3/64" = 1'-0"
PLOT DATE: 08/20/2015
CAD FILE: WINH43101
PROJ. LEAD: LITPD
DRAFTER: MD
SHEET NO.

A31.01



- ◆ MACHINE ROOM
- ◆ PENTHOUSE
- ◆ TENTH FLOOR
- ◆ NINTH FLOOR
- ◆ EIGHTH FLOOR
- ◆ SEVENTH FLOOR
- ◆ SIXTH FLOOR
- ◆ FIFTH FLOOR
- ◆ FOURTH FLOOR
- ◆ THIRD FLOOR
- ◆ SECOND FLOOR
- ◆ BALLROOM BALCONY
- ◆ MEZZANINE
- ◆ BROADWAY RES UNITS
- ◆ BROADWAY ENTRY
- ◆ NINTH STREET FLOOR
- ◆ COMMERCIE STREET
- ◆ BOILER ROOM

REPLACE 1972 WINDOWS WITH NEW TYP. THIS LEVEL

REPAIR & PAINT ORIGINAL 1929 WINDOWS

REPAIR & TUCK POINT TERRA COTTA BALCONY BALUS & TERRA COTTA FACADE

REPLACE 1972 WINDOWS & REPAIR ORIGINAL WOOD FRAMES

REPAIR TERRA COTTA BALUSTERS & STRUCTURAL REINFORCE

REPLACE 1972 WINDOWS TYPICAL @ FLOORS THREE THROUGH TENTH THIS ELEVATION

REPAIR & TUCK POINT BRICK TYP

REPAIR & EXAMINE ORIGINAL WINDOWS

EXISTING STOREROOMS TO REMAIN. REPAIRS NEEDED TYP.

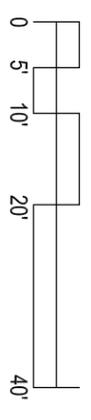
REPAIR EXISTING CANOPY

1

BROADWAY - WEST ELEVATION - PROPOSED

3/64" = 1' - 0"

W/SEE



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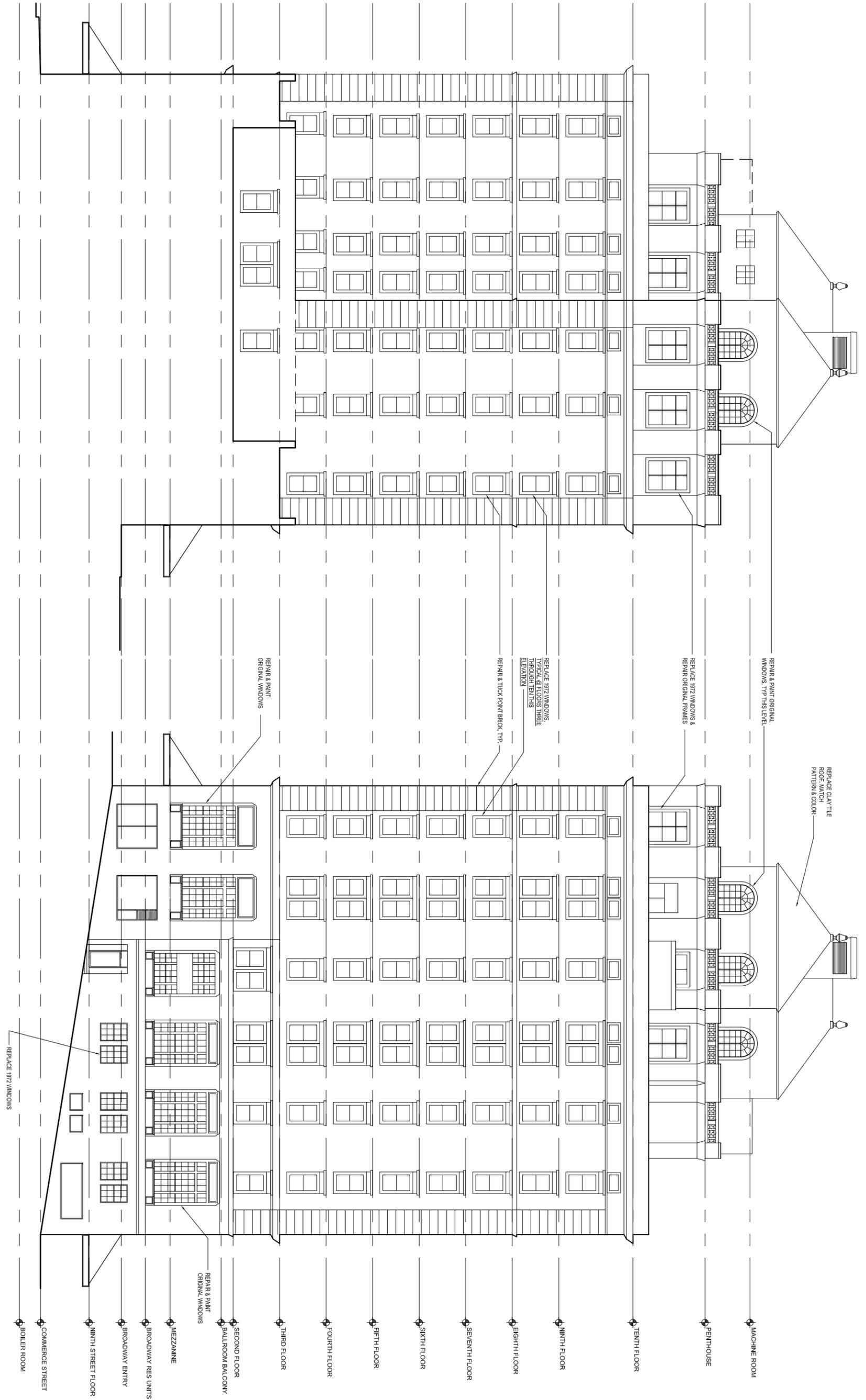
REDWOOD HOUSING PARTNERS
220 PARK ROAD #347, BURLINGAME, CA 94011

DRAWING TITLE
**BROADWAY
WEST ELEVATION -
PROPOSED**

DRAWING TITLE
**BROADWAY
WEST ELEVATION -
PROPOSED**

SCALE: 3/64" = 1'-0"
PLOT DATE: JUN 20 2015
CAD FILE: WINA3102
PLOT USER: LITPD
DRAFTER: MD
SHEET NO.

A31.02



2

NORTH ELEVATION - PROPOSED

3/64" = 1' - 0"

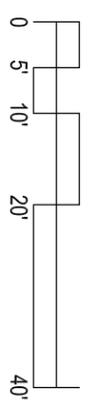
W/ABE

1

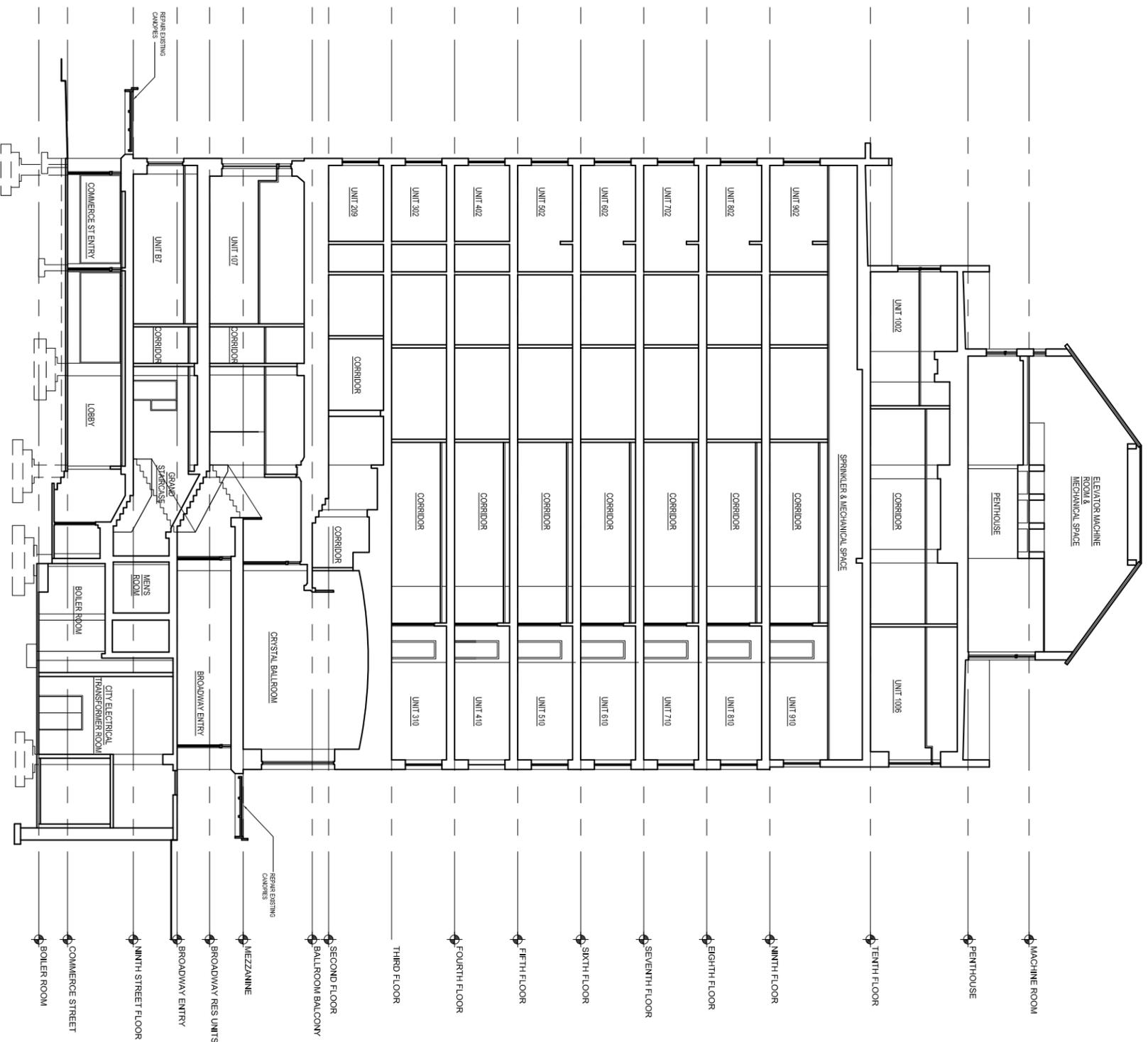
NINTH STREET ELEVATION (SOUTH) - PROPOSED

3/64" = 1' - 0"

W/ABE



<p>A31.03</p>	<p>WINTHROP HOTEL 776 COMMERCE ST., TACOMA, WA 98402</p>	<p>TONKIN architecture</p> <p>204 First Avenue South, Seattle, WA 98104 P 206-624-7880 F 206-622-1766 www.tonkinarchitecture.com</p>
	<p>REDWOOD HOUSING PARTNERS 220 PARK ROAD #347, BURLINGAME, CA 94011</p>	
<p>DRAWING TITLE NORTH & SOUTH ELEVATIONS - PROPOSED</p> <p>SCALE: 3/64" = 1'-0"</p> <p>PLOT DATE: JUN 20 2015</p> <p>CAD FILE: WINA43103</p> <p>PROJ LEADER: LITPD</p> <p>DRAFTER: MD</p> <p>SHEET NO.</p>	<p>DRAWING ISSUE</p> <p>HISTORIC TAX CREDIT APPLICATION - PART 2</p>	



1

TRANSVERSE SECTION LOOKING SOUTH - PROPOSED



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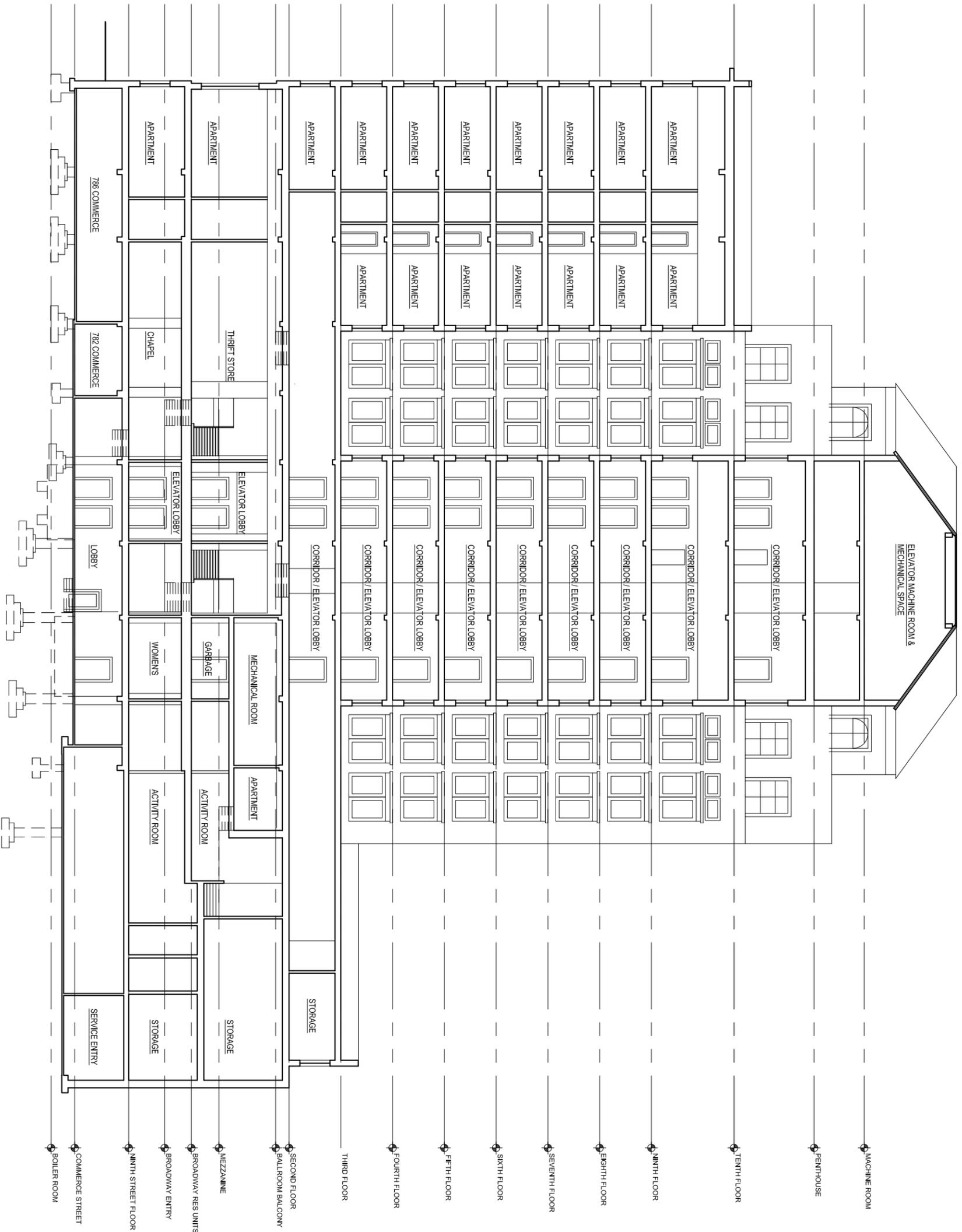
DRAWING TITLE
TRANSVERSE SECTION LOOKING SOUTH - PROPOSED

DRAWING ISSUE
HISTORIC TAX CREDIT APPLICATION - PART 2

SCALE: 3/8" = 1'-0"
PLOT DATE: JUN 20 2015
CAD FILE: WIN44001
PLOT LAYER: LITP0
DRAFTER: MD

A41.01

SHEET NO.



1

LONGITUDINAL SECTION LOOKING WEST - PROPOSED

W185



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DRAWING TITLE
LONGITUDINAL SECTION LOOKING WEST - PROPOSED

DRAWING ISSUE
HISTORIC TAX CREDIT APPLICATION - PART 2

SCALE: 3/8" = 1'-0"
PLOT DATE: JUN 20 2015
CAD FILE: WIN44002
PLOT USER: LITPD
DRAFTER: MD

A41.02

SHEET NO.