

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 27, 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: 04/13/16
- C. Administrative Review: 502 South Sheridan—window restoration

3. SPECIAL TAX VALUATION

A. 1415 North Steele Street (North Slope Historic District)	Stephanie Goffin, Owner	10 mins
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4. DESIGN REVIEW

A. 1119 North L Street (North Slope Historic District) <i>Garage</i>	Lee Markholt, Owner	10 mins
B. 715 Pacific Avenue (Old City Hall Historic District) <i>Sign</i>	Sara Mednick-Jackson, Image360	5 mins

5. BOARD BRIEFINGS

A. 811 North Ainsworth (North Slope Historic District) <i>Addition</i>	Anthony Guido, Red Pyramid LLC	15 mins
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6. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates	Staff	5 mins
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7. CHAIR COMMENTS

Next Regular Meeting: May 11, 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: April 13, 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
Marshall McClintock

Staff Present:

Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:

David Strauss
Laura Lenss
Matthew Wood

Commission Members Absent:

Jonah Jensen
Jeff Williams
Lauren Flemister

Chair Katie Chase called the meeting to order at 5:41 p.m.

1. **ROLL CALL**
2. **CONSENT AGENDA**
 - A. Excusal of Absences
 - B. Approval of Minutes: 4/6/2016
 - C. Administrative Review: 321 N J Street- Exterior Stairs

The consent agenda was approved.

3. **TACOMA REGISTER OF HISTORIC PLACES - PRELIMINARY REVIEW**
 - A. 309 S. 9th Street, The Hosmer House

Ms. Lauren Hoogkamer read the staff report.

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.

Mr. Marshall McClintock noted that the current property owner, Pioneer Human Services, was not a party to the nomination. He commented that Historic Tacoma and other preservation organizations had been worried about the Hosmer House for some time as it was a significant building that was not on the register. Mr. McClintock commented that Historic Tacoma believed Pioneer Human Services had done an outstanding job in their 20 years of ownership of the building and the nomination was unrelated to their maintenance, but to make sure that the building is preserved and recognized as the landmark that it is.

The front façade of the building, now known as the Exley Apartments, was discussed. Mr. McClintock noted that when the building was moved in 1904, the brick steps were added. It was unclear when the portico was added. Mr. McClintock noted the architectural characteristics including Italianate style windows, decorations on the window hoods, elaborate brackets in the cornice area, and paneling details. He commented that while there were a number of buildings built in

Tacoma during that period in the Italianate style, there were very few left.

Louise and Theodore Hosmer were discussed. Mr. McClintock discussed how Theodore Hosmer had joined the Army of the Republic, then worked on the Central Pacific Railroad in San Francisco before joining the Northern Pacific Railroad. In 1873 he was named Secretary to the selection committee to determine the terminus for the Northern Pacific Railroad, where he was the special agent in charge of the site.

Historic Photographs were discussed. On a picture from 1881, Mr. McClintock noted the Hosmer House at the center of the picture and the location of the Northern Pacific headquarters. He commented that no buildings in the picture other than the Hosmer House remained to date. He discussed an illustration from West Coast magazine from 1883 that showed the full front porch, a small bay, and a cast iron filigree along the porch and crown. He discussed a picture of the Tacoma Land Office, a picture of St. Helens Ave from 1890, a fire insurance map that showed how the building was sited before being moved, and a photo of South 9th Street from 1925. Mr. McClintock reviewed how the proposed site for the Rhodes Medical Arts building would have required the removal of the home, but was ultimately relocated up the street to gain a second entrance. A photo from 1956 showed the state of the building when it was proposed for demolition. He noted that by 1975 the building had been abandoned and condemned, shown in a newspaper photo from 1980. Mr. McClintock commented that it was remarkable that the Hosmer House had survived and that they wanted to see it survive for another 100 years.

Mr. McClintock noted that one of the criteria is association with an important member of the community. He reviewed that Theodore Hosmer in addition to being the Secretary of the selection committee, was also President of the Board of Trustees, the Mayor of Tacoma in 1882, General Manager of the Tacoma Land Company, President of the Tacoma Light and Water Company, President of the Wilkeson Coal & Coke Company, Director of the Pacific National Bank, Founder and Backer of the Tacoma Hotel, vestryman and backer of St. Luke's Episcopal Church, Trustee and Treasurer of Annie Wright Seminary, one of the Incorporators for the University of Puget Sound, Founder of the University Union Club, Charter Member of the founding for the Washington State Historical Society, Founder of the Tacoma Yacht Club, and President of the Tacoma Theater Company

Chair Chase noted that Commissioner Thorne would need to recuse himself from voting as he was a board member of Historic Tacoma.

Commissioner Schloesser asked why the current owner was not part of the nomination. Mr. McClintock responded that Historic Tacoma had attempt to contact Pioneer Human Services, but they had not responded. Mr. McKnight commented that they had also sent a letter to the owner who had requested a 30 day review period, but had not expressed a position on the nomination.

Commissioner Steel asked how the nomination met Criterion A: association with historic events. Mr. McClintock responded that it had built as a double house, and managers of the Northern Pacific Railroad and other people associated the railroad would have stayed there at time. He added that the home was part of the early infrastructure of the City in conjunction with its association with the construction of the railroad.

There was a motion.

"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 25th, 2016."

Motion: Schloesser

Second: York

The motion was approved. Commissioner Thorne did not vote as he had recused himself.

4. BOARD BRIEFINGS

A. Seymour Conservatory (Individual Landmark)

Mr. Reuben McKnight read the staff report.

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.

David Strauss, SHKS Architects, commented that intent of the discussion was to review the project history and discuss the development of the program, site and building design, and their approach to complying with the Secretary of Interior's Standards. He commented that while the east side of the Conservatory was well known, the building was experienced from all sides and the capacity to walk around the building was especially important in the experience of Wright Park.

Mr. Strauss discussed the topography and axial relationship of the conservatory and the park. He noted the primary axis running through the east entrance of the building and the subordinate axis running through each of the wings. He discussed how the context for the conservatory is established by the sight lines, which give an indication for where an expansion might best be sited and impact the visual character of the conservatory the least. He reviewed the ten principles informing the design of the expansion including memory, deference, and balance which were the foremost. Mr. Strauss reviewed the four early design concepts that had been presented to the Commission in October. He reviewed that the comments at the time had focused on the size of the conservatory and concerns about the impact to the western slope. He reviewed they also had met Commissioners for further discussion at Wright Park which had resulted in consideration for a concept that moved the expansion to the north along G Street. Mr. Strauss reported that after consideration, Metro Parks felt that the goals could be met with a smaller addition than what had been originally proposed.

Mr. Strauss discussed changes needed for the current building including removal of the gift shop and office from the south wing; seismic improvements; new mechanical and electrical systems; addressing mold and water leaks; providing universal access to the building; and restoration of the original arched openings at the ends of the wings based on photographic evidence.

The site diagram was shown. Mr. Strauss commented on important character defining features including the knoll, the central rotunda, and screening elements. He discussed how the site configuration provided cues on how to situate new elements. He commented that by benching the rotunda they can get it 20 feet lower and allow the historical rotunda to maintain its supremacy. He noted that they would also be retaining the network of open spaces, providing a path between the observatory and the addition by placing a portion of the addition underground. Mr. Strauss commented that the intent was to interpret the original site as a basis for an addition that extends the historic program. The form of the addition would reflect the functional requirements shared with the rotunda. Mr. Matthew Wood commented that the functional considerations included optimizing solar access, allowing enough size for flexibility, and minimizing the carbon footprint.

Ms. Laura Lenss discussed the site plan. She reported that the existing conservatory lacks a formal entry, so part of the proposal was a more welcoming entry with the extension of the driveway to connect to South 3rd Street and the removal of parking directly in front of the conservatory. The entry space would serve as a public plaza and the entry pavilion would be set back from the existing conservatory so that it would remain the prominent figure on the east facade. Ms. Lenss commented that they would terrace down to a connection with the new display space. A section drawing showed the flow from the existing wing down to the new display area. A perspective view from the east showed how the new entrance was deferential to the existing building. A perspective from the southwest showed the landscape flowing between the old and the new. A view from the northeast showed the relationship between the historic façade, Ms. Lenss noting the screening elements and the new building.

Conservatory precedents were discussed, it being noted that the materials had not changed much over time. Mr. Strauss commented that the material palette would remain familiar. He discussed the applicable standards from the Secretary of Interior's Standards including continuity of use, new work being both compatible and differentiated, and changes being reversible. He commented that standards relating to cultural landscapes were also relevant as they were retaining the character defining features and removing parking from in front of the building. He commented that the open spaces created by the addition, retain key site characteristics and are compatible in scale and materials with Wright Park.

Commissioner Thorne asked if the new dome addition would require the removal of any existing trees. Mr. Strauss commented that an Oriental Spruce would be removed due to the danger of falling branches to the existing structure. He added that they were also removing a Corsican Pine that had a split trunk due to its failing health.

Commissioner Steel asked what the original end walls of the conservatory were made out of. Mr. Strauss responded that they were made out of wood. Commissioner Steel asked if the intent was to remake them as they were originally. Mr. Strauss responded that they would be replicated visually, but not with the same materials. Commissioner Steel asked if it would meet the standards to replicate a significant architectural feature. Mr. McKnight commented that in this case, where a significant architectural feature was missing and there was good documentation on how it would have appeared, it would bring back the architectural character of the building to replicate it.

Commissioner Steel commented that the proposed design for the addition had come a long way and that it fit both the site and the existing building. He commented that the screen element at the front entry seemed strong since the existing building was so glassy. He suggested that the screen element could be reduced in height so that the roof could come over the top of it and it could be more of a landscape gesture than an architectural gesture, that way it would not compete with the bookends for architectural prominence.

Chair Chase commented that for the screen, they will be interested in what the material palette is going to be. She asked if they had any thoughts about the addition of hardscaping for the terrace and the plaza in terms of the standards and maintaining the green space. Mr. Strauss commented that they had talked about a decomposed granite and providing some plantings; treating it as a small space of Wright Park while also providing an entry for the conservatory.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Heritage Project Grant Recommendations

Mr. McKnight read the staff report.

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.

Commissioner Schloesser commented that it had been an interesting process and they had great submissions. She commented that it was exciting that they were able to give money to all but one of the submissions. Commissioner Schloesser commented that all of the submissions had been worthy and she was excited to see what they would do with the money they are being given.

Commissioner Steel commented that the multicultural variety in the submissions was nice to see, especially the Foss Waterway Seaport exhibit.

Chair Chase commented that she would have to recuse herself due to her employers association with the Urban Grace project.

There was a motion.

"I move that we approve all of the candidates on the list as written."

Motion: York

Second: Schloesser

The motion was approved. Chair Chase did not vote as she had recused herself.

B. Events and Activities Updates

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

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

Mr. McKnight reported that the partial approval for 1916 Jefferson had been appealed. He commented that they might need the Chair and a Commissioner to appear at the May 5th hearing on behalf of the Commission.

6. CHAIR COMMENTS

Chair Chase encouraged Commissioners to familiarize themselves with the Secretary of Interior's Standards and the Design Review Guidelines within the City. She commented that she wanted to streamline the meetings and would be asking Commissioners to review the staff report first for design review applications and then base discussion and questions on the staff report. She noted that she had also requested that language for potential motions be provided in the staff report.

Mr. McClintock reported that he would be leaving the Commission as the Ex-Officio for the North Slope in May.

The meeting was adjourned at 7:10 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

April 27, 2016

SPECIAL TAX VALUATION

OVERVIEW

WAC 254-20 enables local governments adopt local legislation to provide special valuation of historic properties that have been rehabilitated. With regard to the application review process, state law authorizes local historic review boards to determine:

1. Whether the property is included within a class of historic property determined eligible for special valuation by the local legislative authority under an ordinance or administrative rule (in Tacoma, this means properties defined as City Landmarks);
2. Whether the property has been rehabilitated at a cost equal to or exceeding 25% of the assessed improvement value at the beginning of the project within twenty-four months prior to the date of application; and
3. Whether the property has not been altered in any way which adversely affects those elements which qualify it as historically significant.

If the local review board finds that the property satisfies all three of the above requirements, then it shall, on behalf of the local jurisdiction, enter into an agreement with the owner which, at a minimum, includes the provisions set forth in WAC [254-20-120](#). Upon execution of said agreement between the owner and the local review board, the local review board shall approve the application.

Per TMC 1.42, the Tacoma Landmarks Commission is the local body that approves applications for Special Tax Valuation.

AGENDA ITEM 3A: 1415 North Steele (North Slope Historic District)

Stephanie Goffin, Owner

ANALYSIS

Property Eligibility:	Contributing Property, North Slope Historic District
Rehabilitation Cost Claimed:	\$73,615
Assessed Improvement Value Prior to Rehabilitation:	\$133,900
Rehabilitation percentage of assessed value:	55%
Project Period:	April 2014 to January 2016 (1 years and 9 months)
Appropriateness of Rehabilitation:	Whole house renovation including replacement of siding, new electric and plumbing, new lighting fixtures, bathroom and kitchen remodel, finishes, cabinetry, painting, flooring, drywall, framing, insulation, window replacement, new doors, new furnace, chimney cap, new gutters, and deck repair. Exterior work was administratively approved in January 2015 and approved by the Landmarks Preservation Commission in February 2014.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application in the amount of \$73,615.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1415 North Steele Street, in the amount of \$73,615.

DESIGN REVIEW

AGENDA ITEM 4A: 1119 North L Street (North Slope Historic District)

Lee Markholt, Owner

BACKGROUND

Built in 1943, this property is a contributing structure in the North Slope Historic District. The applicant is proposing a new 24'x24,' alley-accessed garage, to the rear of the lot. The garage will be 12.5' high with a 4/12 slope roof and 30-year architectural composite roofing. The applicant is proposing T1-11 siding. The south elevation will have two 5'x3' Milgard vinyl windows and a smooth-faced, paneled, fiberglass side door facing the home. The garage door will be a 16'x7,' paneled, steel door. The garage will be painted to match the house. No work is being proposed for the main house.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Garages & Parking and New Construction

1. **Alley accessed parking is the typical and predominant residential parking configuration in the district.** Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).
2. **Minimize views of parking and garages from the public right-of-way.** Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.
3. **Goal:** Balance the overall height of new construction with that of nearby structures. **Guideline:** New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.
4. **Goal:** Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood. **Guideline:** Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.
5. **Goal:** Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts. **Guideline:** Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing—the arrangement of facade details, such as projections and recesses—and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces.
6. **Goal:** Emphasize entrances to structures. **Guideline:** Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.
7. **Goal:** Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing contributing buildings where such elements are visible from the street.

Guideline:

1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.

2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or "widow's walks" to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.

3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

8. **Goals:** Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope and Wedge Neighborhoods were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood.

Guideline:

1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.

2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.

3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.

4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.

5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).

6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible.

9. **Goals:** Respect the patterns and orientations of door and window openings, as represented in the neighboring buildings. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

Guideline:

1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.

2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.

3. Windows. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Commonly, windows were also surrounded with substantial trim pieces or window head trim.

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 garage is alley-accessed and sited towards the rear of the lot.
3. The garage will not be visible from the right of way.
4. The garage height and size is compatible with the district.
5. The garage design is compatible with the district and comparable to neighboring garages.
6. The guidelines for garages do not address materials. Vinyl windows have been approved for garages and new construction. T1-11 siding is not listed as a recommended material for new construction.

RECOMMENDATION

Staff recommends approval of the application, but defers recommendation on the proposed siding material. Staff has recommended to the applicant consideration of Hardiplank or wood horizontal siding.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 1119 North L Street, as submitted.

AGENDA ITEM 4B: 715 Pacific Avenue (Old City Hall Historic District)

Sara Mednick-Jackson, Image360

BACKGROUND

Built in 1890, the North Pacific Bank Note Company building is a contributing structure in the Old City Hall Historic District. The applicant is proposing a routed Dibond sign with dimensional black acrylic letters and a brushed chrome vinyl overlay. The sign would be 22.5" on the smaller end and 24.4" high on the larger end, the sign length would be 104" and would read "subCulture SALON." The larger letters would be 10.3" and the smaller letters would be 4.7" The sign would be mounted to the brick above the storefront, at the mortar joints; there would be no drilling into the masonry.

A previous design showed the sign mounted on the header of the storefront, which would obscure the transom windows. Staff recommended reducing the dimensions of the sign and relocating it to the wall area above the storefront, which would avoid obscuring the building's architectural features. The applicant revised the application according to this recommendation.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

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

ANALYSIS

1. This property is a contributing structure in the Old City Hall Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.

2. No historic material is being destroyed or altered. The sign is differentiated from the historic material and compatible in size and scale.
3. The sign can be removed without harming the integrity of the historic property; there will be no drilling into the masonry.

RECOMMENDATION

Staff recommends approval of the application.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 715 Pacific Avenue, as submitted.

BOARD BRIEFINGS

AGENDA ITEM 5A: 811 North Ainsworth (North Slope Historic District)

Anthony Guido, Red Pyramid LLC

BACKGROUND

Built in 1890, this is a contributing structure in the North Slope Historic District. The applicant is seeking feedback on a proposed new addition. The Landmarks Preservation Commission conducted a site visit on April 5, 2016. Based on that feedback and discussions with staff, the applicant has submitted updated plans.

The primary change from the previous proposal is that the wing addition has been moved to the rear of the house, to reduce the visual impact from the front of the property. The exterior materials have changed, as has the window configuration, to better reflect the historic character of the home and surrounding district.

ACTION REQUESTED

This is a board briefing. No action requested.

STANDARDS

North Slope Historic District Design Guidelines

Guidelines for Porches

1. **Retain existing porches and porch details.** The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.
2. **Avoid adding architecturally inappropriate details.** Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era houses. Likewise, scrollwork, turned posts, or gingerbread are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.
3. **Replace missing porches with designs and details that reflect the original design, if known.** Avoid adding conjectural elements. Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.
4. **In certain cases, building code may trump preservation guidelines.** For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

Guidelines for Additions

1. **Architectural style should be compatible** with the era and style of the principal structure, including massing, window patterning, scale of individual elements, cladding, roof form, and exterior materials.

2. **Additions should be removable** in the future without harming the character defining elements on the principal structure.
3. **Additions should be sensitively located** in a manner that minimizes visibility from primary rights of way. Where this is not possible, the design should respect the style, scale, massing, rhythm, and materials or the original building.
4. **An addition should be subservient** in size, scale and location to the principal structure.
5. **Seamless additions are discouraged.** There should be a clear visual break between the old structure and the new, such as a reduced size or footprint or a break in the wall plane, to avoid creating a falsely historic appearance (such that the original, historic portion of the house can be distinguished from the new, non-historic addition).

Guidelines for Parking and Garages

1. **Alley accessed parking is the typical and predominant residential parking configuration in the district.** Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).
2. **Minimize views of parking and garages from the public right-of-way.** Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.
3. **Attached garages and carports are inappropriate.**
4. **New curb cuts are discouraged.** Residential driveways requiring curb cuts from a street or arterial are generally prohibited, unless the applicant can demonstrate by clear and convincing evidence that because of special circumstances not applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of this standard prevents alley-accessed parking. If approved, such curb cuts and approaches shall be consistent with the standards approved for the historic districts and on file in the Public Works Department.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 6A: Events & Activities Update

Staff

2016 Events

1. **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)
2. Neighborhood History Walks with the Councilmembers, June-July 2016 TBD



SPECIAL TAX VALUATION APPLICATION CHECKLIST

*Please include the following items in your application packet to ensure timely processing.
(see the following page for the application form).*

- Application Fee payable to the Tacoma City Treasurer-- \$100 for single family residential; \$300 for commercial/multifamily residential (required by Council Resolution 36804)
- Special Tax Valuation Application Form
- Notarized Affidavit of Expenses
- Itemized expense summary sheet
- Project photographs (before and after)

Please note: applications are due to the PIERCE COUNTY ASSESSOR'S OFFICE no later than OCTOBER 1.

Return completed applications to:

Pierce County Assessor/Treasurer
Current Use Coordinator
2401 South 35th Street Room 142
Tacoma, WA 98409

Questions?

Pierce County Assessor-Treasurer (253) 798-6111
Tacoma Historic Preservation Officer (253) 591-5220



**APPLICATION AND CERTIFICATION OF SPECIAL VALUATION
ON IMPROVEMENTS TO HISTORIC PROPERTY**

File With Assessor by October 1

File No: _____

I. Application

County: PIERCE

Property Owner: Stephanie Goffin Parcel No./Account No: 2041260020

Address: 1415 N STEELE ST, TACOMA, WA 98406

Legal Description: Section 31 Township 21 Range 03 Quarter 41:
NEW TACOMA S 37 FT OF L 1 THRU 4 B 4126
LESS ST & INC PART ALLEY VAC

Property Address (Location): 1415 N STEELE ST, TACOMA, WA 98406

Describe Rehabilitation:

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: 40000221578 Date: 4/9/2014 Jurisdiction: PIERCE/TACOMA
County/City

Rehabilitation Started: 4/10/2014 Date Completed: 1/28/2016

Actual Cost of Rehabilitation: \$73,615.00

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):



II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 133,900

Date: 4-1-16 
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 486-2342. Teletype (TTY) users may call (800) 451-7985.

Special Tax Valuation Application Cover Letter

March 25, 2016

I, Stephanie K. Goffin am the owner of the home located at 1415 N Steele Street, Tacoma, WA 98406. It is the Charles H. McDonnell home on the National Registry and located in the Historic North Slope District.

On December 26, 2013, I purchased this home that had been sitting vacant for many years and began restoration April 10, 2014. Unattended landscape had engulfed the house, accelerating wood rot and deterioration. I am and always have been passionate about historic homes and it was my goal to restore this home to its original glory as much as possible, while salvaging what I was able to preserve.

This restoration ended up necessitating a studs out period renovation in order to retain the integrity of the home.

Costs were increased substantially to provide high quality finishes consistent with a "period" renovation. Some highlighted notable period upgrades include:

- *The wood-clad window replacements throughout the home to maintain the historic requirements (with the exception of the front living room windows which remain original), were an unexpected cost increase. I opted to replace the plexi-glass windows in the kitchen nook to be consistent with the upgraded wood-clad (when it was not required because it was on the back of the house and were not original) as the integrity of the home was more important to me than skimping with vinyl window replacements in one portion of the home*
- *I also selected the premium smooth-coat finish on the drywall to keep with the period and also opted to replace plastic (90s remodel) crown moulding with thick wood to restore to period. Bathroom 80s/90s tile was removed and replaced with period hexagonal white tile on upstairs and hardwood on main*
- *The small inadequate bedroom closets were expanded the length of the room with custom solid wood 5-panel doors to match original interior house doors*
- *80s/90s lighting was replaced with crystal chandeliers, and other period fixtures*
- *Laminate flooring in kitchen & nook were replaced with matching 2 1/4" white oak, all main floor oak was refinished with dark stain and soft wood upstairs (fir) refinished and sealed natural*
- *Custom exposed kitchen shelving replaced bulky 90s cabinets*

This home has gone from an eye-sore in the community to a conversation piece from passers-by and I hope the pictures speak 1,000 words.

I look forward to receiving acknowledgement of my efforts through an approved Special Tax Valuation.

Thank you for your consideration and for this program available for homeowners with a passion for historic legacy and preservation.

Best regards,



Stephanie Goffin
Homeowner

Historic property means land together with improvements thereon, which is:

- (a) Listed in a local register of historic places created by comprehensive ordinance, certified by the Secretary of the Interior as provided in P.L. 98-515; or
- (b) Listed in the national register of historic places.

Cost means the actual cost of rehabilitation, which cost shall be at least twenty-five percent of the assessed valuation of the historic property (exclusive of the assessed value attributable to the land) prior to rehabilitation.

Special valuation means the determination of the assessed value of the historic property, subtracting for up to ten years such cost as is approved by the local review board.

State Review Board means the advisory council on historic preservation established under

Chapter 27.34 RCW or any successor agency designated by the state to act as the state preservation review board under federal law.

Local Review Board means a local body designated by the legislative authority of the incorporated or unincorporated area.

Owner means the owner of record.

Historic property does not include property listed in a register primarily for objects buried below ground.

Property must meet the following criteria for special valuation on historic property:

- (1) Be a historic property;
- (2) Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- (3) Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) within twenty-four months prior to the application for special valuation; and
- (4) Be protected by an agreement between the owner and the local review board.

Statement Of Additional Tax, Interest, and Penalty Due Upon Removal or Disqualification from Special Valuation Under Chapter 84.26 RCW

1. Whenever property that is classified and valued as eligible historic property under Chapter 84.26 RCW is removed or disqualified for the valuation, there shall become due and payable an additional tax equal to:
 - (a) The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation; plus
 - (b) Interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus
 - (c) A penalty equal to twelve percent of the amount determined in (a) and (b).
2. The additional tax, interest, and penalty shall not be imposed if the disqualifications resulted solely from:
 - (a) Sale or transfer of the property to an ownership making it exempt from taxation;
 - (b) Alteration or destruction through no fault of the owner; or
 - (c) A taking through the exercise of power of eminent domain.

Appeals

1. Any decision by a local review board on an application for classification as historical property may be appealed to Superior Court under RCW 34.05.570 in addition to any other remedy at law.
2. Any decision on disqualification of historic property for special valuation exemption or any other dispute may be appealed to the current year Board of Equalization by July 1st or 30 days after the disqualification, whichever is the later, except the denial on the original application.

**SPECIAL TAX VALUATION
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK**
Required for submittal per WAC 254.20.090

I/We, Stephanie Goffin, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.

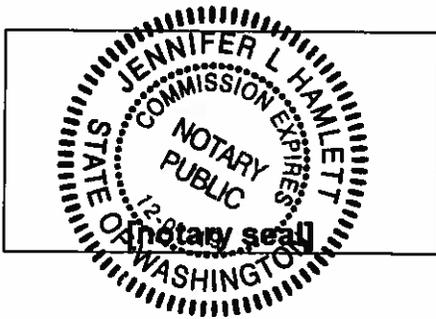
Stephanie Goffin / _____
Applicant Name Co-Applicant Name

 / _____
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this 25 day of March, 2016, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

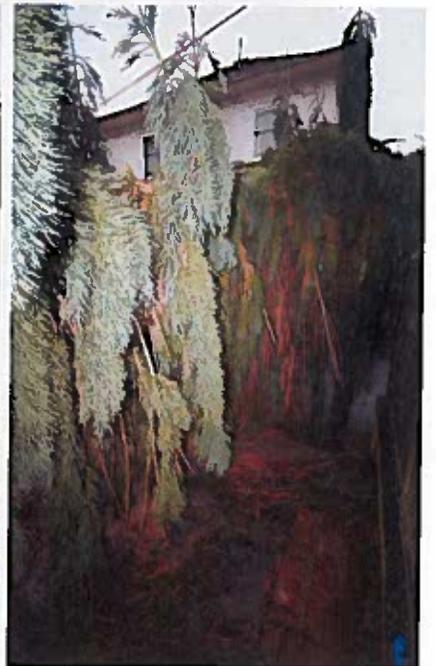
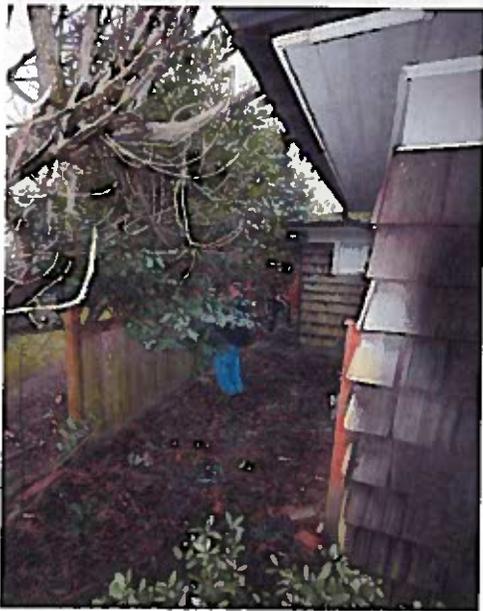
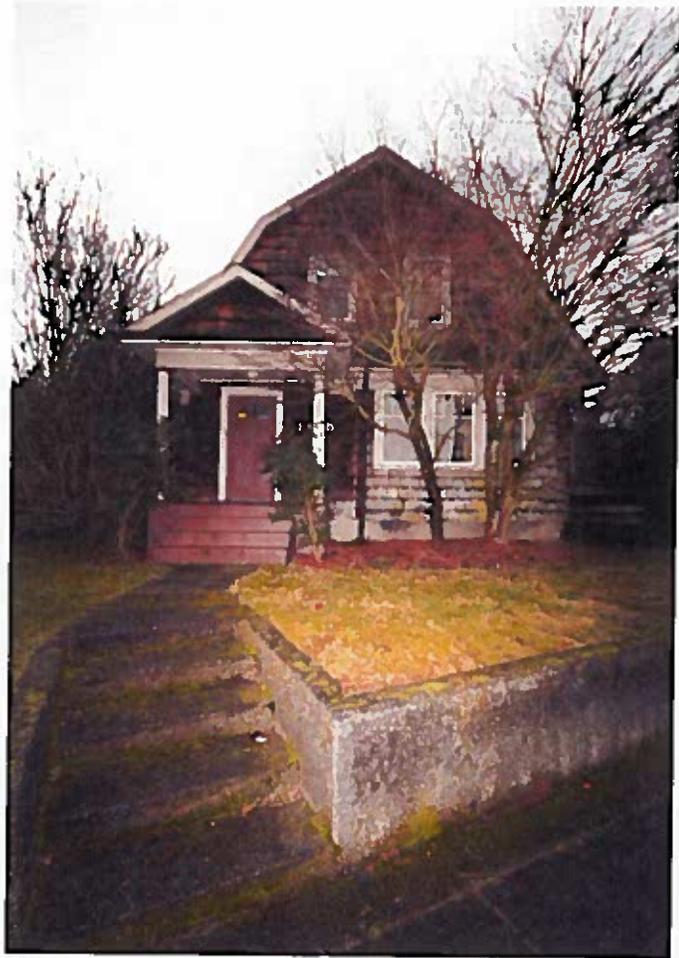
WITNESS my hand and official seal hereto affixed the day and year first above written.



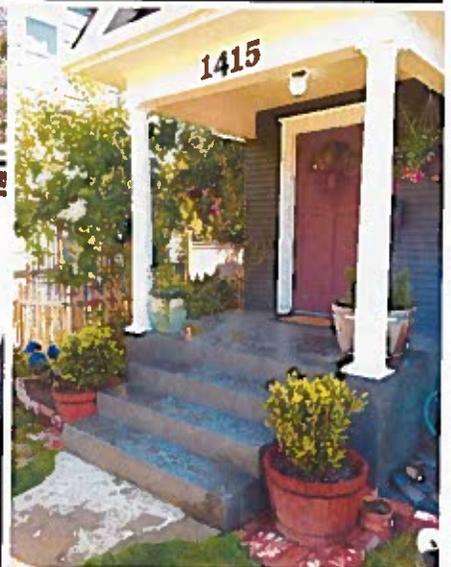
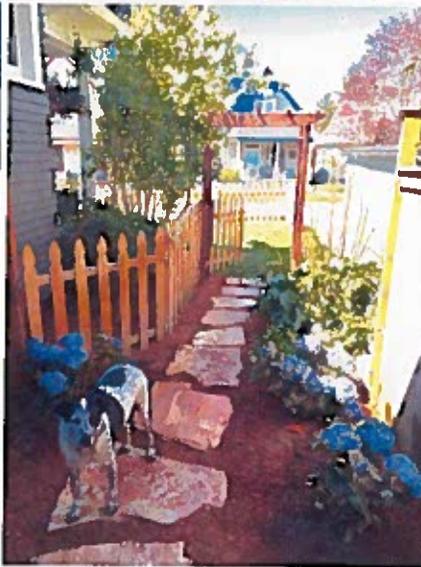
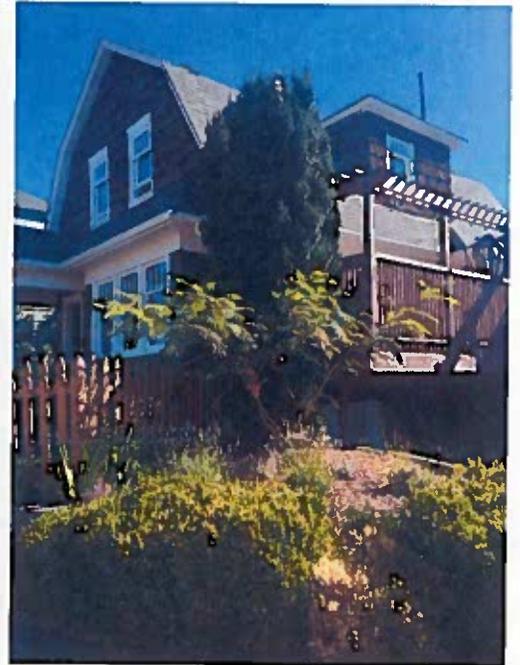
Jennifer L Hamlett
NOTARY PUBLIC
Printed Name: Jennifer L. Hamlett
Residing at 3607 14th Ave
My commission expires 12-01-19

Pictures 1415 N Steele St—Special Tax Valuation 2016 Request

Before Pictures—Exterior

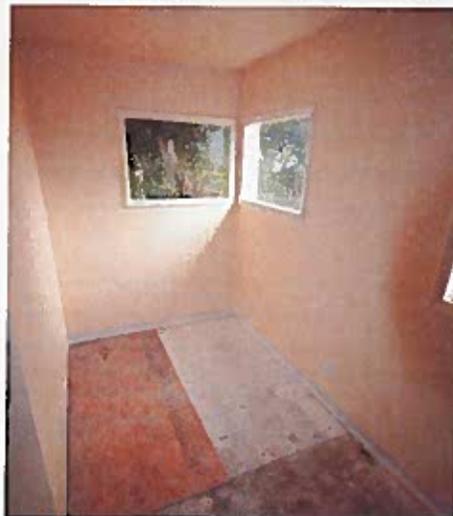
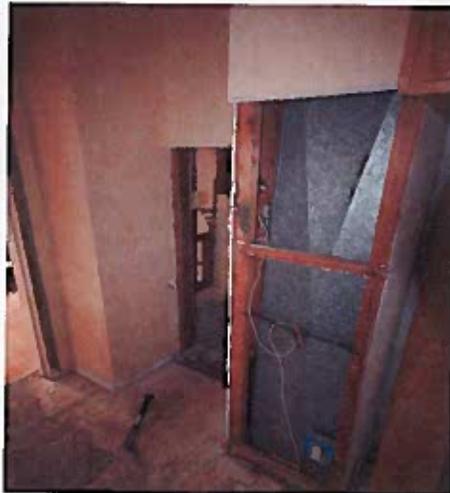
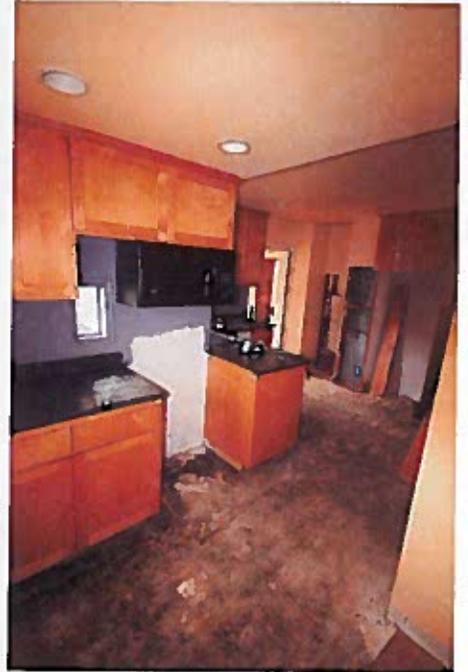


After Pictures—Exterior



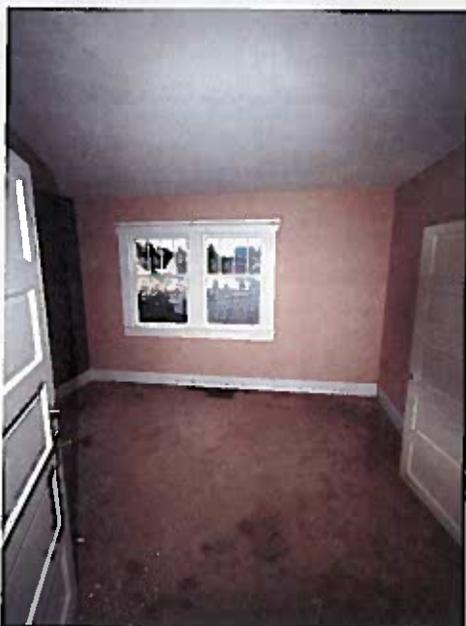
Pictures 1415 N Steele St—Special Tax Valuation 2016 Request

Before Pictures—Interior Main Level



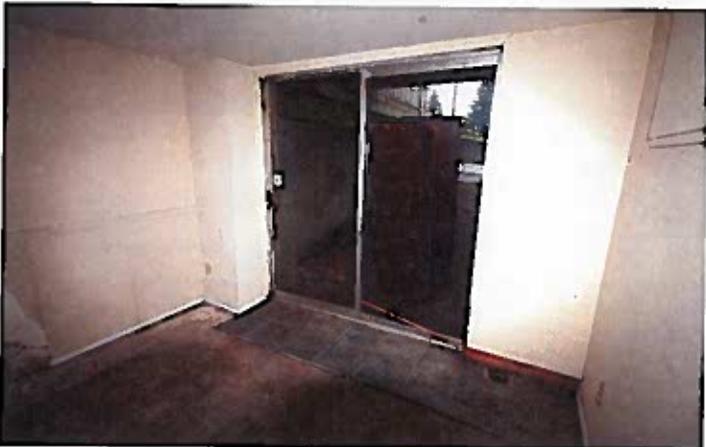
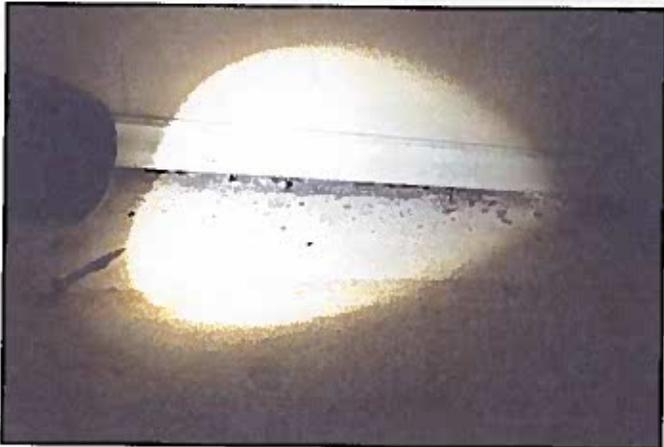
Pictures 1415 N Steele St—Special Tax Valuation 2016 Request

Before Pictures—Upper Level



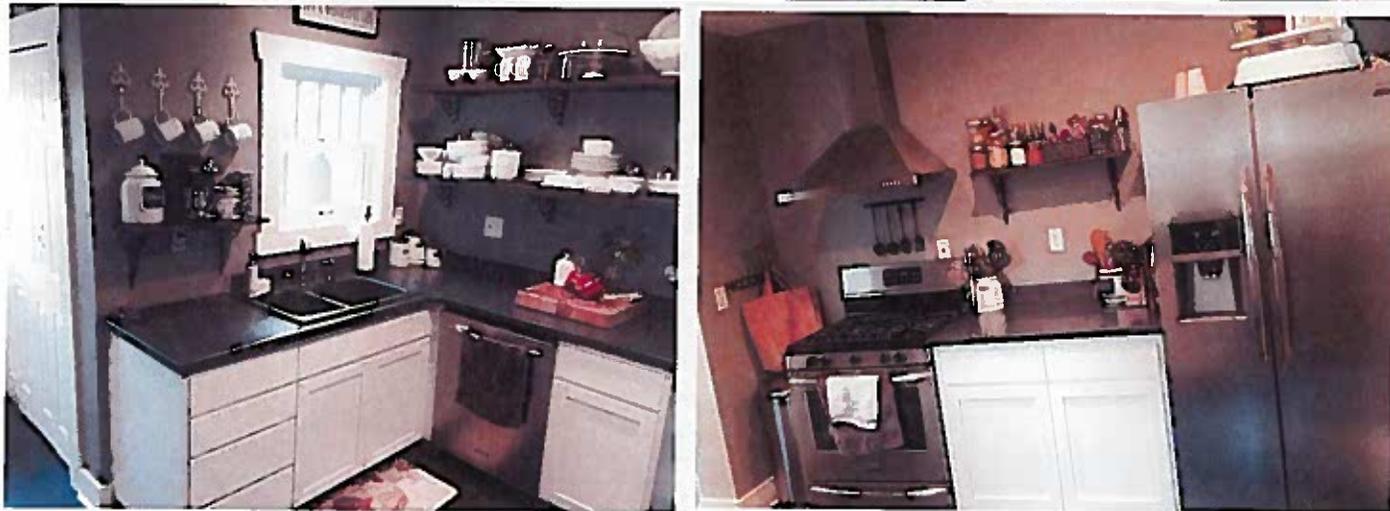
Pictures 1415 N Steele St—Special Tax Valuation 2016 Request

Before Pictures—Lower Level

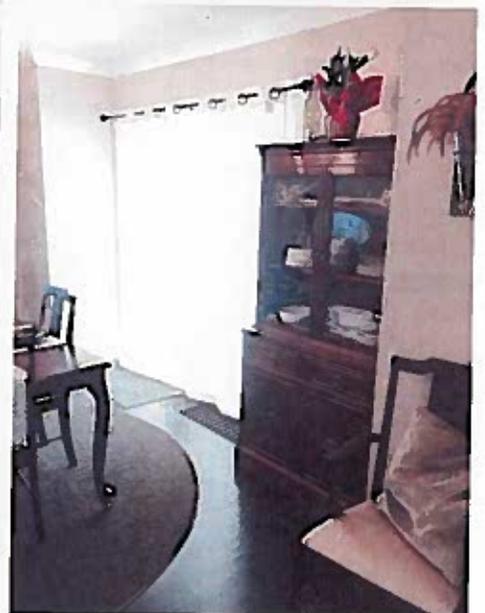
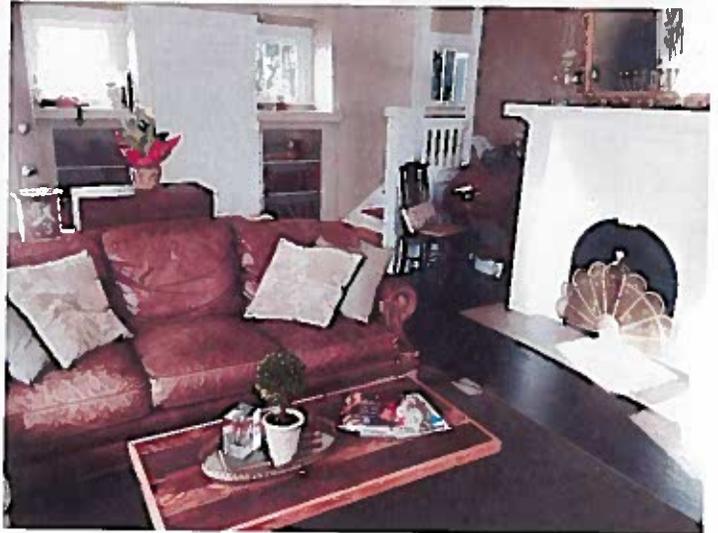
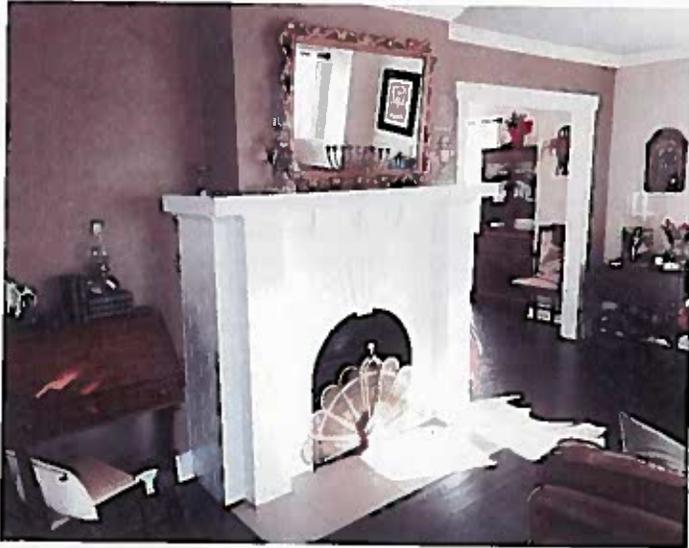


Pictures 1415 N Steele St—Special Tax Valuation 2016 Request

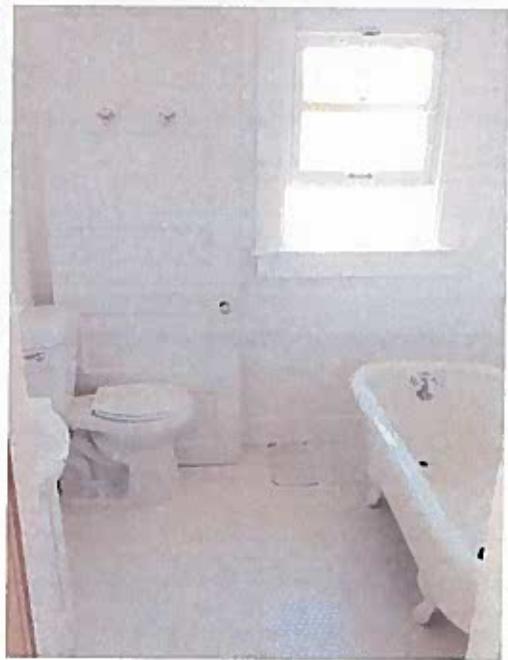
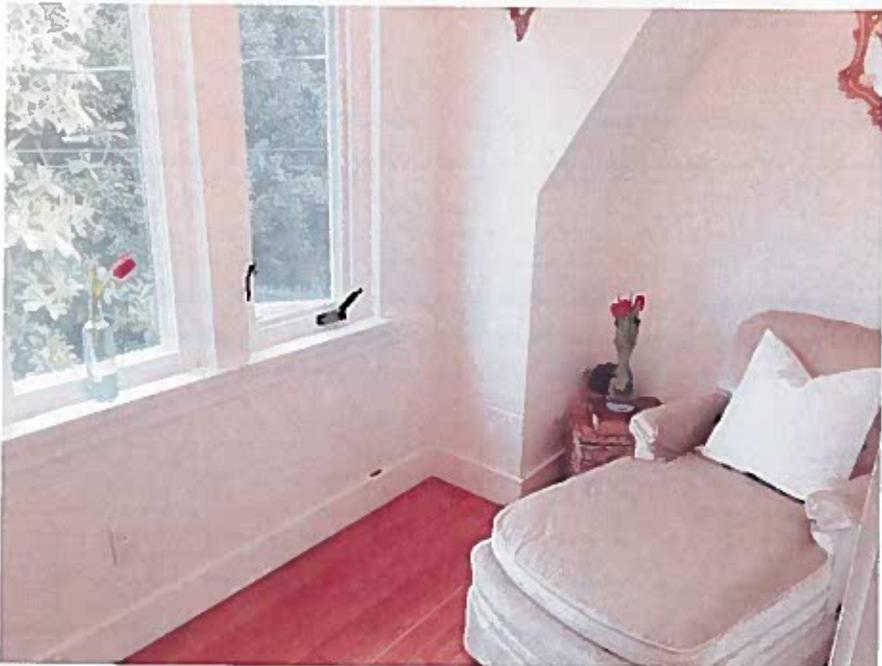
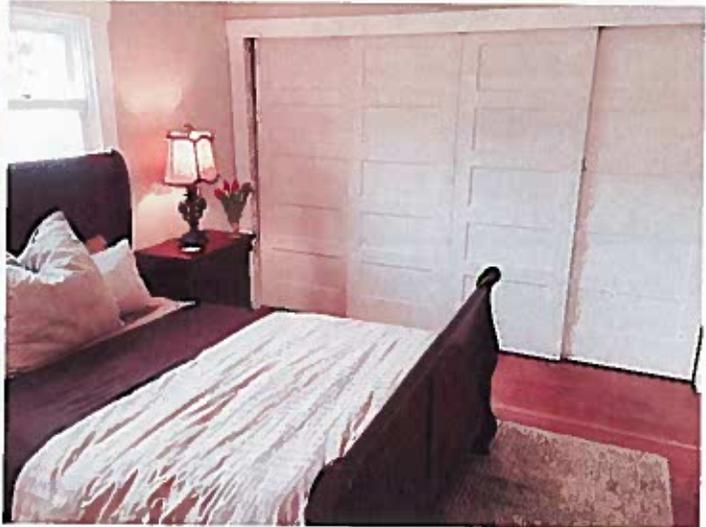
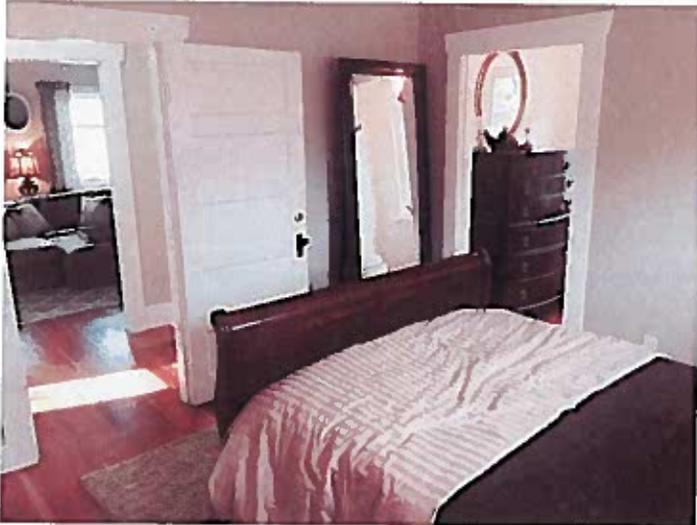
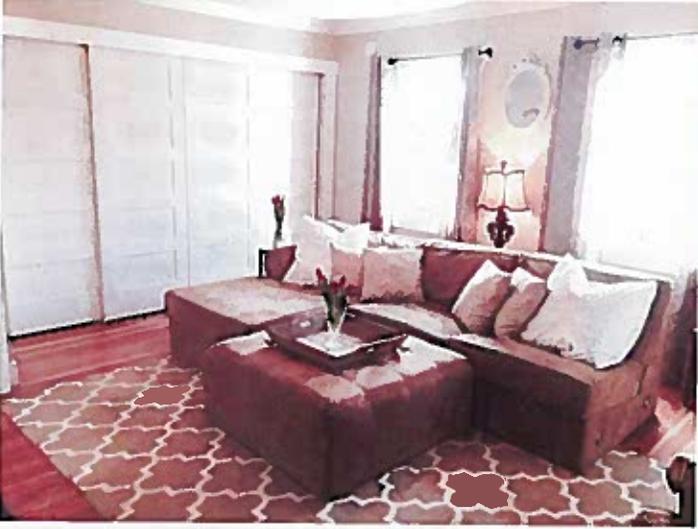
After Pictures— Main Level Kitchen/Nook/Powder bath



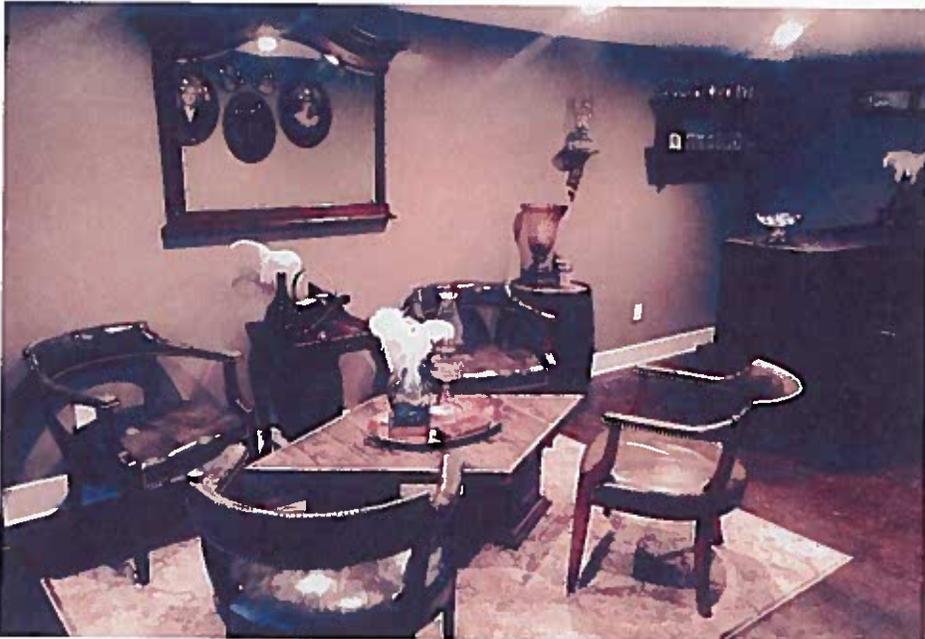
After Pictures– Main Level Living/Dining Rooms



After Pictures- Upper Level



After Pictures– Lower Level



Landmarks Preservation Commission
Planning and Development Services Department



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

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

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

PART 1: APPLICANT INFORMATION

House Address 1119 N L ST Tacoma, WA Landmark/Conservation District (if applicable) North Slope

OWNER INFORMATION

Name (printed) LEE Markholt Email lmarkholt@yahoo.com
Address (if different than above) _____ Phone (253) 686-4666

Homeowner's Signature* [Signature]

**Application must be signed by the property owner to be processed.*

CONTRACTOR INFORMATION

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

Representative's Name N/A Company _____

Address _____

Email _____ Phone _____

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE:* _____

LAND USE/ZONING:
VARIANCE REQUIRED? _____ CUP REQUIRED? _____

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

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest \$1000 _____

Application Fee Enclosed _____

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

New Fee Schedule for 2013

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

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

PLEASE NOTE:

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

HOW TO USE THIS FORM

STEPS FOR APPLICANTS

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

WHERE TO GO:

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

PART 3: PROJECT DESCRIPTION

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

Attach additional pages if needed.

8" FIR F.H. Siding 5/8"

30 YEAR LAMINATED ARCHITECTURAL

2- 5'x3' vinyl 1/2 vent House

1-3' 6 panel Fiber Glass

16x7 steel primized overhead door

PART 4: SUPPLEMENTS

How to Use This Table

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

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

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

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

NOTE: ONLY USE ONE CHECKLIST

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

RESIDENTIAL APPLICATION CHECKLIST A

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

CHECKLIST to include the following:*

<input checked="" type="checkbox"/>	Accurate Measured Site Plan (which shows ridgelines and dormers of <u>existing</u> and <u>new</u> buildings)
<input type="checkbox"/>	Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated) <i>ON 5th FLOOR</i>
<input type="checkbox"/>	Photograph(s) of Site and surrounding area <i>VIII EMAS1</i>
<input type="checkbox"/>	Detail illustrations of trim, casing, balusters, posts and railings (if applicable) <i>ON PAGES 7 SEE PAGES</i>
<input type="checkbox"/>	Material samples (ie. stained glass, or if proposing uncommon material)
<input type="checkbox"/>	Paint samples (from hardware store) <i>N/A SIMILAR TO HOUSE</i>

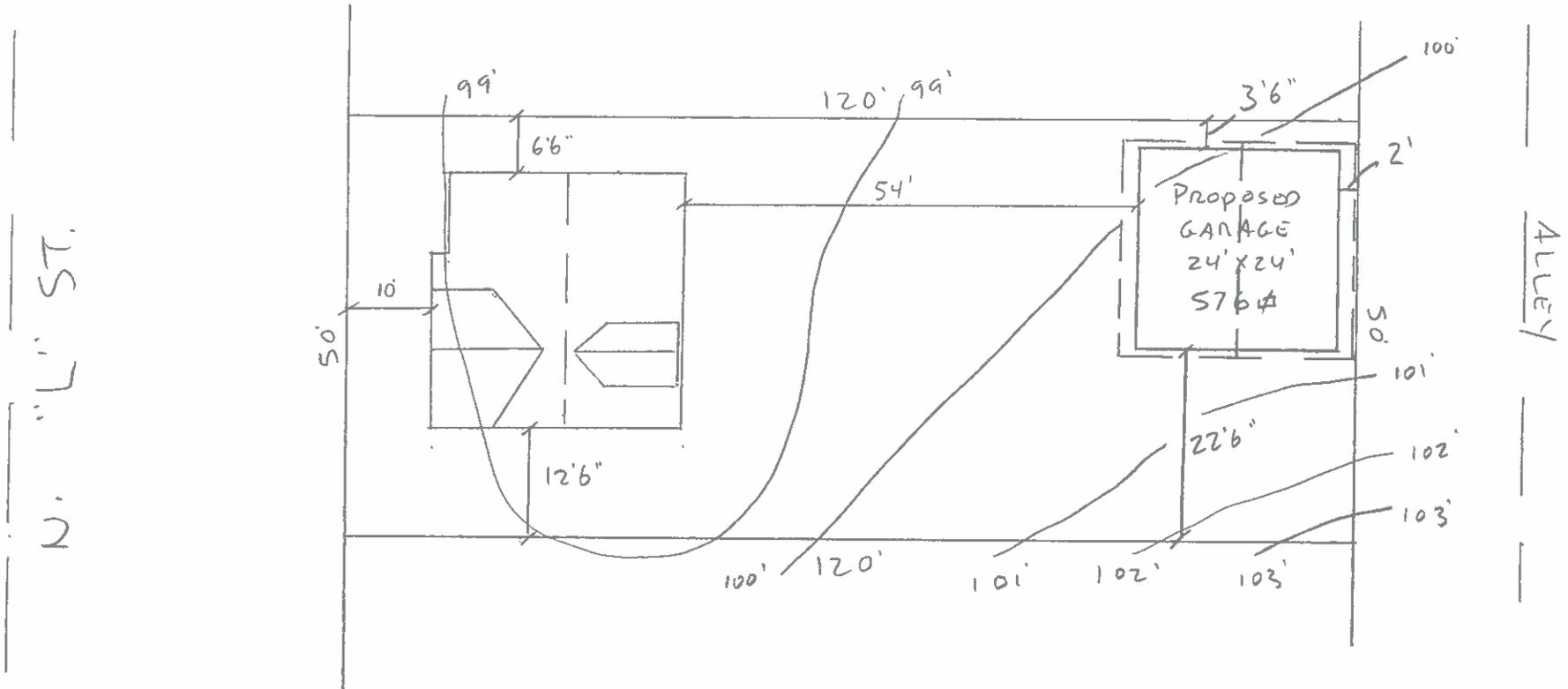
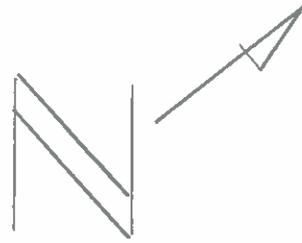
In addition to the above, please provide the following information:

Size of new construction (footprint, i.e. 22 X 30):	<i>24x24' GARAGE</i>
Overall height and pitch of roof (for new buildings):	<i>12'6"</i>
Exterior cladding material(s):	<i>5/8" T-11 8" C</i>
Window types and materials:	
Door types and materials:	<i>FIBER GLASS</i>
Window trim (attach drawings, catalog sheets, etc. if necessary):	<i>VINYL</i>
Roof Material:	<i>30 yr fibro Asph/Flt Architecture</i>

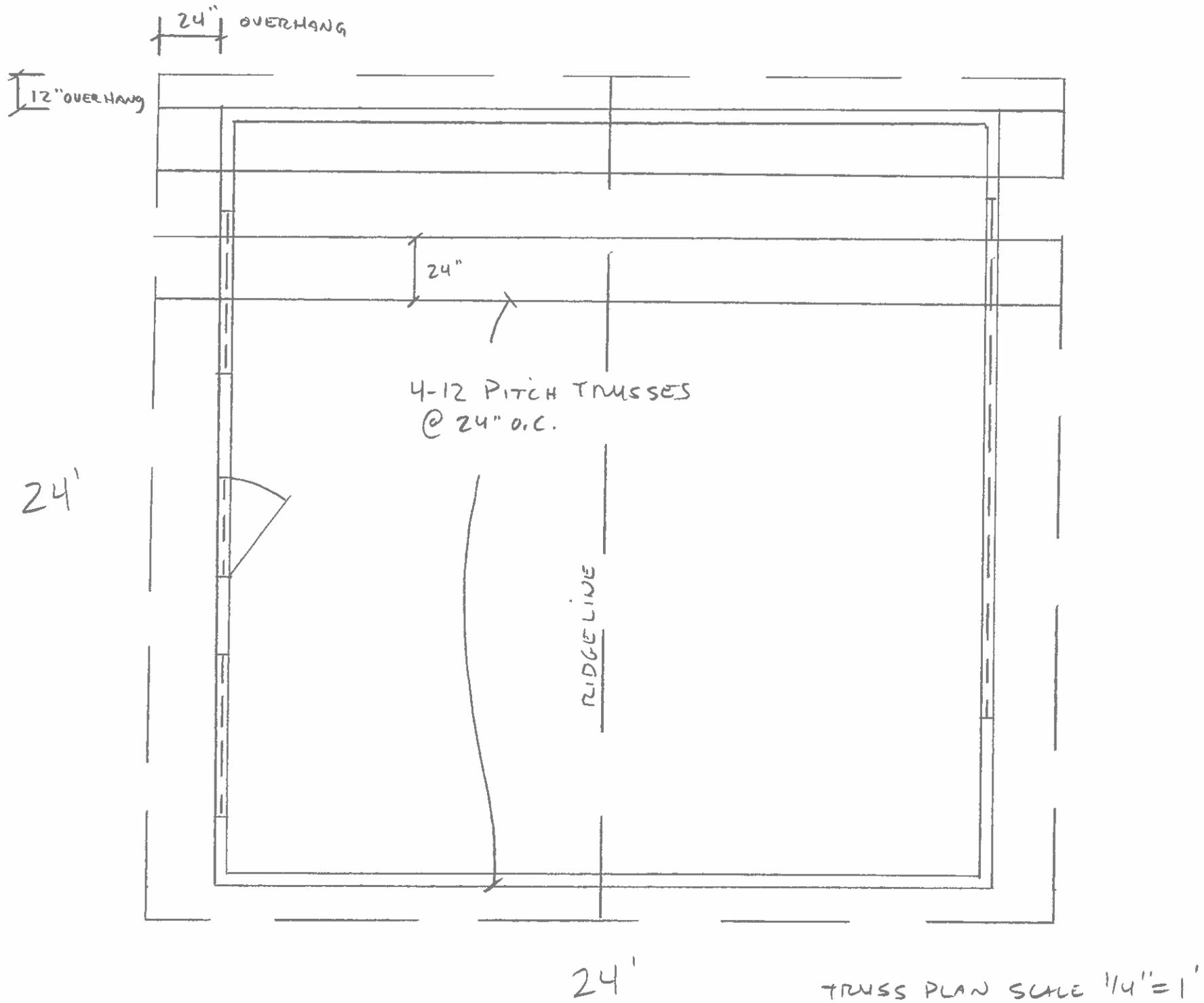
- *ADDITIONAL TIPS**
- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
 - For information about drawing site plans, please refer to BLUS Publication B1, Site Plan
 -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

BLDRN16-0059

SCALE
1" = 20'

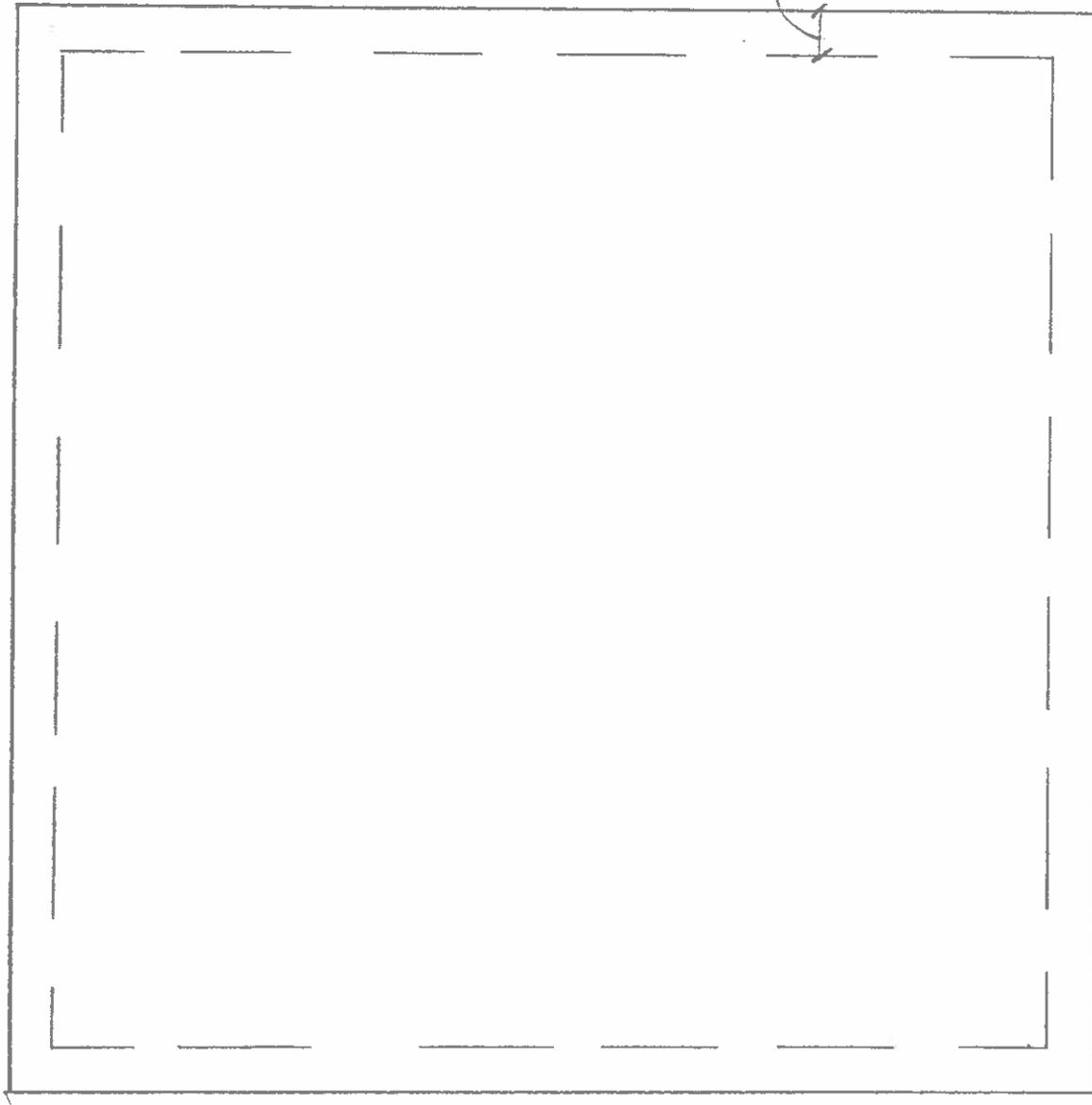


LEE MARK HOLT
1119 N. "L" ST.
TACOMA, WA. 98403
Parcel # 2041230020



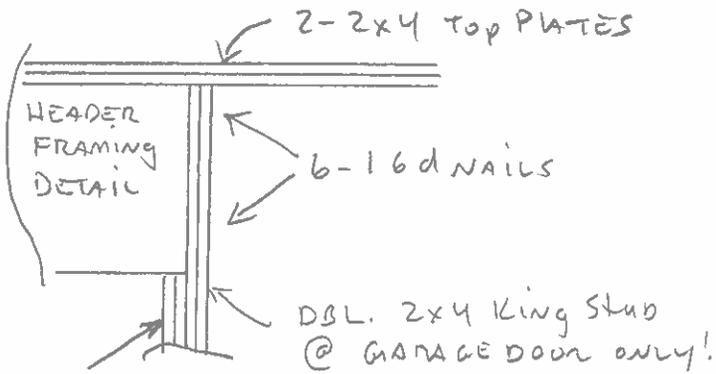
12" x 12" MONOLITHIC FOOTINGS
w/ 2-#4 REBAR CONTINUOUS

24'

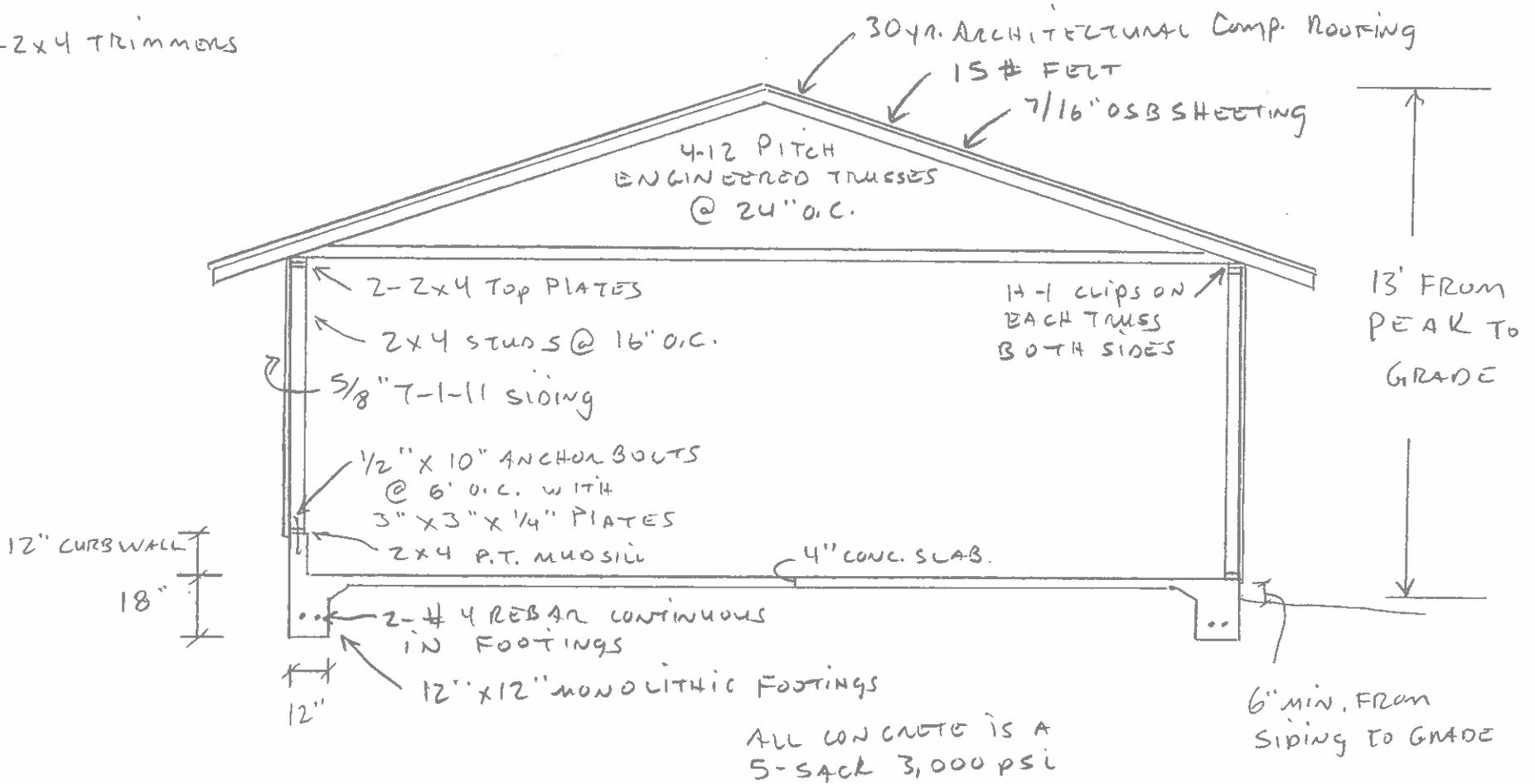


24'

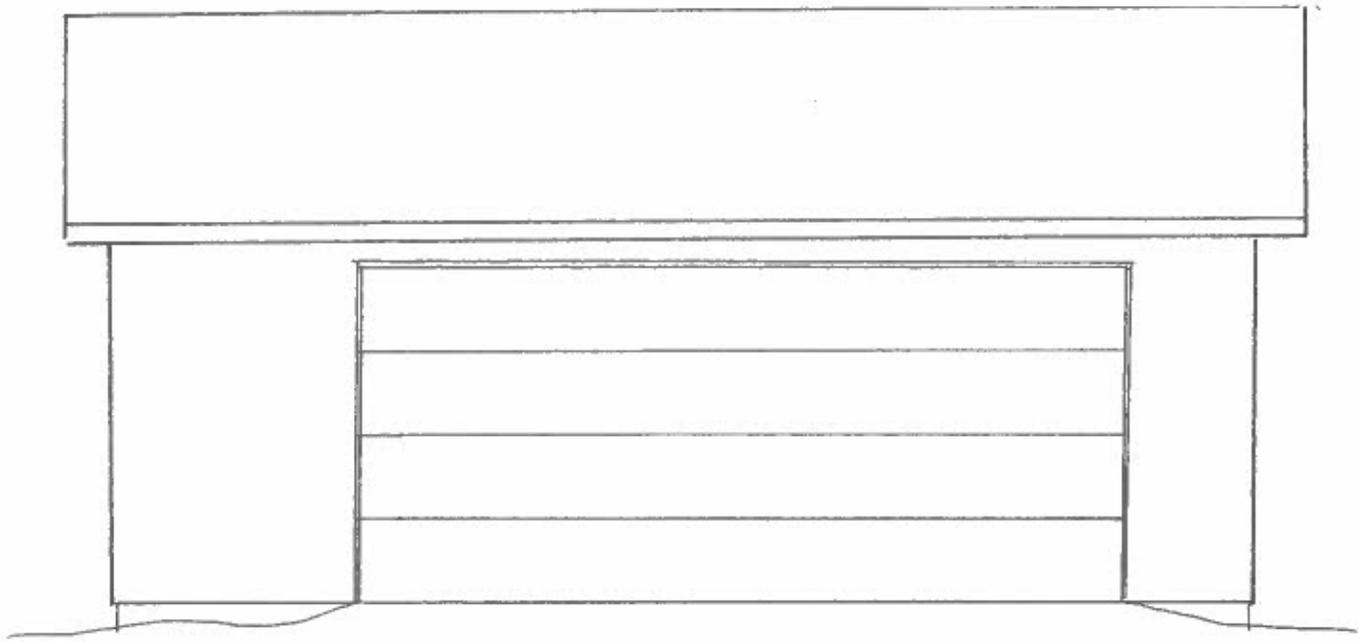
FOUNDATION PLAN SCALE 1/4" = 1'



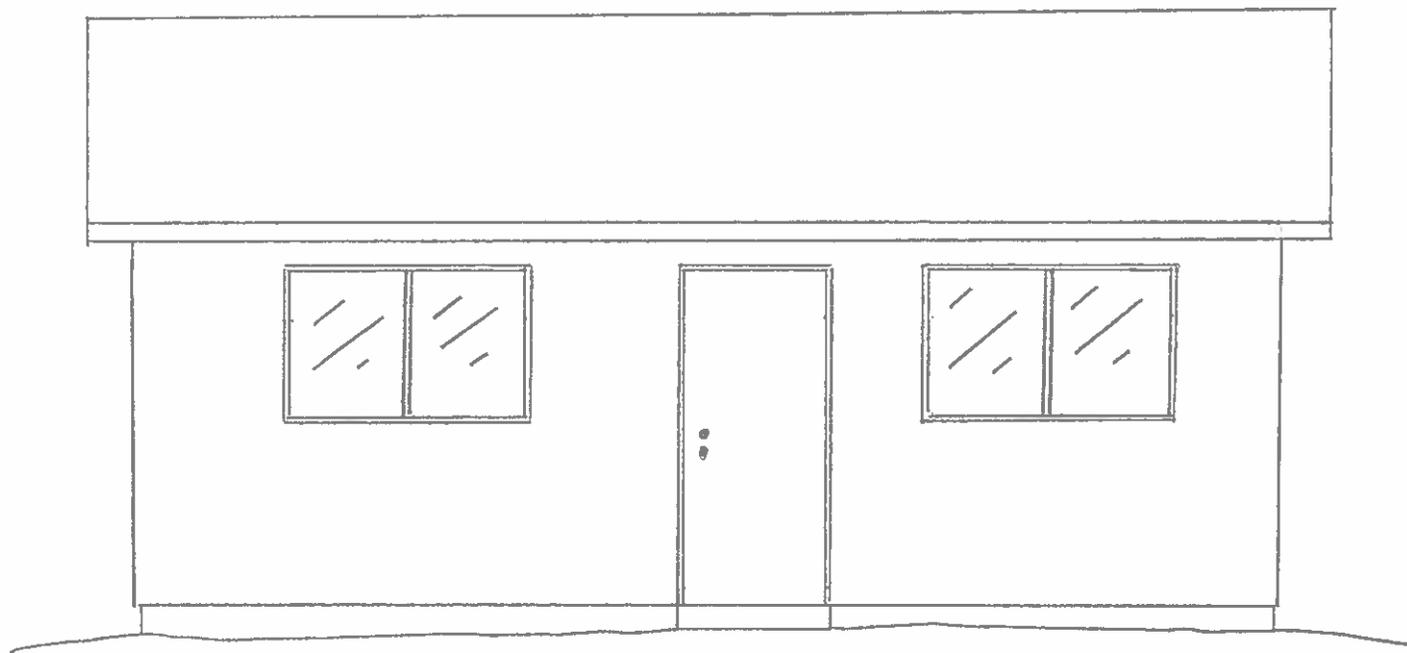
2-2x4 TRIMMERS



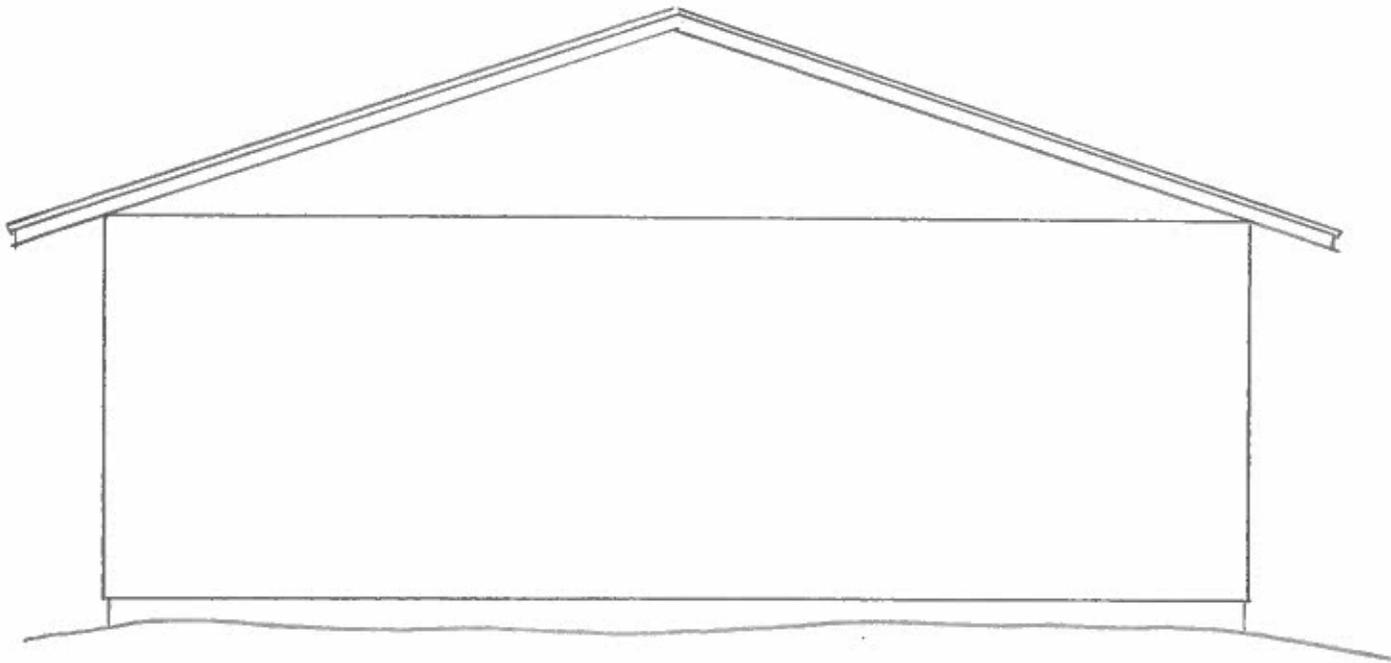
FRAMING DETAIL SCALE 1/4" = 1'



NORTH SIDE ELEVATION SCALE $\frac{1}{4}'' = 1'$



SOUTH SIDE ELEVATION SCALE 1/4" = 1'



WEST SIDE ELEVATION SCALE 1/4" = 1'

Products

Design & Innovation

Where To Buy

Customer Support

News & Events

Company

Fiberglass Entry Door Systems

Design Your Door

Smooth-Star

Create curb appeal with plenty of color options. Smooth-Star features crisp, clean lines with a smooth, paintable surface. A much more attractive and durable alternative to steel, it has the look of a real wood door with all the benefits of fiberglass. From curb appeal to convenience, Smooth-Star entry doors are made to keep up with your lifestyle.



[Browse all doors in this collection.](#)

Where to Buy

- [2016 Full-Line Catalog](#)

More Information



AccuGrain Technology



Design Your Door

Choose your door and then personalize it with our wide variety of options.









Print Email Post It Share

Pick Door Height: **6'8" Doors** **8'0" Doors**

Pick a Configuration: 6 Available Styles 

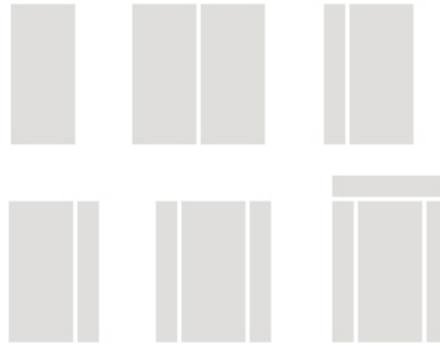
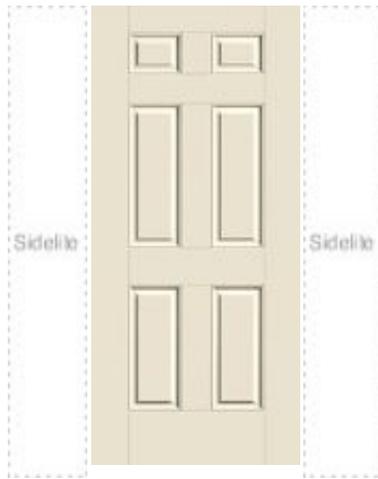
System Components



TruDefense® System



Quality Testing



Pick a Door Style: 11 Available Styles



View Details Where to Buy Try It On

View style number(s), features and additional information.

Available Door Sizes:

- 2'6" N x 6'8"
- 2'8" x 6'8"
- 2'10" x 6'8"
- 3'0" x 6'8"
- 2'8" x 7'0"
- 2'10" x 7'0"
- 3'0" x 7'0"

Dimensional Data

Glass: No Glass

Finish Options:

Paintable

Installation:

Installation Instructions



Pick a Glass Style: 29 Available Styles



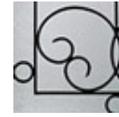
Blackstone



Crystalline



Sedona



Salinas



Element



Maple Park



Avonlea



Saratoga



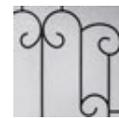
Arden



Texas Star



Wellesley



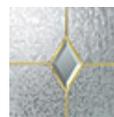
Riserva



Concorde



Kensington



Crystal
Diamonds



Axis



Frosted
Images



Satin Etch



Chord



Chinchilla



Rainglass



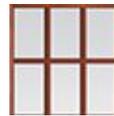
Granite



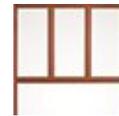
Internal Blinds



Screen Vented Lites



Colonial Grille



Craftsman Grille



Prairie Grille



Clear



No Glass

Add Left Sidelite: 8 Available Styles

Add Right Sidelite: 8 Available Styles

Add Transom: 4 [About Transoms \(?\)](#)

Available Styles

[Request Literature](#)

[Contact Us](#)

[CA Supply Chain Act](#)

[Careers](#)

[Site Map](#)

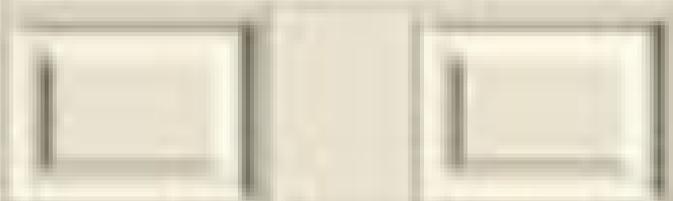
[Privacy Policy](#)

[Terms of Use](#)

#ThermaTru



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THERMA TECH™



INSULATED STEEL GARAGE DOORS

THERMA TECH™

THERMA TECH II™

THERMA MAX™

TRI TECH™



Door Shown: Traditional Panels, Stockton Windows, factory Almond color

An American Tradition of Quality

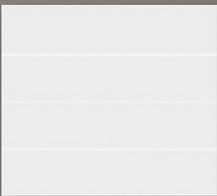
NORTHWEST DOOR®

MODELS: 108 / 208 / 208TM / 608



Contemporary Design field painted by others

CONTEMPORARY



The simple elegance of our Contemporary styled door is well suited for many homes. Its sleek design can be complemented with one of twelve optional window styles shown below.

Windows shown are single car two panes wide, double car doors are four panes. Choose from a wide selection of optional glass types, see page 7 for more details.



DESIGN SELECTION



ARCHED
STOCKBRIDGE



HERITAGE



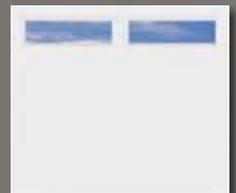
ASHTON



CASCADE



CATHEDRAL



PLAIN LITE



SHERWOOD



STOCKFORD



STOCKBRIDGE



STOCKTON



WATERFORD



WILLIAMSBURG

MODELS: 118 / 218 / 218TM / 618

Traditional Panel, Cascade Windows field painted by others

TRADITIONAL PANEL



The Traditional panel is our most popular panel design. The small door panels add detail and charm to the face of your home and work well with most architectural styles. The optional windows shown below are single car four panes wide, double car doors are eight panes wide, see page 7 for optional glass types.



DESIGN SELECTION



ASHTON



CASCADE



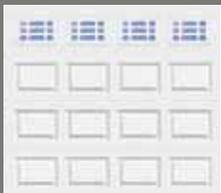
CATHEDRAL



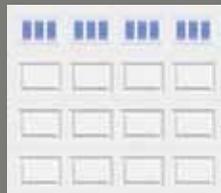
PLAIN LITE



SHERWOOD



STOCKFORD



STOCKBRIDGE



STOCKTON



WATERFORD



WILLIAMSBURG

MODELS: 128 / 228 / 228TM / 628



Ranch Panel, Stockton Windows field painted by others

RANCH PANEL



The Ranch panels are large, bold and impressive. The long narrow design of the panels add length to the appearance of your home. Twelve optional window designs are shown, more details on page 7.



Woodgrain Embossed
42"x14" Raised Panels

DESIGN SELECTION



ARCHED
STOCKBRIDGE



HERITAGE



ASHTON



CASCADE



CATHEDRAL



PLAIN LITE



SHERWOOD



STOCKFORD



STOCKBRIDGE



STOCKTON



WATERFORD



WILLIAMSBURG

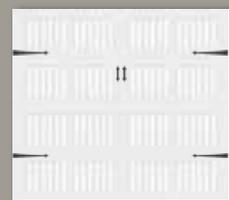
MODELS: 10C / 20C / 20CTM / 60C

Carriage Panel, Stockton Windows, Factory Standard
Bright White color, Optional Decorative Hardware Kit "C"

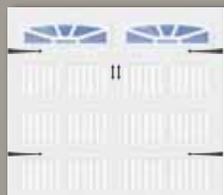
Woodgrain Embossed
19"x15" Recessed
Carriage Panels

CARRIAGE PANEL

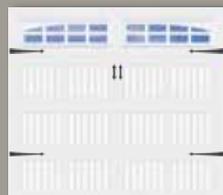
The Carriage panels offer a unique and stylish appearance to your home. Three optional decorative hardware kits can also be added to enhance the look and charm of swing type doors. Eight optional window designs are shown below. Optional glass types are shown on page 7.



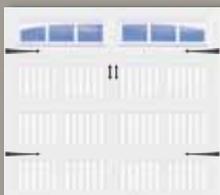
DESIGN SELECTION



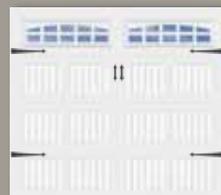
ASHTON



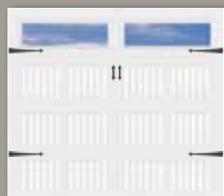
HERITAGE



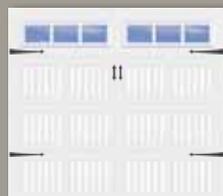
ARCHED
STOCKBRIDGE



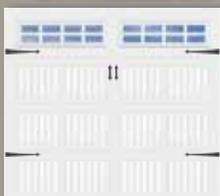
CASCADE



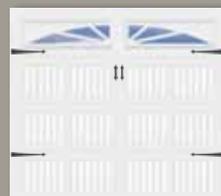
PLAIN LITE



STOCKBRIDGE



STOCKTON



WILLIAMSBURG

DECO HARDWARE KITS



A-CLASSIC SERIES



B-TRADITIONAL SERIES



C-AMERICANA SERIES

FOUR DOOR SERIES TO MEET EVERY NEED

Therma Tech™, Therma Tech II™, Therma Max™ and Tri Tech™ are built using Northwest Door's time proven sandwich-type construction. This method of construction has proven itself to be superior over the past twenty years on hundreds of thousands of Northwest Doors in homes across the US and Canada.

Construction

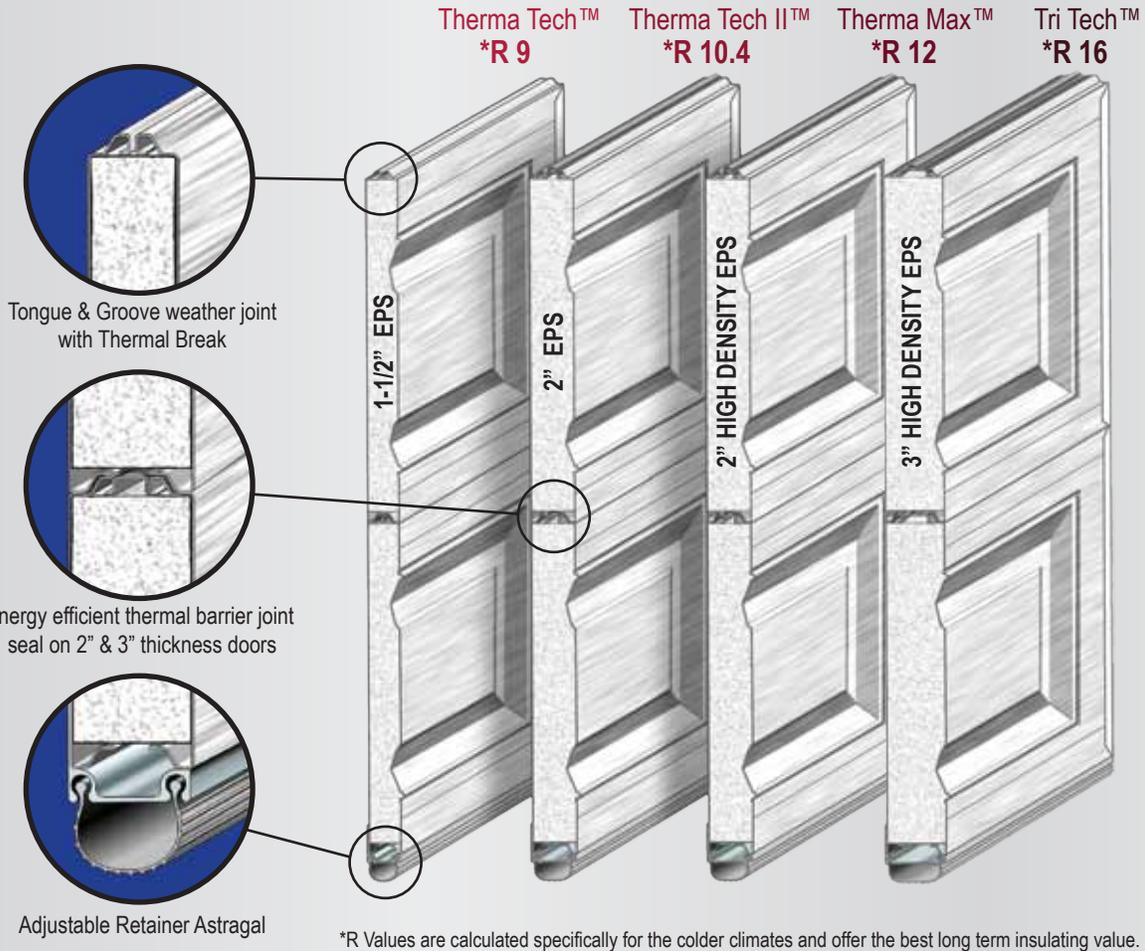
Interior and exterior galvanized prepainted steel skins are pressure laminated to a CFC-free expanded polystyrene (EPS) core. This forms a true and natural Thermal Break. This construction is also both fire and smoke rated. 2" and 3" thick models also have a flexible joint seal running the full width of the doors.

~~Thermal Drift~~

The result is an extremely strong and beautiful maintenance-free garage door with outstanding insulating and sound deadening qualities.

NO CFC's NO HCFC's

This product contains no ozone damaging Chlorofluorocarbon or Hydrochlorofluorocarbon present in some urethane foam products.



THERMAL BREAK REDUCES HEAT/COLD TRANSFER 15.5%

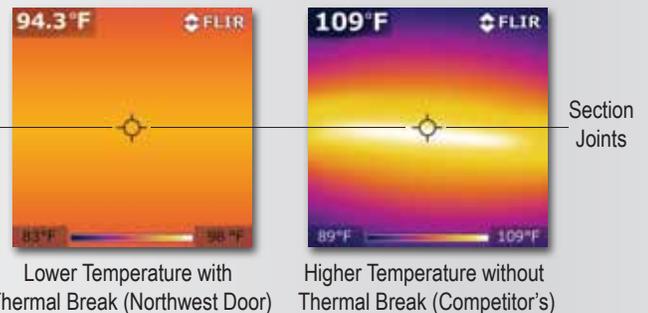
An independent laboratory performed a comparison test on the Northwest Door Therma Tech II™ and a competitor's insulated door. The competitor's door is typical of the industry standard for insulated garage door construction. Both doors were 2" thick, used identical EPS insulation cores and identical steel skins front and back, however the Therma Tech featured Northwest Door's **Thermal Break** design.

After two hours of direct exposure to 135° Fahrenheit, temperatures were measured for thermal transmission from the front to the back of the door. The Therma Tech II measured 94° F as compared to 109° F on the competitor's door. This is a substantial 15.5% difference at the most critical area of the door, the section joints. The interior surface comparative temperatures of the center of the door panels were also sizeable, measuring 7.2% lower than the competitor.

The reason for these large differences is that the Northwest Door **Thermal Break** does not have metal-to-metal contact from one side of the door to the other, like that of the competitor's door. This reduces the thermal transmission of the door, which improves its overall insulation value and effectiveness.

This study confirms that the Northwest Door Thema Tech II with **Thermal Break** dramatically out performs other insulated garage doors, as shown by the actual infrared thermal images.

INFRARED IMAGE COMPARISON



All four Northwest Door products; Therma Tech™, Therma Tech II™, Therma Max™ and Tri Tech™ feature a **Thermal Break**.

FOUR PANEL DESIGNS

Panel Designs & Model Numbers

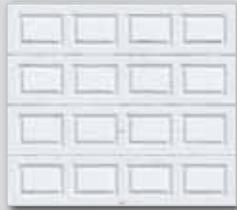


	Therma Tech™ *R 9	Therma Tech II™ *R 10.4	Therma Max™ *R 12	Tri Tech™ *R 16
Contemporary (Flush Face) Model Numbers	108	208	208TM	608
Traditional (Short Panel) Model Numbers	118	218	218TM	618
Ranch (Long Panel) Model Numbers	128	228	228TM	628
Carriage (Carriage Panel) Model Numbers	10C	20C	20CTM	60C

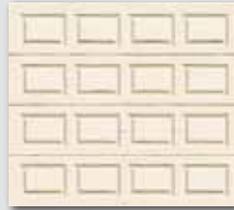
FOUR-COAT PAINT/PROTECTION

(1) Galvanized (2) Bonderized (3) Prime Painted (4) Finish Topcoat

Four standard colors are offered on all models or you can field paint to match your specific color requirement.



*Bright White



*Almond



*Sandstone



*Brown

*The color samples shown above are not exact reproductions, slight variations do occur during the printing and production process.

WINDOW & GLASS OPTIONS

Windows are available on all door models. Window selections are shown by product on each product's page. Clear double strength annealed glass is standard. Insulated, tempered, tinted and other specialty glass types are available to suit your particular needs.



Clear Glass (Standard)



Satin Etch Glass (Optional)



P516 Obscure Glass (Optional)



Grey Tinted Glass (Optional)

STANDARD HARDWARE PACKAGE

Doors are equipped with a standard lift track and torsion spring counterbalance system, which has a minimum cycle life of 10,000 cycles. All on-door operational hardware is galvanized and secured to door sections with zinc plated fasteners. Doors are also standard equipped with an adjustable retainer astragal (weather stripping) on the bottom of the door. Operation is manual push-up, although optional **Electric Operation** is recommended. Hardware Options: **High Lift Hardware**, **Low Head Room Hardware**, **Extended Life/High Cycle Springs** and **Powder Coated Track/Hardware**. Consult your Northwest Door Dealer for more details.

LIMITED LIFETIME WARRANTY



Therma Tech™, Therma Tech II™, Therma Max™ and Tri Tech™ sections come with a limited lifetime warranty against deterioration due to rust-through for as long as you own your home, a twenty (20) year warranty against deterioration of insulation efficiency (Thermal Drift) and a five (5) year warranty against delamination. Hardware and accessories are warranted against defects in material and workmanship for one (1) year. Contact your Northwest Door Dealer for complete warranty, maintenance and painting instructions. Northwest Door reserves the right to make product changes without notice. Top section must be strutted on motor operated doors.

WARNING: Any adjustment to your door should be made by an experienced garage door installer, such as your Northwest Door dealer. Serious injury can result from improper adjustments to your door.

Your garage door is typically one of the most prominent visual features on your home. However, your garage needs to be more than just attractive; it should compliment your home with beauty and functionality. Our Therma Tech™ garage doors do exactly that.



Traditional Panel, Plain Lite Windows

Our sandwich construction method uses two layers of high quality steel and a solid EPS (expanded polystyrene) core that forms a true **Thermal Break**; a barrier of protection from the weather outside plus additional security for your home. Our new 3" Tri Tech™ model is designed to protect you from the most extreme hot or cold environmental conditions with an **R16** rating.

We have four door models (R9 through R16), four panel styles, and four standard colors to choose from. All are available with dozens of window/glass options so you will find **the perfect look** to complement your home. Therma Tech™ doors can also be easily field painted by others to meet your exact color requirement.

Northwest Doors are a great addition to your home.

Standard Configurations

Door Width	Number of Panels		
	Traditional - Ranch - Carriage		
8', 9'	4	2	4
10'	5	2	4
12'	6	3	6
14'	7	3	6
16'	8	4	8
18'	9	4	8

Hardware Clearances

Clearances Hardware Type	Head Room	Side Room
Standard Lift	12"	3-1/2"
Low Clearance	3-1/2"	4-1/2"

Door sizes are available up to 20' wide and 14' high for over-sized special applications.



Traditional Panel, Waterford Windows

Ask your Door Dealer about our Virtual Showroom Tablet App and visit our Design Gallery at: www.northwestdoor.com



"Northwest Door is family owned and takes great pride in our products and satisfaction of our customers!"

Dealer Name:



LiftMaster Northwest Door recommends LiftMaster® Professional Line Garage Door Openers on all Northwest Door® garage doors.



NORTHWEST DOOR®
Northwest Door, Incorporated
19000 Canyon Road East - Puyallup, WA 98375-9746
800-522-2264 www.northwestdoor.com







APPLICATION FOR DESIGN REVIEW COMMERCIAL AND MULTIFAMILY

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

PART 1: PROPERTY INFORMATION

Building/Property Name	Matador Restaurant / West Coast Bank		
Building/Property Address	715 Pacific Ave Tacoma, WA 98402		
Landmark or Conservation District	Old City Hall Historic District		
Applicant's Name	Image 360		
Applicant's Address (if different than above)	3838 S. Warner St. Tacoma, WA 98409		
Applicant's Phone	253-475-7440	Applicant's Email	info@image360tacoma@gmail.com
Property Owner's Name (printed)	Midlick LLC		
Property Owner's Address	PO Box 609 Tacoma, WA 98401		
Property Owner's Signature			

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

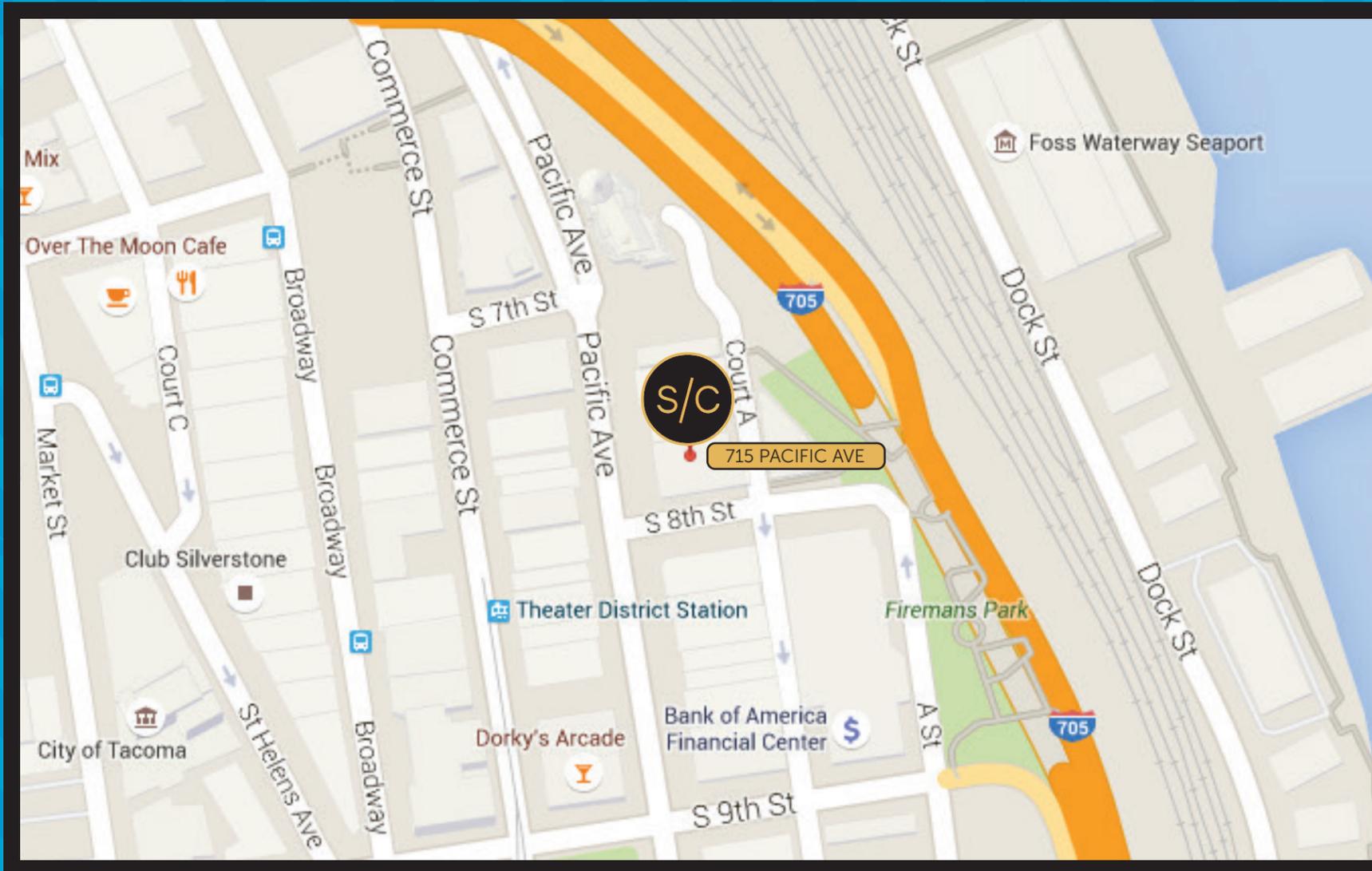
APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: \$2269.00

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

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



APPLICANT: SUBCULTURE SALON

LOCATION: 715 PACIFIC AVE
TACOMA, WA 98402

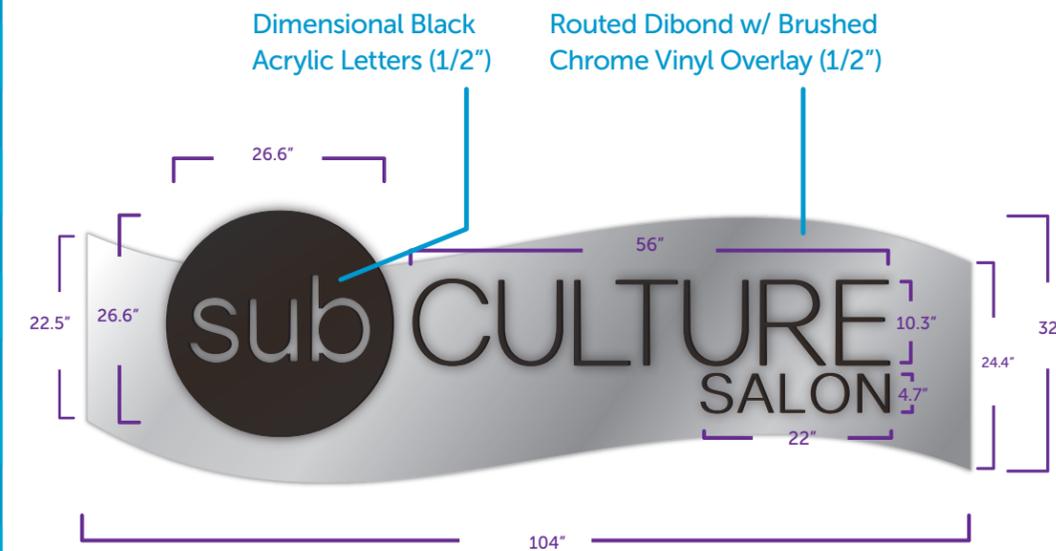
INVOICE# I-8013

DATE: 04-22-16

SCALE: 1"=35"



SCALE: 1"=52"



SUBSTRATE:

1/2" Routed Aluminum Solid Core Composite
 w/ Brushed Chrome Vinyl Overlay & Dimensional
 1/2" Black Acrylic (Stud-Mounted w/ 1" Spacers)
 QTY: 1

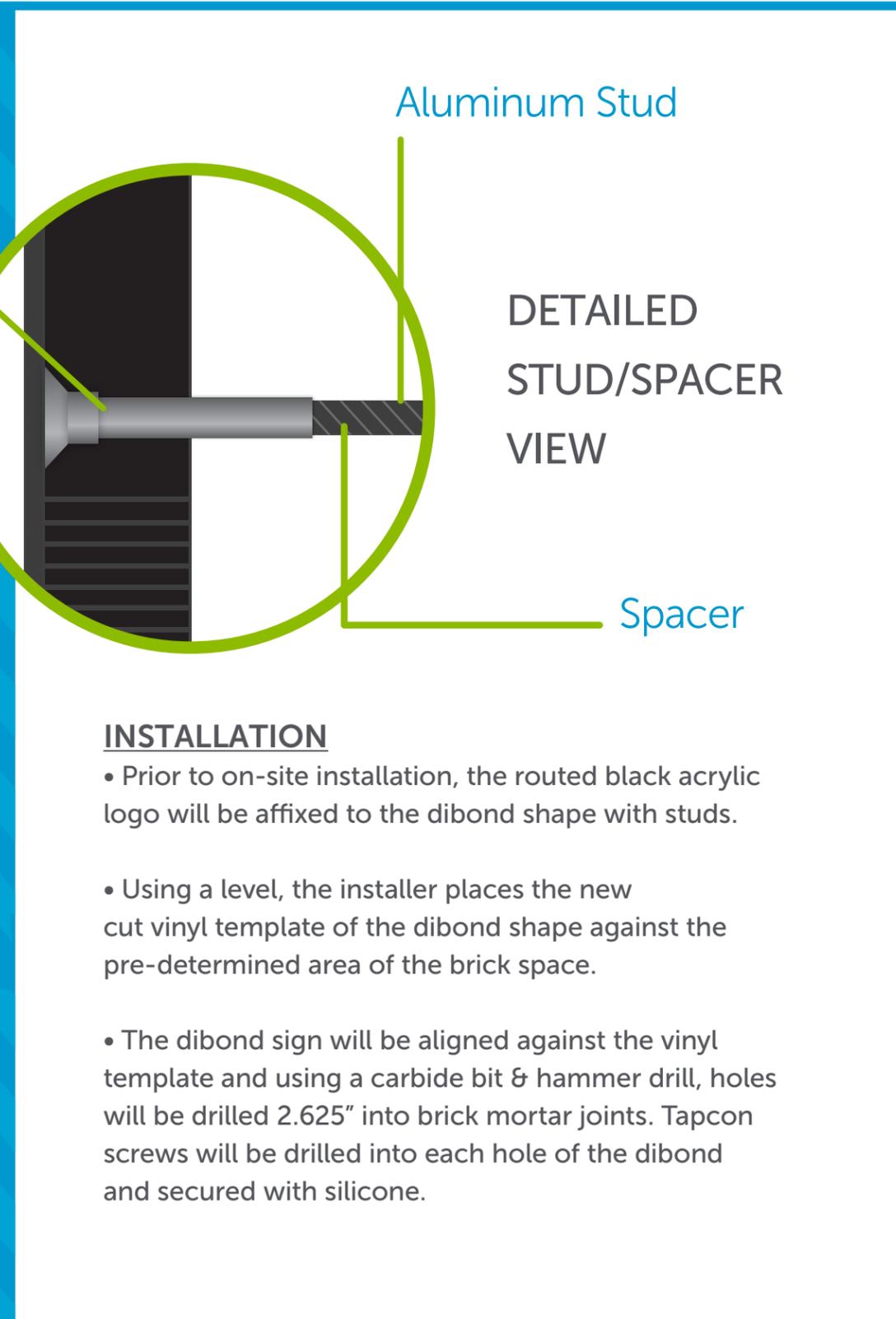
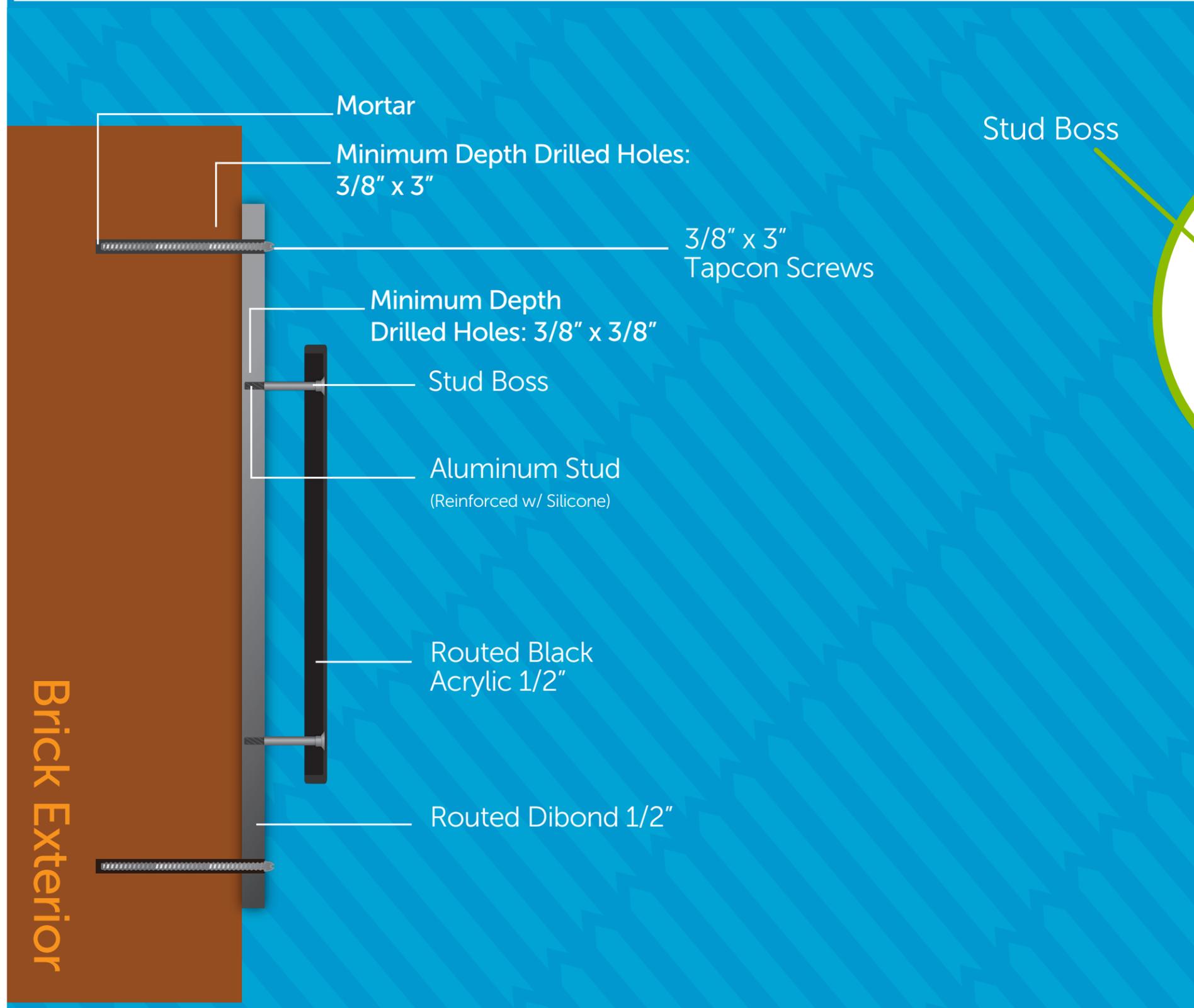


Mounting Template

- Using a level, the installer will place a life-size cut vinyl template of the dimensional dibond shape against the brick. The drill hole locations within the dibond will be determined by the location of the mortar joints beneath the template. Each stud will be marked on the vinyl template similarly to the example above.
- The placement of the dibond template against the brick exterior will be measured and recorded to ensure placement consistency for the actual installation.
- Another cut vinyl template will be created with the precise location for drill holes plotted out so that the location of the drill holes only affect the mortar joints and the brick will remain untouched.

EXTRA WORK ORDER TERMS & CONDITIONS

1. Image360 Tacoma Central does hereby guarantee that the studded dimensional logo for Satori Boutique will be installed in strict accordance with the installation plans as described in this permit drawing.
2. Image360 Tacoma Central does hereby guarantee that the materials and the installation as described in this permit drawing will in no way affect/damage the historic brick exterior.



INSTALLATION

- Prior to on-site installation, the routed black acrylic logo will be affixed to the dibond shape with studs.
- Using a level, the installer places the new cut vinyl template of the dibond shape against the pre-determined area of the brick space.
- The dibond sign will be aligned against the vinyl template and using a carbide bit & hammer drill, holes will be drilled 2.625" into brick mortar joints. Tapcon screws will be drilled into each hole of the dibond and secured with silicone.

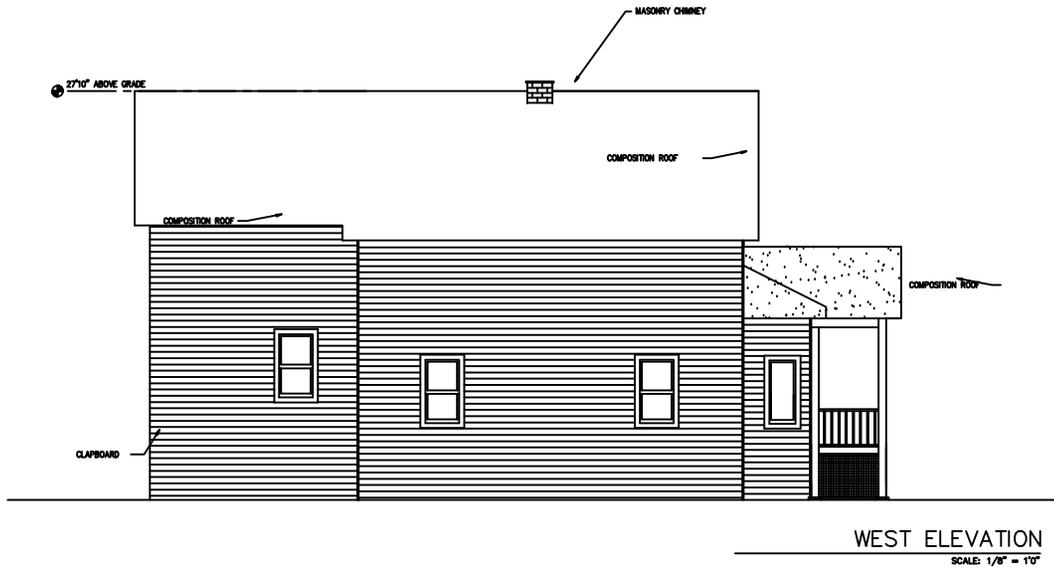
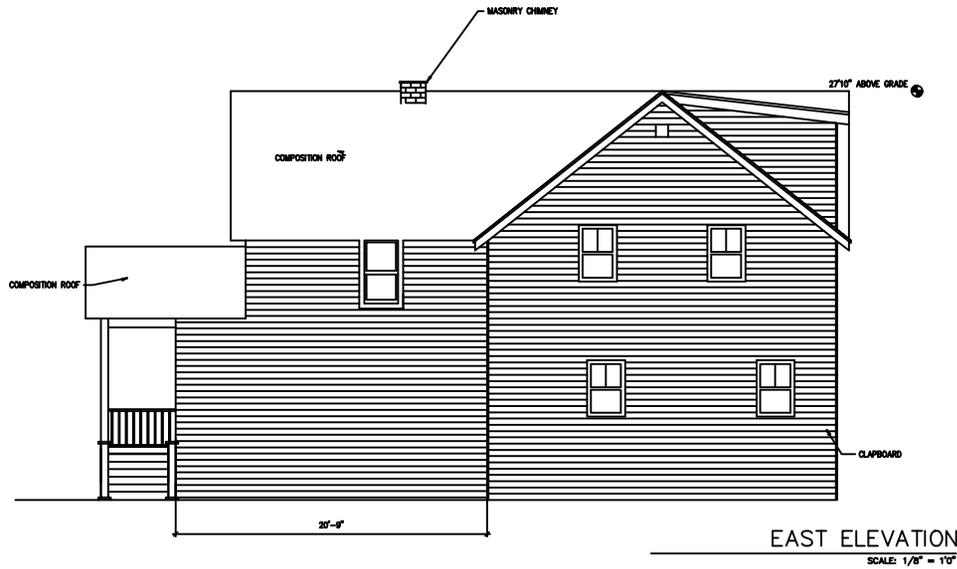
Brick Exterior

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SMALL
PARKING
ONLY

WALKWAY



RED PYRAMID, LLC
 1024 N WYSLIST SE
 TACOMA, WA 98403
 360-518-7245

© 2015 ANTHONY B. GUIDO

811 N Ainsworth Ave.
 Tacoma, WA 98403
 A Renovation by Red Pyramid, LLC
 PERMITTING PLAN SET

DRAWN	ABG
CHECKED	ABG
DATE	7/15/2015
SCALE	AS NOTED
JOB NO.	001
SHEET	6

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.

