

Members

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



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

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

Date: April 13, 2016
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: 3/23/2016
- C. Administrative Review: 321 N J Street-Exterior Stairs

3. TACOMA REGISTER OF HISTORIC PLACES—PRELIMINARY REVIEW

A. 309 S. 9 th Street, The Hosmer House	Marshall McClintock, Historic Tacoma	15 mins
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4. BOARD BRIEFINGS

A. Seymour Conservatory (Individual Landmark)	Nelson Martelle, SHKS Architects	30 mins
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5. PRESERVATION PLANNING/BOARD BUSINESS

A. Heritage Project Grant Recommendations	Staff	20 mins
B. Events and Activities Updates	Staff	5 mins

6. CHAIR COMMENTS

Next Regular Meeting: April 27, 2016, 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 www.cityoftacoma.org/lpc-agenda. 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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Draft

MINUTES

Landmarks Preservation Commission Planning and Development Services Department



Date: March 23, 2016

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

Commission Members in Attendance:

Katie Chase, *Chair*
Duke York
Eugene Thorne
James Steel
Lysa Schloesser
Lauren Flemister
Marshall McClintock

Staff Present:

Lauren Hoogkamer
Alaria Sacco
John Griffith

Others Present:

Ben Ferguson
Linda McCone

Commission Members Absent:

Jonah Jensen, *Vice-Chair*
Jeff Williams

Chair Katie Chase called the meeting to order at 5:33 p.m.

1. ROLL CALL

A. Historic Preservation Intern Introduction

Ms. Lauren Hoogkamer introduced Alaria Sacco, the new Historic Preservation intern.

2. CONSENT AGENDA

A. Excusal of Absences
B. Approval of Minutes: 2/10/16

The minutes of 2/10/16 were reviewed and approved as submitted.

C. Administrative Review:

715 S. 11th St. Street Painting
1502 S. 5th St. Windows

3. DESIGN REVIEW

A. 1916 Jefferson Ave. (Union Depot/Warehouse)
Façade Improvements

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

Built in 1889, the F. Wild Building is a contributing structure in the Union Depot/Warehouse Historic District. The University of Washington Tacoma is planning a major exterior renovation in the next three to five years, which will come before this Commission. The current application is for a temporary façade improvement, for the portion of the retail space occupied by Ferguson Architecture, which will be in place until the major renovation takes place. The entire storefront, including the aluminum windows and doors, are not original. The storefront is currently painted stucco over a combination of wood framing, masonry, and stucco pilasters. No modifications are proposed for the upper floors. The proposed design includes painting the existing stucco and wood trim black and installing a cedar plank rainscreen over a portion of the storefront. The rainscreen will be installed over wood battens; the rainscreen trim will be black steel plate with a clear coat finish. The

rainscreen is removable. The existing aluminum windows and doors will be retained. The black paint will match the pilasters of the adjacent retail space.

Additionally, there is an existing 8'x4' steel sign box on the storefront. The applicant will be replacing the sign face with a reclaimed wood background with a steel plate that has "FERGUSON" cut out. The sign will include hidden LED lighting and black dimensional lettering with the word "ARCHITECTURE." Sign face changes are typically administratively reviewed.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Union Depot/Warehouse Design Guidelines

D. The following predominant historic building elements shall be recognized as essential to the districts' historic image and used as the basis for design review of proposals for rehabilitation of existing buildings and review of new construction within the districts:

2. **Scale.** Scale refers to a building's comparative relationship to neighboring buildings and its fit within the districts. The typical four-story building in the districts is 50 feet wide and 100 feet deep. Two such "basic blocks" side by side are proportionally similar to the main section of Union Station and illustrate the scale and size of structural components in the districts.

Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Exterior building facades shall be of a scale compatible with surrounding buildings and shall maintain a zero setback from the sidewalk. Window and door proportions, including the size and design of the wood sash and frame floor height, floor shapes, street elevations, and other elements of the building facades, shall relate to the scale of the surrounding buildings.

3. **Materials.** The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.

5. **Storefront Design.** A major character-defining feature of the buildings within the districts is the storefront. The composition of the storefronts is consistent from one building to the next, and serves as a unifying feature of the districts by forming continuity along the street. Preservation of the storefront is essential to the maintenance of the districts' image and character. Rehabilitation of an existing building shall include preservation of the existing storefront or reconstruction of a new storefront which is compatible with the original in scale, size, and material. New construction shall also include storefronts. Street level retail sales and service uses, as described and defined in TMC 13.06, should be strongly considered for ground floor use along Pacific Avenue in order to more effectively implement storefront design.

7. Signs.

(1) 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.

(2) 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.

(1) Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).

(2) 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.

(3) 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.

(4) Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.

(5) 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.

- (1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.
- (2) 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.
- (3) 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.
- (4) Lettering shall be generally flat or raised.

d. Color.

- (1) 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.
- (2) Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain no more than three different colors.

e. Materials and Illumination.

- (1) Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.
- (2) In general, illumination shall be external, non-flashing, and non-glare.
- (3) 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.
- (4) Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

f. Other Stylistic Points.

- (1) 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.
- (2) 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.
- (3) 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.

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. 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 scale of the design and proposed elements are appropriate for the building and the district, the new façade emphasizes the storefront.
3. Although not mentioned the guidelines, wood is a material commonly seen in the district. This storefront exterior is also temporary and easily removed.
4. This storefront is not original. The color and materials proposed do connect it with the district.
5. This sign is existing and is compatible in terms of location, size, and material.
6. The new sign lettering is simple and brief.
7. The sign color, material, and lighting are compatible with the building and district guidelines.
8. The proposed paint color emphasizes the storefront and is a common color found in the district.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Ben Ferguson commented that he was coming to them not only as the architect but also as the tenant for the space. He noted the location in the fourth tenant space of the F Wild Building between the Swiss Hall and the Rock. He commented that their location was the last part of the front of the building that had not been painted or updated in any way. Discussing the façade, he noted that none of the material in the bay was original. The material in bay four was stick frame infill with stucco on the face, while bay three appeared to possibly have masonry behind the gypcrete facing, which was the same facing as bays one and two. There was also currently an aluminum storefront in bay four. Mr. Ferguson reported that they were seeking to do a simple low cost improvement as they were a new business and were trying to make their space look nice. After examining many color options they went with black paint because they felt it worked with the neighborhood best and because black paint was used by the Swiss and the Rock. To make it look nice they would also be adding battens as a rain screen directly onto the face of the wall and then put up three panels of six foot cedar with a thin plate steel trim. He commented that it would show people what they do and make the building look nice until the UW can do a full project in the future. He reviewed that it was all reversible and no damage was being done to the building. Discussing the sign, he reported that they would not be altering the frame of the existing box sign. They would remove the existing faces and build a cedar face down the middle of the sign with standoff architecture letters on both sides. The face would be a piece of plate steel with the word 'Ferguson' cut out. They would also be lighting the wood behind it at night.

Commissioner Steel asked why the cedar panels weren't across both bays or centered on one bay. Mr. Ferguson responded that it was due to cost considerations as the cedar panels were the most expensive component of the proposal. It was noted that that wood was equal in width to one of the bays, that they currently only occupied one bay, that they hoped to expand to the adjacent bay within six months, and the positioning of the wood allowed them to claim both bays with one move. Mr. Ferguson commented that he was intrigued by how historic buildings become a history of all of the interactions that have happened and they were not trying to erase what was there, but were trying to make it look nicer with as small of an interaction as possible while showing a bit of craft and detail.

Commissioner York commented that the cedar seemed to be more for injecting life into Ferguson Architecture than for complementing the building. Mr. Ferguson responded that it would contrast with the building, adding that in the design standards from the Secretary of Interior, new work should look new and new pieces on a building should contrast. He commented that if they were doing a full renovation of the building, it is not what they would be proposing, but they did not have the time, budget, or authority as they were only a tenant. He reiterated that it was all reversible and commented that a neighboring tenant had only painted the façade, which is what they would be doing if the cedar panels were not approved. Mr. Ferguson noted that there is very little information at the Northwest Room on the history of the building, and that the most interesting part of the space was the inside of the building. He discussed three tall arches discovered on the interior of the building which appear to have been the original front entrance of the building prior to the construction of the retaining wall that holds up Market Street. He commented that they had been looking at the upstairs of the building and it was pretty clear that the windows on ground floor of the Market Street side were second story windows that happen to be on the ground floor as a result of the building having been buried.

Mr. Ferguson noted mix of different types of windows with some windows being aluminum and some being vinyl. Commissioner Thorne asked if the window arrangement for the storefront would remain how it is currently. Mr. Ferguson confirmed that the proposed window arrangement made no changes from the current configuration.

Commissioner Steel commented that even though the cedar rain screen was temporary and the façade was not original, it was important that it be compatible with the bay layout of the building. He commented that the sign and paint was great, but shifting the cedar to span two bays and not the full length of the storefront was not compatible with the style of the building. Mr. Ferguson asked if Commissioner Steel would be okay with the proposal if they had cedar from the end of bay four to the beginning of bay three. Commissioner Steel responded that he would be. Commissioner Steel commented that the era of architecture is not about dynamic shifting of forms which is what compatibility is about in terms of the aesthetic of the building. He commented that in the images it didn't appear purposefully shifted, but incomplete and temporary.

Commissioner Schloesser asked what the substrate was on the façade that would be painted black. Mr. Ferguson responded that it was stucco on the left and gypcrete on the right. He noted that the substrate where the cedar was proposed was wood on the opening of bay four with brick likely above where the transom line would have been. He reported that he had not been able to find any exterior photos from prior to 1970.

Commissioner Schloesser asked if they had considered not using the cedar panels. Mr. Ferguson responded that they had experimented with many different color treatments and trims, but none of the iterations were what he wanted to project. He noted that the inside space included a lot of reclaimed wood and steel and that the cedar planks reflected that. Commissioner Schloesser asked if they had done a mock up with a dark color across the façade. Mr. Ferguson responded that they had looked at many colors, but there were no details on the building to highlight. He noted that the building was a mix of materials from different time periods and that it could be argued that the proposed façade is somewhat appropriate.

Commissioner Schloesser noted the different wall treatments on each side of the bay, asking if there was a dimensional difference that would require the cedar board to stick out. Mr. Ferguson responded that the back of the cedar would be flush with the pilaster and would project out several inches.

Commissioner Steel commented that by covering the pilaster with the cedar they were bridging across what is the defining structural organization of the building. Mr. Ferguson noted that there were no bays on the second and third floor and there was nothing structural inside the building reflecting that organization. He commented that the building lacked the order typical of historic buildings.

Commissioner Schloesser commented that the bottom line was that if they were considering the façade, it did not matter what was behind the pilaster. She questioned what the return to the door was with the cedar rain screen present. Mr. Ferguson responded that it would stop short and a little bit of the wall would be exposed.

Ms. Hoogkamer asked the Commissioners to clarify that they were considering as options just painting the façade black or reconfiguring the rain screen so that it respects the divisions of the bay. Chair Chase and Commissioner Steel confirmed that those options were being discussed. Commissioner Steel commented that he didn't want to get into an architectural critique and that the feedback reflected the how they generally discuss the district guidelines when reviewing other projects. He added that it did not matter if it was temporary or not, as they did not know how long it would be. Mr. Ferguson asked if it would change their opinion if they shifted the one of the cedar boards so that the pilaster was visible. Commissioner Steel responded it would need to extend the full length. Mr. Ferguson responded that he couldn't afford to do the whole thing, so they were either using the proposed amount of wood or going with paint only. He asked if it would be better if they only expressed only one bay with the cedar and left the other bay black. Chair Chase expressed concern that they were getting into a design by committee situation and that someone should make a motion to move forward and be respectful of everyone's time. Ms. Hoogkamer noted that they had discussed just the paint and asked if that would be preferred over reconfiguring the cedar. Mr. Ferguson responded that he felt the building looked much better with the cedar than with just the black paint. Commissioner Thorne asked if they could use different colors to differentiate the bays. Mr. Ferguson responded that he liked their neighbors color the best, but did not want people to think they were all the same business. He commented that it was a tough building and that the proposal made it look much better than it does presently. He requested that the Commission allow them to do what they are trying to do.

Commissioners concurred that there were no objections to the proposed sign.

There was a motion.

"I move to approve the application for 1916 Jefferson Avenue in the Union Depot/Warehouse District for the alterations to the existing sign and the painting of the façade."

Motion: Steel

Second: Thorne

The motion was approved five to one with Commissioner Flemister voting against.

Mr. Marshall McClintock commented that while the motion was approving the sign and the painting, it did not prevent the applicant returning with another design.

B. 811 North I
Windows

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

Built in 1926, this property is a contributing structure in the North Slope Historic District. The applicant is proposing replacing the original, second floor dormer windows, on the front façade, with a new custom window in a matching style and trim, the existing frame will be retained. The new window trim would match the downstairs windows. The applicant has provided information on three window options: Jeldwen wood windows, Milgard Essence fiberglass windows, and Marvin aluminum clad windows; however, the proposal is only for the Jeldwen wood windows, which are also the more affordable option. The applicant has been asked to use exterior muntins to simulate the divided lites. The applicant has been advised by two contractors that repair is not feasible. The applicant was not able to acquire a bid for repair, as the companies contacted did not respond. The existing center post is rotting on the bottom. The existing windows are deteriorated and no longer close; the window latch pulled out of the casement window and damaged the sash. The existing windows are single-pane, and the applicant would like double-paned for insulation purposes. The applicant has proposed two options for the replacement wood windows. The first option is three separate wood windows—a center 45x29 picture window with two 24x29 casement windows. The second option is for one wood window, this would be designed to replicate the look of a center window with two side casement windows. The second option is more affordable and preferred by the applicant. The front façade of this home is heavily covered by foliage.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Windows

1. **Preserve Existing Historic Windows.** Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.
2. **Repair Original Windows Where Possible.** Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the conditions, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows painted shut, deteriorated paint surface (interior or exterior) and loose joinery. These conditions alone do not justify window replacement.

Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company. If information is needed regarding vendors that provide these services, please contact the Historic Preservation Office.

3. **Replace windows with a close visual and material match.** When repairing original windows is not feasible, replacement may be considered.
- Where replacement is desired, the new windows should match the old windows in design and other details, and, where possible, materials.
 - Certain window products, such as composite clad windows, closely replicate original appearance and therefore may be appropriate. This should be demonstrated to the Commission with material samples and product specification sheets.
 - Changing the configuration, style or pattern of original windows is not encouraged, generally (for example, adding a highly styled divided light window where none existed before, or adding an architecturally incompatible pattern, such as a Prairie style gridded window to a English Cottage house).
 - Vinyl windows are not an acceptable replacement for existing historic windows.

Depending on specific project needs, replacement windows may include:

- Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.
 - An insert window is a fully contained window system (frame and sashes) that is “inserted” into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.
4. **Non-historic existing windows do not require “upgrading.”** Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to “upgrade” a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a non-historic aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.
5. **New Window Openings/Changing Window Openings**
- Enlargement or changes to the configurations of existing window openings is to be avoided on the primary elevation(s) of a historic building within the district. In specific cases, such as an egress requirement, this may not be avoidable, but steps should be taken to minimize the visual impact.
 - Changes to window configurations on secondary (side and rear) elevations in order to accommodate interior remodeling are not discouraged, provided that character defining elements, such as a projecting bay window in the dining room, are not affected. A typical example of this type of change might be to reconfigure a kitchen window on the side of a home to accommodate base cabinets
 - In general, openings on buildings in the historic district are vertically oriented and are aligned along the same height as the headers and transoms of other windows and doors, and may engage the fascia or belly band that runs above the window course. This pattern should be maintained for new windows.
 - Window size and orientation is a function of architectural style and construction technique. Scale, placement, symmetry or asymmetry, contribute to and reflect the historic and architectural character of a building.
6. **Sustainability and thermal retrofitting.**
- a. Window replacement is often the least cost effective way to improve thermal efficiency. Insulation of walls, sealing of gaps and insulation of switch plates, lights, and windows, as well as upgrades to the heating system all have a higher return on investment and are consistent with preservation of the character of a historic home.
 - b. Properly maintained and weather stripped historic windows generally will improve comfort by reducing drafts.
 - c. The energy invested in the manufacture of a new window and the cost of its purchase and installation may not be offset by the gains in thermal efficiency for 40 to 80 years, whereas unnecessary removal and disposal of a 100 year old window wastes old growth fir and contributes to the waste stream.

d. If thermal retrofitting is proposed as a rationale for window replacement, the owner should also furnish information that shows:

- The above systematic steps have been taken to improve the performance of the whole house.
- That the original windows, properly weather stripped and with a storm window added, is not a feasible solution to improve thermal efficiency.
- Minimal retrofit, such as replacing only the sash or glass with thermal paned glass, is not possible.
- Steps to be taken to salvage the historic windows either on site or to an appropriate architectural salvage company.

ANALYSIS

1. This property is a contributing structure in the North Slope 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 applicant was not able to secure a bid for repair, but has contacted several contractors and provided multiple options for replacement, which are consistent with the district design guidelines. The applicant has provided information on the cost and feasibility of the proposed options.
3. The proposed replacement material is wood, which is preferred in the district design guidelines. The new window configuration, design, and trim will closely match the existing windows.
4. The applicant is open to selling the original windows for possible reuse offsite.

RECOMMENDATION

Staff recommends approval of the application.

Ms. Linda McCone commented that the center picture window was secured in the frame by two hook and eyes and the two casement windows had an old fashioned brass fitting, but were also each secured by a hook and eye. She reported that since one of the hooks had pulled out of the wood due to rot, they had gotten through the winter by allowing a crack in the window for airflow. Ms. McCone noted that she had contacted 5 different businesses that did window repair, including one that did a walkthrough, and had not been able to get an estimate for repair. She noted that she had informed all those contacted for a repair estimate that the windows would have to be wood and that she had a low budget.

Commissioner Steel commented that the proximity of the windows to the roof and exposure to rain might have played a role in the deterioration of the windows.

Chair Chase noted that there were two configuration options. Ms. McCone clarified that the options were for three separate windows or a single window, which would both be essentially the same in appearance and function.

Mr. Marshall McClintock commented that he could not find any photos, but the windows were likely original to the period given the hardware used. He commented that he would support the proposal for the wood window option, but that aluminum cladding might be more appropriate for the sake of longevity. Commissioner York concurred that the aluminum cladding option might be preferable. Ms. McCone responded that the aluminum clad window was significantly more expensive, but the fiberglass clad option would cost the same as the proposed wood window option.

There was a motion.

"I move that this motion be approved as written by the Landmarks Preservation Commission for all three options presented."

Motion: York

Second: Flemister

The motion was approved.

4. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

Ms. Hoogkamer provided an update on the following events and activities:

1. CLG Commissioner Workshop Recap

2. Wood Windows Workshop (1pm-4pm @ Earthwise Tacoma, April 9th)
3. Historic Preservation Month, May 2016
 - a) Historic Homes Tour with Tacoma Historical Society(April 30th –May 1st)
 - b) Proclamation (5pm @ City Council, May 3rd)
 - c) Historic Preservation Month Kick Off: Historic Tacoma's Coloring Contest of Tacoma Iconic Buildings (7pm @ 1120 Creative House, May 6th)
 - d) Amazing Preservation Race (11am @ UWT, May 14th)
 - e) City of Destiny Poetry Slam: Lincoln District Edition (6pm @ Lincoln High School, May 20th)
 - f) Awards Ceremony (1pm-3pm @ The Swiss, May 22nd)
 - g) Midcentury Modern Ride—Formerly Known as the Tweed Ride (10:30am @ Point Defiance Park, May 28st)
 - h) History Speaks: "Eyes of the Totem Rediscovered" (12pm @ WSHM, May 31st)
 - i) Film Screening: Eyes of the Totem (3pm @ WSHM, June 4th)
4. Neighborhood History Walks with the Councilmembers, June-July 2016 TBD

B. Historic Preservation Awards

Ms. Hoogkamer reviewed the nominations from the previous year and asked if the Commissioners wished to modify any of the categories or the nomination process. Commissioner would be voting on the nominations received on April 27th. Chair Chase commented that it would be good to keep the categories consistent. Commissioners concurred to retain the categories from the previous year.

5. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:32 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

April 13, 2016

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES - PRELIMINARY

General Procedural Notes:

The property on today's agenda is nominated 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 review is to determine whether the nominated property meets the threshold criteria and should be scheduled for public testimony at a public hearing.

AGENDA ITEM 3A: The Hosmer House (309 South 9th Street)

Marshall McClintock, Historic Tacoma

BACKGROUND

The Italianate style Hosmer House was built in 1875 on Saint Helens Street and relocated to its present site in 1904. It is the oldest known residence, and the second oldest building, in the city outside of Fort Nisqually. It was designed by Theodore Hosmer and built by P.D. Forbes. Tacoma architect C.A. Darmer designed the addition in 1888, and the architectural firm Heath & Gove remodeled the structure in approximately 1914. In 1980, the building was restored by architect Gene Grulich. It is nominated under Criterion A as the only remaining building directly associated with the selection of Tacoma as the western terminus for the Northern Pacific Railroad; Criterion B as it was the home of Theodore Hosmer, New Tacoma's first mayor and manager of the Tacoma Land Company; Criterion C as one of the few remaining examples of residential Italianate architecture in Tacoma; Criterion E for its proximity to the Old City Hall Historic District; and Criterion F as an established and familiar visual feature. The proposed period of significance is between 1875 and 1914, which was when the main structure and addition were built, relocated, and converted to apartments. Other significant dates include 1888 when the addition was built, 1904 when it was relocated from St. Helens Avenue, 1914 when it was remodeled into apartments, and 1980 for its most recent restoration.

Pioneer Human Services currently owns and maintains the apartment building and was notified of the pending nomination on February 18, 2016. The nomination was prepared and submitted by Marshall McClintock on behalf of Historic Tacoma. Letters of support have been received from Councilmember Robert Thoms, the New Tacoma and Central Tacoma Neighborhood Councils, the Tacoma Historical Society, and the Heritage League of Pierce County, and are included in the packet.

The building is nominated under the following criteria:

- 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;*
- 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.*

REQUESTED ACTION

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

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.
- The property will become eligible for the Historic Conditional Use Permit.
- The property may be eligible as a sending site in Tacoma's Transfer of Development Rights program

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

1. At 141-years-old the structure meets the age threshold criterion.
2. This building retains a high degree of integrity; it retains its original style, massing, cladding, window openings and ornamentation, among other character defining features. Although it has been relocated, that relocation is more than 50 years old and significant in its own right. It is also located very near its original site and in the same downtown setting. The major additions and alterations also qualify as significant, as they are more than 50 years old and sensitively designed by noted architects. The basement, entry stairs and porch date back to 1904. Some architectural features have been lost or altered over time, the decorative balustrade on the roof of the portico was replaced with a box rail around 1980 and a bay window was lost in approximately 1918.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **Hosmer House** nomination for a public hearing and future consideration at the meeting of May 25 2016.*

Recommended language for declining to schedule a public hearing for one or more components of the nomination:

I move that the Landmarks Preservation Commission find that [cite specific elements or properties that should be excluded] do not meet the threshold criteria (describe) and deny the nomination for said property(ies).

Recommended language for deferral:

I move that the Landmarks Preservation Commission defer consideration of the nomination for the [cite specific elements or properties for which additional information is needed] so that additional information (specify) can be presented for consideration to the Commission.

BOARD BRIEFINGS

AGENDA ITEM 4A: Seymour Conservatory (Individual Landmark)

Nelson Martelle, SHKS Architects

BACKGROUND

Built in 1907, the Seymour Conservatory in Wright Park is an individually listed landmark on the Tacoma Register of Historic Places. Metro Parks is planning on expanding the Conservatory to accommodate its programming. The Landmarks Preservation Commission was briefed on this project on October 14, 2015. On November 4, 2015, the Commission conducted a site visit at the Conservatory. In addition, Metro Parks has conducted a number of public meetings and opinion surveys. The project team will provide a briefing on the current design concept and review process.

ACTION REQUESTED

This is a briefing. No action is requested.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Heritage Project Grant Awards

Staff

The City of Tacoma's Historic Preservation Office is offering a new Heritage Project Grant for 2016. The Heritage Project Grant Program is intended to support projects that increase public awareness and access to Tacoma's history. Funding can be used for exhibitions, workshops, events or educational activities, development and production of interpretive materials, professional services required to research a historical publication or register nomination, documentation of an artifact or historical site, a historic site assessment, conservation materials, and, in some limited cases, capacity building for organizations with heritage as their primary mission. Eligible applicants include non-profits, organized groups, and public and educational institutions. Applicants may apply for anywhere between \$1,000 and \$20,000 for their project. This is a matching grant with up to \$50,000 in total awards being granted.

Nine applications were received. On March 22, 2016, the Heritage Grant Panel conducted an initial review. A handout with their recommendations will be provided.

AGENDA ITEM 5B: Events & Activities Update

Staff

2016 Events

1. **Wood Windows Workshop Recap**
2. Historic Preservation Month, May 2016
 - a) Historic Homes Tour with Tacoma Historical Society(April 30th –May 1st)
 - b) Proclamation (5pm @ City Council, May 3rd)
 - c) Historic Preservation Month Kick Off: Historic Tacoma's Coloring Contest of Tacoma Iconic Buildings (7pm @ 1120 Creative House, May 6th)
 - d) Amazing Preservation Race (11am @ UWT, May 14th)
 - e) City of Destiny Poetry Slam: Lincoln District Edition (6pm @ Lincoln High School, May 20th)
 - f) Awards Ceremony (1pm-3pm @ The Swiss, May 22nd)
 - g) Midcentury Modern Ride—Formerly Known as the Tweed Ride (10:30am @ Point Defiance Park, May 28st)
 - h) History Speaks: "Eyes of the Totem Rediscovered" (12pm @ WSHM, May 31st)
 - i) Film Screening: Eyes of the Totem (3pm @ WSHM, June 4th)
3. Neighborhood History Walks with the Councilmembers, June-July 2016 TBD



January 25, 2016

Landmarks Preservation Commission
City of Tacoma
747 Market Street, 3rd Fl.
Tacoma, WA 98402

Re: Nomination of the Hosmer House (309 South Ninth St.)

Dear Chair Chase and Commissioners:

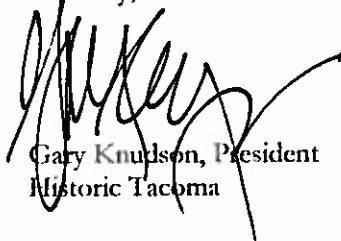
Enclosed is the nomination for the Hosmer House, currently known as the Exley Apartments and located at 309 South Ninth Street, to Tacoma's Register of Historic Places.

The Hosmer House dates from 1875 and is Tacoma's second oldest building and its oldest residence. It is the sole remaining building from the period between the selection in 1873 of Tacoma by the Northern Pacific Railroad as its western terminus and the incorporation of New Tacoma in 1882. Originally built by the Northern Pacific Railroad, the house was the residence of Theodore Hosmer, who was in charge of the new city site, served as first manager of the Tacoma Land Company as well as the first mayor of New Tacoma. The house originally faced St. Helen's Avenue but was moved to its current location in 1904. Few other buildings in Tacoma deserve listing as a city landmark as the Hosmer House.

We contacted the current owner, Pioneer Human Services, asking their support for this nomination (see attached letter) but received no reply. We have moved ahead with this nomination because we believe this building is such a singular critical element of Tacoma's heritage. Nonetheless, we do applaud the excellent care that Pioneer Human Services has taken in maintaining this important building. Its use as transitional, low income housing is an excellent example of adaptive reuse of a historic building. We in no way want this nomination to suggest we disparage their stewardship of this building.

We at Historic Tacoma are committed to preserving Tacoma's historic buildings and neighborhoods. We urge that you place the Hosmer House on the city's historic register.

Sincerely,



Gary Knudson, President
Historic Tacoma



October 21, 2015

Ms. Kim Follett
Pioneer Human Services
P.O. Box 18377
Seattle, WA 98118-0377

Dear Ms. Follett:

I would like to discuss the possibility of Pioneer Human Services supporting a nomination of the Exley Apartments, located at 309 South 9th Street, Tacoma, to Tacoma's Register of Historic Places. As you may know, this building dates from about 1875 and is likely the oldest surviving residence in Tacoma.

The house was originally built for the Northern Pacific Railroad and became the residence of Theodore Hosmer, who served as the railroad's first manager of the Tacoma Land Company as well as the first mayor of New Tacoma. The house originally faced St. Helen's Avenue but was moved to its current location in 1904 and divided into apartments. In 1914, noted architects Heath & Gove remodeled the interior into The Exley Apartments.

We applaud the excellent care that Pioneer Human Services has taken in maintaining this important building and painting the exterior in period appropriate colors. It is an excellent example of adaptive reuse of a historic building. However, we would like to see this very important building included on our city's historic register to preserve it for future generations.

Our organization, Historic Tacoma, would be happy to research and prepare a nomination of the building for Tacoma's Landmark Preservation Commission at no cost to you. We believe that doing so would only amplify Pioneer Human Services' reputation in Tacoma if not statewide.

In addition, the building would be eligible for any potential financial incentives related to listed properties, such as the Historic Rehabilitation and Repair Loan Program. While not relevant due to your current use of the property, Tacoma's Special Tax Valuation program for register-listed buildings would be useful if Pioneer Human Services ever changed its use or sold the building. I have enclosed a brochure with more information on this program.

We at Historic Tacoma are committed to preserving Tacoma's history, and we would love to see the Hosmer house placed on the city's historic register. Supporting its nomination would be an excellent way for Pioneer Human Services to enhance its already significant commitment to our city. If you would like to discuss this idea further, please contact me at 253-627-4408 or by email at marshalm@q.com.

Sincerely,

Marshall R. McClintock
Board member

Last Deed of Title

Since the last deed of title for 309 North 9th Street in 1999 also included the two other adjoining properties, we have included a separate survey and legal description of just the 309 North 9th property from 1980 both here and in the nomination itself.

WHEN RECORDED RETURN TO:

Name: Paul Merlino
Address: P.O. Box 9424
City, State-Zip: Seattle, WA 98109

Deed of Trust

(For Use in the State of Washington Only)

THIS DEED OF TRUST, made this 8th day of January, 1999,
between

PIONEER HUMAN SERVICES, a Washington non-profit corporation, GRANTOR,

whose address is 2200 Rainier Avenue South, Seattle, Washington 98144
TRANSNATION TITLE INSURANCE COMPANY, a corporation, Trustee, whose address is 1200 Sixth Ave,
Seattle, Washington 98101 and

PAUL L. MERLINO, a married man as his separate estate, BENEFICIARY,

whose address is P.O. Box 9424, Seattle, WA 98109
WITNESSETH: Grantor hereby bargains, sells and conveys to Trustee in Trust, with power of sale, the following
described real property in Pierce County, Washington:

**LOTS 13 THROUGH 20, INCLUSIVE, IN BLOCK 607 OF MAP OF NEW TACOMA, WASHINGTON TERRITORY,
AS PER PLAT RECORDED FEBRUARY-3, 1875, RECORDS OF PIERCE COUNTY AUDITOR;**

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

TRANS
97-18727
JAN 11 1999

Tax Account Number: 200807-004-1, 200807-004-3, and 200807-004-4

which real property is not used principally for agricultural or farming purposes; together with all the tenements, hereditaments, and
appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

This deed is for the purpose of securing performance of each agreement of grantor herein contained, and payment of the sum of
(\$ 535,000.00) FIVE HUNDRED THIRTY FIVE THOUSAND AND NO/100 Dollars with
interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by
Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by
Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees:

1. To keep the property in good condition and repair; to permit no waste thereon; to complete any building, structure or
improvement being built or about to be built thereon; to restore promptly any building, structure or improvement thereon which may
be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the
property.
2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other
charges, liens or encumbrances impairing the security of this Deed of Trust.
3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other
hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and
be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear,
and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured
in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any
proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force
shall pass to the purchaser at the foreclosure sale.
4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and
to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or
proceeding, and in any suit brought by Beneficiary to foreclose this Deed of Trust.



Transnation

TRANSNATION TITLE INSURANCE COMPANY

For reference only, not for re-sale.

9901110833

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award of such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and of this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity, disability or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to loans to, the benefit of, and is binding not only on the parties hereto, but on their heirs, devisees, legatees, administrators, executors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

PIONEER HUMAN SERVICES, a Washington
corporation

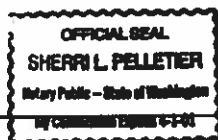
By

Cameron Fellows
Sr. Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 7th day of January, 1999 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Cameron Fellows to me known to be the Sr. Vice President of PIONEER HUMAN SERVICES the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Sherrin L. Pelletier
Notary Public in and for the State of Washington,
residing at Seattle
My appointment expires 1-1-01

For reference only, not for re-sale.

9901110833

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when note has been paid.

TO: TRUSTEE,

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated _____, 19 _____



Transnation

TRANINATION TITLE INSURANCE COMPANY

2008-8 reg-441-10000

For reference only, not for re-sale.

9901110833

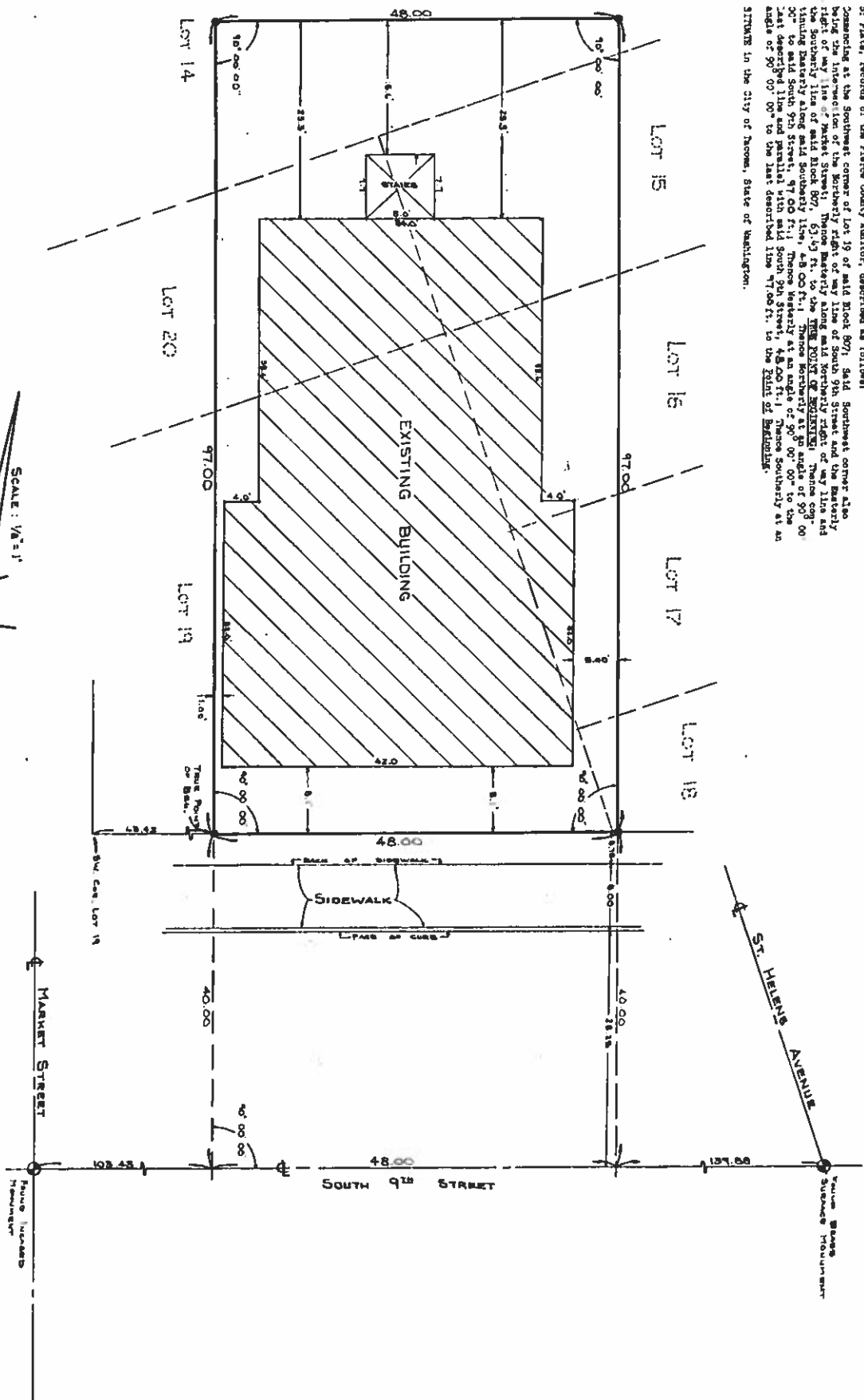
**A PORTION OF THE NW 1/4, SEC. 4, TWP. 20 N., RGE. 3 E., W. M.
CITY OF TACOMA, WASHINGTON**

DESCRIPTION

A portion of lots 15 thru 20, inclusive, Block 807, Plat of "NEW TACOMA" as recorded in Book "X" of Plats, records of the Pierce County Auditor, described as follows:

Commencing at the Southwest corner of Lot 19 of said Block 807, said Southwest corner also being the Northwest corner of the southerly half of the southerly half of the southerly half of the right of way line of Market Street, thence easterly along said southerly right of way line and the southerly line of said Block 807, 63.43 ft. to the TRUE POINT OF BEGINNING, thence easterly and southerly along said southerly line, 48.00 ft., thence northerly at an angle of 90° 00' 00" to said South 9th Street, 97.00 ft., thence westerly at an angle of 90° 00' 00" to the last described line and parallel with said South 9th Street, 48.00 ft., thence southerly at an angle of 90° 00' 00" to the last described line 17.00 ft. to the POINT OF BEGINNING.

SITING in the City of Tacoma, State of Washington.



0-SET 5/8" STEEL OR-BAR
A-SET 1/2" PLYWOOD NAIL

SCALE: 1/8" = 1'

NILS RONHOVDE & ASSOCIATES

Land Planning • Surveying • Engineering

No. 16, 3725 NORTH 20th, TACOMA, WASHINGTON 98407

SURVEYS • SHORT PLATS • SUBDIVISIONS

3220

PAUL MEETING

001 WESTLARK AVENUE NORTH
SEATTLE, WASHINGTON 98102

3220

177

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 The Hosmer House Common The Exley Apartments

Location

Street Address 309 South 9th Street Zip 98402

Parcel No(s). 2008070041

Legal Description and Plat or Addition: A portion of the NW. 1/4, Sec 4, TWP. 20 N., RGE 3 E, W.M. City of Tacoma, WA. See full legal description on survey map in Appendix I, pg. 2

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 Pioneer Human Services

Address 7440 West Marginal Way S. City Seattle State WA Zip 98108

Is the owner the sponsor of this nomination? Yes ☐ No ☒

Form Preparer

Name/Title Marshall McClintock

Company/Organization Historic Tacoma

Address 701 North J Street

City Tacoma State WA Zip 98403

Phone 253-627-4408

Email marshalm@q.com

Nomination Checklist—Attachments

- | | |
|--|--|
| <input type="checkbox"/> \$100 Filing Fee (payable to City Treasurer) | <input 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 checked="" type="checkbox"/> Other (please indicate): <u>Appendices</u> |
| <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

Nominations to the Tacoma Register of Historic Places are processed according to the procedures and standards described in TMC 1.42 and 13.07. Submittal of a nomination form does not obligate the City to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other City, state or federal regulations.

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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Original cladding	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input checked="" type="checkbox"/>	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).

See Appendix II: Part 2: Physical Description Narrative

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)

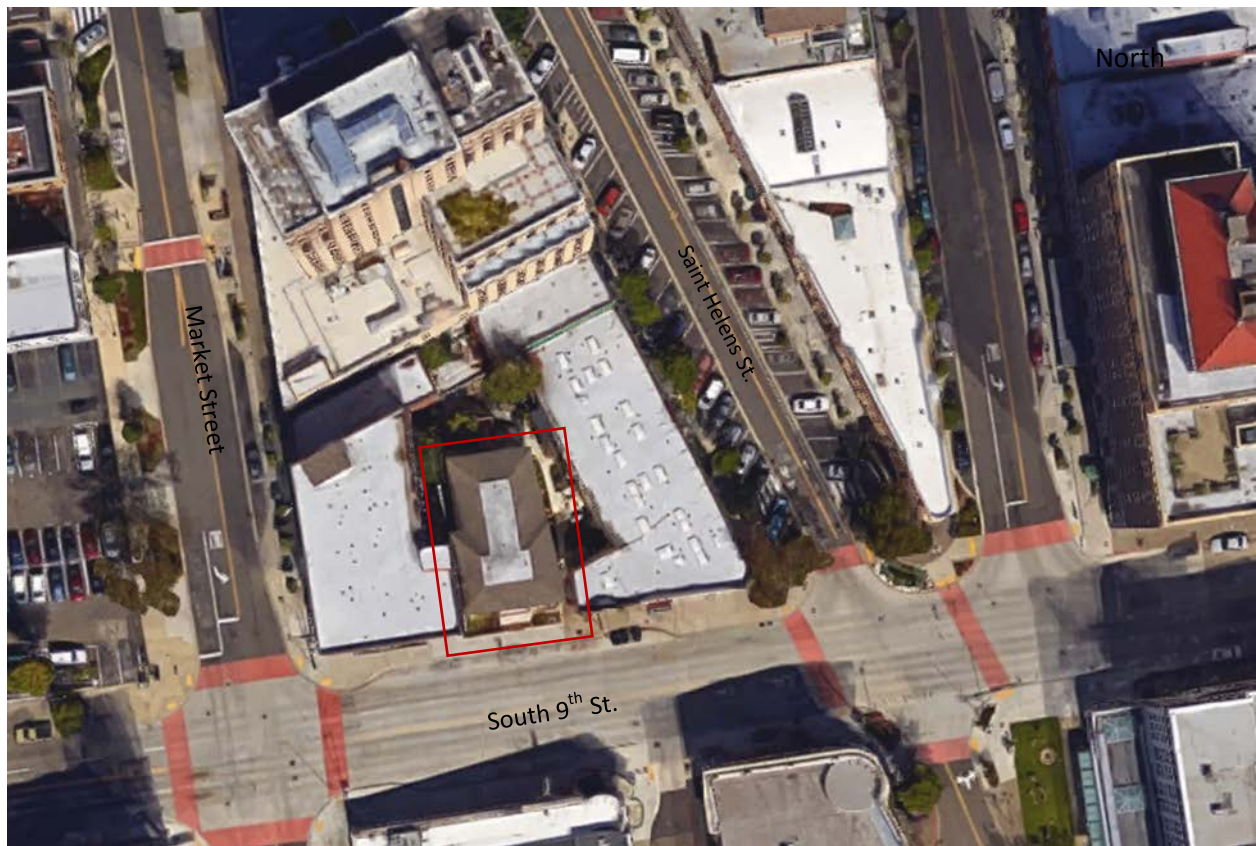
Date(s) of Construction 1875 Other Date(s) of Significance 1888, 1904, 1914, 1980
Architect (s) Theodore Hosmer (supvr.) Builder P.D. Forbes Engineer

Statement of Significance

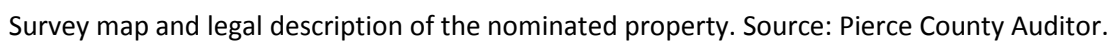
Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical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

See Appendix III: Part 3: Statement of Significance

Appendix I: Site and survey map



Site map showing the location of the nominated property, outlined in red. Source: Google Maps.



Appendix II: Part 2: Physical Description Narrative

Site

Built in 1875 and relocated to this site (309 S. Ninth St.) by 1905, the apartment building at 309 South Ninth Street is located in downtown Tacoma, Washington. Situated within the block of the city's Municipal Building and in the city's Theater District as well as about two blocks from the Old City Hall Historic District, it is located in one of the busiest areas of downtown Tacoma. The two story building with daylight basement occupies a rectangular, 97' x 48' lot. Oriented south to north, the building faces south with the front façade about 8' from the sidewalk of South Ninth Street. At the rear is a small courtyard about 48' x 23' that provides a space for benches, swings, and picnic tables used by residents of the Rialto, Caswell, and Exley buildings as well as for emergency egress.

Exterior

The building is roughly the shape of an inverted, fat letter T, consisting of a front rectangle of about 42' x 32' and a rear ell of about 34' x 34', inset about 4' on either side of the front rectangle (See Fig. 3). A brick basement provides a foundation for the wood-frame walls. Channel wood siding clads the exterior walls above the brick basement. Narrow corner boards add additional decoration. A wide frieze with decorative, single brackets sits below a wide ornamented cornice and low, hipped roof (See Fig. 2). Asphalt-composition shingles clad the roof except for the crown, which appears flat and metal covered. There are no chimneys.

The front (south) façade has a center portico reached by nine steps enclosed within three-step, brick box rails on either side (See Fig. 1). The portico features paneled sides inside, and a single, full-length glazed door with a transom above centered between sidelights. It has a decorative cornice with wide eaves and a shallow decorative bevel supported by two large corbels on either side of the entrance. The porch roof is topped with a small box rail about 2' high with a decorative panel in front. This panel replaces a small balustrade the width of the portico entry seen in pictures from 1980.

The front façade has two windows on either side of the entry porch and six across the second story. These striking 1-over-1, double-hung windows have full arch upper sashes and feature elaborate wood enframements with decorative moldings, keystone and incised scrollwork (See Fig. 3). A wider, 1-over-1, double-hung window is set in the masonry basement wall on either side of the entry stair. A water table courses around the building at the basement level.

The east façade is largely hidden by the Caswell Optical Company building (c. 1914) (See Fig. 3). A smaller window (aligned header but shorter sill) with a flat upper sash and simple crown is followed by two full length, windows with arched upper sashes and full trim towards the rear of the front section on each of the two stories. A similar pattern of wider windows is found at the basement level.

The windows of the ell all have flat upper sashes. The pattern has a full length window with full trim followed by a small window (aligned header but shorter sill) with simple crown, and then a full length window with full trim close to the rear on each of the two upper stories. A similar pattern of wider windows are set in masonry at the basement level. The west façade is only about 1' from the east façade of the Rialto Apartments (1918) and has a fenestration pattern reflecting that of the east façade. The rear, north façade overlooks a small courtyard and has a contemporary fire door on each story and a contemporary metal fire escape (See Fig. 4). On the first and second story, a 1-over-1 window with flat

upper sash and varying trim is arrayed on either side of the fire door. A slightly shorter window almost abuts the fire door on these stories. The basement level has a wider, 1-over-1 windows on either side of the fire door.

Alterations

Drawings and photographs of the building show that it remarkably intact for its 141 years. An 1883 drawing (See Fig. 11) shows a flat-roofed porch running the length of the first floor supported by four bracketed posts. A one-story bay window was located on the then south façade. Also, a wreath-like trim, probably of cast iron, was located along the porch roof, the bay window roof and the roof crown. A photo from 1881 (See Fig. 10) shows the rear of the building with a centered, one-story ell, which was probably the kitchen(s).¹ In addition, Sanborn Fire Insurance maps of 1888 and 1892 show a center wall through the house, suggesting it was built as a double house (See Figs. 5 & 6).

1888

In 1888, a newspaper notice reports that noted Tacoma architect C. A. Darmer received permits “for framed addition to residence at So. 9th & Saint Helens Ave.,” which is the larger ell we see today.² The Sanborn Fire Insurance map of 1892 (See Fig. 6) shows the house facing Saint Helens Street and with a rear ell that closely approximates the size of the ell seen in the 1912 fire insurance map (See Fig. 8) after the move to the current location. From 1887 until 1904, the building was operated as a boarding house.³

1904, 1914

In 1904-05 the building’s owner moved the house from its original location at 750 Saint Helens Avenue to its current location on South Ninth Street.⁴ The brick daylight basement was added, requiring new entry stairs and porch. The building was called the Mills House and continued as a boarding house.

By 1914, Henry Rhodes had purchased the property. He had the noted the Tacoma architectural firm of Heath & Gove remodel the building into individual apartments and renamed it The Exley after his father’s birthplace in England.⁵ The entry porch we see today probably dates from this time. In 1918, Rhodes built the brick, six-story Rhodes (later Rialto) Apartments just to the west at 311 South Ninth Street. With only about a foot separating this building from the cornice of The Exley, the bay window, which the Hosmer house had originally sported on this façade, was certainly lost at this time if it had not been lost earlier.

1956, 1980, and 2011

In 1956, the building was slated for demolition to make way for a parking lot (See Fig. 14).⁶ However, the demolition did not occur for unknown reasons, and the building continued as an apartment house. It was likely at around this time that asbestos shingles were placed over the original siding.

¹ *Tacoma Daily Ledger*, 07/01/1883, pg. 4, “Eight years ago.”

² *Tacoma Daily Ledger*, 05/20/1888, pg. 6.

³ Based on Polk city directories, though no boarding house listing found for 1896-1898

⁴ *Tacoma Daily Ledger*, 11/20/1904, pg. 19.

⁵ *Tacoma Daily Ledger*, 03/01/1914, pg. 19, “Rhodes apartments nearly complete.”

⁶ *Tacoma News Tribune*, 08/05/1956, pg. A12, “Time beclouds origin of doomed apartment.”

The building declined, and by 1975, it was condemned, boarded up and subject to much vandalism. In 1980, a major restoration of the building was undertaken by then owner Paul Merlino under the direction of Tacoma architect Gene Grulich (See Fig. 15).⁷ At this time the asbestos siding was removed, the channel siding and trim repaired, and the metal fire escape in the rear added. Although new plumbing and wiring was required as well as a modern apartment configuration (kitchens and bathrooms), care was taken to maintain the existing fenestration with minimum change. The interior main staircase and balustrade were retained. It was returned to use as an apartment building, which continues to this day.

At some point after the 1980 restoration, the front section of decorative balustrade on the roof of the portico was replaced with box rail replicating that on either side.⁸ In 2011, Bouwer Construction of Seattle repaired cladding and trim as well as painting the building for the current owner, Pioneer Human Services. In addition, they repaired the foundation and installed a waterproofing system.⁹

⁷ *Tacoma News Tribune*, 11/09/1980, pg. F13, "100-year-old Exley gets new lease on life."

⁸ See pictures on pg. 77 in J. Olsen & P. Kipp, *Tacoma Rediviva: Tacoma's Downtown Rehabilitated Buildings*, City of Tacoma, 1985.

⁹ Bouwer Construction. "Exley Apartments - Historic Downtown Tacoma". Retrieved January 7, 2016 from <http://bouwerconstruction.com/projects-completed.html>

Appendix III: Part 3: Statement of Significance

Completed by 1875, the building at 309 South Ninth Street began its life at 750 Saint Helens as one of the earliest buildings on the town site of the western terminus of the Northern Pacific Railroad (NPRR). This site would become the city of New Tacoma in 1882. Built by the NPRR “...for the use of the officers of the railroad company...,” this double house was the residence for Mr. Theodore Hosmer, his wife Louise and his son Alexander.^{1, 2} Hosmer was the Special Agent in charge of the new town site and later served as president of its first Board of Trustees and its first mayor. The building is the oldest residence in Tacoma and its second oldest building.³

The period of significance is 1875 – 1914 (original construction, addition, move to its current location, and conversion to apartments). It is eligible for the Tacoma Register of Historic Places under the following criteria:

- Criterion A as the only remaining building directly associated with the selection of Tacoma as the NPRR’s western terminus and the founding of the city of New Tacoma.
- Criterion B for its association with Theodore Hosmer, New Tacoma’s first mayor and a leading figure in the creation of the city.
- Criterion C as an excellent and one of the few remaining examples of residential Italianate architecture in the city.
- Criterion E for being two blocks from the Old City Hall Historic District that is associated with Tacoma’s early history and development.
- Criterion F as a noted, established and familiar building of the city.

It was listed in Tacoma’s cultural resource survey in 1978, again in 1985 when it was labeled “...a primary structure of historical importance...,” and in 2003.^{4, 5, 6}

The Theodore Hosmer House maintains a high degree of integrity with regard to location, design, setting, workmanship, and association. Located very near its original site, the building continues a historic use within the historic footprint and massing with minor exterior changes. The original cladding, window openings and decoration, and other architectural features remain.

Architectural style

This building is a fine example of the simple, hipped-roof variant of the American Italianate style, a residential and commercial style popular from 1840 until 1885. Typical of this style, it is a two-story house clad in channel siding with corner boards, a low-pitched, hipped roof, and a wide cornice above

¹ Date of construction based on *Tacoma Daily Ledger* article (07/01/1883, pg. 4) that states it was erected in 1875.

² Sketch of house, *West Shore Magazine* (Jan., 1883), pg. 8, “Residence of Mr. Theodore Hosmer, Esq.”

³ Tacoma-Pierce County Buildings Index, Northwest Room, Tacoma Public Library.

⁴ Tacoma Office of Historic Preservation, Theodore Hosmer House, 31586, Community Cultural Resource Survey, 07/1978.

⁵ J. Olsen & P. Kipp, *Tacoma Rediviva: Tacoma's Downtown Rehabilitated Buildings*, City of Tacoma, 1985, pg. 77.

⁶ Tacoma Office of Historic Preservation, Theodore Hosmer House, Historic Property Inventory, 2003, Retrieved January 7, 2016 from <http://wspdsmap.ci.tacoma.wa.us/website/HistoricMap>.

decorative, single brackets on an ornamental entablature. The tall, narrow windows have 1-over-1 lights with round-top upper sashes. In addition, the front windows have elaborate window hoods featuring decorative keystone and incised scroll work as well as heavy trim moldings, typical of this style. Though now gone, an early sketch shows a full-width, flat-roofed porch supported by four, bracketed posts as well as a wreath-like trim, likely of wrought iron, along the cornices and the roof crown, both common elements of the Italianate style. Both the Hosmer house and the Tacoma Land Company building (902 Broadway) were built at the same time and in this style.

The Italianate style became more popular following the Civil War and reached its zenith between 1860 and 1880. While Tacoma retains several fine examples of commercial Italianate, such as the impressive Old City Hall, 1893 (625 Commerce St.), surviving examples of residential Italianate are rare. The emerging new Stick, Queen Anne, Shingle and Neo-Colonial house styles gained in popularity and largely supplanted Italianate by about 1890. More importantly, the earliest residential areas of Tacoma were located in what became its downtown commercial core, and hence the Italianate houses of this early period were largely demolished. However, some more transitional examples remain, such as the Beals House, 1887 (2804-06 N. McCarver St.), the Swalwell house, 1888 (1102 N. K St.), the MacDonald house, 1888 (1346 Fawcett Ave.), and the Heinemann house, c. 1890 (1414 S. G St.).¹⁶

History

Once the NPRR commission selected Tacoma as its western terminus, Hosmer immediately became the company's "special agent" in charge of the new town site and set about clearing the site, laying out the town, getting property ready for sale, and constructing necessary buildings (See Fig. 9).¹⁷ The Hosmer House and the somewhat larger building across South Ninth at 902 Broadway were two such buildings (See Figs. 7 & 10). The larger building (See Fig. 17) would serve as the NPRR headquarters and Tacoma Land Company building until the grander headquarters building (621 Pacific Ave.) was built in 1888. A newspaper article described the Hosmer house as "...for the use of the officers of the railroad company."¹⁸

Since he had served in the construction department of the Central Pacific Railroad, Mr. Hosmer himself may have designed the house. However, Peter Dewar Forbes (see biography section) was the contractor and builder for the Tacoma Land Company building just across South Ninth Street and may also have constructed the house for Mr. Hosmer. Both buildings, the first built west of Pacific Avenue in the new town, were likely started in the autumn of 1874 and completed in early 1875.¹⁹ Both buildings are likely based on pattern book designs or designs already in use by the NPRR. Sanborn Fire Insurance maps of 1889 and 1892 show a center wall through the house suggesting it was built as a double house.

Hosmer and his wife Louise (See Fig. 18) lived in the house at 750 Saint Helens Avenue from 1875 until 1882 when Ms. Hosmer's ill health required the family return to Philadelphia for her care. However, her

¹⁶ Virginia S. McAlester, *A field guide to American houses*. New York, Knoff, 2015, pg. 282-286 & 334-336.

¹⁷ Edward M. Fuller, "Biographical sketch of Theodore Hosmer," *The Washington Historian*. II (October, 1900), pg. 5-11.

¹⁸ *Tacoma Daily Ledger*, 07/01/1883, pg. 4, "Eight years ago."

¹⁹ *Tacoma Daily Ledger*, 09/19/1888, pg. 5, "An old landmark going."

health continued to decline, and she died in early 1885. Hosmer would return to Tacoma later that same year. It is unclear if Mr. Hosmer returned to the house when he returned to Tacoma.

From 1887 until 1895, city directories show Mrs. Maria White, a widow, operating a boarding house at 750 Saint Helens.²⁰ In 1887, Mr. Hosmer, along with other property owners on Saint Helens, request street improvements from the city, and he states that he is planning “improvements” to his property.²¹ In 1888, noted Tacoma architect Carl A. Darmer gets six permits to build an addition to the building, that is, the two-story, much larger rear ell we see today.²² That addition is clearly visible in the 1892 Sanborn Fire Insurance map (See Fig. 6).

The new Northern Pacific Headquarters Building (621 Pacific), which also housed the Tacoma Land Company, was completed in 1888. The old Tacoma Land Office building was then moved to 701 Saint Helens where it would be a boarding house until its demolition in 1930.²³ Hosmer began to build his grand Tacoma Theater at the 902 Broadway site.

By 1888, Hosmer is living at The Tacoma Hotel, and by 1890, he and his son Alexander have moved to his new house at 610 Broadway across the street from the Union Club (See Fig. 20). Mr. Hosmer would die in 1900 at this address following a stroke. He was buried with his wife in Sandusky, OH (See Fig. 21).

The city directories from 1896 until 1898 do not list 750 Saint Helens as a boarding house. However, from 1899 until some point in 1904, Ms. A. V. Raynor is operating a boarding house at that location.²⁴ In that year, William Bardsley now owns the Hosmer House and moves it somewhat up the hill, placing it on a brick daylight basement facing South Ninth (See Fig. 8), and calling it “Mills House.”²⁵

By 1914, Henry Rhodes acquired the building as well as the properties to the west and east. He hired the noted Tacoma architectural firm of Heath & Gove to remodel the building, and they likely added the elegant entry porch and stairway we see today. Rhodes renamed the building “The Exley” after his father’s birthplace in England.²⁶ In 1918, he had Heath and Gove design and build the brick, six-story Rhodes (now Rialto) Apartments at the corner of South Ninth and Market where its eastern façade comes perilously close to the Hosmer House.²⁷ Sometime after completing the Winthrop Hotel in 1925, Rhodes began plans for a large medical arts building. Initially, he thought to build it at the corner of Saint Helens and South Ninth, requiring the demolition of The Exley (See Fig. 13). However, Rhodes’ Seattle partners suggested a site more north in the center of the block so that the building could have entrances on both Saint Helens and Market Streets. The Rhodes Medical Arts Building was completed in 1930 at 747 Market Street.²⁸

In 1956, Rhodes’ real estate company planned to demolish The Exley to create a parking lot for the Rhodes Apartments. A newspaper article at the time (See Fig. 14) reports that only one Exley resident

²⁰ Based on Polk city directories

²¹ *Tacoma Daily Ledger*, 06/05/1887, pg. 1, “St. Helen’s Street.”

²² *Tacoma Daily Ledger*, 05/20/1888, pg. 6.

²³ *Tacoma Daily Ledger*, 10/06/1888, pg.4. “On the move”

²⁴ Based on Polk city directories

²⁵ *Tacoma Daily Ledger*, 11/20/1904, pg. 19.

²⁶ *Tacoma Daily Ledger*, 03/01/1914, pg. 19, “Rhodes apartments nearly completed.”

²⁷ *Tacoma Daily Ledger*, 06/23/1918, pg. B6, “50-suite flat to be erected on Market St.”

²⁸ Henry A. Rhodes, *Memoirs of a merchant*, Seattle, Metropolitan Press, 1952, pg. 129-131.

remains and that workers are beginning to dismantle the building. It also speculates on the building's history, which is very obscure.²⁹ For some reason, however, the demolition does not proceed, and the city directories for subsequent years show residents back in The Exley. By 1975, however, the building had declined to such a state it was boarded up and condemned.

In 1980, developer Paul L. Merlino bought the property and brought in Tacoma architect Gene Grulich to restore and rehabilitate the building (See Fig. 15). The city arranged \$300,000 low interest loans from federal Housing & Urban Development funds to assist the project.³⁰ Removing asbestos shingles from the 1950s revealed the original channel siding. Many of the decorative window frames, especially the round-top sashes, along with decorative moldings and brackets were restored or reconstructed (See Fig. 16). All new plumbing, wiring, cabinets, flooring, and partition walls were installed transforming its 18 rooms into 12 modern apartments with individual kitchens and full bathrooms. The original handrail and staircase in the front entry hall was preserved.

In 1999 Mr. Merlino sold the property to the current owners Pioneer Human Services, a private social service organization based in Seattle that focuses on chemical dependency issues.³¹ Pioneer operates The Exley, the Rialto Apartments and the St. Helens Apartments as transitional, low-income housing.

Biographies

Thomas Theodore Hosmer³²

Theodore Hosmer was born in Ohio in 1843. His father, an early Ohio settler was engaged in a successful wholesale grocery business. At eighteen Hosmer enlisted in the 145th Ohio Infantry in the last year of the Civil War. Following the war, he worked for two years in St. Louis. In 1869, he joined his brother-in-law at San Francisco in the construction department of the Central Pacific Railroad, the first U.S. transcontinental railroad, in its final years.

In 1873, he returned to his hometown, Sandusky, and married Louise E. Townsend. Earlier Ms. Townsend's sister, Susan, had married Charles B. Wright, who was then president of the NPRR. Because of his family connection and railroad experience, Hosmer soon found himself working for the NPRR, specifically serving as secretary to the commission appointed to select the western terminus of the line. By the summer of 1873, he and his wife were in Tacoma.

In July, 1873, the commission selected Tacoma for the terminus and the NPRR board confirmed that decision in September. Hosmer was designated the NPRR's "Special Agent" in charge of the proposed town site, New Tacoma. He immediately set about clearing the site, laying out streets, and getting property ready for sale. In 1877, he was appointed General Manager of the Tacoma Land Company.

In 1880, he founded and was first president of the board of trustees for the new city when it applied to the state for a city charter. In 1882, he was unanimously selected as New Tacoma's first mayor. Due to his wife's illness, he and his family returned to Philadelphia that same year. He would return briefly in

²⁹ *Tacoma News Tribune*, 08/05/1956, pg. A12, "Time beclouds origin of doomed apartment."

³⁰ *Tacoma News Tribune*, 11/09/1980, pg. F13, "100-year-old Exley gets new lease on life."

³¹ Sale effected 01/01/1999 according to records of the Pierce County Assessor-Treasurer.

³² Largely drawn from Edward M. Fuller, "Biographical sketch of Theodore Hosmer," *The Washington Historian*. II (October, 1900), pg. 5-11.

1883 to celebrate the completion of the railroad. Following his wife's death in 1885, Hosmer would returned to Tacoma.

From 1873 until his death in 1900, Hosmer would play a central role in the creation of early Tacoma. He was selected as president of the Tacoma Light & Water (later Tacoma Gas & Electric Company) in 1886, a position he would hold until his death. He was director of the Pacific National Bank (Luzon bldg., demolished 2009) and president of the Wilkeson Coal & Coke Company. He was instrumental in getting the NPRR to build The Tacoma Hotel (1884) and to donate land for a city hall. He was a vestryman of St. Luke's Episcopal Church (3601 Gove St.) and was instrumental in building the church. He was a trustee of Annie Wright School and for years was its treasurer. He was a founder of the Union Club (539 Broadway), one of the incorporators of Puget Sound University, charter member of the Washington State Historical Society, and a founder of the Tacoma Yacht Club. Finally, he was the founder and president of the Tacoma Opera House Company and built the magnificent Tacoma Theater (902 Broadway, demolished by fire 1963).

Hosmer died in 1900 following a stroke. He is buried with his wife in their hometown of Sandusky, OH.

Peter Dewar Forbes

Forbes had moved to Seattle in 1873 from Minneapolis, MN, where he had become a well-known architect and builder. In April of that year, he accepted the position of Superintendent of Depot and Bridge Construction for the NPRR. In this capacity he was responsible for all depots, roundhouses, and other NPRR buildings from Pend d'Oreille to Tacoma. He built the Tacoma Land Company building (902 Broadway) in 1874 and likely the Hosmer House (750 Saint Helens) across S. Ninth Street.³³ He would later own the steamer Isabel and have an interest in the New Tacoma Sawmill. In 1885 he returned to NPRR as Superintendent of Depot and Bridge Construction from Hauser City to Coeur d'Alene. Later he was successful in real estate in Tacoma.³⁴

Carl Augustus Darmer

Born in Prussia in 1858, he received traditional architectural training there as well as apprenticed in the building trades. He practiced his trade in Germany for several years and then worked in Britain, Africa and Australia before coming to San Francisco in 1882. He settled in Tacoma in 1884 and entered into a partnership with another noted early architect, William Farrell. Darmer was responsible for designing a number of prominent buildings and houses in the city, including several hotels, the first Chamber of Commerce Building, the German Lutheran Church on South I Street, First Presbyterian (when it was located at South G and 10th Streets), the Unitarian Church on South Tacoma Avenue, the 1893 Synagogue for Beth Israel, the Point Defiance Park Superintendent's House and several early school buildings. By the mid-twentieth century, newer construction had replaced much of Darmer's work.³⁵

Frederick Heath and George Gove

³³ Tacoma Daily Ledger, 09/19/1888, pg. 5, "An old landmark going."

³⁴ Dennis On. "Biography of Peter Dewar Forbes" 2013. Retrieved December 29, 2015 from <http://www.accessgenealogy.com/washington/biography-of-peter-dewar-forbes>.

³⁵ Dennis P. Anderson, "Carl August Darmer: Architect for the City of Destiny," *The Pacific Northwest Quarterly* Vol. 71, No. 1 (Jan., 1980), pp. 24-30.

Frederick Heath was born in La Crosse, WI, in 1861 and received most of his architectural training with the firm of Warren H. Hayes in Minneapolis, MI. Heath arrived in Tacoma in 1893 and a few years later joined the firm of Ambrose Russell and A. Spalding. By 1906, Heath had his own firm, and by 1908, architect George Gove had joined him. Born in 1870 in Minnesota, Gove was educated abroad, primarily in Paris. He followed his brother to Tacoma in 1908. The firm of Heath and Gove and later Heath, Gove & Bell would make a lasting contribution to Tacoma as well as the Northwest generally. They were responsible for many Tacoma landmarks including Lincoln High School, St. Patrick's Church, First Church of Christ Scientist, Pythian Temple, National Realty Building, Paradise Inn, First Lutheran, and many residences.³⁶

August Gene Grulich

Gene Grulich earned his Bachelor of Architecture from the University of Texas, a Master of Architecture from the University of Oregon and completed Advanced Studies at Harvard University's Graduate School of Design. Mr. Grulich has been a well-known architect in Washington for four decades, successfully managing the preservation of historic structures in the Puget Sound region including The Granary at Fort Nisqually in Tacoma; West Point Light Station in Seattle; and Alexander's Castle at Fort Worden in Port Townsend. His national accolades include numerous projects on The National Register of Historic Places including Fort Point U.S. Coast Guard Station, Presidio in San Francisco, California. His historic preservation work has featured iconic Tacoma landmarks including Central School, Lincoln High School, Pantages Theater, Annobee Apartments, Bowes Building, Tacoma Armory, and the City of Tacoma's Municipal Complex.³⁷

³⁶ Alex Van Putten, "Frederick H. Heath," 2013. Retrieved January 7, 2016 from <http://www.historictacoma.org/ht/frederick-h-heath>.

³⁷ Gene Grulich, personal communication, 01/15/2016.

Appendix IV: Figures

- Fig. 1. Front south façade, view from South Ninth Street.
- Fig. 2. Front south façade. Cornice and window detail
- Fig. 3. East side façade. Aerial view.
- Fig. 4. North rear façade.
- Fig. 5. Hosmer House facing St. Helens, 1888 Sanborn Fire Insurance Map
- Fig. 6. Hosmer House facing St. Helens, 1892 Sanborn Fire Insurance Map
- Fig. 7. Tacoma Land Co. Bldg. and Hosmer House, 1884, Tacoma, WT.
- Fig. 8. Hosmer House facing South Ninth, 1912, Sanborn Fire Insurance Map
- Fig. 9. Pacific Avenue, c. 1873.
- Fig. 10. 1881 view of Tacoma, Hosmer House facing St. Helens.
- Fig. 11. Sketch of Hosmer House, *West Coast Magazine*, Jan. 1883
- Fig. 12. Hosmer House, facing St. Helens. Photo taken c. 1890
- Fig. 13. Hosmer House, now the Exley Apartments, on S. 9th St., 1925
- Fig. 14. "Time beclouds origin of doomed apartment," *Tacoma News Tribune*, 08/05/1956
- Fig. 15. "100-year-old Exley gets new lease on life," *Tacoma News Tribune*, 11/09/1980
- Fig. 16. "309 Ninth Street South," in J. Kipp & P. Olson, *Tacoma Rediviva*, 1985
- Fig. 17. The NPRR/Tacoma Land Office, 902 Broadway, 1875
- Fig. 18. Louise & Theodore Hosmer
- Fig. 19. Judith Kipp, "A City Founding Father", *Tacoma News Tribune*
- Fig. 20. Hosmer's 1890 House, 610 Broadway
- Fig. 21. Hosmer family plot, Oakland Cemetery, Sandusky, OH.



Fig. 1. Front south façade, view from South Ninth Street. 2011. Source: Bouwer



Fig. 2. Front south façade. Cornice and window detail. 2016. Source: Erikson



Fig. 3. East side façade. Aerial view. 2015. Source: Google Maps.
Note: The same fenestration is seen in 1925 picture (Fig. 13) below.



Fig. 4. North rear façade. 2015. Source: McKnight

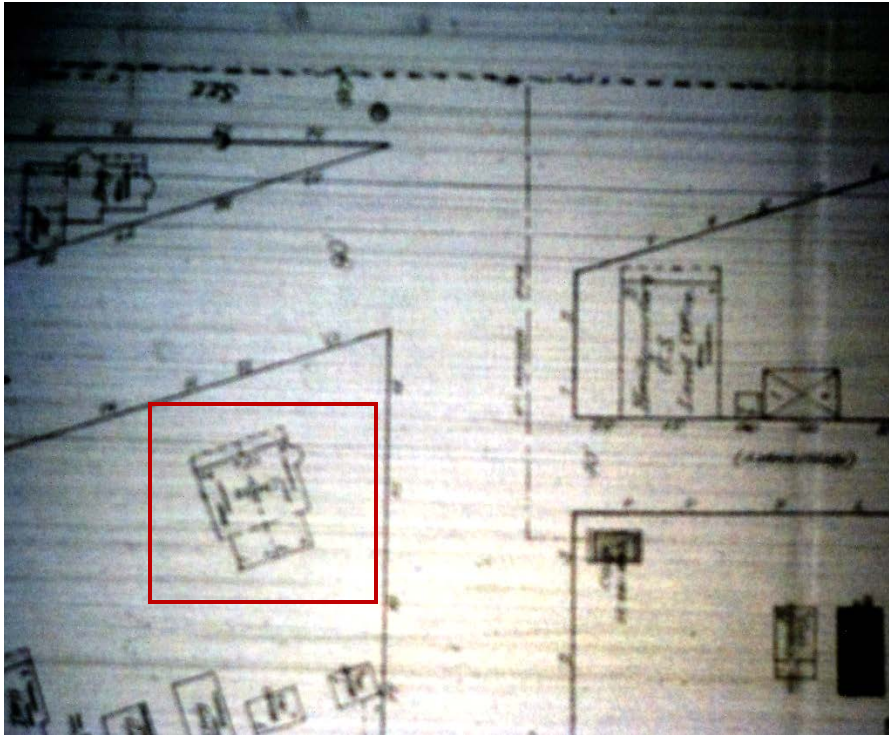


Fig. 5. Hosmer House (in red) facing St. Helens with Tacoma Land Co. office across S. 9th. 1888 Sanborn Fire Insurance Map, Tacoma, Vol. 1, Sheet 4.

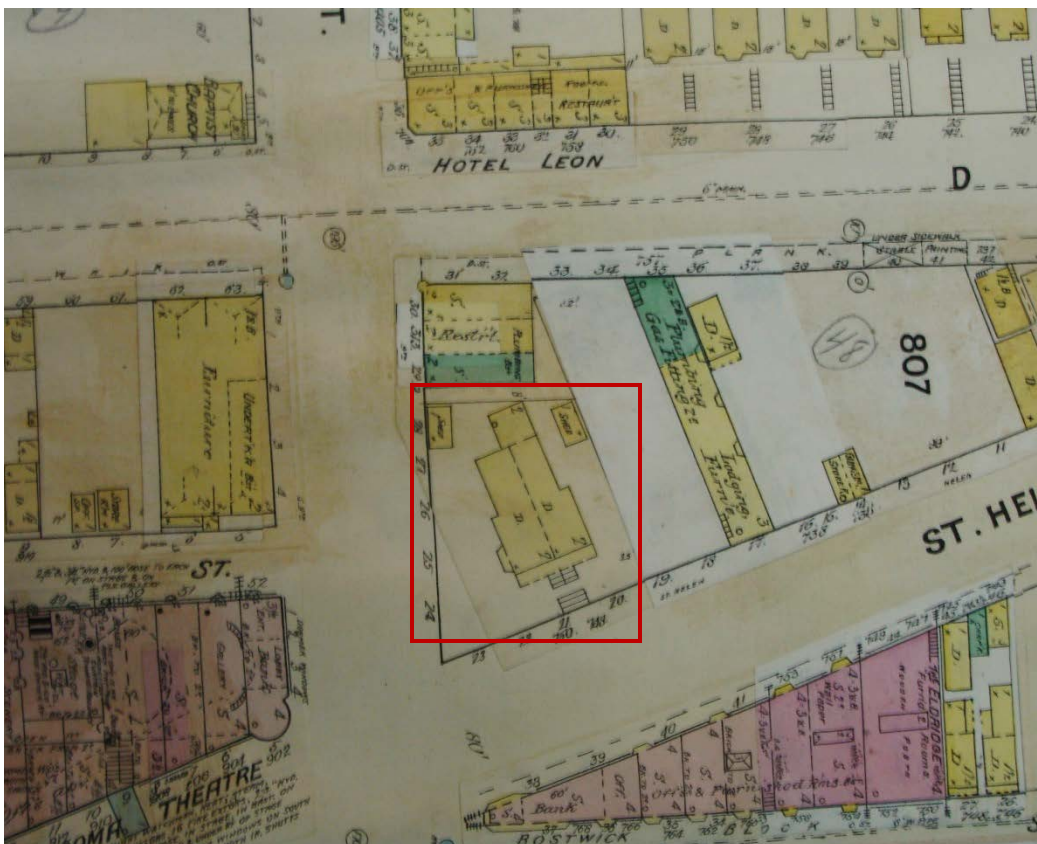


Fig. 6. Hosmer House (in red), facing St. Helens, 1892 Sanborn Fire Insurance Map, Vol. 1, Sheet 16

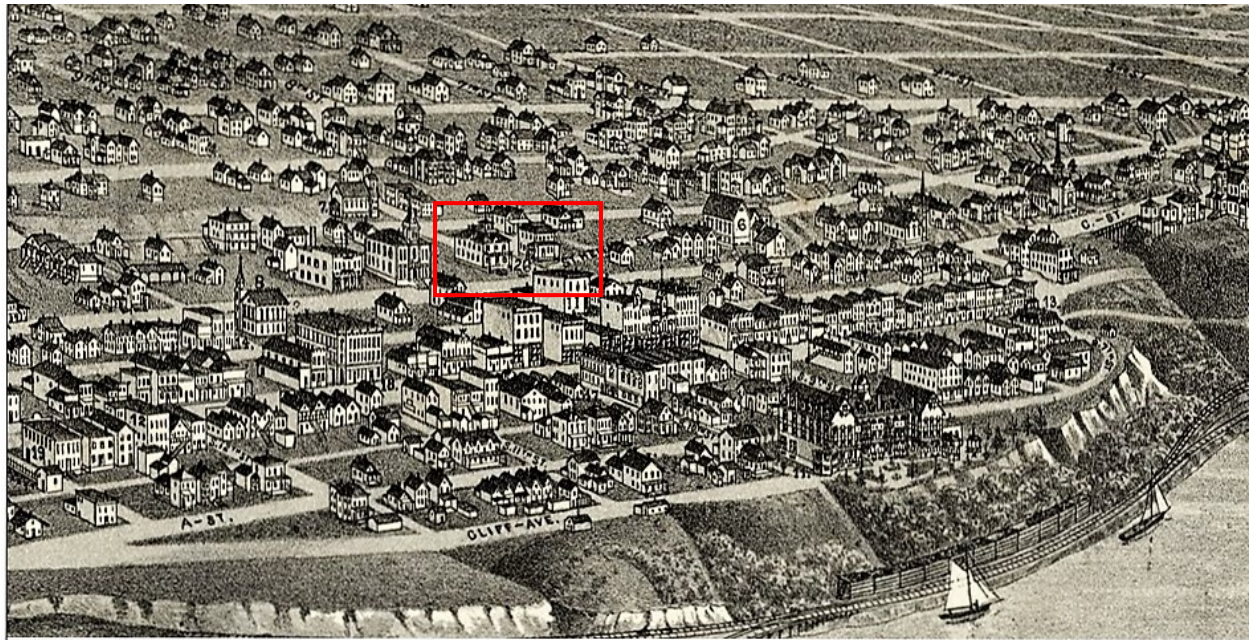


Fig. 7. Tacoma Land Co. Bldg. and Hosmer House (in red), 1884, Tacoma, WT, Beck & Paulie (litho.)

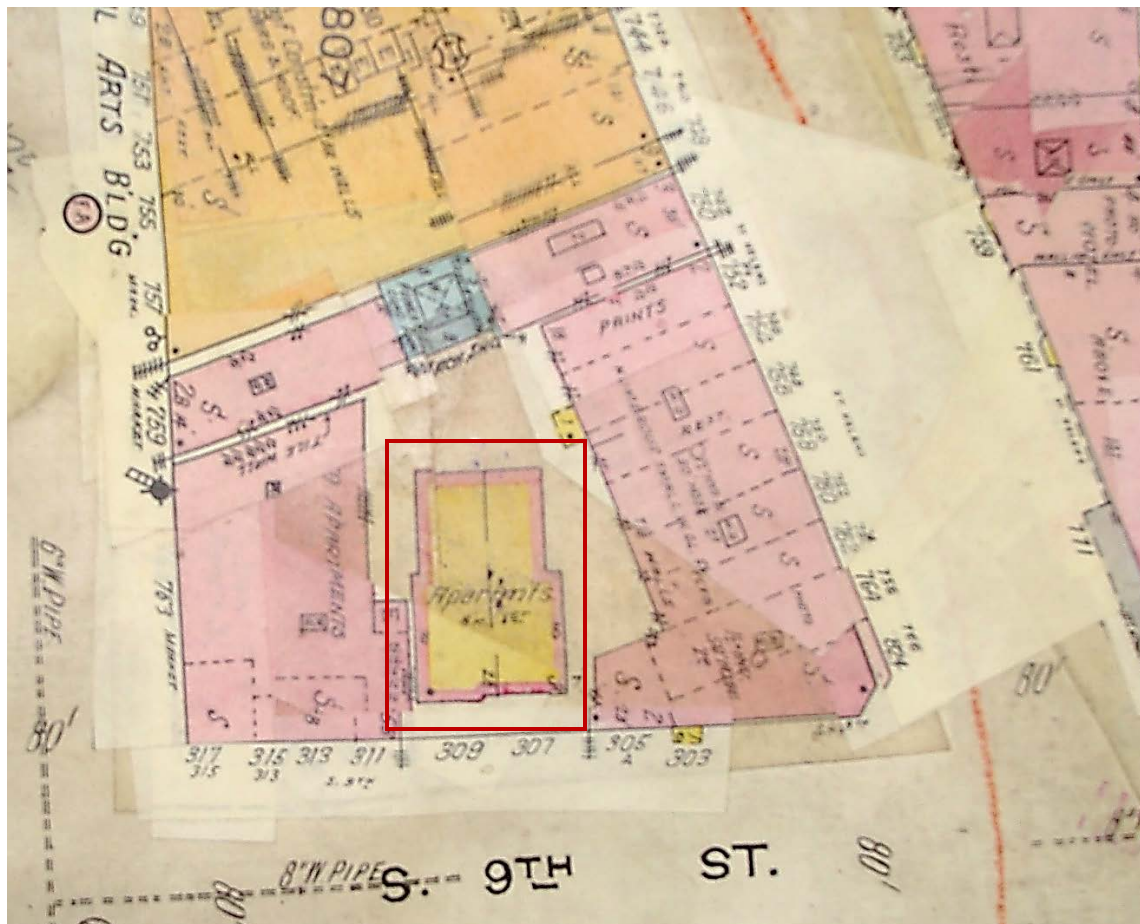


Fig. 8. Hosmer House (in red), facing South Ninth in its current location, Sanborn Fire Insurance Map, 1912 (updated through 1945), Vol. 1, Sheet 103.

Hosmer House, 309 South Ninth Street, Tacoma

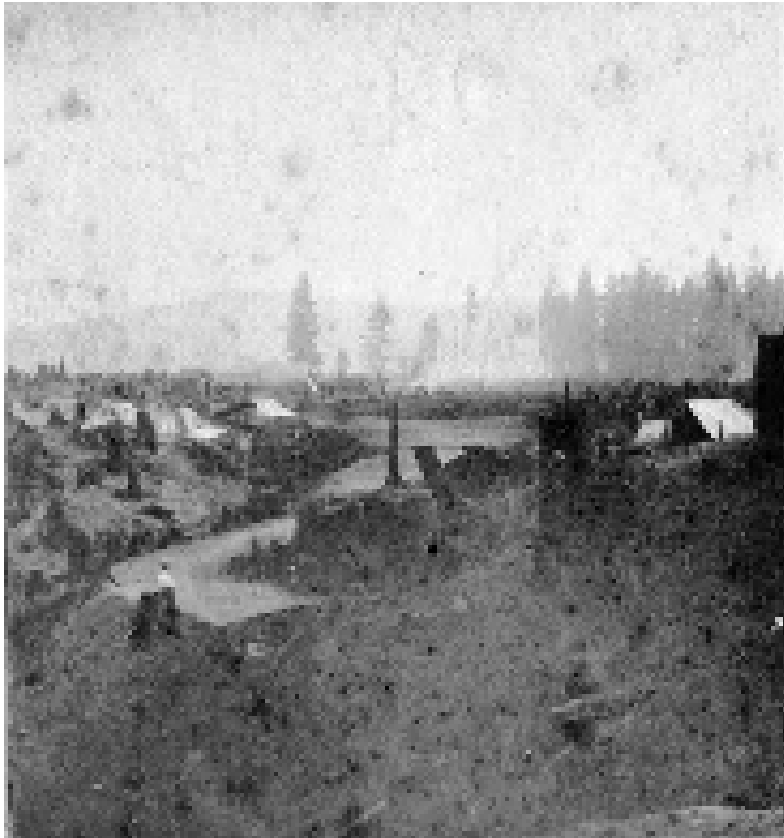


Fig. 9. Pacific Avenue, c. 1873. Man in the foreground is close to future site of the NPRR Building. Tacoma Public Library, Northwest Room Image Archives, Image 39199.

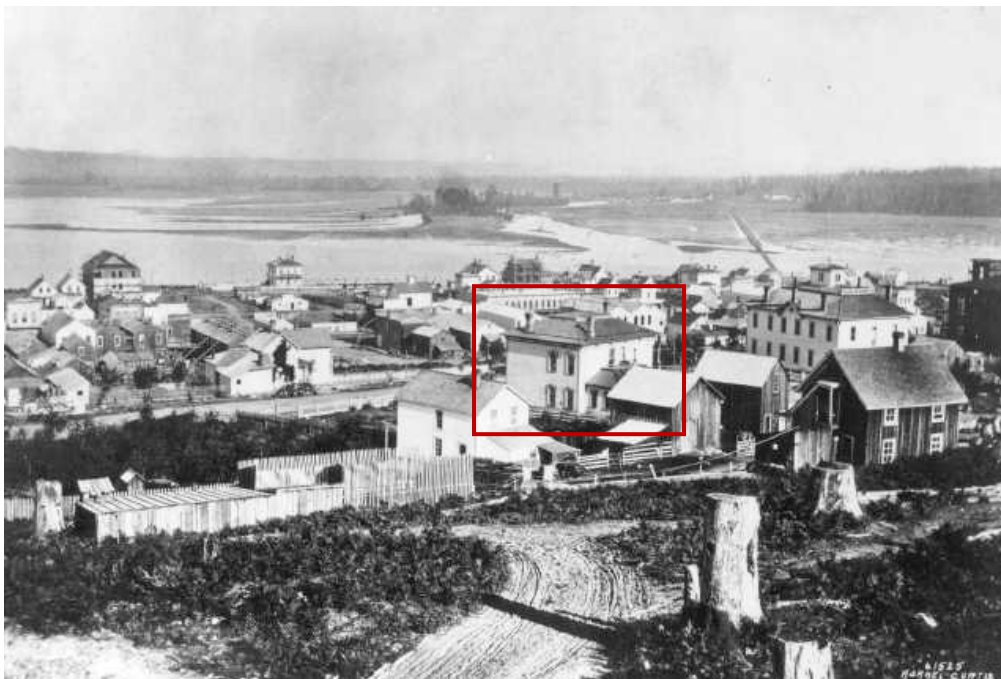


Fig. 10. 1881 view of Tacoma, Hosmer House (in red), facing St. Helens. The NPRR/Tacoma Land Office to right. Tacoma Public Library, Northwest Room Image Archives, Image 32484.

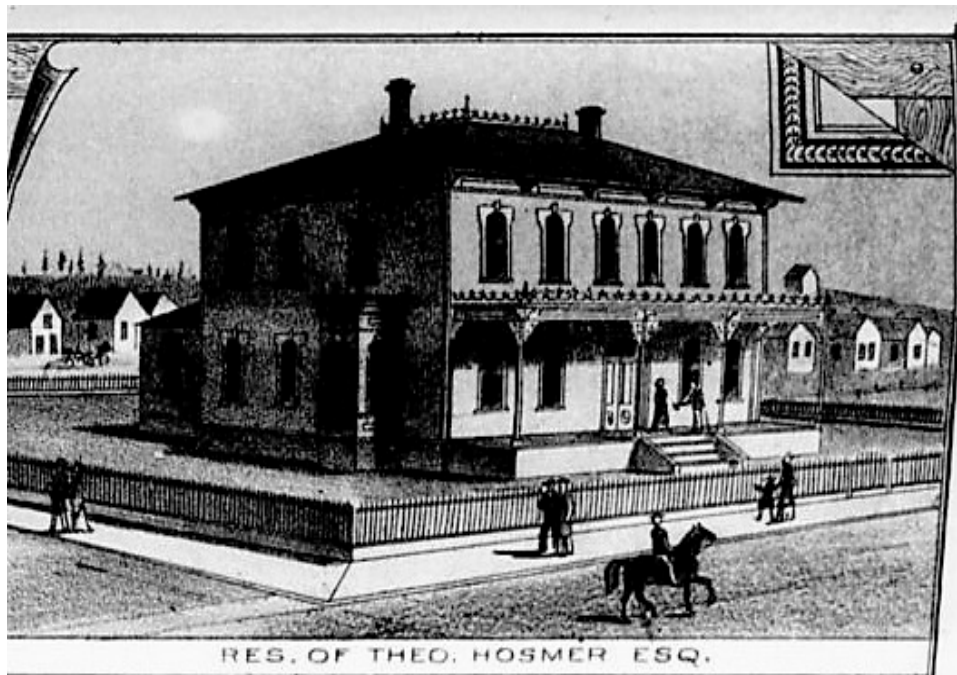


Fig. 11. Sketch of Hosmer House, *West Coast Magazine*, Jan. 1883, pg. 8.
Note the full porch, double door entry, bay window at left, and trim on porch and main roof.

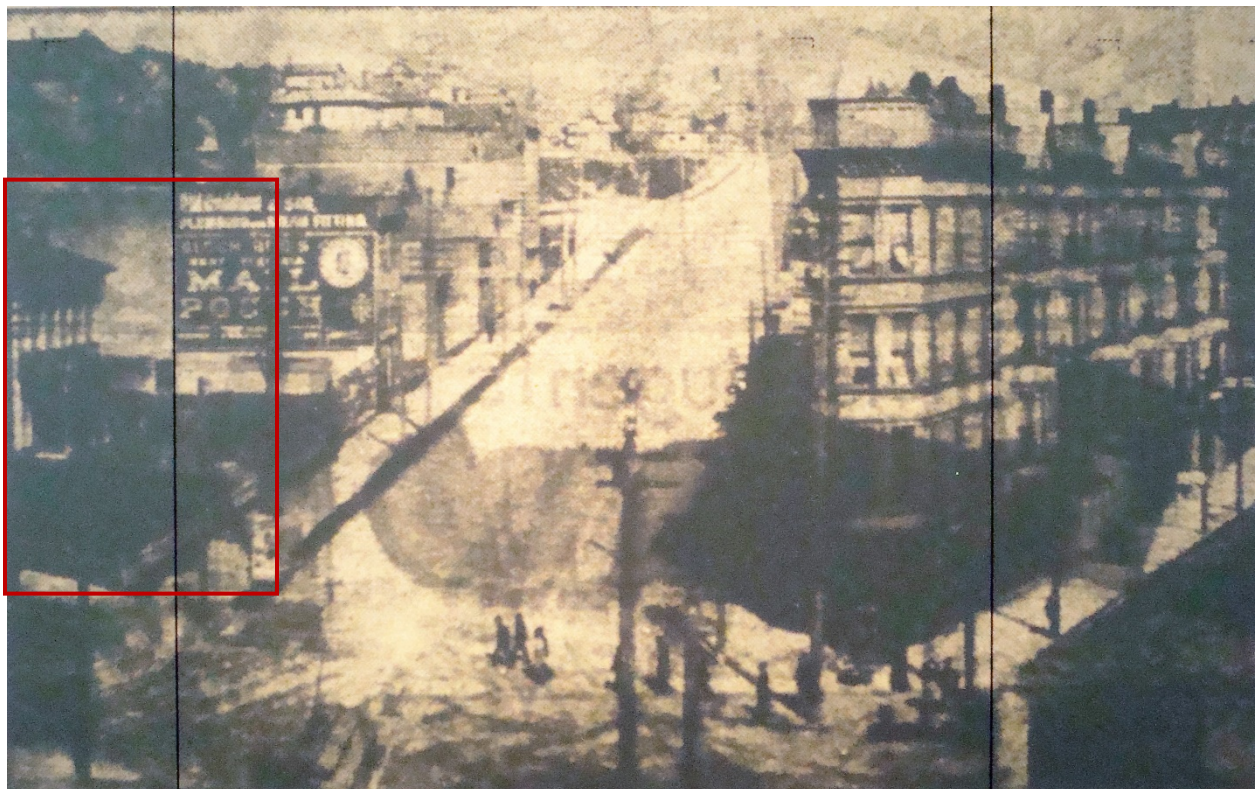


Fig. 12. Hosmer House (in red), facing St. Helens. Photo taken c. 1890,
Tacoma News Tribune, 03/27/1966, pg. 26.



Fig. 13. Hosmer House, now the Exley Apartments, on S. 9th St., 1925
Tacoma Public Library, Northwest Room Image Archives, Image 37318.



Fig. 14. "Time beclouds origin of doomed apartment," *Tacoma News Tribune*, 08/05/1956, pg. A12.



Fig. 15. "100-year-old Exley gets new lease on life," *Tacoma News Tribune*, 11/09/1980, pg. F13.



Fig. 16. "309 Ninth Street South," in J. Kipp & P. Olson, *Tacoma Rediviva*, 1985, pg. 77.
Note the small balustrade on portico above the entrance, now removed.



Fig. 17. The NPRR/Tacoma Land Office, 902 Broadway, 1875, Paul D. Forbes, contr. Tacoma Public Library, Northwest Room Buildings Index, BU-10829.



Fig. 18. Louise & Theodore Hosmer. Herbert Hunt, *Tacoma; Its History and its Builders, a Half-Century of Activity*. Vol. 1, opp. Pg. 198.



Fig. 19. Judith Kipp, "A City Founding Father", *Tacoma News Tribune*



Fig. 20. Hosmer's 1890 House, 610 Broadway, Pickles & Sutton, arch.
Tacoma Public Library, Northwest Room Buildings Index, Image BU-13177.



Fig. 21. Hosmer family plot, Oakland Cemetery, Sandusky, OH.

Appendix V: Letters of Support



www.cityoftacoma.org/neighborhoodcouncils

City of Tacoma
Landmarks Preservation Commission
747 Market Street
Tacoma WA 98402

January 13, 2016

Subject: Tacoma Historic Register of Theodore Hosmer House/Exley Apartments

The New Tacoma Neighborhood Council supports the nomination of Theodore Hosmer House (now the Exley Apartments) at 309 South 9th Street to Tacoma's Register of Historic Places.

The Hosmer house dates from about 1875 and is the oldest surviving residence and second oldest building in Tacoma. Built by the Northern Pacific Railroad after it selected Tacoma for its western terminus, the house was the residence of Theodore Hosmer, who was responsible for clearing and laying out the new town site. Mr. Hosmer served as the railroad's first manager of the Tacoma Land Company as well as the first mayor of New Tacoma.

The house originally faced St. Helen's Avenue but was moved to its current location in 1904 and divided into apartments. In 1914, noted architects Heath & Gove remodeled the interior into The Exley Apartments. We applaud the excellent care that Pioneer Human Services, the current owner, has taken in maintaining this important building. It is an excellent example of adaptive reuse of a historic building. It is imperative to include this very important building on the City of Tacoma's historic register to preserve it for future generations.

Sincerely,

Elizabeth E. Burris
Chair,
New Tacoma Neighborhood Council



New Tacoma Neighborhood Council
PO Box 1784 • Tacoma, WA 98401





Tacoma Central Neighborhood Council

PO Box 5201, Tacoma, Washington 98415-0201

chair@cnc-tacoma.com

Meetings are the first Thursday of each month at the Tacoma Nature Center, 1919 S. Tyler St,
from 7:00 pm 'til about 9:00 pm

Tacoma, 02/04/2006

Landmarks Preservation Commission

City of Tacoma

747 Market Street, Suite 345

Tacoma, WA 98402

Dear Chair Granfield and Commissioners:

The Tacoma Central Tacoma Neighborhood Council supports the Theodore Hosmer House to be placed on Tacoma's Register of Historic Places.

The 1875 building by the Northern Pacific Railroad was the residence of Theodore Hosmer, who was the first mayor of New Tacoma and the railroad's first manager of the Tacoma Land Company. Interesting also is that the building was moved from St. Helens to 309 S 9th Street, its current address.

Pioneer Human Services has taken care to maintain the historic building, now housing the Exley Apartments.

We agree that the Hosmer House has historic value for Tacoma and appreciate the opportunity to support efforts to make the building part of Tacoma's Historic Registry.

Many thanks to the Landmarks Preservation Commission for the valuable work in preserving Tacoma's historic past to be part of Tacoma's present and future.

Best regards

Tacoma Central Neighborhood Council

Matt Stevens, CNC chair



TACOMA HISTORICAL SOCIETY

PO Box 1865 TACOMA, WASHINGTON 98401 (253) 472-3738

Feb. 7, 2016

Landmarks Preservation Commission
City of Tacoma
747 Market Street, Suite 345
Tacoma, Washington 98492

Dear Chair Case and Commissioners:

The Tacoma Historical Society board has voted unanimously to support the nomination of Theodore Hosmer House (now the Exley Apartments) at 309 South 9th Street to Tacoma's Registry of Historic Places.

The Hosmer House is the oldest surviving residence in our city dating back to 1875 (two years after the Northern Pacific Railroad reached Tacoma as its western terminus). Built by the railroad, the house is the only surviving structure from the early development of what was then New Tacoma. Theodore Hosmer, who resided there, was New Tacoma's first mayor and first manager of the Tacoma Land Company. It was Hosmer who was responsible for clearing and laying out the land for the new town.

The house originally faced St. Helens Avenue but was moved to its current location, across from the Rialto Theater, in 1904. It was then divided into apartments ten years later through the design of architects Heath & Gove. Pioneer Services now manages the facility and have taken great care in its management. It serves as an excellent example of adaptive reuse as a means of preserving a historic building.

The Tacoma Historical Society urges the Commission to include this most important building on the city's historic register so that it may be preserved and protected for future generations.

Sincerely yours,

Bill Baarsma

President of the Tacoma Historical Society



Heritage League of Pierce County

Heritage League of Pierce County
PO Box 64345
University Place, WA 98464

January 30, 2016

Landmarks Preservation Commission
City of Tacoma
747 Market Street, Suite 345
Tacoma, WA 98402

Dear Chair Case and Commissioners:

The Heritage League of Pierce County supports the nomination of the Theodore Hosmer House (now the Exley Apartments) at 309 South 9th Street to Tacoma's Register of Historic Places. This 1875 building from the earliest period of Tacoma's founding is one of the last remaining buildings not on the city's landmarks register.

The Heritage League of Pierce County is a consortium of more than fifty heritage organizations and individuals dedicated to preserving the rich history of Pierce County. We work together to provide training for our members and promote our institutions as they collect, preserve, and share this county's unique heritage.

The Board of the Heritage League of Pierce County unanimously endorses and supports this nomination.

Sincerely,

Sue Scott
Board President
Heritage League of Pierce County

January 29, 2016

Mr. Reuben McKnight
Historic Preservation Officer
747 Market Street
Tacoma, WA 98402

Dear Reuben;

I was recently contacted by several community leaders working on nomination of the Hosmer House located on 309 S. 9th Street in downtown Tacoma.

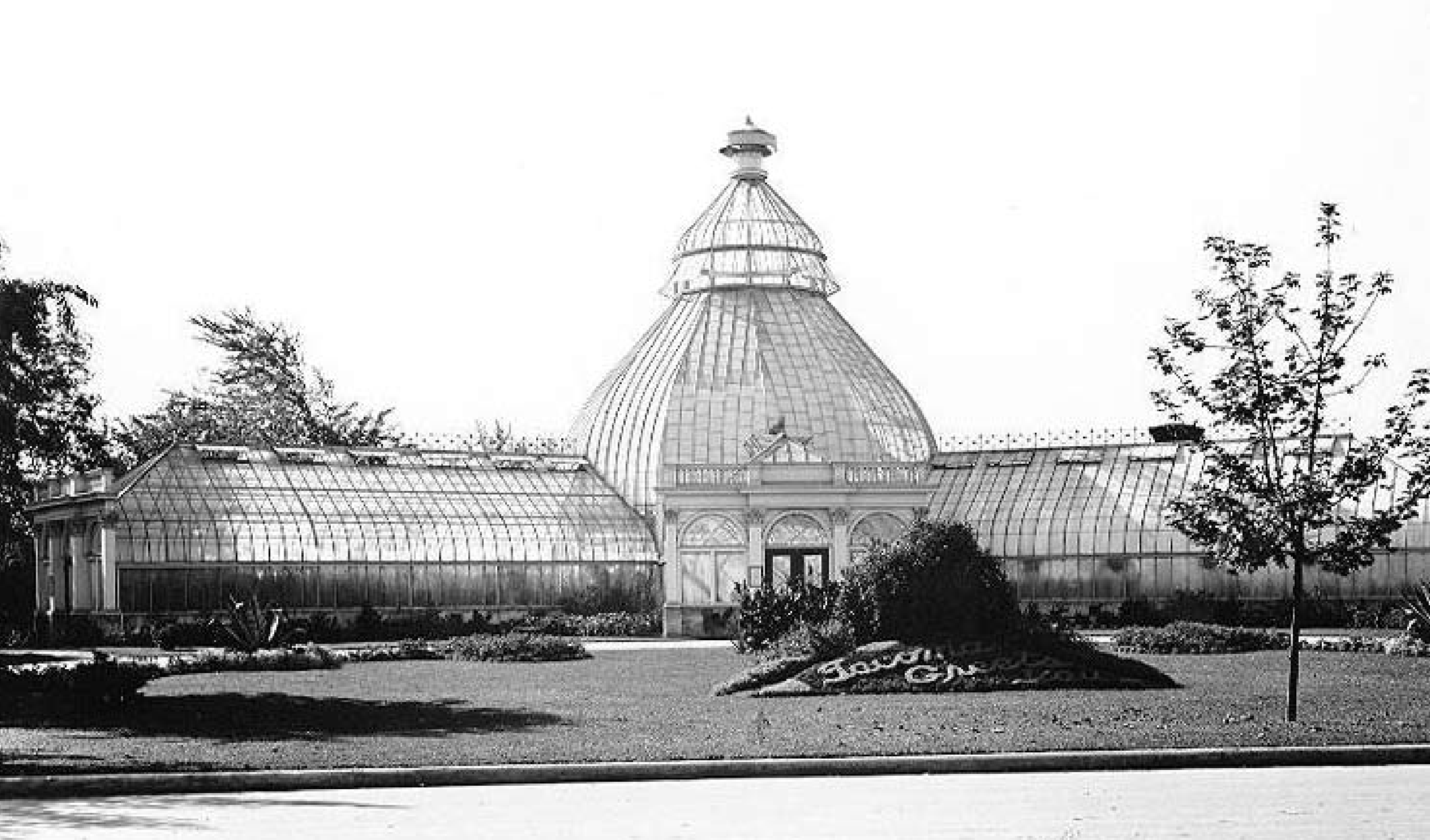
The Hosmer House, now the Exley Apts., is that yellow two-story, wood building directly across from the Rialto Theater. It is the second oldest building in Tacoma (1875) and the oldest residence in the city. Built by the Northern Pacific Railroad after Tacoma was selected as its western terminus, it was the home of Theodore Hosmer, who was the Special Agent in charge of the new site and later New Tacoma's first mayor. It's the last building in Tacoma with a direct link to the earliest period of New Tacoma from 1873 until the city was incorporated in 1884. Historic Tacoma has long believed that this building just has to be on our city's landmark register.

I understand there have been occasions in the past when volunteers have taken on the work of drafting the nomination and delivering to the City your office has considered one-time waiving of the application fee for the nomination. The primary reason to request to have this nomination fee be waived is that Historic Tacoma is a volunteer, non-profit organization who graciously took on this project and second is that this particular building holds such a special place in Tacoma's history.

I would like to request your office waive the \$100 fee charged for processing a nomination to the City's register of historic landmarks. I further would like to see the Landmarks Preservation Commission consider the nomination as this building holds special significance in our City's history.

Sincerely,

Robert S. Thoms
City Councilman, Dist. 2



AGENDA

1. PROJECT HISTORY

- a. Existing Conservatory
- b. Wright Park and Seymour Conservatory Master Plans
- c. Landmarks Briefing 1
- b. 50% SD Schemes
- c. Comments

2. PROGRAM REDUCTION

3. PROPOSAL

4. SECRETARY OF INTERIOR STANDARDS - ITEMIZED RESPONSES

5. QUESTIONS, COMMENTS



VIEW FROM EAST



VIEW FROM SOUTHWEST

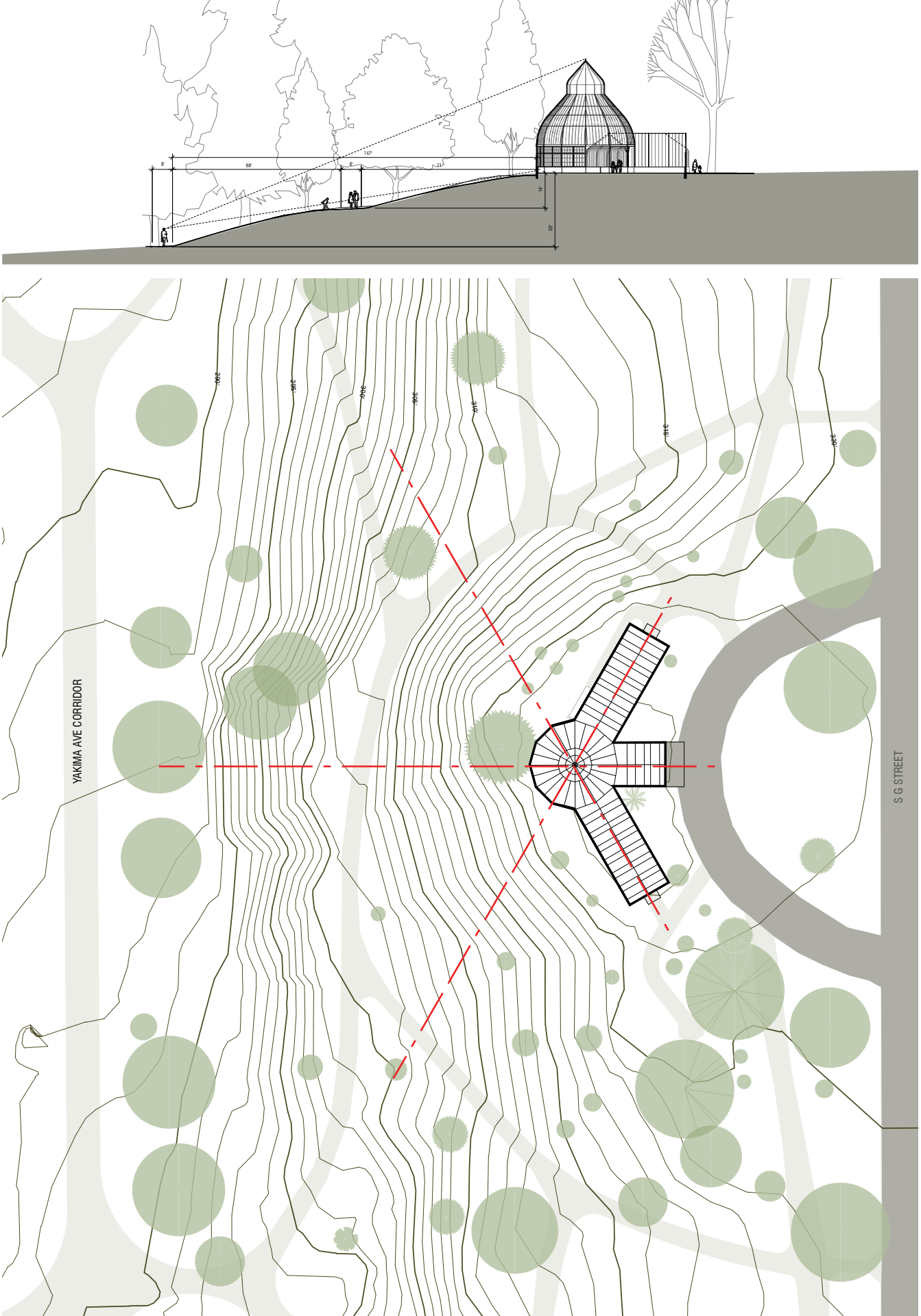


VIEW FROM NORTHWEST

SITE



2004 WRIGHT PARK MASTER PLAN

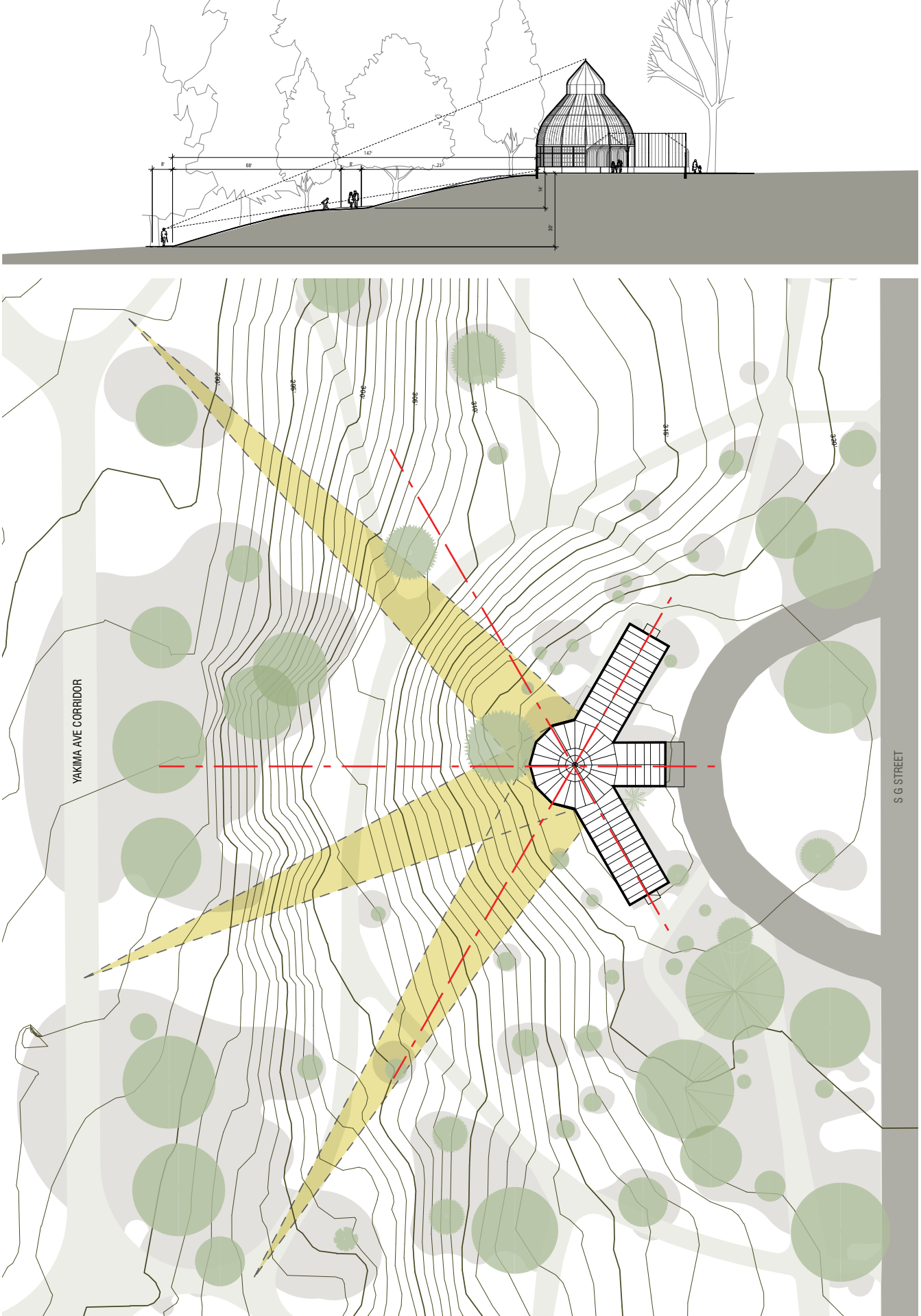


CONSERVATORY SITE PLAN

SITE



2004 WRIGHT PARK MASTER PLAN

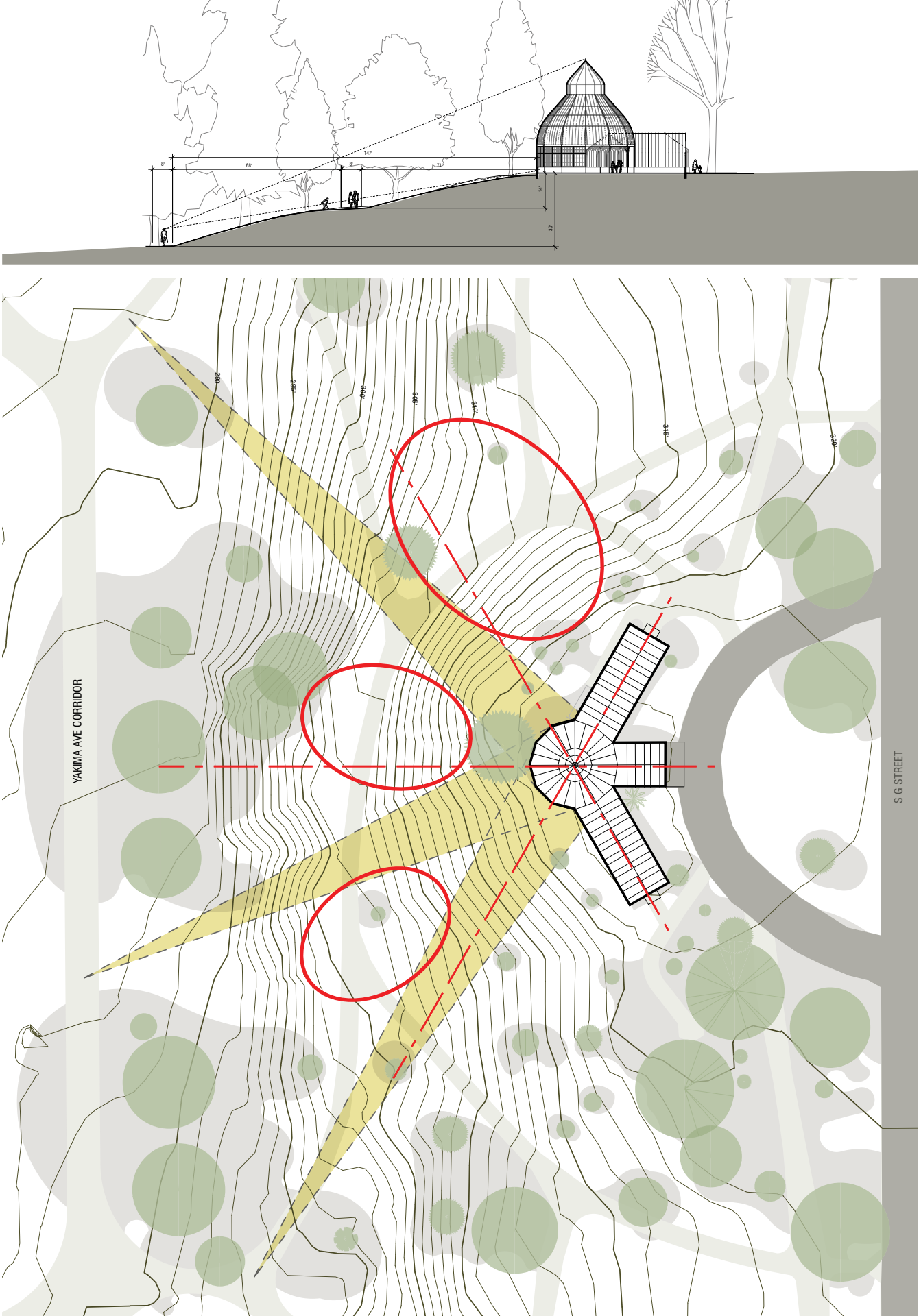


CONSERVATORY SITE PLAN -
VIEW CORRIDORS

SITE



2004 WRIGHT PARK MASTER PLAN



CONSERVATORY SITE PLAN -
PREFERRED SITING

LANDMARKS BRIEFING 1 - 10.14.15

LIGHT
Optimize solar access for plants both inside and outside

MOVEMENT
Horticultural experience as a procession

CELEBRATION
Enhance building and site for special events

MEMORY
Sustain history of place

LEARNING
Increase educational opportunity

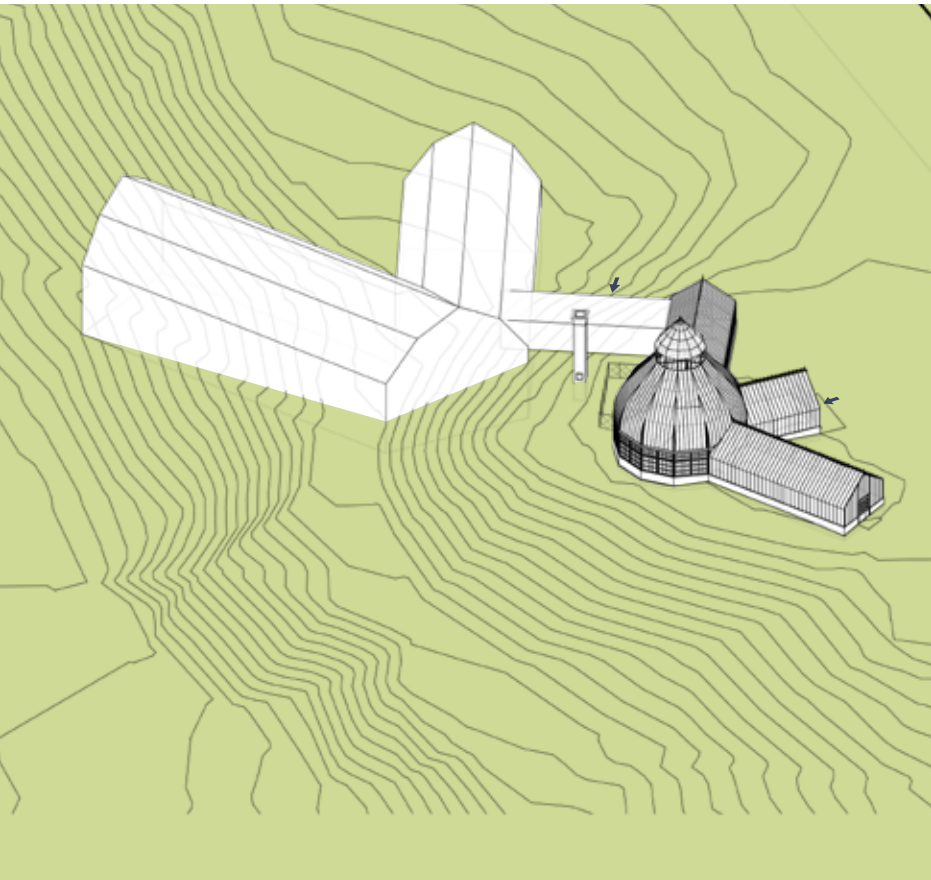
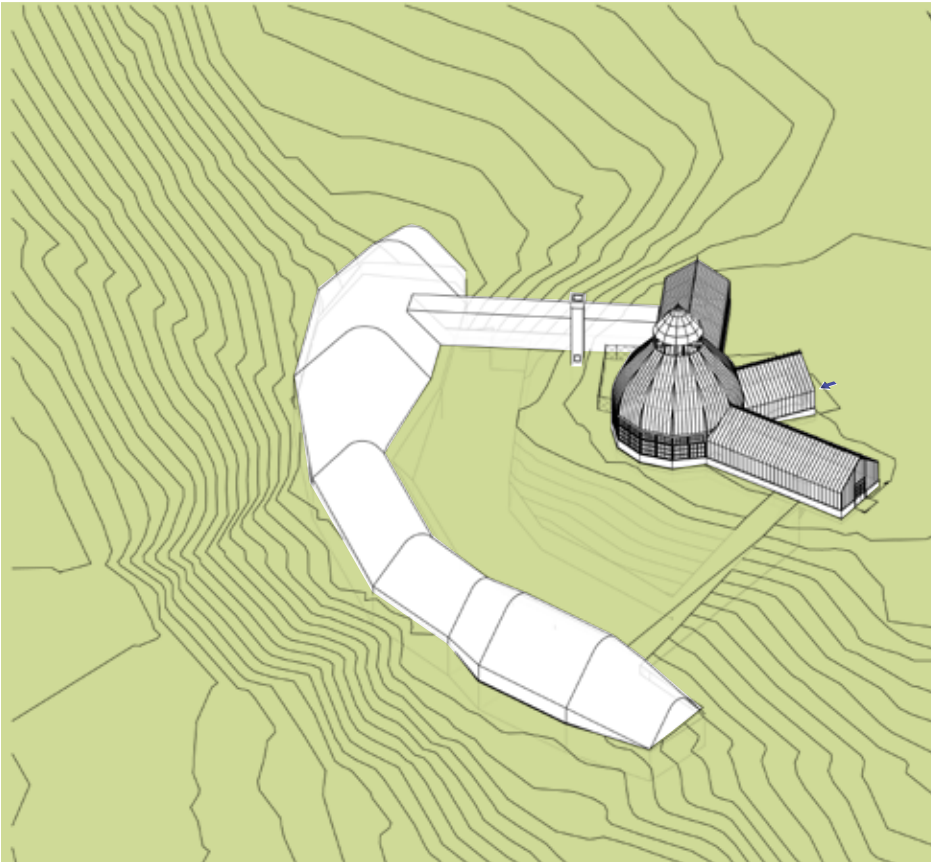
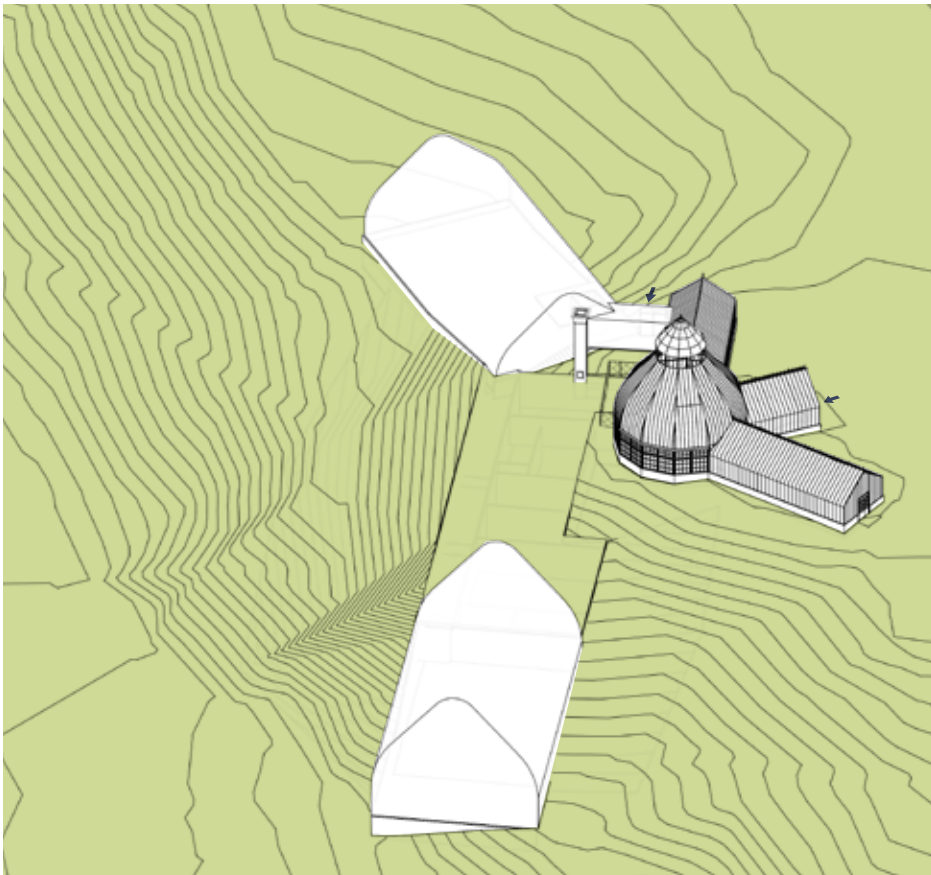
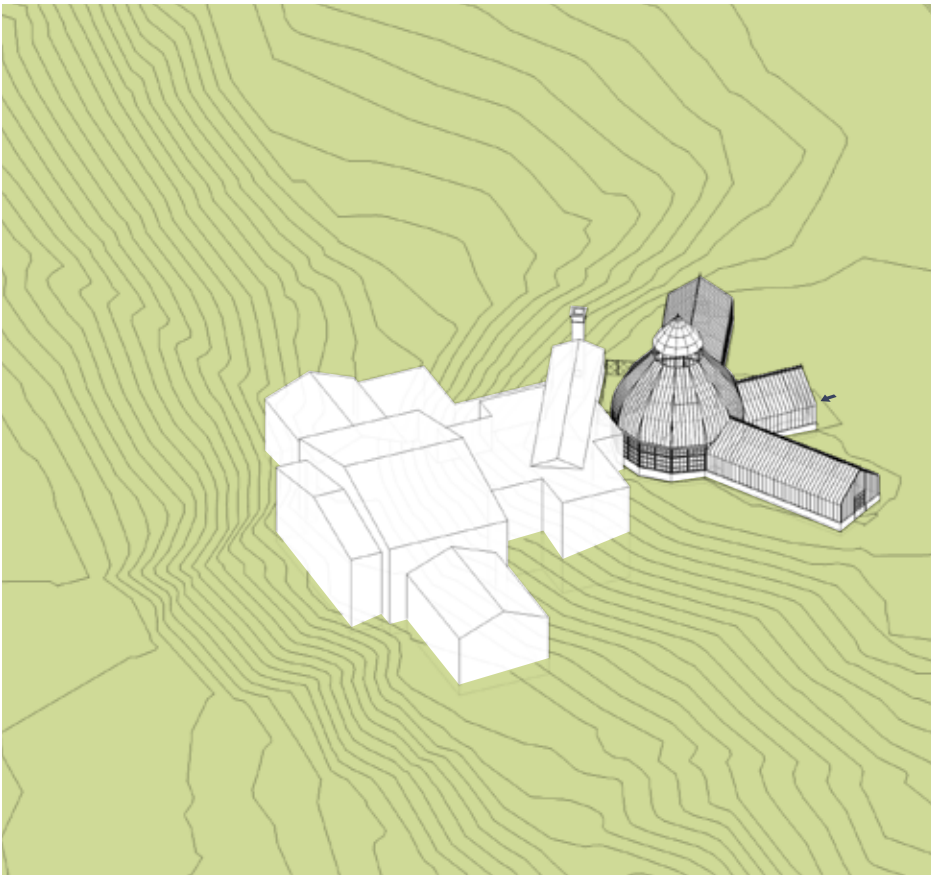
DEFERENCE
Preserve iconic quality of building from all sides

FLEXIBILITY
Create horticultural spaces that can support horticultural variety

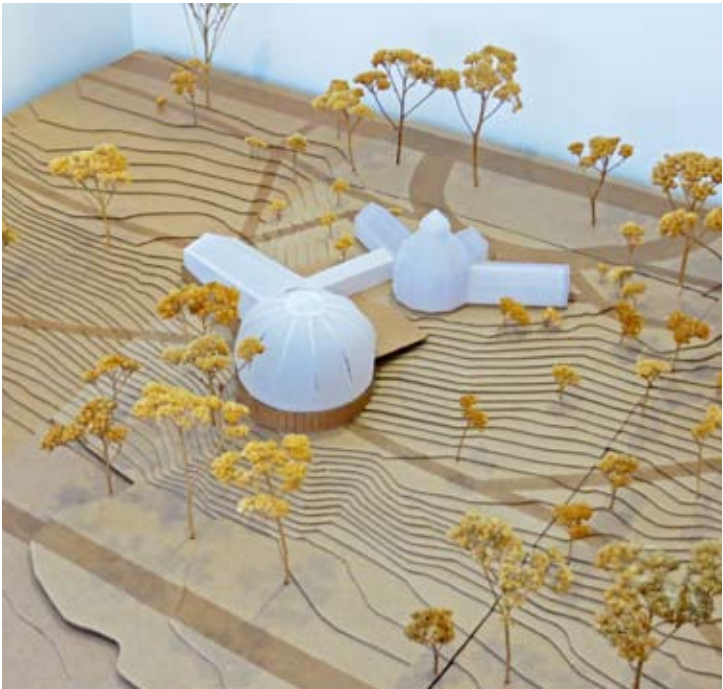
BALANCE
Complement historic building while being distinguished from it

COMFORT
Create spaces where plants and people coexist comfortably

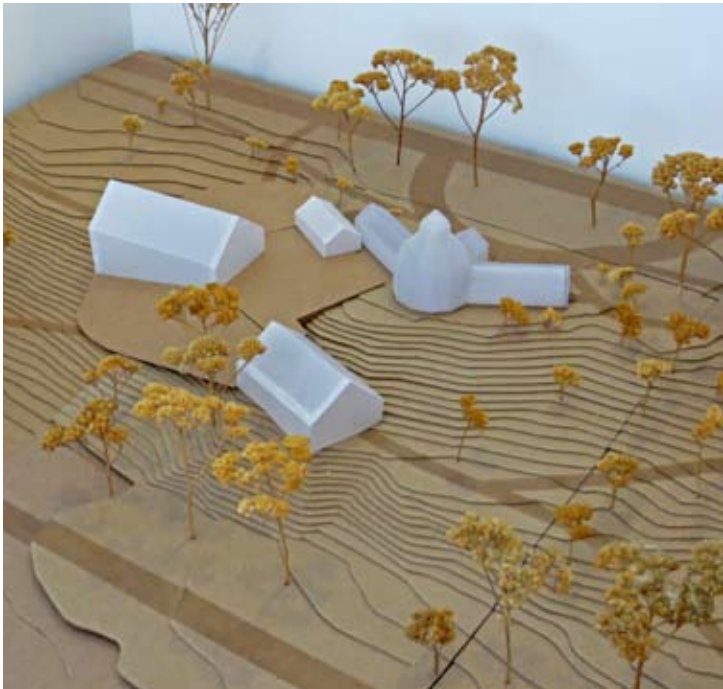
CONSERVATION
Minimize carbon footprint



50% SCHEMATIC DESIGN - 12.08.15



1 CENTER



2 SPLIT



3 NORTH



4 G STREET

PROGRAM

		2004 Seymour Master Plan	2005 Wright Park Master Plan	2015 Sept 22	2015 Oct 28	2016 Feb 12
EXISTING CONSERVATORY		3,500	3,500	3,500	3,500	3,500
ADDITION	PUBLIC	6,957	8,500	8,500	7,200	4,400
	Lobby/Entrance Vestibule	1,059	1,000	1,000	1,000	500
	Gift Shop (incl inventory storage)	416	400	400	600	600
	Display House	1,582	3,200	3,200	3,300	3,300
	Display Area-Greenhouses	2,290	2,300	2,300	2,300	0
	Conference/ Classroom	1,408	1,400	1,400	0	0
	Library/ Research Room	202	200	200	0	0
	STAFF	1,019	1,050	1,150	1,150	1,000
	Offices	405	400	400	400	400
	Staff and Volunteer Support	193	200	200	200	200
ADDITION	Potting Shed	142	150	150	150	100
	Tool Shed	124	150	150	150	100
	Storage Room	155	150	150	150	100
	Janitor Closet	0	0	100	100	100
	SUPPORT	747	750	1,500	1,500	1,500
	Restrooms	404	400	300	300	300
	Stairs and Elevator	193	200	200	200	200
	Mechanical and Electrical Room	150	150	1,000	1,000	1,000
	INTERIOR TOTAL	8,723	10,300	11,150	9,850	6,900
	EXTERIOR	812	800	800	800	800
ADDITION	Exterior Courtyard	812	800	800	800	800
	Specialty Gardens	-	-	-	-	-
ADDITION TOTAL		9,535	11,100	11,950	10,650	7,700

EXISTING BUILDING SCOPE

PROGRAM
Restore original use of space to plant display

STRUCTURAL
Upgrade building to 'Life Safety' performance level

SYSTEMS
Upgrade / replace existing building systems

ENVELOPE
Complete periodic maintenance of envelope components

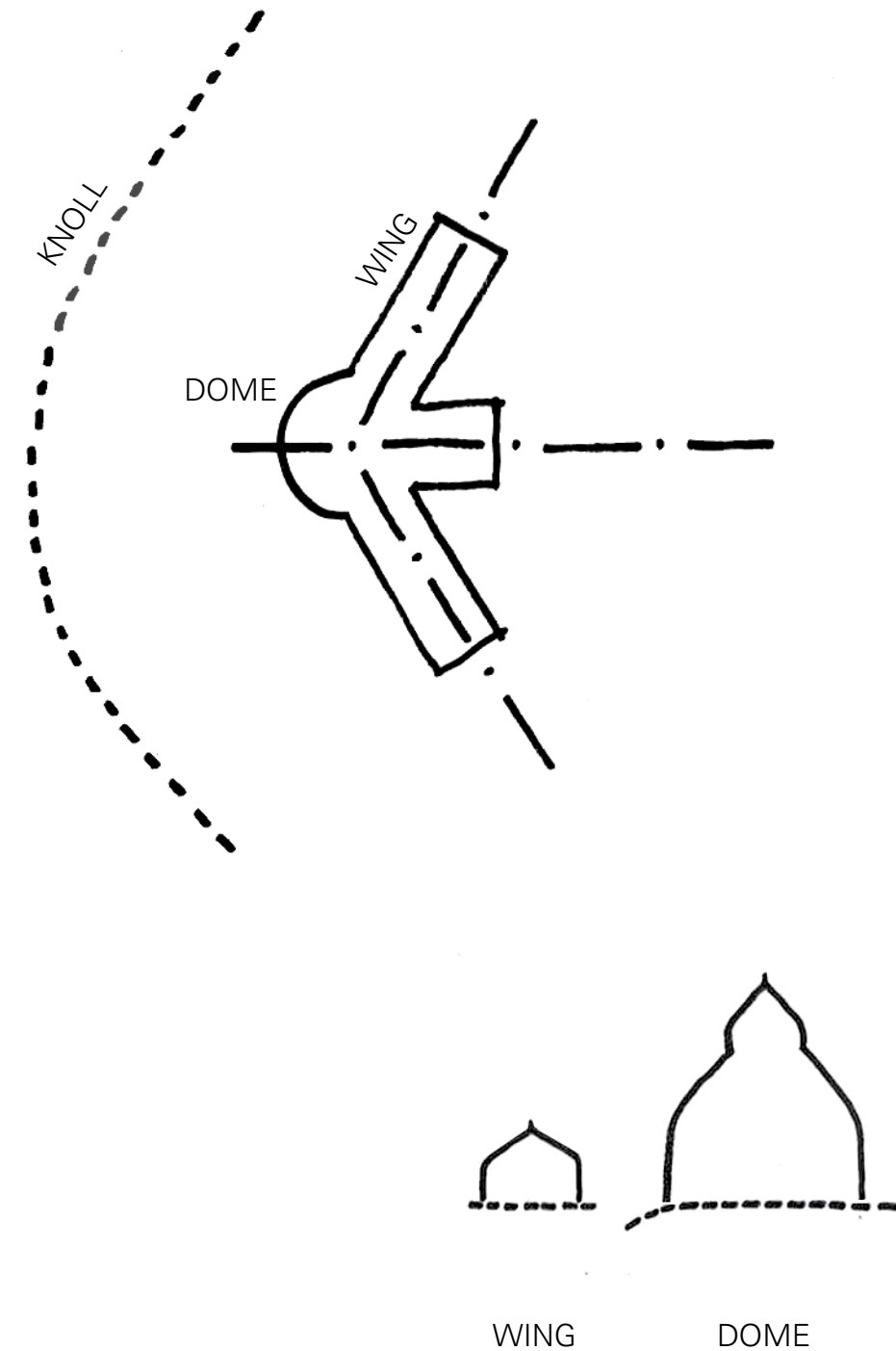
ACCESS
Upgrade site and building accessibility components

RESTORATION
Restore historic facades at wing entries



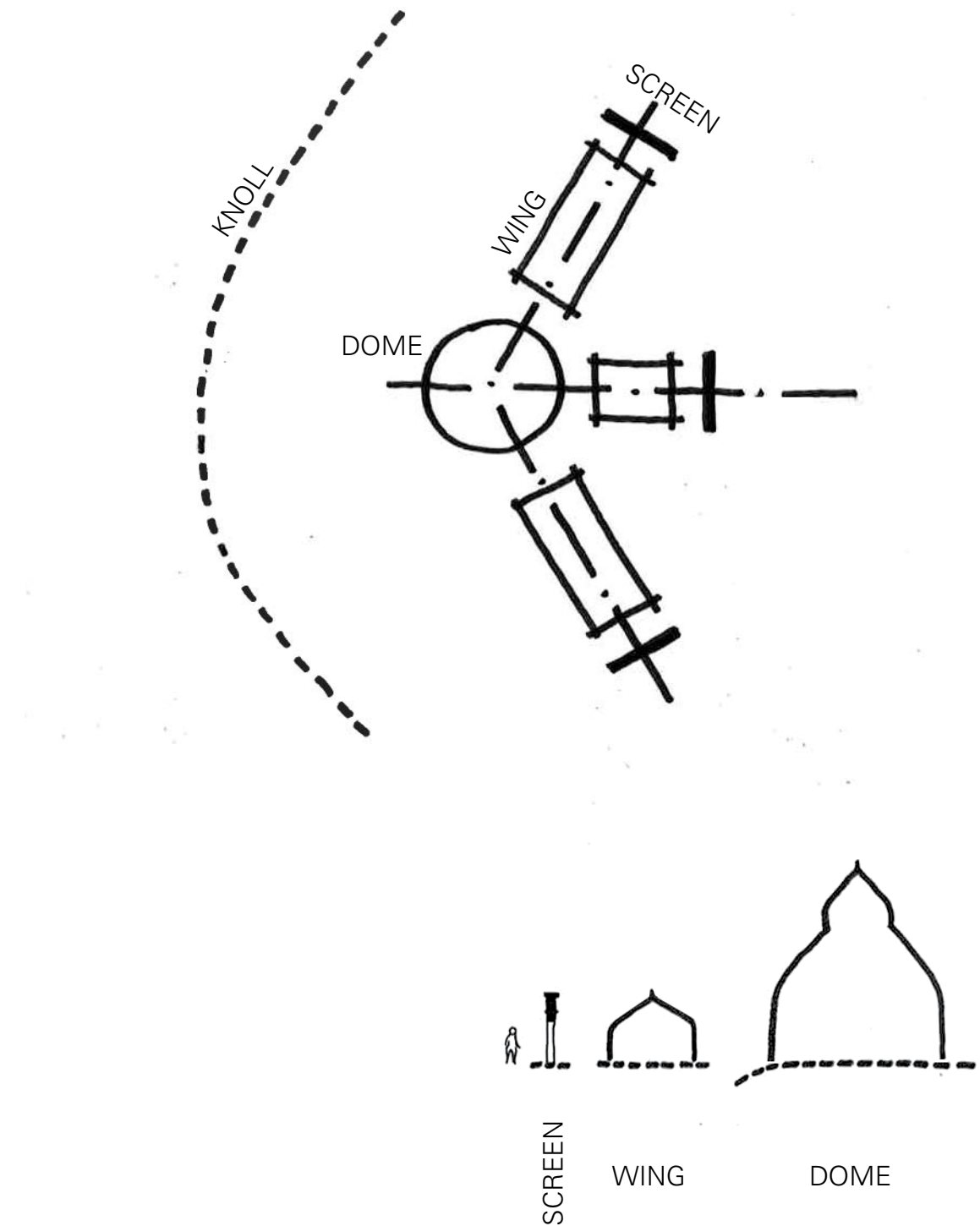
SITE DIAGRAM - EXISTING

- Small building set at the top of a grass knoll
- Easily walked around
- Provides glimpses into the building and prospect into Wright Park



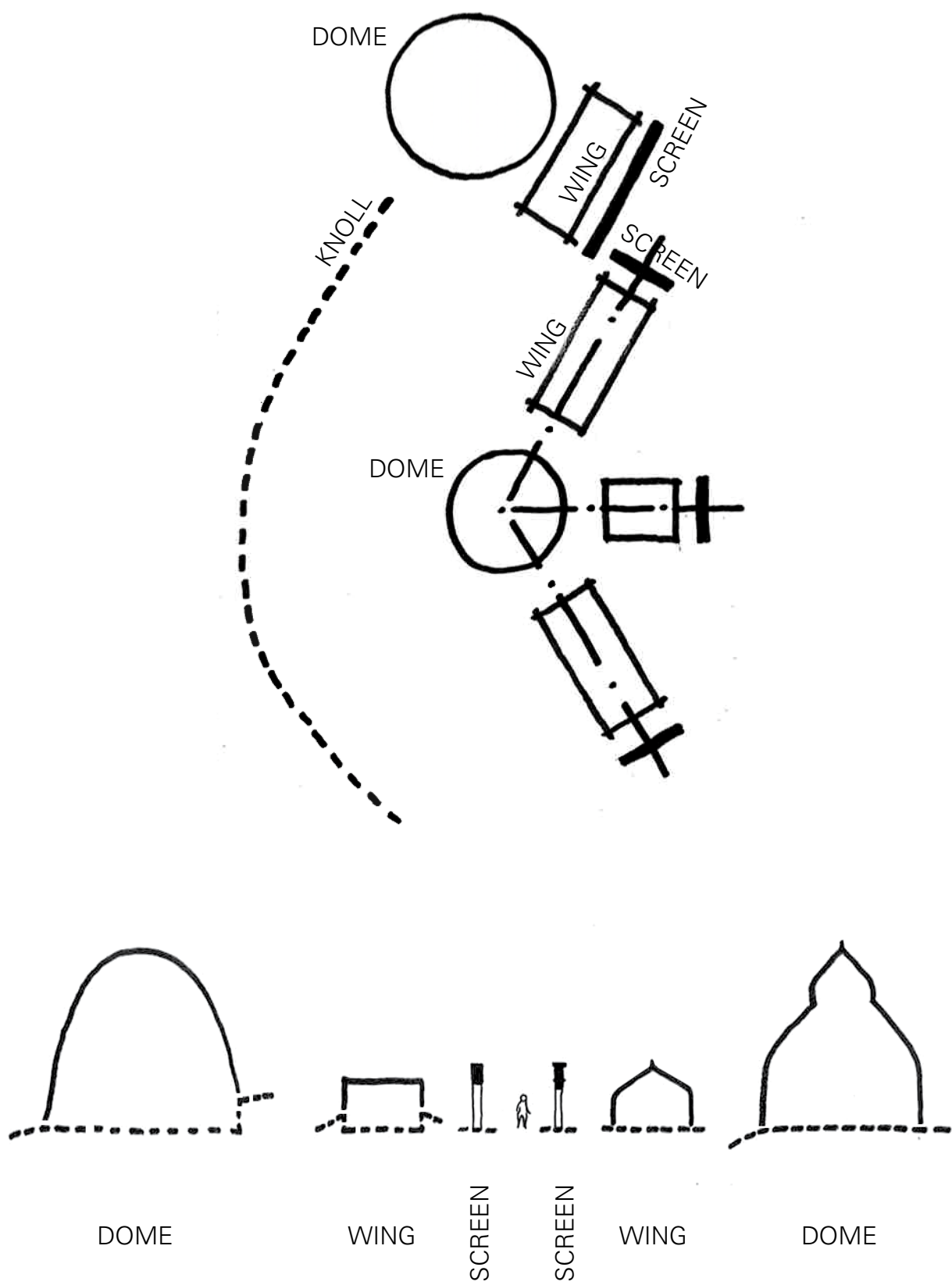
SITE DIAGRAM - DEFINE

- Assemblage of four volumes:
 - 3 simple, low gable wings
 - 1 rotunda topped by sheet metal cupola.
- Wings arranged radially
- Short, east wing: primary entrance from semi-circular access drive
- Proximity of drive to east wing: no space for gathering before entry
- 3 gable volumes originally screened by rectangular facades consisting of three round-arched openings and concealing the gables
- Screens: explicit thresholds
- Simplicity of wings essential to experiencing complexity and excitement of rotunda.



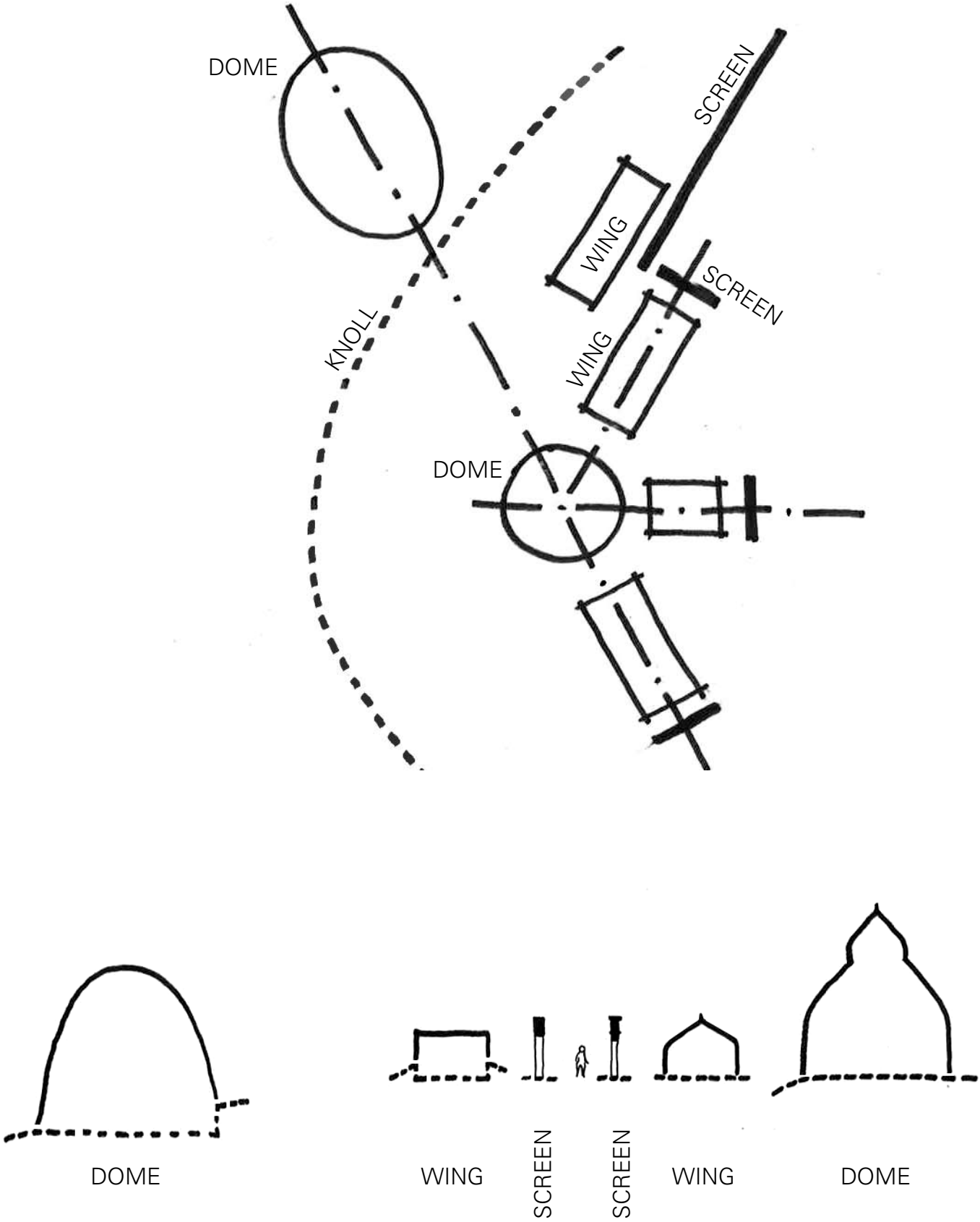
SITE DIAGRAM - REFLECT

- Addition reflects component parts of original conservatory: screen, wing (simple, subordinate volumes), and dome (primary volume, plant display)
- New forecourt framed by both restoration of historic entry screen and new screen
- The new screen recalls the original in scale, but is distinguished in material and detail



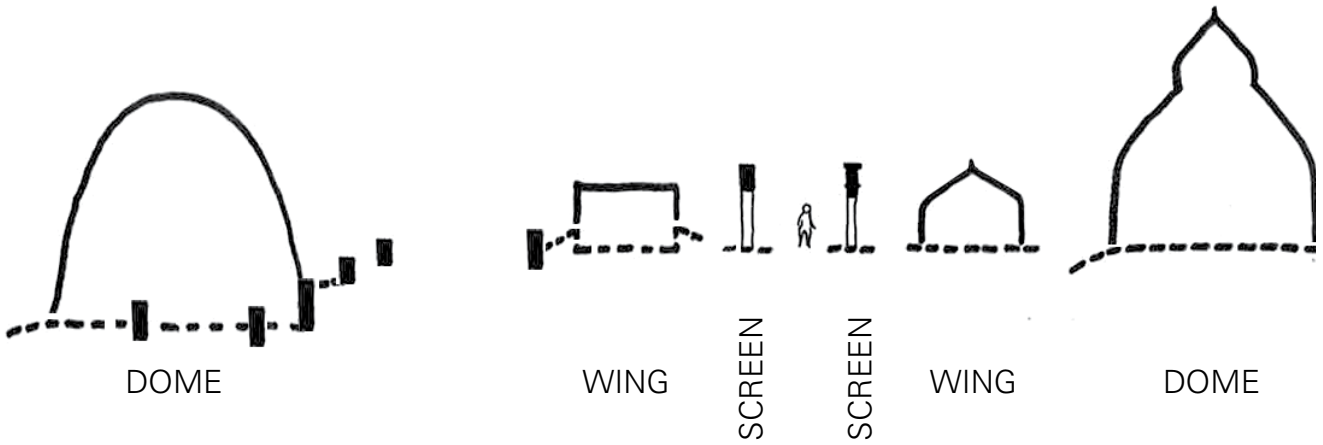
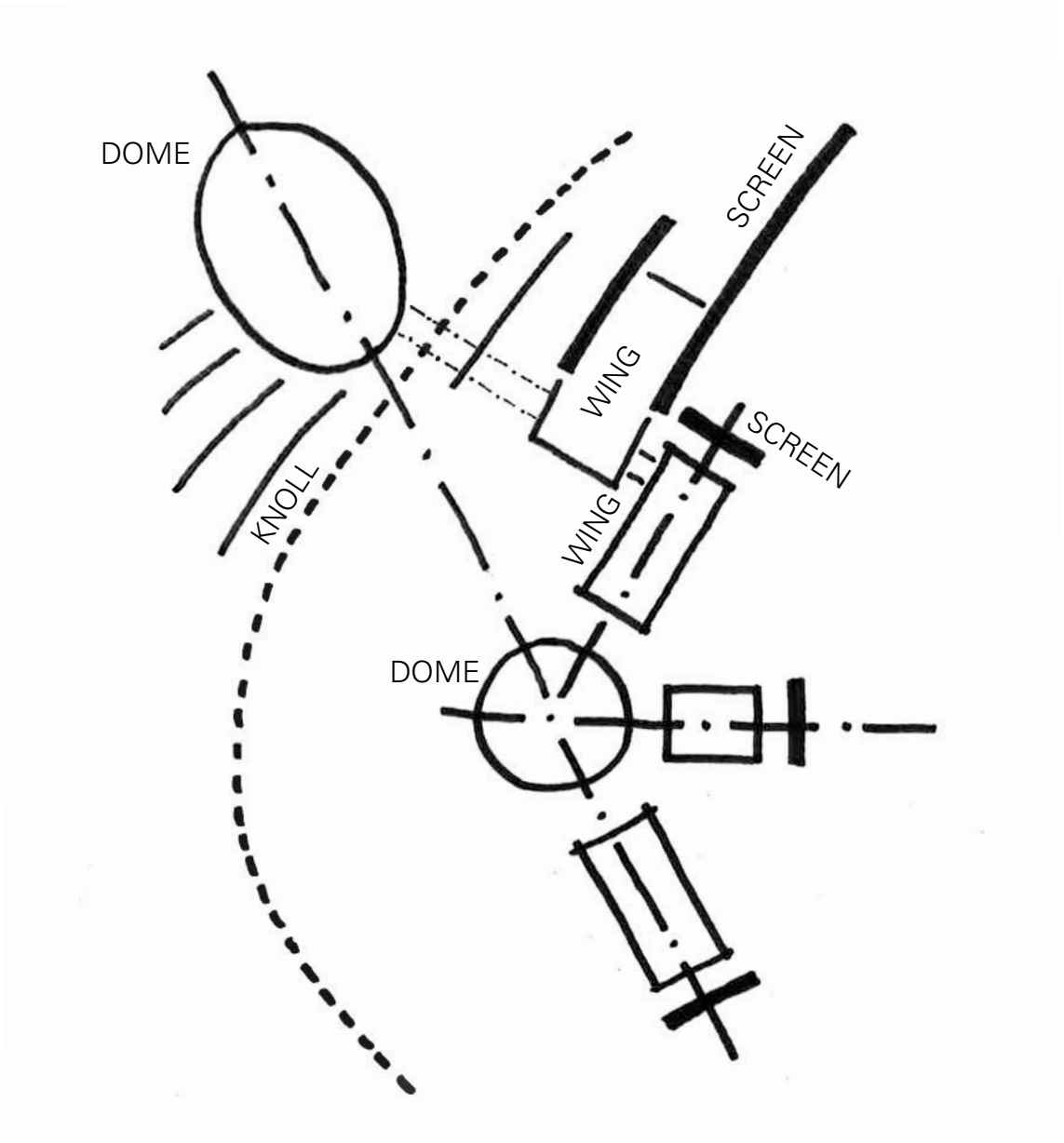
SITE DIAGRAM - LOCATE

- Dome located downhill: reinforce primacy of historic building while keeping top of new conservatory display space lower than original rotunda
- Axial relations of original conservatory order siting of new dome
- Entry wing slides south to link historic building and new display space
- Screen serves as gateway to expanded facility and provides wayfinding as it extends towards the new site access

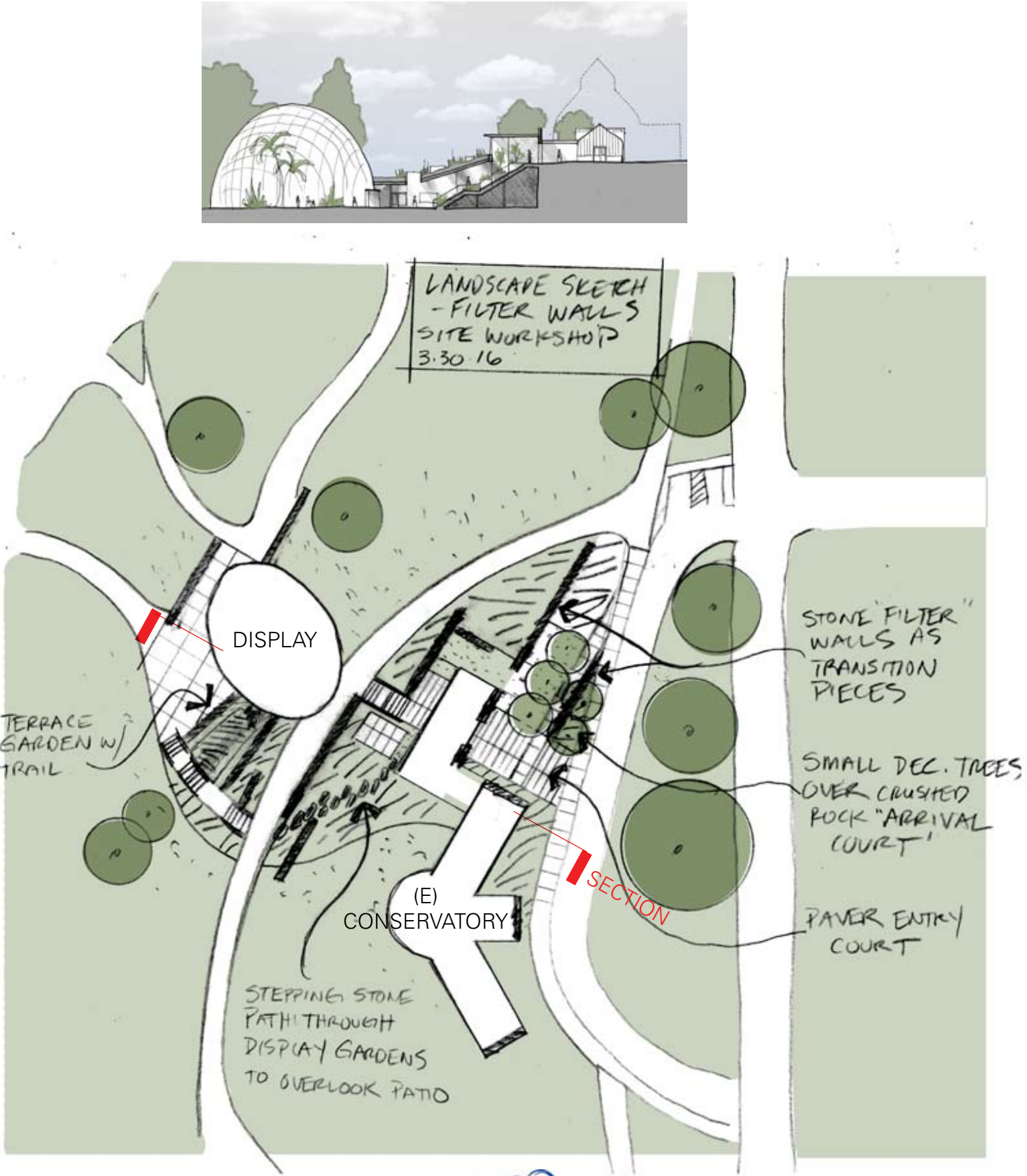
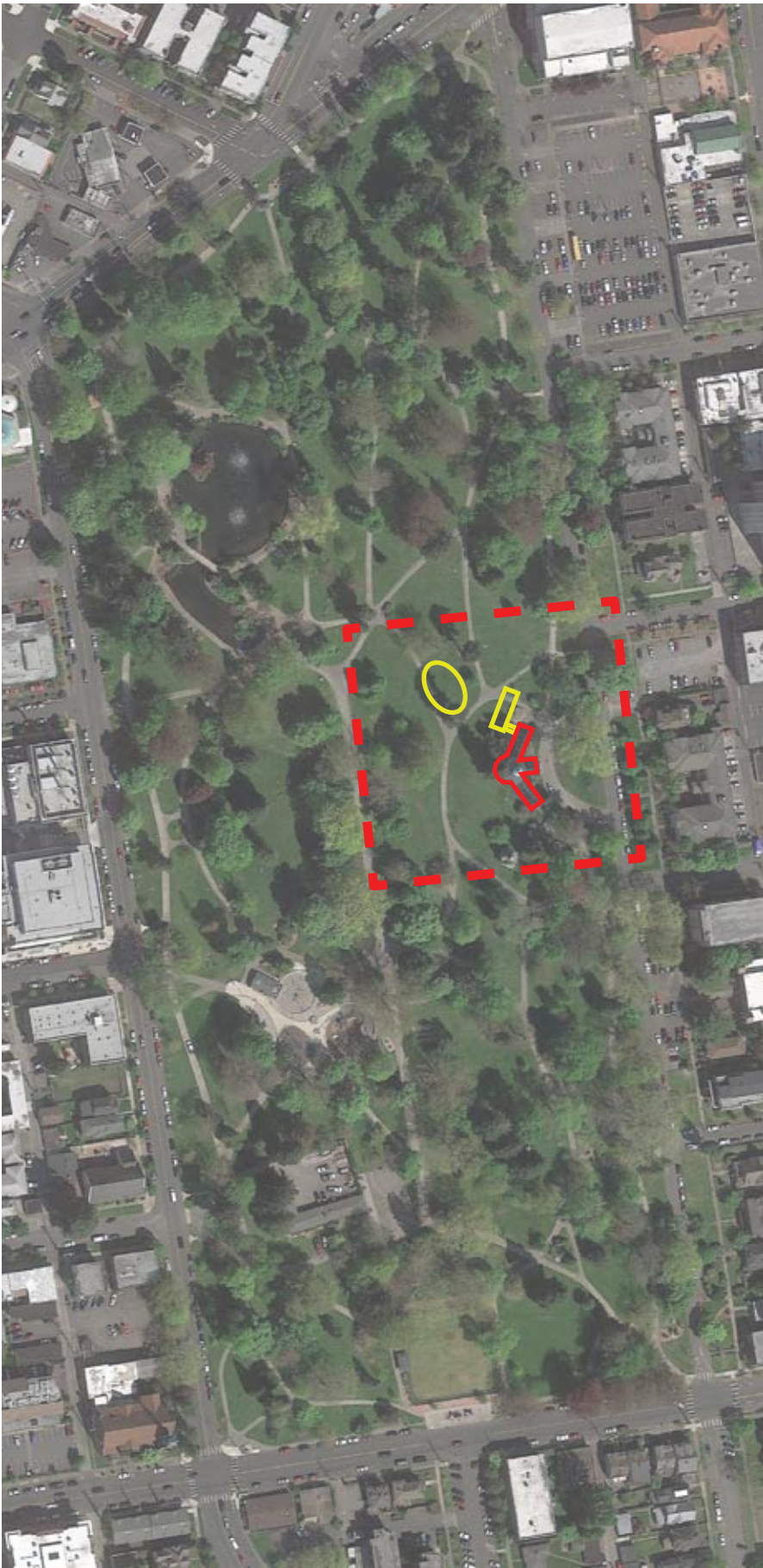


SITE DIAGRAM - STITCH

- New screen adapted to become low site walls, giving form to terraces of specialty gardens
- Site elements stitch together surrounding landscape fabric, providing visual identity to this area of Wright Park.



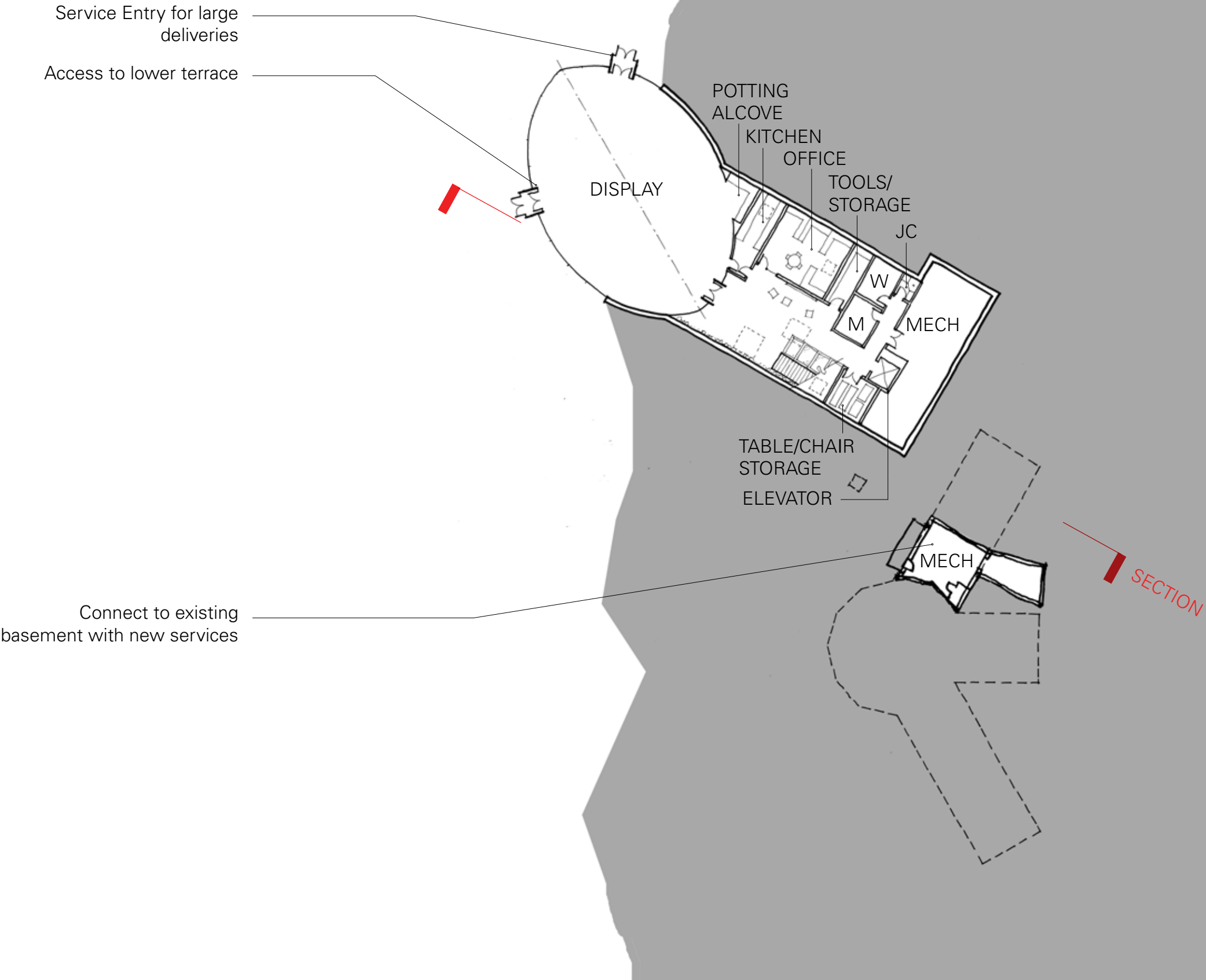
SITE PLAN



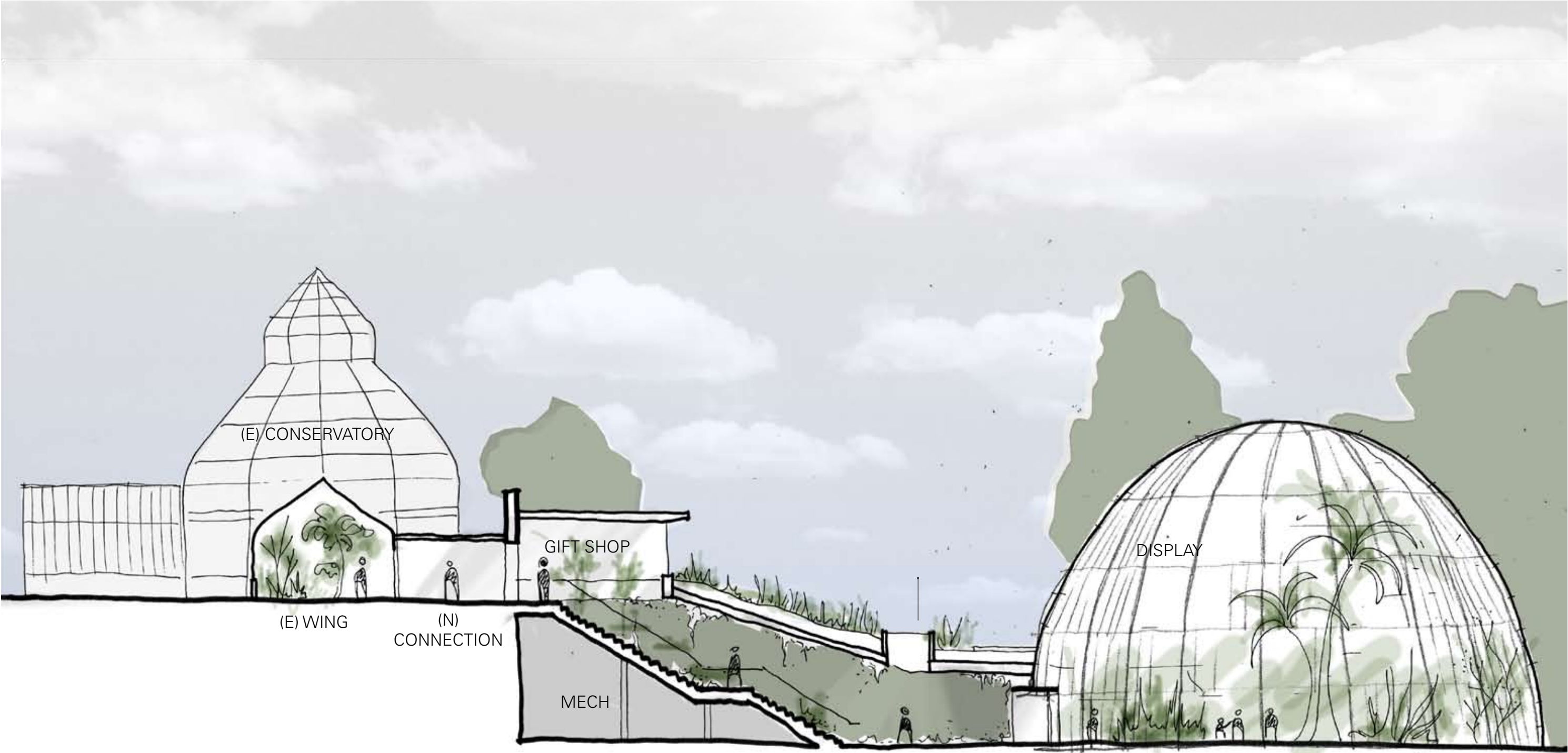
ENTRY LEVEL PLAN



LOWER LEVEL PLAN



SECTION THROUGH STAIRS, LOOKING SOUTH



FROM EAST



FROM SOUTHWEST



ENTRY COURT FROM NORTHEAST



CONSERVATORY TECHNOLOGY PRECEDENTS



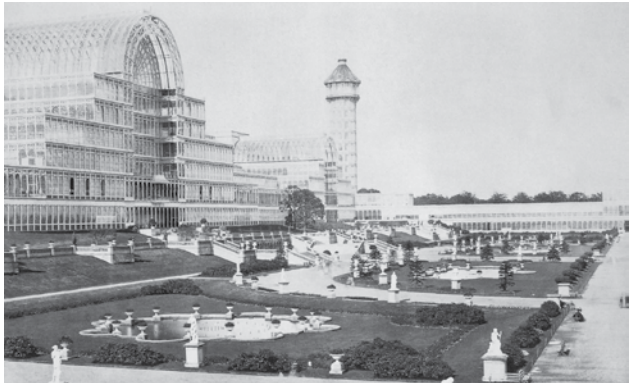
1820: Edinburgh Botanic Gardens



1840: Kew Gardens Palm House



1893: Phipps Conservatory



1852: Crystal Palace



1914: Bruno Taut



1964: Denver Botanic Gardens

1800

1900

2000

1850: Benmore Fernery



1908: W.W. Seymour Botanical Conservatory



2014: Aarhus





1967: Mitchell Park


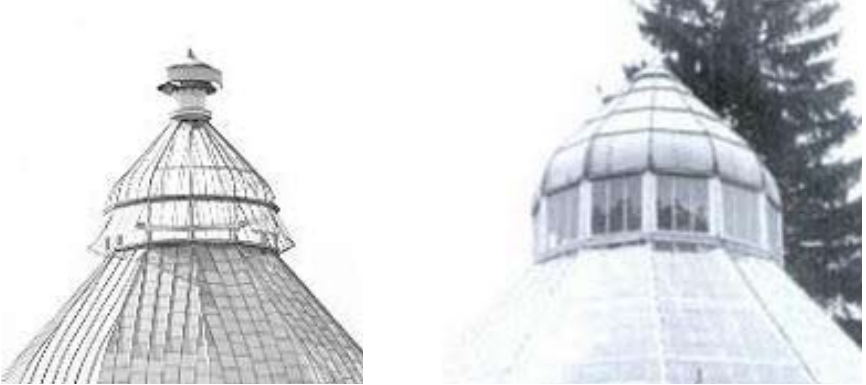

SECRETARY OF INTERIOR’S STANDARDS FOR REHABILITATION - BUILDINGS

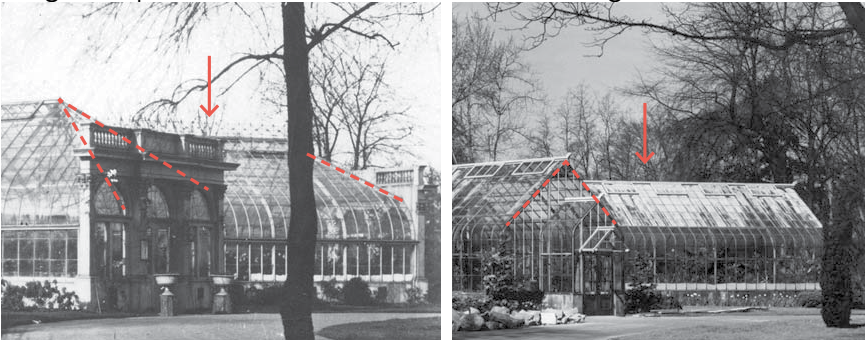

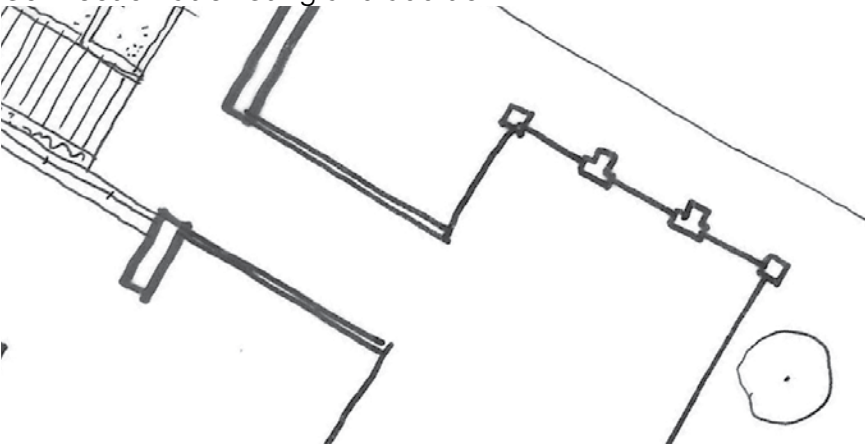
Rehabilitation is defined as the act or process of making possible a **compatible use** for a property through repair, alterations, and additions while preserving those portions or features which convey its **historical, cultural, or architectural values**.

Character-defining features: Dome, east entry and drive, west slope

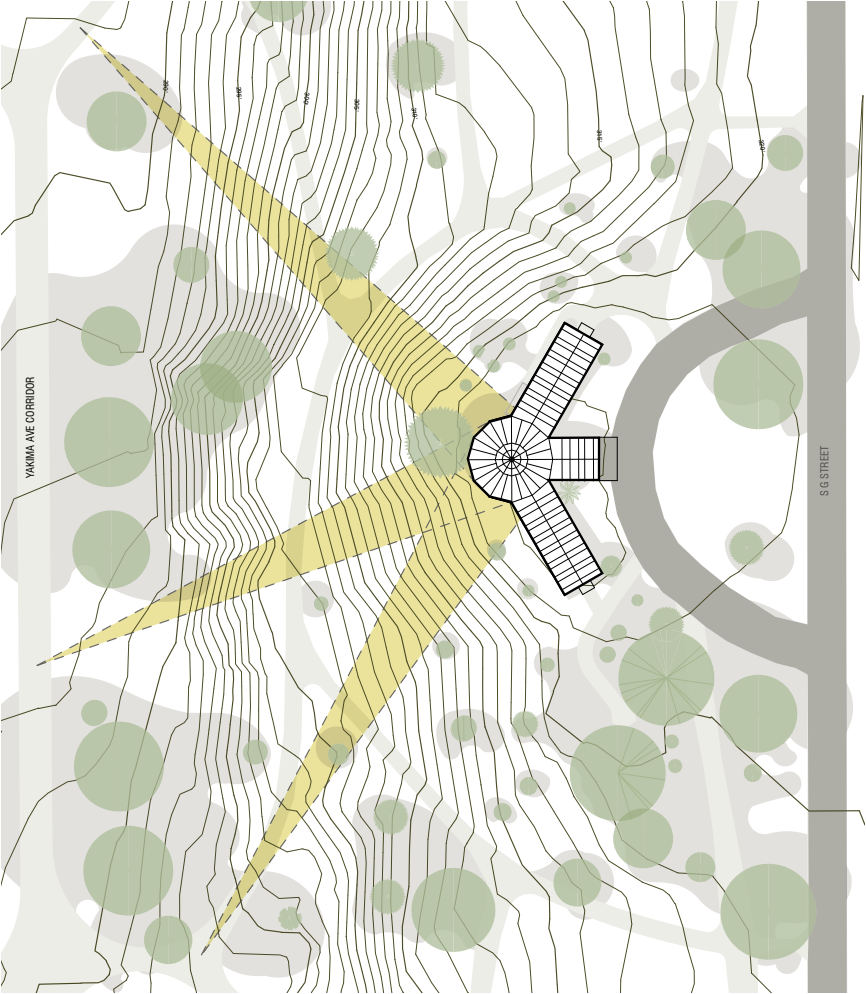

STANDARD	RESPONSE	IMAGE
1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	1 Existing building shall maintain existing use of plant display. Addition will allow non-historic uses (such as office and gift shop) to be moved out of the historic conservatory.	1 Existing gift shop and office occupying display space 
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.	2 Historic materials that “characterize” the conservatory shall not be removed or altered. Secondary glazing at north wing is proposed to be removed to create connection with addition.	2 Approximate area of proposed removed “historic materials” 

SECRETARY OF INTERIOR’S STANDARDS FOR REHABILITATION - BUILDINGS (continued)

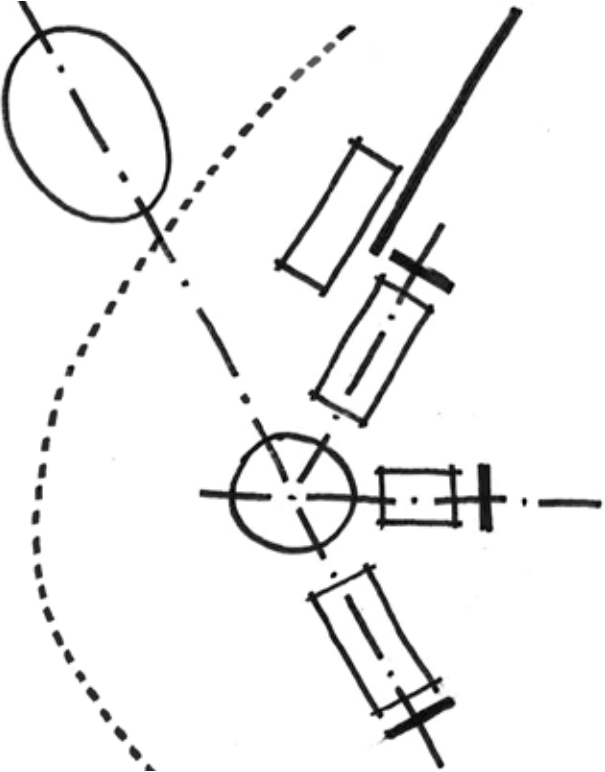

STANDARD	RESPONSE	IMAGE
3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	3 No conjectural features will be added. Historic wood facades shall be recreated from historic documentation.	3 Historical photo of wood facades 
4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	4 The existing conservatory has changed over time - especially dome and glazing elements. These features will be retained.	4 Example: changes to dome. 
5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	5 Existing features of the Conservatory will be preserved.	5 Existing steel construction in Conservatory 

STANDARD	RESPONSE	IMAGE
<p>6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</p>	<p>6 Replacement of missing facades will be substantiated by photographic evidence. Facades will be reconstructed but gable ends will be retained to prevent water intrusion.</p>	<p>6 Original hip roof behind facade and current gable roof</p> 
<p>7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</p>	<p>7 The Conservatory recently underwent a restoration. Additional cleaning needs will be examined as part of this project.</p>	<p>7</p>
<p>8 Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</p>	<p>8 No archaeological resources are anticipated to be affected by the project.</p>	<p>8</p>
<p>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.</p>	<p>9 The connection to the addition will be through the wings, not the character-defining dome. New work will be scaled to minimize structural and visual impact to existing conservatory. Historic integrity of west slope and views will be protected.</p>	<p>9 Connection at (E) wing. New display lower than (E) conservatory.</p> 
<p>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.</p>	<p>10 Minimizing the width of the connection in the north wing ensures "reversibility" of connection. Connection will be light construction and fit between existing primary structural steel framing.</p>	<p>10 Connection at existing and addition</p> 



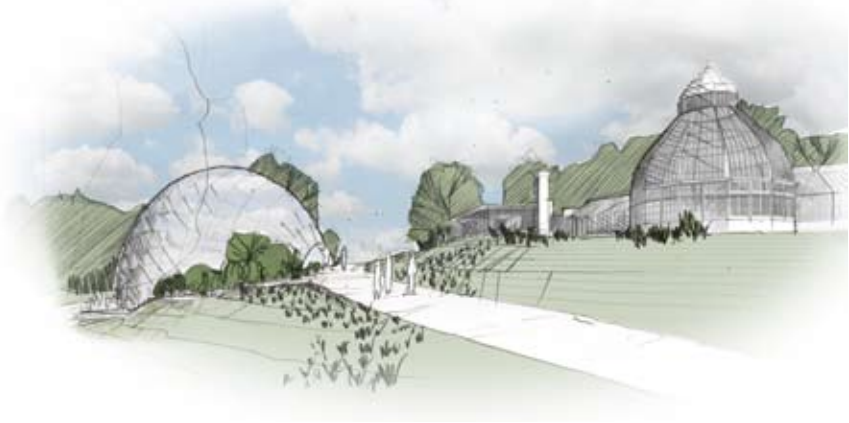
SECRETARY OF INTERIOR’S GUIDELINES FOR REHABILITATION - SITES

GUIDELINE	RESPONSE	IMAGE
<p>S1 Identifying, retaining and preserving features of the site that are important in defining its overall historic character.</p>	<p>S1 Views to and from Conservatory, plantings, and topography.</p>	<p>S1 Preserve existing view corridors</p> 
<p>S2 Protecting and maintaining the building and building site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor damage or erode the landscape.</p> <p>Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources</p>	<p>S2 Space around Conservatory.</p>	<p>S2 Preserve west knoll</p> 

SECRETARY OF INTERIOR’S GUIDELINES FOR REHABILITATION - SITES (continued)

STANDARD	RESPONSE	IMAGE
<p>S3 Repairing features of the building and site by reinforcing historic materials.</p>	<p>S3 Preserve site lines, circumambulate Conservatory, maintain transparency in construction.</p>	<p>S3 Circulation diagram</p> 
<p>S4 Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.</p>	<p>S4 Restore east driveway as loading/unloading only. Move parking out of the park.</p>	<p>S4 Existing driveway (currently used for parking).</p> 

SECRETARY OF INTERIOR’S GUIDELINES FOR REHABILITATION - SITES (continued)

STANDARD	RESPONSE	IMAGE
S5 Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.	S5 New site features will be compatible with the historic character of the building and site.	S5 Entry and terrace compatible with existing conservatory 
S6 Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of historic relationship between the building or buildings and the landscape. Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape. Removing non-significant buildings, additions, or site features which detract from the historic character of the site.	S6 Accessible parking located along new north extension of existing east driveway. See 14. Remove miscellaneous non-historic out-buildings at NW of existing conservatory.	S6 Existing potting shed and storage to be removed 
S7 Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.	S7 Additional will preserve historic relationships	S7 Relationship of existing conservatory and knoll preserved 

2016 Heritage Grant Project: Panel Recommendations

Organization	Project	Recommended Funding Amount
Fort Nisqually Living History Museum	An exhibit that illustrates the significance of the preservation and relocation of the Fort's historic buildings.	\$3900
Job Carr Cabin Museum	The annual Pioneer Days Festival, which highlights Job Carr and Tacoma's pioneer history.	\$1,250
Buffalo Soldiers Museum	An event to increase awareness of the Buffalo Soldiers and Tuskegee Airman, as well as honor Pierce County's military history.	\$5,000
Urban Grace	An Historic Structures Report, by Artifacts Consulting, to guide future upgrades and maintenance decisions.	\$4,050
Tacoma Historical Society	Development and installation of three exhibits on Tacoma's history and a companion book on Tacoma's Jewish History.	\$14,737
NW Leadership Foundation	Development of Back Stage Pass, a bus tour of historical sites related to social justice in Tacoma.	\$5,176
Foss Waterway Seaport	Development and installation of new exhibit focusing on the life of the Puyallup People along the waterfront.	\$13,887
Shanaman Sports Museum	The transferring of archival material into an online Sports Museum Flipbook.	\$2,000
Lakewood Historical Society	A DVD program that showcases the role Lakewood's Lakes District played in Tacoma's early history.	\$0
	Total	\$50,000

2016 HISTORIC PRESERVATION MONTH

#SecretTacoma:

Tacoma's Surprising History

- **HISTORIC HOMES OF TACOMA TOUR**

SAT. APRIL 30 & SUN. MAY 1

Tickets, \$25, available at Pacific Northwest Shop, Stadium Thriftway and certain Columbia Bank branches
By Tacoma Historical Society

- **CITY COUNCIL PROCLAMATION FOR HISTORIC PRESERVATION MONTH**

TUES. MAY 3, 5 PM

Tacoma Municipal Building
City Council Chambers
Attend this proclamation to show your support for historic preservation in Tacoma. Arrive at 4:45 PM to receive a free Historic Preservation Month T-shirt and bumper sticker outside of Council Chambers
By City of Tacoma

- **HISTORIC PRESERVATION MONTH KICK OFF EVENT: Coloring Contest of Tacoma Iconic Buildings**

FRI. MAY 6, 7 PM

1120 Creative House
By Historic Tacoma, sponsored by Spaceworks Tacoma and City of Tacoma's Historic Preservation Office

- **OLD TOWN WALKING TOUR: Immigrant Influences**

SAT. MAY 7, 11 AM

This guided tour will meet at Job Carr Cabin Museum
By Job Carr Cabin Museum

- **AMAZING PRESERVATION RACE**

SAT. MAY 14, 11 AM

Register today! Starts on the University of Washington Tacoma Campus stairs
By City of Tacoma's Historic Preservation Office in collaboration with local partners

- **CITY OF DESTINY POETRY SLAM: Lincoln Edition**

FRI. MAY 20, 6 PM

Lincoln High School Auditorium
By City of Destiny Poetry Slams, Write@253 and City of Tacoma's Historic Preservation Office

- **PRESERVATION MONTH RECEPTION & AWARDS**

SUN. MAY 22, 1 PM

The Swiss Restaurant & Pub
Featuring Historian Michael Sullivan
By City of Tacoma's Historic Preservation Office

- **1950'S RIDE**

(formerly known as the Tweed Ride)

SAT. MAY 28, 10 AM

Starts at War Memorial Park
Wear your best 1950's attire
Ends at Wright Park
By City of Tacoma's Office of Environmental Policy and Sustainability and Historic Preservation Office

- **HISTORY SPEAKS: "Eyes of the Totem Rediscovered"**

TUES. MAY 31, NOON

Washington State History Museum
Featuring Historic Preservation Coordinator Lauren Hoogkamer
By the Washington State History Museum

- **EYES OF THE TOTEM SHOWING**

SAT. JUNE 4, 3 PM

Washington State History Museum
By the Washington State History Museum



For more information on these Historic Preservation Month events, visit cityoftacoma.org/HPEvents

Tacoma's past is deeply rooted. Carrying that history forward through restoration and adaptive reuse honors that legacy and supports vibrant, engaging neighborhoods.

