

Members

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



Agenda

Landmarks Preservation Commission Planning and Development Services Department

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

Date: August 26, 2015
 Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248
 Time: 5:30 p.m.

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

- A. Excusal of Absences
- B. Approval of Minutes: 7/22/15

3. TACOMA REGISTER OF HISTORIC PLACES—PUBLIC HEARING

- A. 2702 North Puget Sound Ave Susan Johnson, Artifacts Consulting 5:35 – 5:45

4. DESIGN REVIEW

- A. 776 Commerce Street, Winthrop Hotel (Old City Hall Historic District) Les Tonkin, Tonkin Architecture 5:45 – 5:55
Door approval & canopy briefing
- B. 423 N G Street, The Ellington House (Individual Landmark) Dan Koch, Owner 5:55 – 6:10
Dormer
- C. 1702 Pacific (Union Depot/Warehouse Historic District) Steve Rosen, Elemental Pizza 6:10 – 6:25
Exterior paint scheme (Elemental Pizza)

5. PRESERVATION PLANNING/BOARD BUSINESS

- A. Affordable Housing Code Amendment comments Commissioner McClintock 6:25 – 6:40
- B. Events and Activities Updates Staff 6:40 – 6:45

6. CHAIR COMMENTS

Next Regular Meeting: September 9, 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

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Staff

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

Draft

MINUTES

Landmarks Preservation Commission Planning and Development Services Department



Date: July 22, 2015

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

Commission Members in Attendance:

Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Eugene Thorne
Jonah Jensen
Jeff Williams
James Steel
Lysa Schloesser
Ross Buffington
Marshall McClintock

Staff Present:

Lauren Hoogkamer
Stephen Atkinson
John Griffith

Others Present:

Ben Ferguson
Ben Mauk
Les Tonkin

Commission Members Absent:

Laureen Skrivan
Lauren Flemister

Chair Chris Granfield called the meeting to order at 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 7/8/15

The minutes from the meeting of 7/8/15 were reviewed and approved as submitted.

3. DESIGN REVIEW

- A. UWT Streetscape Guidelines

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

The University of Washington Tacoma is seeking approval for streetscape guidelines, concerning storefront paint colors and awnings, which the university can provide to tenants who wish to differentiate their storefronts from their neighbors and create visual variety. The proposed guidelines would set parameters that have been preapproved by the Landmarks Preservation Commission. The University is requesting that modifications that conform to these guidelines, once approved, be allowed upon administrative approval from the Historic Preservation Office. Proposed changes that do not conform to these guidelines would go through the typical Landmarks Preservation Commission design review process. The proposed awning guidelines are being presented for feedback and will be finalized for approval at a later date.

The proposed painting requirements only allow painting on previously painted storefronts. The painting of common building elements or masonry would not be allowed. Only one color palette will be allowed per window bay. Only the Benjamin Moore Historic Palette (colors) and the Benjamin Moore Williamsburg Palette (black and white) would be allowed.

The preliminary awning guidelines would require that all awnings: have rectangular fronts and wedge-shaped ends; relate to the storefront window bays; have either open or closed ends; utilize Sunbrella brand awning fabric that is loose-laid over the frame; and appear operable, but be inoperable. All awnings on individual buildings will be required to have matching valences and attach to the window frame or mortar joint in a manner that does not harm character defining features. Awnings may be solid or striped (no patterns), but must be complimentary to the storefront paint scheme.

ACTION REQUESTED

Approval of the proposed design guidelines for storefront paint color and feedback on the proposed awning guidelines.

STANDARDS

Design Guidelines for the Union Depot/Warehouse District

6. **Awnings.** Awnings have been a traditional addition to the facades of buildings within the districts and shall be encouraged within the districts as a functional exterior feature. All awnings shall be compatible with the historic character of the buildings and shall be based in design upon historic counterparts. They shall also:

- a) Reflect the shape and character of the window openings;
- b) Be, or appear to be, retractable in the form of historic awnings;
- c) Constructed with canvas-like fabric rather than high gloss in texture;
- d) Not be back-lit or translucent;
- e) Be in colors and/or patterns which complement the building and have basis in the historic
- f) record;
- g) Be attached to the buildings in a manner which does not permanently damage the structure
- h) or obscure significant architectural features.

8. **Color.** Building colors should contribute to the distinct character of the historic building. Original building colors should be researched and considered in any new color scheme. Whether contrasting or complementary, the colors should reflect the design of the building. Building colors should utilize a limited palette. Colors should be selected to emphasize building form and highlight major features of the building. Color schemes using several colors should be avoided and surfaces which are not historically painted should not be painted.

F. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by Section 13.07.290 of this chapter. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements of Section 13.07.290 would be unnecessary to further the purposes of this chapter. Such waiver shall not exceed the requirements set forth in the underlying zoning district, except where specifically provided for in TMC 13.06A.070.B. (Ord. 27748 Ex. A; passed Oct. 14, 2008; Ord. 27429 § 3; passed Nov. 15, 2005)

ANALYSIS

1. The proposed guidelines for storefront modification pertain to contributing structures in the Union Depot/Warehouse Historic District, as such, they are subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. Awnings are encouraged by the district design guidelines.
3. The proposed guidelines for awnings correlate with the district design guidelines.
4. The proposed guidelines for storefront colors correlate with the district design guidelines and colors previously approved by the Landmarks Preservation Commission.

RECOMMENDATION

Staff recommends approval of the application.

Ben Mauk, Real Estate Manager, commented that as the real estate manager for the retail strip on Pacific Avenue he gives a lot of consideration to what tenants are needed and what kind of customer experience they want to create. He

noted that the presentation was a follow up to a presentation from the previous year on conceptual ideas for what Pacific Avenue might be and how they might implement it. They were proposing the approval of the color palette options to the Commission so they could make future decisions more efficiently. He noted that the awning proposal would incorporate feedback from the previous presentation and the awning for an ATM proposed a month earlier.

Ben Ferguson, Ferguson Architecture, reviewed that the discussion would focus on five central buildings on Pacific Avenue and that the approval requested was only for the retail floor. He added that the West Coast Grocery building would not be part of the Awnings proposal. Images of the historic streetscape were shown, demonstrating that the area used to have a bit more texture. It was noted that none of the photos included the buildings being discussed. The stated goals of the proposal were to draw attention to the storefronts through differentiation and increase business with respect to how Tacoma might have looked, but in a way that is relevant to contemporary businesses. Mr. Ferguson reported that the components being discussed would be the window frame, door, and the wainscot/field/details. They were proposing allowing one historic color for the window frame, a complementary contemporary color for the door, and up to two historic colors for the wainscot. It was noted that the University would have a review process that the color schemes would have to go through before the color schemes would go to the administrative review process. The color palette was discussed. Mr. Ferguson reported that they would be using the Benjamin Moore Historic Palette of muted colors with black and white colors from the Williamsburg palette. Examples of the proposed colors simulated on elevation photos were shown in comparison to the current appearance. Mr. Ferguson commented that the color variation was not changing the appearance of the building as a whole, but it was providing interest and energy at the street level.

Awnings were discussed. Historic photos were shown and Mr. Ferguson noted the varieties of awnings along Pacific Avenue. Mr. Ferguson reported that the University had expressed a preference for all awnings to be open. They awnings that would be rectangular in the front and wedge shaped on the side with the sides open. Awning size would be restricted to the size of a bay and awnings would not cross pilasters. Wall signs would be moved above the awnings in places where they would be covered. The material used would be Sunbrella awning fabrics that would have a textile quality rather than a taut plastic quality. The only characteristics that would be variable would be the color of the awnings and whether they were solid or striped. The valance type would be the same across each building and the valances would not be fixed. Commissioner Williams expressed preference for limiting some of the awning color options and using the Lean-to Awning structure option. Commissioner Schloesser requested material samples for when the presenters returned to discuss the awnings at a future meeting. Commissioner Jensen requested that the guidelines clarify that storefronts with two bays would be consistent. Chair Granfield asked if there would be text or imagery on the awning. Mr. Mauk responded that they would allow up to 25% of the awning or valance to have text or imagery. Commissioner Williams expressed preference for not having signage on the awnings.

Commissioner Steel commented that the previous year they had provided feedback that each buildings should have a single color pattern for the storefront system. He added that it was critical that they read as buildings and not individual storefronts. Mr. Ferguson responded that the basis for the proposal started with the McDonald Smith building where the Commission had approved allowing three storefronts to differentiate themselves. He added that paint was subtle and transient and should reflect the contemporary style. Vice-Chair Katie Chase commented that paint schemes were part of the design guidelines for the Union Depot Warehouse District, which specified that paint schemes with multiple colors should be avoided. Discussion ensued. Commissioner Jensen commented that the whole building did not need to be fully homogenous as the building was typically experienced at the street level, and he didn't want to restrict a retailer from expressing their brand. Commissioner Schloesser suggested that the wainscot could be kept to one color across the building. Vice-Chair Chase agreed with maintaining a consistent color for the wainscoting and bulkheads across the building while still allowing some customization options. Commissioner Williams concurred.

There was a motion

"I make a motion that you go with one color for the wainscoting across the building, allow for variation on door color and window color, and approve the paint colors that were presented."

Commissioner Williams clarified that the motion allowed for variation in color on the window sash, but not the casing or the transom windows. The transom windows would be consistent with the wainscot color. It was clarified that the motion would allow for changes within the approved color palette to go through administrative review.

Motion: Williams
Second: Schloesser

The Motion was approved unanimously.

Chair Granfield noted that Commissioner Schloesser was present.

B. 776 Commerce St, Winthrop Hotel Les Tonkin

Chair Granfield noted that the Les Tonkin was present and asked if the Commission would be open to giving him time to discuss the garage door at the Winthrop Hotel, which had been an item discussed at the previous Commission meeting. Commissioners voted in approval of the item being added to the agenda with Vice-Chair Chase voting against.

Mr. Les Tonkin commented that the service door was currently a roll up steel coil door and was not wide enough for the garbage equipment. He noted that it was originally two standard doors that swung out. The owner and contractor wanted to expand the door to nine feet wide but the height would remain the same. There would be no structural issues with the expansion. He noted the previous feedback from the Commission that the proposed design was too residential and they were now looking at a standard sectional aluminum door with panels in the center and lights along the top. He distributed images of three proposed options to the Commissioners. Mr. Tonkin clarified that the door would be expanded to the currently boarded up window to the left. Vice-Chair Chase commented that none of the options distributed at the meeting seemed appropriate for the Winthrop and that it would be better to have the proposal in a packet so that the Commissioners would have a better chance to review it. Discussion ensued. Commissioners provided suggestions on the door design. Vice-Chair Chase noted that an in swing double might be a good starting point. Commissioner Steel added that he would like to see a traditional operating door and not an overhead door. Mr. Tonkin commented that the change was needed and that it was preferable to get the door out of the way, but they did have the room for in swing doors. Commissioner York noted that there are garage doors that raise but appear to be older swing doors.

Commissioners concurred that the widening was acceptable.

There was a motion.

"I move to approve the widening of the opening for the door at 776 Commerce Street to 9 feet as submitted and defer the selection of the door until the applicant has presented options to the Commission."

Motion: Steel.
Second: Jensen.

The motion was approved unanimously.

4. PRESERVATION PLANNING/BOARD BUSINESS

A. Comprehensive Plan Update

Steve Atkinson, Planning Services Division

BACKGROUND

The City of Tacoma is currently undertaking a significant update to the City's Comprehensive Plan. While the Historic Preservation Plan is not proposed for update at this time, there are other goals and policies that relate or directly support the City's preservation goals woven throughout the Comprehensive Plan. A public hearing on the public review draft is scheduled for August 19th at 5:00 pm in Council Chambers. On July 22nd, staff from Planning and Development Services will present a brief update to the Landmarks Preservation Commission on changes to the Plan that may be of interest to the Commission, specifically relating to the following:

- Land Use Designations update
- Urban Form and historic land use patterns
- Design and Development policies

The purpose of the presentation is to encourage the Commission to consider providing comments on the proposed draft to the Planning Commission during the comment period or at the public hearing and to provide the Commission with some guidance on the new policies and structure of the Comprehensive Plan so that the Commission can more effectively review and comment on proposed changes.

ACTION REQUESTED

This is an informational briefing. No action is requested.

Mr. Stephen Atkinson provided a presentation on some of the items from the 2015 Comprehensive Plan update. He noted that as part of the comment period they were doing outreach to encourage comments on some of the items. He reviewed that they were required by the State to have a plan on how to accommodate anticipated future growth. He reported that some elements were not being proposed to be changed and some older documents were being rescinded. The next steps were reviewed with the town hall events on August 12th and 13th and the public hearing planned for August 19th. The comment period would end on August 26th with some discussion ongoing on extending the comment period. He provided some detail on the past outreach efforts. Mr. Atkinson reviewed content of the Comprehensive Plan. For the Urban Form Element they were using some concepts to consider design, thinking about the relationship between the centers, patterned corridors, employment area, transit station areas, open space corridors, signature trails, and historic neighborhood pattern areas. Maps of mixed-use centers, employment areas, parks and recreation, and residential pattern areas were discussed. The review of residential pattern areas included a discussion of alleys, intersection density, era built, and intensity of land use. Mr. Atkinson discussed efforts to make design policies more prevalent by identifying the range of design issues that need to be considered by the city. The transition from intensities to land use designations was discussed with the North Slope noted as an area where the intensity was not consistent with the zoning. He urged Commissioners to help raise awareness of the update and encourage people to submit comments.

Commissioner Thorne asked if there were any changes to the live-work proposal. Mr. Atkinson responded that he would follow up on the status of the proposal.

Mr. McClintock commented that it was a significant update and urged Commissioners to review the document.

B. Events and Activities Update

Ms. Lauren Hoogkamer provided an update on the Tacoma Narrows Event being held on August 13th.

Mr. McClintock, noting the yearly bylaws update, made the following recommendations: that staff take a look at the new construction design guidelines for the North Slope Historic District; that they make a statement to clarify the period of significance for the North Slope Historic District; and that they consider several homes, currently non-contributing, that might be characterized as contributing structures.

5. CHAIR COMMENTS

Chair Granfield reminded Commissioners that on June 24th Elliot Barnett had provided a presentation on residential zoning amendments and that there was still time to provide feedback. He thanked the Commissioners for their patience and for allowing Mr. Tonkin's item to be added to the agenda during the meeting.

The meeting was adjourned at 7:34 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

August 26, 2015

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

General Procedural Notes:

The Landmarks Preservation Commission will hear public comments today regarding a nomination to the Tacoma Register of Historic Places.

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination.

The purpose of this hearing is to hear public comment and determine whether the nominated property meets the criteria for designation and should be scheduled for City Council.

AGENDA ITEM 3A: Mead-Keyser House (2702 North Puget Sound Avenue)

Susan Johnson, Artifacts Consulting, Inc.

BACKGROUND

This one-and-a-half story Colonial Revival bungalow was built in 1903. It is nominated under Criterion C as an example of a Colonial Revival bungalow. This house is one of the earliest in the area and one of the only examples of this style in the neighborhood. The property is also unique in that it showcases a collection of locally significant architectural salvage pieces which have been sensitively incorporated into the house and yard. These pieces have intrinsic value as part of Tacoma's architectural heritage. The proposed period of significance is from 1903, for the original construction, to 1956, the year the Keyser family moved in and began the series of alterations during which the salvaged pieces were installed. The first owners of the home were Ferdinand and Laura Mead.

On July 9, 2015, the Landmarks Preservation Commission found that the property meets the threshold criteria for nomination to the Tacoma Register of Historic Places.

STANDARDS

The building is nominated under the following criteria:

- C. *Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;*

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

ANALYSIS

1. At 112-years-old the structure meets the age threshold criterion.
2. The exterior of the home retains a high degree of integrity. The garage and greenhouse were added by the Keyzers between 1955 and 1965. Between 2006 and 2014, the current owners enlarged the east dormer to meet egress requirements. The addition of salvaged architectural elements is part of this building's significance.
3. The house meets criterion C as an early example of a Colonial Revival bungalow. The collection of incorporated salvaged pieces has high artistic and historic value.

RECOMMENDATION

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, if no further public comments are received, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

Sample Motion to Recommend Designation:

*"I move that the Landmarks Preservation Commission recommend to City Council that the **Mead-Keyser House** be included on the Tacoma Register of Historic Places, finding that it does meet Criteria Cite Criteria of TMC 13.07.040."*

Sample Motion to Deny Designation:

*"I move that the Landmarks Preservation Commission deny the nomination for the **Mead-Keyser House** finding that it does not appear to meet the criteria for designation at TMC 13.07.040 (or state another reason)."*

Sample Motion to Defer:

*"I move that the Landmarks Preservation defer a decision on the nomination of the **Mead-Keyser House** to obtain additional necessary information (specify), to the next regular LPC meeting (or state another reason)."*

DESIGN REVIEW

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

Les Tonkin, Tonkin Architecture

BACKGROUND

The Winthrop Hotel, built in 1925, is a contributing structure in the Old City Hall Historic District. The Landmarks Preservation Commission was briefed on the proposed restoration work on January 28, 2015. The applicant is also applying for Historic Preservation Tax Credits and has presented the proposed work to the State Historic Preservation Office. On March 11, 2015, the Commission approved the full restoration project. On July 22, 2015, the Commission approved the widening of the service entry, but asked the applicant to present alternative options for the replacement door that better fit the building's architectural style. The applicant has since met with staff and is now proposing a roll-up, wood garage door, that simulates swing doors, as the Commission requested. The new doors would be painted to match the windows.

The applicant will also brief the Commission on the replacement canopy.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. The building is a contributing structure in the Old City Hall Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The historic character of the property is being retained.
3. The changes do not destroy historic materials that characterize the property. The new doors are compatible in massing, size, scale, and design.
4. Then new doors could be removed without harming the essential form and integrity of the property.

RECOMMENDATION

Staff recommends approval of the application.

AGENDA ITEM 4B: 423 N G Street, The Ellington House (Individual Landmark)
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Dan Koch, Owner

BACKGROUND

Built in 1889, this home—located in the National Register Stadium-Seminary Historic District—is an individual landmark on the Tacoma Register of Historic Places. The applicant is proposing a new 16'x14' shed dormer on the North 5th side of the property, which is a visible secondary elevation, to increase the head height in the existing bedroom. The dormer will include four 36"x48" Anderson wood, double hung, windows to match the existing windows. The siding, trim, and roofing will also match the existing. The dormer will not be taller than the roof ridge.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. The building is an individual landmark on the Tacoma Register of Historic Places, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The historic character of the property is being retained and preserved.
3. The new addition does not destroy historic materials that characterize the property. The new work is differentiated from the old but compatible in size, scale, architectural features, and materials.
4. The new dormer could be removed without harming the essential form and integrity of the historic property.

RECOMMENDATION

Staff recommends approval of the application.

AGENDA ITEM 4C: 1702 Pacific Ave (Union Depot/Warehouse Historic District)

Steve Rosen, Elemental Pizza

BACKGROUND

Built in 1892, the Pagni & Lenti building is a contributing structure in the Union Depot/Warehouse Historic District. In 2014, the Landmarks Preservation Commission approved the rehabilitation of this building. Currently the Pacific Avenue façade is painted red; the applicant is proposing to repaint the Pacific Avenue façade Hale Navy with Black Beauty trim from the Benjamin Moore historical color palette. The rear brick façade, along the Prairie Line Trail, has not been painted and will remain unpainted. The application also includes two blade signs and window graphics. The signs would be approximately 30"x30" blackened steel signs with an LED strip to illuminate the bronze lettering with the wording "Elemental wood fired pizza". The signs would be attached at the mortar joints. The existing awning will be removed.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the Union Depot/Warehouse District

7. Signs.

a. General.

All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs. If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

b. Location and Size of Signs.

Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.). The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first floor level. Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.

Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited. Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.

c. Messages and Lettering Signs.

Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged. Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign. Letters shall be carefully formed and properly spaced so as to be neat and uncluttered. Generally, no more than 60 percent of the total sign area shall be occupied by lettering. Lettering shall be generally flat or raised.

d. Color.

Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes. Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain not more than three different colors.

e. Materials and Illumination

Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner. In general, illumination shall be external, non-flashing, and non-glare.

Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as:

- (i) Individual back-lit letters silhouetted against a softly illuminated wall.
- (ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal faced box signs with cut-out letters and soft-glow fluorescent tubes.
- (iii) However, such signs are generally suitable only on contemporary buildings.

Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

Other Stylistic Points:

The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it. Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion. Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

8. Color. Building colors should contribute to the distinct character of the historic building. Original building colors should be researched and considered in any new color scheme. Whether contrasting or complementary, the colors should reflect the design of the building. Building colors should utilize a limited palette. Colors should be selected to emphasize building form and highlight major features of the building. Color schemes using several colors should be avoided and surfaces which are not historically painted should not be painted.

ANALYSIS

1. This property is a contributing structure in the Union Depot/Warehouse Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The proposed signs meet the design guidelines in terms of size, location, materials, lettering and colors.
3. The Pacific Avenue façade is already painted. The proposed colors reflect the design of the building and utilize a limited color palette.

RECOMMENDATION

Staff recommends approval of the application.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Affordable Housing Code Amendment Comments

Marshall McClintock, North Slope Ex Officio

See attachment.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5B: Events & Activities Update

Staff

1. Eyes of the Totem
 - a. Eyes of the Totem Week Proclamation (City Council, September 15th)
 - b. Willow Frost, HC Weaver & Me: An Evening with Jamie Ford (7pm @TPL, September 17th)
 - c. Re-premiere (7pm & 10pm @ the Rialto, September 18th)
 - d. No-Host Speakeasy Reception & Washington State History Museum Gold Rush Exhibit (8-11pm @ Pythian Temple, September 18th)
 - e. Eyes of the Totem viewing and *Suffering Heroines and Leering Villains: Eyes of the Totem and Silent Movie Melodrama* lecture by Claudia Gorbman Professor of Film Studies (2pm @ the Rialto, September 20th)
2. Holiday Heritage Dance (6-9pm @ Titlow Lodge, November 13th)

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Officer with any questions at 253-591-5220.

PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

Property Name			
Historic	<u>Mead House, Keyser House</u>	Common	<u>Mead House</u>
Location			
Street Address	<u>2702 North Puget Sound Avenue, Tacoma WA</u>		Zip <u>98407</u>
Parcel No(s).	<u>7040000760</u>		
	Legal Description and Plat or Addition: <u>Section 31 Township 21 Range 03 Quarter 22</u> <u>PUGET PARK: PUGET PARK S 10 FT OF Lot 8, plus Lots 9 & 10, Block 18</u>		
Nominated Elements			
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.			
<input checked="" type="checkbox"/>	Principal Structure	<input type="checkbox"/>	Site
<input type="checkbox"/>	Historic Additions	<input type="checkbox"/>	Historic Landscaping, Fencing, Walkways, etc.
<input type="checkbox"/>	Ancillary Buildings/Outbuildings	<input type="checkbox"/>	Interior Spaces/Other (inventory in narrative)
Owner of Property			
Name	<u>Lari Ryan</u>		
Address	<u>2702 North Puget Sound Avenue</u>	City	<u>Tacoma</u> State <u>WA</u> Zip <u>98407</u>
Is the owner the sponsor of this nomination?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Form Preparer			
Name/Title	<u>Susan Johnson, Associate</u>	Company/Organization	<u>Artifacts Consulting, Inc.</u>
Address	<u>201 North Yakima Avenue</u>	City	<u>Tacoma</u> State <u>WA</u> Zip <u>98403</u>
Phone	<u>253-572-4599</u>	Email	<u>susan@artifacts-inc.com</u>
Nomination Checklist—Attachments			
<input checked="" type="checkbox"/>	\$100 Filing Fee (payable to City Treasurer)	<input checked="" type="checkbox"/>	Continuation Sheets
<input checked="" type="checkbox"/>	Site Map (REQUIRED)	<input type="checkbox"/>	Historical Plans
<input checked="" type="checkbox"/>	Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i>	<input type="checkbox"/>	Other (please indicate): _____
<input checked="" type="checkbox"/>	Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i>		

FOR OFFICE USE

Date Received _____

Fee Paid _____

11/2008

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Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes to plan, original cladding, windows, interior and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes X	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes X	No <input type="checkbox"/>
Original cladding	Yes X	No <input type="checkbox"/>	Other elements	Yes X	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes X	No <input type="checkbox"/>			

Physical Description Narrative

Describe in detail the present and original (if known) physical appearance, condition and architectural characteristics (use continuation sheets if necessary).

Site

Built in 1903, the single-family house at 2702 North Puget Sound Avenue is located in the Proctor neighborhood of Tacoma, Washington. Set in a residential area, a few blocks east of the commercial Proctor District, other single-family houses surround the residence. The one-and-a-half story building occupies a primarily T-shaped footprint. Oriented west-east, the house faces east with the front facade set well back from North Puget Sound Avenue. The south side facade overlooks a yard, partially enclosed behind a low brick wall, and North 27th Street. The added garage, greenhouse, and connecting corridor at the rear north and west side facades project from the core house volume.

Exterior

A stone and concrete foundation support the platform framed walls. The original horizontal wood lap siding clads the exterior walls except for the greenhouse and garage additions. A tall wood water table wraps the lower edge of the walls, balanced by a taller wood dentiled cornice along the top of the walls, under the roofline. Flared hip roofs cap the house’s core and the attached south porch form. A plain hip roof covers the rear (west) wing. A flat roof covers the garage. A shed roof covers the added small greenhouse room at the west end of the south facade. Asphalt-composition shingles clad the visible roof sections except for transparent panels on the greenhouse. Two brick chimneys rise from the roof. The main core of the house features the largest roof section and includes five hip roof dormers – two each on the north and south roof slopes, symmetrically placed, and one centered on the east slope, overlooking North Puget Sound Avenue.

On the front (east) facade, a full-width porch is recessed under the overhanging roof. The south porch is also recessed under the roofline. Doric order columns support the roof at the east and south porches. Wood tongue-and-groove boards form the porch floors.

Originally, the house had fixed and double-hung wood sash windows, the latter occurring as both single and paired units. This is still true, although several double-hung windows have been replaced with wood sash, fixed, leaded glass historic windows in the north and south living room walls. Some windows feature contemporary wood exterior storm windows.

Interior

The interior floor plan is typical of bungalow homes, with the first floor containing the majority of finished square footage. The Keyzers excavated an unfinished partial basement. The front entrance opens to the formal

living room. Moving towards the back of the house, the rooms sequence through the dining room and into the kitchen. A bedroom and a bathroom line up along the rear west side of the house.

In 1956, the Keyzers removed a partition wall converting a former bedroom into the current north half of the living room. West of the kitchen, a former storage room for the Keyzers' architectural salvage finds is now an art studio and office. A breakfast room (or den) resides along the south side of the house off the dining room and kitchen.

The main entries to the house are twin, double doors in the front (east) facade with a short intervening wall section between. Both sets of doors consist of salvaged elevator grilles behind thick glass panels and open into the living room. The south porch doorways open into the kitchen and breakfast room vicinity. A doorway in the north kitchen wall leads to the garage. A doorway in the east kitchen wall accesses the upstairs bedroom and bathroom.

Interior finishes generally include painted plaster walls and ceilings, with a variety of flooring. Parquet oak floors extend throughout the main rooms (living, dining). Wood millwork, such as tall baseboards along the walls and painted window casings, is intact and painted.

Alterations

1955-1965

Soon after buying the house in 1955 or 1956, the Keyzers made numerous interior alterations, such as removing the wall between the living room and the northeast bedroom and swapping out original one-over-one double hung sashes for decorative fixed windows, within the same openings. They added the brick wall around the south yard, brick walkways, and the small fountain in the garden. They also removed the original garage at the west end of the house, in favor of a small greenhouse at that spot and added a pull-through two-car garage along the north side of the house. At the front (east) facade, they removed two window openings and the single doorway in favor of two evenly spaced doorways.

1998-2005

The Slaviches finished the upstairs space into a bedroom and a small play room for children. They also finished the rear storeroom into additional all-purpose living space.

2006-2014

The Ryans remodeled the kitchen for better workflow, relocating the sink and adding the island. They enlarged the east dormer window opening to allow for emergency egress from upstairs. The new east dormer window matches the materials and glazing pattern of the other dormers. They added the upstairs bathroom.

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documentary evidence included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

Date(s) of Construction 1903

Other Date(s) of Significance 1956

Architect (s) _____

Builder _____

Engineer _____

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

Built in 1903, the house at 2702 North Puget Sound Avenue served as a single-family residence.¹ The periods of significance for the building are 1903 (original construction) and 1956 (move in date and beginning of a series of changes associated with the house's longest-term residents, the Keyzers). The building is potentially eligible for the Tacoma Register of Historic Places under Criterion C since it "embodies the distinctive characteristics of a type, period, or method of construction." Specifically, the house is a fine example of the Colonial Revival - Bungalow style, a popular vernacular mode in the early 20th century. The Mead House is one of the earliest houses and one of the only examples of this style in the immediate neighborhood, which contains a wide range of architectural styles from ca. 1900 to the 1930s. Apart from the architectural significance, the Mead House showcases a locally significant collection of architectural salvage pieces incorporated into the house and yard. These pieces have intrinsic value and are important to the house and its history, but they are not part of the eligibility consideration. The provenance of the most significant salvaged pieces, to the extent known, is addressed in the *Keyser Treasures* section below.

(see continuation pages)

¹ Date of construction based upon Pierce County Assessor records. Physical evidence at the house, such as materials, design and construction type supports this date. Newspaper and permit record research did not yield more specific information.

Narrative Continuation

The historic name is the Ferdinand and Laura Mead House, honoring the first owners who purchased and moved into the house. Past brochures for Historic Homes of Tacoma tours have identified the house by this name, as does a plaque along the driveway at the sidewalk. The house's original 1903 design is still evident, particularly on the exterior. But, many of the present unique features are due to sensitive modifications beginning in 1956 by the third owners, William (Bill) and Paula Keyser, who resided there for over 40 years.² The Keyzers kept the massing and overall character while adding pieces from a variety of other local buildings, many of them from the 19th century and demolished during the 1950s and 1960s. These included residential (houses, apartment buildings), hotel, civic, and institutional buildings. Most of the Keyzers' modifications are only visible on the interior and along the south side of the property, specifically in the garden, the garden wall, and some of the salvaged windows inserted into original window openings (e.g., replacing a one-over-one double hung sash with a fixed, leaded glass, multi-lite sash).

The Mead House maintains a high degree of integrity with regard to location, design, setting, materials, workmanship, feeling, and association. Located on its original site, the house continues the original use within the historic footprint and massing with minor additions to the secondary facades (e.g., undated greenhouse to the west and ca. 1960 garage to the north). The original cladding, porches, window openings, and select doorways are extant.

Architectural Style

This property is an example of the Colonial Revival – Bungalow style, a residential style popular during the early decades of the 20th century. Colonial Revival houses typically feature a symmetrical front facade, regular fenestration, substantial massing, and multiple stories. The Doric columns along the front (east) porch are typical of this style, as are the broad cornices and symmetrical, balanced roof dormers. Buildings constructed in the Bungalow subtype of the Colonial Revival style are usually smaller, one story buildings with the same classically inspired detailing and proportions. This bungalow subtype dominated in the early 20th century among modest residential houses.

Occupancy History

The first owners, the Meads, resided in the house from 1903 until 1920, according to the Polk city directories. Both originally from New York, Ferdinand and Laura Mead resided in Tacoma by about 1888. Ferdinand I. Mead worked for many years in Tacoma as an insurance and real estate agent. (See *Meads* section below for more details.)

Between 1920 and 1922, Charles J. and Bessie J. Downey purchased the house as their primary residence from the Meads' estate executor. The Pierce County Auditor's Office officially recorded the transfer of the warranty deed on April 4, 1922.³ Charles passed away shortly thereafter, in 1923. His obituary reported that he had only lived in Tacoma for two years.⁴ Not much information is known about his widow, either, except that Bessie (Sandberg) Downey was born about 1883 in St. Paul, MN and died in Tacoma in 1950, survived by her son Robert Downey and grandson Gerald, both of Tacoma.⁵ In Tacoma city directories, Bessie is generally listed as Charles' widow, with no occupation given. Bessie Downey continued to reside in the house until about 1949. Her estate rented the house to a series of short-term residents, listed in subsequent years in the Tacoma city

² Based on their purchase by 1956 and completion of the known renovation projects by 1965.

³ Deeds Volume 454, page 339, Pierce County Auditor. Also, 1921 Polk directory for Tacoma lists the Downeys at 2702 N. Puget Sound Ave. No occupation is listed for either Charles or Bessie.

⁴ Obituary for Charles J. Downey, *Tacoma Daily Ledger*, July 11, 1923.

⁵ Obituary for Bessie J. Downey, *Tacoma News Tribune*, April 30, 1950.

directories. The tenants included Mrs. Helen B. Jensen (1951), John R. Miller (1953), and Richard C. Cummings (1954-55).⁶

Between 1955 and 1956, William J. and Paula S. Keyser purchased the house from the Downey estate's executor and began to renovate it.⁷ The Keyzers resided in the house for over forty years, until Paula's death in 1997. William, better known as Bill, Keyser worked as a firefighter for the Tacoma Fire Department. (See *Keyzers* section below for further details.) After Paula's death, he sold the house in 1998 to Daniel J. and Georgina K. Slavich.⁸ The Slaviches added a few changes of their own to the house, primarily finishing the attic and the rear storeroom, both of which had previously held salvaged pieces for which the Keyzers hadn't found uses. In 2006, James (Jim) and Lari Ryan purchased the house from the Slaviches.⁹ Mrs. Ryan continues to live there; Jim Ryan passed away in 2014.

Meads

Ferdinand I. and Laura E. Mead were both born in New York in circa 1847 and 1846, respectively.¹⁰ They married in 1867 and began moving west, living in Iowa before relocating to Tacoma in about 1888.¹¹ Ferdinand is listed as a real estate and insurance agent for most of his known career, even before arriving in Tacoma. Laura's occupation is unknown, if she had one besides homemaker. In 1903, the Meads purchased and moved into their new house at 2702 North Puget Sound.¹²

Ferdinand Mead changed offices and companies frequently, but he almost always stayed in the insurance field, dabbled with real estate, and always located his offices in prestigious downtown buildings, typically along Pacific Avenue. Soon after arriving in Tacoma, by 1890, he formed Mead and Stanton with George M. Stanton. Mead and Stanton operated as a real estate, loans and insurance company with an office at 1340 Pacific Ave (demolished). By 1895, his partnership with Stanton may have dissolved, since Mead's occupation simply appears as "timber lands" in the Polk directory for Tacoma that year, with a new office (Berlin Building, 1021 Pacific Ave, demolished). In 1900, Ferdinand managed the local office of the Northwestern Mutual Life Insurance Company of Milwaukee. In 1903, his job listing changed slightly, to agent for the Aetna Life Insurance Company, selling life and accident insurance. He continued to work for the Aetna Life Insurance Company through at least 1910, adding fire and employers' liability insurance to his portfolio. Ferdinand continued his work as an insurance agent through at least 1916.

By 1920, he is listed as a farmer but still residing at the 2702 house with Laura and their son Perry. Laura E. Mead passed away on November 26, 1920, aged 74 years.¹³ Mrs. Mead's obituary mentions her being survived by a son, Perry E. Mead of Tacoma, her husband F. I. Mead, and two brothers and one sister in New York. Ferdinand followed her two years later, in 1922.¹⁴ Ferdinand maintained a Tacoma area address until his death, last reported as 5104 North Highland Avenue.

⁶ Tacoma-Pierce Buildings Index, Northwest Room, Tacoma Public Library.

⁷ Recorded April 18, 1956, Deeds Volume 1111, page 117, Pierce County Auditor.

⁸ Sale effective May 21, 1998, according to records of the Pierce County Auditor.

⁹ Deed dated January 13, 2006, according to records of the Pierce County Auditor.

¹⁰ In the 1892 Washington State census, they were 45 and 47 (Ferdinand and Laura, respectively).

¹¹ 1900 and 1910 data, U.S. Federal Census; 1892 Washington State Census; obituary for Laura Mead, *Tacoma Daily Ledger*, November 28, 1920.

¹² 1903 date is from an entry in Pierce County Auditor's recorded documents, Mortgages volume 106, page 281. W. R. Rust apparently held the mortgage for the Meads and several other parties.

¹³ Birth date is taken from her gravestone at the Tacoma Mausoleum.

¹⁴ Obituary for Ferdinand Mead, *Tacoma Daily Ledger*, October 23, 1922. Note, his age is misreported in the obituary. He was 76, not 66. Neither Ferdinand nor Perry are listed in the 1921 or 1922 Tacoma directories.

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Keyser

William (Bill) J. and Paula S. Keyser became the third owners of the house between 1955 and 1956. This middle-class, industrious couple worked together to save elements of Tacoma's history well before the architectural salvage trend of the present. The house in turn is a testament to their creativity and strong work ethic.

Born in Harrington, Washington in 1910, Bill Keyser moved to Tacoma with his parents by at least 1930. Shortly after that, he began working as a fireman for the Tacoma Fire Department. Paula (Gregorich) Keyser, born in 1916 in Anaconda, Montana, moved to Washington State with her parents as a child.¹⁵ Her father, Leo Gregorich, worked in the Roslyn mines and later had a shoe repair shop in Tacoma. Her mother, Stefania (Kos) Gregorich, and father both emigrated from Europe in the early 20th century. Paula graduated from high school but did not attend college. She married Bill Keyser between 1947 and 1949, a second marriage for both of them. Prior to buying the house on North Puget Sound Avenue, the Keyseres lived in an apartment at 323 North J Street (by 1949) and later at 2702 North Junett Street (by at least 1951). By at least 1949, Paula worked as a clerk and later a "business machine operator" for the City Light Department (utility). In 1955, the city directory still lists the family at the Junett Street address. By 1956, they had moved to 2702 North Puget Sound Avenue.¹⁶

Bill Keyser worked as a fireman for the Tacoma Fire Department for many years, beginning by at least 1935 and progressing up the ranks, reaching the rank of captain in approximately 1959.¹⁷ According to his obituary, he served in World War II as a lieutenant in the U. S. Navy. Throughout his life, Bill had an interest in building and fixing things, from his two houses in Tacoma's North End to electrical and mechanical projects. In later years, he worked at various boat shops in the Tacoma area, repairing outboard motors.¹⁸

After Paula's death in 1997, Bill Keyser sold the house in 1998 to the Slaviches. Between 1998 and his death in 2007, Bill Keyser divided his time between the greater Tacoma area (last known residence in University Place) and Palm Springs, CA. He was survived by his daughter, Eleanor (Keyser) Warden, grandson Douglas Warden, and two great-granddaughters.

Keyser Treasures

When the Keyseres purchased the house in 1955-1956, they began to salvage pieces of Tacoma's architectural heritage. Bill and Paula typically selected the pieces they wished to salvage together from local buildings scheduled for demolition. Bill planned and executed the modifications to the nominated building, inserting the salvaged pieces and creating the present character of the house, often with the help of a long-time friend, John Laurent.

Most of the Keyser's architectural salvage treasures have proven difficult to establish provenance with any certainty or evidence in terms of purchase receipts or documentary photographs. However, a local news article from 1965 detailed the origin of some of the pieces within a few years of their salvage and installation process. That account is the basis for the provenance information in this nomination, along with recollections of John Laurent. Before passing away in 2013, John Laurent on numerous occasions shared his memories of the Keyseres and the provenance of the house's salvaged features with the current owner, Lari Ryan, and her late husband Jim. John Laurent, about 30 years Bill Keyser's junior, worked with Keyser on the house from the time

¹⁵ Her first name is sometimes given as Pauline in early sources. Her obituary reflects her choice of Paula as her first name in adulthood, as published in the *Tacoma News Tribune*, November 4, 1997.

¹⁶ Tacoma city directories for various years, 1900-1956. Also, state and federal census data.

¹⁷ 1935 and 1959 Polk directories for Tacoma.

¹⁸ Obituary, William Jess Keyser, *Tacoma News Tribune*, April 18 2007.

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he was a teenager.¹⁹ He had firsthand knowledge of the various pieces and Keyser's innovative means for incorporating them.

Some of these features include terra cotta tiles inserted into the garden brick wall – most of the tiles have a rosette design but there are also Punch and Judy figures in relief.²⁰ The rosette tiles came from the former Fire Station No. 6 (demolished 1974, site of Firemans Park), where Bill Keyser served for many years. Built in 1890, Fire Station No. 6 was one of the city's oldest public buildings when it came down.²¹ Damage from a massive 1949 earthquake prompted removal of portions of the station's parapet, including the rosette tiles and a terra cotta figurehead of a helmeted firefighter, also known as the Head of Mercury.²² In the south yard, within the garden walls, the Head of Mercury overlooks a small fountain.²³

The bricks in the garden wall and exterior walkways on the south side of the house came from the Visitation Villa, a former Catholic girls' school in Lakewood.²⁴ Built by the Sisters of the Visitation, the Visitation Villa opened in 1923 as a Catholic girls' school. It closed in 1954 and was demolished in 1956, to make way for the Villa Plaza Shopping Center.²⁵

The Women's Clubhouse (built 1890, demolished 1961, formerly at 426 Broadway) provided the current front (east) porch railing, the decorative cornice board and dentil molding on the living room walls. The front (east) doors consist of decorative elevator grilles from the Bonneville Hotel, formerly next to the Temple Theatre (Landmark Convention Center). Some of the wrought iron fencing outside came from a balcony at the former Hotel Brooklyn (built 1888, demolished n/a). The ornate wood interior door dividing the kitchen from the upstairs, exhibiting sunburst motifs, also is a relic of the Brooklyn Hotel.

Old mansions and apartment buildings demolished in the 1950s and 1960s provided some of the decorative windows and interior elements. A bay window with 45 beveled, thick panes at the dining room came from the third floor of the Henry Hewitt House.²⁶ Built in 1889 for Henry Hewitt, Jr., one of the founders of the St. Paul and Tacoma Lumber Company, this was one of Tacoma's most ornate homes.²⁷ In addition to the beveled bay window, the Hewitt mansion (demolished in 1957 for a church parking lot at 501 North 4th St.), yielded two fireplaces - specifically, the decorative, ceramic tile and carved wooden fireplace in the living room and the cast iron fireplace in the kitchen.

At the north end of the living room, a leaded glass window from the Perkins House (built 1890, demolished ca. 1960, formerly at 501 North D St.) occupies the window opening.²⁸ Sidney (Sam) A. Perkins owned numerous newspapers in Washington State, including the *Bellingham Herald*, the *Tacoma News* and the *Tacoma Daily Ledger*, in the first half of the 20th century. He also had ties to national politics, being on a first name basis with

¹⁹ Personal interview with Lari Ryan, April 24 2015.

²⁰ Anonymous neighbors of various ages, particularly children, have admitted to the present owner that they rub Judy's nose when walking past, for good luck.

²¹ Fire Station No. 6, Tacoma-Pierce County Buildings Index, Tacoma Public Library.

²² Image 39816, Richards Studio Collection, Northwest Room Image Archives, Tacoma Public Library.

²³ Fran Matthews, "Relics of Past Incorporated In Keyser's Modern Home," *Tacoma News Tribune*, June 27, 1965, D10.

²⁴ Ibid.

²⁵ Tacoma-Pierce County Buildings Index, Tacoma Public Library.

²⁶ The window is clearly visible in a historic photo of the Hewitt House, adding weight to the newspaper's 1965 claims. Image 27148, Northwest Room Image Archives, Tacoma Public Library.

²⁷ Tacoma-Pierce County Buildings Index, Tacoma Public Library.

²⁸ Tacoma-Pierce County Buildings Index, Tacoma Public Library; also, Matthews, 1965.

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six U. S. Presidents - McKinley, Theodore Roosevelt, Taft, Harding, Coolidge, and Hoover.²⁹ He remained in the publishing business until his death in 1955.³⁰

The Keyzers salvaged the built-in china cabinet doors in the dining room and closet doors along the corridor to the master bedroom from paneling at the Manor Apartments (built 1888, burned as fire department practice in 1961, formerly 236 S. Broadway).

There are many other beautiful features on the interior, such as the parquet oak flooring in the living and dining rooms, which come from sources now unknown. More features are mentioned in the 1965 Tacoma News Tribune article than can be adequately addressed in this nomination. The examples in this nomination illustrate the unique character of the house and the visionary preservation of pieces of Tacoma history by the Keyzers. Together, they made the house into something unique, a house where day-to-day life is surrounded by stories of Tacoma's past. The house displays layers of history, from the original 1903 construction to the Keyzers' modifications that started when they moved into the house in 1956 and continued during their occupancy.

²⁹ "Sidney A. Perkins, Herald Publisher, Passes in Tacoma," Bellingham Herald, October 31, 1955, box 6, folder 1, Sefrit Family Biographical Information, Bellingham Publishing Company, Center for Pacific Northwest Studies, Heritage Resources, Western Washington University, Bellingham WA 98225-9123, as cited in National Register Nomination, *Bellingham Herald Building*, prepared by Katie Chase, Artifacts Consulting, 2013.

³⁰ National Register Nomination, *Bellingham Herald Building*, prepared by Katie Chase, Artifacts Consulting, 2013.
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Ferdinand & Laura Mead House
2702 North Puget Sound Avenue, Tacoma WA 98407

Maps



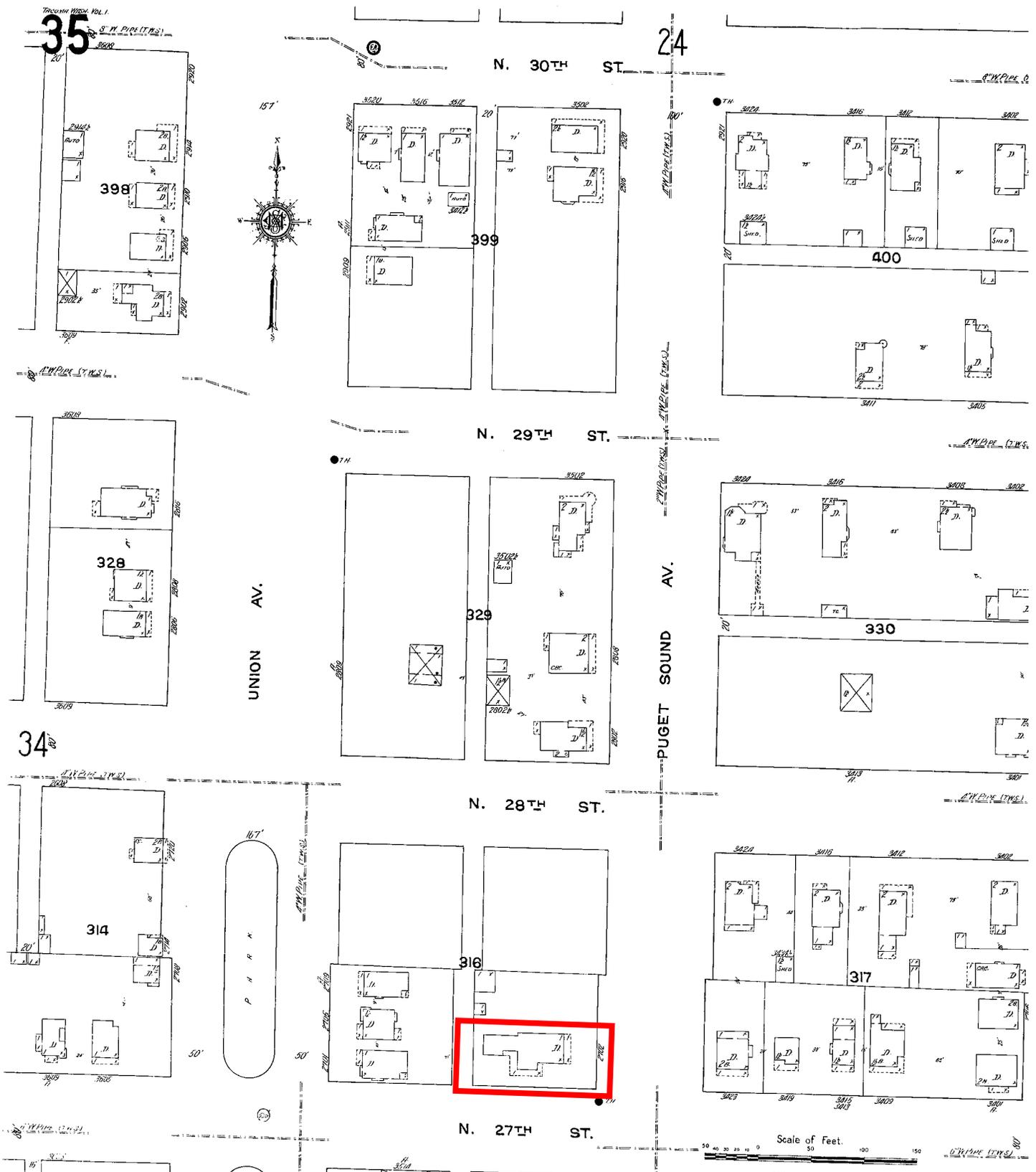
80 40 0 80 Feet



Site map showing the location of the nominated property, outlined in red.

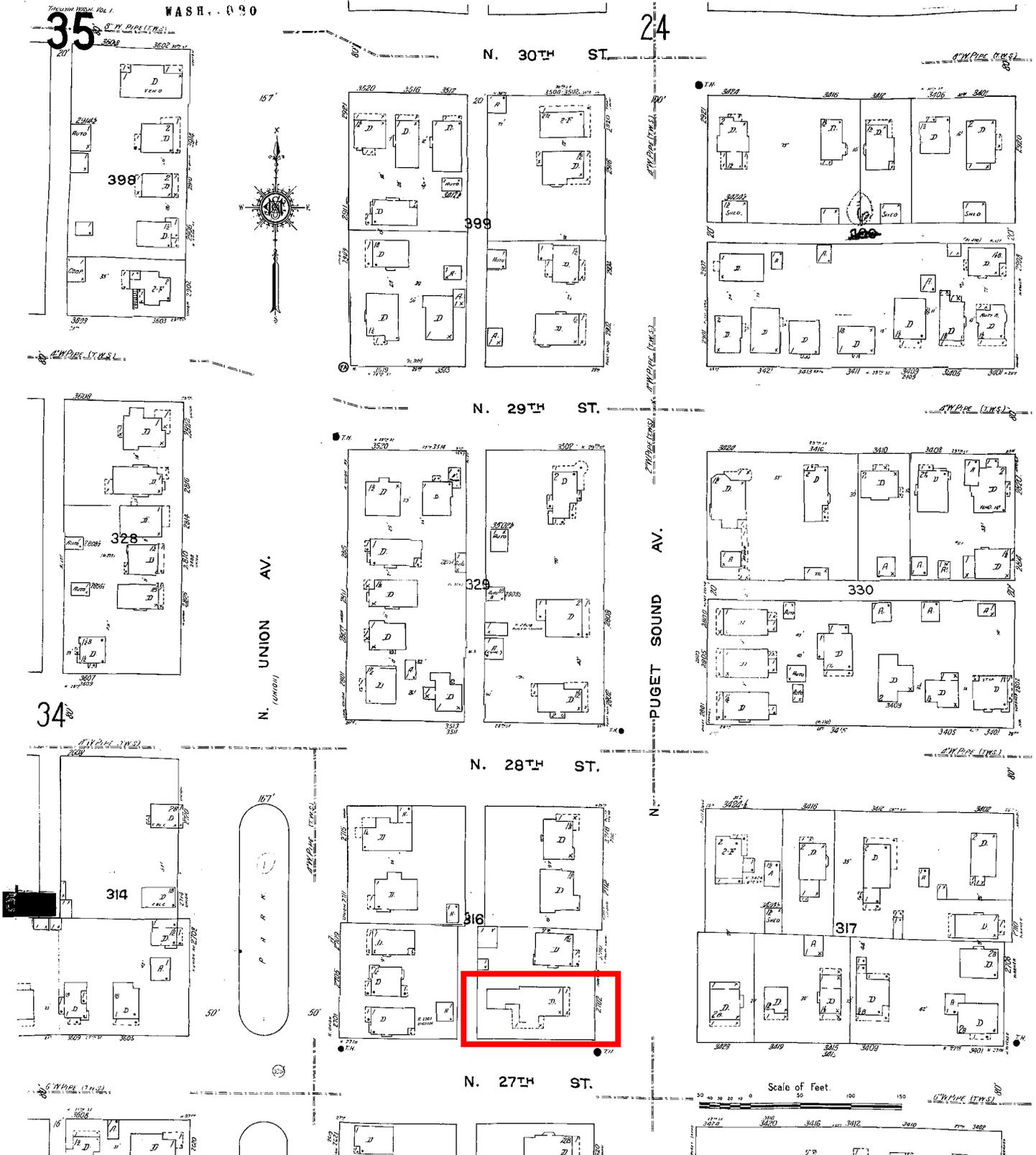
North

Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
2702 North Puget Sound Avenue, Tacoma WA 98407



1912 Sanborn Fire Insurance Map, Tacoma, Volume 1, Sheet 35. Nominated property is outlined in red.

Tacoma Register of Historic Places Nomination
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2702 North Puget Sound Avenue, Tacoma WA 98407



1912 (updated through 1950) Sanborn Fire Insurance Map, Tacoma, Volume 1, Sheet 35. Nominated property is outlined in red.

Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
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1956 view of the SE corner. Source: Keyser Photo Album, courtesy of Lari Ryan.



1956 detail view of the east facade. Source: Keyser Photo Album, courtesy of Lari Ryan.

Tacoma Register of Historic Places Nomination
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1956 view of the SW corner, showing former garage at left. Source: Keyser Photo Album, courtesy of Lari Ryan.



1956 interior view of living room and (then) recently removed wall to former bedroom, looking NE. Source: Keyser Photo Album, courtesy of Lari Ryan.

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1956 interior view from living into dining room. Source: Keyser Photo Album, courtesy of Lari Ryan.



1956 view of Paula Keyser doing hands-on home improvement work. Source: Keyser Photo Album, courtesy of Lari Ryan.

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Ca. 1890 view of former Hewitt Mansion (demolished), showing the bay window (circled in red) with beveled panes salvaged by Keyzers. Source: Tacoma Public Library, Northwest Room Image Archives, Image 27148.



1949 view of Head of Mercury after removal from parapet of Fire Station No. 6 (demolished), held by Fire Chief Charles Eisenbacher, Battalion Chief Harold Fisk and Public Safety Commissioner Robert Temme (from left). Source: Tacoma Public Library, Northwest Room Image Archives, Image 39816.

Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
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Photograph Index

All contemporary images taken by Susan Johnson, Artifacts Consulting, Inc. unless otherwise noted.

- Image 1: 2015 view of northeast corner.
- Image 2: 2015 view of southeast corner.
- Image 3: 2015 view of southwest corner.
- Image 4: 2015 view of northwest corner.
- Image 5: 2015 detail view of garden wall, showing terra cotta rosettes and Judy figure inset into brick wall.
- Image 6: 2015 view of the Head of Mercury piece, salvaged from Fire Station No. 6 (demolished), located in garden south of house.
- Image 7: 2015 view of exterior door at south porch (left) and one of two sets of main east doors (right).
- Image 8: 2015 view of living room, looking north.
- Image 9: 2015 view of leaded glass window in north wall of living room, salvaged from former Perkins House (demolished).
- Image 10: 2015 interior view looking west, from living to dining room. Note ornate fireplace, from former Hewitt Mansion (demolished).
- Image 11: 2015 view looking northwest in dining room. Built-in china cabinet at right exhibits doors made from paneling at former Manor Apartments (demolished).
- Image 12: 2015 view of dining room, looking southeast. Bay window with beveled lites from Hewitt Mansion (demolished) at center.
- Image 13: 2015 detail view of dining room floor.
- Image 14: 2015 view of kitchen, looking upstairs (L) & detail of salvaged door (R). Cast iron fireplace from former Hewitt Mansion. Bill Keyser built the lower steps, which have drawers for storage.
- Image 15: 2015 view of the upstairs, looking southeast.
- Image 16: 2015 view of the master bedroom, downstairs.

Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
2702 North Puget Sound Avenue, Tacoma WA 98407



Image 1: 2015 view of northeast corner. Source: Artifacts Consulting, Inc.



Image 2: 2015 view of southeast corner. Source: Artifacts Consulting, Inc.

Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
2702 North Puget Sound Avenue, Tacoma WA 98407



Image 3: 2015 view of southwest corner. Source: Artifacts Consulting, Inc.



Image 4: 2015 view of northwest corner. Source: Artifacts Consulting, Inc.

Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
2702 North Puget Sound Avenue, Tacoma WA 98407



Image 5: Image 1: 2015 detail view of garden wall, showing terra cotta rosettes and Judy figure inset into brick wall. Source: Artifacts Consulting, Inc.



Image 6: 2015 view of the Head of Mercury piece, salvaged from Fire Station No. 6 (demolished), located in garden south of house. Source: Artifacts Consulting, Inc.

Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
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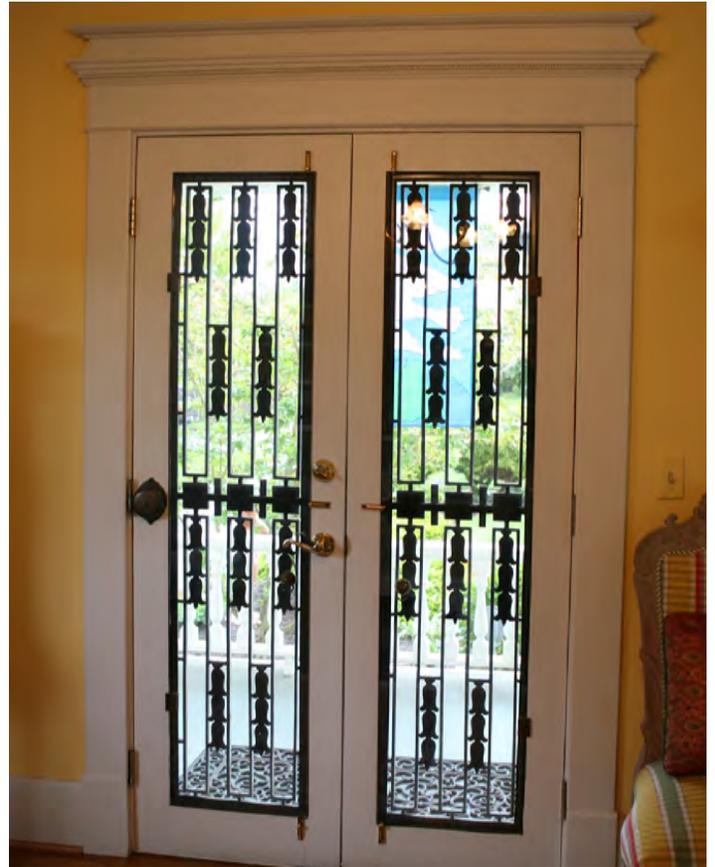


Image 7: 2015 view of exterior door at south porch (left) and one of two sets of main east doors (right).
Source: Artifacts Consulting, Inc.



Image 8: 2015 view of living room, looking north. Source: Artifacts Consulting, Inc.

Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
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Image 9: 2015 view of leaded glass window in north wall of living room, salvaged from former Perkins House (demolished). Source: Artifacts Consulting, Inc.



Image 10: 2015 interior view looking west, from living to dining room. Note ornate fireplace, from former Hewitt Mansion (demolished). Source: Artifacts Consulting, Inc.

Tacoma Register of Historic Places Nomination
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Image 11: 2015 view looking northwest in dining room. Built-in china cabinet at right exhibits doors made from paneling at former Manor Apartments (demolished). Source: Artifacts Consulting, Inc.



Image 12: 2015 view of dining room, looking southeast. Bay window with beveled lites from Hewitt Mansion (demolished) at center. Source: Artifacts Consulting, Inc.

Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
2702 North Puget Sound Avenue, Tacoma WA 98407



Image 13: 2015 detail view of dining room floor. Source: Artifacts Consulting, Inc.

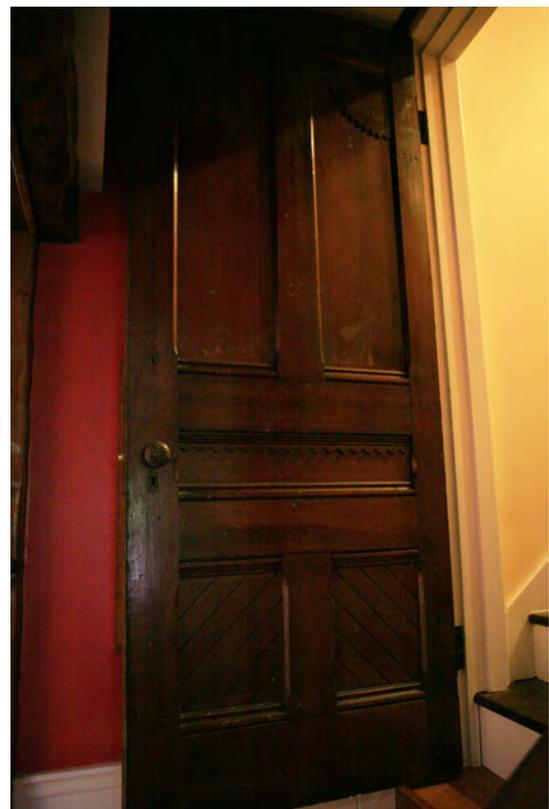
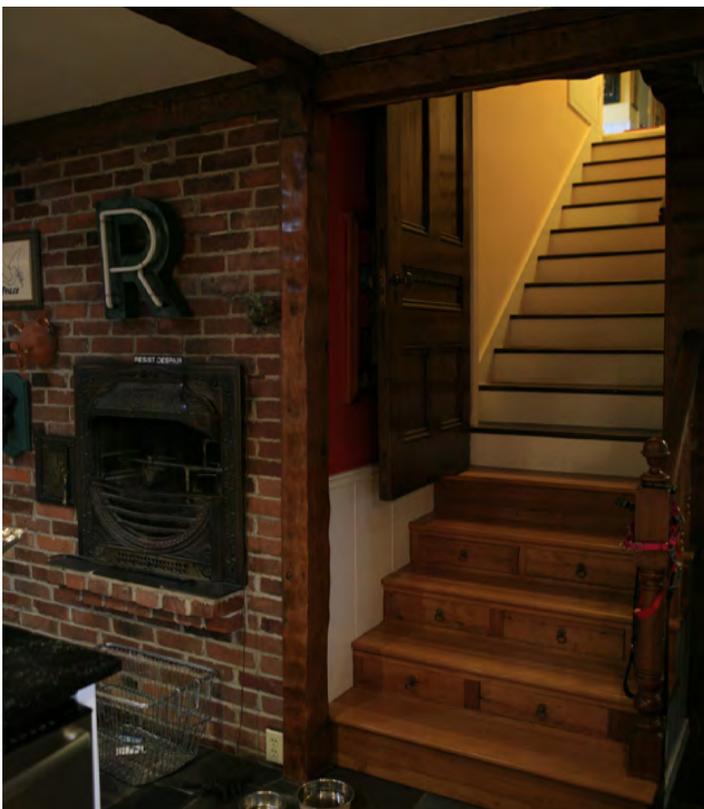


Image 14: 2015 view of kitchen, looking upstairs (L) & detail of salvaged door (R). Cast iron fireplace from former Hewitt Mansion. Bill Keyser built the lower steps, which have drawers for storage. Source: Artifacts Consulting, Inc.

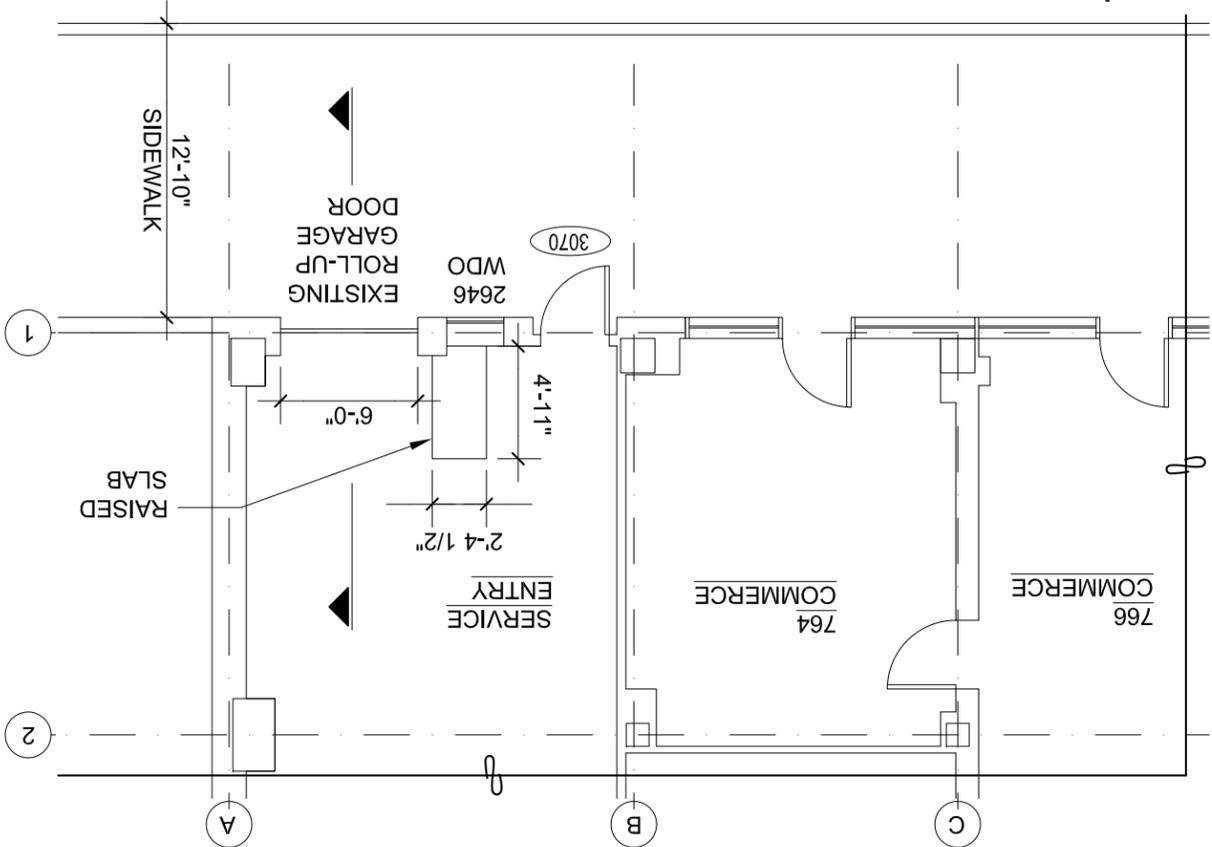
Tacoma Register of Historic Places Nomination
Ferdinand & Laura Mead House
2702 North Puget Sound Avenue, Tacoma WA 98407



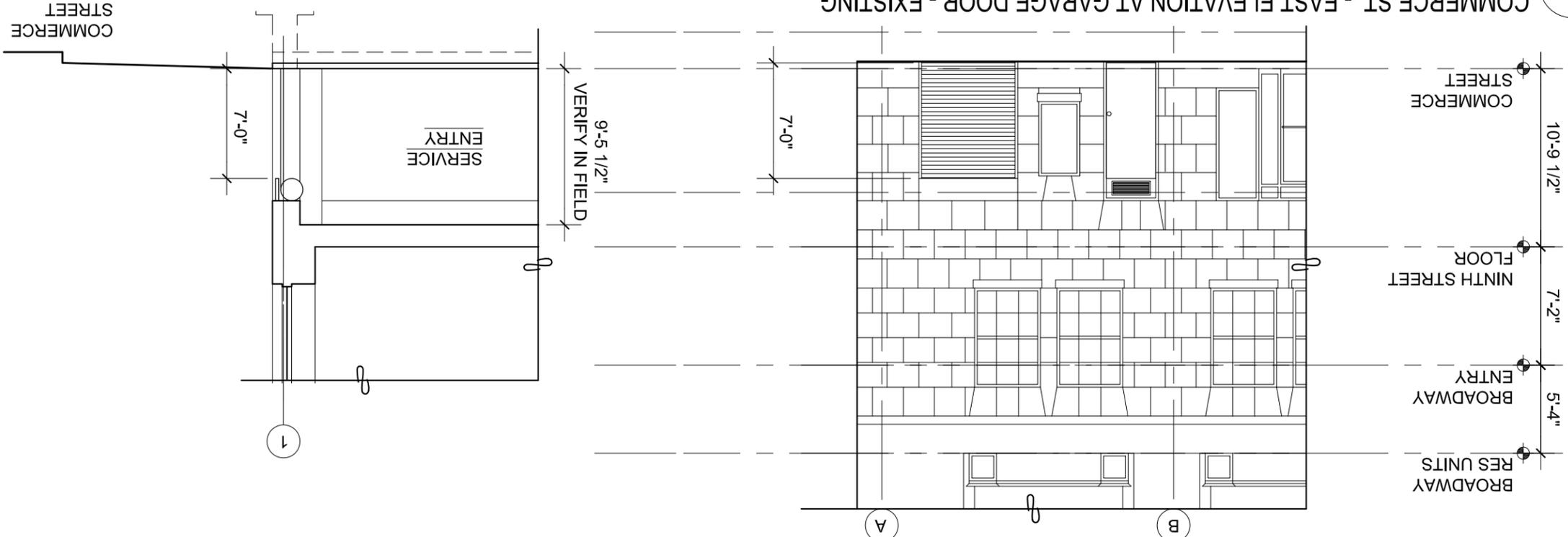
Image 15: 2015 view of the upstairs, looking southeast. Source: Artifacts Consulting, Inc.



Image 16: 2015 view of the master bedroom, downstairs. Source: Artifacts Consulting, Inc.



2
 1/8" = 1'-0" WMBE-GARAGE DOOR
 COMMERCE ST. - EAST ELEVATION AT GARAGE DOOR - EXISTING



3
 1/8" = 1'-0" WMBE-GARAGE DOOR
 SECTION - GARAGE DOOR - EXISTING

A31.01.1

SHEET NO.
 DRAWINGS TITLE
 COMMERCE ST -
 EXISTING
 GARAGE DOOR

DRAWING ISSUE
 GARAGE DOOR
 REPLACEMENT PROPOSAL

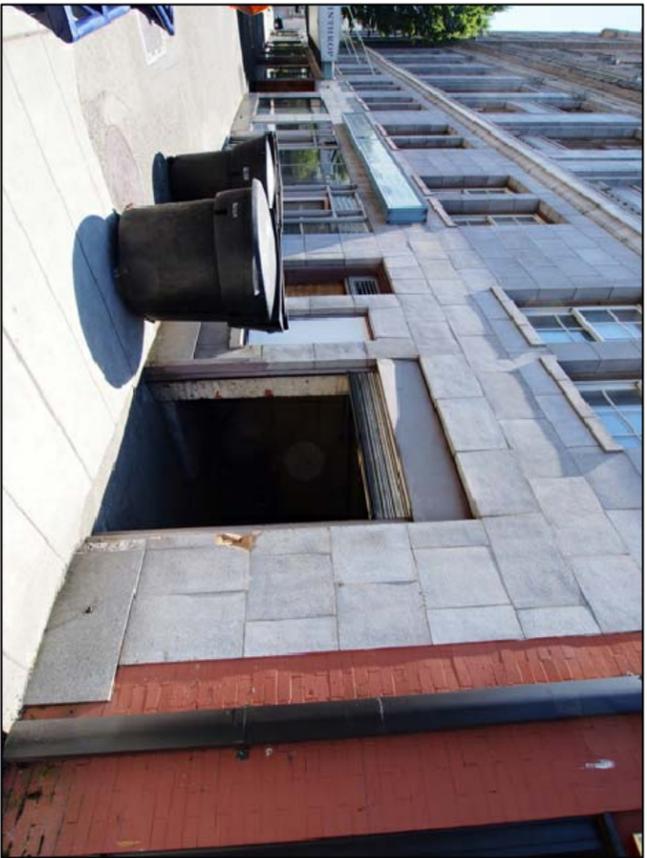
THE WINTHROP
 776 COMMERCE ST., TACOMA, WA 98402
 THE WINTHROP, LP
 329 PRIMROSE ROAD #347, BURLINGAME CA 94011

TONKIN
 architecture
 204 First Avenue South, Seattle, WA 98104
 P 206-624-7880 | F 206-622-1766
 www.tonkinarchitecture.com

SCALE: 1/8" = 1'-0"
 PLOT DATE: JUL 27 2015
 CAD FILE: WIN-A3101.1
 PROJ. MGR.: LT
 DRAFTER: MD



1. VIEW ALONG COMMERCE STREET (EAST BUILDING ELEVATION)



2. VIEW ALONG COMMERCE STREET OUTSIDE SERVICE ENTRY



3. VIEW ALONG COMMERCE STREET INTO SERVICE ENTRY



4. VIEW OF GARAGE DOOR FROM COMMERCE STREET



5. VIEW FROM INSIDE SERVICE ENTRY



6. VIEW FROM INSIDE SERVICE ENTRY

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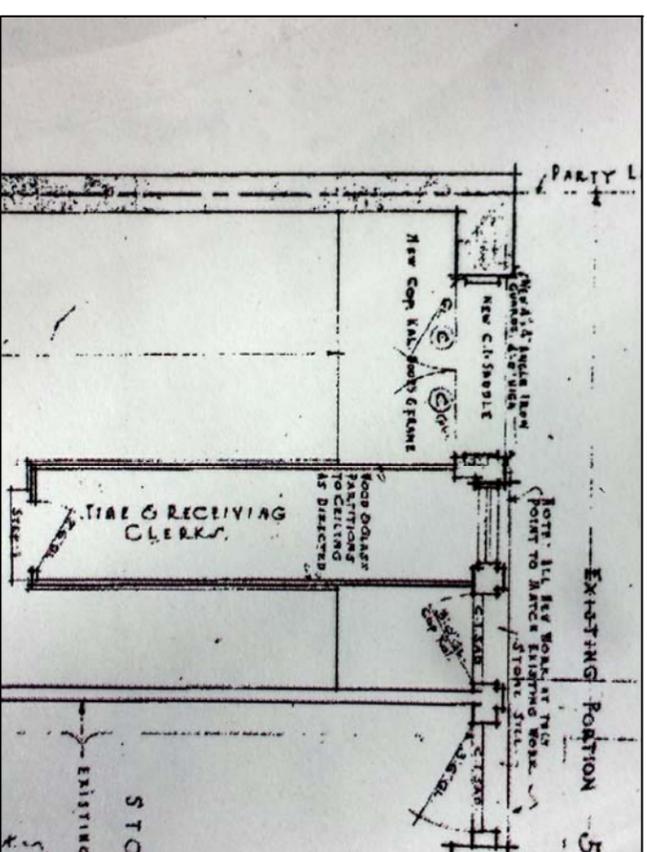
THE WINTHROP
776 COMMERCE ST., TACOMA, WA 98402
THE WINTHROP, LP
329 PRIMROSE ROAD #347, BURLINGAME CA 94011

DRAWING SIZE:
GARAGE DOOR
REPLACEMENT PROPOSAL

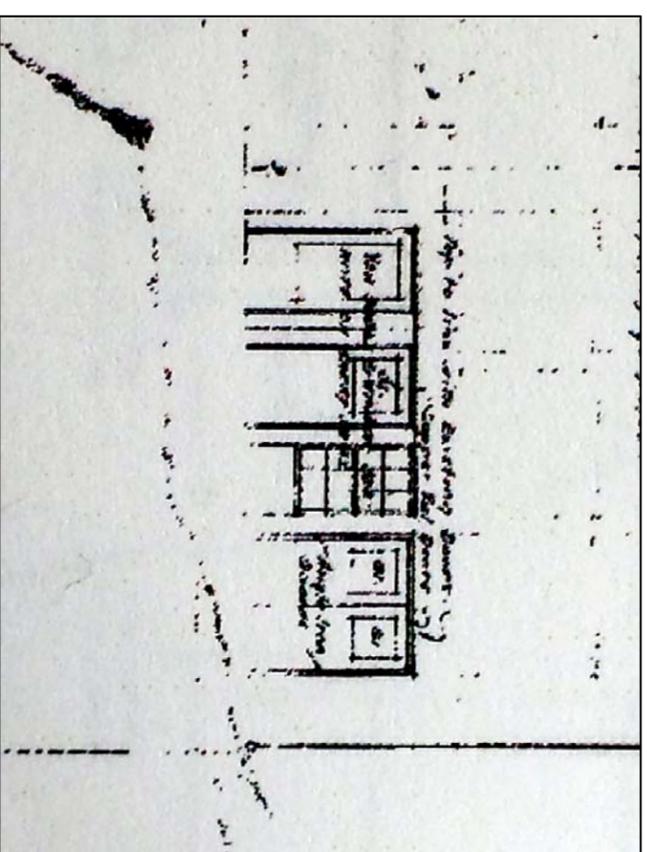
DRAWING TITLE:
**COMMERCE STREET
EXIST. CONDITIONS
AT GARAGE DOOR**

SCALE:
PLOT DATE: JUL 27 2015
CAD FILE: WMA-43101.1
PROJ. MGR.: LT
DRAWN BY: MD

SHEET NO.
A31.01.2



1. FLOOR PLAN - ORIGINAL 1925 DRAWING OF SERVICE ENTRY CARRIAGE DOORS (NTS)



2. ELEVATION - ORIGINAL 1925 DRAWING OF SERVICE ENTRY CARRIAGE DOORS (NOT TO SCALE)

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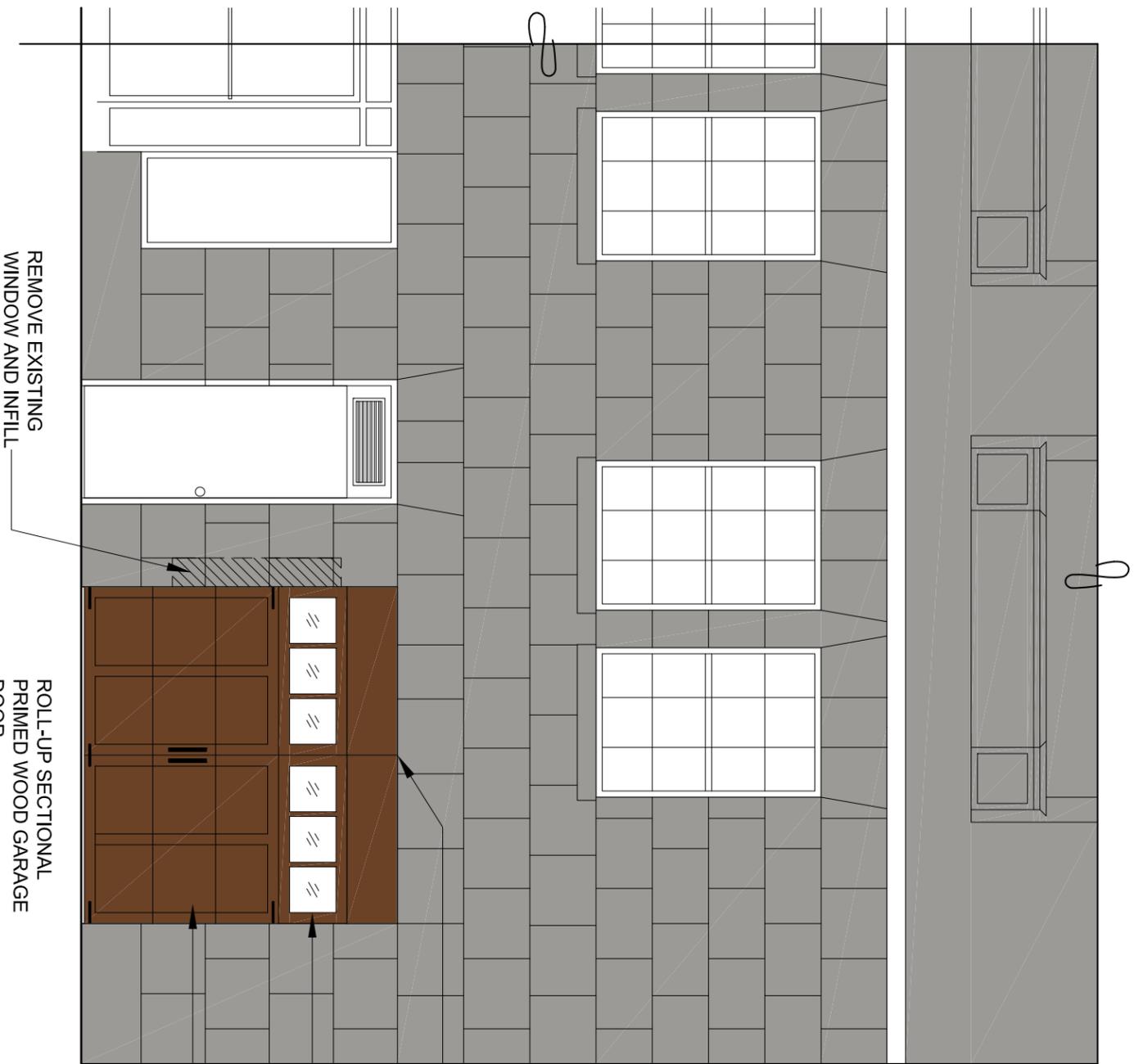
THE WINTHROP, LP
329 PRIMROSE ROAD #347, BURLINGAME CA 94011

DRAWING TITLE
GARAGE DOOR
REPLACEMENT PROPOSAL

DRAWING TITLE
COMMERCE STREET
GARAGE DOOR -
HIST. 1925 DRAWINGS

SCALE: NTS
PLOT DATE: JUL 27 2015
CAD FILE: WMA43101.1
PROJ. MGR.: LT
DRAFTER: MD
SHEET NO.

A31.01.3



REMOVE EXISTING WINDOW AND INFILL

ROLL-UP SECTIONAL PRIMED WOOD GARAGE DOOR.

FALSE SEAM

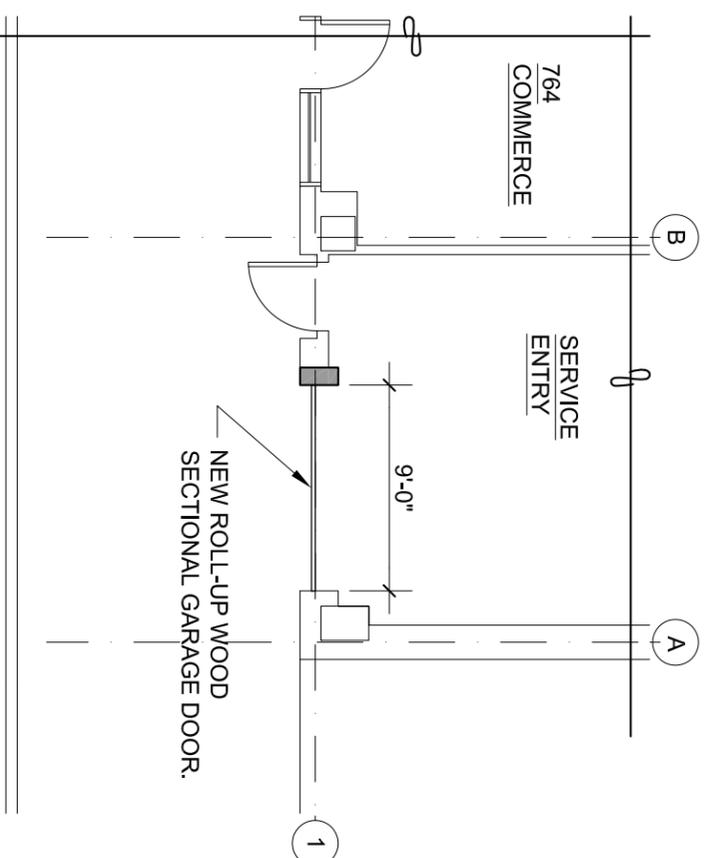
GLAZING THIS ROW

SOLID PANELS

2

ELEVATION - NEW GARAGE DOOR - PROPOSED

1/4" = 1'-0"



1

PLAN DETAIL AT GARAGE DOOR - PROPOSED

1/8" = 1'-0"



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THE WINTHROP
776 COMMERCE ST., TACOMA, WA 98402

THE WINTHROP, LP
329 PRIMROSE ROAD #347, BURLINGAME CA 94011

DRAWING TITLE
GARAGE DOOR REPLACEMENT PROPOSAL

DRAWING TITLE
COMMERCE STREET - PROPOSED GARAGE DOOR

SCALE: 1/8" = 1'-0"

PLOT DATE: JUL 13 2015

CAD FILE: WMA-A3101.1

PROJ. MGR.: LT

DRAWN BY: MD

SHEET NO.

A31.01.5



Associated Photographic Service

COMMERCIAL PHOTOGRAPHY
714 MARKET STREET
TAGOMA, D.C. WASH.



STONEMAN

UNITED AIR LINES

24 HOUR PARKING

SOMERSET
WINTER & FINE

MATHEI

Yellow
Cab
CO

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 423 N. G ST Landmark/Conservation District (if applicable) _____

OWNER INFORMATION

Name (printed) DAN KOCH Email DANKOCH@GMAIL.COM
Address (if different than above) _____ Phone 253-377-7679

Homeowner's Signature* X 
*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 _____ Company _____
Address _____
Email _____ Phone _____

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 8,000 X

Application Fee Enclosed 250.00- X

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

New Fee Schedule for 2013

On December 18, 2012 City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 38588). The new fees are as follows:

Estimated project cost (determined by applicant)	Application Fee
\$0 – 5000	\$175
Each additional \$1000	\$25
Maximum fee	\$500

PLEASE NOTE:

1. Fees are required only once per application.
2. If an application is denied by the Landmarks Commission, and a new application is submitted for the same project, new fees may apply.
3. Demolition fees are applied to cover the cost of public hearings, but may not be required for the removal of certain accessory structures.

HOW TO USE THIS FORM

STEPS FOR APPLICANTS

1. **Review the Standards and Guidelines for Historic Buildings.** Many homeowners want to know whether their project will be approved by the Commission ahead of the meeting. The Landmarks Commission reviews projects according to design guidelines and the Secretary of the Interior's Guidelines for Rehabilitation. This information is available online at www.tacomaculture.org.
2. **Fill out this form in its ENTIRETY.**
3. **Find the correct checklist for your project, and submit the required supporting documentation.** Part 4 of this form outlines which checklist to use for your project. There are three checklists, but you only need to use one.
4. **Submit your application for preliminary review to the Permit Intake Center of Planning and Development Services. The Plans Reviewer will initial and date the cover sheet of this application.** This ensures your application meets applicable codes and will avoid delays down the road. Your application will NOT be processed without this step.
5. **Submit it to the Historic Preservation Office with the APPLICATION FEE.** The Landmarks Commission meets on the 2nd and 4th Wednesdays of each month, and applications are due to this office **TWO WEEKS** in advance. When your application has been scheduled for review, you will be notified.

WHERE TO GO:

Permit Intake Center
City of Tacoma, Planning and Development
Services Department
747 Market Street, 3rd Floor
253-591-5030

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.

BUILD A SHED DORMER TO INCREASE
HEAD HEIGHT IN EXISTING BEDROOM.
INSTALL 4 NEW 36" X 48" ANDERSON WOOD
DOUBLE HUNG WINDOWS TO MATCH LOWER FLOOR.
SIDING TO MATCH EXISTING SHINGLES. TRIM TO MATCH
ROOFING TO MATCH EXISTING.

PART 4: SUPPLEMENTS

How to Use This Table

The following is a table of common projects divided into Categories. For each Category of work there is a corresponding checklist designed to help you include the information required for your application.

Find the type of work you are proposing, and download the corresponding checklist to attach to your application.

Checklists are available from the Historic Preservation Office, and on our website at www.tacomaculture.org/historic.asp

If you have any questions regarding what information should be included in your application, please call the Historic Preservation Office at 253-591-5220.

NOTE: ONLY USE ONE CHECKLIST

<input type="checkbox"/> Use Checklist A for:	Detached garages New porches Decks Additions Foundations Other Major Work (call the Historic Preservation Officer with questions)	p. 5
<input checked="" type="checkbox"/> Use Checklist B for:	Siding ← Roofing ← New window or door openings ← Other Minor (For example, chimney restoration)	p. 6
<input type="checkbox"/> Use Checklist C for:	Windows (replacement or restoration of existing) Doors (replacement or restoration of existing)	p. 7

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST B
(For New Siding, Roofing, and Window and Door Openings)

CHECKLIST to include the following:*

<input checked="" type="checkbox"/>	Elevation drawings (if new windows or doors are to be added where there no existing ones)
<input checked="" type="checkbox"/>	Photograph(s) of work area(s)
<input checked="" type="checkbox"/>	Detail illustrations of trim and casing
<input checked="" type="checkbox"/>	Material samples (if proposing uncommon or new to market material)
<input checked="" type="checkbox"/>	Paint samples (from hardware store if applicable)

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

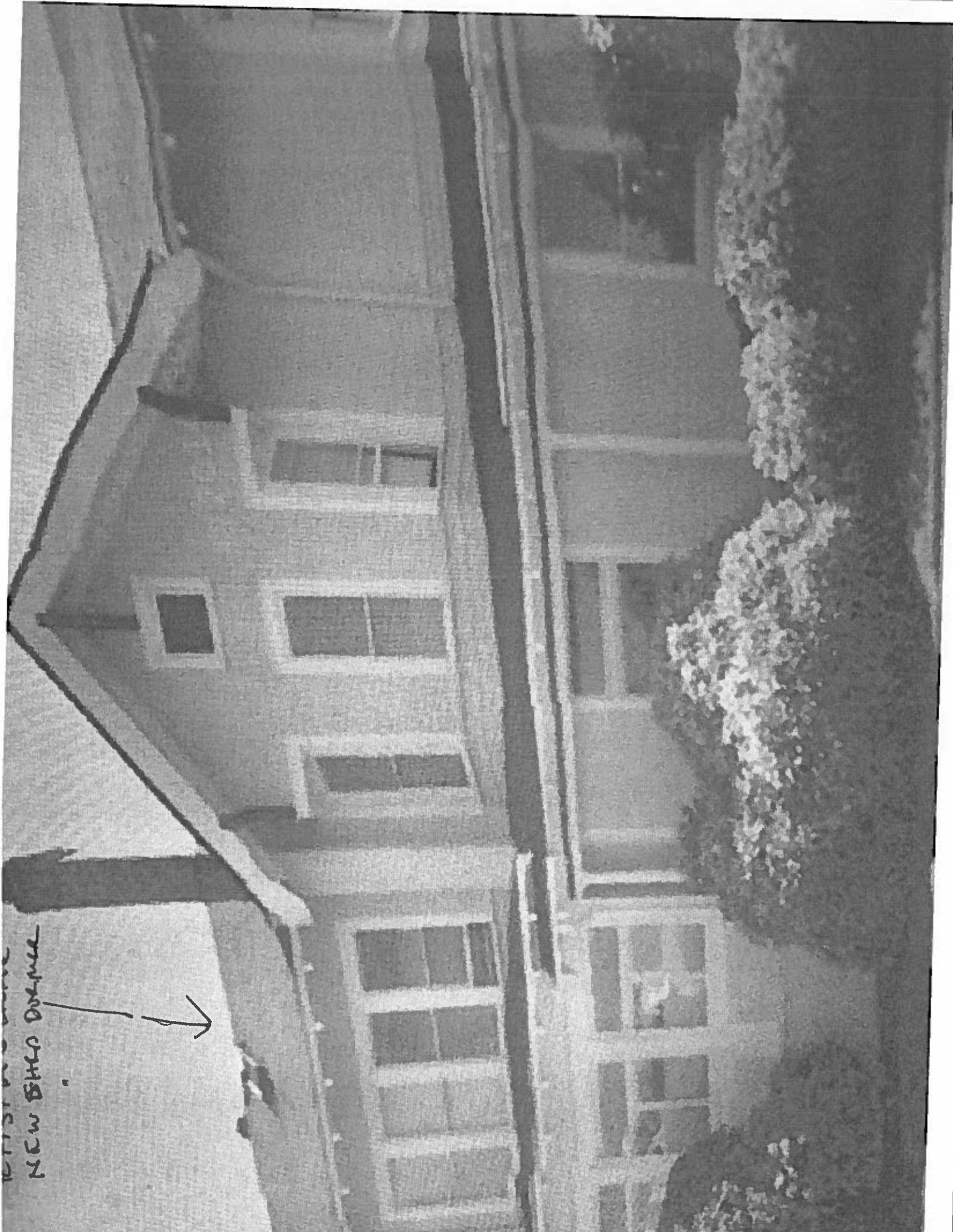
Proposed Material(s): _____

Window types and locations: ANDERSON WOOD IN SHED DORMER

Exterior cladding material(s): SHINGLES.

***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.
- Elevations should be scale drawings and should include dimensions, heights, window and door locations and trim details.
- Please include a photograph of existing examples (if the new features 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.



NEW BRICK DOORWAY
↓

PROJECT: KOC + DUCTER		SHEET NO. 1/1
BY: CF	DATE: 4/7/15	JOB NO. 15065

SHOW LOAD = 25 PST

l = 17'

$W = 1.045(8) = 8.36 \text{ k}$ $P = 3.1 \text{ k}$

$M = \frac{1.36(17)^2}{8} = 156 \text{ k}'$

$SPEEED = \frac{156}{24(1.15)} = 56.5$

3 1/2" x 14" LVL

l = 8' SPREADER BEAM

$P = 3.1 \text{ k}$

$M = \frac{3.1(8)^2}{9} = 79.4 \text{ k}'$

$SPEEED = \frac{79.4}{24(1.15)} = 27.5$

3 1/2" x 9 1/2" LVL
X 10'



l = 4'

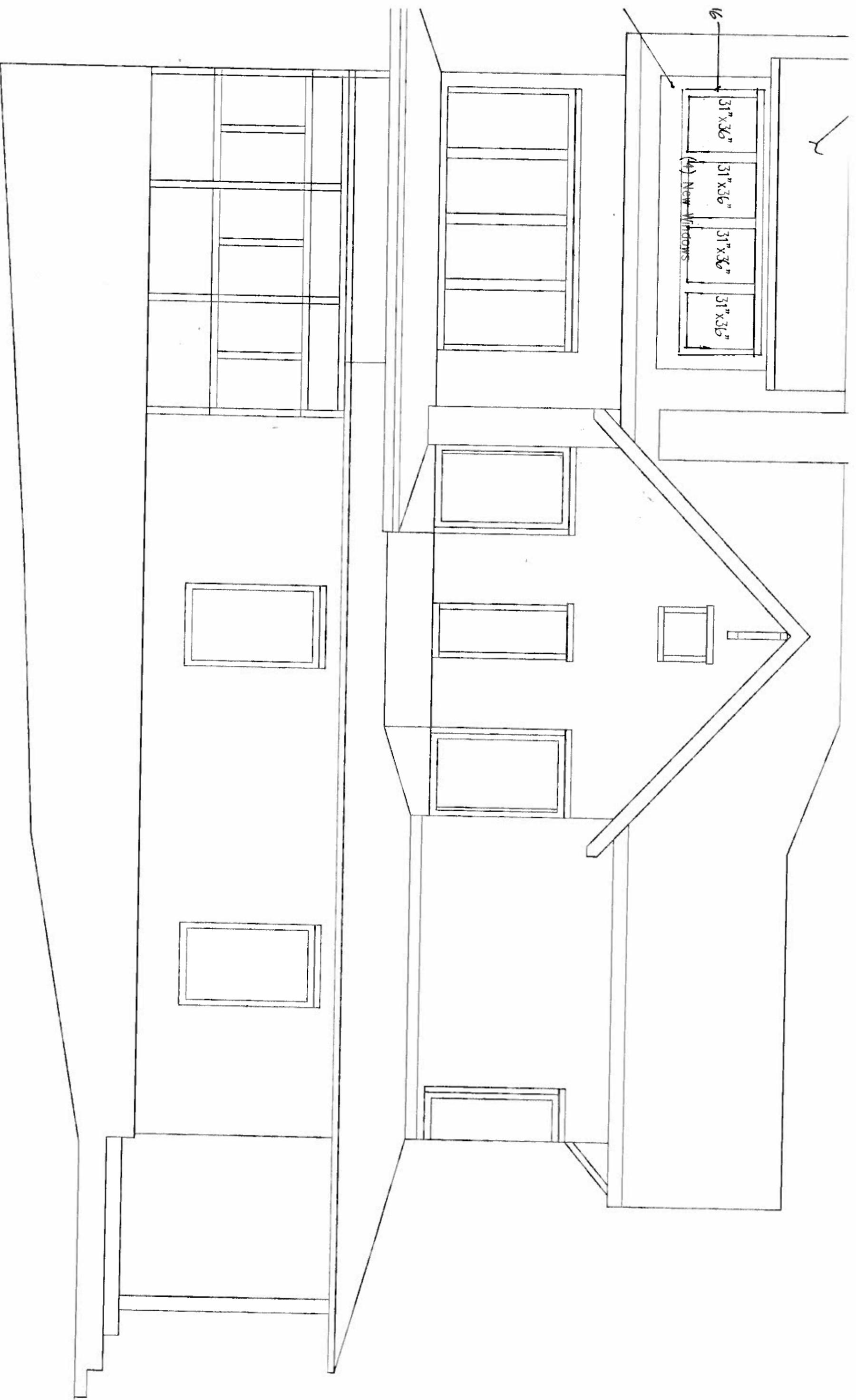
$P = 3.1 \text{ k}$

$M = \frac{3.1(4)^2}{8} = 14.8 \text{ k}'$

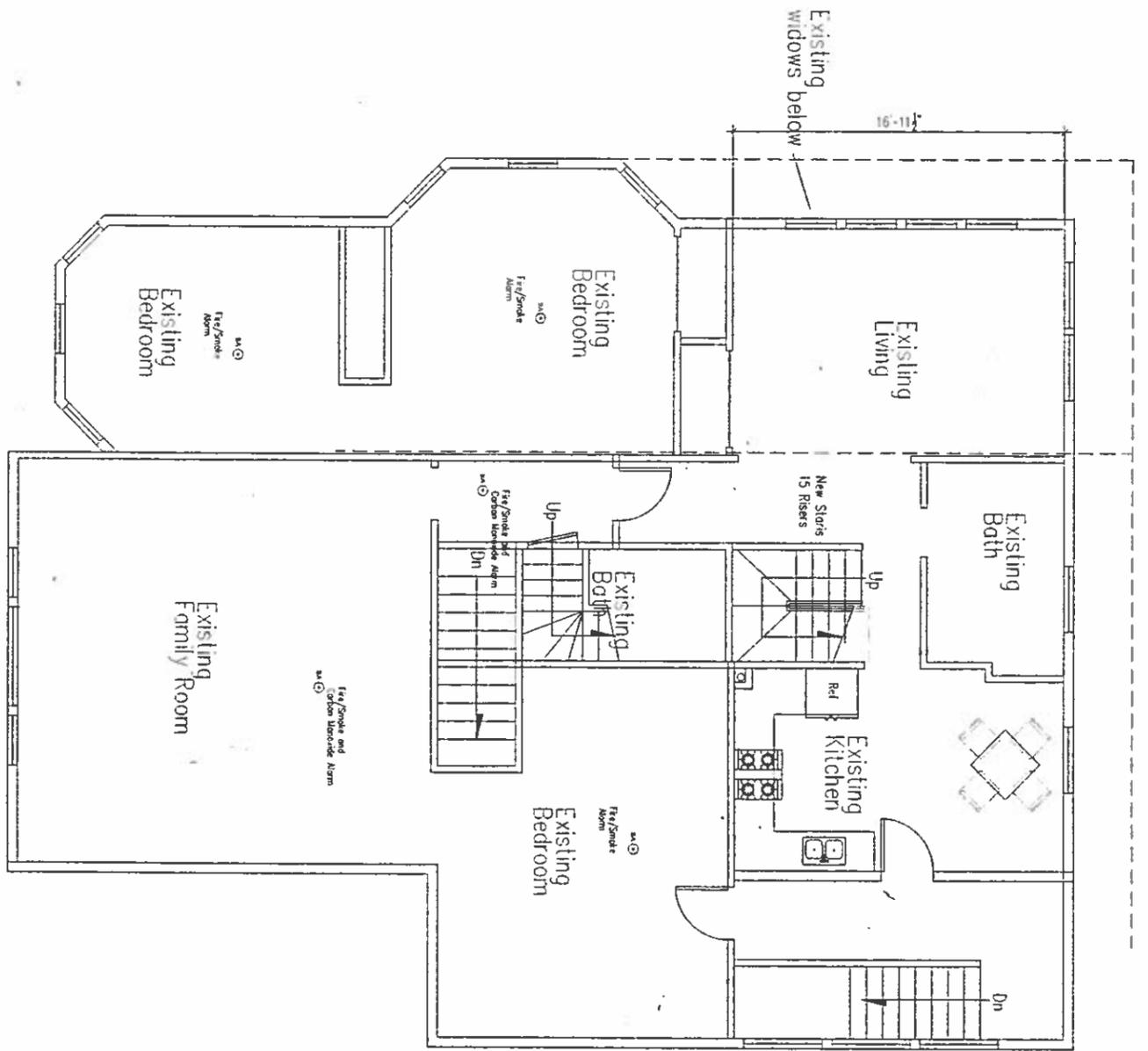
$SPEEED = \frac{14.8}{24(1.15)} = 52.5$ 3 1/2" x 9 1/2" LVL



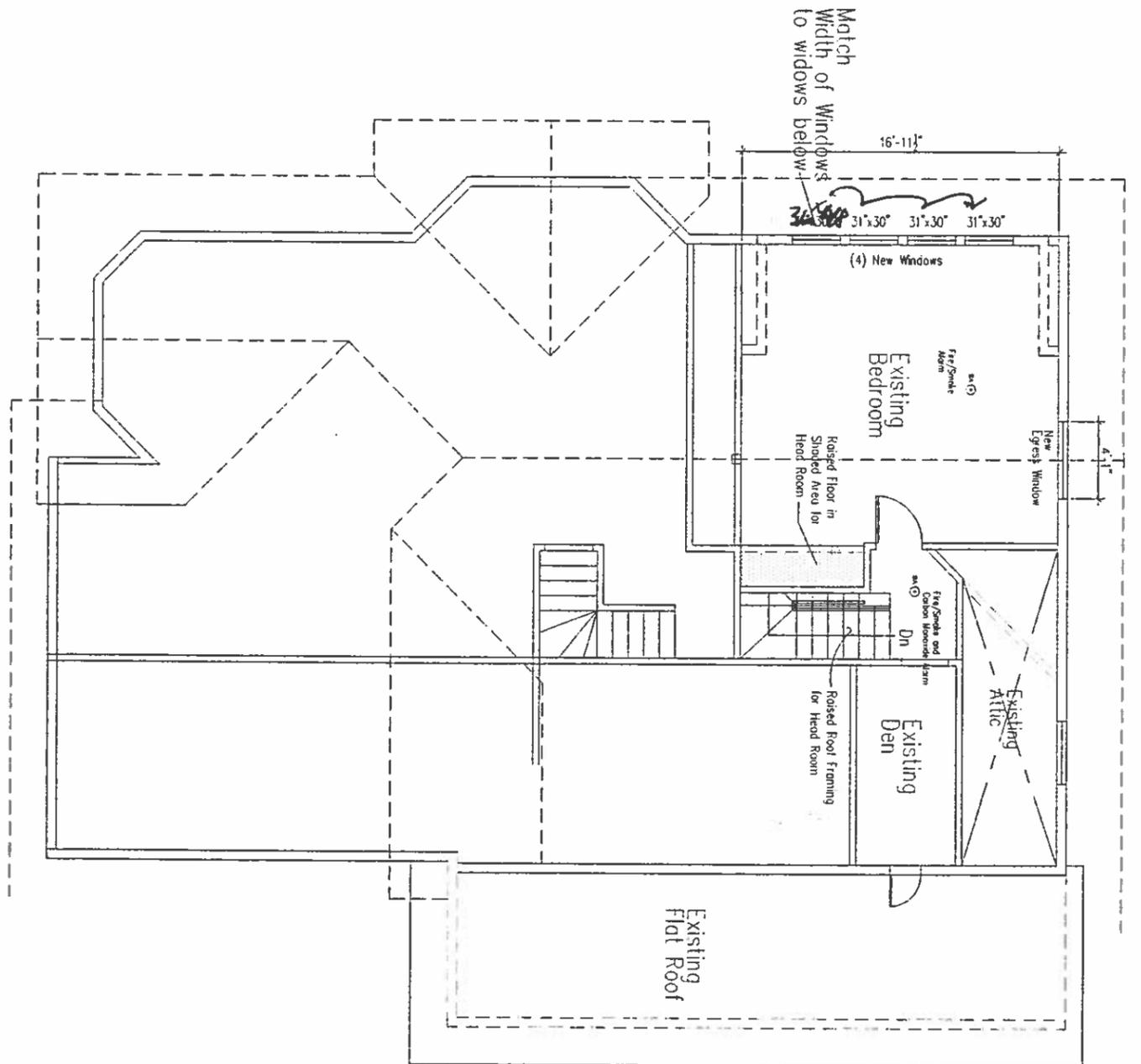
Existing Exterior 1/4"=1'



NEW EXTERIOR ELEVATION - AFTER WITH NEW DORMER

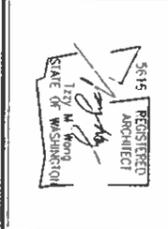


Second Floor Plan
1/4" = 1'-0"



New Third Floor Plan
1/4" = 1'-0"

REVISION:	DATE:
PERMIT SET	04/03/15
A2.2	
JDR NO. DRAWN DATE: 04/03/15 TW	



The Koch Residence
423 North G Street
Tacoma, WA 98403

DANIEL KOCH CONSTRUCTION INC.
423 North G Street
Tacoma, WA 98403
P. 253-383-9242
F. 253-383-7688
Dan. 253-377-7679 Rick. 253-377-7678

Architectural Services, Inc.
Planning and Design Development
12181 - "C" Street South Tacoma, WA 98444
Phone: 253-272-2276 Fax: 253-531-1285







Landmarks Preservation Commission

Planning and Development Services Department



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

APPLICATION FOR DESIGN REVIEW COMMERCIAL AND MULTIFAMILY

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 buildings and districts, please call the Historic Preservation Officer at 253.591.5220.

PART 1: PROPERTY INFORMATION

Building/Property Name	Pagni & Lenti Building
Building/Property Address	1702 Pacific Ave. Tacoma, WA
Landmark or Conservation District	
Applicant's Name	Steve Rosen
Applicant's Address (if different than above)	Elemental Pizza 1702 Pacific Ave. Tacoma, WA
Applicant's Phone	(206) 915-9580
Applicant's Email	stever@elementalpizza.com
Property Owner's Name (printed)	University of Washington Board or Regence
Property Owner's Address	1900 Commerce St. Tacoma, WA 98402
Property Owner's Signature	

*Application must be signed by the property owner to be processed. By signing this application, owner confirms that the application has been reviewed and determined satisfactory by the owner.

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: \$4,500

Application fee enclosed (please make payable to City of Tacoma): \$175

The Landmarks Preservation Commission (LPC) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Review criteria are available at the Planning and Development Services Department (253) 591-5220 and on the city website. Information on standards and guidelines can be found in Tacoma Municipal Code 1.42 (Landmarks Preservation Commission) and 13.07 (Special Review Districts).

PART 2: INSTRUCTIONS

New Fee Schedule for 2013

On December 18, 2012, City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 38588). The new fees are as follows:

Estimated project cost	Application Fee
\$0 – 5000	\$175
PROJECTS UNDER \$1 MILLION	
Each additional \$1000	\$30
Maximum fee per review	\$2000
Application for Demolition	\$1500
PROJECTS OVER \$1 MILLION	
Minimum fee	\$3000
Each additional \$10,000	\$10
Maximum fee	\$4000

General Tips for Modifications to Historic Buildings

- 1. First contact the proper permitting office to ensure your project is code compliant.** Presubmittal conferences with Commercial Plan Review may be required for major projects and should occur prior to Landmarks Commission review of your project. **If variances are required for your project, contact the Historic Preservation Officer before submitting your application.** Variances or conditional use approvals that may affect the exterior design of the project must be resolved prior to Landmarks Commission review.
- 2. For complex projects, several design briefings to the Landmarks Commission may be necessary.** Contact the Historic Preservation Officer to discuss scheduling options. The Landmarks Commission generally meets twice per month. Sign applications and other simple design reviews generally do not require multiple visits.
- 3. Projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and any applicable Historic District Design Guidelines (if the project occurs within a historic district).** Design Guidelines cover areas such as massing, scale, streetscape, signage, awnings and other design elements. Copies of Tacoma's guidelines are available at the Historic Preservation Office, or online at www.tacomaculture.org.

General Steps for Submitting Applications

- 1. Begin the application consultation process with Buildings and Land Use (BLUS) to identify code-compliance issues and required permits.**
- 2. For large projects, contact the Historic Preservation Office to determine an appropriate schedule for review.**
- 3. Submit completed application and APPLICATION FEE to:**

Historic Preservation Officer
747 Market Street, Room 1036
Tacoma, WA 98402-3793

OR

Email form to:
landmarks@cityoftacoma.org

PLEASE NOTE: The Landmarks Commission meets on the second and fourth Wednesdays of each month. Applications are due a MINIMUM of 2 weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

PART 3: PROJECT SCOPE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see NARRATIVE DESCRIPTION CHECKLIST (next page).

Elemental Pizza, along with University of Washington Tacoma has been making tenant improvements to the interior of the Pagni & Lenti building on Pacific Avenue and seeks to refresh the exterior of the Pacific Avenue facing side of the building.

Given that the brick façade of that side of the building is fully painted we hope to infuse new life into it with a fresh coat of paint and trim that helps maintain the building's status as a true anchor for the street.

The intent of the paint color choice and aesthetic is the following:

1. Create a beautiful façade that feels historic and complements the brick of the adjoining building.
2. Work within the historical color palette from Benjamin Moore.
3. Choose colors that give the building a sense of strength and foundation given that it is at the end of the block.
4. Minimum maintenance. Choose colors that will "wear" well meaning that will do a formidable job of hiding dirt and stains over time.

The chosen colors for this work are:

Brick: Hale Navy

Trim: Black Beauty

In addition to painting the building we envision adding one to two blade signs strategically placed to signal pedestrians walking along Pacific Avenue. The signs would be roughly 30" x 30" and be lit using an LED strip in order to illuminate the bronze lettering. The signs are to be made of blackened steel and made to look "re-claimed" and in the spirit of the original building. The blade signs will be attached by anchoring into the mortar joints. Please see the attached renderings.

The current awning on the façade would be removed.

We project that the scope of work to accomplish both the cleaning and painting of the brick and hanging of the blade signs will be no more than four days.



PART 4: APPLICATION CHECKLIST (For sign or awning applications, please go to PART 5).

General Requirements

- Twenty copies of the application and all supporting documents for distribution
- Property owner/manager consent

Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.

Check here to certify that there are NO PENDING APPLICATIONS FOR A VARIANCE related to this application. If there are any pending variances related to this application, you MUST notify the Historic Preservation Office.

Narrative Description Checklist

- General overview of project, including quantities and dimensions of elements such as signs (i.e. "one proposed 24 X 60" sign, with 12" extruded plastic letters, to be located on the south façade sign band...)
- LIST of features to be removed, replaced or added (*if application includes removal or replacement of material*)
- Specification or product sheets for materials and finishes, if applicable
- Program of work for large-scale or complex projects, if applicable (i.e. scope of work for masonry restoration and cleaning)

Attachments Plans and graphics submitted for permitting may be used for Landmarks Review if materials, products and finishes are clearly indicated on the plans.

- Site plan/locational map INCLUDING adjacent buildings and streets (for any additions or new construction). *Note that Building and Land Use Services also often requires a site plan for a Building Permit. See Information Sheet B1 Site Plans (available at the Permit Counter).*
- MEASURED floor plans, CLEARLY identifying new and existing features (if applicable)
- MEASURED elevations, CLEARLY identifying new and existing features
- Details of method(s) of attachment for signs, awnings and canopies (if applicable)
- COLOR photographs of existing conditions (digital is fine as long as it is clear)

Other Requirements

- Material and hardware samples (in some cases specification or cut sheets may suffice)
- True color paint and/or finish samples, where required by ordinance

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS

Instructions for Signs and Awning Applicants

Please include the following with your application:

- Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)
- Twenty copies of supporting attachments
- Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)
- Photograph of existing building
- Details of attachment
- Single set of material samples (if necessary)

Please answer the following questions (if applicable):

1. Are there existing signs on the building? No Signage currently on the building
2. If so, will they be removed or relocated? _____
3. Sign Material _____
4. Sign Dimensions See attached
5. Logo or typeface and letter size _____
6. Lighting Specifications _____
7. Describe the method of attachment and underlying material _____

EXTERIOR PAINT COLOR

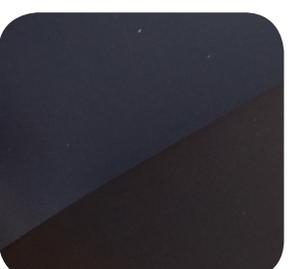
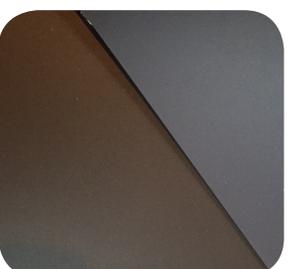
Muted yet rich colors that allows this building to be an anchor for the block and termination of the Prairie Line Trail. Using two historic colors the window trim & flashing is BM Black Beauty, and Brick is Hale Navy.



Hale Navy



Black Beauty



Colors off BM website

Paint chips in different lights

ELEMENTAL TACCOMA

INITIAL SIGNAGE PACKAGE

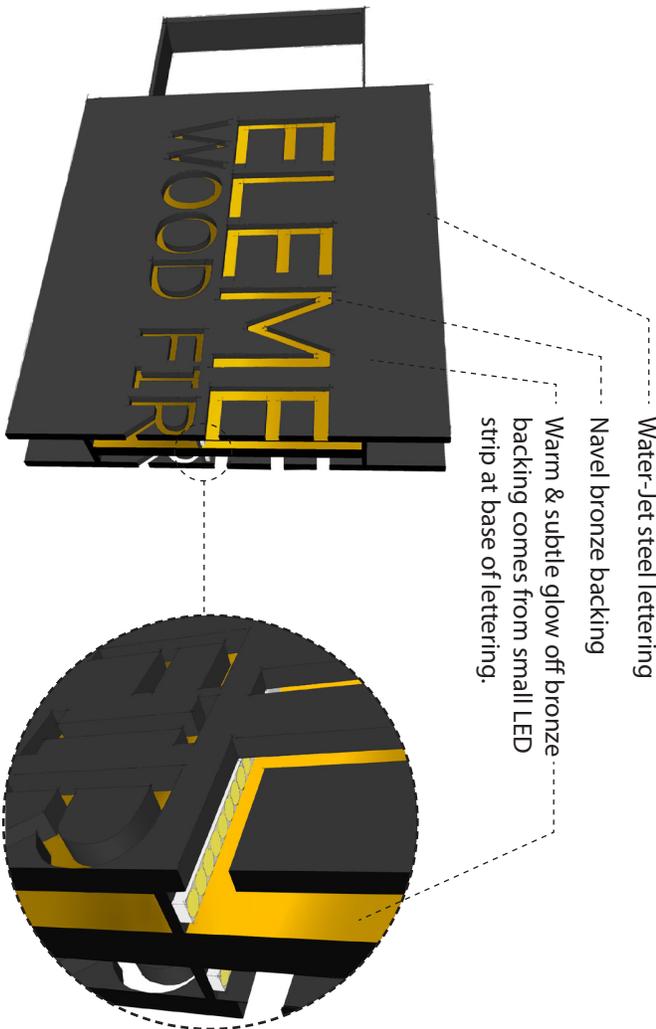
1 **BLADE SIGN**
Simple steel and bronze blade sign marking entrance of building

2 **WINDOW GRAPHICS**
Vibrant yet sophisticated window graphics including hours and contact info

1

BLADE SIGNS

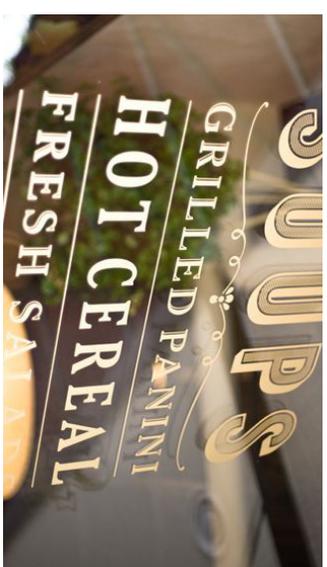
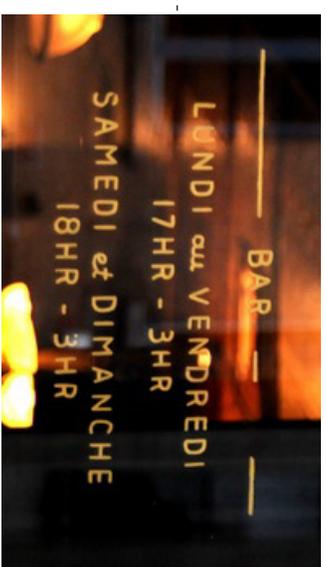
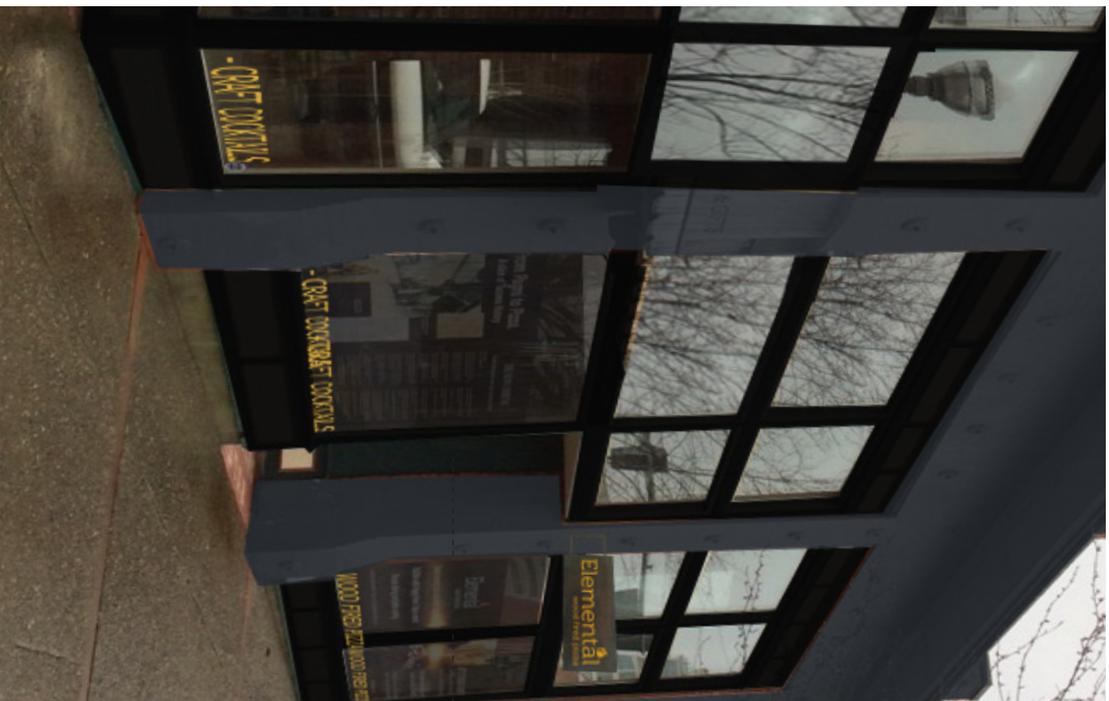
Simple blade signs on both sides of the building, steel plates with naval bronze backing.



2

WINDOW GRAPHICS

Vibrant yet sophisticated window graphics including hours and contact info









Suggested Comments on Aspects of the Proposed Affordable Housing Planning Work Program

These are topics and suggested positions that the Commission might consider conveying to the Planning Commission concerning the infill portion of the Affordable Housing proposal. These are obviously written from my perspective, but they're offered only as a way to focus our discussion. The Commission could choose any or none of these topics and certainly express a different position or use different language.

1. **Demolition Review Process.** Tacoma does not have a demolition review process that reviews properties outside of historic or conservation districts that meet the 50-year age threshold, appear on a historic inventory or are otherwise likely to meet landmark requirements. The city's single-family zoning has served as a form of passive preservation for the city's older neighborhoods and that will be compromised by new multi-family development in those zones. We urge the Planning Commission to expand demolition review to non-designated properties that may be historically significant as contained in Policy HP-21 "Provide effective demolition review procedures" of the Historic Preservation element of the city's Comprehensive Plan. Such a review could also serve to identify and preserve the city's remaining stock of privately-owned, unsubsidized low and moderate income buildings at-risk of being lost.
2. **LPC Review of Zoning and Other Land Use Changes.** Designated historic districts are significant as a collective whole and must be considered as such, and protected as a neighborhood. It is the district as a whole, not just its individual parts, that is the historic resource deserving of protection. Proposed new development must respond to and protect the integrity of the overall historic district. In evaluating proposed changes to these districts, whether specific changes to individual buildings or broader zoning changes, LPC needs to assess cautiously how those changes impact the whole district. Since it has oversight responsibility for the city's historic districts, LPC should formally review and approve proposed zoning or other land use changes that might impact those historic districts just as LPC currently reviews and approves additions to the landmark register and sends its recommendation to the Planning Commission. LPC should also review other land use policies, such as Live/Work, intended to promote historic preservation.
3. **Houses Compatible with Lot Size.** The Wedge and North Slope show a far more variegated pattern of development than current zoning allows. However, that development pattern occurred under very different contexts than today's development. For example, prior to WWII, most houses were built for a particular owner who financed the construction by often lengthy participation in a building and loan association, such as the Tacoma Building Association, that resulted in a 5-year balloon mortgage. Houses were frequently designed by in-house or independent architects. Small houses were built on small lots because that's what that owner could afford. New construction in the districts must be sensitive to this historic pattern of development.

Analysis of historic small infill lots shows a median Floor Area Ratio of .43, not the .5 proposed in the new zoning. Most of these small houses also show a 20 ft. backyard setback as well as a 20 ft. front yard setback. Backyards were important for clotheslines, gardens, chicken coops, and other uses. This backyard setback should be the standard requirement with the possibility of variances for smaller setbacks in particular circumstances.

In addition, many houses in the districts were designed for their original lot size and orientation (e.g. turned to the side to overlook Garfield Gulch). The Secretary of Interior's standards on district setting recommends retaining the historic relationship between buildings and landscape features of the setting and avoiding the introduction of new construction that destroys historic relationships within the setting. Limiting further small-lot development to the 161 non-contributing properties would limit disturbance to the contributing structures and the existing historic pattern of the district.

Certain proposed new uses are both simply inappropriate and infeasible in the districts. Cottage housing is not a housing form found historically in either the Wedge or the North Slope. Moreover, it requires a minimum lot size of

10,000 sf., which simply doesn't exist in either district. This should be removed from the proposed zoning changes to the Wedge and North Slope.

- 4. Protecting Historic Single Family Houses.** The historic overlay and the HMR-SRD zoning in the North Slope was created in part to protect the remaining single-family homes in the district and to encourage the renovation and restoration of these houses to their original historic appearance and use. For example, the house at 1022 N. I was designed in 1890 by Edward Hatherton, who also designed Old City Hall, for David Lister, one Tacoma's earliest mayors. The wrap-around porch with its elaborate arching ball and spindle grilles has been filled in to create a four-plex prior to the creation of the historic district. It would be wonderful to see this historic house returned to its original appearance if possible, something likely only if an owner returns it to single-family use.

Converting single-family houses to dup/triplexes often leads to requests for exterior changes, such as adding, removing or widening doors and windows and adding exterior staircases. LPC's task would be helped by adding some additional design language to section 13.06.640.E.e on the granting of conditional use permits for these conversions to read:

“Within designated Historic Districts, new two or three-family development shall be consistent with the district's historic design guidelines. For conversions of single-family dwellings to two or three-family dwellings, exterior changes to the historic structure shall be minimal and maintain the appearance of a detached single-family dwelling. Detrimental exterior changes, such as adding, removing or changing the widths of doors or windows or adding exterior staircases, are grounds for denial of the proposed conversion.”

- 5. Accessory Structures.** Many houses in the Wedge and North Slope have had a variety of accessory structures in their backyards. However, stables and carriage houses were exceedingly rare, showing the benefit of living in the city's new streetcar suburbs. An analysis of 1912 and 1951 fire insurance maps shows that 37% and 35% respectively of houses in the North Slope had no accessory structures. Multi-story structures accounted for only 12% of accessory structures in 1912 and 6% in 1951, and these were overwhelmingly small, 1.5 story buildings. In 1912, the mean footprint of accessory structures was 287 SF (\pm 51 SF). In 1951, the mean footprint was 278 SF (\pm 40 SF). The overall mean square footage was 332 SF (\pm 82 SF) in 1912 and 293 SF (\pm 55 SF) in 1951, or less than half of the size now proposed for detached accessory dwelling units (DADUs) in the districts. They covered only 6.1% (\pm 1.8%) of the lot in 1912 and 6% (\pm 1%) in 1951, while the currently proposal allows up to 15% of lot coverage. A primary issue with DADUs is how big they might become on smaller lots, especially those 50 to 70 ft. wide, without adversely affecting neighboring yards or the historic setting. More work is needed to determine appropriate sizing of DADUs on these smaller lots.

As with any new construction in historic districts, we are concerned with historical compatibility and maintaining the overall pattern of the districts. Adding some specific design guidance to the code regarding DADUs in historic districts would be helpful. DADUs should be located to minimize visibility from primary rights of way. Additions should be subservient in size, scale, and location to the principle building. The architectural style should be compatible with the era and style of the principle building, including massing, window patterning, scale of individual elements, cladding, roof form, and exterior materials.

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