

Members

Katie Pratt, *Chair*
 Jonah Jensen, *Vice-Chair*
 Kevin Bartoy
 Brittani Flowers
 Ken House
 Roger Johnson
 Lysa Schloesser
 James Steel
 Eugene Thorne
 Jeff Williams



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: March 22, 2017
 Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248
 Time: 5:30 p.m.

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

- A. Excusal of Absences
- B. Approval of Minutes: 3/8/17

3. TACOMA REGISTER OF HISTORIC PLACES—PUBLIC HEARING

- | | | |
|---|--|---------|
| A. 1019 Pacific Avenue, the Washington Building/Scandinavian American Bank Building | Spencer Howard, Artifacts Consulting, Inc.
Julie Currier, UNICO | 10 mins |
| B. 5717 Roberts Garden Road, Point Defiance Lodge | Melissa McGinnis, MetroParks | 10 mins |

4. BOARD BRIEFINGS

- | | | |
|---|---|---------|
| A. 1701 Pacific Avenue, Tacoma Art Museum (Union Station Conservation District)
<i>Addition</i> | Kimberly Shoemake-Medlock/Dave Bonowitz, Olson Kundig | 20 mins |
| B. 616 North K Street
<i>Rehabilitation</i> | Ben Gleason, Owner | 15 mins |
| C. 723 North M Street (North Slope Historic District)
<i>Roof</i> | John De Loma, MD Architects | 15 mins |
| D. University of Washington Tacoma (Union Depot/Warehouse Historic District)
<i>Pacific Avenue branding</i> | Ben Mauk, University of Washington Tacoma | 15 mins |
| E. 2416 South C Street, Nisqually Power Substation (Individual Landmark)
<i>Window specifications</i> | Staff | 5 mins |

5. PRESERVATION PLANNING/BOARD BUSINESS

- | | | |
|--|-------|---------|
| A. 5 South G Street, Scottish Rite Temple
<i>Cultural Resources Management Plan</i> | Staff | 20 mins |
| B. Historic Preservation Month Awards | Staff | 10 mins |
| C. Events and Activities Updates | Staff | 5 mins |

6. CHAIR COMMENTS

Next Regular Meeting: April 26, 2017, 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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John Griffith, Office Assistant

Draft

MINUTES

Landmarks Preservation Commission Planning and Development Services Department



Date: March 8, 2017

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

Commission Members in Attendance:

Katie Pratt, *Chair*
Brittani Flowers
Roger Johnson
Lysa Schloesser
Eugene Thorne
Jeff Williams
Kevin Bartoy

Staff Present:

Reuben McKnight
John Griffith

Others Present:

Melissa McGinnis
David Strauss
Jason Lamb
Scheer Chan
Chris van Dalen

Commission Members Absent:

Jonah Jensen, *Vice-Chair*
Ken House
James Steel
Marshall McClintock

Chair Katie Pratt called the meeting to order at 5:31 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 2/22/17

The consent agenda was approved.

3. DESIGN REVIEW

- A. Seymour Conservatory (Individual Landmark):

Restroom addition

Mr. 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 and April 13, 2016 and December 14, 2016. 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 is now seeking approval for the ADA restroom addition, which will include two accessible restrooms, a storage closet, and a storage room. This 440sf addition will include the renovation of the existing outdoor work area at the northwest corner of the Conservatory. The existing non-historic shed will be removed, as

well as the chain link fence. The addition will consist of 4'x8' frameless glazing and a steel frame, painted white to match the existing building. The envelope will be a rainscreen wall clad with sheet metal panels and mounted with a green screen. The green screen will be panelized heavy gauge metal wire to support vines. The addition will eventually fit within the footprint of the future expansion.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

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

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 an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 modifications.
2. Historic material is not being destroyed. The addition is screened and sited towards the rear of the Conservatory so that historic views are maintained. The new addition is differentiated from the original structure, but compatible in size, scale, design, and material.
3. The addition could be removed without damaging the historic structure.

RECOMMENDATION

Staff recommends approval of the application.

Melissa McGinnis, Metro Parks, reviewed that there had been recognition in 1949 that the Conservatory would need to have some reason to keep people coming back to it. In 1949 the Conservatory had received a complete interior remodel that included winding pathways through the wings, a koi pond, and space for changing exhibits. Ms. McGinnis commented in that in keeping with the tradition of changing exhibits they now had other activities and programs that drew new people to visit the building. In order to meet the modern needs of the building they wanted to add a restroom while meeting the Secretary of Interior's Standards and ensuring that the addition does not take away from the original building.

David Strauss, SHKS Architects, commented that the proposal consisted of accessible restrooms and was an important part of making the building fully functioning as a public building. He discussed the area west of the north wing behind the chimney and some yew trees. He noted that the yews were not listed as significant in the tree inventory, but they were leaving them in place. He reviewed a diagram of the current condition of the building, noting a prefabricated cedar shed and chain link fence. He commented that part of the project was a cleanup of the work yard to try and organize it. Mr. Strauss reviewed an aerial view of the addition, commenting that the intention was to have the addition be lower and narrower than the existing building. Mr. Strauss commented that the addition would have compatibility and deference to the Conservatory through scale and dimension. He noted that there were some privileged views of the Conservatory, the east elevation and southwest in particular, which they were preserving. He reviewed that they were proposing to remove including a chain link fence, a cedar shed, and a section of the west wall of the Conservatory where they would be removing part of the stem wall and some glass to make the connection. Mr. Strauss commented that the intent was to minimize the removal of historic material and to remove non-significant site features like the chain link fence and shed. He noted that the connection would be a transparent gasket and the opaque portion of the building would be the restroom building to the west. They would also try to minimize any grade changes, but would be expanding the terrace a bit for the work yard. Mr. Strauss commented that they were concerned about seismic strength of the conservatory, so they needed a large seismic joint in the connection to insure that the addition and original structure did not hit each other. Mr. Strauss discussed renders of

the building showing views from different locations. Interior visualizations were discussed, Mr. Strauss noting that steel plate frame and glass doors would be used for the connection to ensure that it would be as transparent as possible. The joint between the existing conservatory and the addition was discussed, Mr. Strauss noting that they had to make sure that they were collecting any water from the two buildings and distributing it out and also creating a lightweight connection that fails rather than the conservatory or the addition.

The material palette was discussed. Mr. Strauss commented that they were using glass, steel, and a green screen consisting of a wire frame and a metal panel. He commented that the intent was to make it all reversible and that the site would retain its key characteristics and relationships.

Commissioner Johnson asked if green screen would go all the way around the addition on the west side. Mr. Strauss confirmed that it would.

Commissioner Johnson asked if the connection would use glass for both walls. Mr. Strauss confirmed that it would and that viewing from the side would allow one to see the pavers and potted vegetation in the work yard.

Commissioner Bartoy asked how the fill slope would actually look, as the changing of the contour appeared significant in the aerial plan view that had been reviewed. Mr. Strauss commented they were showing some contour modification to get water away from the structure and that it would be as close to native grade as they could get. It was noted that the change in grade would be negligible.

Commissioner Bartoy asked if the restrooms would be temporary. Ms. McGinnis responded that they would be removed with when a proposed addition was built, but that the gasket would remain as part of the future design.

Commissioner Williams asked if the work yard would be unattractive when viewed from the gasket. Mr. Strauss commented that the tools would be stored and the new storage building. Commissioner Williams asked if they had thought about using opaque glass to screen the view from the north. Mr. Strauss commented that they had considered it, but were confident that it would be a decent view.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for the Seymour Conservatory restroom addition as submitted."

Motion: Johnson

Second: Schloesser

The motion was approved unanimously.

4. BOARD BRIEFINGS

A. Convention Center Hotel (Union Station Conservation District)

Mr. McKnight read the staff report.

BACKGROUND

On September 16, 2016, the Landmarks Preservation Commission issued design approval for Phase 1 of the Convention Center Hotel. The Commission deferred approval of the dichroic glass panels until more visual examples could be provided and recommended that the window sills on the brick façade be precast concrete instead of metal and that the brick façade elements continue around the corner of the building nearest to the Convention Center. The Commission also approved the demolition of the existing non-historic garage structure, adjacent to the Carlton Center.

The project team would now like to update the Commission on the project status and changes to the final design. In response to the Commission's comments, the glass fins and dichroic glass have been removed from the design. Additional changes have also been made to accommodate cost adjustments, egress requirements, and the hotel's overall program.

Jason Lamb, Ankrom Moisan Architects, reviewed that it had been six months since they were last before the Commission and that they were there to provide an update on changes being proposed. He reported they had removed the dichroic fins and had been working to strengthen the recommendations provided by the Commission including simplification of the tower, consideration for the contextual elements of the neighborhood, and

consideration for the street level.

Scheer Chan, Ankrom Moisan Architects, discussed the external revisions. He reviewed that they had enhanced the opening and enhanced the main entry of the building by moving it more to the south, creating an entry plaza with the bay volume carried through multiple floors. He commented that in trying to resolve the angled geometry with the interior program, they had decided to remove the interfering geometry where the building meets the convention center and simplify the design. Mr. Chan reported that existing structure and ramp between the convention center and the hotel had created a complicated connection with an 'L' shaped seismic joint that had resulted in awkward interior spaces. He commented that they were proposing to simplify it by having a lighter connection between the two buildings. Mr. Chan noted that the staircases had doubled in size to accommodate the convention center occupants and the hotel's public event occupancy. The stairs also had to be 50% greater than required due to the tenants design standards for levels of safety. The main entry bay in the middle of the building would be a grand hall that would be the location of the rooftop main pool. There was a lot of mechanical equipment that had not been incorporated in the approved proposal that would be relocated to a screened area on level 7. Mr. Chan discussed images comparing the elevations of the original and redesigned proposals, noting that they had removed the dichroic glass fins. He noted that they had lost the alignment of the datums between the Carlton Building and hotel due to minimum height requirements, but that the lines could still be strengthened in the design. He discussed the side entry, commenting that instead of being a large podium piece, the volume masonry had been broken down to a scale more comparable to the Carlton building. A rendering of the new design was discussed. Mr. Chan noted that some of the datums between the buildings were no longer aligned and discussed how other design features would bring back that link. He noted that the canted glass was still in the rendering between the convention center and hotel, but he was recommending flattening it out and making a simple and elegant glass connection between the two buildings. It was noted that the marquee sign would still be present on Commerce Street, but the logo had been redesigned and was not shown in the rendering. Material samples were discussed. The gasket piece would be a copper metallic color. The tower would be a metallic Cool Zactique II color that would slightly change tone in sunlight. Commissioner Schloesser requested that they provide photographs of how it would look in sunlight. Commissioner Schloesser asked what materials would be used for the trellis on the top of the building. Mr. Chan responded that it would be painted steel.

Commissioner Williams asked if there was a reason they did not continue the window configuration for the gasket between the Carlton building and hotel. Mr. Chan responded that it was because it would be looking into a back house staircase area. Commissioner Williams commented that he felt that it actually drew attention to the connection and that the vertical windows gave it a strange disconnect from both buildings. Commissioner Flowers commented that from the exterior it feels like a forgotten back end piece, while the rest of the structure has detail. She added that it seemed like they would want to carry that detail all the way through. Chair Pratt commented that the color looked stark and dark on the rendering and the horizontal orientation of the panels did not mirror the line. Mr. Chan commented that the connector was originally intended to be small, but the stairs had gotten larger. Commissioner Williams asked if there was a reason that they wouldn't be extending the brick façade to the Carlton, even though it would be fake. Commissioner Flowers asked if a glazed connection could be similar to the one for the convention center. Mr. Chan responded that if the bay was more proportional to the other ones it might work. Commissioner Flowers asked if the texture used to connect the convention center to the hotel could be duplicated on the connection to the Carlton building. Mr. Chan responded that it would be similar in concept but the lines would need to be there to tie it to the main building. Commissioner Williams suggested copying the center bay for the connection, even though the datum lines wouldn't line up exactly. Commissioner Bartoy commented that carrying the lines across might actually downplay the historic building. Commissioner Schloesser suggested that if they replicated the middle bay for the connection they might do a small flash gap where the buildings meet. Commissioners concurred that it was good to divide the size and scale of the two brick facades with glass.

The Broadway façade was discussed. Mr. Chan reviewed the previous design and commented that the new design reflected the program behind it which included a parking garage, mechanical systems, the cafeteria, and some event space. He commented that the design would make the tower stronger and the faceted planes would read strongly as planes. Commissioner Bartoy asked if they could produce a perspective rendering of the elevation on the Broadway side so they could see the ground floor element better. Mr. Chan noted that the copper portion of the building would stand out from the gray portion, so there would be some relief on the façade.

The tower was discussed. Commissioner Williams asked why the weathered copper material wasn't being used on the tower. Mr. Chan responded that he thought it would look too dark. Commissioner Williams asked if the red paint

on the stripe and roof was a Marriott request. Mr. Chan confirmed that it was and that it would be a maroon color that matches the Marriott brand. Commissioner Williams asked if it was a necessary element. Mr. Lamb responded that it was part of the place making for their brand. Discussion ensued on the visibility of the red stripe and the overhanging roof.

It was noted on the Court C elevation that the mechanical space would not be visible from the street and would be blocked by the proposed phase two.

The north elevation was discussed. It was noted that the wall outside of the stair tower would be a concrete wall that would be modulated with reveal joints. Half of the concrete tower would be obscured by the convention center.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. LINK Artist Selection Update

Commissioner Schloesser reviewed that they had the range of artists narrowed down to three with two of the artists coming from Tacoma. They were also offering money for the fabrication and fabrication support.

B. Events and Activities Update

Mr. McKnight provided an update on the following events and activities:

2017 Events

1. Historic Preservation Month Shirt Vote (February-March)
2. Landmarks Commissioner Training Recap
3. History Happy Hour Trivia Night (6pm @ The Swiss Restaurant & Pub, March 15th)
4. Buying an Old House Workshop (1pm-3pm @ 1532 North Anderson, April 8th)
5. **Historic Preservation Month** (May)
 - i) City Council Proclamation (5pm @ City Council Chambers, May 2nd)
 - ii) Historic Tacoma's Kick-Off Event (7pm-9pm @ Feast Art Center, May 5th)
 - iii) Tacoma Historical Society's Historic Homes Tour (May 6th – 7th)
 - iv) TAM's Prairie Line Trail Festival (TBD May 7th)
 - v) Amazing Preservation Race (11am @ UWT Stairs, May 7th)
 - vi) Puyallup Tribe Reservation Tour (TBD, May 18th)
 - vii) Historic Preservation Awards and Maritime History Walking Tour(1pm TBD, May 20th)
 - viii) Waterfront Bike Ride (TBD, May 26th)
 - ix) Social Justice Bus Tour (TBD)
6. Northeast Tacoma Walking Tour (12pm TBD, June 3rd)
7. Washington Trust for Historic Preservation Youth Heritage Program: Maritime Heritage (July 11th – 15th)
8. South Tacoma Walking Tour (10am TBD, August 12th)
9. Walking Tour (10am TBD, September 9th)
10. Arts Month (October TBD)
11. Fourth Annual Holiday Heritage Dance (November 3rd TBD)

6. CHAIR COMMENTS

Chair Pratt thanked the Commissioners for attending the previous day's training.

Chris van Daalen extended an invitation to Commissioner for an event the following Tuesday on work/live live/work code which would encourage redevelopment of existing historic buildings into new uses with commercial and residential existing in the same space. They would also be discussing the future of green building in Tacoma.

The meeting was adjourned at 7:00 p.m.



STAFF REPORT

March 22, 2017

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

General Procedural Notes:

The Landmarks Preservation Commission will hear public comments today regarding a nomination to the Tacoma Register of Historic Places. (To reduce Commission packet size, the nominations have been posted at www.cityoftacoma.org/landmarks, instead of being included in the packets.)

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

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

AGENDA ITEM 3A: 1019 Pacific Avenue, the Washington Building/Scandinavian American Bank Building

Spencer Howard, Artifacts Consulting, Inc.

BACKGROUND

The Washington Building/Scandinavian American Bank Building, at 1019 Pacific Avenue, was built in 1925. The Beaux Arts Style Building, once the tallest in Tacoma, is already listed on the National Register of Historic Places. The building was designed by prominent architects Frederick Webber and Doyle & Merriam and built by Rounds-Clist. The period of significance is 1925, when the building was completed, until 1943 when the original owners sold the building. The building was originally designed as the Scandinavian Bank Building; however, the bank failed before construction could be completed. Architects Doyle & Merriam were hired to complete the building, renamed the Washington Building, in 1924. Its steel frame skeleton was the inspiration for the Tacoma-based Flitcraft Parable, which appears in Dashiell Hammett's *Maltese Falcon*. The building is nominated under Criterion A for its association with the development of Tacoma's downtown commercial district; Criterion C as an excellent example of a Beaux Arts-style commercial building designed by Webber, Doyle & Merriam; and Criterion F a familiar and established visual feature in downtown Tacoma.

REQUESTED ACTION

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

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.

STANDARDS

The property 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*
- 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;*
- F. *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

ANALYSIS

1. At 92-years-old the property meets the age threshold criterion.
2. The property retains its integrity, including its original massing, scale, materials, and design elements such as the detailed cornice; however, most of the 600 windows were replaced with aluminum in 1964. The storefronts and doors are also not original.
3. The building meets Criterion A for its association with the development of Tacoma's downtown commercial district; Criterion C as an excellent example of a Beaux Arts-style commercial building designed by Webber, Doyle & Merriam; and Criterion F a familiar and established visual feature in downtown Tacoma.

RECOMMENDATION

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

Sample Motion to Recommend Designation:

*"I move that the Landmarks Preservation Commission recommend to City Council that the **Washington Building/Scandinavian Bank Building** be included on the Tacoma Register of Historic Places, including the following elements [list elements] finding that it does meet Criteria [Cite Criteria] of TMC 13.07.040."*

Sample Motion to Deny Designation:

*"I move that the Landmarks Preservation Commission deny the nomination for the **Washington Building/Scandinavian Bank Building** finding that it does not appear to meet the criteria for designation at TMC 13.07.040 (or state another reason)."*

Sample Motion to Defer:

*"I move that the Landmarks Preservation defer a decision on the nomination of the **Washington Building/Scandinavian Bank Building** to obtain additional necessary information [specify], to the next regular LPC meeting (or state another reason)."*

AGENDA ITEM 3B: 5717 North Roberts Garden Road, Point Defiance Lodge

Melissa McGinnis, MetroParks

BACKGROUND

The Point Defiance Lodge building, at 5717 North Roberts Garden Road in Point Defiance Park, was built in 1898. The building was designed by architect Charles A. Darmer and built by Albert Miller; it is the only original park structure still in existence. The lodge was built as a residence for Ebenezer Rhys Roberts, the landscape gardener hired to work with landscape architect Edward Otto Schwagerl to develop Point Defiance into a park. The building is nominated under Criterion A for its association with the development of Point Defiance Park; and Criterion C as the work of prominent architect Charles A. Darmer. The style is Queen Anne design, with Swiss Chalet elements, although Darmer himself called the design "rustic." The period of significance is the build date. In 1980, the lodge was converted from a private residence to a rental facility. In 2012 it became a visitor center. On February 22, 2017, the Landmarks Preservation Commission amended the nomination to include the interior entryway, sitting room, and parlor; as well as Criterion F as an established and familiar visual feature in Point Defiance Park.

REQUESTED ACTION

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

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.

STANDARDS

The property 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*
- 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;*

The Landmarks Preservation Commission recommended designation under the additional criterion of:

- F. *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

ANALYSIS

1. At 119-years-old the property meets the age threshold criterion.
2. The property retains a high degree of integrity; it retains its original setting, design, and materials (some have been replaced in-kind). There have been minimal exterior changes such as remodeling the southeast corner to accommodate a bathroom and modern kitchen at an unknown date. The lodge was first painted in 1930 and in 1907 minor exterior changes were also made. Unknown repairs were made after a fire in 1925. Changes older than 50 years may be significant in their own right. In 1988, minor repairs and ADA upgrades were made, most of which were interior. At this time, the concrete ADA ramp was added to the front of the house.
3. The building meets Criterion A for its association with the development of Point Defiance Park; Criterion C as the work of prominent architect Charles A. Darmer; and Criterion F as an established and familiar visual feature in Point Defiance Park.

RECOMMENDATION

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, staff recommends that the nomination be forwarded to City Council with a recommendation for designation of the following elements:

- Point Defiance Lodge exterior
- The interior entryway, sitting room, and parlor

Sample Motion to Recommend Designation:

*"I move that the Landmarks Preservation Commission recommend to City Council that the **Point Defiance Lodge** be included on the Tacoma Register of Historic Places, including the following elements [list elements] finding that it does meet Criteria [Cite Criteria] of TMC 13.07.040."*

Sample Motion to Deny Designation:

*"I move that the Landmarks Preservation Commission deny the nomination for the **Point Defiance Lodge** finding that it*

does not appear to meet the criteria for designation at TMC 13.07.040 (or state another reason).”

Sample Motion to Defer:

“I move that the Landmarks Preservation defer a decision on the nomination of the **Point Defiance Lodge** to obtain additional necessary information [specify], to the next regular LPC meeting (or state another reason).”

BOARD BRIEFINGS

AGENDA ITEM 4A: 1701 Pacific Avenue, Tacoma Art Museum (Union Station Conservation District)

Kimberly Shoemake-Medlock/Dave Bonewitz, Olson Kundig

BACKGROUND

The Tacoma Art Museum is planning a new addition on the north end of the existing 71,921sf building. The new 6,860sf addition will house the Benaroya collection and tell the story of the studio glass art movement. The exterior material of the addition would match the existing structure. Pursuant to TMC 13.05.047 design review is required for additions to existing buildings within the Union Station Conservation District. The design team is seeking feedback on the proposed design before submitting for formal approval from the Landmarks Preservation Commission.

ACTION REQUESTED

This is a briefing. No action is requested.

AGENDA ITEM 4B: 616 North K Street (North Slope Historic District)

Ben Gleason, Owner

BACKGROUND

Built in 1913, this property is a contributing structure in the North Slope Historic District. This home was badly damaged by fire, a few years ago, and subsequently water intrusion. The current owner is planning extensive rehabilitation work to repair the damage and remodel the home and is seeking the Commissions feedback on design options. Due to the degree of fire and water damage, the entire roof will have to be rebuilt. The condition of the original siding, underneath the vinyl, is not yet known. The owner would like to salvage as much original material as possible.

ACTION REQUESTED

This is a briefing. No action is requested.

AGENDA ITEM 4C: 723 North M Street (North Slope Historic District)

John De Loma, MD Architects

BACKGROUND

Built in 1919, this property is a contributing structure in the North Slope Historic District. The owner would like to increase the roof height, which is generally discouraged by the district design guidelines. The design team is looking for guidance on design options.

ACTION REQUESTED

This is a briefing. No action is requested.

AGENDA ITEM 4C: University of Washington Tacoma (Union Depot/Warehouse Historic District)

Ben Mauk, University of Washington Tacoma

BACKGROUND

The University of Washington Tacoma (UWT) will brief the Commission on the University's progress on updating the street front and pedestrian experience on Pacific Avenue between South 17th and 21st Streets. UWT will also present preliminary design work intended to define and brand that area of Pacific Avenue as a distinct dining and retail experience that enhances the appeal of the wider Union Station Historic District. The branding effort includes place-

making and customer- and visitor-focused wayfinding projects that could impact historic structures, specifically 1908-1910 Pacific Avenue, the Walsh-Gardner Building. Based on the Commission's guidance, UWT will return at a later date for full design approval.

ACTION REQUESTED

This is a briefing. No action is requested.

AGENDA ITEM 4E: 2416 South C Street, Nisqually Power Substation (Individual Landmark)

Staff

BACKGROUND

On January 13, 2016, the Landmarks Preservation Commission approved the replacement of the windows at the Nisqually Substation at 2416 S C Street with new aluminum clad windows. The motion that was made at the time was that the applicant would submit window specifications and additional information regarding the condition of the existing windows. To meet this condition, staff has requested additional photographs of the windows on the building and a material/product sample. In January 2016, the applicant presented a window survey.

Staff will bring a material sample to the meeting.

ACTION REQUESTED

The replacement was approved by the Commission. This is an informational briefing. No further action is requested.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: 5 South G Street, Scottish Rite Temple

Staff

BACKGROUND

Completed in 1921-22 as the Scottish Rite Temple, 5 South G Street has been a church since the mid-1930s. The property is currently owned by the Tacoma Bible Presbyterian Church (TBPC), which has entered into a sale agreement with Rush Commercial Development to redevelop the property for redevelopment into a nine-story multifamily housing project. This property is within the Downtown Subarea Plan, which requires a Cultural Resource Management Plan (CRMP) to identify adverse impacts to historic resources, as well as a mitigation plan subject to the review and approval of the Historic Preservation Officer, per TMC 13.12.570. Recommendations and feedback will be used to assist staff in making final decisions regarding the assessment and proposed mitigation. The report is in the Commission Packet.

The Scottish Rite Temple is not listed on any historic register, but is considered historically significant (note that the DAHP letter dated December 8, 2016 erroneously states that it is a City Landmark). TBPC commissioned Historical Research Associates, Inc. to prepare the CRMP, which found that the property is eligible for listing on the National Register of Historic Places, and that demolition of the property represents an adverse effect on the surrounding environment. The CRMP proposes the following mitigation:

- 1) Tacoma Bible Presbyterian Church will hire a consultant to complete DAHP Level II recordation, which requires that an in-depth history of the building be prepared along with archival-quality contemporary and historic photographs. Resulting documentation should be shared with the Tacoma Public Library and local historical societies and museums.
- 2) If possible, TBPC and its architect (with input from an architectural historian or historical architect that meets the Secretary of the Interior's professional qualifications in their respective fields) will incorporate from the old building into the new building's design reusable ornamental materials, including (if possible) decorative cornices, arches, figures, or fixtures.

- 3) TBPC will hire a consultant to create interpretive panels displaying historic photographs and materials from the TBPC building (and TBPC, should they so choose), thereby providing future users a sense of the parcel's history.
- 4) TBPC will hire a contractor to conduct limited subsurface archaeological testing prior to demolition and/or monitoring of excavation activities associated with the new construction.

In addition, if the site is redeveloped, design review by the Historic Preservation Office/Landmarks Commission will be required under the Downtown Residential zoning requirements, due to adjacency to First Presbyterian Church and Wright Park, both of which are listed on the Tacoma Register of Historic Places. Although there is information contained in the report regarding the future development, staff is not seeking input on the future design at this time (there will be future consultation on design).

ACTION REQUESTED

Staff is requesting feedback and input from the Commission regarding the CRMP, specifically, the proposed mitigation steps.

AGENDA ITEM 5B: Historic Preservation Month Awards

Staff

Staff is requesting that the Landmarks Preservation Commission choose categories for the 2017 Historic Preservation Awards.

AGENDA ITEM 5C: Events & Activities Update

Staff

2017 Events

1. Landmarks Commissioner Training Recap
2. History Happy Hour Trivia Night Recap
3. Buying an Old House Workshop (1pm-3pm @ 1532 North Anderson, April 8th)
4. **Historic Preservation Month** (May)
 - i) City Council Proclamation (5pm @ City Council Chambers, May 2nd)
 - ii) Historic Tacoma's Kick-Off Event (7pm-9pm @ Feast Art Center, May 5th)
 - iii) Tacoma Historical Society's Historic Homes Tour (May 6th – 7th)
 - iv) Amazing Preservation Race (11am @ UWT Stairs, May 7th)
 - v) Puyallup Tribe Reservation Tour (TBD, May 18th)
 - vi) Historic Preservation Awards and Maritime History Walking Tour(1pm TBD, May 20th)
 - vii) Waterfront Bike Ride (TBD, May 26th)
5. Northeast Tacoma Walking Tour (12pm TBD, June 3rd)
6. Washington Trust for Historic Preservation Youth Heritage Program: Maritime Heritage (July 11th – 15th)
7. South Tacoma Walking Tour (10am TBD, August 12th)
8. Walking Tour (10am TBD, September 9th)
9. Social Justice Bus Tour (TBD September 30th)
10. Arts Month (October TBD)
11. Fourth Annual Holiday Heritage Dance (November 3rd TBD)

Agenda Item 4A
1701 Pacific
TAM Expansion

TACOMA ART MUSEUM BENAROYA WING
PROJECT OVERVIEW
LANDMARKS PRESERVATION COMMISSION DESIGN REVIEW
March 2017



PROJECT SIZE AND BUDGET

Gross area: 6,860 s.f.
Gallery area: approx. 4,550 s.f.
Budget: \$5,260,000

PROGRAM

The Benaroya family is generously gifting their collection to the Tacoma Art Museum. This project is a new addition to the existing 71,921 square foot Tacoma Art Museum to display the Benaroya Collection and tell the story of the studio glass art movement. Currently there are 230 pieces in the collection whereof most are glass artifacts, but it also contains paintings, textiles and sculptures. The new addition areas include new galleries for permanent, temporary, and special exhibitions at the level of the existing Annette Weyerhaeuser Gallery. Other program elements are circulation/egress stairs to the existing parking area, mechanical areas, electrical areas, and storage.

ARCHITECTURE

The Benaroya Wing is meant to respect the materiality and geometry of the existing museum designed by Antoine Predock. It is important to the project that a dialog between the city and gallery be present. This is achieved by creating a glass lantern along Hood Street and the Prairie Line Trail, allowing public interface with the museum and its art.

PROJECT MATERIALITY

The project will draw directly from the materials of the adjacent museum.

EXTERIOR

- Cast in Place Concrete at structural shear walls and columns
- Insulated Stainless Steel Panels (Kingspan Design Wall 2000)
- Exterior Glazing: Curtain wall (Kawneer Clearwall SSI with Solarban 60)
- Roof: EPDM

INTERIOR

- Flooring: Concrete topping slab to match existing museum
- Ceiling Height: 13'-10"
- Interior shades: Daylighting is controlled by two rows of exterior shades at the windows.

Tacoma Art Museum
 Benaroya Wing
 Project Overview / Description
 January 2017

<p>Project size/budget</p>	<ul style="list-style-type: none"> • Gross area: 6,860 s.f. • Gallery area: approx. 4,550 s.f. • Budget: \$5,260,000
<p>Program</p>	<ul style="list-style-type: none"> • New addition to the existing 71,921 square foot Tacoma Art Museum to display the Benaroya Collection and tell the story of the studio glass art movement. • Currently there are 230 pieces in the Benaroya collection whereof most are glass artifacts, but it also contains paintings, textiles and sculptures. • New addition areas include new gallery at the level of the existing Annette Weyerhaeuser Gallery, circulation/egress stairs to the existing parking area, restrooms, mechanical areas, electrical areas, and storage. • Gallery spaces flow from left at entry. • Gallery types include: permanent, temporary, and project space / special exhibitions. • Addition supports the opportunity for a future second level.
<p>Arch</p>	<ul style="list-style-type: none"> • Areas <ul style="list-style-type: none"> ○ Gallery: 4,550 sf ○ Stair: 145 sf ○ Future Elevator footprint: 44 sf ○ Elec. Closet: 32.5 sf ○ Mechanical/Technical Room: 308 sf ○ Mechanical Shaft: 30 sq ft • Display techniques <ul style="list-style-type: none"> ○ Built-in wall cases <ul style="list-style-type: none"> ▪ One-sided at stair partition – (1) ▪ Two sided at central partition – (1-2) ○ Temporary walls - (5) ○ Pedestals ○ Vitrines • Ceiling Height: 13'-10" • Exterior Cladding: Concrete and Insulated Stainless Steel Panels (Kingspan or Centria) • Exterior Glazing: Curtainwall (Kawneer with Solarban 60) • Roof: EPDM • Flooring: Options for both dark wood floor and concrete topping slab • Daylighting and Interior shades: Daylighting is controlled by two rows of exterior shades at the windows. • Lighting: Lighting standards to be consistent with the TAM gallery standards • Parking: <ul style="list-style-type: none"> ○ Existing Parking count: 100 spaces ○ Parking count after Benaroya Wing addition: 88 spaces

Tacoma Art Museum
 Benaroya Wing
 Project Overview / Description
 January 2017

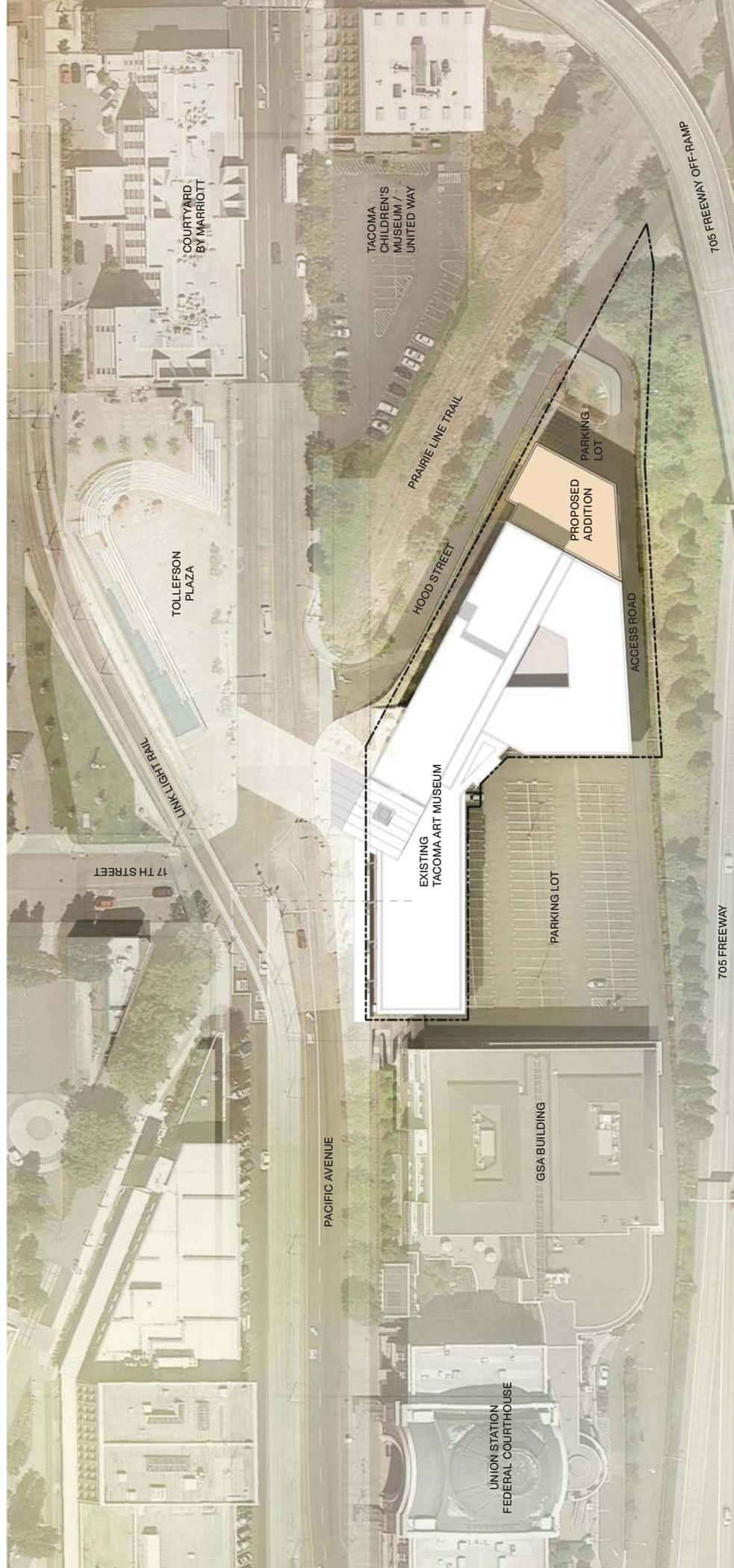
Civil	<ul style="list-style-type: none"> • Relocate gas and water lines. • Resurface and paint affected paving and parking area. • Relocate storm drain to tie into existing system.
Structural	<ul style="list-style-type: none"> • Post-tension concrete structure with miscellaneous steel • +/- 30" x 30" columns at parking • Independent structure from existing museum with a 6" seismic joint • Roof structure allows for a second story addition
Mechanical	<ul style="list-style-type: none"> • Direct connection to heating and chilled water • Boilers have enough capacity to accommodate new wing; pumps and piping to be upgraded • New air handling unit required for the Benaroya Wing • New chillers required for addition; loss of redundancy in existing systems from limiting capacity margin • <u>Or</u> possibility of replacing the existing chillers with more efficient chillers (existing are at the end of their life) that include capacity for the new gallery (TAM would apply for a grant to fund this)
Electrical	<ul style="list-style-type: none"> • Existing electrical services has enough capacity to accommodate new wing • Two new electrical panels are required • Existing fire alarm has enough capacity to accommodate new wing • Electrical Lighting: Control track and display lighting consistent with standards established at the Haub Wing. • A new dimming panel is required for electrical lighting.
Plumbing	<ul style="list-style-type: none"> • Gas main entry into the building requires relocation.
Fire Protection	<ul style="list-style-type: none"> • Existing fire service has enough capacity for the new addition. • Fire Department Connection requires relocation. • Sprinkler types: <ul style="list-style-type: none"> ○ Gallery spaces: pre-action system ○ Parking: Dry system ○ Miscellaneous non-gallery spaces: Wet system

TACOMA ART MUSEUM BENAROYA WING
LANDMARKS PRESERVATION COMMISSION DESIGN REVIEW
March 2017

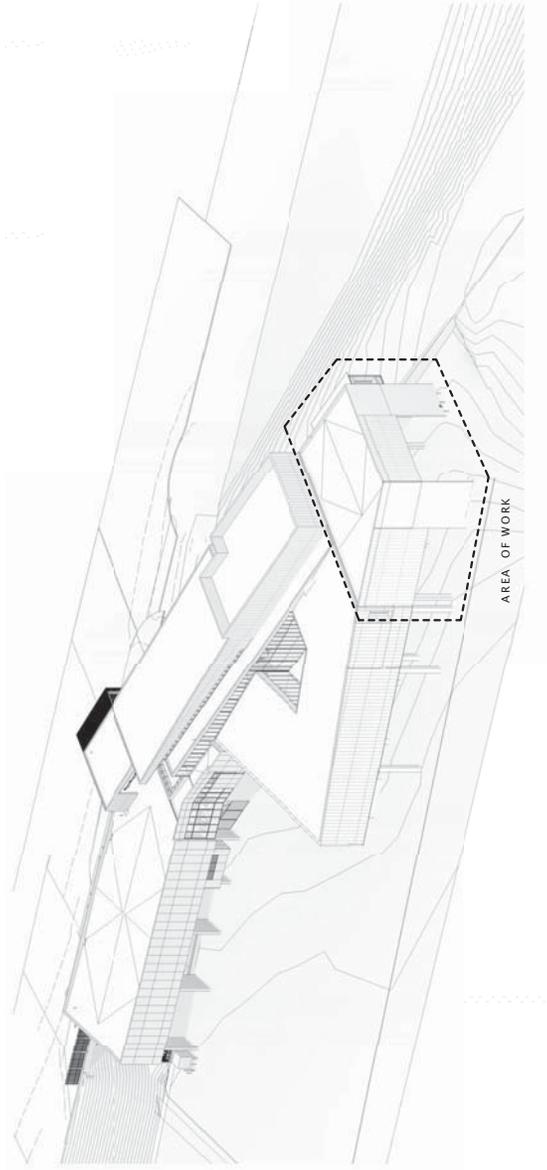
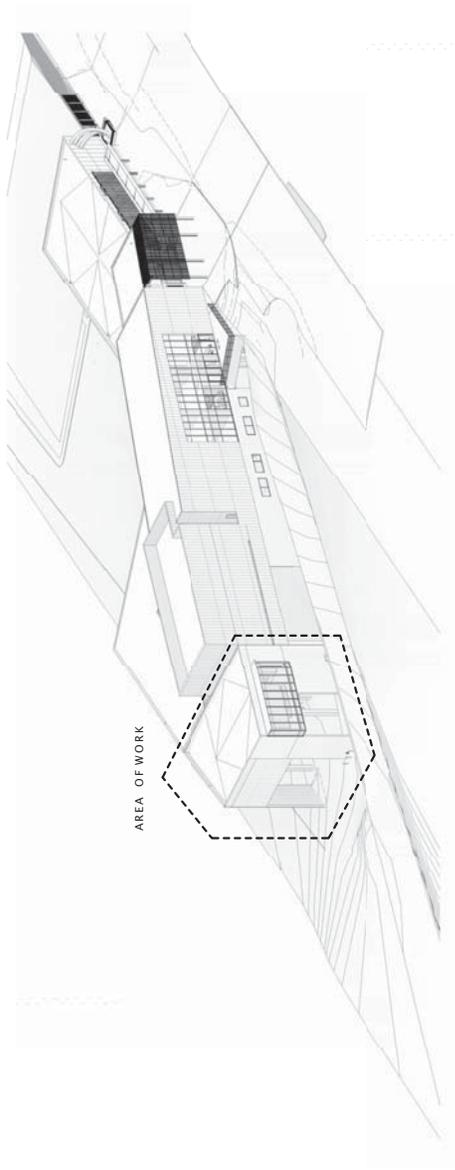


Olson Kundig

Vicinity and Site Plan



Area of Work



Context Photos and Materials

- Existing Tacoma Art Museum
- Existing museum patio seating
- Prairie Line Trail improvement area
- Hood Street
- Interstate 705



View from Pacific Avenue and Hood Street intersection

Tacoma Art Museum Benaroya Wing

Olson Kundig



View from TAM entry plaza

Landmark Preservation Commission Design Review
March 2017

Context Photos and Materials

Stainless Steel Panel

Curtain Wall

Cast-in-place Concrete



View from Prairie Line Trail looking toward the entry of Tacoma Art Museum and Pacific Avenue



View from Prairie Line Trail looking toward the north end of Tacoma Art Museum



View from Pacific Avenue looking South
Tacoma Art Museum Benaroya Wing



View across Pacific Avenue looking toward Tollefson Plaza
Olson Kundig



View from Pacific Avenue looking North

Context Photos and Materials



View from Hood Street looking toward north side of the Tacoma Art Museum



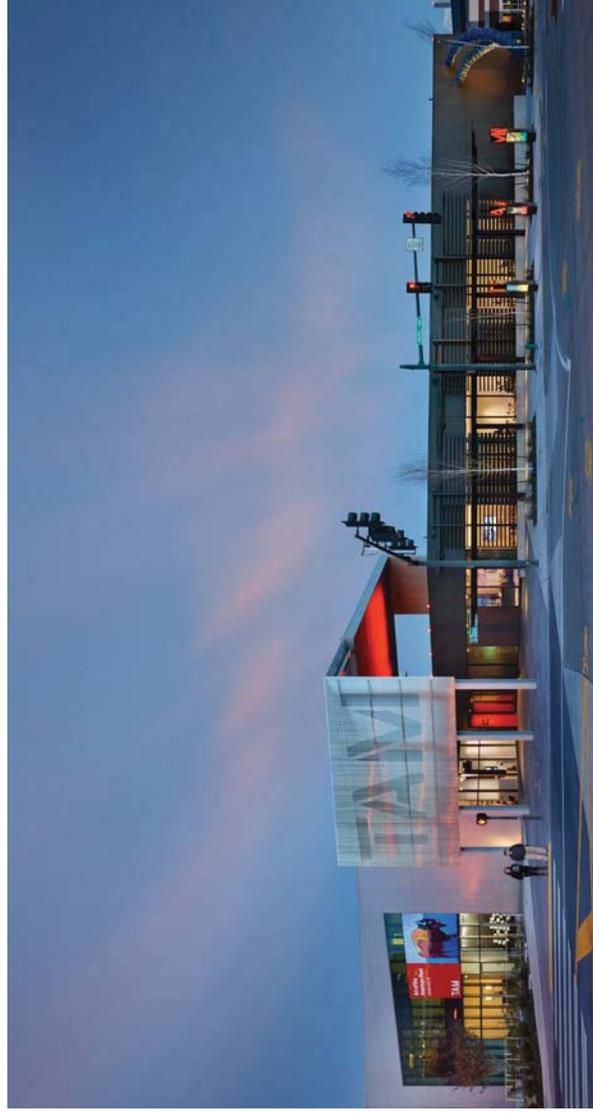
View from Pacific Avenue looking toward north side of the Tacoma Art Museum

Context Photos and Materials



Rendering of the completed Prairie Line Trail looking toward the north end of the Tacoma Art Museum

Tacoma Art Museum Benaroya Wing



View from Pacific Avenue looking toward the entry of the Tacoma Art Museum

Olson Kundig

Landmark Preservation Commission Design Review
March 2017

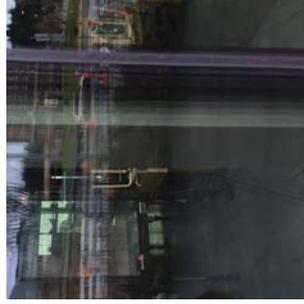
Proposed Exterior Materiality to Match the Existing Museum



- Curtain Wall
- Stainless Steel Panel
- Cast-in-place Concrete



Insulated Stainless Steel Metal Panels



Kawaneer 1600 SSG
Curtain Wall with PPG
Solarban 60 Insulated
Glazing



Concrete

Olson Kundig

View from the Prairie Line Trail

Cast-in-place Concrete

Curtain Wall



Museum Plan - Administrative Level



TACOMA CHILDREN'S MUSEUM / UNITED WAY

PRAIRIE LINE TRAIL

HOOD STREET

EXISTING TACOMA ART MUSEUM

PROPOSED ADDITION

PARKING LOT

ACCESS ROAD

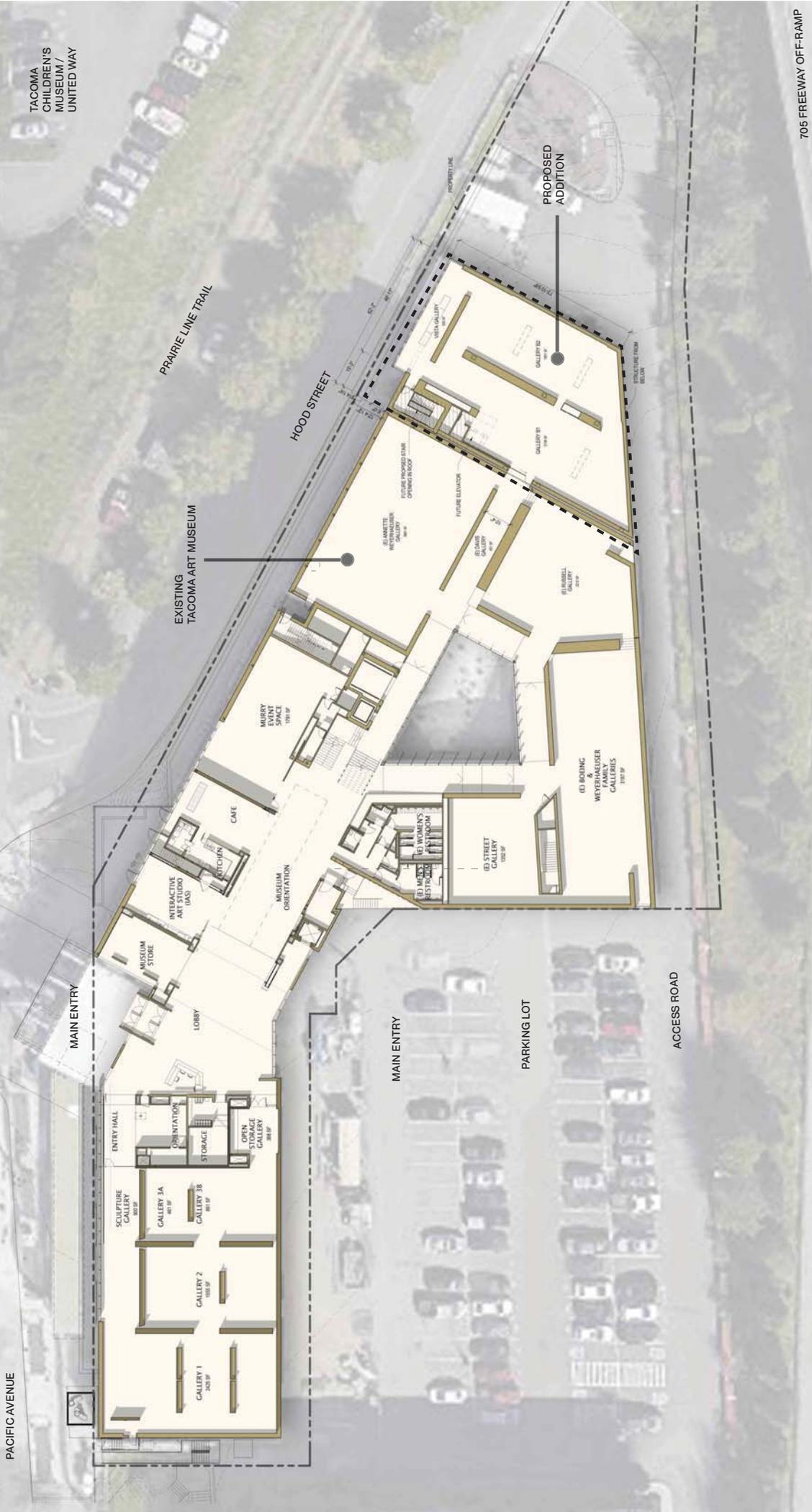
705 FREEWAY OFF-RAMP

Tacoma Art Museum Benaroya Wing

Olson Kundig

Landmark Preservation Commission Design Review
March 2017

Museum Plan - Gallery Level



TACOMA CHILDREN'S MUSEUM / UNITED WAY

PRAIRIE LINE TRAIL

HOOD STREET

EXISTING TACOMA ART MUSEUM

PROPOSED ADDITION

MAIN ENTRY

LOBBY

CAFE

MUSEUM STORE

INTERACTIVE ART STUDIO (IAC)

MUSEUM ORIENTATION

WOMEN'S RESTROOM

ELANETTE GALLERY

ELMAN GALLERY

ELMANELL GALLERY

ED BODINE WEYERHAEUSER FAMILY GALLERIES

ART GALLERY

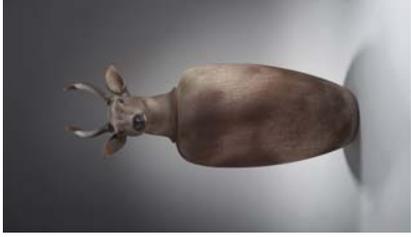
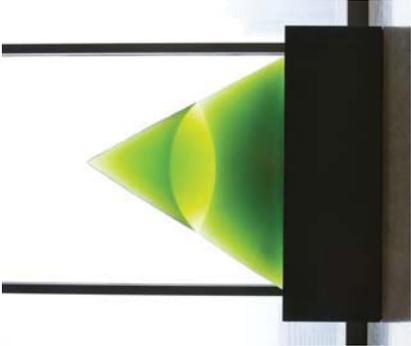
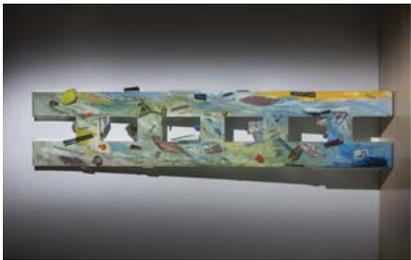
MAIN ENTRY

PARKING LOT

ACCESS ROAD

705 FREEWAY OFF-RAMP

The Benaroya Contribution



Tacoma Art Museum Benaroya Wing

Olson Kundig

Landmark Preservation Commission Design Review
March 2017

Addition Plan - The Benaroya Wing



Existing Museum | Rebecca and Jack Benaroya Wing

Tacoma Art Museum Benaroya Wing

Olson Kundig

Landmark Preservation Commission Design Review
March 2017

View to entry of the Benaroya Wing from existing Museum



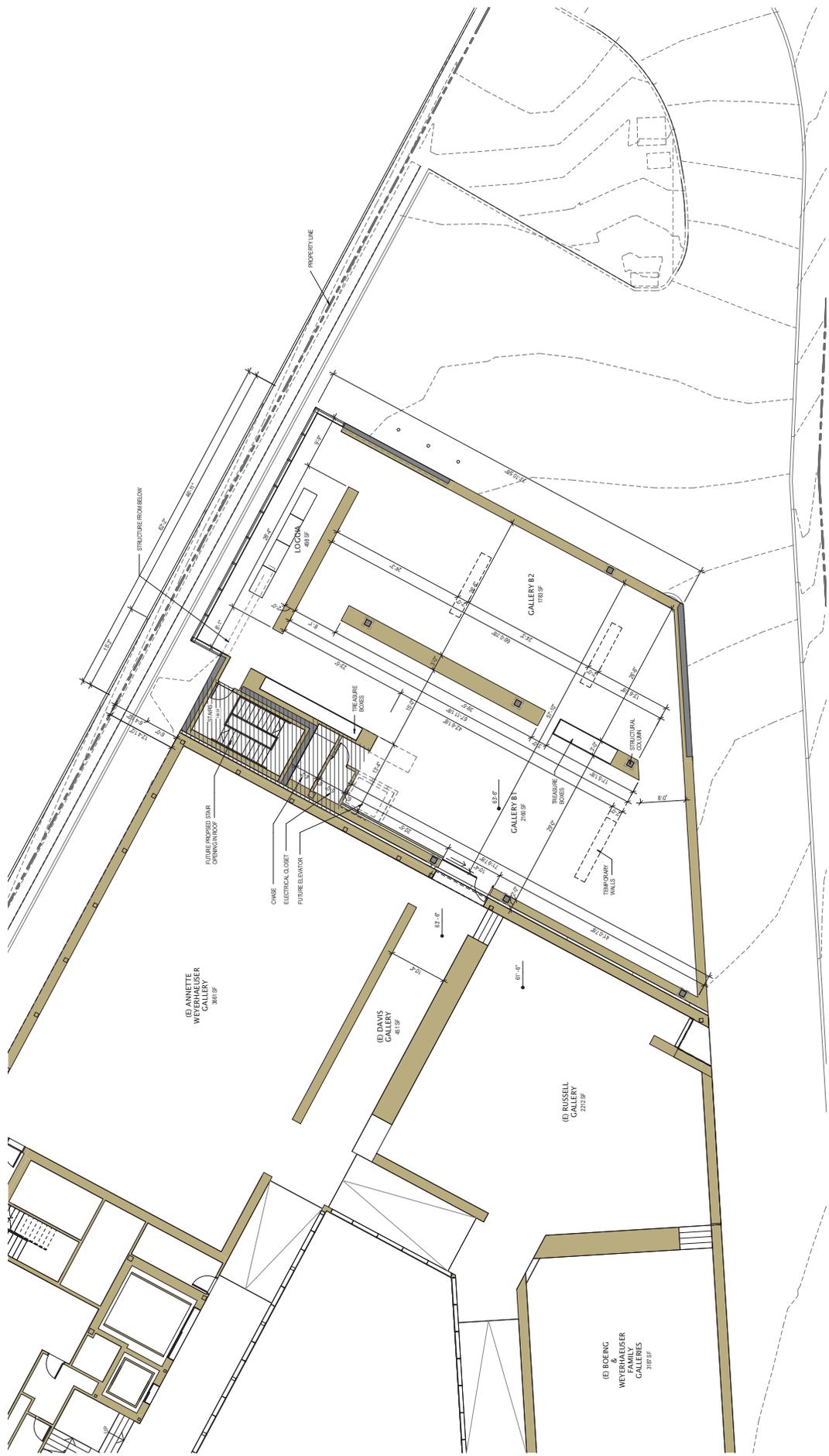
View from entry to Vista Gallery



View looking south to the Permanent Collection Gallery and Vista



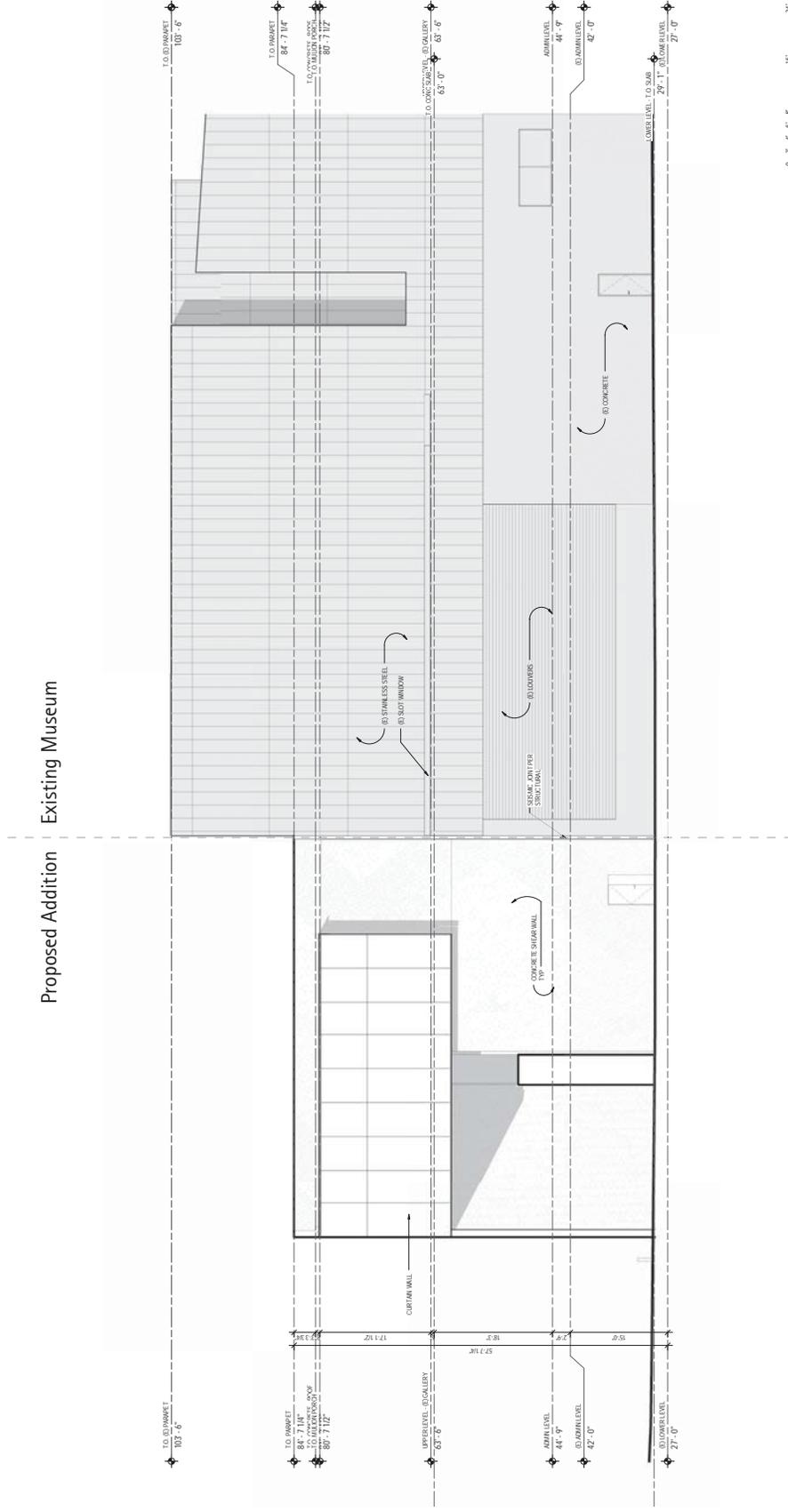
Dimensioned Plan – The Benaroya Wing



AREA TOTALS: 605 SF
GROSS CORE: 334 SF

1 MAIN LEVEL BENAROYA WING
SCALE: 1/8" = 1'-0"

West Building Elevation – The Benaroya Wing

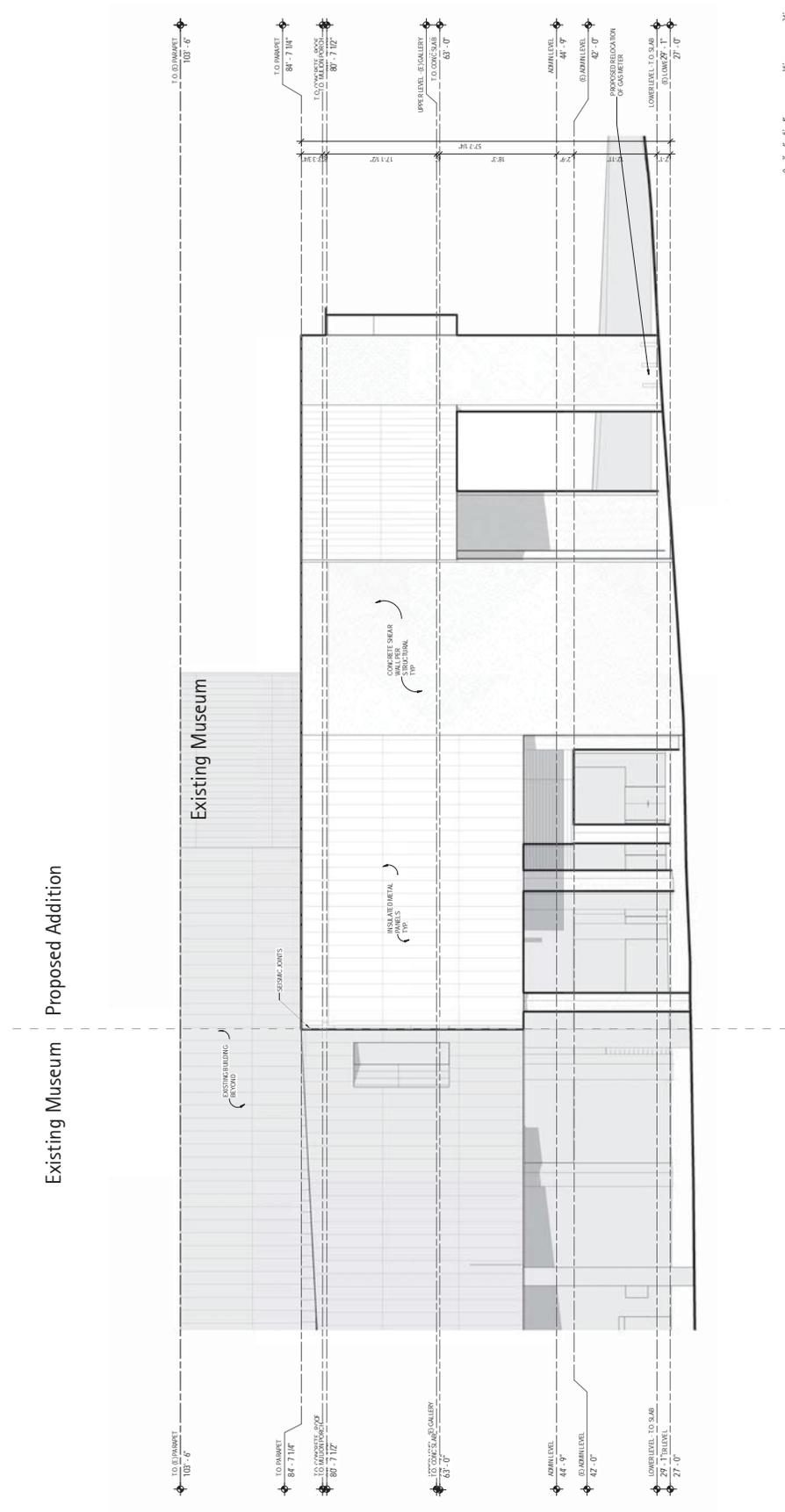


North Building Elevation – The Benaroya Wing

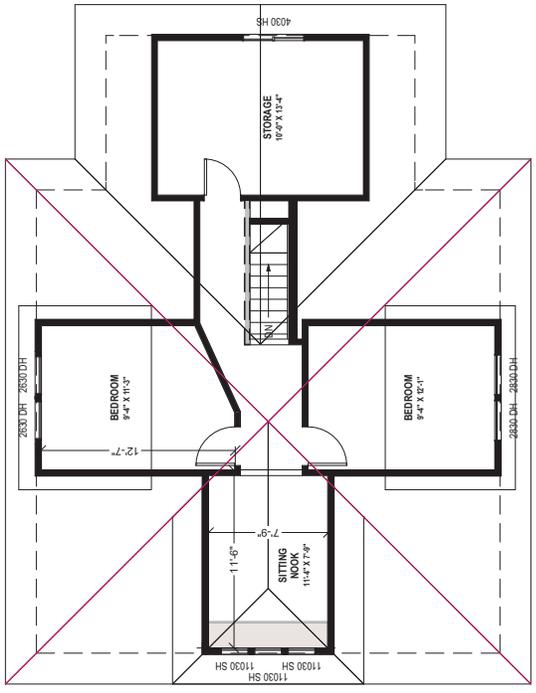
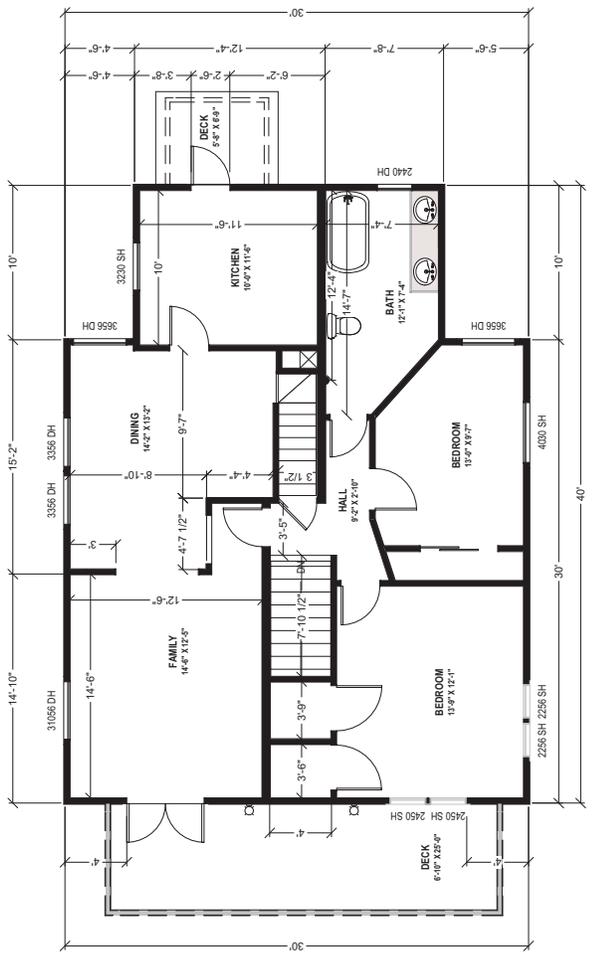
Existing Museum Proposed Addition



East Building Elevation - The Benaroya Wing



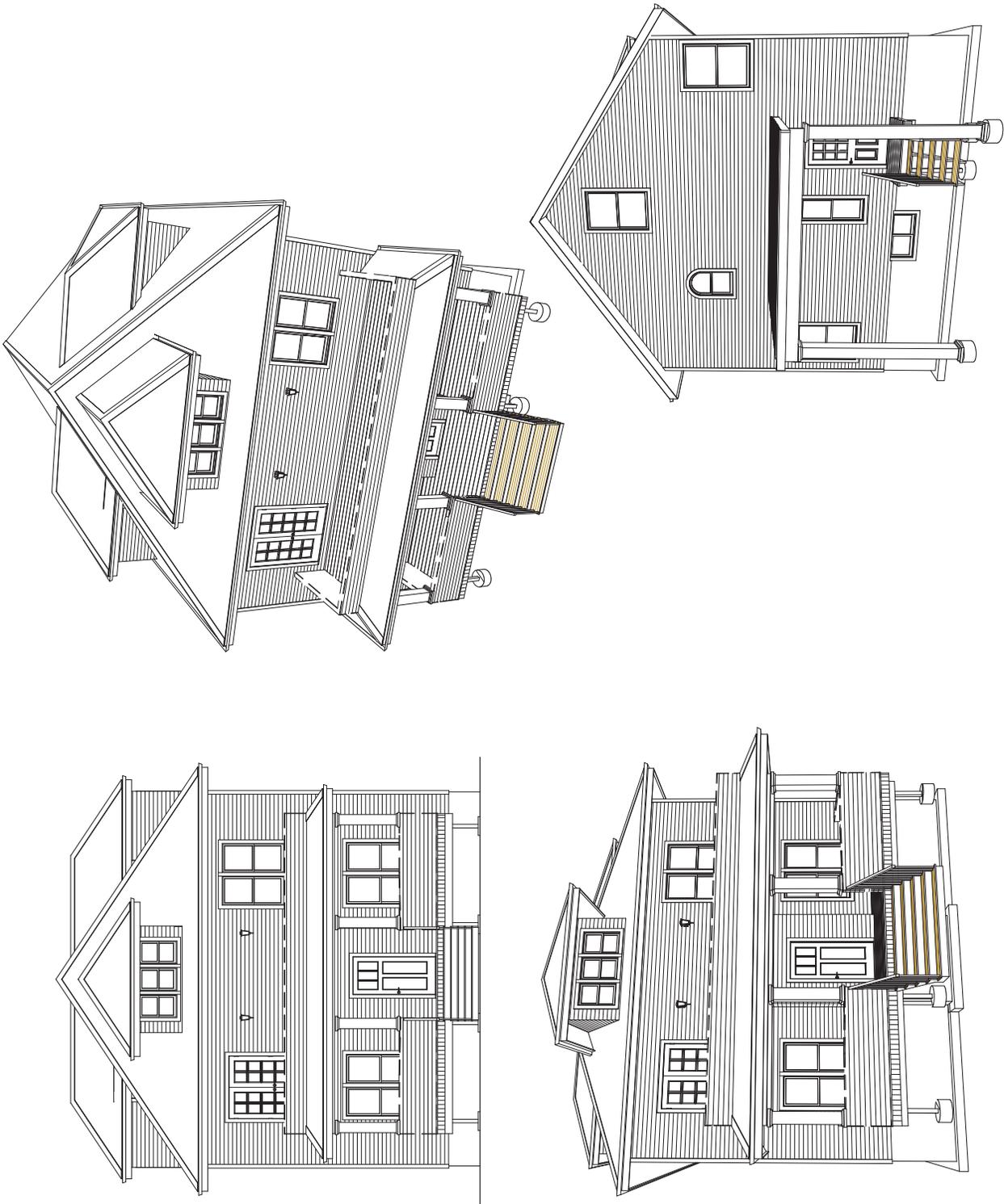
Agenda Item 4B
616 N K



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 Any variations from conditions and dimensions shown on the drawings shall be reported to the designer for resolution prior to proceeding with the work. Otherwise the contractor shall be solely responsible for costs of any necessary remedial work.

Proposed Elevations

Project #:
 17124
 Project City:
 TACOMA WA 98403



GENERAL NOTES:

Please verify all dimensions prior to construction. Any modifications to the structure must be reviewed and approved by exodus engineering. All methods, materials, and workmanship shall be in accordance with the International Building Code (IBC) %CodeYear% Edition.

DESIGN LOADS:

- Roof Load: Snow - 25 lbs. PSF Dead - 15 lbs. PSF
- Wind Speed: 110 mph (ult.) 85 mph (asd), Exposure "B"
- Seismic: Design Category "D", Ss=0.00, S1=0.00, Ie=1.0, Site Class "D", R=6.5
- Soil Bearing: 1,500 PSF UNO
- Frost Depth: Min bearing depth shall be 1'-6" UNO.

FOUNDATIONS:

Footings shall bear on undisturbed soil, compacted fill material or controlled low-strength material (clsm) per 2012 IBC 1809.2.

CONCRETE:

All concrete materials and placement shall be per the 2012 IBC Section 1901. Minimum design strength (F'c) shall be 2,500 PSI, however 3,000 psi concrete is required for weathering protection where concrete is exposed to the weather per 2012 IBC. air entrainment shall be 5% +/-1% aggregate size = 7/8" maximum.

REINFORCING STEEL:

Minimum grade 40. Lap all splices a minimum of 32 bar diameters or 18". Lap horizontal steel at corners and intersections in footings and walls with corner bars. Minimum concrete cover for reinforcing steel per ACI 318:

- Interior faces of slabs &/or walls = 1-1/2"
- Exposed to weather or earth 1-1/2" for #5 and smaller and 2" for #6 and larger.
- Footing bars require 3" cover.

ANCHOR BOLTS:

All anchor bolts embedded in concrete or masonry shall be A307 UNO. Post-installed bolts into concrete not otherwise specified shall be Simpson Titen HD anchors. Install in accordance with manufacturers specifications, including minimum embedment and edge distance requirements.

Epoxy-Grouted items specified on the drawings shall be grouted with Simpson SET-XP Epoxy.

PRESERVATIVE TREATED WOOD:

2012 IBC 2304.11; Wood used above ground shall be pressure treated in accordance with AWPA U1 for the conditions listed in the code.

METAL CONNECTORS:

All metal connectors coming in contact with P.T. wood shall be Simpson "Z-Max", triple zinc coated, or hot dipped galvanized for corrosion resistance.

NAILS:

Connection designs are based on the published requirements in table 2304.9.1 of the 2012 IBC. Alternate fastening schedules may be approved if provided to the engineer for review prior to construction.

PREFABRICATED ROOF TRUSSES:

Prefabricated roof trusses to be designed fabricated and installed per manufacturer's drawings and installation instructions. Pre-fabricated items to be designed by a licensed Professional Engineer. Fabricator to provide all truss to truss connection details. All temporary and permanent bracing required for the stability of the truss elements under gravity loads and in-plane wind or seismic loads shall be designed by the truss engineer.

GLUED LAMINATED BEAMS (GLB):

Glued laminated wood beams shall be grade DF24F-V4, Fb=2,400 PSI, Fv= 240 PSI UNO.

ENGINEERED LUMBER (LVL - PSL):

LVL material shall have the following minimum properties: E=1.7e, Fb=2,650psi
PSL material shall have the following minimum properties: E=2.0E,
Fb=3,100psi



GLEASON
616 NORTH K STREET
TACOMA, WA 98403
253-722-9879
PARCEL # - 2036220040

GLEASON

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Any vendors form conditions and dimensions shown on the drawings shall be reported to the designer for resolution prior to proceeding with the work. The contractor shall be solely responsible for costs of any necessary amended work.

Structural
Details/Notes

Project #:
11224

Sheet:
4

Legend Sheet
8 of 8

















Agenda Item 4C
723 N K

Client:

Bonea Residence
723 North M Street
Tacoma, WA 98403
Parcel #2037250010

Project Description:

Remodel to existing 965 sq ft single-story with basement, single-family residence with the intent of accommodating living standards for a family of four. Existing two bedroom one bath 1921 Bungalow has undergone minimal changes other than cosmetic improvements. Project concept is to accommodate additional sleeping quarters with the addition of a second floor while following the designs of the original 1921 Bungalow. This second floor will be designed into the roofline following the original roof design but increasing the roof pitch to retain ceiling clearance for living quarters. The proposed design is the common "California Bungalow" 1900- 1920 stick framed roof with a shed dormer for ceiling height to provide additional living area. The proposed remodel/addition will match all details including the shingles and decorative brackets. With this change the house will provide additional long term livability for the Bonea's all the while retaining a residence taking care of their property in the Tacoma Historic District.

The Bonea Family

723 N M St.

Chantal and I (Jared) have lived in our house since March of 2000. What began as a temporary rental experience soon morphed into an offer to purchase the property a few months later. As a young newly married couple just starting out, this was a big undertaking. The house was in rough shape inside and out and the neighborhood was only slightly better. Time has been kind however. The unfortunate interior changes made in the 50's and 60's were remedied and returned to their former craftsman roots, the sagging roof was replaced and the overgrown vegetation was tamed or removed. The neighborhood began to see more owner occupants and young families began to arrive. Chantal established a business within walking distance and I became a Fireman. Then came the kiddos (Gretchen 10, Celia 8). Before we knew it there were eight young children and four families on our block alone. These children and their parents have for more than ten years made up the fabric of our neighborhood. A neighborhood we all chose for its history, its homes, and its potential.

Our girls are growing as they are prone to do and it was soon obvious that our little 950sf Bungalow was going to present a challenge to continue to raise our family in. We wrestled with the notion of relocating, but in the final analysis not one of us was willing to leave our Home. Our roots are deep in our little house, in our special neighborhood. The sweat equity, the raising of babies, the bonds with long time neighbors and renters alike, the simply beauty of homes embodying a deep rich history some reaching back more than a century keep us grounded.

With this in mind we sought out the services of John De Loma of MD Architects to help us identify a plan that would allow us to remain in our Home while retaining the period appropriate style and value of both our house itself and the neighborhood as a whole. The fruits of our shared passion for these older homes, particularly the craftsman style are humbly presented then to you now. Thank you for your time and consideration.



Jared, Chantal, Gretchen and Celia

NOT FOR PERMIT

JARED BONEA

PARCEL #2037250010

723 N.W. ST
TACOMA, WA 98403 - 1411

MD Designs

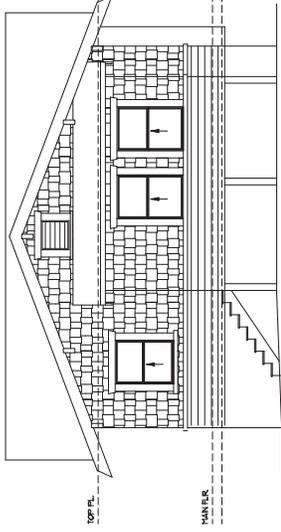
Residential - Commercial Design

m@mdarchitects.net www.mdarchitects.net
www.facebook.com/mddesigns.portfolio
3220 North 26th Street Tacoma, WA 98407
p: 253.756.1652 f: 253.756.2025

EXISTING ELEVATIONS

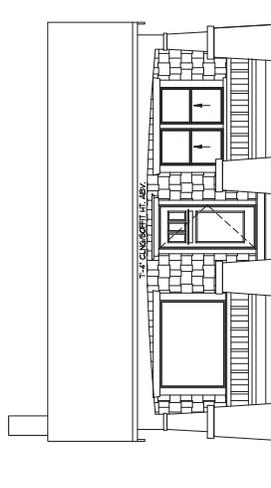
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DATE	SCALE	PROJECT #
A2	1/4" = 1'-0"	4
MEMBER		REVISION



NORTH ELEVATION

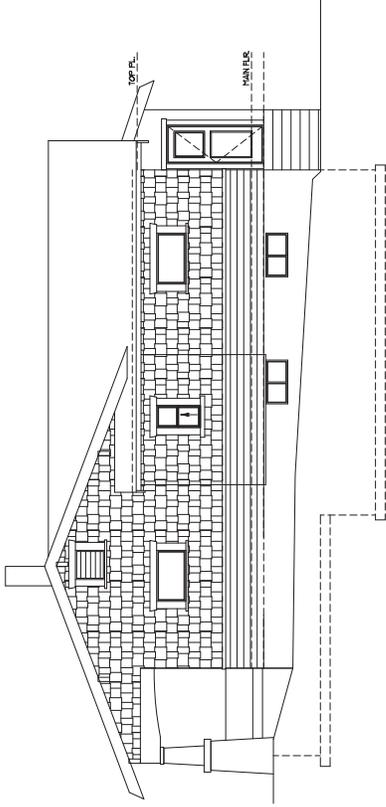
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SOUTH ELEVATION

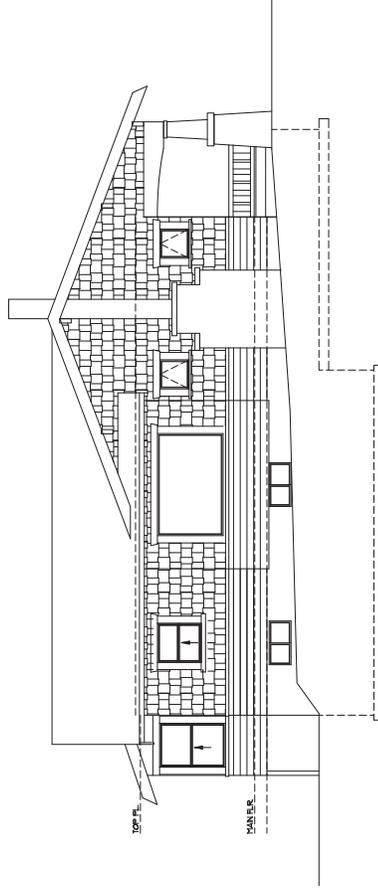
SCALE : 1/4" = 1'-0"

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EAST ELEVATION

SCALE : 1/4" = 1'-0"



WEST ELEVATION

SCALE : 1/4" = 1'-0"

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JARED BONEA

PARCEL #2037250010

723 N.W. ST
TACOMA, WA 98403 - 1411

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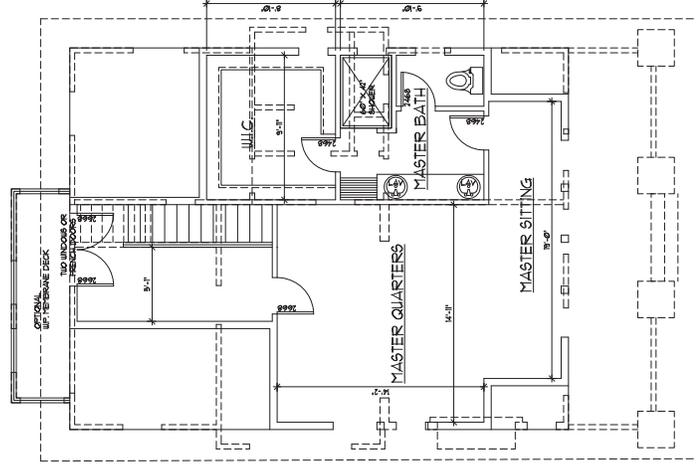
Residential - Commercial Design

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PH: 253.756.1652 F: 253.756.2025

PROPOSED UPPER FLOOR

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DATE	DATE	PROJECT #
DESIGNED BY	DESIGNED BY	REVISION
A3		4



PROPOSED UPPER FLOOR PLAN 641 SQ FT
SCALE : 1/4" = 1'-0"

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NOT FOR PERMIT

JARED BONEA

PARCEL #2037250010

723 N.W. ST
TACOMA, WA 98403 - 1411

MD Designs

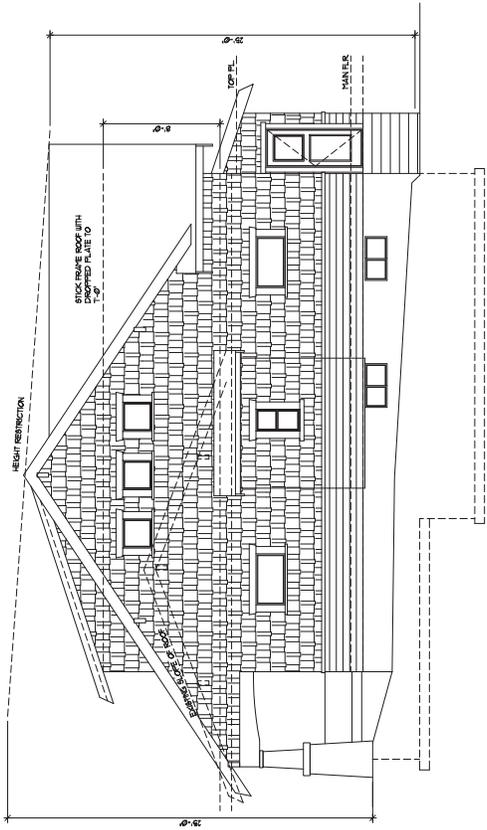
Residential - Commercial Design

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PROPOSED ELEVATIONS

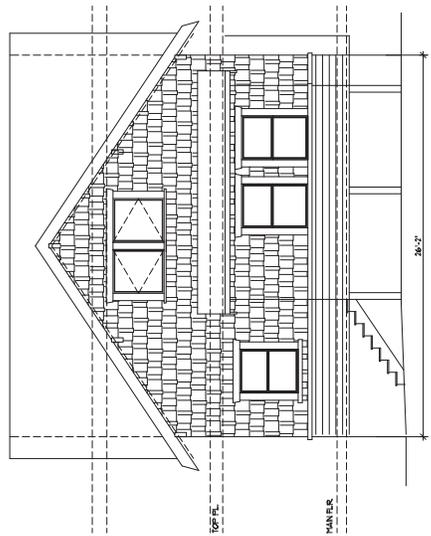
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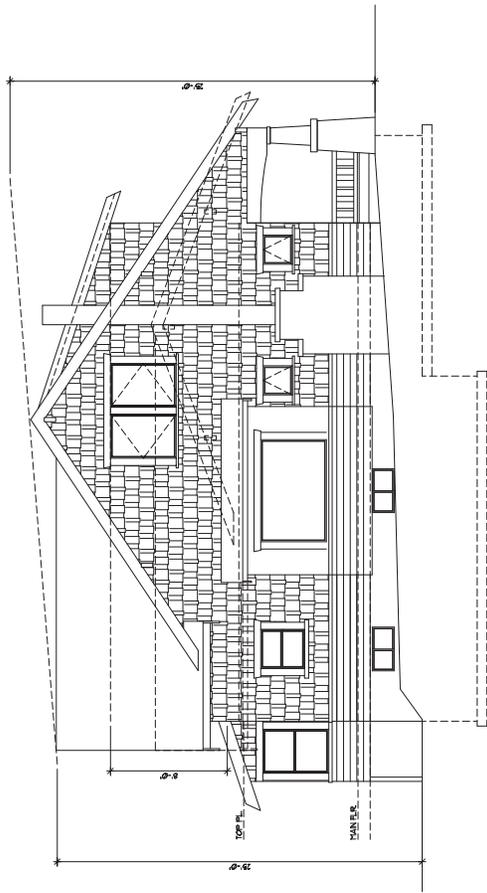
EAST ELEVATION

SCALE : 1/4" = 1'-0"



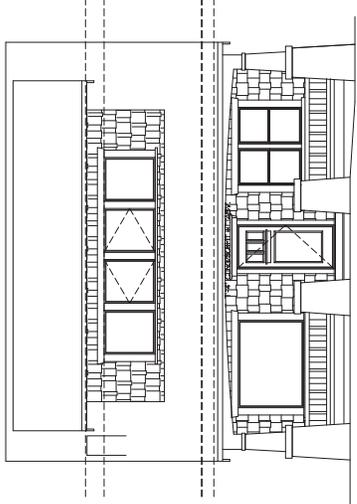
NORTH ELEVATION

SCALE : 1/4" = 1'-0"



WEST ELEVATION

SCALE : 1/4" = 1'-0"



SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

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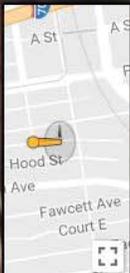


Agenda Item 4E
Nisqually Power Substation Windows

Nisqually Substation
2416 S C Street

2348 S Holgate St
Tacoma, Washington
Street View - Jul 2014

West Elevation



Google























South Elevation











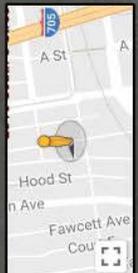


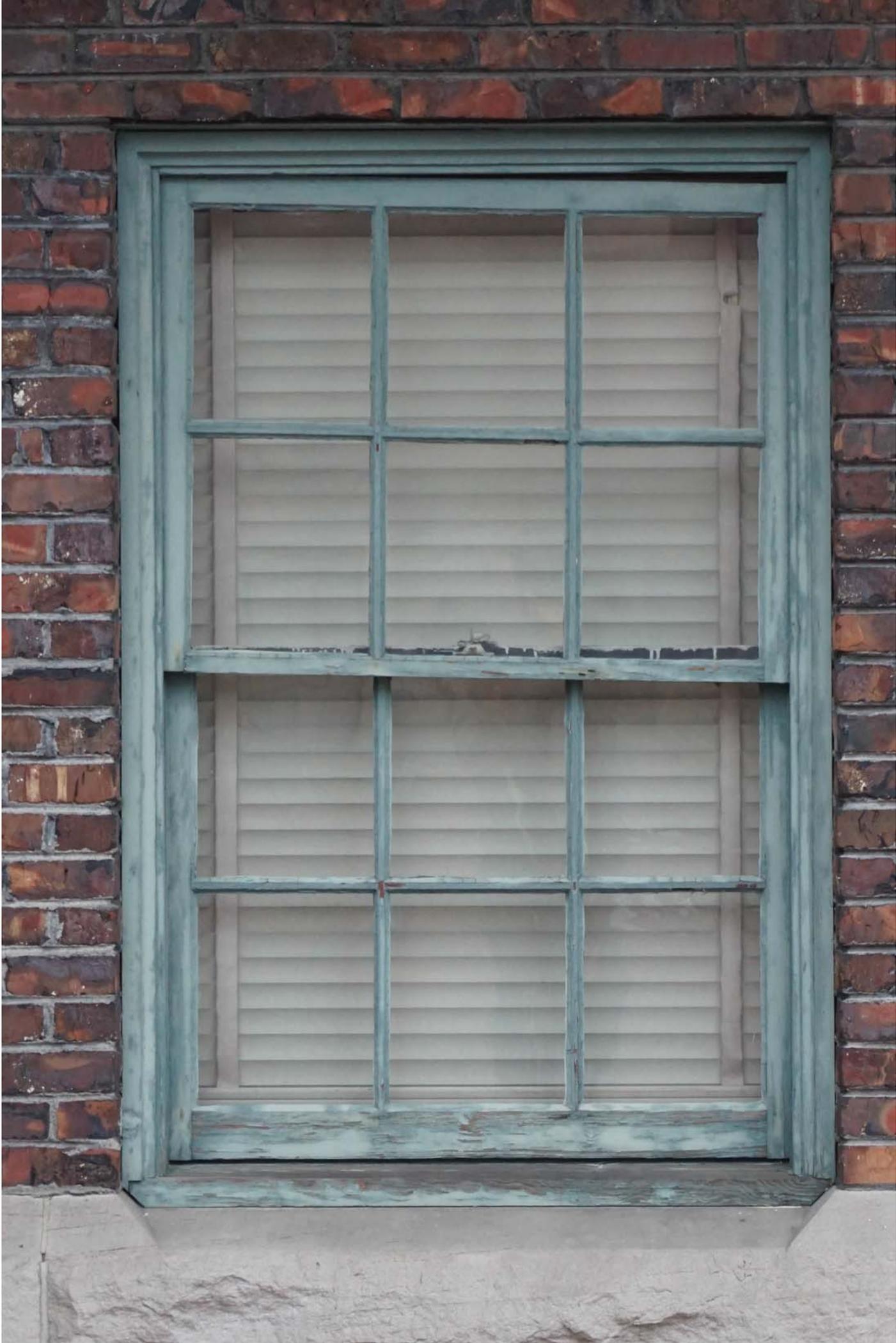
East Elevation

2414 S Cs
Tacoma, Washington
Street View - Sep 2016



Google





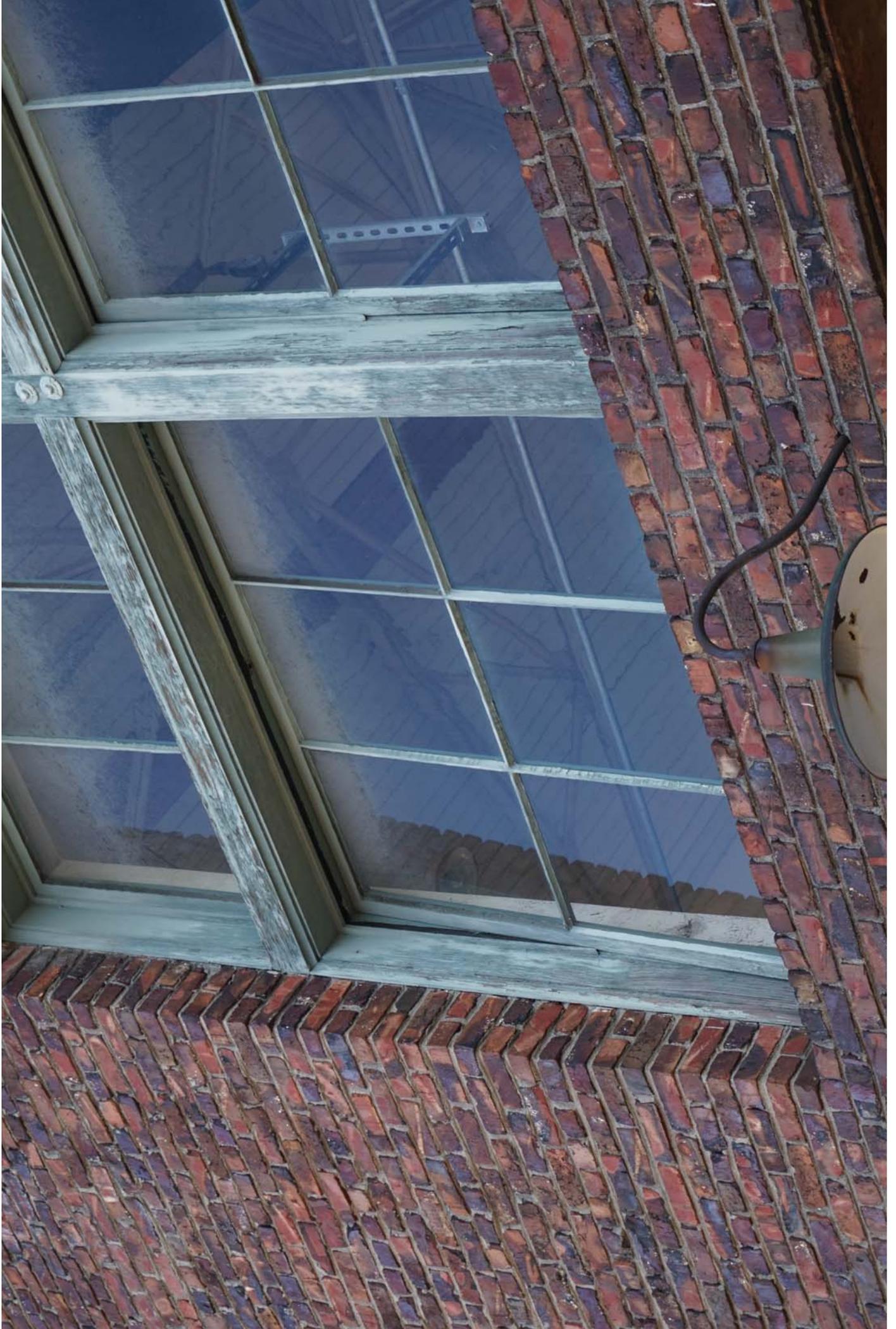






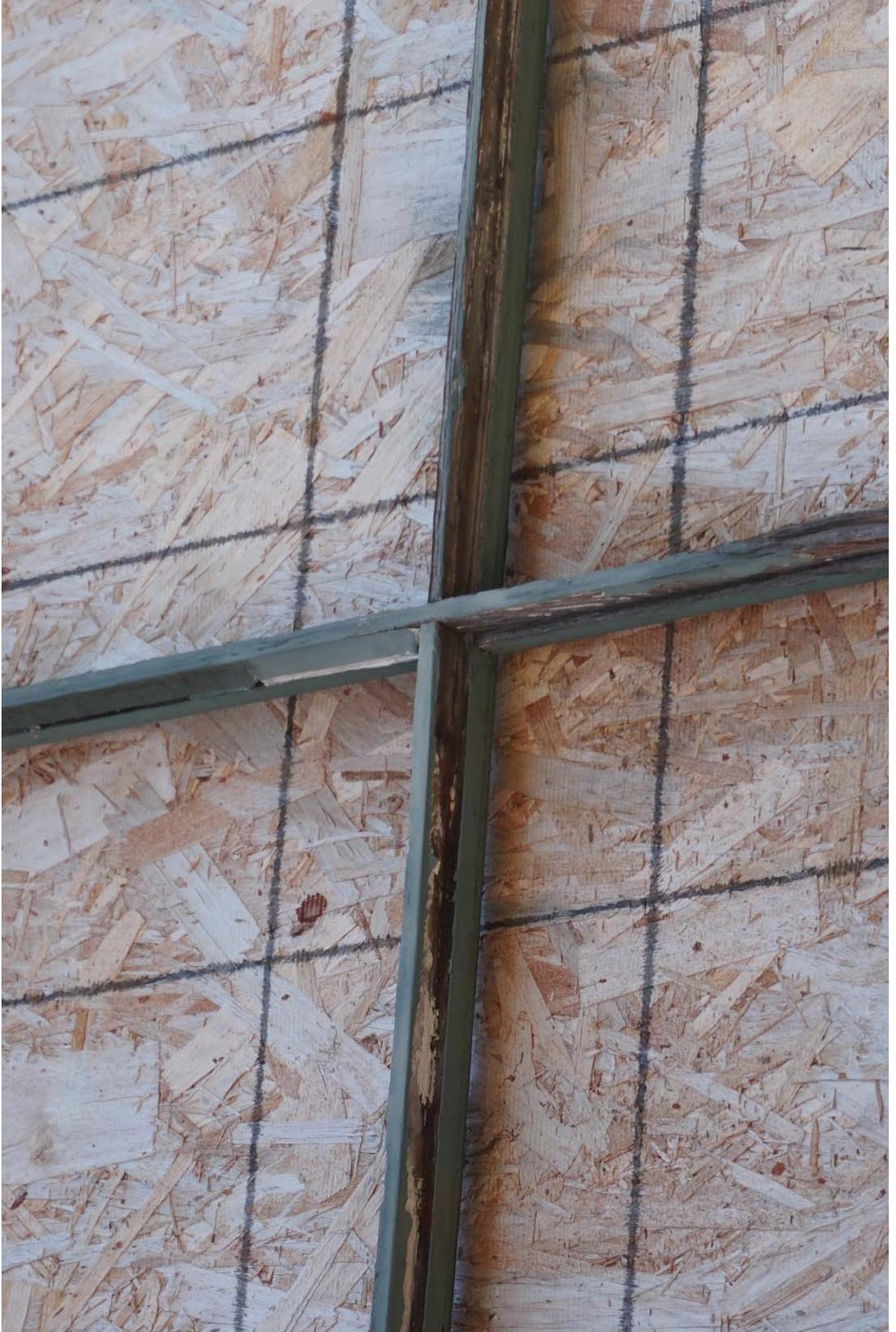
















Agenda Item 5A
5 S G Street Cultural Resources Management Plan

Cultural Resource Management Plan for
5 S G Street Multifamily Project,
City of Tacoma, Pierce County, Washington

Submitted to:
Tacoma Bible Presbyterian Church
Tacoma, Washington

Submitted by:
Historical Research Associates, Inc.
Chrisanne Beckner, MS
Jenny Dellert, MA
Jackie Gonzales, PhD
Heather Lee Miller, PhD

Seattle, Washington
January 2017



HISTORICAL
RESEARCH
ASSOCIATES, INC.

This report was prepared by HRA Principal Investigators Chrisanne Beckner, MS, who meets the Secretary of the Interior's professional qualifications standards for architectural history; Jenny Dellert, MA, who meets the Secretary of the Interior's professional qualifications standards for archaeology, and Jackie Gonzales, PhD, and Heather Lee Miller, PhD, who meet the Secretary of the Interior's professional qualifications standards for history. This report is intended for the exclusive use of the Client and its representatives. It contains professional conclusions and recommendations concerning the potential for project-related impacts to archaeological resources based on the results of HRA's investigation. It should not be considered to constitute project clearance with regard to the treatment of cultural resources or permission to proceed with the project described in lieu of review by the appropriate reviewing or permitting agency. This report should be submitted to the appropriate state and local review agencies for their comments prior to the commencement of the project.

Executive Summary

Tacoma Bible Presbyterian Church (TBPC) contracted with Historical Research Associates, Inc. (HRA) to complete a cultural resource management plan (CRMP) for the proposed 5 S G St. Multifamily Project (Project), in the City of Tacoma, Pierce County, Washington, that meets Tacoma City Code 13.12.570 requirements. Rush Development Company (Rush) has made an offer to TBPC on the current building that is contingent on TBPC securing a demolition permit so the proposed Project can move forward. The proposed project is located at 5 S G Street (St.) (Tax Parcel #2000130010), in Township 21 North, Range 3 East, Section 26, Tacoma North Quadrangle, Willamette Meridian.

The proposed Project will be located within the Downtown Tacoma Regional Growth Center and is subject to processes outlined within the Subarea Plan and companion Environmental Impact Statement (EIS), codified as Tacoma City Code 13.12.570 Archaeological, Cultural, and Historic Resources and overseen by Tacoma's Planning and Development Services Department. Because the exact design and extent of ground-disturbing activities has yet to be determined, for the purposes of this CRMP, the proposed area of potential effects (APE) comprises the tax parcel itself within which sits the current TBPC building (constructed as the Scottish Rite Cathedral in 1922) slated for demolition and on which the new construction (and associated ground disturbance) is proposed. As part of the CRMP, HRA provides a site assessment for the TBPC building as well as an adjacency review for the buildings immediately east (First Presbyterian Church) and immediately west (Wright Park), both of which are listed in the National Register of Historic Places and as Tacoma Landmarks.

HRA recommends that the TBPC building is eligible for listing in the NRHP under Criterion A for its association with historic trends and under Criterion C for its architectural character. Demolition of the building for the proposed Project would likely adversely affect a historic property. HRA recommends mitigation, which could include DAHP Level II recordation; the salvage and reuse of architectural ornament; and/or a display of historic photos or materials in the new building. Based on an adjacency review, HRA further recommends that the proposed Project may have an indirect effect (mostly likely, in terms of viewshed) on Wright Park and the First Presbyterian Church. While plans for the replacement building are not yet complete, HRA expects the proposed Project will not have a direct adverse effect on the integrity or eligibility of either resource and does not recommend mitigation. Due to the Project's location in an area with a high probability for archaeological resources, HRA further recommends archaeological excavation and/or monitoring to mitigate for potential adverse effects to subsurface archaeological resources (most likely from the historic period not precontact).

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1. Introduction

Tacoma Bible Presbyterian Church (TBPC) contracted with Historical Research Associates, Inc. (HRA) for a cultural resources assessment and management plan for the 5 South (S) G Multifamily Project (Project), in the City of Tacoma, Pierce County, Washington. Rush Development Company (Rush) has made an offer to TBPC on the current building contingent on TBPC securing a demolition permit so the proposed Project can move forward as outlined in the feasibility study (Appendix A). The proposed Project is located at 5 S G Street (St.) (Tax Parcel #2000130010), in Township 21 North, Range 3 East, Section 26, Tacoma North Quadrangle, Willamette Meridian (Figures 1-1 and 1-2).

The proposed Project sits within the Downtown Tacoma Regional Growth Center and is subject to processes outlined within the Subarea Plan and companion Environmental Impact Statement (EIS); codified at Tacoma City Code 13.12.570 Archaeological, Cultural, and Historic Resources; and overseen by Tacoma's Planning and Development Services Department. According to the code, "applications for a permit shall identify whether the property is within 500 feet of a site known to contain historic, cultural, or archaeological resources," and if so, that a professional firm (such as HRA) will develop a cultural resources management plan (CRMP). The Project will also comply with State of Washington regulations regarding the consideration of cultural resources, including those outlined in Regulatory Code of Washington (RCW) Chapter 27.53 (Archaeological Sites and Resources) and Chapter 27.44 (Indian Graves and Records).

Because the exact design and extent of ground-disturbing activities has yet to be determined, for the purposes of this CRMP, the proposed area of potential effects (APE) comprises the tax parcel itself within which sits the current TBPC building (constructed as the Scottish Rite Cathedral in 1922) slated for demolition and on which the new construction (and associated ground disturbance) is proposed. As part of the CRMP, HRA provides a site assessment for the TBPC building as well as an adjacency review for the buildings immediately east (First Presbyterian Church) and immediately west (Wright Park), both of which are listed in the National Register of Historic Places and as Tacoma Landmarks.

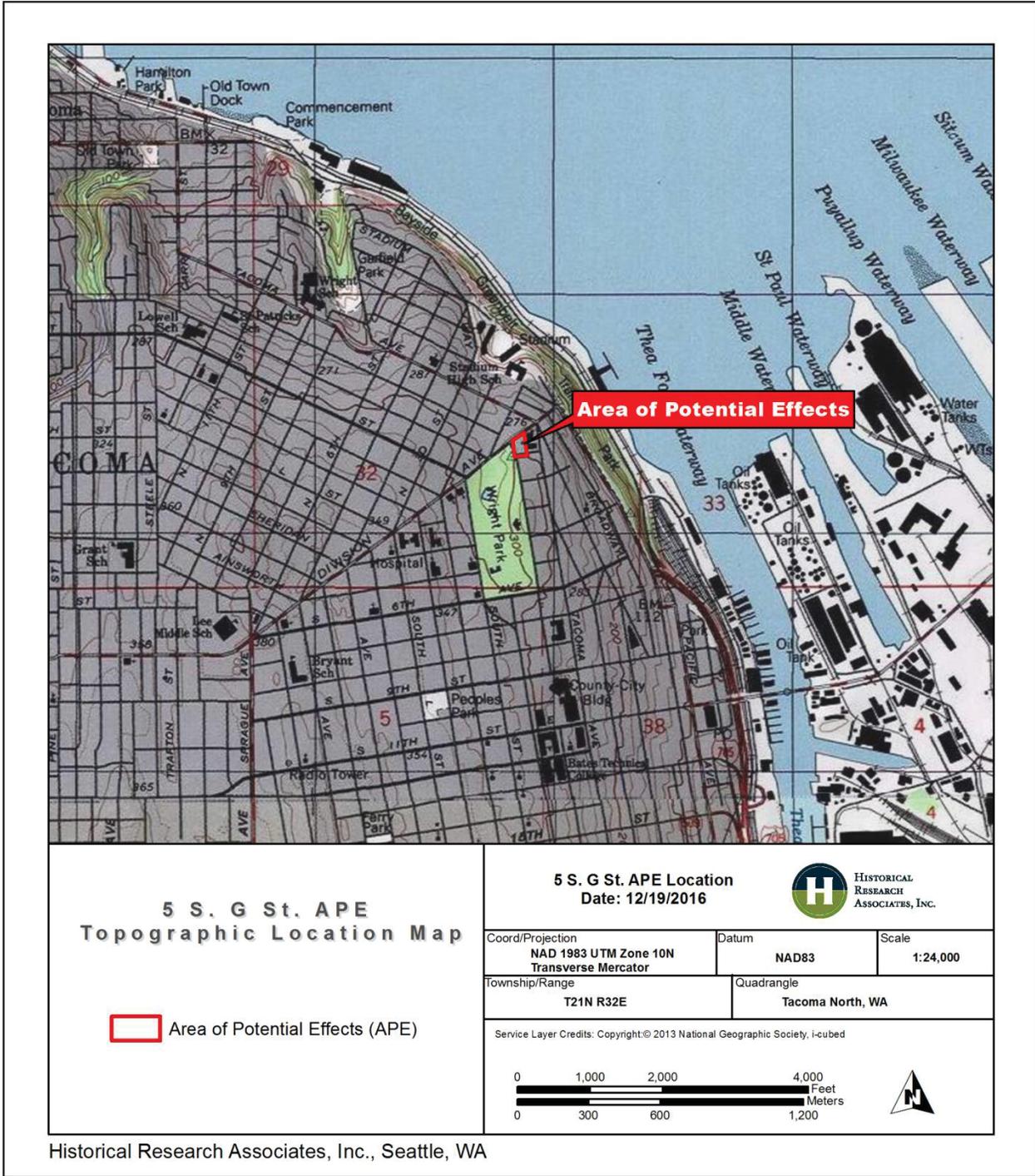


Figure 1-1. Location of the Project APE and general vicinity.



Figure 1-2. Location of the Project APE and vicinity.

1.1 “Area of Potential Effects”

Although the proposed Project is not subject to Section 106 of the National Historic Preservation Act (NHPA), the City of Tacoma also uses the term *area of potential effects* (APE) as part of Code 13.12.570. As such, HRA uses the term *APE* in this CRMP to mean the portion of the project where ground-disturbance and/or demolition are expected to occur. Thus, the APE for the proposed Project encompasses the parcel at 5 S G St. (Tax Parcel #2000130010), which is bound by Division Avenue (Ave.) to the north, S G St. to the west, S First Ave. to the south (Figure 1-2). Photos of the APE provide further details regarding the building’s relationship to adjacent resources (Figures 1-3–1-4).



Figure 1-3. Overview of APE area, with TBPC building (*left*) and First Presbyterian Church (*right*), view northeast.



Figure 1-4. View toward APE area, showing TBPC building, from within adjacent Wright Park, view east.



Figure 1-5. Overview of APE area, with TBPC building (*left*) and First Presbyterian Church (*right*), view northwest.

1.2 Project Location and On-Site Design Alternatives

Rush Development has made an offer to TBPC on the property that is contingent on TBPC securing a demolition permit so the proposed Project can move forward. If TBPC secures the demolition permit and is able to complete the sale of the building, Rush intends to redevelop the parcel at 5 S G St. Proposed Project elements include demolition of the existing TBPC building and construction of a multistory, mixed-use building with subterranean parking. The proposed mixed-use building would incorporate five residential stories with associated outdoor and storage space and two levels of underground parking. A feasibility package detailing the project plan is included in the Appendix A.

On February 24, 2016, the congregation of TBPC unanimously voted to list for sale the building at 5 S G St. for the following reasons: (1) The congregation has a regular attendance of about 100, which is not large enough to sustain the building's operation and maintenance costs. (2) TBPC's congregation has been meeting in the gymnasium of TBPC's elementary and middle school in University Place (Heritage Christian School). TBPC needs the proceeds of the sale to build or purchase a building to house the congregation permanently in proximity to the school, either on the same property on which the school currently sits or nearby. Doing so better meets the ministry of the church than remaining in the cathedral downtown. (3) Western Reformed Seminary, which had been occupying the building since 1983, had regular classroom attendance of about 4–8 students over the last couple years, which was not enough to justify the space. In May 2016, an electrical fire occurred in the church, which caused extensive damage to the interior. At that point, the seminary vacated the building.

The Project, as proposed, provides TBPC with a development plan for the damaged building at 5 S G St., which the congregation has owned since 1937 but can no longer afford to repair or rehabilitate due to its size, outdated mechanical systems, and the aftermath of the 2016 fire. The long-term structural stability of the damaged cathedral is unknown, but estimates to bring the building up to fire, electric, and Americans with Disabilities Act code requirements are exorbitant and outside the Church's financial capabilities. According to an informal estimate by a local electrical contractor, electrical repairs alone could cost approximately \$400,000. This amount, unreasonable for a small congregation, does not include other needed upgrades including fire detection, sprinklers, and other work required by modern building codes (Appendix D).¹

Even before the fire, the congregation of TBPC had been discussing the building's ongoing need for maintenance and repair. Although the electrical system was original, it was functioning and hadn't need a complete replacement thus far. After the fire in May 2016, however, the church contracted with a restoration contractor and worked with its insurance company to bring it back to pre-fire condition in hopes of continuing to use the building until it could be sold (for the above-listed

¹ Jay McKown to Heather Lee Miller; and Totem Electric and TBPC meeting notes, September 8, 2016, on file with TBPC, Tacoma, Washington.

reasons). At that time, an electrical inspection occurred, and the city shut off the power until TBPC could make code-required upgrades. Unfortunately, a complete electrical overhaul was out of the scope of what TBPC's insurance would cover in full. TBPC then faced the unaffordable costs of not only continuing maintenance of the building (for example, a complete reroof) but also now completely upgrading the electrical system to code. Facing such insurmountable costs, TBPC then halted all restoration efforts.

When the building was listed for sale in April 2016, the church chose to joint list with two local agencies and agents who are familiar with the Stadium District of Tacoma. First Western Properties and Neil Walter Company, pursued three different strategies for selling the building.² First, they marketed it to other churches, who responded negatively, noting that any congregation that needed a building this size would also require three parking stalls for every 1,000 square feet, or a total of 135 parking stalls (currently, the building has 20). Potential buyers also noted that the building required a new electrical system, a new roof, a new heating system, and ADA-accessible elevators, ramps, and fire exits.

First Western Properties next marketed the building to those who might pursue adaptive reuse, as private developers, unlike churches, could take advantage of incentives like the federal rehabilitation tax credits to pay for extensive repairs. Potential buyers responded with similar and additional concerns, noting both the need for parking, electrical, and heating upgrades, as well as the need for structural work to accommodate large crowds, expensive window upgrades to meet fire code, additional code requirements for a "change of use," and the need for improvements like sidewalks and landscaping. As noted by real-estate agent Kyle Prosser, "essentially, the building would have to be given to a potential buyer for free to make it pencil with all of the improvements needed."³

First Western Properties' third and final strategy was to market only the land. Interested buyers claimed that the best and highest use for the property was to tear down the cathedral and rebuild because "the land value greatly outweighed the building value." TBPC received three competing offers above \$2,000,000; all three were contingent on the buyer's ability to demolish the building.⁴

Since the only interest in the use for the property from potential buyers was for demolition and redevelopment, the church decided to not pursue electrical upgrades or resume restoration work. On September 11, 2016, the congregation members (who are corporation members) voted 55 in favor and 10 opposed to accept the offer and enter a Purchase and Sale agreement with Rush after reviewing the three competing offers. All three (and only) offers were to demolish the building and develop the property—and therefore, contingent on TBPC securing a demolition permit. Rush was seeking a new location for multifamily housing, a use for which the present building is unsuited.

² Kyle Prosser to Jay McKown, RE: Marketing Efforts—5 South G St., personal communication, December 28, 2016, on file with TBPC.

³ Prosser to McKown.

⁴ Prosser to McKown.

TBPC has determined its most financially feasible option is to be working with Rush who would demolish the existing, damaged structure, and proceed with a new mixed-use building.

1.3 Consultation

Per City of Tacoma Code 13.12.570 stipulation 3f, the proponent is required to solicit comments from the Department of Archaeology and Historic Preservation (DAHP), the City of Tacoma's Historic Preservation Office, and the Puyallup Tribe regarding the project. Jay McKown (TBPC) sent APE consultation letters to DAHP and the Puyallup Tribe on December 5, 2016. Gretchen Kaehler and Russ Holter at DAHP responded jointly on December 8, 2016, noting that they believe the Scottish Rite Temple Building is NRHP eligible. Additionally, Kaehler and Holter stated that the project will have "indirect but profound impacts to adjacent historic properties" (First Presbyterian Church and Wright Park) and encouraged alternatives to demolition of the Scottish Rite Temple Building.⁵ To date, the Puyallup Tribe has not responded to the consultation letter.

Christopher J. DeWald (Rush) emailed Reuben McKnight from the City of Tacoma's Historic Preservation Office regarding the APE, consultation, and project in December 2016. A copy of the APE letter sent to DAHP was forwarded to Mr. McKnight. (See Appendix D for all correspondence to date regarding the proposed Project.)

⁵ Gretchen Kaehler and Russell Holter to Jay McKown, December 8, 2016, on file at Department of Archaeology and Historic Preservation, Olympia, Washington (DAHP).

2. Background and Archival Research

This chapter provides a review of data including previous cultural resources surveys; documented archaeological sites, historic sites, structures, and objects; and historic maps. Understanding previous cultural resource surveys and known cultural resources in the vicinity of a project is important for understanding how intensively work has been conducted in the area. This research is necessary for developing expectations for the Project (Section 5).

2.1 Research Methods and Materials Reviewed

HRA archaeologist Jenny Dellert, MA, conducted an archival record search on the Department of Archaeology and Historic Preservation's (DAHP's) online database (WISAARD). Dellert reviewed archaeological site records, historic property inventory (HPI) forms, cultural resource survey reports, historic register information, and cemetery records for resources within 1/8-mile of the proposed APE. A statewide archeological predictive model on DAHP's WISAARD was reviewed for probability estimates for archaeological resources. Ethnographic and precontact context information for the Project APE and surrounding vicinity was also researched.

HRA historians and architectural historian Jackie Gonzales, PhD, Heather Miller, PhD, and Chrisanne Beckner, MA, reviewed archival records at the Tacoma Public Library, online, and in HRA's own library, consulting local histories, historic maps and photographs, newspapers, magazines, and journals, and original architectural plans to trace the history of the APE and its surrounding area.

2.2 Research Results

2.2.1 *Previous Cultural Resources Studies*

Four cultural resources studies have been conducted within 1/8-mi of the APE.⁶ Three of the studies were for cellular tower projects.⁷ One project was for antennas on a cellular tower on the Park Tower building. Twelve previously recorded resources were noted, including two listed in the

⁶ David Pinyerd, "Wright Park #WA651 Cellular Survey" (Historic Preservation Northwest, 2012; Prepared for Adapt Engineering, Inc.); David Pinyerd, "St. Helens #SE63XC422 Cellular Survey" (Historic Preservation Northwest, 2013; Prepared for Adapt Engineering, Inc.); Erica Schultz, "Tacoma DT North #SE5547F Cellular Survey" (EBI Consulting, 2006; Prepared for Tacoma Community Development, Tacoma, WA); and City of Tacoma/Pierce County Community Development Departments and Pierce County Planning Department, "Tacoma/Pierce County Cultural Resource Survey Part II Central Business District (CBD) Planning Area" (1981).

⁷ Pinyerd, "Wright Park;" Pinyerd, "St. Helens"; and Schultz, "Tacoma DT North."

NRHP, two eligible for the NRHP, one not eligible for the NRHP, and seven without eligibility status noted in WISAARD. The author noted six of the seven would be eligible for the NRHP and the remaining property would not. None of the twelve resources was found to be adversely affected by the cellular tower project.⁸

The second cellular tower project was for installation of antennas on the Masonic Temple at 47 S. Helens St.⁹ Six recorded resources were noted for that project, one listed in the NRHP, which was the Masonic Temple itself. Of the five other resources, four were listed as eligible for the NRHP, one eligible for the NRHP, and one “undetermined,” although the author recommended it as eligible for the NRHP. The author found that the Masonic Temple project would have no direct or indirect adverse effects on any NRHP-listed or potentially eligible historic resources.¹⁰

One report was an FCC submission package (Form 621) for a new cellular tower project.¹¹ The author determined the project would have no adverse direct or visual effects on a historic property.¹²

A cultural resource survey of 173 parcels in Census Tracts 614, 615, and 616 were inventoried for the City of Tacoma and Pierce County as part of the historic preservation program prompted by the Washington State Office of Archaeology and Historic Preservation (OAHP, now DAHP).¹³ Ten resources were identified within 1/8 mi of the APE as “potential historic properties,” including the TBPC building and the neighboring First Presbyterian Church. No others were within one parcel of the APE.

2.2.2 *Previously Recorded Cultural Resources*

HRA’s research found no previously recorded archaeological resources within 1/8 mi of the APE. However, two previously recorded archaeological sites are within 1/2 mile of the APE.

- o *Tacoma Petroglyph Site* (45PI80), a petroglyph site (now buried) at or by a small spring near present location of Seventh St. and Pacific Ave. Approximately 0.5 miles southeast of the APE. Petroglyphs were on a round boulder on former beach surface near an area with a small spring.¹⁴ The site has not been evaluated.

⁸ Pinyerd, “Wright Park,” 1–2.

⁹ Pinyerd, “St. Helens,” 1.

¹⁰ Pinyerd, “St. Helens,” 1.

¹¹ Schultz, “Tacoma DT North.”

¹² Schultz, “Tacoma DT North.”

¹³ City of Tacoma/Pierce County, “Tacoma/Pierce County Cultural Resource Survey.”

¹⁴ Richard H. McClure, Jr., “Tacoma Petroglyph Site (45PI80) Master Site File,” Evergreen State College, 1978.

- o *South Fourth and Dock St. Site* (45PI283), a historic railroad bridge over tracks located approximately 0.34 miles east–southeast of the APE. Used by Burlington Northern Railroad.¹⁵ The site has not been evaluated.

2.2.3 Cemeteries

HRA’s research found no previously recorded cemeteries within 1/8 mi of the APE.

2.2.4 Historic Maps

HRA reviewed historic nineteenth-century plats compiled by the United States Surveyor General (USSG) General Land Office (GLO) for evidence of historic-period activities including property ownership, structures, and buildings.¹⁶ Additionally, HRA reviewed historic nineteenth- and twentieth-century atlases and maps for Pierce County for features within and in the general vicinity of the parcel.¹⁷ Table 2-1 below indicates features within the APE and the immediate vicinity.

¹⁵ Lisa Soderberg, “South 4th and Dock Street Site (45PI283),” 1979, DAHP.

¹⁶ United States Surveyor General (USSG), “General Land Office Map, Township 21 North, Range 3 East, Willamette Meridian,” 1867, <http://www.blm.gov/or/landrecords/survey/ySrvy1.php>; and United States Surveyor General (USSG), “General Land Office Map, Township 21 North, Range 3 East, Willamette Meridian,” 1868, <http://www.blm.gov/or/landrecords/survey/ySrvy1.php>.

¹⁷ Charles F. Metsker, *Metsker’s Atlas of Pierce County, Washington* (Seattle, WA: Metsker Maps, 1951), <http://historicmapworks.com>; Charles F. Metsker, *Metsker’s Atlas of Pierce County, Washington* (Seattle, WA: Metsker Maps, 1960), <http://historicmapworks.com>; Charles F. Metsker, *Metsker’s Atlas of Pierce County, Washington* (Seattle, WA: Metsker Maps, 1965), <http://historicmapworks.com>; Sanborn Map Company, *Tacoma, Washington 1885* (New York: Sanborn Map Company, 1885), <http://spl.org>; Sanborn Map Company, *Tacoma, Washington 1888* (New York: Sanborn Map Company, 1888), <http://spl.org>; Sanborn Map Company, *Tacoma, Washington 1896* (New York: Sanborn Map Company, 1896), <http://spl.org>; Sanborn Map Company, *Tacoma, Washington 1912* (New York: Sanborn Map Company, 1912), <http://spl.org>; and Sanborn Map Company, *Tacoma, Washington 1912–1950* (New York: Sanborn Map Company, 1912–1950), <http://spl.org>.

Table 2-1. Features Documented on Historic-Period Maps within the APE and Vicinity.

Township/ Range/Section	Reference	Description
T21N R3E S32	USSG 1867	Within APE: no features platted Vicinity: no features platted
	USSG 1868	Within APE: no features platted Vicinity: Puyallup Indian Reservation platted on east side of Commencement Bay
	Sanborn 1885	Within APE: 2-story residential dwelling with a 1 ½-story outbuilding in the center of the parcel Vicinity: 20-acre public park in adjacent parcel to the south (current Wright Park); residential dwellings and outbuildings; water pipe and fire hydrants
	Sanborn 1888	Within APE: 2-story residential dwelling remains and is expanded on eastern façade, a new 2-story outbuilding is located in the northwest corner of the parcel with smaller 1-story outbuilding nearby Vicinity: Public park in adjacent parcel to the south-southwest (current Wright Park); residential dwellings and outbuildings; water pipes and fire hydrants; Annie Wright seminary; hotel
	Sanborn 1896	Within APE: 2-story residential dwelling remains, outbuildings in northwest portion of parcel are removed and newer 1-story woodshed is situated to the northeast of the residence Vicinity: Public park in adjacent parcel to the south-southwest (current Wright Park); residential dwellings and outbuildings; water pipes and fire hydrants; Hotel Rochester; St. Helens Tenement; commercial shops—drugstore, and other stores; fire station
	Sanborn 1912	Within APE: no features platted Vicinity: Wright Park; residential dwellings and outbuildings; water pipes and fire hydrants; Hotel Bonneville; Tacoma Private Sanatorium; apartments; single-family residences with outbuildings; Annie Wright Seminary; garage
	Sanborn 1912–1950	Within APE: Bible Presbyterian Church Vicinity: First Presbyterian Church; auto sales and service shops; garages; commercial shops—drugstore, cleaner, other stores, undertaker; restaurant; apartments; single-family residences with outbuildings; Hotel Bonneville; boarding houses

Table 2-1. Features Documented on Historic-Period Maps within the APE and Vicinity.

Township/ Range/Section	Reference	Description
	Metsker 1951	Within APE: no features platted Vicinity: Wright Park; railroad lines; waterways; lighthouse; State Historical Museum; docks
	Metsker 1960	Within APE: no features platted Vicinity: Wright Park; railroad lines; waterways; docks; McCormick Steam Ship Company; Stadium High School
	Metsker 1965	Within APE: no features platted Vicinity: Wright Park; railroad lines; waterways; docks; McCormick Steam Ship Company; Shaffer Terminal; Stadium High School

2.2.5 *Historically Significant Properties*

HRA researched resources listed in historic registers on the WISAARD database and Tacoma Register of Historic Places (TRHP). Within 1/8 mi of the APE, nine historically significant resources have been listed (Table 2-2).

2.2.6 *DAHP Predictive Model*

DAHP has generated a predictive model for the likelihood of encountering archaeological sites based on statewide information and large-scale factors. Information on geology, soils, site types, landforms, and features depicted on GLO maps were used to establish or predict probabilities for archaeological resources throughout the state. The DAHP model uses five categories of prediction: Low Risk, Moderately Low Risk, Moderate Risk, High Risk, and Very High Risk. The DAHP predictive model map indicated that the project area includes areas predicted to be of Very High Risk for the discovery of archaeological sites.

Table 2-2. Historically Significant Properties.

Name	Description	Distance from APE	Register Status
<i>Drum, Henry, House (45PI168)</i>	3-story, Queen Anne–style, single-family residence built ca. 1888 for Henry Drum, a local park commissioner and later state senator and prison warden.	~287 ft E	Listed in the NRHP and WHR on 7/20/1977 Listed in TRHP on 12/28/1976 ¹⁸
<i>Wright Park and Seymour Conservatory (45PI169)</i>	27-acre urban park on parcel of land donated to city by the Tacoma Land Company in 1885. Park includes an arboretum, pond, statues, lampposts, pathways, recreational areas, and conservatory. Named after Charles B. Wright, who was instrumental in choosing Tacoma as the terminus of the NPPRR transcontinental line.	Adjacent to W	Listed in the NRHP and WHR on 10/8/1976 Listed in TRHP on 7/22/1975 ¹⁹
<i>Masonic Temple Building/ Temple Theater (45PI602)</i>	6-story brick and stone building constructed in 1927 in the Renaissance Revival Style. Built as the headquarters for the 16 of city’s fraternal organizations (Masonic) and also used as a theater for 50 years.	~430 ft SE	Listed in the NRHP and WHR on 4/29/1993 Listed in TRHP on 12/3/1991 ²⁰
<i>Stadium-Seminary Historic District (45DT62)</i>	Residential neighborhood with approximately 400 buildings developed between 1888 and 1930, located NW of the central business district. Dominated by Queen Anne– and Colonial Revival–style residences. Secondary styles include Tudor, Chalet, California Bungalow, Mediterranean/Twentieth-Century Italian Villa.	~251 ft NNW	Listed in the NRHP and WHR on 5/26/1977 ²¹

¹⁸ Russel Scheidelman and Patricia Sias, “Henry Drum House (45PI168),” National Register of Historic Places nomination form, 1976, DAHP.

¹⁹ Caroline Gallacci, “Wright Park and the Seymour Conservancy, Tacoma, Pierce County, Washington,” National Register of Historic Places nomination form, May 26, 1976, <http://npgallery.nps.gov/nrhp/GetAsset?assetID=0de7a4a7-41f0-4c10-9303-f40c15725d63>.

²⁰ Office of Historic Preservation, “Masonic Temple Survey-Inventory Form Community Cultural Resource Survey,” 1981; and Kevin Phelps and Valerie Sivinski, “Masonic Temple Building/Temple Theatre (45PI602),” National Register of Historic Places nomination form, 1991, both at DAHP.

²¹ Caroline Gallacci, “Stadium-Seminary Historic District, Tacoma, Pierce County, Washington,” National Register of Historic Places nomination form, June 21, 1976, <http://npgallery.nps.gov/nrhp/GetAsset?assetID=a380ceb7-cc63-4490-8ba3-e0c49a27ae7c>.

Table 2-2. Historically Significant Properties.

Name	Description	Distance from APE	Register Status
<i>North Slope Historic District (45DT185)</i>	Residential neighborhood with small commercial cluster, located adjacent to the Stadium-Seminary Historic District (45DT62). Contains 936 contributing and noncontributing resources, and 357 accessory structures. Dates between 1881–1930.	~615 ft W	Listed in the NRHP and WHR on 3/28/2003 ²²
<i>First Presbyterian Church</i>	Church building constructed in 1923 in Romanesque style.	Adjacent to E	Listed in TRHP on 4/1/1975 ²³
<i>Edgecliff Apartments</i>	4-story apartment complex constructed in 1919, designed by architecture firm Heath, Gove & Bell.	~660 ft ENE	Listed in TRHP on 8/17/2010 ²⁴
<i>Thompson, Walter J. Residence</i>	Single-family residence constructed in 1885 for Walter J. Thompson who helped establish the Tacoma Chamber of Commerce, was in territorial legislature, and involved in women’s suffrage movement.	~345 ft E	Listed in TRHP on 5/3/2005 ²⁵
<i>Rutland and Woodstock Apartments</i>	Apartment complexes designed by same architects—A. J. Russell and Everett Babcock. Listed as contributing bldgs. in the Stadium-Seminary Historic District (45DT62). Built 1905–1908.	~250 ft NNW	Listed in TRHP on 3/1/1988 ²⁶

²² Jay R. Turner, “North Slope Historic District (45DT185),” National Register of Historic Places nomination form, 2002; and Marshall R. McClintock, “North Slope Historic District (45DT185) (Amendment)-Brick & Stone Pavers,” National Register of Historic Places nomination form, 2016, DAHP.

²³ William Hocking, “The First Presbyterian Church Landmark Preservation Commission Inventory Form of Historic Places,” 1975, DAHP.

²⁴ Katie Chase and Michael Sullivan, “Edgecliff Apartments Tacoma Register of Historic Places Nomination Form,” 2009, DAHP.

²⁵ Office of Historic Preservation, “Walter J. Thompson House Survey-Inventory Form Community Cultural Resource Survey,” 1981; and Gerald Crow, “Walter J. Thompson Residence Tacoma Register of Historic Places Nomination Form,” 2005, both at DAHP.

²⁶ Steve Johnson, “Rutland/Woodstock Apartments Tacoma Register of Historic Places Nomination Form,” 1987, DAHP.

3. Environmental Context

Environmental variables such as geology, climate, topography, fauna, and flora affect the way humans use the landscape. The information below presents the resources that would have been available to precontact- and ethnographic-period groups inhabiting, seasonally frequenting, and traversing through the APE and surrounding vicinity.

3.1 Topography and Geology

The APE is situated within the Puget Sound Basin, a subset of the Puget Trough Physiographic Region.²⁷ The Puget Trough extends from the Canadian border on the north to the Willamette Valley in Oregon to the south.²⁸ The Cordilleran ice cap advanced and retreated several times over the Puget Trough and Strait of Juan de Fuca during the Pleistocene epoch, carving out the landscape.²⁹

Approximately 18,750 calibrated years ago (cal yr B.P.), glacial ice covered the northern portion of Puget Sound.³⁰ During the Vashon Stage of the Fraser Glaciation (last advance of the Cordilleran ice cap), the Puget Lobe measured approximately 60 mi wide with an elevation of approximately 4,000 ft.³¹ The topography of the Puget Sound Basin was scoured and carved by glacial ice. As the ice retreated, meltwater flooded areas and deposited till and outwash sediments over deeply eroded bedrock.³² North–south trending ridges and drainages were formed by carving from the glacial ice and the catastrophic meltwater floods.³³ Bays, inlets, and fjords formed in the depressed topography

²⁷ Jerry Franklin and C. T. Dyrness, *Natural Vegetation of Oregon and Washington* (Portland, OR: USDA Forest Service General Technical Report PNW-8, 1973), 6.

²⁸ Franklin and Dyrness, *Natural Vegetation*, 6; and Jim Pojar and Andy Mackinnon, *Revised-Plants of the Pacific Northwest Coast: Washington, Oregon, British Columbia, and Alaska* (Vancouver, BC: BC Ministry of Forests and Lone Pine Publishing, 2004).

²⁹ Cathy W. Barnosky, Patricia M. Anderson, and Patrick J. Bartlein, “The Northwestern U.S. during Deglaciation: Vegetation History and Paleoclimatic Implication,” in *North America and Adjacent Oceans during the Last Deglaciation*, Vol. K-3, ed. W. F. Ruddiman and H. E. Wright (Boulder, CO: Geological Society of America, 1987), 289; Don J. Easterbrook, “Advance and Retreat of Cordilleran Ice Sheets in Washington, U.S.A.,” *Geographie Physique et Quaternaire* 46, no. 1 (1992): 57; E. C. Pielou, *After the Ice Age: The Return of Life to Glaciated North America* (Chicago: University of Chicago Press, 1991); Stephen C. Porter and Terry W. Swanson, “Radiocarbon Age Constraints on Rates of Advance and Retreat of the Puget Lobe of the Cordilleran Ice Sheet during the Last Glaciation,” *Quaternary Research* 50 (1998); Robert M. Thorson, “Glacio-Isostatic Response of the Puget Sound Area, Washington,” *Geological Society of America Bulletin* 1 (1989): 1163; and Cathy Whitlock, “Vegetational and Climatic History of the Pacific Northwest during the last 20,000 Years: Implications for Understanding Present-Day Biodiversity,” *Northwest Environmental Journal* 8 (1992): 9.

³⁰ Porter and Swanson, “Radiocarbon Age Constraints,” 207, 212; and Pielou, *After the Ice Age*.

³¹ Franklin and Dyrness, *Natural Vegetation*, 16–17; and Thorson, “Glacio-Isostatic Response,” 1165.

³² Easterbrook, “Advance and Retreat,” 57; and Thorson, “Glacio-Isostatic Response,” 1166.

³³ Porter and Swanson, “Radiocarbon Age Constraints.”

of Puget Sound after the glaciers melted and sea levels rose.³⁴ Glacial outwash, consisting of porous gravels and sand with pockets of hard silt and clay till, was deposited during the recession of the ice.³⁵ As the ice retreated, isostatic rebound occurred. The land that had been depressed by the weight of the ice extended upward, or rebounded, to achieve the preglacial elevation and equilibrium. Subsequently, the uplift caused north-south tilt of the shorelines in Puget Sound.³⁶ Moderately rolling hills interspersed with inlets, lakes, and rivers with tideflats and shoreline make up the landscape and vicinity at present.

More specifically, the APE is located near the former Puyallup River Delta. Approximately 5,600 years ago, a massive lahar termed the Osceola Mudflow traveled down Mount Rainier and through the Green, White, and Puyallup River channels depositing mud and alluvium. The flow traveled along the Puyallup embayment to the Commencement Bay/Port of Tacoma area and perhaps further.³⁷ The deposition caused the Puyallup River to prograde north to its present location. Over time, the Puyallup River and other drainages eroded the mudflow deposits, which transported and re-deposited upriver sediments and later formed the tidal flats and drainages at the southern end of Commencement Bay on historic maps. The tidal flats, drainages, islands, and marshes that are found in Commencement Bay would not have been present prior to the Osceola Mudflow.³⁸ Specific soils in the APE vicinity consist of recessional outwash material-tan to gray sand, gravel, silt, and clay that is moderately to well-sorted and rounded. Also, Vashon till is present and consists of gray to brown and yellowish-brown clay, silt, sand, and gravel. Vashon till is highly compact and stratified with angular to subrounded gravels.³⁹

3.2 Climate and Vegetation

Over the past 20,000 years, variations in the climate have affected the landscape and vegetation on both a continental and regional scale. Retreat of the glacial ice on a regional scale allowed for marine waters in the Strait of Juan de Fuca to enter Puget Sound during backwasting events. Glaciomarine drift sediments were subsequently deposited, causing a domino effect for regional climate and vegetation patterns.⁴⁰ The climate was colder between 20,000 and 16,000 years ago than what we

³⁴ B. McKee, *Cascadia: The Geologic Evolution of the Pacific Northwest* (New York: McGraw Hill, 1972).

³⁵ Derek B. Booth, Kathy Goetz Troost, John J. Clague, and Richard B. Waitt. "The Cordilleran Ice Sheet," in *The Quaternary Period in the United States*, ed. A. R. Gillespie, S. C. Porter, and B. F. Atwater (New York: Elsevier, 2004); and Franklin and Dyrness, *Natural Vegetation*.

³⁶ Easterbrook, "Advance and Retreat," 57; and Thorson, "Glacio-Isostatic Response," 1166.

³⁷ Joe D. Dragovich, Patrick D. Pringle, and Timothy D. Walsh, "Extent and Geometry of the Mid-Holocene Osceola Mudflow in the Puget Lowland: Implications for Holocene Sedimentation and Paleogeography," *Washington Geology* 22, no. 3 (1994): 20.

³⁸ Dragovich, Pringle, and Walsh, "Extent and Geometry."

³⁹ J. Eric Schuster, Ashley A. Cabibbo, Joseph F. Schilter, and Ian J. Hubert, *Geologic Map of the Tacoma 1:100,000-Scale Quadrangle, Washington* (n.p.: Washington Division of Geology and Earth Resources, 2015).

⁴⁰ Easterbrook, "Advance and Retreat," 65; and Whitlock, "Vegetational and Climatic History," 5.

experience today. Tundra and subalpine species migrated to lower elevations.⁴¹ Grass, sedge (*Cyperaceae*), artemisia, and tundra herbs were dominant species in the Puget Trough area during this time.⁴²

The climate shifted again between 12,000 and 7,000 years ago, becoming warmer and drier. Cooler, moister conditions occurred approximately 6,000 to 5,000 years ago during another fluctuation. A closed-canopy forest emerged from the previous mosaic-forest parkland vegetation scenario. Today, the typical Northwest climate consists of cool summers and mild, wet winters with westerly prevailing winds that carry moisture from the Pacific Ocean.⁴³

Pseudotsuga menziesii (Douglas fir), *Tsuga heterophylla* (western hemlock), and *Thuja plicata* (western redcedar) are the dominant species in this zone.⁴⁴ *Abies grandis* (grand fir), *Picea sitchensis* (Sitka spruce), and *Pinus monticola* (western white pine) are less common but present.⁴⁵ Red alder (*Alnus rubra*) and big-leaf maple (*Acer macrophyllum*) are secondary species.⁴⁶

3.3 Fauna

During precontact and ethnographic times, fauna was abundant in the APE. Deer (*Odocoileus hemionus*), elk (*Cervus canadensis*), black bear (*Ursus americanus*), mountain lion (i.e., cougar, *Felis concolor*), and coyote (*Canis latrans*) would have been available for hunting in upland areas. Smaller mammals included red fox (*Vulpes vulpes*), snowshoe hare (*Lepus americanus*), porcupine (*Erethizon dorsatum*), raccoon (*Procyon lotor*), and weasel (*Mustela frenata*).⁴⁷

In addition to terrestrial mammals, all five species of salmon, freshwater fish (such as trout [*Oncorhynchus* sp.], whitefish [*Coregonus* sp.], and eels [*Anguillidae* sp.]), otter (*Lutra canadensis*), muskrat (*Ondatra zibethica*), beaver (*Castor canadensis*), and waterfowl (*Aix* and *Anas* sp.) would have been part

⁴¹ Whitlock, “Vegetational and Climatic History,” 12.

⁴² Cathy W. Barnosky, “A Record of Late Quaternary Vegetation from Davis Lake, Southern Puget Lowland,” *Quaternary Research* 16 (1981); and Cathy W. Barnosky, “Late Quaternary Vegetation near Battle Ground Lake, Southern Puget Trough, Washington,” *Geological Society of America Bulletin* 96 (1985).

⁴³ Wayne Suttles, “Environment,” in *Northwest Coast*, vol. 7, ed. Wayne Suttles, in *Handbook of North American Indians*, ed. William C. Sturtevant (Washington, DC: Smithsonian Institution, 1990), 17.

⁴⁴ Pojar and Mackinnon, *Revised-Plants of the Pacific Northwest Coast*, 30–42.

⁴⁵ Barnosky, Anderson, and Bartlein, “Northwestern U.S. during Deglaciation;” Linda Brubaker, “Climate Change and the Origin of Old-Growth Douglas-Fir Forests in the Puget Sound Lowland,” in *Wildlife and Vegetation of Unmanaged Douglas-Fir Forests*, ed. Leonard F. Ruggiero, Keith B. Aubry, Andrew B. Carey, and Mark F. Huff (Portland, OR: U.S. Department of Agriculture, Forest Service, Pacific Northwest Research Station, 1991); Franklin and Dyrness, *Natural Vegetation*, 72; and Whitlock, “Vegetational and Climatic History.”

⁴⁶ Franklin and Dyrness, *Natural Vegetation*.

⁴⁷ Arthur R. Kruckeberg, *The Natural History of Puget Sound Country* (Seattle: University of Washington Press, 1991); and Earl J. Larrison, *Mammals of the Northwest: Washington, Oregon, Idaho, and British Columbia* (Seattle, Washington: Seattle Audubon Society, 1967).

of the subsistence pattern.⁴⁸ Shellfish was also a dietary staple for Native American groups. Commonly used shellfish species include butter clam (*Saxidomus giganteus*), native littleneck clam (*Protothaca staminea*), native oyster (*Ostrea lurida*), geoduck (*Panopea generosa*), thin-shelled clam (*Protothaca tenerrima*), razor clam (*Siliqua patula*), horse clam (*Tresus* sp.), basket cockle (*Clinocardium nuttallii*), barnacle (*Balanus* sp.), and bay mussel (*Mytilus edulis*).⁴⁹

⁴⁸ Kruckeberg, *Natural History of Puget Sound Country*; Larrison, *Mammals of the Northwest*; and Wayne Suttles and Barbara Lane, “Southern Coast Salish,” in Suttles, *Northwest Coast*, vol. 7.

⁴⁹ William R. Belcher, “Shellfish Utilization among the Puget Salish” (Master’s thesis, Western Washington University, Bellingham, 1985), 57–58; and Suttles, “Environment,” 28.

4. Cultural Context

4.1 Precontact Background

Human occupation of the Pacific Northwest could have occurred as early as circa 16,000 years ago, after the retreat of the Vashon Stade of the Fraser Glaciation, the last glacial episode.⁵⁰ Although sparse, evidence of the earliest sites includes low-density lithic scatters, indicative of campsite or foraging locations. Organic materials such as bone, antler, and shell tend to decompose in the highly acidic soils of Puget Sound, but lithic artifacts are better preserved.⁵¹ This provides a minimal archaeological record for early sites making re-creation of human land-use patterns over time difficult. However, multiple cultural chronologies for the region have been formulated. Ames and Maschner have compiled the most comprehensive chronology, with cultural changes were based on advances in technology and increased sedentism.⁵² This chronology is divided into five periods: Paleo-Indian, Archaic, Early Pacific, Middle Pacific, and Late Pacific. Early peoples traveled in small, nomadic groups, relying on a generalized hunter-fisher-gatherer subsistence strategy. Innovations in patterns over time demonstrate that the rise of semipermanent and permanent villages were commensurate with the change to a seasonal round subsistence strategy. The seasonal round focused on specialized resources, especially riverine and marine materials.⁵³

Pertinent radiocarbon information for the Pacific Northwest region comes from the Manis Mastodon Site (45CA218) located in Sequim on the Olympic Peninsula. A bone point found in the side of a Mastodon indicates that humans were in the area dating to 13,800 years ago, making this is one of the oldest sites in North America.⁵⁴

The Paleo-Indian period (13,800–10,500 B.C.) is characterized as the earliest phase of human occupation. The sites are thought to represent small, highly mobile groups, with a general foraging subsistence pattern.⁵⁵ An early diagnostic tool assemblage in North America is the Clovis tradition. Clovis tools are typically found in the Pacific Northwest as isolates. Diagnostic features of the Clovis

⁵⁰ E. James Dixon, “Late Pleistocene Colonization of North America from Northeast Asia: New Insights from Large-Scale Paleogeographic Reconstructions,” *Quaternary International* 285 (2013).

⁵¹ Charles M. Nelson, “Prehistory of the Puget Sound Region,” in Suttles, *Northwest Coast*, vol. 7, 481.

⁵² K. M. Ames and H. D. G. Maschner, *Peoples of the Northwest Coast: Their Archaeology and Prehistory* (London: Thames and Hudson, Ltd., 1999), 57–112.

⁵³ Ames and Maschner, *Peoples of the Northwest Coast*.

⁵⁴ Michael R. Waters, Thomas W. Stafford, Jr., H. Gregory McDonald, Carl Gustafson, Morten Rasmussen, Enrico Cappellini, Jesper V. Olsen, Damian Szklarczyk, Lars Juhl Jensen, M. Thomas P. Gilbert, and Eske Willerslev, “Pre-Clovis Mastodon Hunting 13,800 Years ago at the Manis Site, Washington,” *Science* 334 (October 2011): 351.

⁵⁵ Ames and Maschner, *Peoples of the Northwest Coast*, 24.

tradition include large, lanceolate implements, usually used as projectile points. The Clovis toolkit also include bone shafts, bone points with beveled bases, blades, blade cores, scrapers, retouched flakes, and hammerstones.⁵⁶

During the Archaic period (10,500–4,400 B.C.), the environment was extremely dynamic. Isostatic rebound, the upward movement of earth’s crust in order to achieve equilibrium, occurred following the recession of the ice sheets.⁵⁷ Isostatic rebound altered sea levels causing areas that were formerly coastal lowlands to be submerged, and other locations were uplifted by tectonic activity.⁵⁸

Environmental changes would have affected the way humans used and adapted to the landscape.

The Olcott/Cascade tradition is represented by leaf-shaped projectile points, cobble tools, and bone and antler implements. All of these are representative of the Archaic period, a period in which semi-subterranean pithouses are first seen. This suggests settlement pattern changes and a rise in sedentism.⁵⁹

The Pacific period is divided into three phases—Early (4,400–1,800 B.C.), Middle (1,800 B.C.–A.D. 200/500), and Late (A.D. 200/500–A.D. 1775).⁶⁰ The Pacific period extends from the end of the Archaic to the beginning of the ethnographic period, when native populations first encountered European influences.

Semipermanent and permanent winter village use persisted during the Pacific period.⁶¹ The seasonal round continued to be employed for subsistence and settlement strategies. Microenvironments were utilized for seasonal and specialized resources. One model of intensification, in which more microenvironments became exploited over time, reflects greater economic complexity.⁶² Overall increasing social and cultural traits, such as intensification of resources, innovations in technology, permanent winter village sites, and social stratification, occurred. These traits evolved in three different subperiods.⁶³

It was during the Early Pacific phase that specialization of resources such as camas (*Camassia quamash*) and shellfish were first noted. Thick shell midden sites attest to the rise of sedentism and

⁵⁶ Ames and Maschner, *Peoples of the Northwest Coast*, 65–66.

⁵⁷ Michael Pidwirney and Scott Jones, “Structure of the Earth,” 2010, <http://www.physicalgeography.net/fundamentals/10h.html>.

⁵⁸ Ames and Maschner, *Peoples of the Northwest Coast*, 50, 53.

⁵⁹ Nelson, “Prehistory of the Puget Sound Region,” 483.

⁶⁰ Ames and Maschner, *Peoples of the Northwest Coast*.

⁶¹ Nelson, “Prehistory of the Puget Sound Region,” 483.

⁶² Robert Whitlam, “Models of Coastal Adaptation: The Northwest Coast and Maritimes,” in *The Evolution of Maritime Cultures on the Northeast and the Northwest Coasts of America*, ed. Ronald J. Nash (Burnaby, BC: Simon Fraser University Department of Archaeology, 1983), as described in Nelson, “Prehistory of the Puget Sound Region,” 484.

⁶³ Ames and Maschner, *Peoples of the Northwest Coast*, 87, 90, 94, 96.

increase in food production. Additionally, human burials are seen for the first time during this phase.⁶⁴

Continuity with an increase in shell middens and sedentism is shown in Middle Pacific sites with the inclusion of large cedar-plank houses, villages, and canoes. Diversification in tool assemblages is evident with the use of bone, antler, and groundstone tools. The toggling harpoon was an innovation that occurred during the Middle Pacific. Use of groundstone as net weights provides a link to an expansion of fishing-related activities.⁶⁵

Cultural continuity can be seen between the beginning of the Late Pacific Period and the Ethnographic period. An escalation in warfare occurred, as well as development of mortuary rituals. Use of chipped stone tools declined, although an expansion in woodworking tools occurred in the Late Pacific.⁶⁶ Areas near water resources would have been used for habitation sites, fishing, gathering riverine and lacustrine plants, and hunting waterfowl. Upland areas would have been utilized for hunting terrestrial game and gathering plants. Precontact Native groups could have also traversed the APE while traveling to various locations during the seasonal round.

4.2 Ethnographic Background

The APE vicinity is within the aboriginal territory of the Puyallup tribe, a subgroup of the Southern Coast Salish.⁶⁷ The Southern Coast Salish was composed of two language groups, Twana and Lushootseed (further subdivided into Northern and Southern groups). The Puyallup were part of the Southern Lushootseed dialect group.⁶⁸

The Puyallup were similar to other Southern Coast Salish tribes. They followed the seasonal round, built semipermanent or permanent winter villages, and had seasonal temporary camps during spring, summer, and fall. Winter village dwellings were cedar-plank longhouses with gable roofs, usually large enough for several families. Seasonal dwellings were often pole frames covered in mats.⁶⁹ Puyallup winter villages were located along Commencement Bay; the Puyallup, Carbon, and Stuck Rivers; Hylebos, Wapato, and South Prairie Creeks; and Vashon Island.⁷⁰

⁶⁴ Ames and Maschner, *Peoples of the Northwest Coast*, 90.

⁶⁵ Ames and Maschner, *Peoples of the Northwest Coast*, 94.

⁶⁶ Ames and Maschner, *Peoples of the Northwest Coast*, 95–96.

⁶⁷ Leslie Spier, “Tribal Distribution in Washington,” *General Series in Anthropology* 3 (1936); and Suttles and Lane, “Southern Coast Salish,” 486–87.

⁶⁸ Suttles and Lane, “Southern Coast Salish,” 486.

⁶⁹ Herman Haerberlin and Erna Gunther, “The Indians of Puget Sound,” *University of Washington Publications in Anthropology* 3, no. 1 (1930); Marion Smith, “The Puyallup-Nisqually,” in *Columbia University Contributions to Anthropology* 32 (New York: Columbia University Press, 1940), 203; and Suttles and Lane, “Southern Coast Salish,” 491.

⁷⁰ Smith, “The Puyallup-Nisqually,” 9.

The Puyallup would have followed the same seasonal round pattern other Southern Coast Salish groups did with salmon and other fish providing the main basis of their diet. Small task groups would have used seasonal, temporary resource acquisition and processing locations in different environmental zones, such as shorelines and upland prairies. Commencement Bay was a focal point for marine resources such as shellfish, waterfowl, and fish. Salmon were also caught in the Puyallup River and its tributaries with the use of weirs, traps, spears, seines, and gaffs. The diet was supplemented by hunting game and gathering of plant resources. Terrestrial mammals would have included blacktailed deer, elk, and bear. Smaller mammals may have included rabbit and beaver, among others.⁷¹

Plant resources would have included berries, nuts, roots, and bulbs, especially blackberry, salal berry, thimbleberry, salmonberry, blackcap, blueberry, huckleberry, and elderberry. Native populations consumed berries fresh or dried them for winter usage.⁷²

Ethnographic data indicates the nearest Puyallup village location to the APE was *puyaləq*, near the western shoreline of Commencement Bay. The name means “ample supply of everything” or “curved on the bottom of the water; winding river” and is the location of a former river channel.⁷³

Two additional ethnographic places were located near the APE. The mouth of a stream, which flowed in the former gully near 24th St., was called *dəx^wwadaḷəb*, meaning “place of the tide; place of where the tide has gone out.” Nearby, a small tributary to the stream was termed *ad^z*, meaning “hide” or “hidden” for the trees that arched over the top of the water.⁷⁴ Smith (1940) notes the village was located where a former creek emptied into Commencement Bay, near the current intersection of 24th St. and Pacific Ave. This was part of the extended village called *spwee-YAWHL-ah-pabbsb*.⁷⁵

4.3 Historic Background

In 1792, Captain George Vancouver explored Puget Sound to claim the land for King George III of Great Britain. Euroamerican presence in the vicinity of the APE did not begin in earnest until the 1830s with the establishment of the Hudson’s Bay Company’s (HBC) agricultural settlement, Fort Nisqually, near present-day DuPont.⁷⁶ Charles Wilkes led an American exploration party farther into

⁷¹ Suttles and Lane, “Southern Coast Salish,” 488–89.

⁷² Erna Gunther, “Ethnobotany of Western Washington,” *University of Washington Publications in Anthropology* 10, no 1 (1945); and Suttles and Lane, “Southern Coast Salish,” 489.

⁷³ Vi Hilbert, Jay Miller, and Zalmay Zahir, *Puget Sound Geography: Original Manuscript from T. T. Waterman* (Federal Way, WA, Zahir Consulting Services, 2001), 247, 248, 251.

⁷⁴ Hilbert, Miller, and Zahir, *Puget Sound Geography*, 247, 248, 251.

⁷⁵ Smith, “Puyallup-Nisqually;” and Tom Dailey, “Coast Salish Villages of Puget Sound,” accessed December 16, 2016, http://coastsalishmap.org/Village_Descriptions_Nisqually-Olympia.htm.

⁷⁶ William Bonney, *History of Pierce County, Washington* (Chicago, IL: Pioneer, 1927); and M. L. Stilson, “A Data Recovery Study of 45-PI-405, the 1843 Fort Nisqually Village at Northwest Landing, Pierce County, Washington,”

... continued on next page

the surrounding areas in 1841. The HBC stimulated regional development that attracted explorers, fur traders, and their associates. The Wilkes party also explored the Tacoma area, and Wilkes himself apparently named Commencement Bay. Native American groups such as the Puyallup were still practicing their traditional subsistence and settlement patterns at this time. The Wilkes expedition reported seeing Puyallup Indians fishing in Commencement Bay. Early historic-period maps and ethnologies documented native fishing and village sites near what is now Tacoma's central business district.⁷⁷

In the late 1840s, the shift from British to American jurisdiction and the passage of the Donation Land Act of 1850 provided the first real encouragement to Euroamerican settlement. By 1853, approximately 4,000 settlers resided in the southern Puget Sound region, and they convinced Congress to create Washington Territory, whose population grew steadily over the next three decades. In 1889, Washington achieved statehood.⁷⁸

The influx of Euroamerican settlers resulted in conflicts with Indians, who resented encroachment on their lands. One of the initial tasks of Washington's first territorial governor, Isaac Stevens, was to reach agreements with Indian groups for land cessions. The goal was to relocate native groups onto reservations, opening land for continued Euroamerican settlement. After hasty negotiations, Stevens convinced most Indians in Washington Territory to relinquish title to more than 64 million acres of land in exchange for annuities, retention of fishing rights, and title to circumscribed areas of land. Members of the Puyallup, Nisqually, and other southern Puget Sound Indian tribes signed the Treaty of Medicine Creek on December 26, 1854. The treaty set aside land for two reservations: the Nisqually Reservation along the Nisqually River and the Puyallup Reservation on the south shore of Commencement Bay.

Many Indians did not understand the terms of the treaties, which led to resentment and eventually warfare throughout the Puget Sound region. Many white settlers lost their cattle and cabins to retaliatory acts by the Indians. The uprisings, known as the Indian Wars, lasted from around 1855 until 1857.⁷⁹

The original Puyallup Indian Reservation was small and on inferior lands, consisting of only 1,280 acres.⁸⁰ Disgruntled Puyallup members helped spur the Indian War of 1855-56, which compelled the United States to renegotiate the treaty over the next several years, expanding the reservation to

Western Heritage, Olympia, Washington, prepared for Weyerhaeuser Real Estate Company Land Management Division, Tacoma, Washington, 1991, on file at DAHP.

⁷⁷ Caroline Gallacci and Ron Karabaich, *Images of America: Tacoma's Waterfront* (San Francisco, CA: Arcadia, 2006), 10–11.

⁷⁸ Carlos A. Schwantes, *The Pacific Northwest: An Interpretive History* (Lincoln: University of Nebraska Press, 1996), 95–106.

⁷⁹ Schwantes, *Pacific Northwest*, 104–6.

⁸⁰ Judy Wright, *History of the Puyallup Tribe of Indians* (Tacoma, WA: Puyallup Tribe of Indians, 1997), 5; and Paula Becker, "Pierce County—Thumbnail History," History Link Essay 8011, November 13, 2006, <http://historylink.org/File/8001>.

18,062 acres by 1873.⁸¹ By the mid-1880s, individual Puyallup Indian families received allotments of reservation land, which Euroamericans believed would give each family “ownership” of a piece of property and thereby promote a more sedentary lifestyle.⁸² The results of the Indian War provided short-lived, however, as the federal government would reclaim at least half of the land on the expanded Puyallup Reservation and sell it by the late 1890s.⁸³

4.3.1 Tacoma’s Development

Tacoma’s Euroamerican growth exploded with the coming of the railroad. In 1873, Northern Pacific Railway (NPRR) announced that Commencement Bay would become the western terminus for their new transcontinental rail line.⁸⁴ Rather than join the existing town of Tacoma, Northern Pacific created a new town, North Tacoma, on its property at the head of Commencement Bay. Tacoma and New Tacoma were not united as the City of Tacoma until 1884.⁸⁵

The late nineteenth century was the heyday of the railroad industry in Tacoma, stimulating population growth. In addition to railroad lines, sawmills, factories, and agriculture boomed. The NPRR main line was completed in 1887, and soon after, the area around the southern end of Commencement Bay became more industrialized. With industrialization, several extensive modifications occurred within Commencement Bay in close proximity to the APE, including dredging and filling episodes, which eventually created four main and several smaller waterways. The modifications went hand-in-hand with industrial expansion in Tacoma. By 1888, Tacoma boasted the world’s largest lumber mill.⁸⁶

Two major growth periods followed between 1888–1892 and 1902–1912, separated by the economic panic of 1893, a nationwide recession. The Tacoma Land Company controlled much of the growth in these periods when it created districts for certain uses and sold land only in those limited geographical areas. Between 1900 and 1910, Tacoma’s population more than doubled, and by 1920, 96,743 people lived in the city.⁸⁷

⁸¹ Becker, “Pierce County.”

⁸² Smith, “Puyallup-Nisqually,” 47.

⁸³ Becker, “Pierce County.”

⁸⁴ Heather M. MacIntosh and David Wilma, “Northern Pacific Railroad Announces Tacoma Terminus on July 14, 1873,” History Link Essay 922, revised August 27, 2004, http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=922.

⁸⁵ Michael Sullivan and Eugenia Woo, “National Bank of Tacoma, Tacoma, Pierce County, Washington,” National Register of Historic Places nomination form, March 6, 2006, 8-2, <http://npgallery.nps.gov/nrhp/GetAsset?assetID=21bf080d-6059-4166-9fc7-698c8ff2f455>.

⁸⁶ Schwantes, *Pacific Northwest*, 238.

⁸⁷ Sullivan and Woo, “National Bank of Tacoma,” 8-2.

4.3.2 *Development in the APE*

During the first boom between 1888 and 1892, key construction took place near the APE. In 1884, Charles B. Wright, President of the Tacoma Land Company, founded the original Annie Wright Seminary across the street at First St. and Tacoma Ave. This private school for girls “was intended to demonstrate the cultural potential of the city and to enhance the image of Tacoma's respectability for those wishing to see their children educated in the finest of institutions.”⁸⁸

In 1886, the same Charles B. Wright donated 20 acres to the City of Tacoma for a public park.⁸⁹ When the city first acquired the land for today's Wright Park, fallen trees, tree stumps, and brush covered the terrain. Inspired by an 1873 Olmsted plan for the city of Tacoma, Wright Park developed into a peaceful landscape of rolling hills and valleys.⁹⁰

By the turn of the twentieth century, the blocks surrounding Wright Park had developed into an early streetcar suburb and a well-to-do neighborhood; a 1904 history of Tacoma called the land “valuable property.”⁹¹ The park provided “an important link between Tacoma's downtown commercial area to the southeast and the residential Stadium-Seminary area to the northwest.”⁹² The corner bordering S G St. and Division Ave., located directly across from the TBPC building, was not part of the original park property, but the city would acquire the parcel in 1902 and expand the park.⁹³ The park's conservatory was established in 1908, and various groups would build statues and memorials within the park in the 1910s and 1920s.⁹⁴

By the turn of the twentieth century, the area where Division Ave. met S G St. lay between several rapidly growing neighborhoods. To the southwest was downtown Tacoma, which bordered the bluffs of Commencement Bay and served as a hub for commercial and wholesale businesses, hotels, offices, and apartments.⁹⁵ Developers built residential neighborhoods to the northwest, just across Division St. Three different building booms filled the neighborhood with distinctive residential styles. The first boom (1888–1893) consisted mostly of Queen Anne– and Stick-style residences; the second (1902–1915) saw classic and regional variations on the American Foursquare, as well as

⁸⁸ Gallacci, “Stadium-Seminary Historic District,” 7-3.

⁸⁹ Metro Parks Tacoma, “History of Wright Park,” accessed December 5, 2016, <http://www.metroparkstacoma.org/history-wright-park/>.

⁹⁰ Gallacci, “Wright Park and the Seymour Conservancy,” 8-1.

⁹¹ Louis W. Pratt, *Tacoma: Electric City of the Pacific Coast: Tacoma Chamber of Commerce and Board of Trade (1904)* (Tacoma, WA: Chamber of Commerce and Board of Trade, 1904), 47.

⁹² Gallacci, “Wright Park and the Seymour Conservancy,” 7-1.

⁹³ Gallacci, “Wright Park and the Seymour Conservancy,” 8-2.

⁹⁴ Metro Parks Tacoma, “History of Wright Park.”

⁹⁵ Sullivan and Woo, “National Bank of Tacoma,” 8-2.

Craftsman style dwellings; and the third (1919–1929) consisted mostly of Craftsman homes and other California-inspired bungalows.⁹⁶

At least one building occupied the tax parcel at 5 S G St. before the Scottish Rite Cathedral was completed in 1921. Sanborn maps from 1885, 1886, and 1896 depict a residence at 615 S First St. in the southeast corner of the parcel with a woodshed to the north.⁹⁷ Several residents of 615 S First St. are listed in the 1904 Polk’s Tacoma City Directory, including Anna Riley (a nurse and the widow of Mathias Riley), William L. Stonebraker (a traveling salesman), E. Bert Simpson (a cashier at Puget Sound Electric Company), and Edwin N. Fuller (secretary of the Washington State Historical Society, cofounder of the Washington State Press Association, former editor of the *Tacoma News*, and former publisher of the *Yakima Republic*).⁹⁸ Fuller was known locally as “the Nestor of the Tacoma press.”⁹⁹

4.3.3 *Sutton, Whitney & Dugan, designers of the Scottish Rite Cathedral*

In 1911, the Tacoma Shrine and Scottish Rite organization (aka Scottish Rite Freemasons) bought the parcel at S G St. and Division for \$25,000, although construction of the new cathedral would not begin until 1921.¹⁰⁰ The Scottish Rite Freemasons were one of many fraternal organizations in Tacoma at the time. While Masonic Lodges, or Blue Lodges, served Masons of the first through third degrees, the Scottish Rite, under a separate organization, served Masons of the fourth through thirty-second degrees.¹⁰¹ The Scottish Rite Freemasons chose the prolific Tacoma architecture firm Sutton, Whitney & Dugan to design and oversee the construction project. Albert Sutton (1867–1923) was a Mason and a member of the American Institute of Architects (AIA). He had been active in Tacoma since 1888, first in partnership with James Pickles and then with Ambrose J. Russell (1893–95). Three of the buildings Sutton designed with these early partners are listed in the Tacoma Register of Historic Places: the Abbott/Passages Building at 708 S Broadway, the Osgood-Anderson

⁹⁶ Jay R. Turner, “North Slope Historic District, Tacoma, Pierce County, Washington,” National Register of Historic Places nomination form, March 6, 2006, 7-4–7-5, <http://npgallery.nps.gov/nrhp/GetAsset?assetID=f17fd005-701b-4850-b0e4-feb9286e1f13>.

⁹⁷ Sanborn, *Tacoma, Washington 1885*; Sanborn, *Tacoma, Washington 1888*; and Sanborn, *Tacoma, Washington 1896*.

⁹⁸ Polk’s Tacoma City Directories, 1904–6, Tacoma Public Library, Tacoma (hereafter TPL); Polk’s Tacoma City Directory 1904, 590, 628, TPL; Stanton Patty, “State’s Press Got Started More than 100 Years Ago,” *Walla Walla Union Bulletin*, March 13, 1953, 7; and Washington State Historical Society (WSHS), *Washington State Historical Society Publications*, Vol. 2, 1907–1914 (Olympia, WA: Frank M. Lamborn, 1915), 68–69, 101, <https://books.google.com/books?id=Ovo0AQAAMAJ&>.

⁹⁹ WSHS, *Washington State Historical Society Publications*, Vol. 2, 1907–1914, 343.

¹⁰⁰ “\$250,000 Shrine Temple Planned,” *Tacoma Daily Ledger*, December 31, 1911, 25; and “Ground Broken Today,” *Tacoma News Tribune*, February 18, 1921, 1.

¹⁰¹ Bill Hammontree, Valley of Tacoma Scottish Rite, to Chrisanne Beckner, personal communication December 22, 2016.

House at 407 North E St., and the Sprague Building at 1501–5 Pacific Ave.¹⁰² Sutton also designed his own home, located at 301 N I St. within the North Slope National Historic District.¹⁰³ Sutton moved to San Francisco in 1901, where he established a firm with Charles Peter Weeks from 1901–10. He moved to Oregon in 1910 and in 1912 began a partnership with Harrison A. Whitney (1877–1962) of Portland, with whom he worked in Oregon until 1918. In 1918, Sutton moved back to Tacoma and established a new office with Whitney. The firm hired Earl N. Dugan (c. 1878–1956) as associate that same year (Dugan was made partner in 1922).¹⁰⁴

Sutton, Whitney & Dugan designed some of Tacoma’s “most prominent buildings,” in addition to a smattering of buildings across western Washington and Oregon, including a Scottish Rite temple in Yakima.¹⁰⁵ The firm’s most notable work in Tacoma included various buildings at the College of Puget Sound (Anderson Hall, Howarth Hall, Gymnasium, Jones Hall, Kitteridge Hall, Student Union Building) (1924) and the second Annie Wright Seminary (1924).¹⁰⁶ In 1927, the American Institute of Architects praised both projects, claiming that they were excellent examples of “Tudor collegiate” architecture: “It is refreshing to note the restraint served in the design of these dignified groups of buildings. The beauty of these designs depends largely in the composition of the masses; the scale and grouping of the windows rather than in the elaboration of meaningless detail.”¹⁰⁷

Sutton, Whitney & Dugan also served as associate architects for First Presbyterian Church at Division Ave. and N Tacoma St. (1924), neighboring the TBPC building and now listed as a Tacoma Landmark.¹⁰⁸ The only NRHP-listed building that the firm designed independently was the National Bank of Tacoma at 1123 Pacific Ave. (1921).¹⁰⁹ Other notable buildings designed by Sutton, Whitney & Dugan include the W. R. Rust Building at Pacific Ave. and 11th St. (1920); alterations to the Union

¹⁰² City of Tacoma, Tacoma Register of Historic Places, last updated December 9, 2015, accessed December 9, 2016, http://cms.cityoftacoma.org/cedd/TacomaCulture/Historic/general/PUBLICATION_LANDMARKS_REGISTER.pdf.

¹⁰³ City of Tacoma, North Slope Historic Special Review District Buildings Inventory, 2011, accessed December 8, 2016, <http://cms.cityoftacoma.org/planning/historic-preservation/districts/nshd-2012.pdf>.

¹⁰⁴ “Earl Nathaniel Dugan (Architect),” Pacific Coast Architectural Database, accessed December 5, 2016, <http://pcad.lib.washington.edu/building/6659/>.

¹⁰⁵ Sutton, Whitney, and Dugan, *Architectural Elevations, Drawings, & Plans of the Architectural Firm* (Tacoma: Tacoma Public Library, 1979); “Albert Sutton,” Architect Biographies, Washington State Department of Archaeology and Historic Preservation, accessed December 5, 2016, <http://www.dahp.wa.gov/learn-and-research/architect-biographies/albert-sutton>; Michael Sullivan and Eugenia Woo, “National Bank of Tacoma, Tacoma, Pierce County, Washington,” National Register of Historic Places nomination form, March 6, 2006, 8-13, <http://npgallery.nps.gov/nrhp/GetAsset?assetID=21bf080d-6059-4166-9fc7-698e8ff2f455>.

¹⁰⁶ Sutton, Whitney, and Dugan, *Architectural Elevations*; Federal Writer’s Project, *The WPA Guide to Washington*, n.p., accessed December 5, 2016. <https://books.google.com/books?id=07PpCAAAQBAJ&printsec=frontcover#v=onepage&q&f=false>.

¹⁰⁷ “Complete Survey of City’s Building,” *Tacoma News Tribune*, November 30, 1927, 6.

¹⁰⁸ “Complete Survey of City’s Building,” 6.

¹⁰⁹ Sullivan and Woo, “National Bank of Tacoma,” 1-2.

Club at 539 Broadway (1924–25);¹¹⁰ and the YWCA Tacoma at 405 Broadway (1927).¹¹¹ In 1925, Sutton, Whitney & Dugan also designed a new building for the Annie Wright Seminary at N Tacoma Ave. and 10th St.¹¹² First Presbyterian Church, directly east of the cathedral and designed in part by Sutton, Whitney & Dugan, was also completed until 1925.¹¹³

Sutton, Whitney & Dugan also designed houses, including residences for C. Davis Weyerhauser at 624 N Yakima Ave.; Paul F. Barber (1920 N Junett St.); Elizabeth T. Ellis (3823 N Madison St.); Christen Quevli (611 N Yakima Ave.); Epps Apartments (N Third St. and Yakima Ave.); and George C. Weber (4411 N 37th St.). A 1927 AIA survey of Tacoma called the Weber house a “good example of domestic architecture where excellence of plan is combined, at a minimum of expense, with a design depending largely for its beauty on the roof lines and the distribution and character of the windows.”¹¹⁴ That same AIA survey awarded Sutton, Whitney & Dugan eleven total honors for various residential, commercial, and religious buildings. The National Bank of Tacoma won a “highest honor” award and the then six-year-old Scottish Rite Cathedral received an “honorable mention” in the category “Semi-Public and Cultural Buildings.”¹¹⁵ Sutton died from a sudden heart attack in 1923, a year after the Scottish Rite Cathedral was completed. Whitney and Dugan continued architectural work under the firm’s name for several years.¹¹⁶

The firm’s design for the Portland Scottish Rite Cathedral won first prize in a design competition, as noted by a 1921 edition of the *American Architect*.¹¹⁷ A sketch included in the publication showed that the firm was using similar design principles and motifs for its Scottish Rite designs:

¹¹⁰ Brent A. Santhuff, “The Union Club, Tacoma, Pierce County, Washington,” Tacoma Register of Historic Places nomination form, n.d., accessed December 5, 2016, <http://www.tacomaculture.org/historic/resource/Nomination%20Docs/539%20Broadway,University%20Union%20Club.pdf>.

¹¹¹ Sutton, Whitney, and Dugan, *Architectural Elevations*.

¹¹² Joy Keniston-Longrie, Kelsey Longrie, and Amberose Longrie, *Tacoma’s Stadium District* (Charleston, SC: Arcadia, 2010), 26, 95; and Caroline Gallacci and Ronald E. Karabaich, *Vanishing Tacoma* (Charleston, SC: Arcadia, 2010), 9. See *Tacoma’s Stadium District*, 26, and *Vanishing Tacoma*, 9, for photos of the seminary that depict a building across the street from the original Annie Wright Seminary that appears to be 615 First Ave.

¹¹³ “Complete Survey of City’s Buildings,” *Tacoma News Tribune*, November 30, 1927, 6.

¹¹⁴ “Complete Survey of City’s Buildings,” 6; and Sutton, Whitney, and Dugan, *Architectural Elevations*.

¹¹⁵ “Complete Survey of City’s Buildings,” 6.

¹¹⁶ Sullivan and Woo, “National Bank of Tacoma,” 13.

¹¹⁷ “Extracts from Competition Program of the Scottish Rite Cathedral Competition, Portland, Oregon,” *American Architect* (January–June, 1921): 363.

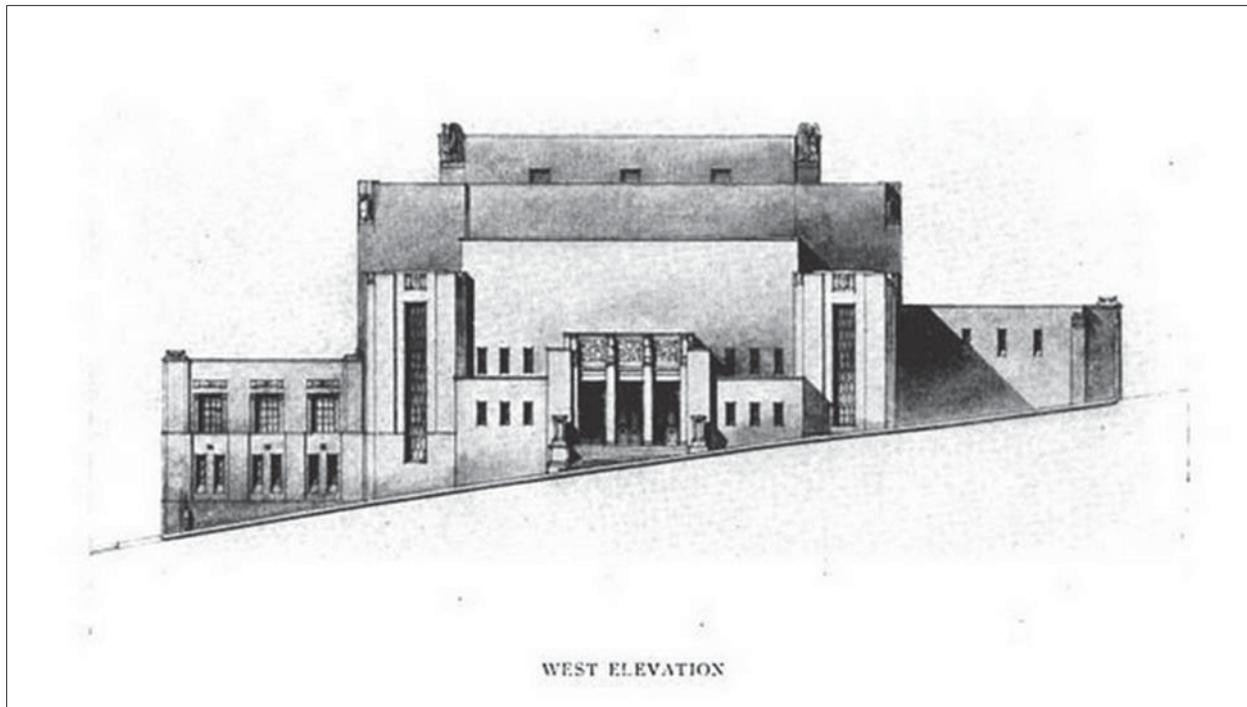


Figure 4-1. The west elevation of the award-winning Sutton and Whitney design for the Portland Scottish Rite Cathedral, as published in the *American Architect*, 1921. Note the massing, entrance, and sloping grade, among other details similar to those of the Tacoma Scottish Rite Cathedral.

Albertson, Cornell Bros. & Walsh were chosen as the general contractors for the Scottish Rite Cathedral. Albertson, Cornell Bros. & Walsh had formed as a merger of building, dredging, and paving companies and had built sections of the Pacific Highway.¹¹⁸ Cornell Brothers, previously independent, had built various buildings in Tacoma, including several residential houses in the current North Slope Historic District and the Weyerhaeuser Mansion at 4301 N Stevens St., Tacoma.¹¹⁹

4.3.4 *The Architecture of the Scottish Rite Masonry*

Scottish Rite Masonry originated in France in the eighteenth century. The first Scottish Rite lodge in the United States was authorized in Albany, New York, in 1767. According to historian (and Freemason) Guy L. Beck, “the Ancient and Accepted Scottish Rite is today the most widely

¹¹⁸ “State Highway Contract Lift,” *Chehalis Bee Nugget*, July 13, 1923, 1; and James Allen, *State of Washington Ninth Biennial Report of the Supervisor of Highways for the Period Oct. 1, 1920, to Sept. 30, 1922* (Olympia: Frank M. Lamborn, 1922), 97. Albertson, Cornell Bros. & Walsh built segments of the Pacific Highway between Wild Cat Cove and Oyster Creek and from Chehalis City limits to the Napavine road corner.

¹¹⁹ William G. Collins, “Haddaway Hall (Weyerhaeuser Mansion), Tacoma, Pierce County, Washington,” Tacoma Register of Historic Places nomination form, August 1, 1981, 6–8, <http://npgallery.nps.gov/pdfhost/docs/NRHP/Text/83003349.pdf>; and Turner, “North Slope Historic District,” 2002, 1.

established form of Freemasonry in the world, with over forty countries having their own Supreme Councils.”¹²⁰ Masonic membership has primarily been Christian and mostly Protestant, since Catholic popes have repeatedly condemned the organization as a secular religion.¹²¹ Freemasonry and other fraternal organizations grew in popularity in the nineteenth century, when “the traditional structures of the workplace had broken down” and “American religion underwent what has been termed, by a number of scholars, a process of ‘feminization.’”¹²² To white American men, the lodge “continued to express order in an understandable manner” through its emphasis of “hierarchy and corporate identity” at a time when the hierarchy of some religious structures was in flux.¹²³ Construction of the Scottish Rite Cathedral in Tacoma occurred during the heyday of American Freemasonry, which according to historian William D. Moore, “reached its greatest strength in the United States, in both popularity and influence, in the last third of the nineteenth and first third of the twentieth centuries.”¹²⁴ It is unclear exactly when the present-day Valley of Tacoma Scottish Rite Masons organized. However, the chapter likely was established around 1904.¹²⁵

4.3.5 *Building the Scottish Rite Temple*

When construction of the new Scottish Rite Cathedral began in 1921, local papers estimated that the building would cost about \$200,000 to build.¹²⁶ Trustees in “charge of the erection of the building” included prominent Tacoma leaders, including A. J. McKillop, Arthur Prichard, George A. Todd, W. B. Stevens, and Frank M. Lamborn.¹²⁷ The building’s cornerstone was laid on April 22, with U.S. vice president of and Scottish Rite Mason Thomas Riley Marshall present.¹²⁸

The scale of the project was impressive to Tacomans. Initial construction set a “new excavation record” when “between 5,000 and 6,000 yards of gravel were removed from the site in 12 days by Rinaldo Keasal, who had the contract for the work. Nine huge trucks were kept busy during the entire time, and the gravel was used by the city on various streets.”¹²⁹ According to the *Tacoma Daily Ledger*, the building was also “attracting wide attention among architects and construction men”

¹²⁰ Guy L. Beck, “Celestial Lodge Above: The Temple of Solomon in Jerusalem as a Religious Symbol in Freemasonry,” *Nova Religio: Journal of Alternative and Emergent Religions* 4, no. 1 (October 2000): 28–51, 37–38, quotation on 38.

¹²¹ Beck, “Celestial Lodge Above,” 33, 44.

¹²² Moore, “Masonic Lodge Room, 1870–1930,” 35.

¹²³ William D. Moore, “The Masonic Lodge Room, 1870–1930: A Shared Space of Masculine Spiritual Hierarchy,” *Perspectives in Vernacular Architecture*, “Gender, Class, and Shelter” Special Issue, 5 (1995): 26–39, quotations on 35–36.

¹²⁴ Moore, “Masonic Lodge Room, 1870–1930,” 26.

¹²⁵ Surmised from a 1916 notice in the *Tacoma Times*, which announced the 24th semiannual reunion of the Valley of Tacoma Scottish Rite Freemasons (“Masonic Reunion Here,” *Tacoma Times*, May 17, 1916, 3).

¹²⁶ “Keen Interest in Masonic Temple,” *Tacoma Daily Ledger*, February 27, 1921, B4.

¹²⁷ “Keen Interest in Masonic Temple,” B4.

¹²⁸ “Ground Broken Today,” 1.

¹²⁹ “New Excavation Record,” *Tacoma Daily Ledger*, March 6, 1921, B5.

around the region for architectural features such as its banquet hall, which would seat one thousand and be the “largest hall of its kind in the Northwest,” as well as its “absence of all posts or pillars, the ceiling being supported with huge steel arches.”¹³⁰ Local papers also noted the building’s modern heating and ventilation system and white granite exterior, which would “make the building the only one of its kind in the Northwest.”¹³¹

The physical dimensions and design of the Scottish Rite Cathedral conformed to Masonic standards and reflect Masonic beliefs. In Freemasonry, “the Temple of Solomon in Jerusalem . . . is . . . a kind of grand metaphor for the Masonic lodge itself.”¹³² Beck further explained the centrality of Solomon’s Temple to Masonic architecture:

From the Masonic perspective, the Egyptian temple was the true prototype of all other temples in the ancient world, including especially the Mosaic tabernacle and the Temple of Solomon in Jerusalem. . . . In the Masonic tradition, it is suggested that this Egyptian temple form was borrowed by the Jews and with some modifications adopted by the Greeks and Romans before entering modern Europe. . . . Consequently, King Solomon’s Temple as the first temple in Jerusalem functions as a model for the earthly Masonic Lodge and its work of constructing moral principles among the living brethren.¹³³

The cathedral’s unique design and the Masons’ elusive traditions led to rumors and speculation about the cathedral in the local press, most of it centered on Solomon’s Temple:

during the construction of this building there was considerable discussion as to the style of architecture, and it was generally believed it was a reproduction of King Solomon’s Temple, but as no one actually knows just what Kind Solomon’s Temple was this could not, of course, be a copy. It is an adaptation of the Oriental style of the time of King Solomon to present-day needs, the details being modified to express the purpose for which the building is intended.¹³⁴

Other newspapers reported more straightforwardly that the cathedral “is being built on architectural lines closely consistent with those used in the time of King Solomon.”¹³⁵ Architectural basis on Solomon’s Temple was also central to some Masonic rituals, in which the “master of the lodge” “metaphorically became King Solomon, and the lodge room became Solomon’s temple.”¹³⁶

¹³⁰ “Keen Interest in Masonic Temple,” B4.

¹³¹ “The heating and ventilation is what is known as the positive system. The air is drawn from the outside, heated, then driven by means of a large fan to the various rooms and then drawn off through exhaust ducts and discharged above the roof on the opposite side from the fresh-air intake with the result that there is a constant flow of warm, fresh air passing through the rooms” (“Dedicate Beautiful Cathedral Friday,” *Tacoma News Tribune*, April 6, 1922, 20; and “Keen Interest in Masonic Temple,” B4.

¹³² Beck, “Celestial Lodge Above,” 29.

¹³³ Beck, “Celestial Lodge Above,” 31–32.

¹³⁴ “Dedicate Beautiful Cathedral Friday,” 20.

¹³⁵ “Keen Interest in Masonic Temple,” B4.

¹³⁶ Moore, “Masonic Lodge Room, 1870–1930,” 33.

The design of Tacoma's Scottish Rite Cathedral conformed to these Masonic requirements. As a rule, a Masonic lodge "was above street level, was longer than it was wide, had a high ceiling, symmetrically placed doors on one end, and an altar in its center."¹³⁷ Everything in the lodge room was organized around two axes and was "designed to shut out the exterior world and outsiders." The rooms were often "far above street level," and windows were either missing or "rendered impervious to vision by shutters or stained glass." Stairs "separated the room from the pedestrian realm" and soundproofing materials were often installed in lodge room walls.¹³⁸ A banquet hall and ballroom were located on the lower floor immediately below a lodge room with 23-foot-high ceilings, with a stage on one side for ceremonies, and a balcony. The building was built of reinforced concrete. The two wings had three floors each. On the balcony level of the lower ballroom, the second floor of each wing, rooms included a secretary's office, billiard room, smoking room, card room, and Masonic library. Third-floor wings included "small paraphernalia rooms, a small lodge room and lounging rooms."¹³⁹ Both the billiards room (Roosevelt Hall) and the Masonic library, also apparently used as a ladies' social hall (LaFayette Hall) were "equipped with large electrical fireplaces."¹⁴⁰

Tacoma Scottish Rite Masons clearly intended for the community to use their facility, or at least parts of it. The ground-floor ballroom and associated banquet hall were intended for public use. Named Washington Hall after famous Mason President George Washington (all rooms were named after famous Masons), the ballroom to seat one thousand would, the *Tacoma News Tribune* reported, "fill a long-felt want for a civic social center, where entertainments pertaining to music, the sciences and art, and social functions, may be promoted."¹⁴¹ Multiuse temples of this fashion were common in late 1800s, although by the 1910s and 1920s, "Masonic temples were often devoted entirely to Masonic purposes."¹⁴² In addition to the banquet hall, Lafayette Hall was designed "for the special benefit of the ladies in their social gathering." Women were forbidden, however, from entering the top floors of each wing, which were reserved for "lodge purposes, where men are joined together to help regenerate mankind, and bring the kingdom of God on earth, the building itself having been Erected to God and dedicated to the service of humanity, thus summing up the doctrine of the Ancient and Accepted Scottish Rite of Freemasonry."¹⁴³

The massive central lodge room on the second floor contained the most symbolic construction and art in the building. Complete with a stage, the lodge room had walls painted three "beautifully blending" shades of gray, with "lotus flowers in the cornice." Forty-foot-high ceilings were painted

¹³⁷ Moore, "Masonic Lodge Room, 1870–1930," 27.

¹³⁸ Moore, "Masonic Lodge Room, 1870–1930," 30.

¹³⁹ "Ground Broken Today," *Tacoma News Tribune*, February 18, 1921, 1.

¹⁴⁰ "Dedicate Beautiful Cathedral Friday," 20.

¹⁴¹ "Dedicate Beautiful Cathedral Friday," 20.

¹⁴² Moore, "Masonic Lodge Room, 1870–1930," 26.

¹⁴³ "Dedicate Beautiful Cathedral Friday," 20.

blue “to represent the sky,” as was customary in Masonic temples.¹⁴⁴ Members faced the center of the room for ceremonies. “Legends and belief tales of Masonry” traced their story to early Western civilization, from Solomon’s Temple to “ancient Jews, Islamic Arabs, the knights of the crusades, the builders of the medieval cathedrals, the architects of England’s architectural renaissance, and America’s founding fathers.”¹⁴⁵ The historic motifs—particularly Egyptian or Greek—common in early twentieth-century lodge rooms reflected this historic lineage. According to Moore, “the lodge room was a fantastic realm in which the power of the organization was emphasized and outside reality was consciously abrogated. As fantastic realms, lodge rooms were often decorated in historical motifs so that the Masons could separate themselves temporally, as well as spatially, from the ordinary world.” These decorations often included “revivalist styles” on “furniture and wall decorations.”¹⁴⁶ In Scottish Rite tradition, the lodge room became an even more fantastical place through the theatrical performances that members of the organization performed for other members on the stages that are commonly found in them. As Moore wrote, “at the height of the blossoming of the golden age of fraternalism between 1870 and 1930, scores of companies provided costumes and props for these productions.”¹⁴⁷

To artistically outfit their cathedral and its theatrical productions, Tacoma Scottish Rite Masons turned to Thomas G. Moses. A native Scotsman who lived in Oak Park, Illinois, Moses had trained at the Art Institute of Chicago and was a member of Chicago’s Palette and Chisel association.¹⁴⁸ His specialty was the theater: Moses had designed and painted scenes for “forty operas each season” with Henry Savage’s Castle Square Opera Company.¹⁴⁹ In 1889, Moses had painted scenery at Tacoma Theater, including the “drop curtain which theater-goers of the city have long viewed and admired” on which he illustrated “the temple of Minerva.” Tacomans remarked on the peculiarity that Moses, who loved to paint Mount Rainer (“which he calls Mount Tacoma, by the way”), had never painted it on a drop curtain, despite being nationally renowned for his painted backdrops.¹⁵⁰

¹⁴⁴ “Dedicate Beautiful Cathedral Friday,” 20. On the ceilings of Masonic temples, Beck writes, “the Master’s Lodge is also known as the ‘Blue Lodge’ (for its blue canopy) of Master Masons, where only the first three degrees are awarded” (“Celestial Lodge Above,” 34).

¹⁴⁵ Moore, “Masonic Lodge Room, 1870–1930,” 35.

¹⁴⁶ Moore, “Masonic Lodge Room, 1870–1930,” 30–31.

¹⁴⁷ Some of the largest companies that supplied Masonic theatrical supplies were “the Pettibone Brothers Manufacturing Company of Cincinnati, Ohio, the Ward-Stilson Company of Anderson, Indiana, the Henderson-Ames Company of Kalamazoo, Michigan, and M. C. Lilley & Company of Columbus, Ohio” (Moore, “Masonic Lodge Room, 1870–1930,” 32).

¹⁴⁸ “Tribute to T. G. Moses,” *Oak Park Oak Leaves*, July 27, 1927, 84; Palette & Chisel, “History,” <http://www.paletteandchisel.org/about-us/history/>; and Palette & Chisel, “The Lost Summer Camp,” blog entry, January 29, 2012, <https://paletteandchisel.wordpress.com/2012/01/>.

¹⁴⁹ “Productions for which Moses painted materials included ‘Florodora,’ ‘Under Southern Skies,’ ‘Pretty Peggy,’ ‘By Right of Sword.’ He designed the scenes for ‘Trip to the Moon,’ ‘20,000 Leagues Under the Sea’ and ‘War of Worlds’” (“One Man Art Show,” *Oak Park Oak Leaves*, October 17, 1930, 9).

¹⁵⁰ “Noted Artist Returns Here after Lapse of 33 Years,” *Tacoma Daily Ledger*, January 8, 1922, B4.

A Scottish Rite Mason himself, Moses started painted theatrical scenes, drop curtains, and murals for Scottish Rite stages in the 1920s.¹⁵¹ Moses's hometown paper, *Oak Park Leaves*, wrote in 1930 that the artist had "spent fifteen years in designing and painting stage settings for sixty-two Scottish Rite temples from Portland, Maine to Portland, Oregon. . . . He has recently finished a Scottish Rite temple at McAlester, Okla., where the drops were forty feet high and sixty feet long."¹⁵² Moses also painted scenery and assisted with stage constructions in Scottish Rite temples in San Antonio, Texas, Little Rock, Arkansas, and Oakland, California.¹⁵³ The Tacoma Scottish Rite Masons commissioned Moses to paint forty pieces at the Tacoma Scottish Rite Cathedral over two months at a cost of \$10,000.¹⁵⁴ His pieces included the Egyptian motif mural above the stage in the main lodge room. It is unclear what other Moses pieces at the Scottish Rite Cathedral are still in existence, or if he completed all forty pieces the Scottish Rite Masons commissioned.

Also installed for theatrical presentations and community enjoyment was the pipe organ. The organ's installation was designed so that "by an ingenious arrangement of the shutters [it] can be played either in Washington Hall or Albert Pike Hall."¹⁵⁵ Made by Kimball of Chicago, "the world's largest piano manufacturer from the late 1800s to the 1930s," local papers called the instrument "one of the finest toned organs on the coast."¹⁵⁶ The building also included an "echo organ" located "above the ceiling in the rear end of Albert Pike Hall." Neighboring it was "the thunder pipe," which allowed, "in conjunction with the electric equipment, a darkened room, flashing lightning and distant rumbling of thunder, wonderful musical and storm effects" to be produced for theatrical performances.¹⁵⁷ Other Scottish Rite temples across the country also installed Kimball organs in the 1920s to enhance stage performances.¹⁵⁸ A "Projectoscope room" at the rear of balcony in the lodge room included electrical equipment for lighting effects on stage, "with cove lighting and mechanical

¹⁵¹ Some criticized Moses for his turn to Scottish Rite stages: "And now here is Tom . . . Uncle Tom to The Palette and Chisel . . . here is Tom, a thirty-third degree Mason and Shriner, running wild around the country painting Scottish Rite atmosphere into the temples of those famous playboys and entertainers. It ain't right. The man ought to light somewhere and be dignified with his age and achievements" ("Tribute to T. G. Moses," 84).

¹⁵² "One Man Art Show," 9.

¹⁵³ "Local News," *Ames Daily Tribute and Evening Times*, August 20, 1923, 2; and "Huge Settings Prepared for Masonic Play," *Berkeley Daily Gazette*, March 23, 1928, 13.

¹⁵⁴ "Noted Artist Returns," B4.

¹⁵⁵ "Dedicate Beautiful Cathedral Friday," 20.

¹⁵⁶ "Dedicate Beautiful Cathedral Friday," 20; and Kimball International, "Kimball History," accessed December 6, 2016, http://www.kimball.com/kimball_history.aspx.

¹⁵⁷ "Dedicate Beautiful Cathedral Friday," 20.

¹⁵⁸ See Organ Historical Society, OHS Pipe Organ Database, Historic Pipe Organ Awards, accessed December 7, 2016, <http://database.organsociety.org/BrowseAwards.php?sort=builder&select=builder&data=6364>; and Organ Historical Society, OHS Pipe Organ Database, W. W. Kimball Co., 1926, [Guthrie, OK], OHS Database ID 41349, accessed December 7, 2016, <http://database.organsociety.org/SingleOrganDetails.php?OrganID=41349>.

dimmers” to provide visual effects to match the sound. Scottish Rite Masons hosted an opening organ concert for themselves and “one lady each” upon the opening of the cathedral.¹⁵⁹

When the cathedral was dedicated on April 7, 1922, the *Tacoma Daily Ledger* called it “one of the most beautiful Masonic buildings in the world and a public structure which is without a rival of its kind in the Pacific Northwest. . . . It is the only cathedral of like style or architecture in the United States and the architects, Sutton & Whitney, Earl N. Dugan, associate, of Tacoma, have been congratulated on the successful outcome of their efforts.” Scottish Rite “Grand Commander” John H. Cowler called the temple “the finest ever.”¹⁶⁰

The Scottish Rite Cathedral was one of many masonic buildings constructed in Tacoma in the early decades of the twentieth century. The same year this building was completed, the Masonic Corporation, which was formed to construct a new Masonic Lodge, purchased property at 47 St. Helen’s Ave. for a new lodge to replace one that had been shared by 16 local Masonic organizations before 1920, when it was found to be cramped, too plain, with no rooms sufficient enough for large gatherings. By 1927, the organization had constructed and opened what was reputedly “one of the largest Masonic Halls west of the Mississippi.” Constructed using some of the same Egyptian motifs popular throughout Freemasonry, the building is today known as Tacoma’s Landmark Catering and Convention Center.¹⁶¹

Tacoma’s Scottish Rite Cathedral hosted various civic gatherings throughout the 1920s and early 1930s and regularly appeared in the pages of newspapers in Tacoma and Seattle as the site of grand gatherings.¹⁶² In 1932, for instance, large fraternal events like the annual meeting of the Grand Chapter of Washington, Order of Eastern Star, were held in the cathedral.¹⁶³ Perhaps due to the Great Depression, however, fraternal organizations across the United States saw dramatic decreases in membership throughout the 1930s. Scottish Rite use of the Tacoma cathedral began to decline.¹⁶⁴ Although the details are unclear, in 1937, the Tacoma Scottish Rite Freemasons surrendered the building to the Washington Mutual Savings Bank of Seattle.¹⁶⁵ Papers reported that the “Scottish Rite lodge will continue to use its lodge rooms and offices.”¹⁶⁶ However, another source claims that

¹⁵⁹ “At 8 p.m. there will be an organ recital and musicale open only to Scottish Rite Masons and one lady each. The program will be followed by dancing” (“Dedicate Beautiful Cathedral Friday,” 1).

¹⁶⁰ “Dedicate Beautiful Cathedral Friday,” 1.

¹⁶¹ Kevin Phelps and Valerie Sivinski, “Masonic Temple Building/Temple Theater,” National Register of Historic Places Nomination Form, November 13, 1991, <https://secureaccess.wa.gov/dahp/wisaardp3/api/api/resultgroup/185082/doc/1481773781764>.

¹⁶² “Civic Banquet to Draw Many,” *Tacoma Daily Ledger*, June 23, 1924, 1; “Scottish Rite Cathedral Will Be Scene of Gala Affair in Tacoma, with Mrs. Calvin Stewart in Charge,” *Tacoma Daily Ledger*, January 30, 1935, 1, 3; and “At Rainbow Convention,” *Tacoma Daily Ledger*, July 17, 1934, 1.

¹⁶³ “Eastern Star to Convene,” *Seattle Times*, June 19, 1932, 2.

¹⁶⁴ Moore, “Masonic Lodge Room, 1870–1930,” 26.

¹⁶⁵ “Church Buys Masonic Building in Tacoma,” *Seattle Times*, January 8, 1937, 10.

¹⁶⁶ “Church Will Buy Cathedral,” *Tacoma Daily Ledger*, January 8, 1937, 1.

after the Tacoma Scottish Rite lost its building during the Great Depression, they moved into the neighboring Masonic Temple at 47 St. Helens Ave. before building another building at 817 S. Vassault St.¹⁶⁷

4.3.6 *From Scottish Rite Cathedral to Tacoma Bible Presbyterian Church*

On August 20, 1935, Dr. Roy Talmadge Brumbaugh, pastor of the First Presbyterian Church (next door to the Scottish Rite Cathedral), led 800 of his church's 1,100 members in a "dramatic bolting" from First Presbyterian.¹⁶⁸ Brumbaugh literally walked out of the church and almost immediately founded a splinter congregation in the neighboring Scottish Rite Cathedral, which conveniently was able to rent rooms to the church for its offices, auditorium, and classrooms. They called their new church the Independent Bible Presbyterian Church. Brumbaugh was a Philadelphia native who had attended Princeton Theological Seminary (PTS). He was a conservative (when Brumbaugh worked as a pastor in Atlanta, William Jennings Bryan "would come over to the Brumbaugh home on Sunday afternoon for dinner and a nap"¹⁶⁹) who disagreed with some of the more "modernist" tacks the Presbyterian Church of the United States (PCUS) had taken in the 1920s.¹⁷⁰

Brumbaugh was the first minister to withdraw from the PCUS as a result of a decades-long modernist-fundamentalist divide within the church.¹⁷¹ The split within the church had begun with 1903 amendments to Presbyterian standards, seventeenth-century documents that defined church government, doctrine, and worship.¹⁷² It continued in the 1910s, when the PCUS licensed into the ministry candidates who did not believe in the virgin birth, one of the church's "famous five points."¹⁷³ The controversy escalated with a May 1922 speech by Dr. Harry Emerson Fosdick, a Baptist who had been assistant minister of the First Presbyterian Church of New York City since 1918, entitled "Shall the Fundamentalists Win?" in which he advocated appointing more liberal ministers. In 1923, PCUS's General Assembly expelled Fosdick; the following year, PCUS agreed to the "Auburn Affirmation," which made major concessions to modernists. Fundamentalists saw the

¹⁶⁷ Heritage League of Pierce County, *A History of Pierce County, Washington 1990* (Dallas, TX: Taylor Publishing Co., 1990), 89.

¹⁶⁸ "Split Not to Wreck Church," *Tacoma Daily Ledger*, August 22, 1935, 1, 3.

¹⁶⁹ David Sinding, "Roy Talmadge Brumbaugh: Bible Presbyterian Pioneer in the Northwest," *WRS Journal* 11, no. 1 (February 2004): 8–15.

¹⁷⁰ For more background on Brumbaugh, see "Accepts Call to Church in Philadelphia," *Gettysburg Times*, October 7, 1929, 1; and Sinding, "Roy Talmadge Brumbaugh."

¹⁷¹ Gladys Titzck Rhoads and Nancy Titzck Anderson, *McIntire: Defender of Faith and Freedom* (Maitland, FL: Xulon Press, 2012), 331.

¹⁷² *The Westminster Confession of Faith and Catechisms as adopted by the Presbyterian Church of America* (The Orthodox Presbyterian Church, 2007), vii, <http://www.pcaac.org/wp-content/uploads/2012/11/WCFPreface.pdf>.

¹⁷³ The other four points were "inerrancy of the Scriptures, the virgin birth, the vicarious atonement, the bodily resurrection of Jesus Christ, and the reality of the miracles." Margaret G. Harden, *A Brief History of the Bible Presbyterian Church and Its Agencies* (N.p.: n.p., 1966), 16–22, on file with Tacoma Bible Presbyterian Church.

inclusion of modernist ideas coupled with the 1929 reorganization of PTS as kowtowing to liberal (or “inclusivist”) ideas. The leader of the orthodox wing at Princeton, J. Gresham Machen, started Westminster Theological Seminary in Philadelphia that same year as a fundamentalist alternative.¹⁷⁴ Fundamentalists also organized the Independent Board of Presbyterian Foreign Missionaries in the early 1930s; Tacoma’s Brumbaugh was a founding member of the board.¹⁷⁵ When, in 1935, the PCUS General Assembly “ordered the board disbanded and members who refuse to obey are tried by church courts,” Brumbaugh decided to leave the church. A Philadelphia-area newspaper reported,

the withdrawal of Dr. Brumbaugh and his congregation “for conscience sake” follows the efforts to place Dr. Brumbaugh on trial for his failure to resign from the Independent Board as required by the General Assembly order. “We believe that the General Assembly, the Synod, and the Presbytery are law breakers,” said Dr. Brumbaugh. “We expected and received no justice. Our leaders and people are free men, not slaves. Therefore we refused to submit to the bondage of a corrupt ecclesiasticism.”¹⁷⁶

Several sects formed as a result of this schism. Brumbaugh and Carl McIntire in New Jersey led the drive to create the Bible Presbyterian Church (so named for its strict adherence to the Bible).¹⁷⁷ The other major sect to arise from the divide was the Orthodox Presbyterian Church, which formed on June 11, 1936, under Machen’s leadership.¹⁷⁸

After several years of renting rooms at the Scottish Rite Cathedral, the Tacoma Bible Presbyterian Church (TBPC) purchased the building in early 1937 for \$50,000. With an “active membership of 831,” a Women’s Fellowship with a monthly meeting of over 100, and 15 “Bible study units meet[ing] in various parts of the city,” the TPBC moved quickly to retrofit the Scottish Rite space to accommodate its growing congregational needs.¹⁷⁹ By April 1937, renovations were underway, with the TBPC installing “more than 800 cushioned seats in the first-floor auditorium, which was formerly a ballroom.” Cushioned seats for the sanctuary “had been in clubrooms on the upper floors of the cathedral.” Renovations to the lower sanctuary included construction of an altar, expansion of the stage and pulpit, and installation of new choir and balcony seats. Additionally, the local news reported, “clubrooms on the upper floor have been altered into Sunday school rooms, and the basement has also been changed to fit into the church scheme,” and that “at a later date,” church leaders “planned to change the heating and ventilating system.”¹⁸⁰

¹⁷⁴ Harden, *Brief History of the Bible Presbyterian Church*, 16–22.

¹⁷⁵ Sinding, “Roy Talmadge Brumbaugh.”

¹⁷⁶ “Brumbaugh Heads New Sect in West,” *Chester Times*, October 8, 1935, 10.

¹⁷⁷ Harden, *Brief History of the Bible Presbyterian Church*, 3.

¹⁷⁸ “Suit Reveals Church Split,” *Tacoma News Tribune*, August 13, 1952, 1, 2.

¹⁷⁹ “Church Will Buy Cathedral,” 1.

¹⁸⁰ “Cathedral Remodeled by Church,” *Tacoma Daily Ledger*, April 11, 1937, A15.

The TBPC has used the building that once housed Scottish Rite Cathedral since 1935 and owned it since 1937. Since then, a few minor splits and disagreements have occurred within the Bible Presbyterian church, including a 1952 lawsuit against Brumbaugh.¹⁸¹ In the mid- and late twentieth century, the building housed various organizations and functions. Since 1983, for instance, the Western Reformed Seminary, a graduate school of theology, occupied the third floor of the building. The seminary made some alterations to significant spaces, for example using the grand cathedral as a “gym” and applying basketball court outlines to its hardwood floor. The building’s size has led its many auxiliary rooms to be used as libraries, living quarters for leadership, classrooms, and a nursery over the years.¹⁸² In 2016, the building suffered a fire that began in one of the church offices at the building’s west end, spreading smoke throughout the building. Although the fire was quickly extinguished, wall, floor, and ceiling surfaces have been remediated to repair smoke damage and many walls have been stripped to lathe or studs. White paint now covers many of these surfaces, including the edges of the cathedral’s painted ceiling and of Moses’ Egyptian scene over the cathedral’s proscenium arch. Furnishings, including books and a single backdrop by Moses, have been removed for safekeeping and the TBPC now functions from a secondary location. Electricity to the building has been shut off since the fire.

¹⁸¹ “Churches in Merger,” *Tacoma News Tribune*, April 20, 1946, 6; and “Suit Reveals Church Split,” 1–2.

¹⁸² Andy Marcellia to Chrisanne Beckner, December 7, 2016.

5. Expectations for Hunter-Fisher-Gatherer, Ethnographic Period, Historic Indian, and Historic Euroamerican Cultural Resources

Environmental factors (e.g., proximity to water, available food, and material resources), the DAHP predictive model, and ethnographic and historic records suggest a very high probability of intact archaeological remains in the APE vicinity. The area was likely used as a travel corridor to the nearby village site during precontact and ethnographic times, for groups traversing to waterbodies, such as Commencement Bay, near the present day APE. Additionally, the APE is on a bluff above the shoreline, and precontact and ethnographic groups may well have used the area for hunting grounds.

During the late nineteenth century, the Puyallup Indian Reservation was established in the vicinity and Euroamerican settlement was beginning in Tacoma. By the early twentieth century and into recent times, the surrounding area was developed for residential, religious, and commercial use. Additionally, public space was set aside in the form of Wright Park, the Annie Wright Seminary school was created, and municipal utility lines were installed along many of the city streets.

The general area has had extensive disturbance throughout the historic period, including from construction of residences in the pre–World War II era, industrial pursuits, utilities, roadways, and park construction. These modifications to the landscape most likely removed or disturbed any precontact or ethnographic-period deposits, therefore, there is a low probability for intact deposits dating from before the historic period. Municipal services such as garbage/waste management disposal, beginning around the 1930s, would have generally replaced residential backyard dumping, reducing the likelihood of historic archaeological features that were developed after that decade. Within the APE itself, a residential dwelling and various outbuildings were constructed in the late nineteenth and early twentieth centuries, followed later by the First Presbyterian Church and Scottish Rite buildings in the 1920s. Although the APE has had previous disturbance from different construction episodes, intact deposits could remain beneath disturbed or fill materials. As such, HRA determined that the APE has a moderate to high probability for intact historic-period archaeological deposits.

Many types of archaeological materials may be encountered during construction activities. These may include, but are not limited to:

- Precontact or ethnohistoric-period archaeological materials and features (ethnohistoric-period materials would include artifacts or features the same as those for precontact timeframes with the inclusion of some historic-period items).
 - o Stone tools and flaking debris.
 - o Organic-rich, midden sediments (may contain shell).
 - o Antler or nonsawed bone fragments.
 - o Charcoal concentrations and darkened earth.
 - o Fire-modified rock.
 - o Food and technological materials from plants and animals.
 - o Human remains.
- Ethnohistoric-period or historic-period archaeological materials.
 - o Low-fired and bisque ceramics with subdued colors, or blue/pink willow-like design; thick-bodied pieces indicating crockery.
 - o Nontempered glass; violet-colored glass; stopper-topped glass jars or bottles; press-capped (cork gasket liner) heavy-walled soda or liquor bottles (not twist-top, thin-walled); zinc and vitreous glass-lidded glass canning jars with colored body.
 - o Miscellaneous fragments of metal (or plated) clothing closures (hooks and eyes, and suspender fittings, but not zippers), shell buttons, fragments of Bakelite houseware, celluloid.
 - o Sawed animal bone and fruit pits.
 - o Enameled ironware.
 - o Punch-opened and solder-sealed beverage cans; solder-sealed food tins (not thin-walled aluminum and welded-steel cans).
 - o Older automotive parts.
 - o Knob-and-tube electrical insulators.
 - o Construction materials such as concrete, milled lumber, brick, metal, hardware, and implements.

6. Cultural Resources Site Assessment

6.1 Physical Description of 5 South G St.

Site: The building at 5 S G St. is located on an irregularly shaped parcel bordered on the north by Division Ave., on the east by Court F St., on the south by S First St., and on the west by S G St. The building faces Wright Park on its primary, west-facing façade, with commercial development to the north, parking lots to the south, and the First Presbyterian Church to the west.

Landscaping on the west elevation is minimal, with lawns providing unobstructed views to Wright Park. A tree trunk remains embedded near the building's southwest corner. Lawns also border the building on the north where a raised planting bed at the building's northeast corner is bordered by squared timbers. The bed is planted with rhododendrons and a single evergreen. A row of trees is also planted against the building's north wall. There are no plantings along the east elevation. The south elevation also includes a row of mature trees in a lawn that is separated from the building by a concrete walkway. A planting strip next to the building's south wall contains low flowering plants. Sidewalks ring the building along with concrete walkways through lawns.

Building Exterior: The TBPC building at 5 S G St. was completed in 1922. The building sits on a concrete foundation, is constructed of painted reinforced concrete, and is topped by a flat roof with a minimal cornice and no parapet or eave. The building is primarily a square mass with three stories, referred to in historic plans as the ballroom floor (subterranean), entrance floor (the balcony level, which is slightly above grade), and main floor, which also includes a balcony and a partial fourth floor. The building is constructed as a large central block flanked east and west by slightly recessed wings that are shorter than the central mass. Both the central mass and the wings flare at the base and are chamfered at the corners (Figures 6-1–6-6).

The building was constructed in a modest Art Deco style that emphasizes its mass; exterior ornament is minimal and confined to the primary western entry. On the building's façade, which is set into a modest incline that slopes up to the south, one approaches the building via a flared, three-sided concrete stair that adjusts to the incline, with a greater number of stairs on the north and fewer as the grade rises to the south. The stair approaches a platform from which a narrower stair rises between two pilasters on plinths that flank the building's recessed entry. The entry consists of three pairs of wood-panel doors topped by ornamental screens in recessed frames behind which are hopper transom windows. Above each doorframe is a three-light, vertical window. Doors are separated by massive pilasters that rise above the entry to a wide water table with a complex profile. The massive pilasters include ornamental bases, similar to those of Ionic columns, smooth, square, unfluted shafts, and fluted ornament at the transition above the doorframes. The pilasters step back

slightly between the entry's vertical windows, and terminate with small volutes. Numerous small symbols are embedded in the entry's ornamental frames, including what appear to be Egyptian hieroglyphics (a figure holding up an offering), Greek key, birds or owls, and bands of leaf and floral motifs. Above the entry, the building's west wall rises as a flat plane including only a small, recessed alcove, and terminating in a minimal cornice. Flanking the recessed entry are windows typical throughout the building, consisting of, on the north, a 24-light, metal-framed window, likely with a central awning window, although the windows are no longer operable. A similar opening appears north of the entry, but contains a replacement window. The wings step back from the central mass and include smooth wall surfaces with a column of narrow windows with multiple, metal-framed lights. The north wing includes one additional window near the cornice. The building's water table crosses through the wings and is similar in profile to the minimally projecting cornice at the top of each wing.

Dominating the building's north elevation is the northern wing—a three-story rectangular mass with an additional story at each corner. The central block of the wing projects slightly from the corners. Behind the wing, the building's central mass is visible above. Surfaces are smooth and each floor includes a band of recessed metal-framed windows. The first floor includes 6- to 9-light windows. The second floor includes 12- or 18-light windows, and the upper floor includes 8- and 12-light windows on the corners, as well as four small, narrow, 3-light windows on the third floor of the wing's central mass. The wing includes both the elaborate water table and the simplified cornice. This elevation also includes two modern secondary entries and two replacement or new 1-over-1 windows. At the northeast corner is a single swinging metal door with no additional ornament. At the northwest corner is a concrete stair approaching a pair of contemporary swinging metal doors under a metal-framed awning supported by two simple metal posts. Both 1-over-1 windows are located near the northwest corner on the third floor. Also at this corner are two detached signs, both installed on concrete bases. One announces the hours for TBPC in English, and the other, smaller sign, provides similar information in Korean for the church's Korean ministry.

The building's east elevation is its most modest. Facing the First Presbyterian Church School across a partially paved cobblestone alley (Court F St.), the elevation follows the building's plan, featuring the projecting central mass and more modest wings with elaborate water table and simple cornice. Windows are minimal, limited to a 4- or 8-light window on each floor of the two wings, and two 8-light windows flanking two sealed window openings on one floor of the central mass. Two simple secondary entries with metal doors are located at the building's southeast corner. The southernmost door is located in the wall of a concrete stair that projects on the south elevation.

The building's south elevation is similar to the north with the same smooth walls, the same massing, and the same water table and cornice. However, while fenestration follows a similar patten to that on the north elevation, windows have been replaced with a combination of single-light, double-hung, and triple-hung metal-sash windows. Also, because the grade is higher to the south, the building's first story is entirely belowground. Since the building's primary entry has been sealed, the south entry appears to be the building's primary entry. At the southwest corner, a small concrete stair rises to

contemporary paired swinging metal doors with narrow vertical lights under a contemporary, metal-framed canopy with metal handrail.

Ballroom-Floor Interior: The building's interior is complex due to the use of half stories for the balcony levels and the change in grade. Also, a fire in May 2016 carried smoke from room to room, necessitating remediation, which included the removal of wall, floor, and ceiling coverings in many instances. Many wall surfaces were either stripped to the lathe or studs and/or painted white.

One enters at the building's southwest corner at the balcony level for the large subterranean ballroom (entry floor). A stair at the building's southwest corner leads down to the subterranean ballroom floor. This floor is laid out as a large central mass (the ballroom now used as a nave) with lobby and lounges to the west as well as a kitchen and dining hall to the north and what were used as office spaces to the south. At the building's east end, the nave faces a stage flanked by dressing rooms and what were constructed as a caretaker's quarters in the building's northeast corner and the building's boiler room in the southwest corner, which is located underneath the housing for the building's large pipe organ. Furnishings in interior spaces vary. The nave includes wood floors partially covered by modern or contemporary carpeting and modern or contemporary wood pews. TBPC services were generally conducted from the stage, which is located behind a proscenium arch and includes coved walls and ceiling to project sound. Pews, altars, and all other church furniture are modern or contemporary. The stage is flanked by former dressing rooms that include built-in wood cabinetry and shelving.

Architectural details include a frieze with a winged figure on the proscenium arch, which a sculpted Bible hanging in front now partially covers. The room includes a balcony that wraps its north, west, and south walls. At this balcony or entry floor, other details are visible, including fluted leaf or fern motifs on pilasters, some of which are gilded. Other details include a sound booth along the west wall, and decorative plaster ornament at the ceiling. The room includes dropped fluorescent lights.

The building's boiler room, located southeast of the nave, includes exposed hollow clay tiles, concrete floors, and what appear to be original systems, including a massive blower, boiler, and electrical panel. TBPC used former storage rooms near the boiler room for a nursery; these have been painted white as part of the remediation. Dropped lights have been removed and wood trim, walls, ceilings, and other details have all been painted. Toilet rooms on this floor appear to include contemporary finishes including cabinetry, countertops, and sinks, and faucets, although the urinals and toilets may be original.

Moving toward the building's western wall and original entry, the ballroom floor includes two lobbies, the westernmost of which includes a ladies toilet room with contemporary cabinetry, linoleum flooring, and dropped ceilings with fluorescent lights. Wood stalls may date from the historic period. An adjacent lounge includes contemporary carpeting. The lobby also includes, at its northwest corner, a ticket booth that is included in original plans and trimmed in wood. The building's secondary lobby was once part of the nave and is carpeted and includes massive pilasters,

as found in the nave, and wood swinging doors. This lobby was created by the addition of an interior wall that does not appear on original plans.

Along the northern side of the nave is the building's dining room and kitchen. The dining room, which did not receive much remediation, retains linoleum flooring, painted walls, thick baseboards, a cornice, and wood trim around doors and windows. It also includes a dropped ceiling with fluorescent lights. Covered transoms top swinging doors between the dining hall and ballroom. The building's kitchen, east of the dining hall, includes a massive cast iron stove, as well as numerous modern or contemporary furnishings including cabinetry, counters, industrial sinks, refrigerators, and exposed systems along the walls and ceiling with dropped fluorescent lights.

Entrance-Floor Interior: The "entrance" of the "entrance floor" refers to the historic western entry, which is located above the day-lighted "ballroom floor." The entrance floor is the balcony level for the main ballroom, or nave, and includes rooms encircling the nave's balcony. On the south, the space has been partially remediated and some walls have been stripped to lathe or even studs, but the rooms retain some of their architectural detail, including a coved electric fireplace in the former library with a small alcove above and a modest hearth. This room has an interesting feature at its eastern end: a stripped lathe-and-plaster interior wall includes a door and a former opening with a small rounded stoop that has been partially enclosed with studs and sheetrock. Above the stoop and the partially enclosed doorway is a three-part window with wood-framed diamond lights. Each window section is its own casement. Behind this partition with its own windows is a platform that divides a small room in half vertically. How this space may have been used is unclear, as it was apparently hidden before the fire led to its exposure. Original plans do call for a wall at this location and central double swinging doors at the location of the partially enclosed opening. The wall originally separated the library to the west from the smoking room to the east. The smoking room has been painted white and no longer includes floor coverings, but does include a small wood stair with a rounded final step and a simple, slightly pyramidal newel and simple square rails that leads up to the room in which the pipes of the pipe organ are accessible. Here, wood floors are exposed and stair railings to other sections of the building are utilitarian.

At the western end of the balcony or entry floor, an area that was devoted to a mostly empty sound booth is now used to store a small amount of furniture. Rooms west of the nave balcony include the most severe fire damage, as the fire began in an office right behind the elaborate western entry. Walls are gouged and painted and their surfaces have been stripped, but the trim around each office doorway remains in place, along with the single-light transoms above them. Floors are painted wood. Offices and other spaces, opened to one another, are filled with wrapped furniture and other stored materials.

The north wing of the balcony or entry floor includes what used to be a large billiards room, with an electric fireplace identical to that located in the former library, directly across the nave's balcony, and a card room, located at the building's northeast corner.

One can enter the nave's balcony from either wing. Surfaces in the nave's balcony are painted white, although some gilded ornament remains at the tops of the pilasters. Floors are painted wood, as is the balcony railing, which is constructed of small, vertical wood slats topped by a railing with wood panels between the posts.

Main-Floor Interior: Stairs to the main floor include painted steps and rails and unpainted oak handrails. The main-floor primary lodge room, the "cathedral," has been most recently used as the building's gym, although alterations have been minimal. The room, like the ballroom below, takes up the entire central mass of the building. It includes a balcony level. Like the ballroom below, the cathedral, or lodge room, is roughly two stories tall. On the east is a large stage that remains in place from the building's Masonic era and includes some of the original rigging that was used to raise and lower scenery or backdrops.

The cathedral room itself retains its original fir floors, raised stage, and ornamented proscenium arch and balconies. Pilasters with ornamented caps frame the arch. The Greek Key runs across the top of the arch, and to the side of the proscenium arch are two robed, hooded, and barefoot figures in frieze, holding tablets with the most recognizable symbol of Freemasonry, the crossed square and compasses paired with the letter "G" for God. Above the arch is a Moses mural, believed to be the scene of an Egyptian oasis, as the Masons tie their craft back to the Egyptians. The mural appears to be painted directly on the wall surface. The mural's condition is poor, but appears to include pyramids, buildings, and palm trees flanking a river or marshland and the setting sun. Above the mural, the cathedral's domed ceiling is a painted sky with drifting clouds. A zigzag opening in the ceiling was apparently for the simulation of lighting, although it's not clear how the effect was accomplished. The ceiling was partially painted as part of the remediation, and it is unclear what else may have been painted on the ceiling at the borders. Directly below the sky and ringing the entire cathedral is a band of plaster ornament depicting gathered and tied bunches of what may be wheat or other crops and lotus flowers above a band of tied reeds or bamboo.

The stage retains its original works, as noted above, which includes a tall light board with hand switches, along with a series of wood and rope pulleys that would allow scrim or other backdrops, as well as banks of stage lights, to be easily lowered behind the stage.

The stage is flanked north and south by two dressing rooms. On the west end of the cathedral is an ante room and lobby. Flanking the cathedral in the north and south wings are wide rooms that were used originally as the small hall (south) and rooms for props and for candidates, likely used as a lounge or waiting room for potential new members (north). A small amount of ornament remains in these rooms, including some minimally ornamented brackets under a lintel over a door, but most finishes have been removed and the remaining wood floors, lathe or studs, and ceilings (where they remain) have been painted white. Some rooms retain dropped fluorescent lights. The prop room includes a sliding wood barn door that seals off a large prop closet, as well as two ramps to allow for the delivery of props to the stage.

The cathedral's balcony, like that of the ballroom, wraps the north, west, and south ends of the large cathedral space. Wood floors and deep baseboards are located behind tiered rows of long, uninterrupted wood platforms with tall backs and inset stairs. The balcony's single railing is curved at the balcony's corners, and apparently clad in wainscot with a wide handrail at the top. The building's empty projection room or sound and light room is located at the east end of the balcony.

The building, in a sense, has a fourth floor. The four corners of the building include individual corner rooms with painted wood floors, and single overhead lights installed in plastered ceilings. Their use appears to have been variable; one was reportedly occupied by a caretaker for decades.¹⁸³



Figure 6-1. TBPC building, 5 S G St., façade, view east.

¹⁸³ As explained by TBPC staff to Heather Lee Miller during a site visit on December 1, 2016.



Figure 6-2. TBPC building, 5 S G St., view south.



Figure 6-3. TBPC building, 5 S G St., view southwest.



Figure 6-4. TBPC building, 5 S G St., view north.



Figure 6-5. TBPC building, 5 S G St., façade detail, view east.



Figure 6-6. TBPC building, 5 S G St., façade detail, view east.



Figure 6-7. TBPC building, ballroom (nave), ballroom floor, view west.



Figure 6-8. TBPC building, dining hall, north of ballroom, ballroom floor, view west.



Figure 6-9. TBPC building, library, remediated, entrance floor, view west. Note windows in back wall.



Figure 6-10. TBPC building, offices associated with 2016 fire, remediated, balcony floor, view west.



Figure 6-11. TBPC building, lodge room with Moses mural, remediated, main floor, view west.



Figure 6-12. TBPC building, proscenium arch detail, lodge room, main floor, view west.

7. Architectural Evaluation

7.1 National Register of Historic Places Criteria

The criteria for listing a property in the NRHP require that, in addition to a building being over 50 years of age and possessing integrity, it must meet at least one of the following criteria, outlined in 36 CFR 60.4:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Property is associated with the lives of persons significant in our past; or
- C. Property 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 lack individual distinction; or
- D. Property has yielded, or is likely to yield, information important in prehistory or history.¹⁸⁴

7.2 Integrity

"Integrity is the ability of a property to convey its significance" and is related to how a property's physical features are tied to and convey its significance.¹⁸⁵ It is based on "why, where and when a property is important." In order to retain integrity, a property must retain most of the seven aspects of integrity, which are as follows:

- Location: the place where the property was constructed or the place where the historic event occurred.
- Design: the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting: the physical environment of a historic property.
- Materials: the physical elements that were combined or deposited during a particular period of time, and in a particular pattern or configuration, to form a historic property.

¹⁸⁴ U.S. Department of Interior, National Park Service (NPS), *How to Apply the National Register Criteria for Evaluation* (1990; repr. Washington, DC: GPO, 1997), 2, <https://www.nps.gov/NR/PUBLICATIONS/bulletins/pdfs/nrb15.pdf>.

¹⁸⁵ NPS, *How to Apply the National Register Criteria for Evaluation*, 44.

- Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: a property's expression of the aesthetic or historic sense of a particular period of time.
- Association: the direct link between an important historic event or person and a historic property.

7.3 Evaluation of 5 S G St.

Criterion A: The building at 5 S G St. in Tacoma was constructed in 1921–1922, and was, for fifteen years, known as Tacoma’s Scottish Rite Cathedral. As noted in Section 4.3, the building is associated with a number of significant historic events and trends. It is an artifact of the great building boom experienced by fraternal organizations in Tacoma and throughout the United States in the 1920s. It is associated with the Scottish Rite, a significant fraternal organization that held its member to high civic standards and used the building as the site of important and secret rituals of Freemasonry. The building’s ultimate demise as a Scottish Rite Cathedral was also likely a result of an important historic event, the Great Depression. Although HRA was unable to confirm the history without a doubt, the Scottish Rite order likely funded the building’s construction with dues and other financial support. At the height of the Great Depression, the organization surrendered the building to the bank, suggesting that it was financial concerns that led to the building’s loss. The building is also associated with the relative decline in the strength of fraternal organizations across the United States.

Along with its associations with Freemasonry, the building is also associated with trends in the religious development of Tacoma, as it has been, since 1937, the home of the TBPC, a church newly formed after a schism in the neighboring First Presbyterian Church. Although the building may be associated with the evolution of the Presbyterian Church, however, it is more significant for its association with the Tacoma Scottish Rite Freemasons, who designed the building to meet the early-twentieth-century needs of a growing membership with established rituals closely tied to the design and use of the cathedral and both its public spaces, like the ballroom and dining hall, and its lofty private spaces, which included all those rooms on the third or “main” floor.

Because of the building’s significant role in the history of Freemasonry in Tacoma, HRA recommends that the TBPC building is significant under Criterion A for its associations with significant events and trends in our shared history.

Criterion B: The building is associated with at least one particular individual, Roy Talmadge Brumbaugh, who made a dramatic religious stand when he marched his congregation out of the First Presbyterian Church in 1937 and took up residence in the Scottish Rite Cathedral next door. However, the building is not as significant for its associations with Brumbaugh, any other member

of the TBRC or the First Presbyterian Church, or, for that matter, with the Scottish Rite, as it is for its associations with broader trends in our shared history. HRA recommends that the building is not significant under Criterion B.

Criterion C: The Scottish Rite Temple is perhaps most significant under Criterion C for its architectural character. Designed in the Art Deco style with elements of exotic “Egyptian” motifs (common in Masonic architecture throughout the United States) woven into the ornament on the building’s original entry, and into the plaster ornament of the cathedral’s cornice and arches, the building featured the characteristic rectilinear form, relies on geometric shapes rather than the flowing forms associated with Art Nouveau, and uses applied finishes like gilding, paint, and other visual effects to achieve a sense of glamour and opulence.¹⁸⁶

Commonly used for large institutional buildings, Art Deco style is characterized by its massing, stepped-back wings, smooth wall surfaces, and sharp edges. The building style is distinctly modern when compared to, for instance, the style of the neighboring First Presbyterian Church, featuring geometric ornament in shallow relief on flat wall surfaces, pilasters, and setbacks and a lack of eaves or parapets.¹⁸⁷

Beyond the building’s style, the cathedral met the requirements of a Masonic or Scottish Rite order, with its most important, large meeting rooms lifted off the ground floor; pedestrian-level and public spaces; and an exclusive upper story that only members had access to. Masonic symbols that identify the cathedral as a ritualistic space designed specifically for a fraternal organization include the lotus flower and agricultural motifs in the cornice; painted ceiling with cracking thunder and lightning effects; painted Egyptian mural; and Masonic figures in the proscenium arch. Other details, including the building’s substantial organ, progressive heating and ventilation systems, fully functional theater rigging, and internal plan speak to the history of the building’s use and its significance to the local Scottish Rite membership.

HRA recommends that the TBPC building is significant under Criterion C both as an excellent example both of Art Deco style and as a Scottish Rite Cathedral. Furthermore, HRA argues that the building possesses high artistic value and is the work of master architects Sutton, Whitney & Dugan.

Criterion D: The building is not expected to reveal new information about history or prehistory and is not known to be significant under Criterion D.

Integrity: The building retains integrity of setting and location as it remains on its original parcel and retains its relationship to other historic-period resources, including Wright Park and First Presbyterian Church, both of which are listed in the NRHP and as Tacoma Landmarks. In spite of internal alterations, the building retains substantial integrity of design, materials, and workmanship. The building’s exterior is relatively unaltered, with the exception of new awnings at secondary

¹⁸⁶ Owen Hopkins, *Architectural Styles: A Visual Guide* (London: Laurence King Publishing, 2014), 144–47.

¹⁸⁷ Marcus Whiffen, *American Architecture since 1780, A Guide to the Styles* (Cambridge, MA: MIT Press, 1999), 235–40.

entries, and a number of replacement windows, all of which appear to be located in their original openings. The building's interior has been altered by a change in use and a 2016 fire that led to the removal of furnishings and finishes. However, damage was primarily confined to wall and floor surfaces. In most cases, significant historic material remains, although damage to the cathedral's murals is regrettable. The building does not retain integrity of feeling and association as it has been altered by a change of ownership and of use. While the TBRC has successfully used the building as a home for their congregation, the building no longer hosts large public events or plays a role in local fraternal organizations. HRA recommends that the building retains sufficient integrity to tell the story of its history as a Scottish Rite Cathedral.

NRHP Eligibility: HRA recommends that the former Scottish Rite Temple at 5 S G St. is eligible for listing in the NRHP under Criterion A for its associations with key events and trends in our shared history and under Criterion C for its architectural character. The building's period of significance is limited to its use as a fraternal lodge beginning in 1922 and ending in 1937 when the building was surrendered to the bank. The boundaries of the eligible resource are contiguous with the boundaries of the tax parcel.

7.4 Potential Effects Summary

Because the proposed Project will take place on a parcel adjacent to two historic properties, Wright Park and First Presbyterian Church, HRA is evaluating potential effects to all three historic properties.

7.4.1 5 S G St.

Demolition of the TBPC building, which HRA recommends to be and DAHP concurs is eligible for listing in the NRHP would constitute an adverse effect to the property as it permanently destroys the resource. Because the Project, as proposed, is unable to avoid the adverse effect or minimize it through adaptive reuse, the Project will constitute an unavoidable adverse effect. HRA recommends mitigation (see Section 7.5).

7.4.2 Wright Park and Conservatory

Wright Park and Conservatory, a landscape park directly west of the TBPC building across S G St., is a known historic resource. Constructed based on plans prepared by landscape architect E. O. Schwagerl in 1890, the park was listed in the NRHP in 1976 under Criterion A for its associations in the "community planning" and "social/humanitarian" categories and under Criterion C for architecture and landscape architecture.¹⁸⁸

¹⁸⁸ Gallacci, "Wright Park and the Seymour Conservancy," 8-1.

The park predated the Scottish Rite Cathedral by more than thirty years, although Tacoma did not acquire the portion closest to the former cathedral until 1902, twenty years before the cathedral's construction. The park's conservatory, dating from 1907, also significantly predates the cathedral. These significant dates suggest that the park was fully developed before the cathedral and gains its greatest significance from a period with which the cathedral is not associated. The construction of buildings on the outskirts of the park many years after it was constructed has little bearing on the significance or eligibility of the park; the park, in fact, likely lends more to the significance of those buildings than the other way around. Furthermore, the area around the park has been altered many times in the past and is already bordered by modern and contemporary buildings.

Although plans for the new multifamily building proposed for the site are incomplete, HRA recommends that the proposed Project, which will be limited to a parcel east of the park boundary and across S G St., has no potential to directly affect Wright Park. Indirect effects, including changes to the park's viewshed, will be limited to the park's northernmost corner. While the new building proposed for the site of the former cathedral may likely be larger and taller than the existing building according to plans presented in an early feasibility study, its indirect effects on the park are likely to be minor and will in no way diminish the park's significance or integrity.¹⁸⁹

HRA recommends that the Project, as proposed, will not constitute an adverse effect on Wright Park. No mitigation is required.

7.4.3 First Presbyterian Church

The First Presbyterian Church, constructed beginning in 1924 was surveyed in 2009 and 2012. Surveyors recommended the building eligible for listing in the NRHP under Criterion C as an example of Romanesque and Byzantine Revival architecture and for its association with the Boston architectural firm, Cram and Ferguson. DAHP provided a formal determination of eligibility in 2014.¹⁹⁰ The building has been listed in the Tacoma Register of Historic Places as a Tacoma Landmark since 1975.¹⁹¹

The First Presbyterian Church, which is located across an alley (Court F St.) east of the former cathedral, narrowly postdates that cathedral, but perhaps because of its proximity, the building complex presents its most significant elevations to the north and east, facing away from the former cathedral. The most significant views of the First Presbyterian Church, therefore, are available from the north and west of the building complex.

¹⁸⁹ BCRA, 5 South G Multifamily Feasibility Package, October 20, 2016, on file with BCRA, Tacoma, Washington.

¹⁹⁰ DAHP, #109120 First Presbyterian Church, 20 Tacoma Ave S, Tacoma, WA 98402, accessed December 15, 2016, <https://secureaccess.wa.gov/dahp/wisaardp3/>.

¹⁹¹ City of Tacoma, Tacoma Register of Historic Places, last updated December 9, 2015, <http://www.tacomaculture.org/historic/databases.asp>.

Although plans for the new multifamily building proposed for the site are incomplete, HRA recommends that the proposed Project, which will be limited to a parcel west of the First Presbyterian Church and across an alley (Court F St.), has no potential to directly affect the church. Indirect effects, however, could include changes to views to and from the church. Although these will be limited by the church's orientation, views to and from the church's secondary east-facing elevation will likely be affected due to the narrowness of the alley that separates the two parcels. While the new building proposed for the site of the former cathedral may likely be larger and taller than the existing building according to an early feasibility study, its indirect effects on the church are expected to be minor and will in no way diminish First Presbyterian Church's significance or integrity.¹⁹²

HRA recommends that the Project, as proposed, will have an effect on First Presbyterian Church but that the effect is not necessarily adverse in the sense that it would diminish those significant character-defining features or aspects of integrity that have heretofore made the Church eligible. DAHP, however, has conveyed their opinion that the Project "will have indirect, but profound, impacts to adjacent properties eligible for the National Register and designated landmarks."¹⁹³ HRA recommends no mitigation for the effect; DAHP suggests that TBPC "seek alternatives to demolition such as the adaptive reuse of the current structure" using federal tax credit incentives from the Internal Revenue Service."¹⁹⁴

7.5 Potential Mitigation

The Project, as proposed, has the potential to adversely affect one historic property, the TBPC building at 5 S G St., as well as encounter archaeological materials, HRA recommends the following mitigation (following suggestions in Tacoma Code 13.12.570 3[h]):

- 1) TBPC will hire a consultant to complete DAHP Level II recordation, which requires that an in-depth history of the building be prepared along with archival-quality contemporary and historic photographs. Resulting documentation should be shared with the Tacoma Public Library and local historical societies and museums.
- 2) If possible, TBPC and its architect (with input from an architectural historian or historical architect that meets the Secretary of the Interior's professional qualifications in their respective fields) will incorporate from the old building into the new building's design reusable ornamental materials, including (if possible) decorative cornices, arches, figures, or fixtures.

¹⁹² BCRA, 5 South G Multifamily Feasibility Package, October 20, 2016, on file with BCRA, Tacoma, Washington.

¹⁹³ Kaehler and Holter to McKown, December 8, 2016.

¹⁹⁴ Kaehler and Holter to McKown, December 8, 2016.

- 3) TBPC will hire a consultant to create interpretive panels displaying historic photographs and materials from the TBPC building (and TBPC, should they so choose), thereby providing future users a sense of the parcel's history.
- 4) TBPC will hire a contractor to conduct limited subsurface archaeological testing prior to demolition and/or monitoring of excavation activities associated with the new construction.

8. Summary and Recommendations

8.1 Archaeological Resources

HRA did not conduct archaeological fieldwork for this Project because the APE encompasses the damaged Scottish Rite Temple building and a large portion of the remaining surface of the parcel is paved. No previously recorded archaeological resources have been identified within APE.

Occupation and land use within the APE and vicinity occurred from the precontact period and continues today. A native village was documented near the APE during the ethnographic period. By the late nineteenth century, the City of Tacoma was incorporated and had experienced a boom in residential, commercial, and industrial pursuits. Municipal infrastructure ventures had also occurred, such as platting of streets and installation of utilities. Nearby, railroad lines were constructed by the shoreline and waterways and industrial businesses established along Commencement Bay.

Within the APE specifically, HRA found Sanborn maps documenting the existence of residences and outbuildings in the 1880s. By 1922, the Scottish Rite Cathedral had been built. Construction methods at this time period most likely would have affected precontact and ethnographic-period resources, if they existed. Thus, the probability for intact precontact and ethnographic-period resources is low. However, cultural material could have been deposited during or after the early historic land modifications.

Because the likelihood for encountering intact historic-period archaeological resources remains moderate to high, as evidenced by the early construction date for the TBPC building, HRA recommends additional cultural resources work to include surface and subsurface survey of unpaved areas prior to construction. Depending on the results of the survey, archaeological monitoring during excavation may be necessary. (See Section 7.5 above.)

8.2 Architectural Resources

HRA recommends that one building within the APE, the TBPC building at 5 S G St., is eligible for listing in the NRHP. The Project, which proposes to demolish the building, does constitute an adverse effect. HRA recommends mitigation, including DAHP Level II recordation; salvage and reuse of architectural ornament in the new design, where feasible; and the display of historic photos in the new building. (See Section 7.5 above.)

Based on an adjacency review, HRA further recommends that the Project may have the potential to pose minor, indirect effects (not adverse) to the viewshed of Wright Park and the First Presbyterian Church. While plans for the replacement building are not yet complete, HRA expects that the

Project will not adversely affect character-defining features or integrity of either resource and that no mitigation will be required.

No further studies are recommended or required.

8.3 Inadvertent Discovery of Archaeological Resources

In the event that archaeological deposits are inadvertently discovered during construction in any portion of the APE, construction crews should immediately halt ground-disturbing activities and contact TBPC who would then contact the City of Tacoma, DAHP, and the interested Tribes, as appropriate. An Inadvertent Discovery Plan is attached in Appendix C.

8.4 Discovery of Human Remains

Any human remains that are discovered during project-related excavation will be treated with dignity and respect. In the event that human remains are discovered, the following procedures are to be followed to ensure compliance with RCW 68.50 *Human Remains*, RCW 68.60: *Abandoned and Historic Cemeteries and Historic Graves*, and RCW 27.44: *Indian Graves and Records*.

If ground disturbing activities encounter human or potentially human skeletal remains during activities associated with the Project, then all activity **must** cease that may cause further disturbance to those remains and the area of the find must be secured and protected from further disturbance.

1. To establish if a bone is human, Dr. Guy Tasa is available to review pictures of a bone. His information is in the contact list in Appendix C of this report. TBPC will immediately notify Dr. Guy Tasa.
2. If Dr. Tasa establishes that the bone **is not human**, then there is no need to contact the Pierce County Medical Examiner and procedures outlined in Appendix A.1 for the discovery of archaeological materials should be followed.
3. If Dr. Tasa establishes that the bone **is human**, TBPC will contact the coroner and local law enforcement discovery.

If the discovery is human remains, TBPC will completely secure the work area by moving the land-altering equipment to a reasonable distance, and will immediately contact the Pierce County Medical Examiner (to determine if the remains are forensic in nature), DAHP, and may consult a professional archaeologist (see Appendix F for contact information). If the remains are not forensic in nature, DAHP will determine an appropriate method of treatment for the remains and will consult with the affected Tribes.

The legal requirements are as follows:

1. Per RCW 68.50.645, 27.44.055, and 68.60.055 (1) Any person who discovers skeletal human remains must notify the county coroner and local law enforcement in the most expeditious manner possible. Any person knowing of the existence of human remains and not having good reason to believe that the Pierce County Medical Examiner and local law enforcement has notice thereof and who fails to give notice thereof is guilty of a misdemeanor.
2. If the bone is human, the remains should not be touched, moved, or further disturbed. The Pierce County Medical Examiner will assume jurisdiction and determine if the remains are forensic or not.
3. If the bones are not forensic, the Pierce County Medical Examiner will report that to TBPC, who will then take jurisdiction over the human remains and report the remains to any appropriate cemeteries and to affected Tribes.
4. The state physical anthropologist will make a determination of whether the remains are Native American or not and will report that finding to any appropriate cemeteries, to affected Tribes, and to other appropriate parties.
5. TBPC will then conduct all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

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Appendix A. Feasibility Package



5 SOUTH G MULTIFAMILY

5 S G ST, TACOMA, WA 98405

Presented by:
BCRA
2106 Pacific Ave, Suite 300
Tacoma, WA 98402
253.627.4367
www.bcradesign.com
Doug Oberst, Principal

10.20.2016
FEASIBILITY PACKAGE
Version 01

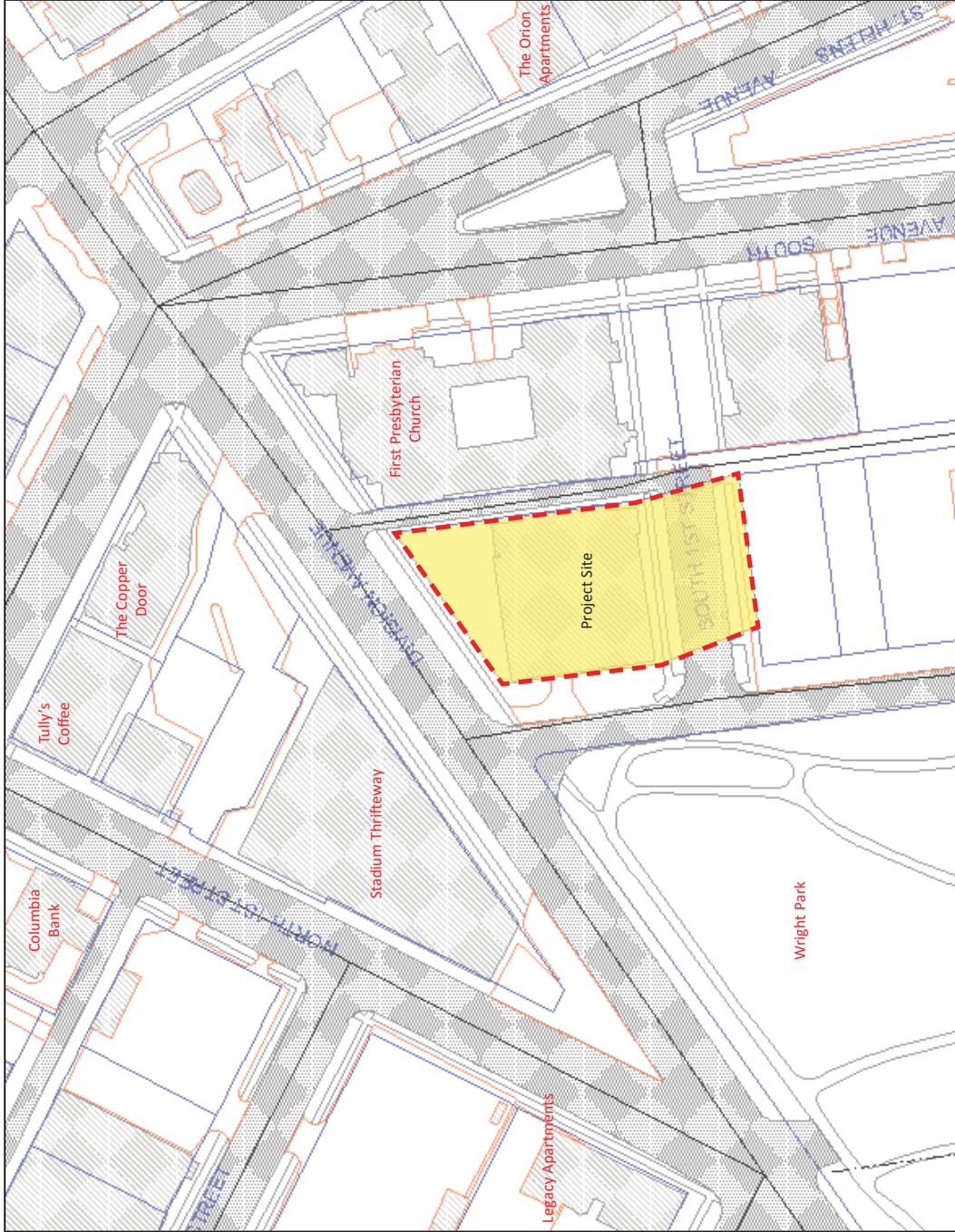
Storm Aera Calculations ANALYSIS

City of Tacoma



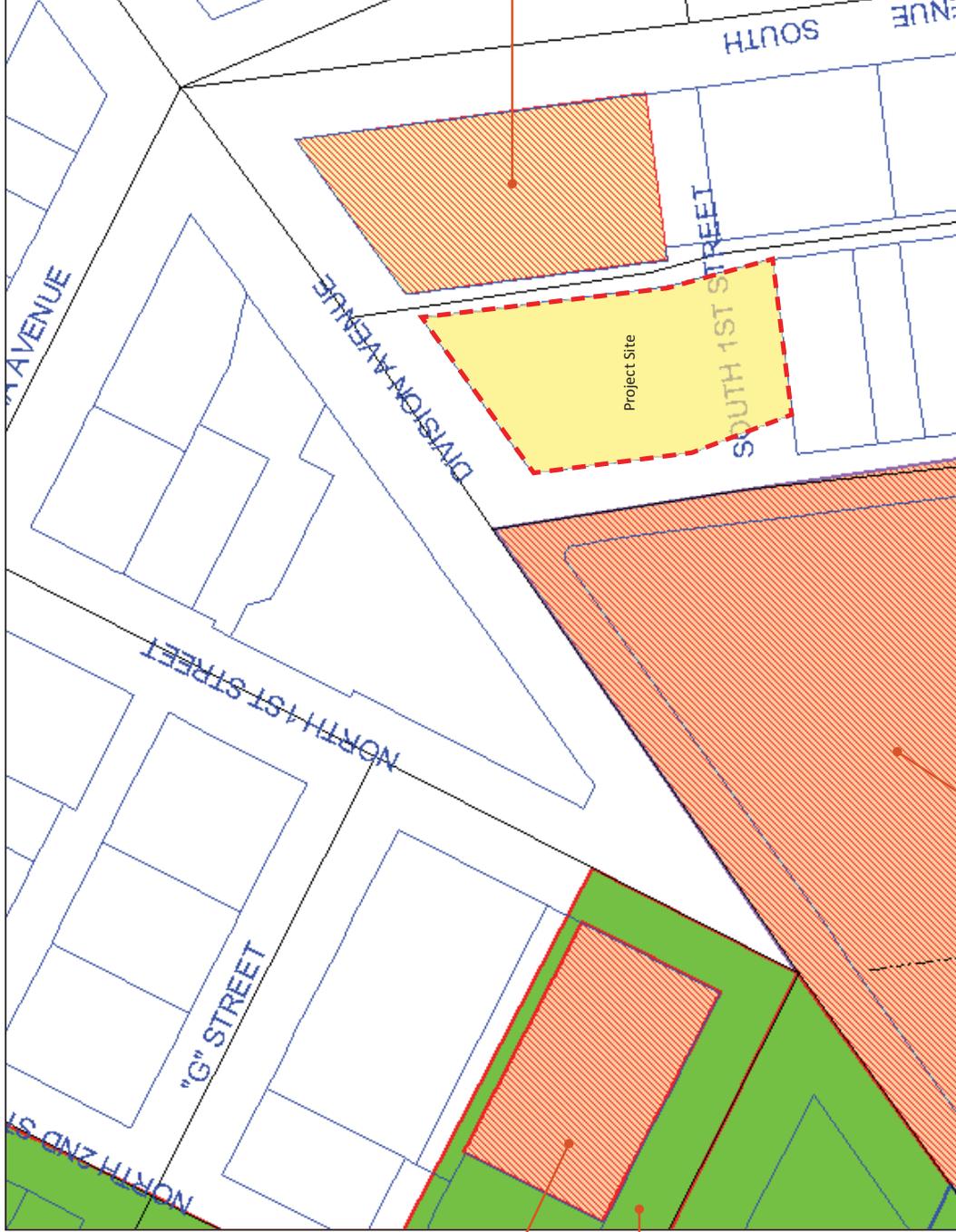
Map - Site Overview

ANALYSIS



Map - Historic Overlays

ANALYSIS



Legacy Apartments: Washington
Heritage and National Districts
Registers

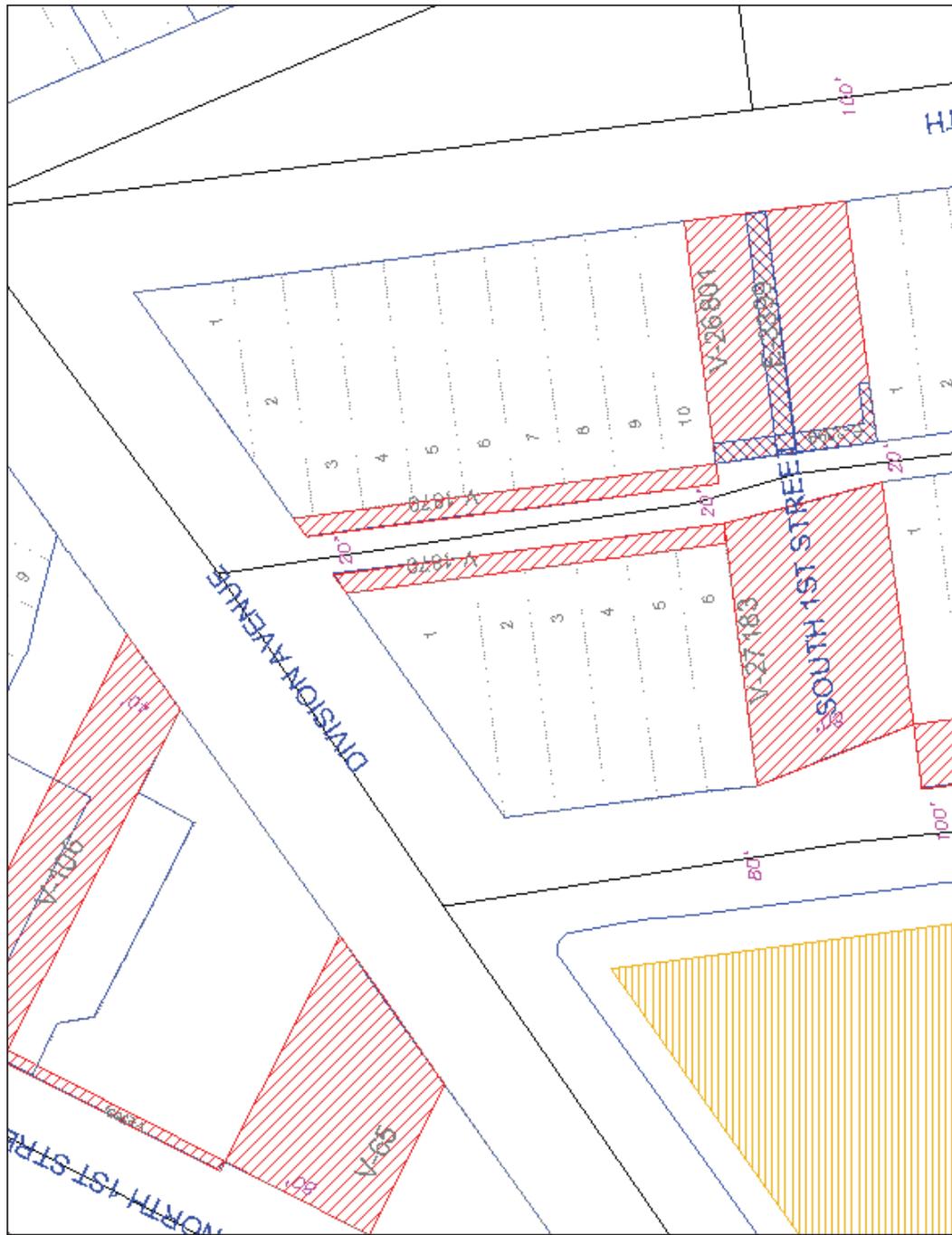
Stadium-Seminary
Historic District

First Presbyterian Church:
Tacoma Historic Register

Wright Park, Washington Heritage
and National District Registers



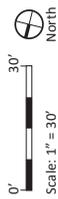
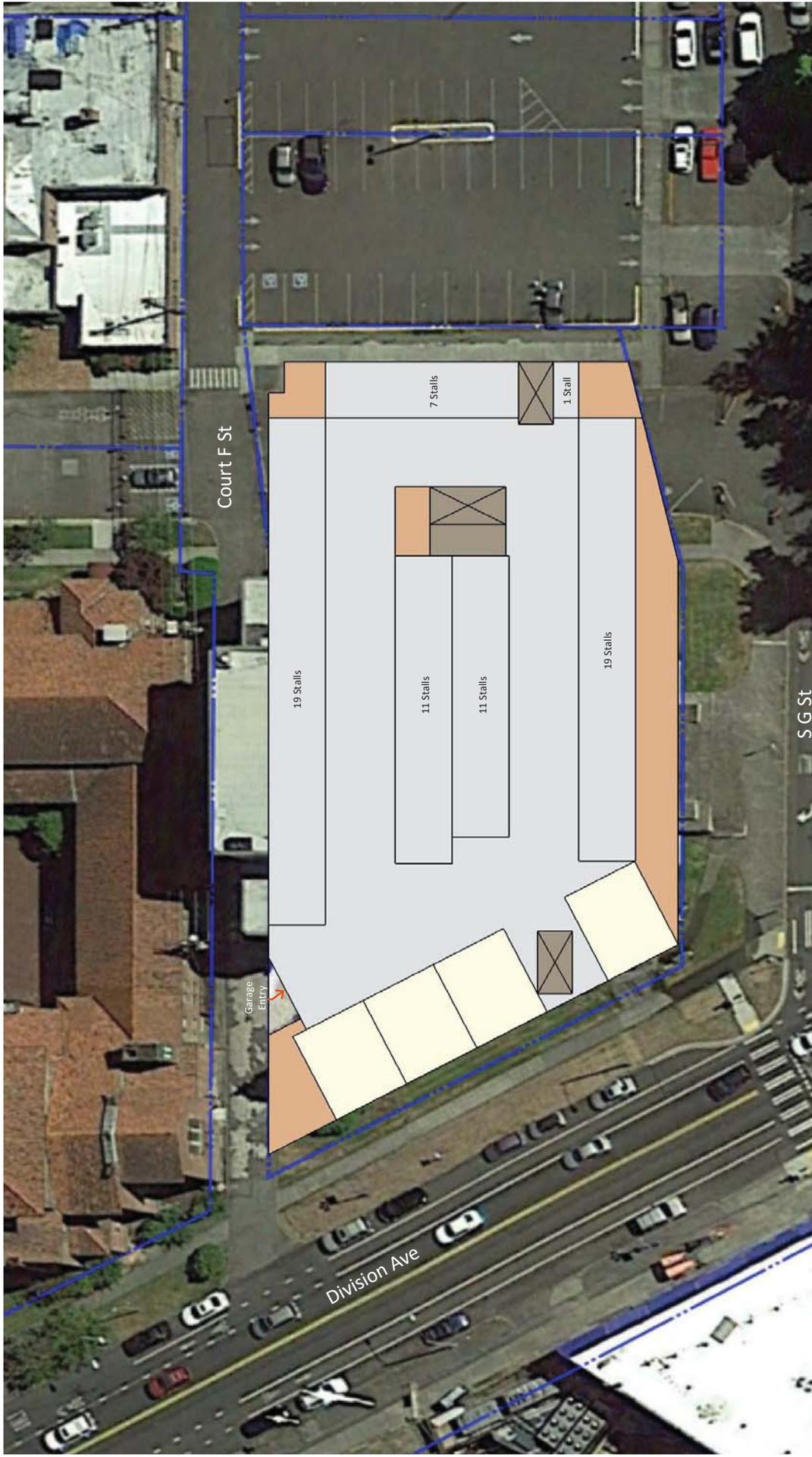
Map - Property/Legal ANALYSIS



Floor Plan - Level P2

DESIGN

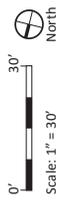
BCRA



Floor Plan - Level P1

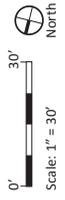
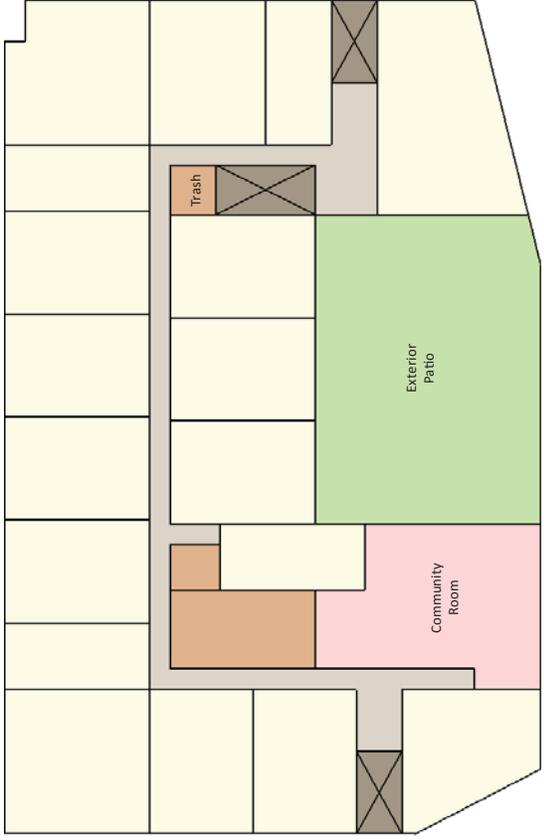
DESIGN

BCRA



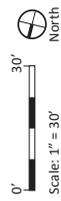
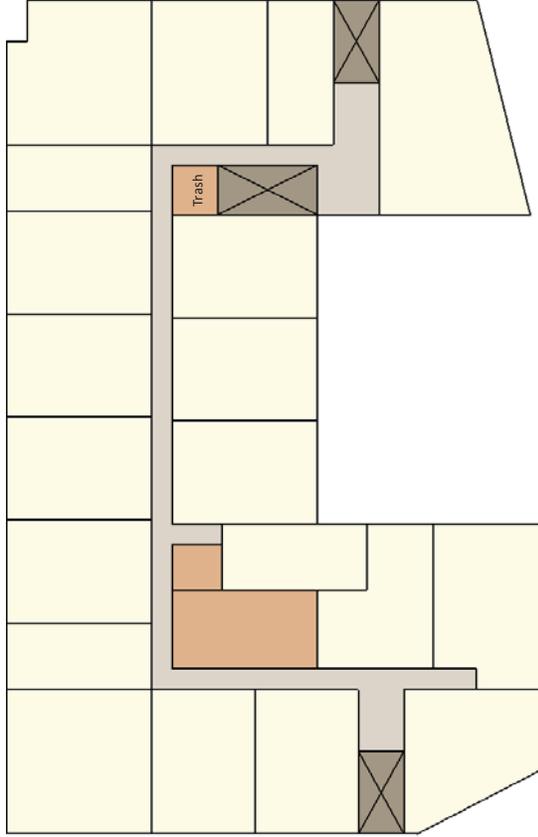
Floor Plan - Level R1

DESIGN



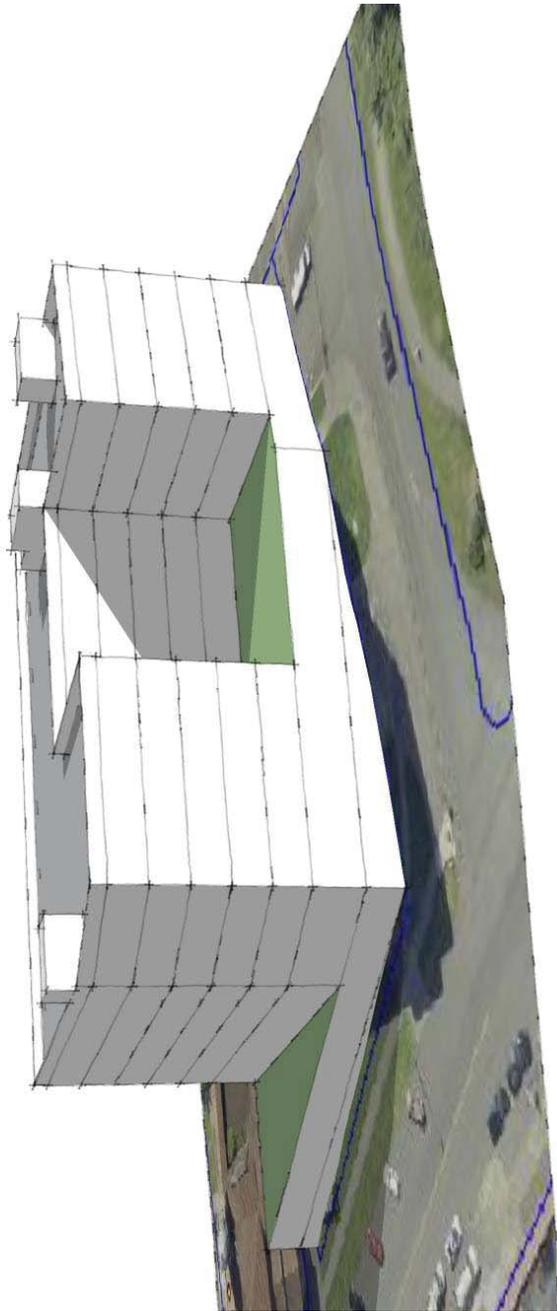
Floor Plan - Level R2-R5

DESIGN

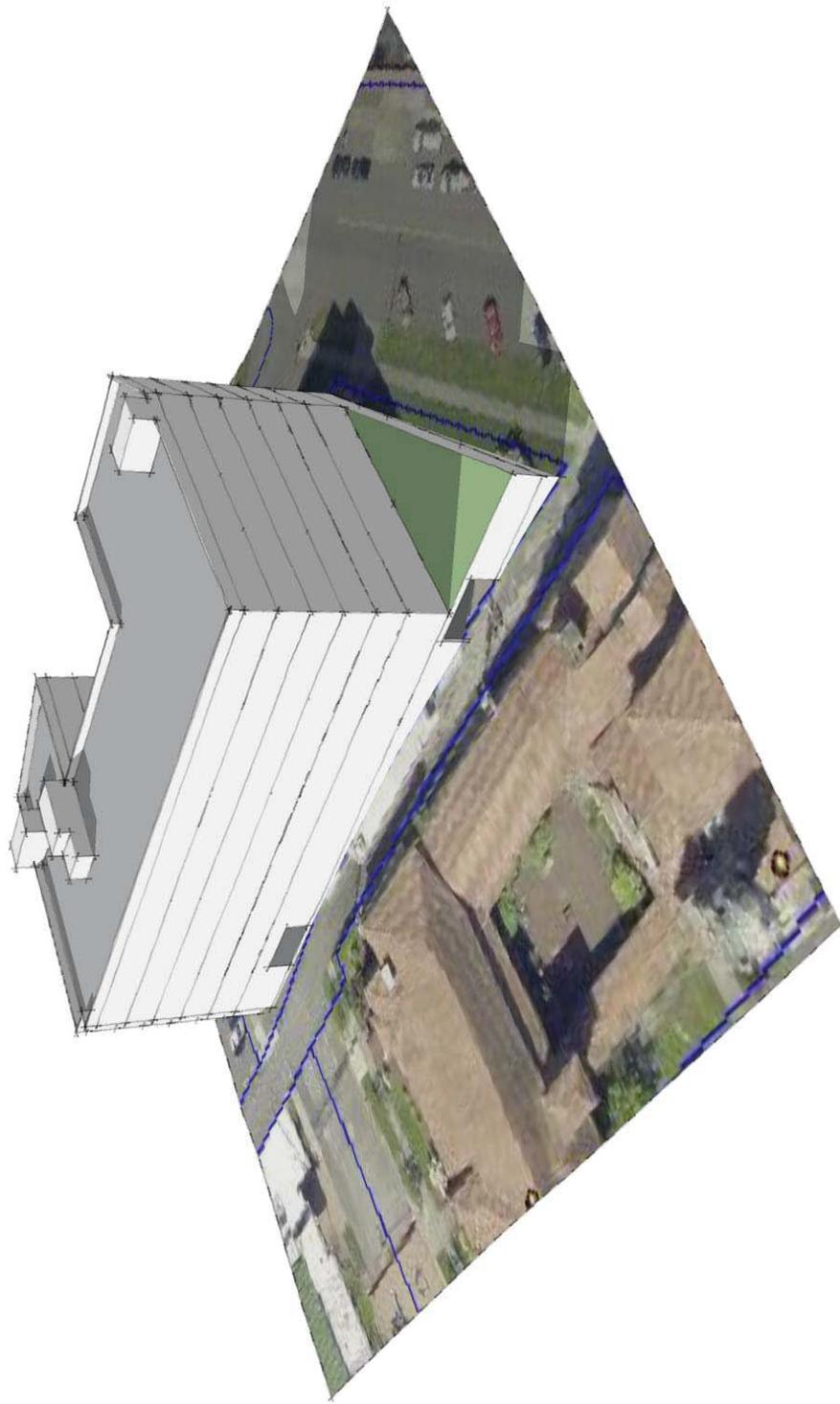


View East

DESIGN



View Southwest
DESIGN



Preliminary Summary

ANALYSIS

BUILDING SUMMARY

FLOOR	CONST. TYPE	RESID. AREA	LEASING/ LOBBY	AMENITY	CORE/ CIRC.	UTIL/ STORAGE	RETAIL	PARKING	TOTAL	PARKING STALLS
R5	VA	17,791	0	0	2,576	929	0	0	21,296	0
R4	VA	17,791	0	0	2,576	929	0	0	21,296	0
R3	VA	17,791	0	0	2,576	929	0	0	21,296	0
R2	VA	17,791	0	0	2,576	929	0	0	21,296	0
R1	VA	15,996	0	1,795	2,576	929	0	0	21,296	0
P1	IA	7,843	2,903	0	1,368	1,751	0	11,501	25,966	35
P2	IA	3,000	0	0	968	3,213	0	20,612	27,793	64
TOTAL		98,003	2,903	1,795	15,216	9,609	0	32,113	159,639	99

PARKING SUMMARY

STALL TYPE	STALL DIMENSIONS	QUANTITY P1	QUANTITY P2
STANDARD	8'-6" X 16'-6"	30	64
COMPACT	8'-6" X 15'-0"	0	0
TANDEM	8'-6" X 16'-6"	0	0
ACCESSIBLE-VAN	8'-0" W - 8'-0" AISLE	1	0
ACCESSIBLE	8'-0" W - 5'-0" AISLE	4	0
TOTALS		35	64
TOTAL STALLS		99	

Estimated Unit Counts:

Units shown in plans: 112

ZONING INFORMATION

District: DR Downtown Residential
 Downtoun Mixed Use Center
 Height: 90'
 Residential FAR: Basic 2 w/ Design Standards (Parking Garage) FAR is 4.

Non-Residential FAR: Basic 1 w/ Design Standards FAR is 2
 FAR numbers are combined between Res & Non-Res

Areas Exempt from FAR: Below Grade, Parking, Elevator/Stair

Site Area: 30,283 sf
 Residential FAR Allowed = 121,132 sf
 Proposed: 117,323 sf (non-exempt area)

Site is not on Primary Pedestrian Street. No retail required.

PARKING:

Required: 1 stall per unit
 Residential 1 stall per 1,000sf min.
 Other 1 stall per 3,000sf max.

Provided for 112 Res: .88 stalls per unit

Code Summary ANALYSIS

**102 North G Street
Preliminary Zoning Summary**

The proposed structure is a mixed-use building with structured parking. The following is a summary only and does not include all regulations applicable to the proposed project.

Jurisdiction: City of Tacoma, Washington
Project Site Zoning: DR - Downtown Residential
Adjacent Land Uses:
North: NCX - Neighborhood Commercial Mixed-Use District
East: DR - Downtown Residential
South: DR - Downtown Residential
West: R3 - Two Family Residential (Wright Park)

Process/Approvals:
 Pre-Application/Scoping Meeting
 PAO
 Building Permit
 Civil - Work Order

**Zoning Code Summary
13.06A.010 Purpose**

This section sets forth districts for Downtown Tacoma, along with allowable and prohibited uses, development standards, design standards, an optional design review process, and guidelines addressing public amenities. It also allows a Master Planned Development in order to offer flexibility in height limits. These regulations are intended to:

1. Implement goals and policies of the City's Comprehensive Plan addressing downtown.
2. Implement the goals of the Growth Management Act and carry out county-wide and multicounty planning policies.
3. Create a downtown setting that is mixed-use and is pedestrian and transit oriented.
4. Guide the location and intensity of development.
5. Attract private investment in commercial and residential development.
6. Provide for predictability in the expectations for development projects.
7. Allow for creative designs in new and renovated buildings.

13.06A.020 Applicability

The provisions of this chapter shall apply to all uses and development in those areas in Downtown Tacoma classified in the districts described in Section 13.06A.040 TMC and shall modify the regulations and other provisions of Chapter 13.06 TMC; Tacoma Municipal Code (Revised 9/2016) 13-306 City Clerk's Office provided, that the regulations and provisions of Chapter 13.06 TMC shall apply when not specifically covered by this chapter, and further provided, that where Chapter 13.06 TMC and this chapter are found to be in conflict, the provisions of this chapter shall apply; and further provided, that neither the regulations set forth in Chapter 13.06 nor subchapter 13.06A TMC shall apply if a Development Regulation Agreement, pursuant to the provisions of Section 13.05.095 TMC, has been approved for the site and is complied with.

13.06A.040 Downtown Districts and uses.

E. Downtown Residential District (DR).
 This district contains a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services.

1. Preferred – residential.
2. Allowable – retail, office, educational.
3. Prohibited - industrial, other than those noted in TMC 13.06A.050.

13.06A.052 Primary Pedestrian Streets.

A. Within the Downtown, the "primary pedestrian streets" are considered key streets in the intended development and utilization of the area due to pedestrian use, traffic volumes, transit connections, and/or visibility. The streetscape and adjacent development on these streets should be designed to support pedestrian activity throughout the day. They are designated for use with certain provisions in the Downtown zoning regulations, including setbacks and design

**Proposed Mixed-Use Development
102 N. G Street**

requirements. Within the Downtown, the primary pedestrian streets are:

1. Pacific Avenue between S. 7th and S. 25th Streets.
2. Broadway between S. 7th and S. 15th Streets.
3. Commerce Street between S. 7th and S. 15th Streets.
4. "A" Street between S. 7th and S. 12th Streets.
5. Tacoma Avenue between S. 7th and S. 15th Streets.
6. South Jefferson between South 21st Street and South 25th Street.
7. South 25th Street between I-705 and South Fawcett Avenue.
8. South C Street.
9. Puyallup Avenue.
10. East 25th Street.
11. East 26th Street.
12. East D' Street.
- 13-308 City Clerk's Office

13.06A.055 Nonconforming Development.

A. It is intended that nonconforming development or elements of nonconforming development that affect appearance, function, and design quality be brought into conformance with the development and basic design standards of this chapter. It is not intended to bring nonconforming development into compliance immediately, but to have future development comply with the purpose and intent of this code and eventually be brought into conformance with its standards. It is not intended to require extensive changes that are impractical, such as moving or lowering buildings.

B. For purposes of the Downtown zoning districts, nonconforming development shall mean development or an element of development which does not conform to the current development standards and basic design standards that existed prior to January 10, 2000, within the blue-shaded area of Figure 1 (below) or existed prior to August 1, 2014, within the red-shaded area of Figure 1.

C. Nonconforming development may continue as set forth in Section 13.06.630, unless specifically limited by other regulations of this chapter.

D. Additions to buildings nonconforming to the development standards or basic design standards must comply with these standards, unless otherwise exempted. No addition can increase the nonconformity to the development or basic design standards or create new nonconformity with these standards.

13.06A.060 Development Standards.

A. Buildings lawfully in existence on January 10, 2000, or August 1, 2014, depending on the location within the Downtown Zoning District, do not need to conform to these standards; however, additions will need to conform. No addition can increase nonconformity to these standards or create new nonconformity. Please see Figure 1 in Section 13.06A.055.B for specific locations within the Downtown related to legal non-conforming status to these standards.

B. Development Standards Table.

District	Residential FAR		Non Residential FAR		Height limits
	"As-of-right" with Design Standards	Maximum with TDR	"As-of-right" Maximum with Design Standards	Maximum with TDR	
DR	2	4	1	2	90'

C. Floor Area Ratio – Additional Standards.

1. The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded. For example, in the DCC, an "as-of-right" development may have a total FAR of 6, with a FAR of 3 in non-residential use and a FAR of 3 in residential use in a single development.

2. For the purposes of calculating maximum allowable FAR, hotels shall be considered a residential use.

3. A minimum FAR of 1 shall be achieved for structures within the Downtown Commercial Core district. The gross floor

Code Summary ANALYSIS

Proposed Mixed-Use Development
102 N. G Street

area shall be used to calculate the minimum FAR.

- The maximum allowable Floor Area Ratio may be exceeded as provided for in Section 13.06A.080.
- Floor area is determined pursuant to the definition provided in Section 13.06.700.

D. Building Height – Additional Standards.

- Building Height will be measured consistent with the applicable Building Code, Height of Building and excludes parapets, mechanical penthouses, elevator overruns and machine rooms, and decorative architectural features (e.g., spires, towers, pergolas, pyramids, pitched roofs) not intended for residential, office or retail space.
- Maximum Building Height within 150' east of the centerline of the right-of-way of Yakima Avenue shall be 60 feet, in order to create a transition to lower-rise residential development to the west.

13.06A.065 Parking Standards

A. Purpose and Applicability. The following off-street parking standards are intended to achieve Comprehensive Plan policies that strive to minimize and effectively manage the amount of land in downtown that is currently dedicated to parking, as large parking areas are often unattractive, inefficient uses of land which disrupt cohesive urban form and pedestrian environment.

- Variations to the required standards may be authorized pursuant to Section 13.06A.110.
- No parking is required for structures lawfully in existence on January 10, 2000, the time of reclassification to the above districts; however, new development and additions shall provide parking as required. No addition to a building or parking area can increase nonconformity to these standards or create new nonconformity.
- Maximum parking ratios may be exceeded for providing parking available to the public and which is not dedicated to individual owners, tenants and lessees of any building. Ample signage at the facility must be provided to inform users that the excess parking stalls are available for public use at no charge or by fee.
- For buildings that contain multiple types of uses, the required number of parking spaces shall be equal to the total number of spaces determined by computing each use type separately, except where specifically stated otherwise herein.
- Tacoma Municipal Code (Revised 9/2016) 13-310 City Clerk's Office
- Development shall also comply with the requirements of 13.06.510.C Loading Spaces
- Structures and sites that are individually listed on the Tacoma Register of Historic Places shall be exempt from all parking quantity requirements. This provision does not apply to Historic Special Review District overlay zones.

B. Reduced Parking Area (RPA) – Parking Quantity Standards

- Minimum off-street parking stall quantity requirements do not apply within the Reduced Parking Area (RPA), which is located generally between 6th Avenue and South 23rd Street, and between Dock Street and Tacoma Avenue (the specific boundary of the area is shown in Figure 2, below).
- Accessible parking shall be provided for people with physical disabilities as part of all new buildings and additions to existing buildings in accordance with the standards set forth in the building code as adopted by the City of Tacoma in TMC Chapter 2.02, based on the parking provided, but not less than the following:
 - The minimum number of accessible parking stalls to be provided shall be based on the following criteria: Tacoma Municipal Code City Clerk's Office 13-311 (Revised 9/2016)
 - For non-residential development, accessible parking shall be calculated as if one general parking space were provided for each 1,000 square-feet of gross floor area of the development, minus the first 3000 square-feet of each street level establishment.
 - For hotels, accessible parking shall be calculated as if one-half (0.5) a general parking space was provided for each guest room, inclusive of all accessory uses.
 - For residential development, accessible parking shall be calculated as if one general parking space was provided for each dwelling unit.
- After consulting with the City's ADA Coordinator, the Building Official may approve an alternate to providing on-site accessible parking, as outlined in 2(a), above, when it is determined that the alternate is reasonable in light of circumstances associated with the specifics of an individual site and the needs of people with disabilities.

C. Parking Quantity Standards Outside of the RPA

- Minimum parking ratios for non-residential development located east of Jefferson Avenue from South 23rd to South 28th Street shall be reduced by 50 percent in recognition of the availability of transit.

Proposed Mixed-Use Development
102 N. G Street

- The first 3,000 square feet of each street level establishment is exempt from parking requirements
- Special needs housing, including, but not limited to, seniors, assisted living, congregate care, licensed care, or group care homes may provide less than one stall per residence upon a showing that a lesser parking requirement will reasonably provide adequate parking for residents, staff, and visitors, subject to the approval of the City Engineer.
- Required parking for hotels shall be .5 stalls per room inclusive of all accessory uses.
- Telecommunications exchange facilities may provide less than the required parking stalls upon a showing that a lesser parking requirement will reasonably provide adequate parking for operational, vendor, and transient service staff, subject to the approval of the City Engineer.
- Group housing, student housing, and efficiency multi-family dwellings (250-450 sf in size) are exempt from vehicular parking requirements (with the exception of required accessible parking), provided the following:
 - A minimum of 0.75 bicycle spaces per dwelling or unit are provided in an indoor, locked location.
 - Within a single building, no more than 20 dwelling units, or 50% of the total dwelling units (whichever is greater), may utilize this bonus.

13.06A.070 Basic design standards.

A. A variance to the required standards may be authorized, pursuant to Section 13.06A.110.

B. If a building is being renovated in accordance with the Secretary of Interior's Standards for Treatment of Historic Properties, and a conflict between the basic design standards or additional standards and the Secretary's Standards occurs, then the Historic Preservation Criteria and Findings made by the Tacoma Landmarks Preservation Commission shall prevail.

C. Standards Applicable to Development in All Districts.

- The basic design standards and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new construction, additions, and substantial alterations.
- All rooftop mechanical for new construction shall be screened or located in a manner as to be minimally visible from public rights-of-way. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. If Tacoma Municipal Code City Clerk's Office 13-313 (Revised 9/2016) the project proponent demonstrates that the function and integrity of the HVAC equipment would be compromised by the screening requirement, it shall not apply. This standard shall not apply to existing buildings undergoing substantial alteration.
- Four Small Trees, Three Medium Trees, or Two Large Trees shall be provided per each 100 linear feet of frontage, with tree grates or alternative pervious surface materials covering the pits, in conformance with the General Landscaping requirements of TMC 13.06.502. This standard, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. Street trees shall be provided, consistent with the requirements of this standard, proportionate with the linear length of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees and grates should generally conform to the Tacoma Downtown Streetscape Study and Design Concepts.
- The required street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc.
 - Tree pits shall be covered by tree grates, or alternative pervious surface materials, to accommodate pedestrians in the planting area. The use of tree grates or alternative pervious surface materials will be determined by the presence of existing grates or surface materials in the district, and the width and function of the sidewalk.
 - Residential development may substitute plantings for grates or alternative tree pit pervious surface materials.
 - Where existing tree grates, vaults or insufficient sidewalk widths prevent this form of planting, trees may be planted in planters that are generally in conformance with the Tacoma Downtown Streetscape Study and Design Concepts and the technical guidance of the Urban Forest Manual.
- Street shall comply with either subparagraphs a. or b. below:
 - At least 25 percent of the linear sidewalk level frontage shall consist of any of the following uses: retail; restaurants; cultural or entertainment uses; hotel lobbies; travel agencies; personal service uses; parcel and mail services; copy centers; check-cashing facilities; the customer service portion of banks, credit unions, and savings and loan associations; or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.
 - The floor area abutting at least 25 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a. above, and may be occupied by any use allowed

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In the zoning district, the area designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards:

- (1) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.
- (2) The area must have a minimum average depth of 25 feet measured from the sidewalk level façade.
- (3) The sidewalk level façade must include a pedestrian entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a. above.
- (4) At least 25 percent of the sidewalk level façade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.

A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, vegetated LID BMPs, or other amenities.

5. Any sidewalk level façade of a new building, an addition to a building, or a substantially altered building that faces a street shall have at least 20 percent of the area located between 2 feet above grade and 12 feet above grade in transparency through the use of windows, doors, or window displays. Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard shall apply to the portion of the sidewalk level façade of a parking structure that includes retail, service, residential, or commercial uses at the sidewalk level. A decorative grille, work of art, or a similar treatment may be used to meet this standard on those portions of the sidewalk level façade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms. In no instances shall the amount of transparency present in existing buildings be decreased below this standard. This standard shall also apply when 50 percent or more of the sidewalk level façade is altered.
6. Development shall also comply with the General Landscaping requirements of Section 13.06.502, the requirements as established in Section 13.06.511, Transit Support Facilities and Section 13.06.512, Pedestrian and Bicycle Support Standards.
7. New driveways shall meet the driveway location requirements of TMC 10.14.050 and the following additional standards.
 - a. Maximum driveway width on a street having light rail or streetcar lines or on a defined Primary Pedestrian Street is 25 feet.
 - b. All driveways on a street having light rail or streetcar lines or on a defined Primary Pedestrian Street shall be no closer than 150 feet as measured to their respective centerlines, provided that there will be allowed at least one driveway from each development to each abutting street.
 - c. All driveways on a street having light rail or streetcar lines shall be equipped with a sign to warn exiting vehicles about approaching trains.
 - d. All driveways located on a Primary Pedestrian Street shall be equipped with audible warning signals to announce exiting vehicles.
 - e. Variance to the required standards may be authorized pursuant to Section 13.06A.110.
8. Where trees are provided, they shall be planted a minimum of 10 feet from pedestrian light standards or parking lot light standards. However, limited flexibility in the placement of trees shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.
9. Where pedestrian light standards or parking lot light standards are provided, they shall be placed a minimum of 10 feet from trees. However, limited flexibility in the placement of light standards shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.
10. Where public seating is provided, it shall utilize designs that discourage long-term loitering or sleeping, such as dividers or individual seating furniture.
11. See section 13.06.513 for standards pertaining to drive-throughs.

D. Additional Standards Applicable to Development Within the Downtown Commercial Core.

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1. The maximum square feet of setback area for new and substantially altered structures and additions fronting on a Primary Pedestrian Street shall be determined by multiplying 75 percent of the linear sidewalk level frontage by a factor of 10. The setback area or areas can only be used for entrance areas and space devoted to exterior public spaces, pedestrian amenities, landscaping, vegetated LID BMPs, or works of art. Parking is prohibited in the setback areas.

2. Any new building, or any substantially altered structure located along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall comply with either subparagraphs a. or b. below.
 - a. At least 50 percent of the linear sidewalk level façade shall be occupied by any of the following uses: retail; restaurants; cultural or entertainment uses; hotel lobbies; travel agencies; personal service uses; parcel and mail services; copy centers; check-cashing facilities; the customer service portion of banks, credit unions, and savings and loan associations; or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.
 - b. The floor area abutting at least 50 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a. above and may be occupied by any use allowed in the zoning district. The areas designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards.
 - (1) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.
 - (2) The area must have a minimum average depth of 25 feet measured from the sidewalk level façade.
 - (3) The sidewalk level façade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a. above.
 - (4) At least 25 percent of the sidewalk level façade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.

A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, vegetated LID BMPs, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.

3. The sidewalk level façade of any new or substantially altered structure and/or of an addition along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall include the following. This standard shall also apply when 50 percent of the sidewalk level façade is altered.
 - a. At least 60 percent of the façade area between 2 feet above grade and 12 feet above grade shall consist of transparency through the use of windows, doors, or window displays except that the transparency standard shall be reduced to 50 percent if at least 50 percent of the sidewalk level façade is occupied with uses listed in subparagraph 2. a. above. Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard may be reduced for buildings located on a sloping site by eliminating application of this standard to that portion of the building façade where the slope makes application of the requirement impracticable as shown in the illustration below. The transparency standard shall apply to the portion of the sidewalk level façade of a parking structure that includes retail, service, or commercial uses at the sidewalk level. A decorative grille, work of art, or similar treatment may be used to meet this standard on those portions of the façade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories and classrooms. In no instance shall the amount of transparency present in existing buildings be decreased below this standard. A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, vegetated LID BMPs, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.
 - b. Weather protection over the public or private pedestrian walkway in the form of a flat or sloped canopy or marquee along at least 75 percent of the building frontage. Weather protection must project a minimum of 3 feet. Marquees must meet the requirements specified in the applicable Building Code used by the City. Canopies shall also conform to TMC 13.06.521.J.

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<p>E. Additional Standards Applicable to Development Within the Downtown Residential (DR) District.</p> <p>Where new or substantially altered development is adjacent to structures or districts that are designated historic, the design shall make use of similar attributes such as missing, rooftop, setbacks from the property lines, window types, and materials to ensure visual continuity between the older and the newer development and be subject to the approval of the Historic Preservation Officer.</p> <p>13.06.A.080 Design Standards for Increasing Allowable FAR.</p> <p>A. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 0.5, up to the Maximum with Design Standards. No variances shall be granted to the following:</p> <ol style="list-style-type: none"> Enhanced pedestrian elements at the sidewalk level including decorative lighting (free-standing or building-mounted), seating or low sitting walls, planters, or unit paving in sidewalks. Exterior public space equivalent to at least 5 percent of the site area and including the following attributes: <ol style="list-style-type: none"> Seating in the amount of one sitting space for each 100 sf of area. Trees and other plantings, which could include vegetated LID BMPs. Solar exposure during the summer. Visibility from the nearest sidewalk. Within 3' of the level of the nearest sidewalk. Incorporation of works of art into the public spaces, exterior facade, or entrance lobby. Landscaping covering at least 15 percent of the surface of the roof and/or the use of vegetated roofs. Access by building occupants is encouraged. Including a Public Benefit Use within the development. Within the Downtown Commercial Core, at least 60 percent of the linear frontage along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall be occupied by retail, restaurants, cultural or entertainment uses, hotel lobbies, or Public Benefit Uses. Retention and renovation of any designated or listed historic structure(s) located on the site. <p>B. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 2, up to the Maximum with Design Standards. No variances shall be granted to the following:</p> <ol style="list-style-type: none"> Provide a "hill climb assist" in the form either of a landscaped public plaza or an interior public lobby with an escalator or elevator. Such space shall be open to the public during daylight hours or shall be open during the times detailed in a management plan approved by the City of Tacoma, Building and Land Use Services Department. Provide works of art or water features equivalent in value to at least 1 percent of construction costs within publicly accessible spaces on site or off site within the downtown zoning district where the development is located. Provision of public rest rooms, open to the public, at least 12 hours each weekday. Contribution to a cultural, arts organization or to the Municipal ART Fund for a specific development or renovation project located downtown, in an amount equal to at least 1 percent of the construction cost of the development. Parking contained entirely within structures or structures on site. Incorporation of affordable housing units pursuant to the provisions of TMC 1.39. See TMC 1.39 for the requirements and process of this program. <p>13.06.A.090 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.</p> <p>Development projects can incorporate Transfer of Development Rights, in compliance with Chapter 1.37 Transfer of Development Rights Administrative Code, to increase the as-of-right allowable FAR up to the "Maximum for TDR."</p> <p>13.06.A.110 Variances.</p> <p>Unless otherwise indicated, the Director shall not grant a variance by act or interpretation of the regulations contained in Chapter 13.06A as specified herein, or to change the use of a structure or land.</p> <p>The Director may grant a variance to the regulations contained in Chapter 13.06A upon the finding that the variance meets one of the tests below. Standardized corporate design and/or increased development costs are not cause for a variance. Failure to meet an appropriate test shall result in denial of the variance request. The Director may issue such conditions as necessary to maximize possible compliance with the intent of the regulation from which relief is sought.</p>

<p>The applicant carries the burden of proof to demonstrate applicability of the appropriate test</p> <ol style="list-style-type: none"> Unusual shape of a parcel established prior to the reclassification of property to the downtown districts. Preservation of a critical area, unique natural feature, or historic building/feature restricts possible compliance. Widely varied topography of the building site restricts possible compliance. Documentation of a pending public action such as street widening restricts possible compliance. The proposal represents an alternative design that departs from the requirement(s) but is consistent with the goals and policies of the Comprehensive Plan and can be demonstrated to provide equal or superior results relative to the intent of the specific requirement(s) from which relief is sought. <p>13.12.1570 Archaeological, Cultural, and Historic Resources.</p> <p>A. This section sets forth provisions for addressing archaeological, cultural, and historic resources for projects located within the Downtown Tacoma Regional Growth Center in areas where a Subarea Plan and a companion area-wide, non-project Environmental Impact Statement (EIS) have been completed. The Planning and Development Services Department will use this process and any required assessments to evaluate potential impacts and assist in identifying and establishing appropriate mitigation measures.</p> <p>B. Known Archaeological, Cultural and Historic Resources.</p> <ol style="list-style-type: none"> Applications for a permit shall identify whether the property is within 500 feet of a site known to contain an historic, cultural or archaeological resource(s). Records of known sites are restricted. Consultation with the Washington Department of Archaeology and Historic Preservation or a certified archaeologist will be required. If the property is determined to be within 500 feet of a site known to contain historic, cultural, or archaeological resources, the City shall require a cultural resource site assessment; provided that, the provisions of this section may be waived if the Director determines that the proposed development activities do not include any ground disturbing activities and will not impact a known historic, cultural or archaeological site. The site assessment shall be conducted in accordance with Washington State Department of Archaeology and Historic Preservation guidelines for survey and site reporting to determine the presence of significant historic or archaeological resources. The fee for the services of the professional archaeologist or historic preservation professional shall be paid by the landowner or responsible party. If the cultural resource site assessment identifies the presence of significant historic or archaeological resources, a Cultural Resource Management Plan ("CRMP") shall be prepared by a professional archaeologist or historic preservation professional paid by the landowner or responsible party. In the preparation of such plans, the professional archaeologist or historic preservation professional shall solicit comments from the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribes. Comments received shall be incorporated into the conclusions and recommended conditions of the CRMP to the maximum extent practicable. A CRMP shall contain the following minimum elements and information: <ol style="list-style-type: none"> The CRMP shall be prepared by a qualified cultural resources consultant, as defined by the Washington State Department of Archaeology and Historic Preservation; A Description of the Area of Potential Effect ("APE") for the project, including a general description of the scope of work for the project and the extent and locations of ground disturbing activities (ground disturbing activities include excavations for footings, pilings, utilities, environmental testing or sampling, areas to be cleared and/or graded, demolition, removal or relocation of any existing structures, and any other ground disturbances that may occur as a result of construction activities); Photographs of the APE, including existing structures and areas of construction activities; An examination of project on-site design alternatives; An explanation of why the proposed activity requires a location on, or access across and/or through, a significant historic or archaeological resource; and Citations, with dates, of any previous written documentation on listed or known culturally significant sites. In compiling this information, consultations with the following agencies shall be necessary, and a list of the agency officials that were consulted with shall be included: <ol style="list-style-type: none"> State Department of Archaeology and Historic Preservation to identify buildings, sites, or objects within the APE that are listed on the National Register of Historic Places or the Washington State

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<p>Heritage Register.</p> <p>(2) City of Tacoma Historic Preservation Office to identify any buildings, sites, or objects within the APE listed on the Tacoma Register of Historic Places.</p> <p>(3) The Puyallup Tribe of Indians Historic Preservation Section to identify any buildings, sites, or objects within the APE within the 1873 Land Claims Settlement Survey Area.</p> <p>g. An assessment of probable adverse impacts to culturally significant buildings, sites, or objects, resulting from:</p> <p>(1) Demolition of any buildings or structures over 50 years of age.</p> <p>(2) The potential for the site to contain historic or prehistoric archaeological materials, based on the topography of the property, historical literature, geological data, geographical context, or proximity to areas of known cultural significance.</p> <p>h. A description of how potential adverse effects to cultural resources as a result of construction activities will be mitigated or minimized. Subject to review and approval of the City's Historic Preservation Officer, appropriate mitigation may include, but is not limited to:</p> <p>(1) Additional consultation with federal, state, local and tribal officials or the Tacoma Landmarks Commission.</p> <p>(2) Additional studies such as pedestrian surveys, subsurface testing, remote sensing, phased or periodic testing as a part of any geotechnical assessment or soil testing required for the project, or monitoring during construction.</p> <p>(3) Avoidance of historic/cultural resources;</p> <p>(4) Retention of all or some of a historic structure into a new development;</p> <p>(5) Interpretive/educational measures;</p> <p>(6) Off-site/on site preservation of another historic resource;</p> <p>(7) Recording the site with the Washington State Department of Archaeology and Historic Preservation, or listing the site in the National Register of Historic Places, Washington Heritage Register, as applicable, or any locally developed historic registry formally adopted by the City of Tacoma;</p> <p>(8) Preservation in place;</p> <p>(9) Reinterment in the case of grave sites;</p> <p>(10) Covering an archaeological site with a nonstructural surface to discourage pilferage (e.g., maintained grass or pavement);</p> <p>(11) Excavation and recovery of archaeological resources;</p> <p>(12) Inventorying prior to covering of archaeological resources with structures or development; and</p> <p>(13) Monitoring of construction excavation.</p> <p>4. Upon receipt of a complete permit application in an area of known historic/archaeological resources, the City shall notify and request a recommendation from appropriate agencies such as the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe. Recommendations of such agencies and other affected persons shall be duly considered and adhered to whenever possible and reasonable.</p> <p>5. The recommendations and conclusions of the CRMP shall be used to assist the Director in making final administrative decisions concerning the presence and extent of historic/archaeological resources and appropriate mitigating measures. The Director shall consult with the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe prior to approval of the CRMP.</p> <p>6. The Director may reject or request revision of the conclusions reached in a CRMP when the Director can demonstrate that the assessment is inaccurate or does not fully address the historic/archaeological resource management concerns involved.</p> <p>C. Unanticipated Discovery of Archaeological, Cultural and Historic Resources.</p> <p>All permit applications shall prepare a plan for the possible unanticipated discovery of historic, cultural or archaeological resources, including a point of contact, procedure for stop-work notification, and for notification of appropriate agencies.</p>

Appendix B. HPI Form

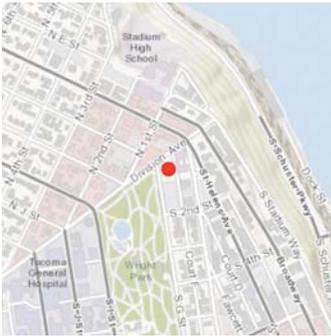


Historic Property Report

Historic Name: Scottish Rite Cathedral

Property ID: 30558

Location



Address: 5 S G St, Tacoma, WA
Tax No/Parcel No: 2000130010
GeographicAreas: Pierce County,T21R03E32

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1922	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Religion	Religion - Religious Facility
Religion	Religion - Church School

Historic Context: Architecture, Social History



Historic Property Report

Architect/Engineer:

Category	Name or Company
Architect	Sutton, Whitney & Dugan
Builder	Albertson, Cornell Bros. & Walsh



Historic Property Report

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2016-12-08800, , 5 South G Multifamily Consultation, Tacoma Bible Presbyterian Church			
2016-12-09022, HRA, Cultural Resources Assessment and Management Plan for 5 S G Street Multifamily Project, City of Tacoma, Pierce County, Washington	12/7/2016		

Photos



Original HPI form(s)



Historic Property Report

Inventory Details - 1/1/1900

Common name: Tacoma Bible Presbyterian Church
Date recorded: 1/1/1900
Field Recorder:
Field Site number:
SHPO Determination Determined Eligible



Historic Property Report

Inventory Details - 12/7/2016

Common name: Independent Bible Church of Tacoma
Date recorded: 12/7/2016
Field Recorder: Chrisanne Beckner
Field Site number: 001
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Church - No Steeple
Roof Type	Flat with Eaves
Roof Material	Asphalt/Composition
Cladding	Concrete
Plan	Irregular

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: In 1911, the Tacoma Shrine and Scottish Rite organization (aka Scottish Rite Freemasons) bought the parcel at S G St. and Division for \$25,000, although construction of the new cathedral would not begin until 1921.¹ The Scottish Rite Freemasons were one of many fraternal organizations in Tacoma at the time. While Masonic Lodges, or Blue Lodges, served Masons of the first through third degrees, the Scottish Rite, under a separate organization, served Masons of the fourth through thirty-second degrees.² The Scottish Rite Freemasons chose the prolific Tacoma architecture firm Sutton, Whitney & Dugan to design and oversee the construction project. Albert Sutton (1867–1923) was a Mason and a member of the American Institute of Architects (AIA). He had been active in Tacoma since 1888, first in partnership with James Pickles and then with Ambrose J. Russell (1893–95). Three of the buildings Sutton designed with these early partners are listed in the Tacoma Register of Historic Places: the Abbott/Passages Building at 708 S Broadway, the Osgood-Anderson House at 407 North E St., and the Sprague Building at 1501–5 Pacific Ave.³ Sutton also designed his own home, located at 301 N I St. within the



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North Slope National Historic District.⁴ Sutton moved to San Francisco in 1901, where he established a firm with Charles Peter Weeks from 1901–10. He moved to Oregon in 1910 and in 1912 began a partnership with Harrison A. Whitney (1877–1962) of Portland, with whom he worked in Oregon until 1918. In 1918, Sutton moved back to Tacoma and established a new office with Whitney. The firm hired Earl N. Dugan (c. 1878–1956) as associate that same year (Dugan was made partner in 1922).⁵

Sutton, Whitney & Dugan designed some of Tacoma’s “most prominent buildings,” in addition to a smattering of buildings across western Washington and Oregon, including a Scottish Rite temple in Yakima.⁶ The firm’s most notable work in Tacoma included various buildings at the College of Puget Sound (Anderson Hall, Howarth Hall, Gymnasium, Jones Hall, Kitteridge Hall, Student Union Building) (1924) and the second Annie Wright Seminary (1924).⁷ In 1927, the American Institute of Architects praised both projects, claiming that they were excellent examples of “Tudor collegiate” architecture: “It is refreshing to note the restraint served in the design of these dignified groups of buildings. The beauty of these designs depends largely in the composition of the masses; the scale and grouping of the windows rather than in the elaboration of meaningless detail.”⁸

Sutton, Whitney & Dugan also served as associate architects for First Presbyterian Church at Division Ave. and N Tacoma St. (1924), neighboring the Scottish Rite Cathedral and now listed as a Tacoma Landmark.⁹ The only NRHP-listed building that the firm designed independently was the National Bank of Tacoma at 1123 Pacific Ave. (1921).¹⁰ Other notable buildings designed by Sutton, Whitney & Dugan include the W. R. Rust Building at Pacific Ave. and 11th St. (1920); alterations to the Union Club at 539 Broadway (1924–25);¹¹ and the YWCA Tacoma at 405 Broadway (1927).¹² In 1925, Sutton, Whitney & Dugan also designed a new building for the Annie Wright Seminary at N Tacoma Ave. and 10th St.¹³ First Presbyterian Church, directly east of the cathedral and designed in part by Sutton, Whitney & Dugan, was also completed until 1925.¹⁴

Sutton, Whitney & Dugan also designed houses, including residences for C. Davis Weyerhauser at 624 N Yakima Ave.; Paul F. Barber (1920 N Junett St.); Elizabeth T. Ellis (3823 N Madison St.); Christen Quevli (611 N Yakima Ave.); Epps Apartments (N Third St. and Yakima Ave.); and George C. Weber (4411 N 37th St.). A 1927 AIA survey of Tacoma called the Weber house a “good example of domestic architecture where excellence of plan is combined, at a minimum of expense, with a design depending largely for its beauty on the roof lines and the distribution and character of the windows.”¹⁵ That same AIA survey awarded Sutton, Whitney & Dugan eleven total honors for various residential, commercial, and religious buildings. The National Bank of Tacoma won a “highest honor” award and the then six-year-old Scottish Rite Cathedral received an “honorable mention” in the category “Semi-Public and Cultural Buildings.”¹⁶ Sutton died from a sudden heart attack in 1923, a year after the former Scottish Rite Cathedral was completed. Whitney and Dugan continued architectural work under the firm’s name for several years.¹⁷

The firm’s design for the Portland Scottish Rite Cathedral won first prize in a design competition, as noted by a 1921 edition of the *American Architect*.¹⁸ A sketch included in the publication showed that the firm was using similar design principles and motifs for its Scottish Rite designs.

Albertson, Cornell Bros. & Walsh were chosen as the general contractors for the Scottish



Historic Property Report

Rite Cathedral. Albertson, Cornell Bros. & Walsh had formed as a merger of building, dredging, and paving companies and had built sections of the Pacific Highway.¹⁹ Cornell Brothers, previously independent, had built various buildings in Tacoma, including several residential houses in the current North Slope Historic District and the Weyerhaeuser Mansion at 4301 N Stevens St., Tacoma.²⁰

The Architecture of the Scottish Rite Masonry

Scottish Rite Masonry originated in France in the eighteenth century. The first Scottish Rite lodge in the United States was authorized in Albany, New York, in 1767. According to historian (and Freemason) Guy L. Beck, “the Ancient and Accepted Scottish Rite is today the most widely established form of Freemasonry in the world, with over forty countries having their own Supreme Councils.”²¹ Masonic membership has primarily been Christian and mostly Protestant, since Catholic popes have repeatedly condemned the organization as a secular religion.²² Freemasonry and other fraternal organizations grew in popularity in the nineteenth century, when “the traditional structures of the workplace had broken down” and “American religion underwent what has been termed, by a number of scholars, a process of ‘feminization.’”²³ To white American men, the lodge “continued to express order in an understandable manner” through its emphasis of “hierarchy and corporate identity” at a time when the hierarchy of some religious structures was in flux.²⁴ Construction of the Scottish Rite Cathedral in Tacoma occurred during the heyday of American Freemasonry, which according to historian William D. Moore, “reached its greatest strength in the United States, in both popularity and influence, in the last third of the nineteenth and first third of the twentieth centuries.”²⁵ It is unclear exactly when the present-day Valley of Tacoma Scottish Rite Masons organized. However, the chapter likely was established around 1904.²⁶

Building the Scottish Rite Temple

When construction of the new Scottish Rite Cathedral began in 1921, local papers estimated that the building would cost about \$200,000 to build.²⁷ Trustees in “charge of the erection of the building” included prominent Tacoma leaders, including A. J. McKillop, Arthur Prichard, George A. Todd, W. B. Stevens, and Frank M. Lamborn.²⁸ The building’s cornerstone was laid on April 22, with U.S. vice president of and Scottish Rite Mason Thomas Riley Marshall present.²⁹

The scale of the project was impressive to Tacomans. Initial construction set a “new excavation record” when “between 5,000 and 6,000 yards of gravel were removed from the site in 12 days by Rinaldo Keasal, who had the contract for the work. Nine huge trucks were kept busy during the entire time, and the gravel was used by the city on various streets.”³⁰ According to the Tacoma Daily Ledger, the building was also “attracting wide attention among architects and construction men” around the region for architectural features such as its banquet hall, which would seat one thousand and be the “largest hall of its kind in the Northwest,” as well as its “absence of all posts or pillars, the ceiling being supported with huge steel arches.”³¹ Local papers also noted the building’s modern heating and ventilation system and white granite exterior, which would “make the building the only one of its kind in the Northwest.”³²

The physical dimensions and design of the Scottish Rite Cathedral conformed to Masonic standards and reflect Masonic beliefs. In Freemasonry, “the Temple of Solomon in Jerusalem . . . is . . . a kind of grand metaphor for the Masonic lodge itself.”³³ Beck further explained the centrality of Solomon’s Temple to Masonic architecture: From the Masonic perspective, the Egyptian temple was the true prototype of all other

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temples in the ancient world, including especially the Mosaic tabernacle and the Temple of Solomon in Jerusalem. . . . In the Masonic tradition, it is suggested that this Egyptian temple form was borrowed by the Jews and with some modifications adopted by the Greeks and Romans before entering modern Europe. . . . Consequently, King Solomon's Temple as the first temple in Jerusalem functions as a model for the earthly Masonic Lodge and its work of constructing moral principles among the living brethren.³⁴

The cathedral's unique design and the Masons' elusive traditions led to rumors and speculation about the cathedral in the local press, most of it centered on Solomon's Temple: "during the construction of this building there was considerable discussion as to the style of architecture, and it was generally believed it was a reproduction of King Solomon's Temple, but as no one actually knows just what Kind Solomon's Temple was this could not, of course, be a copy. It is an adaptation of the Oriental style of the time of King Solomon to present-day needs, the details being modified to express the purpose for which the building is intended."³⁵

Other newspapers reported more straightforwardly that the cathedral "is being built on architectural lines closely consistent with those used in the time of King Solomon."³⁶ Architectural basis on Solomon's Temple was also central to some Masonic rituals, in which the "master of the lodge" "metaphorically became King Solomon, and the lodge room became Solomon's temple."³⁷

The design of Tacoma's Scottish Rite Cathedral conformed to these Masonic requirements. As a rule, a Masonic lodge "was above street level, was longer than it was wide, had a high ceiling, symmetrically placed doors on one end, and an altar in its center."³⁸ Everything in the lodge room was organized around two axes and was "designed to shut out the exterior world and outsiders." The rooms were often "far above street level," and windows were either missing or "rendered impervious to vision by shutters or stained glass." Stairs "separated the room from the pedestrian realm" and soundproofing materials were often installed in lodge room walls.³⁹ A banquet hall and ballroom were located on the lower floor immediately below a lodge room with 23-foot-high ceilings, with a stage on one side for ceremonies, and a balcony. The building was built of reinforced concrete. The two wings had three floors each. On the balcony level of the lower ballroom, the second floor of each wing, rooms included a secretary's office, billiard room, smoking room, card room, and Masonic library. Third-floor wings included "small paraphernalia rooms, a small lodge room and lounging rooms."⁴⁰ Both the billiards room (Roosevelt Hall) and the Masonic library, also apparently used as a ladies' social hall (LaFayette Hall) were "equipped with large electrical fireplaces."⁴¹

Tacoma Scottish Rite Masons clearly intended for the community to use their facility, or at least parts of it. The ground-floor ballroom and associated banquet hall were intended for public use. Named Washington Hall after famous Mason President George Washington (all rooms were named after famous Masons), the ballroom to seat one thousand would, the Tacoma News Tribune reported, "fill a long-felt want for a civic social center, where entertainments pertaining to music, the sciences and art, and social functions, may be promoted."⁴² Multiuse temples of this fashion were common in late 1800s, although by the 1910s and 1920s, "Masonic temples were often devoted entirely to Masonic purposes."⁴³ In addition to the banquet hall, Lafayette Hall was designed "for the special benefit of the ladies in their social gathering." Women were forbidden, however, from entering the top floors of each wing, which were reserved for "lodge purposes, where men are joined together to help regenerate mankind, and bring the

kingdom of God on earth, the building itself having been Erected to God and dedicated to the service of humanity, thus summing up the doctrine of the Ancient and Accepted Scottish Rite of Freemasonry.”⁴⁴

The massive central lodge room on the second floor contained the most symbolic construction and art in the building. Complete with a stage, the lodge room had walls painted three “beautifully blending” shades of gray, with “lotus flowers in the cornice.” Forty-foot-high ceilings were painted blue “to represent the sky,” as was customary in Masonic temples.⁴⁵ Members faced the center of the room for ceremonies. “Legends and belief tales of Masonry” traced their story to early Western civilization, from Solomon’s Temple to “ancient Jews, Islamic Arabs, the knights of the crusades, the builders of the medieval cathedrals, the architects of England’s architectural renaissance, and America’s founding fathers.”⁴⁶ The historic motifs—particularly Egyptian or Greek—common in early twentieth-century lodge rooms reflected this historic lineage. According to Moore, “the lodge room was a fantastic realm in which the power of the organization was emphasized and outside reality was consciously abrogated. As fantastic realms, lodge rooms were often decorated in historical motifs so that the Masons could separate themselves temporally, as well as spatially, from the ordinary world.” These decorations often included “revivalist styles” on “furniture and wall decorations.”⁴⁷ In Scottish Rite tradition, the lodge room became an even more fantastical place through the theatrical performances that members of the organization performed for other members on the stages that are commonly found in them. As Moore wrote, “at the height of the blossoming of the golden age of fraternalism between 1870 and 1930, scores of companies provided costumes and props for these productions.”⁴⁸

To artistically outfit their cathedral and its theatrical productions, Tacoma Scottish Rite Masons turned to Thomas G. Moses. A native Scotsman who lived in Oak Park, Illinois, Moses had trained at the Art Institute of Chicago and was a member of Chicago’s Palette and Chisel association.⁴⁹ His specialty was the theater: Moses had designed and painted scenes for “forty operas each season” with Henry Savage’s Castle Square Opera Company.⁵⁰ In 1889, Moses had painted scenery at Tacoma Theater, including the “drop curtain which theater-goers of the city have long viewed and admired” on which he illustrated “the temple of Minerva.” Tacomans remarked on the peculiarity that Moses, who loved to paint Mount Rainer (“which he calls Mount Tacoma, by the way”), had never painted it on a drop curtain, despite being nationally renowned for his painted backdrops.⁵¹

A Scottish Rite Mason himself, Moses started painted theatrical scenes, drop curtains, and murals for Scottish Rite stages in the 1920s.⁵² Moses’s hometown paper, *Oak Park Leaves*, wrote in 1930 that the artist had “spent fifteen years in designing and painting stage settings for sixty-two Scottish Rite temples from Portland, Maine to Portland, Oregon. . . . He has recently finished a Scottish Rite temple at McAlester, Okla., where the drops were forty feet high and sixty feet long.”⁵³ Moses also painted scenery and assisted with stage constructions in Scottish Rite temples in San Antonio, Texas, Little Rock, Arkansas, and Oakland, California.⁵⁴ The Tacoma Scottish Rite Masons commissioned Moses to paint forty pieces at the Tacoma Scottish Rite Cathedral over two months at a cost of \$10,000.⁵⁵ His pieces included the Egyptian motif mural above the stage in the main lodge room. It is unclear what other Moses pieces at the Scottish Rite Cathedral are still in existence, or if he completed all forty pieces the Scottish Rite Masons commissioned.

Also installed for theatrical presentations and community enjoyment was the pipe organ. The organ's installation was designed so that "by an ingenious arrangement of the shutters [it] can be played either in Washington Hall or Albert Pike Hall."⁵⁶ Made by Kimball of Chicago, "the world's largest piano manufacturer from the late 1800s to the 1930s," local papers called the instrument "one of the finest toned organs on the coast."⁵⁷ The building also included an "echo organ" located "above the ceiling in the rear end of Albert Pike Hall." Neighboring it was "the thunder pipe," which allowed, "in conjunction with the electric equipment, a darkened room, flashing lightning and distant rumbling of thunder, wonderful musical and storm effects" to be produced for theatrical performances.⁵⁸ Other Scottish Rite temples across the country also installed Kimball organs in the 1920s to enhance stage performances.⁵⁹ A "Projectoscope room" at the rear of balcony in the lodge room included electrical equipment for lighting effects on stage, "with cove lighting and mechanical dimmers" to provide visual effects to match the sound. Scottish Rite Masons hosted an opening organ concert for themselves and "one lady each" upon the opening of the cathedral.⁶⁰

When the cathedral was dedicated on April 7, 1922, the Tacoma Daily Ledger called it "one of the most beautiful Masonic buildings in the world and a public structure which is without a rival of its kind in the Pacific Northwest. . . . It is the only cathedral of like style or architecture in the United States and the architects, Sutton & Whitney, Earl N. Dugan, associate, of Tacoma, have been congratulated on the successful outcome of their efforts." Scottish Rite "Grand Commander" John H. Cowler called the temple "the finest ever."⁶¹

The Scottish Rite Cathedral was one of many masonic buildings constructed in Tacoma in the early decades of the twentieth century. The same year this building was completed, the Masonic Corporation, which was formed to construct a new Masonic Lodge, purchased property at 47 St. Helen's Ave. for a new lodge to replace one that had been shared by 16 local Masonic organizations before 1920, when it was found to be cramped, too plain, with no rooms sufficient enough for large gatherings. By 1927, the organization had constructed and opened what was reputedly "one of the largest Masonic Halls west of the Mississippi." Constructed using some of the same Egyptian motifs popular throughout Freemasonry, the building is today known as Tacoma's Landmark Catering and Convention Center.⁶²

Tacoma's Scottish Rite Cathedral hosted various civic gatherings throughout the 1920s and early 1930s and regularly appeared in the pages of newspapers in Tacoma and Seattle as the site of grand gatherings.⁶³ In 1932, for instance, large fraternal events like the annual meeting of the Grand Chapter of Washington, Order of Eastern Star, were held in the cathedral.⁶⁴ Perhaps due to the Great Depression, however, fraternal organizations across the United States saw dramatic decreases in membership throughout the 1930s. Scottish Rite use of the Tacoma cathedral began to decline.⁶⁵ Although the details are unclear, in 1937, the Tacoma Scottish Rite Freemasons surrendered the building to the Washington Mutual Savings Bank of Seattle.⁶⁶ Papers reported that the "Scottish Rite lodge will continue to use its lodge rooms and offices."⁶⁷ However, another source claims that after the Tacoma Scottish Rite lost its building during the Great Depression, they moved into the neighboring Masonic Temple at 47 St. Helens Ave. before building another building at 817 S. Vassault St.⁶⁸

From Scottish Rite Cathedral to Tacoma Bible Presbyterian Church
On August 20, 1935, Dr. Roy Talmadge Brumbaugh, pastor of the First Presbyterian

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Church (next door to the Scottish Rite Cathedral), led 800 of his church's 1,100 members in a "dramatic bolting" from First Presbyterian.⁶⁹ Brumbaugh literally walked out of the church and almost immediately founded a splinter congregation in the neighboring Scottish Rite Cathedral, which conveniently was able to rent rooms to the church for its offices, auditorium, and classrooms. They called their new church the Independent Bible Presbyterian Church. Brumbaugh was a Philadelphia native who had attended Princeton Theological Seminary (PTS). He was a conservative (when Brumbaugh worked as a pastor in Atlanta, William Jennings Bryan "would come over to the Brumbaugh home on Sunday afternoon for dinner and a nap"⁷⁰) who disagreed with some of the more "modernist" tacks the Presbyterian Church of the United States (PCUS) had taken in the 1920s.⁷¹

Brumbaugh was the first minister to withdraw from the PCUS as a result of a decades-long modernist-fundamentalist divide within the church.⁷² The split within the church had begun with 1903 amendments to Presbyterian standards, seventeenth-century documents that defined church government, doctrine, and worship.⁷³ It continued in the 1910s, when the PCUS licensed into the ministry candidates who did not believe in the virgin birth, one of the church's "famous five points."⁷⁴ The controversy escalated with a May 1922 speech by Dr. Harry Emerson Fosdick, a Baptist who had been assistant minister of the First Presbyterian Church of New York City since 1918, entitled "Shall the Fundamentalists Win?" in which he advocated appointing more liberal ministers. In 1923, PCUS's General Assembly expelled Fosdick; the following year, PCUS agreed to the "Auburn Affirmation," which made major concessions to modernists. Fundamentalists saw the inclusion of modernist ideas coupled with the 1929 reorganization of PTS as kowtowing to liberal (or "inclusivist") ideas. The leader of the orthodox wing at Princeton, J. Gresham Machen, started Westminster Theological Seminary in Philadelphia that same year as a fundamentalist alternative.⁷⁵ Fundamentalists also organized the Independent Board of Presbyterian Foreign Missionaries in the early 1930s; Tacoma's Brumbaugh was a founding member of the board.⁷⁶ When, in 1935, the PCUS General Assembly "ordered the board disbanded and members who refuse to obey are tried by church courts," Brumbaugh decided to leave the church. A Philadelphia-area newspaper reported, the withdrawal of Dr. Brumbaugh and his congregation "for conscience sake" follows the efforts to place Dr. Brumbaugh on trial for his failure to resign from the Independent Board as required by the General Assembly order. "We believe that the General Assembly, the Synod, and the Presbytery are law breakers," said Dr. Brumbaugh. "We expected and received no justice. Our leaders and people are free men, not slaves. Therefore we refused to submit to the bondage of a corrupt ecclesiasticism."⁷⁷

Several sects formed as a result of this schism. Brumbaugh and Carl McIntire in New Jersey led the drive to create the Bible Presbyterian Church (so named for its strict adherence to the Bible).⁷⁸ The other major sect to arise from the divide was the Orthodox Presbyterian Church, which formed on June 11, 1936, under Machen's leadership.⁷⁹

After several years of renting rooms at the Scottish Rite Cathedral, the Tacoma Bible Presbyterian Church (TBPC) purchased the building in early 1937 for \$50,000. With an "active membership of 831," a Women's Fellowship with a monthly meeting of over 100, and 15 "Bible study units meet[ing] in various parts of the city," the TPBC moved quickly to retrofit the Scottish Rite space to accommodate its growing congregational needs.⁸⁰ By April 1937, renovations were underway, with the TBPC installing "more than 800 cushioned seats in the first-floor auditorium, which was formerly a ballroom." Cushioned



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seats for the sanctuary “had been in clubrooms on the upper floors of the cathedral.” Renovations to the lower sanctuary included construction of an altar, expansion of the stage and pulpit, and installation of new choir and balcony seats. Additionally, the local news reported, “clubrooms on the upper floor have been altered into Sunday school rooms, and the basement has also been changed to fit into the church scheme,” and that “at a later date,” church leaders “planned to change the heating and ventilating system.”⁸¹

The TBPC has used the Scottish Rite Cathedral since 1935 and owned it since 1937. Since then, a few minor splits and disagreements have occurred within the Bible Presbyterian church, including a 1952 lawsuit against Brumbaugh.⁸² In the mid- and late twentieth century, the building housed various organizations and functions. Since 1983, for instance, the Western Reformed Seminary, a graduate school of theology, occupied the third floor of the building. The seminary made some alterations to significant spaces, for example using the grand cathedral as a “gym” and applying basketball court outlines to its hardwood floor. The building’s size has led its many auxiliary rooms to be used as libraries, living quarters for leadership, classrooms, and a nursery over the years.⁸³ In 2016, the building suffered a fire that began in one of the church offices at the building’s west end, spreading smoke throughout the building. Although the fire was quickly extinguished, wall, floor, and ceiling surfaces have been remediated to repair smoke damage and many walls have been stripped to lathe or studs. White paint now covers many of these surfaces, including the edges of the cathedral’s painted ceiling and of Moses’ Egyptian scene over the cathedral’s proscenium arch. Furnishings, including books and a single backdrop by Moses, have been removed for safekeeping and the TBPC now functions from a secondary location. Electricity to the building has been shut off since the fire.

NRHP Evaluation of 5 S G St.

Criterion A: The building at 5 S G St. in Tacoma was constructed in 1921–1922, and was, for fifteen years, known as Tacoma’s Scottish Rite Cathedral. As noted in Section 4.3, the building is associated with a number of significant historic events and trends. It is an artifact of the great building boom experienced by fraternal organizations in Tacoma and throughout the United States in the 1920s. It is associated with the Scottish Rite, a significant fraternal organization that held its member to high civic standards and used the building as the site of important and secret rituals of Freemasonry. The building’s ultimate demise as a Scottish Rite Cathedral was also likely a result of an important historic event, the Great Depression. Although HRA was unable to confirm the history without a doubt, the Scottish Rite order likely funded the building’s construction with dues and other financial support. At the height of the Great Depression, the organization surrendered the building to the bank, suggesting that it was financial concerns that led to the building’s loss. The building is also associated with the relative decline in the strength of fraternal organizations across the United States.

Along with its associations with Freemasonry, the building is also associated with trends in the religious development of Tacoma, as it has been, since 1937, the home of the TBPC, a church newly formed after a schism in the neighboring First Presbyterian Church. Although the building may be associated with the evolution of the Presbyterian Church, however, it is more significant for its association with the Tacoma Scottish Rite Freemasons, who designed the building to meet the early-twentieth-century needs of a growing membership with established rituals closely tied to the design and use of the



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cathedral and both its public spaces, like the ballroom and dining hall, and its lofty private spaces, which included all those rooms on the third or “main” floor.

Because of the building’s significant role in the history of Freemasonry in Tacoma, HRA recommends that the former Scottish Rite Cathedral is significant under Criterion A for its associations with significant events and trends in our shared history.

Criterion B: The building is associated with at least one particular individual, Roy Talmadge Brumbaugh, who made a dramatic religious stand when he marched his congregation out of the First Presbyterian Church in 1937 and took up residence in the Scottish Rite Cathedral next door. However, the building is not as significant for its associations with Brumbaugh, any other member of the TBRC or the First Presbyterian Church, or, for that matter, with the Scottish Rite, as it is for its associations with broader trends in our shared history. HRA recommends that the building is not significant under Criterion B.

Criterion C: The Scottish Rite Temple is perhaps most significant under Criterion C for its architectural character. Designed in the Art Deco style with elements of exotic “Egyptian” motifs (common in Masonic architecture throughout the United States) woven into the ornament on the building’s original entry, and into the plaster ornament of the cathedral’s cornice and arches, the building featured the characteristic rectilinear form, relies on geometric shapes rather than the flowing forms associated with Art Nouveau, and uses applied finishes like gilding, paint, and other visual effects to achieve a sense of glamour and opulence.⁸⁴

Commonly used for large institutional buildings, Art Deco style is characterized by its massing, stepped-back wings, smooth wall surfaces, and sharp edges. The building style is distinctly modern when compared to, for instance, the style of the neighboring First Presbyterian Church, featuring geometric ornament in shallow relief on flat wall surfaces, pilasters, and setbacks and a lack of eaves or parapets.⁸⁵

Beyond the building’s style, the cathedral met the requirements of a Masonic or Scottish Rite order, with its most important, large meeting rooms lifted off the ground floor; pedestrian-level and public spaces; and an exclusive upper story that only members had access to. Masonic symbols that identify the cathedral as a ritualistic space designed specifically for a fraternal organization include the lotus flower and agricultural motifs in the cornice; painted ceiling with cracking thunder and lightning effects; painted Egyptian mural; and Masonic figures in the proscenium arch. Other details, including the building’s substantial organ, progressive heating and ventilation systems, fully functional theater rigging, and internal plan speak to the history of the building’s use and its significance to the local Scottish Rite membership.

HRA recommends that the former Scottish Rite Cathedral is significant under Criterion C both as an excellent example both of Art Deco style and as a Scottish Rite Cathedral. Furthermore, HRA argues that the building possesses high artistic value and is the work of master architects Sutton, Whitney & Dugan.

Criterion D: The building is not expected to reveal new information about history or prehistory and is not known to be significant under Criterion D.

Integrity: The building retains integrity of setting and location as it remains on its original



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parcel and retains its relationship to other historic-period resources, including Wright Park and First Presbyterian Church, both of which are listed in the NRHP and as Tacoma Landmarks. In spite of internal alterations, the building retains substantial integrity of design, materials, and workmanship. The building's exterior is relatively unaltered, with the exception of new awnings at secondary entries, and a number of replacement windows, all of which appear to be located in their original openings. The building's interior has been altered by a change in use and a 2016 fire that led to the removal of furnishings and finishes. However, damage was primarily confined to wall and floor surfaces. In most cases, significant historic material remains, although damage to the cathedral's murals is regrettable. The building does not retain integrity of feeling and association as it has been altered by a change of ownership and of use. While the TBRC has successfully used the building as a home for their congregation, the building no longer hosts large public events or plays a role in local fraternal organizations. HRA recommends that the building retains sufficient integrity to tell the story of its history as a Scottish Rite Cathedral.

NRHP Eligibility: HRA recommends that the former Scottish Rite Temple at 5 S G St. is eligible for listing in the NRHP under Criterion A for its associations with key events and trends in our shared history and under Criterion C for its architectural character. The building's period of significance is limited to its use as a fraternal lodge beginning in 1922 and ending in 1937 when the building was surrendered to the bank. The boundaries of the eligible resource are contiguous with the boundaries of the tax parcel.

1 "\$250,000 Shrine Temple Planned," Tacoma Daily Ledger, December 31, 1911, 25; and "Ground Broken Today," Tacoma News Tribune, February 18, 1921, 1.

2 Bill Hammontree, Valley of Tacoma Scottish Rite, to Chrisanne Beckner, personal communication December 22, 2016.

3 City of Tacoma, Tacoma Register of Historic Places, last updated December 9, 2015, accessed December 9, 2016, http://cms.cityoftacoma.org/cedd/TacomaCulture/Historic/general/PUBLICATION_LANDMARKS_REGISTER.pdf.

4 City of Tacoma, North Slope Historic Special Review District Buildings Inventory, 2011, accessed December 8, 2016, <http://cms.cityoftacoma.org/planning/historic-preservation/districts/nshd-2012.pdf>.

5 "Earl Nathaniel Dugan (Architect)," Pacific Coast Architectural Database, accessed December 5, 2016, <http://pcad.lib.washington.edu/building/6659/>.

6 Sutton, Whitney, and Dugan, Architectural Elevations, Drawings, & Plans of the Architectural Firm (Tacoma: Tacoma Public Library, 1979); "Albert Sutton," Architect Biographies, Washington State Department of Archaeology and Historic Preservation, accessed December 5, 2016, <http://www.dahp.wa.gov/learn-and-research/architect-biographies/albert-sutton>; Michael Sullivan and Eugenia Woo, "National Bank of Tacoma, Tacoma, Pierce County, Washington," National Register of Historic Places nomination form, March 6, 2006, 8-13, <http://npgallery.nps.gov/nrhp/GetAsset?assetID=21bf080d-6059-4166-9fc7-698e8ff2f455>.

7 Sutton, Whitney, and Dugan, Architectural Elevations; Federal Writer's Project, The WPA Guide to Washington, n.p., accessed December 5, 2016.

<https://books.google.com/books?id=07PpCAAQBAJ&printsec=frontcover#v=onepage&q&f=false>.

8 "Complete Survey of City's Building," Tacoma News Tribune, November 30, 1927, 6.

9 "Complete Survey of City's Building," 6.



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10 Michael Sullivan and Eugenia Woo, "National Bank of Tacoma, Tacoma, Pierce County, Washington," National Register of Historic Places nomination form, March 6, 2006, 1-2, <http://npgallery.nps.gov/nrhp/GetAsset?assetID=21bf080d-6059-4166-9fc7-698e8ff2f455>.

11 Brent A. Santhuff, "The Union Club, Tacoma, Pierce County, Washington," Tacoma Register of Historic Places nomination form, n.d., accessed December 5, 2016, <http://www.tacomaculture.org/historic/resource/Nomination%20Docs/539%20Broadway,University%20Union%20Club.pdf>.

12 Sutton, Whitney, and Dugan, Architectural Elevations.

13 Joy Keniston-Longrie, Kelsey Longrie, and Amberose Longrie, Tacoma's Stadium District (Charleston, SC: Arcadia, 2010), 26, 95; and Caroline Gallacci and Ronald E. Karabaich, Vanishing Tacoma (Charleston, SC: Arcadia, 2010), 9. See Tacoma's Stadium District, 26, and Vanishing Tacoma, 9, for photos of the seminary that depict a building across the street from the original Annie Wright Seminary that appears to be 615 First Ave.

14 "Complete Survey of City's Buildings," Tacoma News Tribune, November 30, 1927, 6.

15 "Complete Survey of City's Buildings," 6; and Sutton, Whitney, and Dugan, Architectural Elevations.

16 "Complete Survey of City's Buildings," 6.

17 Sullivan and Woo, "National Bank of Tacoma," 13.

18 "Extracts from Competition Program of the Scottish Rite Cathedral Competition, Portland, Oregon," American Architect (January–June, 1921): 363.

19 "State Highway Contract Lift," Chehalis Bee Nugget, July 13, 1923, 1; and James Allen, State of Washington Ninth Biennial Report of the Supervisor of Highways for the Period Oct. 1, 1920, to Sept. 30, 1922 (Olympia: Frank M. Lamborn, 1922), 97. Albertson, Cornell Bros. & Walsh built segments of the Pacific Highway between Wild Cat Cove and Oyster Creek and from Chehalis City limits to the Napavine road corner.

20 William G. Collins, "Haddaway Hall (Weyerhaeuser Mansion), Tacoma, Pierce County, Washington," Tacoma Register of Historic Places nomination form, August 1, 1981, 6–8, <http://npgallery.nps.gov/pdfhost/docs/NRHP/Text/83003349.pdf>; and Turner, "North Slope Historic District," 2002, 1.

21 Guy L. Beck, "Celestial Lodge Above: The Temple of Solomon in Jerusalem as a Religious Symbol in Freemasonry," Nova Religio: Journal of Alternative and Emergent Religions 4, no. 1 (October 2000): 28–51, 37–38, quotation on 38.

22 Beck, "Celestial Lodge Above," 33, 44.

23 William D. Moore, "The Masonic Lodge Room, 1870–1930: A Shared Space of Masculine Spiritual Hierarchy," Perspectives in Vernacular Architecture, "Gender, Class, and Shelter" Special Issue, 5 (1995): 35.

24 Moore, "Masonic Lodge Room, 1870–1930," 35–36.

25 Moore, "Masonic Lodge Room, 1870–1930," 26.

26 Surmised from a 1916 notice in the Tacoma Times, which announced the 24th semiannual reunion of the Valley of Tacoma Scottish Rite Freemasons ("Masonic Reunion Here," Tacoma Times, May 17, 1916, 3).

27 "Keen Interest in Masonic Temple," Tacoma Daily Ledger, February 27, 1921, B4.

28 "Keen Interest in Masonic Temple," B4.

29 "Ground Broken Today," Tacoma News Tribune, February 18, 1921, 1.

30 "New Excavation Record," Tacoma Daily Ledger, March 6, 1921, B5.

31 "Keen Interest in Masonic Temple," B4.

32 "The heating and ventilation is what is known as the positive system. The air is drawn from the outside, heated, then driven by means of a large fan to the various rooms and then drawn off through exhaust ducts and discharged above the roof on the opposite

- side from the fresh-air intake with the result that there is a constant flow of warm, fresh air passing through the rooms" ("Dedicate Beautiful Cathedral Friday," Tacoma News Tribune, April 6, 1922, 20; and "Keen Interest in Masonic Temple." B4.
- 33 Beck, "Celestial Lodge Above," 29.
- 34 Beck, "Celestial Lodge Above," 31–32.
- 35 "Dedicate Beautiful Cathedral Friday," Tacoma News Tribune, April 6, 1922, 20.
- 36 "Keen Interest in Masonic Temple," B4.
- 37 Moore, "Masonic Lodge Room, 1870–1930," 33.
- 38 Moore, "Masonic Lodge Room, 1870–1930," 27.
- 39 Moore, "Masonic Lodge Room, 1870–1930," 30.
- 40 "Ground Broken Today," 1.
- 41 "Dedicate Beautiful Cathedral Friday," 20.
- 42 "Dedicate Beautiful Cathedral Friday," 20.
- 43 Moore, "Masonic Lodge Room, 1870–1930," 26.
- 44 "Dedicate Beautiful Cathedral Friday," 20.
- 45 "Dedicate Beautiful Cathedral Friday," 20. On the ceilings of Masonic temples, Beck writes, "the Master's Lodge is also known as the 'Blue Lodge' (for its blue canopy) of Master Masons, where only the first three degrees are awarded" ("Celestial Lodge Above," 34).
- 46 Moore, "Masonic Lodge Room, 1870–1930," 35.
- 47 Moore, "Masonic Lodge Room, 1870–1930," 30–31.
- 48 Some of the largest companies that supplied Masonic theatrical supplies were "the Pettibone Brothers Manufacturing Company of Cincinnati, Ohio, the Ward-Stilson Company of Anderson, Indiana, the Henderson-Ames Company of Kalamazoo, Michigan, and M. C. Lilley & Company of Columbus, Ohio" (Moore, "Masonic Lodge Room, 1870–1930," 32).
- 49 "Tribute to T. G. Moses," Oak Park Oak Leaves, July 27, 1927, 84; Palette & Chisel, "History," <http://www.paletteandchisel.org/about-us/history/>; and Palette & Chisel, "The Lost Summer Camp," blog entry, January 29, 2012, <https://paletteandchisel.wordpress.com/2012/01/>.
- 50 "Productions for which Moses painted materials included 'Florodora,' 'Under Southern Skies,' 'Pretty Peggy,' 'By Right of Sword.' He designed the scenes for 'Trip to the Moon,' '20,000 Leagues Under the Sea' and 'War of Worlds'" ("One Man Art Show," Oak Park Oak Leaves, October 17, 1930, 9).
- 51 "Noted Artist Returns Here after Lapse of 33 Years," Tacoma Daily Ledger, January 8, 1922, B4.
- 52 Some criticized Moses for his turn to Scottish Rite stages: "And now here is Tom . . . Uncle Tom to The Palette and Chisel . . . here is Tom, a thirty-third degree Mason and Shriner, running wild around the country painting Scottish Rite atmosphere into the temples of those famous playboys and entertainers. It ain't right. The man ought to light somewhere and be dignified with his age and achievements" ("Tribute to T. G. Moses," 84).
- 53 "One Man Art Show," Oak Park Oak Leaves, October 17, 1930, 9.
- 54 "Local News," Ames Daily Tribute and Evening Times, August 20, 1923, 2; and "Huge Settings Prepared for Masonic Play," Berkeley Daily Gazette, March 23, 1928, 13.
- 55 "Noted Artist Returns Here after Lapse of 33 Years," Tacoma Daily Ledger, January 8, 1922, B4.
- 56 "Dedicate Beautiful Cathedral Friday," 20.
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64 "Eastern Star to Convene," Seattle Times, June 19, 1932, 2.

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66 "Church Buys Masonic Building in Tacoma," Seattle Times, January 8, 1937, 10.

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68 Heritage League of Pierce County, *A History of Pierce County, Washington 1990* (Dallas, TX: Taylor Publishing Co., 1990), 89.

69 "Split Not to Wreck Church," Tacoma Daily Ledger, August 22, 1935, 1, 3.

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74 The other four points were "inerrancy of the Scriptures, the virgin birth, the vicarious atonement, the bodily resurrection of Jesus Christ, and the reality of the miracles." Margaret G. Harden, *A Brief History of the Bible Presbyterian Church and Its Agencies* (N.p.: n.p., 1966), 16–22, on file with Tacoma Bible Presbyterian Church.

75 Harden, *Brief History of the Bible Presbyterian Church*, 16–22.

76 Sinding, "Roy Talmadge Brumbaugh."

77 "Brumbaugh Heads New Sect in West," *Chester Times*, October 8, 1935, 10.

78 Harden, *Brief History of the Bible Presbyterian Church*, 3.

79 "Suit Reveals Church Split," *Tacoma News Tribune*, August 13, 1952, 1, 2.

80 "Church Will Buy Cathedral," *Tacoma Daily Ledger*, January 8, 1937, 1.

81 "Cathedral Remodeled by Church," *Tacoma Daily Ledger*, April 11, 1937, A15.

82 "Churches in Merger," *Tacoma News Tribune*, April 20, 1946, 6; and "Suit Reveals Church Split," 1–2.

83 Andy Marcelia to Chrisanne Beckner, December 7, 2016.

84 Owen Hopkins, *Architectural Styles: A Visual Guide* (London: Laurence King Publishing, 2014), 144–47.

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Physical description:

MA: MIT Press, 1999), 235–40.

Site: The building at 5 S G St. is located on an irregularly shaped parcel bordered on the north by Division Ave., on the east by Court F St., on the south by S First St., and on the west by S G St. The building faces Wright Park on its primary, west-facing façade, with commercial development to the north, parking lots to the south, and the First Presbyterian Church to the west.

Landscaping on the west elevation is minimal, with lawns providing unobstructed views to Wright Park. A tree trunk remains embedded near the building's southwest corner. Lawns also border the building on the north where a raised planting bed at the building's northeast corner is bordered by squared timbers. The bed is planted with rhododendrons and a single evergreen. A row of trees is also planted against the building's north wall. There are no plantings along the east elevation. The south elevation also includes a row of mature trees in a lawn that is separated from the building by a concrete walkway. A planting strip next to the building's south wall contains low flowering plants. Sidewalks ring the building along with concrete walkways through lawns.

Building Exterior: The former Scottish Rite Cathedral at 5 S G St. was completed in 1922. The building sits on a concrete foundation, is constructed of painted reinforced concrete, and is topped by a flat roof with a minimal cornice and no parapet or eave. The building is primarily a square mass with three stories, referred to in historic plans as the ballroom floor (subterranean), entrance floor (the balcony level, which is slightly above grade), and main floor, which also includes a balcony and a partial fourth floor. The building is constructed as a large central block flanked east and west by slightly recessed wings that are shorter than the central mass. Both the central mass and the wings flare at the base and are chamfered at the corners.

The building was constructed in a modest Art Deco style that emphasizes its mass; exterior ornament is minimal and confined to the primary western entry. On the building's façade, which is set into a modest incline that slopes up to the south, one approaches the building via a flared, three-sided concrete stair that adjusts to the incline, with a greater number of stairs on the north and fewer as the grade rises to the south. The stair approaches a platform from which a narrower stair rises between two pilasters on plinths that flank the building's recessed entry. The entry consists of three pairs of wood-panel doors topped by ornamental screens in recessed frames behind which are hopper transom windows. Above each doorframe is a three-light, vertical window. Doors are separated by massive pilasters that rise above the entry to a wide water table with a complex profile. The massive pilasters include ornamental bases, similar to those of Ionic columns, smooth, square, unfluted shafts, and fluted ornament at the transition above the doorframes. The pilasters step back slightly between the entry's vertical windows, and terminate with small volutes. Numerous small symbols are embedded in the entry's ornamental frames, including what appear to be Egyptian hieroglyphics (a figure holding up an offering), Greek key, birds or owls, and bands of leaf and floral motifs. Above the entry, the building's west wall rises as a flat plane including only a small, recessed alcove, and terminating in a minimal cornice. Flanking the recessed entry are windows typical throughout the building, consisting of, on the north, a 24-light, metal-framed window, likely with a central awning window, although the windows are no longer operable. A similar opening appears north of the entry, but contains a replacement window. The wings step back from the central mass and include smooth wall surfaces with a column of narrow windows with multiple, metal-framed lights. The north wing includes one



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additional window near the cornice. The building's water table crosses through the wings and is similar in profile to the minimally projecting cornice at the top of each wing.

Dominating the building's north elevation is the northern wing—a three-story rectangular mass with an additional story at each corner. The central block of the wing projects slightly from the corners. Behind the wing, the building's central mass is visible above. Surfaces are smooth and each floor includes a band of recessed metal-framed windows. The first floor includes 6- to 9-light windows. The second floor includes 12- or 18-light windows, and the upper floor includes 8- and 12-light windows on the corners, as well as four small, narrow, 3-light windows on the third floor of the wing's central mass. The wing includes both the elaborate water table and the simplified cornice. This elevation also includes two modern secondary entries and two replacement or new 1-over-1 windows. At the northeast corner is a single swinging metal door with no additional ornament. At the northwest corner is a concrete stair approaching a pair of contemporary swinging metal doors under a metal-framed awning supported by two simple metal posts. Both 1-over-1 windows are located near the northwest corner on the third floor. Also at this corner are two detached signs, both installed on concrete bases. One announces the hours for TBPC in English, and the other, smaller sign, provides similar information in Korean for the church's Korean ministry.

The building's east elevation is its most modest. Facing the First Presbyterian Church School across a partially paved cobblestone alley (Court F St.), the elevation follows the building's plan, featuring the projecting central mass and more modest wings with elaborate water table and simple cornice. Windows are minimal, limited to a 4- or 8-light window on each floor of the two wings, and two 8-light windows flanking two sealed window openings on one floor of the central mass. Two simple secondary entries with metal doors are located at the building's southeast corner. The southernmost door is located in the wall of a concrete stair that projects on the south elevation.

The building's south elevation is similar to the north with the same smooth walls, the same massing, and the same water table and cornice. However, while fenestration follows a similar pattern to that on the north elevation, windows have been replaced with a combination of single-light, double-hung, and triple-hung metal-sash windows. Also, because the grade is higher to the south, the building's first story is entirely belowground. Since the building's primary entry has been sealed, the south entry appears to be the building's primary entry. At the southwest corner, a small concrete stair rises to contemporary paired swinging metal doors with narrow vertical lights under a contemporary, metal-framed canopy with metal handrail.

Ballroom-Floor Interior: The building's interior is complex due to the use of half stories for the balcony levels and the change in grade. Also, a fire in May 2016 carried smoke from room to room, necessitating remediation, which included the removal of wall, floor, and ceiling coverings in many instances. Many wall surfaces were either stripped to the lath or studs and/or painted white.

One enters at the building's southwest corner at the balcony level for the large subterranean ballroom (entry floor). A stair at the building's southwest corner leads down to the subterranean ballroom floor. This floor is laid out as a large central mass (the ballroom now used as a nave) with lobby and lounges to the west as well as a kitchen and dining hall to the north and what were used as office spaces to the south. At the building's east end, the nave faces a stage flanked by dressing rooms and what were

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constructed as a caretaker's quarters in the building's northeast corner and the building's boiler room in the southwest corner, which is located underneath the housing for the building's large pipe organ. Furnishings in interior spaces vary. The nave includes wood floors partially covered by modern or contemporary carpeting and modern or contemporary wood pews. TBPC services were generally conducted from the stage, which is located behind a proscenium arch and includes coved walls and ceiling to project sound. Pews, altars, and all other church furniture are modern or contemporary. The stage is flanked by former dressing rooms that include built-in wood cabinetry and shelving.

Architectural details include a frieze with a winged figure on the proscenium arch, which a sculpted Bible hanging in front now partially covers. The room includes a balcony that wraps its north, west, and south walls. At this balcony or entry floor, other details are visible, including fluted leaf or fern motifs on pilasters, some of which are gilded. Other details include a sound booth along the west wall, and decorative plaster ornament at the ceiling. The room includes dropped fluorescent lights.

The building's boiler room, located southeast of the nave, includes exposed hollow clay tiles, concrete floors, and what appear to be original systems, including a massive blower, boiler, and electrical panel. TBPC used former storage rooms near the boiler room for a nursery; these have been painted white as part of the remediation. Dropped lights have been removed and wood trim, walls, ceilings, and other details have all been painted. Toilet rooms on this floor appear to include contemporary finishes including cabinetry, countertops, and sinks, and faucets, although the urinals and toilets may be original.

Moving toward the building's western wall and original entry, the ballroom floor includes two lobbies, the westernmost of which includes a ladies toilet room with contemporary cabinetry, linoleum flooring, and dropped ceilings with fluorescent lights. Wood stalls may date from the historic period. An adjacent lounge includes contemporary carpeting. The lobby also includes, at its northwest corner, a ticket booth that is included in original plans and trimmed in wood. The building's secondary lobby was once part of the nave and is carpeted and includes massive pilasters, as found in the nave, and wood swinging doors. This lobby was created by the addition of an interior wall that does not appear on original plans.

Along the northern side of the nave is the building's dining room and kitchen. The dining room, which did not receive much remediation, retains linoleum flooring, painted walls, thick baseboards, a cornice, and wood trim around doors and windows. It also includes a dropped ceiling with fluorescent lights. Covered transoms top swinging doors between the dining hall and ballroom. The building's kitchen, east of the dining hall, includes a massive cast iron stove, as well as numerous modern or contemporary furnishings including cabinetry, counters, industrial sinks, refrigerators, and exposed systems along the walls and ceiling with dropped fluorescent lights.

Entrance-Floor Interior: The "entrance" of the "entrance floor" refers to the historic western entry, which is located above the day-lighted "ballroom floor." The entrance floor is the balcony level for the main ballroom, or nave, and includes rooms encircling the nave's balcony. On the south, the space has been partially remediated and some walls have been stripped to lathe or even studs, but the rooms retain some of their architectural detail, including a coved electric fireplace in the former library with a small alcove above and a modest hearth. This room has an interesting feature at its eastern



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end: a stripped lathe-and-plaster interior wall includes a door and a former opening with a small rounded stoop that has been partially enclosed with studs and sheetrock. Above the stoop and the partially enclosed doorway is a three-part window with wood-framed diamond lights. Each window section is its own casement. Behind this partition with its own windows is a platform that divides a small room in half vertically. How this space may have been used is unclear, as it was apparently hidden before the fire led to its exposure. Original plans do call for a wall at this location and central double swinging doors at the location of the partially enclosed opening. The wall originally separated the library to the west from the smoking room to the east. The smoking room has been painted white and no longer includes floor coverings, but does include a small wood stair with a rounded final step and a simple, slightly pyramidal newel and simple square rails that leads up to the room in which the pipes of the pipe organ are accessible. Here, wood floors are exposed and stair railings to other sections of the building are utilitarian.

At the western end of the balcony or entry floor, an area that was devoted to a mostly empty sound booth is now used to store a small amount of furniture. Rooms west of the nave balcony include the most severe fire damage, as the fire began in an office right behind the elaborate western entry. Walls are gouged and painted and their surfaces have been stripped, but the trim around each office doorway remains in place, along with the single-light transoms above them. Floors are painted wood. Offices and other spaces, opened to one another, are filled with wrapped furniture and other stored materials.

The north wing of the balcony or entry floor includes what used to be a large billiards room, with an electric fireplace identical to that located in the former library, directly across the nave's balcony, and a card room, located at the building's northeast corner.

One can enter the nave's balcony from either wing. Surfaces in the nave's balcony are painted white, although some gilded ornament remains at the tops of the pilasters. Floors are painted wood, as is the balcony railing, which is constructed of small, vertical wood slats topped by a railing with wood panels between the posts.

Main-Floor Interior: Stairs to the main floor include painted steps and rails and unpainted oak handrails. The main-floor primary lodge room, the "cathedral," has been most recently used as the building's gym, although alterations have been minimal. The room, like the ballroom below, takes up the entire central mass of the building. It includes a balcony level. Like the ballroom below, the cathedral, or lodge room, is roughly two stories tall. On the east is a large stage that remains in place from the building's Masonic era and includes some of the original rigging that was used to raise and lower scenery or backdrops.

The cathedral room itself retains its original fir floors, raised stage, and ornamented proscenium arch and balconies. Pilasters with ornamented caps frame the arch. The Greek Key runs across the top of the arch, and to the side of the proscenium arch are two robed, hooded, and barefoot figures in frieze, holding tablets with the most recognizable symbol of Freemasonry, the crossed square and compasses paired with the letter "G" for God. Above the arch is a Moses mural, believed to be the scene of an Egyptian oasis, as the Masons tie their craft back to the Egyptians. The mural appears to be painted directly on the wall surface. The mural's condition is poor, but appears to include pyramids, buildings, and palm trees flanking a river or marshland and the setting sun. Above the mural, the cathedral's domed ceiling is a painted sky with drifting clouds. A zigzag



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opening in the ceiling was apparently for the simulation of lighting, although it's not clear how the effect was accomplished. The ceiling was partially painted as part of the remediation, and it is unclear what else may have been painted on the ceiling at the borders. Directly below the sky and ringing the entire cathedral is a band of plaster ornament depicting gathered and tied bunches of what may be wheat or other crops and lotus flowers above a band of tied reeds or bamboo.

The stage retains its original works, as noted above, which includes a tall light board with hand switches, along with a series of wood and rope pulleys that would allow scrimms or other backdrops, as well as banks of stage lights, to be easily lowered behind the stage.

The stage is flanked north and south by two dressing rooms. On the west end of the cathedral is an ante room and lobby. Flanking the cathedral in the north and south wings are wide rooms that were used originally as the small hall (south) and rooms for props and for candidates, likely used as a lounge or waiting room for potential new members (north). A small amount of ornament remains in these rooms, including some minimally ornamented brackets under a lintel over a door, but most finishes have been removed and the remaining wood floors, lathe or studs, and ceilings (where they remain) have been painted white. Some rooms retain dropped fluorescent lights. The prop room includes a sliding wood barn door that seals off a large prop closet, as well as two ramps to allow for the delivery of props to the stage.

The cathedral's balcony, like that of the ballroom, wraps the north, west, and south ends of the large cathedral space. Wood floors and deep baseboards are located behind tiered rows of long, uninterrupted wood platforms with tall backs and inset stairs. The balcony's single railing is curved at the balcony's corners, and apparently clad in wainscot with a wide handrail at the top. The building's empty projection room or sound and light room is located at the east end of the balcony.

The building, in a sense, has a fourth floor. The four corners of the building include individual corner rooms with painted wood floors, and single overhead lights installed in plastered ceilings. Their use appears to have been variable; one was reportedly occupied by a caretaker for decades.

Bibliography:

See endnotes.

Appendix C. Inadvertent Discovery Plan

5 S G St. Multifamily Project Inadvertent Discovery Plan (IDP)

Should an inadvertent find be discovered, TBPC staff shall:

- If an archaeologist is not present at the time of discovery, TBPC's representative (which may be their contractor) will be responsible for stopping excavation work and immediately contacting a professional archaeologist (Secretary of the Interior qualified), who will verify whether the find is archaeological.
- TBPC's representative and/or the archaeologist will establish a buffer zone of 30 feet (ft) around the find to protect the location and the archaeologist during this inspection.
- Once the archaeologist verifies that it is a find, TBPC shall contact the Department of Archaeology and Historic Preservation (DAHP) and the cultural resources representatives for the affected Tribes (if the find is prehistoric) and begin consultation regarding the National or State Register-eligibility of the discovery. It is recommended that emails be sent to the tribal contact, as well as contact via phone. If the consulting parties determine that the discovery is an eligible resource, TBPC will continue consulting with the interested parties on an appropriate form of treatment. If further actions will require an archaeological permit, TBPC will authorize the archaeologists to promptly prepare and submit a permit application to DAHP.
- If needed, TBPC will consult with DAHP to reduce the size of the buffer zone so construction excavation efforts can continue outside the archaeological site boundary. If DAHP agrees, TBPC will authorize the archaeologists to assess the desired work area within the buffer zone to establish a firm site boundary, up to which the contractor can resume their work.
- TBPC will arrange for the implementation of any treatment (or mitigation) measures agreed upon by TBPC, the State Historic Preservation Officer (SHPO), and the interested Tribes, and coordinate with the archaeologists in their completion.
- If monitoring reveals human remains, TBPC's Representative and/or the monitoring archaeologist will establish a buffer zone of 30 ft around the find to protect the location and human remains. TBPC will contact the local law enforcement and Medical Examiner as quickly as possible.

Contacts

Tribal Contacts

Puyallup Tribe

- Brandon Reynon, Cultural Resources
3009 E Portland Avenue, Tacoma, WA 98404
(253) 573-7986, brandon
reynon@puyalluptribe.com
- Jeffrey Thomas, TFW Cultural Resources
6824 Pioneer Way, Puyallup, WA 98371
(253) 680-5565
Jeffrey.thomas@puyalluptribe.com

Washington State Contacts

Department of Archaeology & Historic Preservation (DAHP)

- Guy Tasa, Ph.D., State Physical Anthropologist
PO Box 48343, Olympia, WA 98504-8343
(360) 586-3534
Guy.Tasa@dahp.wa.gov
- Gretchen Kaehler, Local Government Archaeologist
(360) 586-3088
Gretchen.Kaehler@dahp.wa.gov
Russell Holter, Project Compliance Reviewer
(360) 586-3533
Russell.Holter@dahp.wa.gov

County Contacts

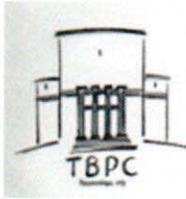
Pierce County

- Sheriff (253) 798-7530, pcsheriff@co.pierce.wa.us
- Non-Emergency (253) 798-4721 (#1)
- Medical Examiner (253) 798-6494

City of Tacoma Contact

- Reuben McKnight, Historic Preservation Officer, (253) 591-5220,
reuben.mcknight@cityoftacoma.org

Appendix D. Correspondence



Tacoma Bible Presbyterian Church

5 S. G ST Tacoma, WA 98405

253.627.4814

www.tacomabpc.org

December 5, 2016

Brandon Reynon
Cultural Resources
Puyallup Tribe
3009 E. Portland Avenue
Tacoma, WA 98404

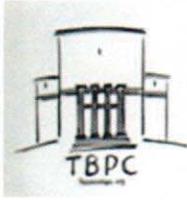
Re: 5 S. G St. Consultation, City of Tacoma, Pierce County, Washington

Dear Mr. Reynon:

The purpose of this letter is to initiate consultation for the 5 S. G St. Project (Project) and to request review of the proposed actions and attached Feasibility Package (Attachments 1 and 2). The Project is located at 5 S. G St. (Tax Parcel # 2000130010), in the City of Tacoma, Pierce County, Washington. The Project is within the Downtown Tacoma Regional Growth Center and is therefore subject to processes outlined within the Subarea Plan and companion Environmental Impact Statement (EIS); codified at Tacoma City Code 13.12.570 Archaeological, Cultural, and Historic resources; and overseen by Tacoma's Planning and Development Service Department.

Tacoma Bible Presbyterian Church (the Church), supported by Rush Development Company (Rush) and BCRA Design (BCRA), proposes to demolish the existing building located on the parcel and construct a multistory mixed-use building that will include residential units and underground parking. As outlined in Tacoma City Code 13.12.570, "applications for a permit shall identify whether the property is within 500 feet of a site known to contain historic, cultural, or archaeological resources" (please refer to the attached feasibility study, which includes full text of the code and the proposed project footprint). As of this time, no federal or state funding or oversight is anticipated for the proposed project.

Tacoma Bible Presbyterian has retained Historical Research Associates, Inc. (HRA) to conduct a cultural resources assessment and prepare a cultural resources management plan (CRMP) for the Project. Based on the proposed project parameters, HRA recommends that the CRMP "area of potential effects" (APE, the term Tacoma uses in its code—note, this is NOT a Section 106 undertaking) comprise the parcel associated with 5 S. G on which sits the current building slated for



Tacoma Bible Presbyterian Church

5 S. G ST Tacoma, WA 98405

253.627.4814

www.tacomabpc.org

demolition (constructed as a Scottish Rite Cathedral in 1921 and occupied/owned by the Church since 1937) and on which any ground-disturbing activities might occur. HRA will evaluate the building's eligibility for national, state, and local historic registers, and assess the Project's potential to affect buried cultural resources on the parcel. HRA understand that an adjacency review is required for the buildings immediately to the east associated with the First Presbyterian Church (constructed between 1923-1925 and listed as a Tacoma Landmark in 1975) and immediately to the west for Wright Park and Conservatory (ca. 1890 and also listed as a landmark and in the NRHP in 1975). HRA's work will result in a CRMP that strictly follows the outline found in Tacoma City Code 13.12.570 Archaeological, Cultural, and Historic Resources.

The City of Tacoma requires proponents of projects within the Downtown Tacoma Regional Growth Center to solicit comments from the Department of Archaeology and Historic Preservation (DAHP) and the Puyallup Tribe regarding the project and to incorporate relevant responses into the plan. The current correspondence fulfills that obligation, and the Church looks forward to receiving your response.

Sincerely,

Jay McKown

Tacoma Bible Presbyterian Church

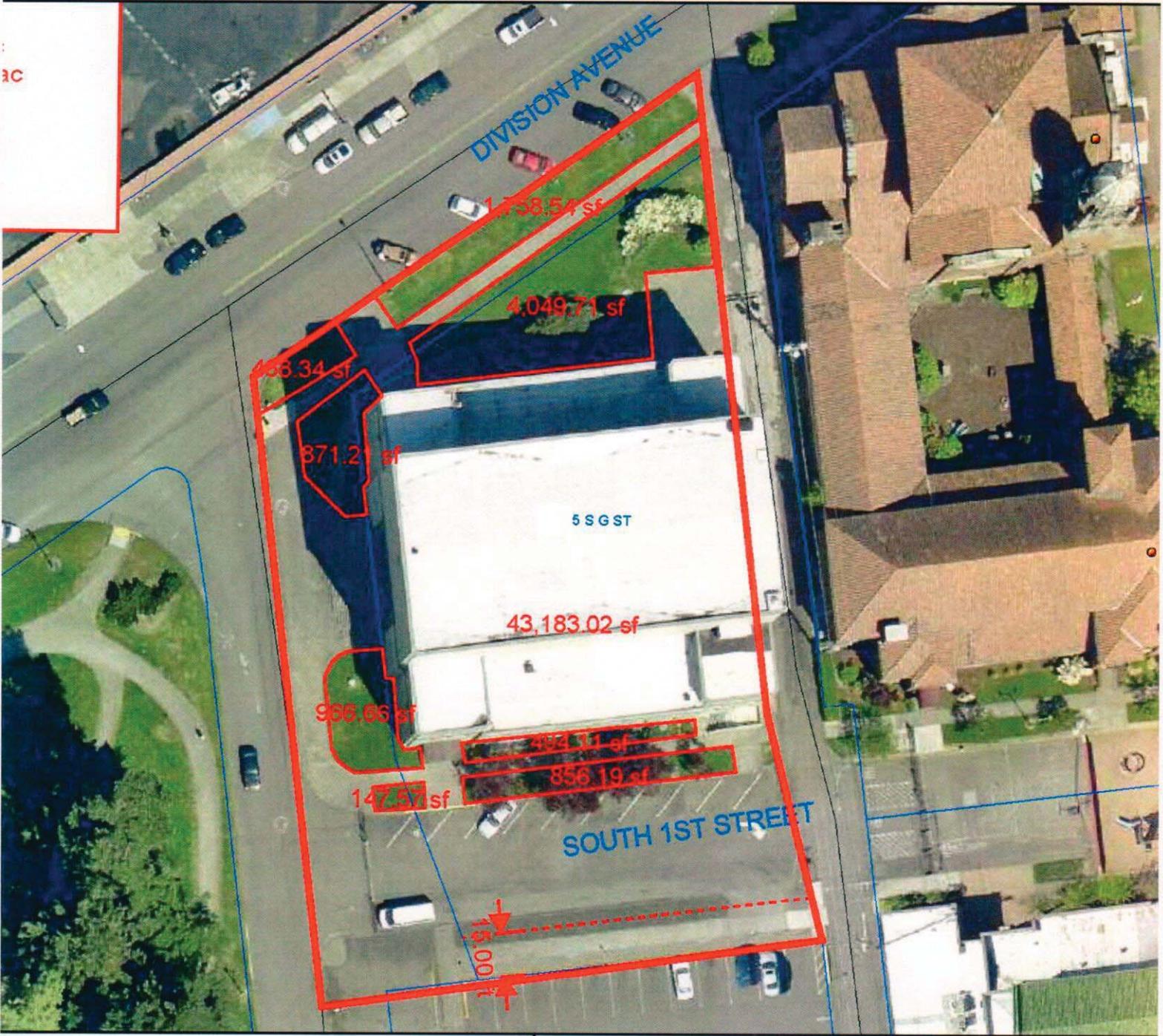
5 S G St.

Tacoma, Washington 98405

CC:

Department of Archaeology and Historic Preservation

Enclosure



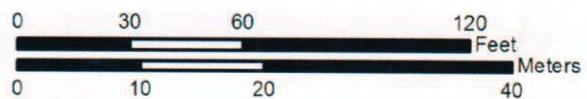
5 S. G St. APE Location Aerial

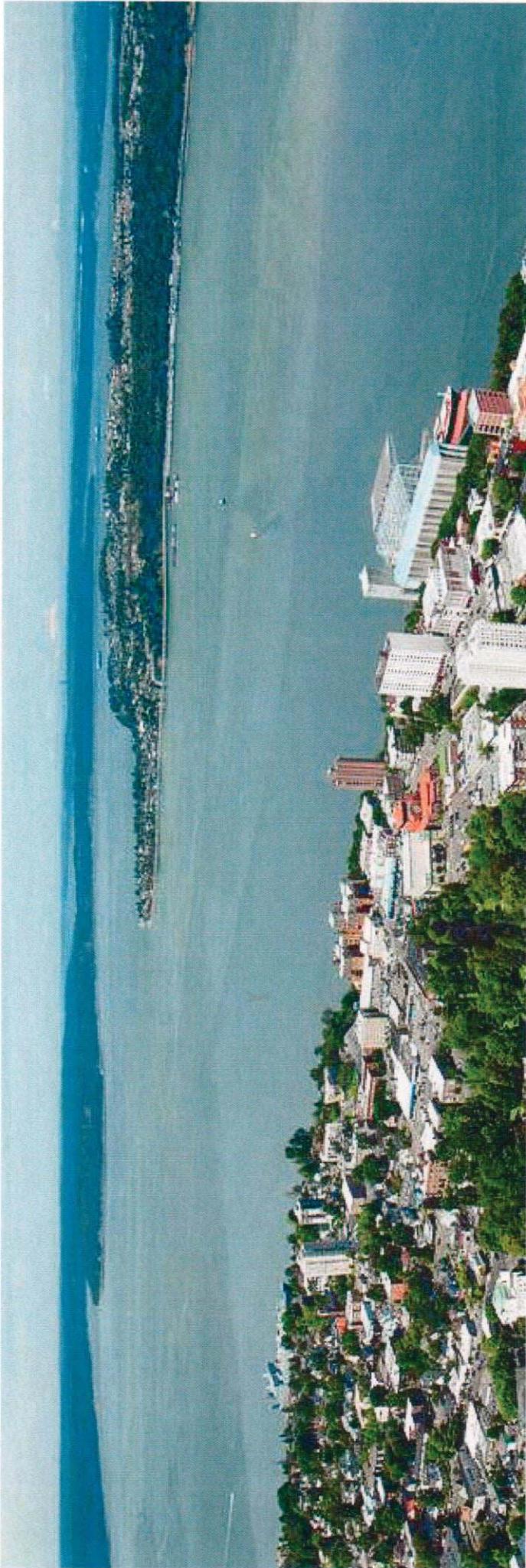
5 S. G St. APE Location
Date: 12/5/2016



Coord/Projection NAD 1983 UTM Zone 10N Transverse Mercator		Datum NAD83	Scale 1:800
Township/Range T21N R32E		Quadrangle Tacoma North, WA	

Service Layer Credits: BCRA Feasibility Figure, Page 3





BCRA 

5 SOUTH G MULTIFAMILY

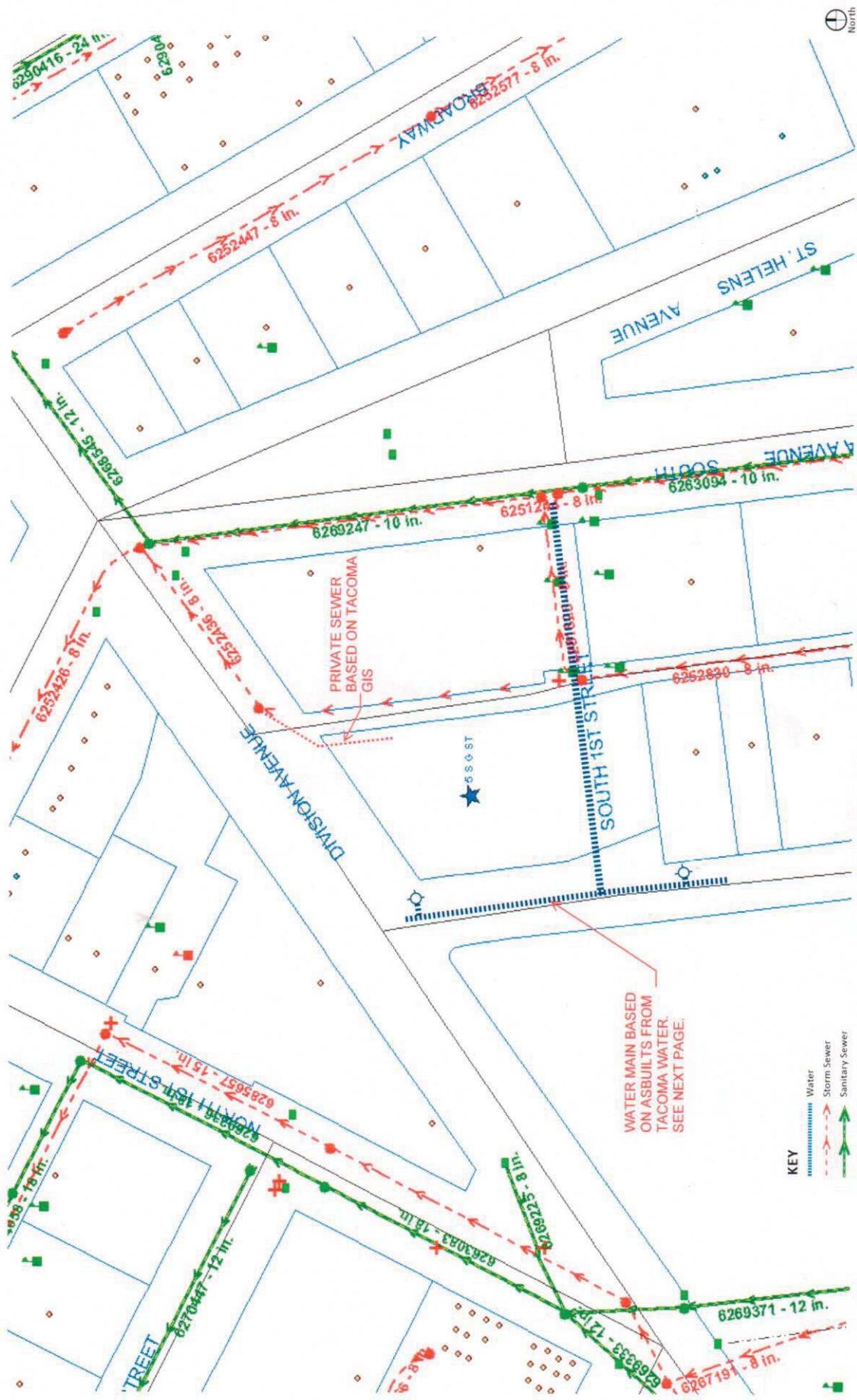
5 S G ST, TACOMA, WA 98405

Presented by:
BCRA
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Tacoma, WA 98402
253.627.4367
www.bcradesign.com
Doug Oberst, Principal

10.20.2016
FEASIBILITY PACKAGE
Version 01

Map - Utilities

ANALYSIS

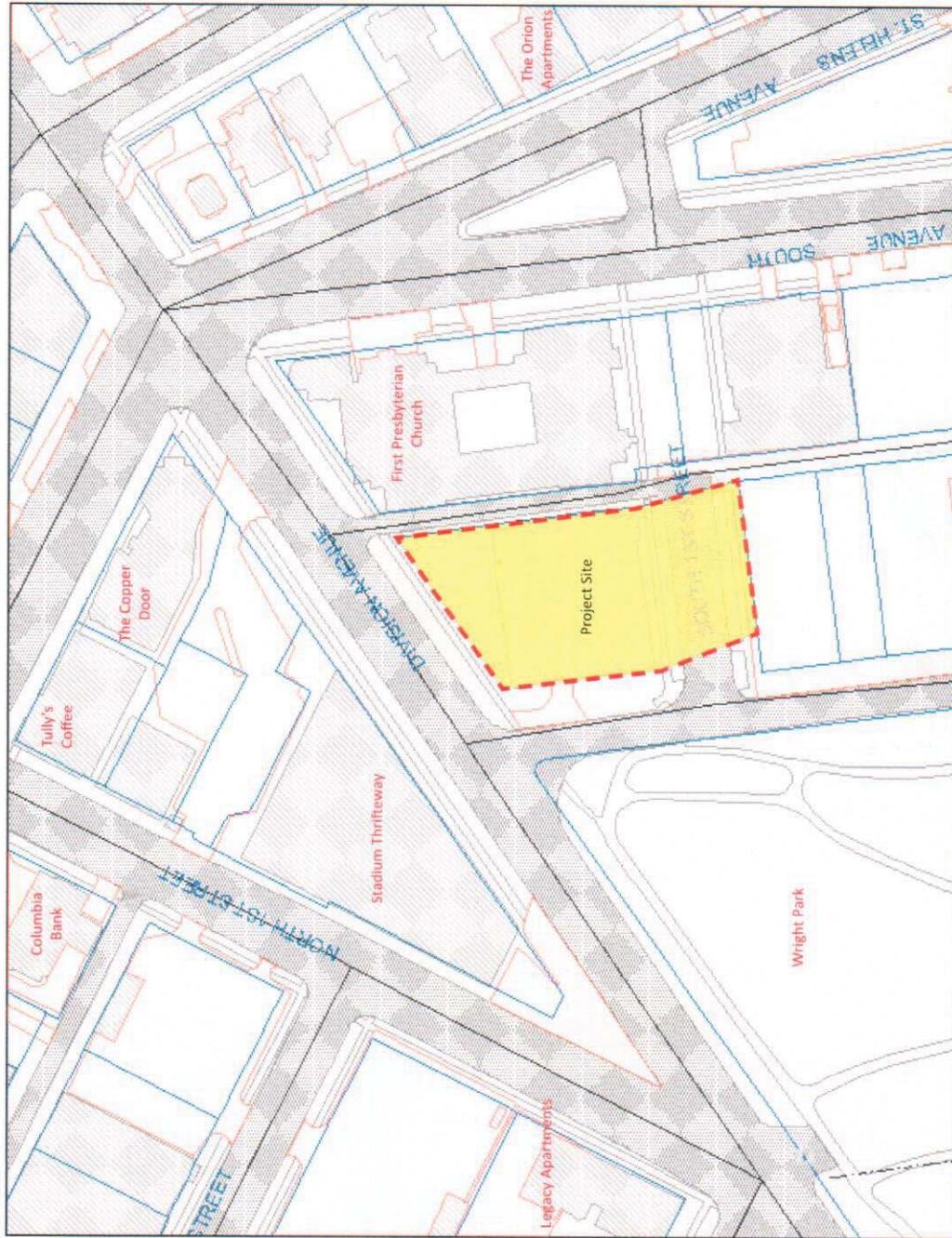


KEY

	Water
	Storm Sewer
	Sanitary Sewer

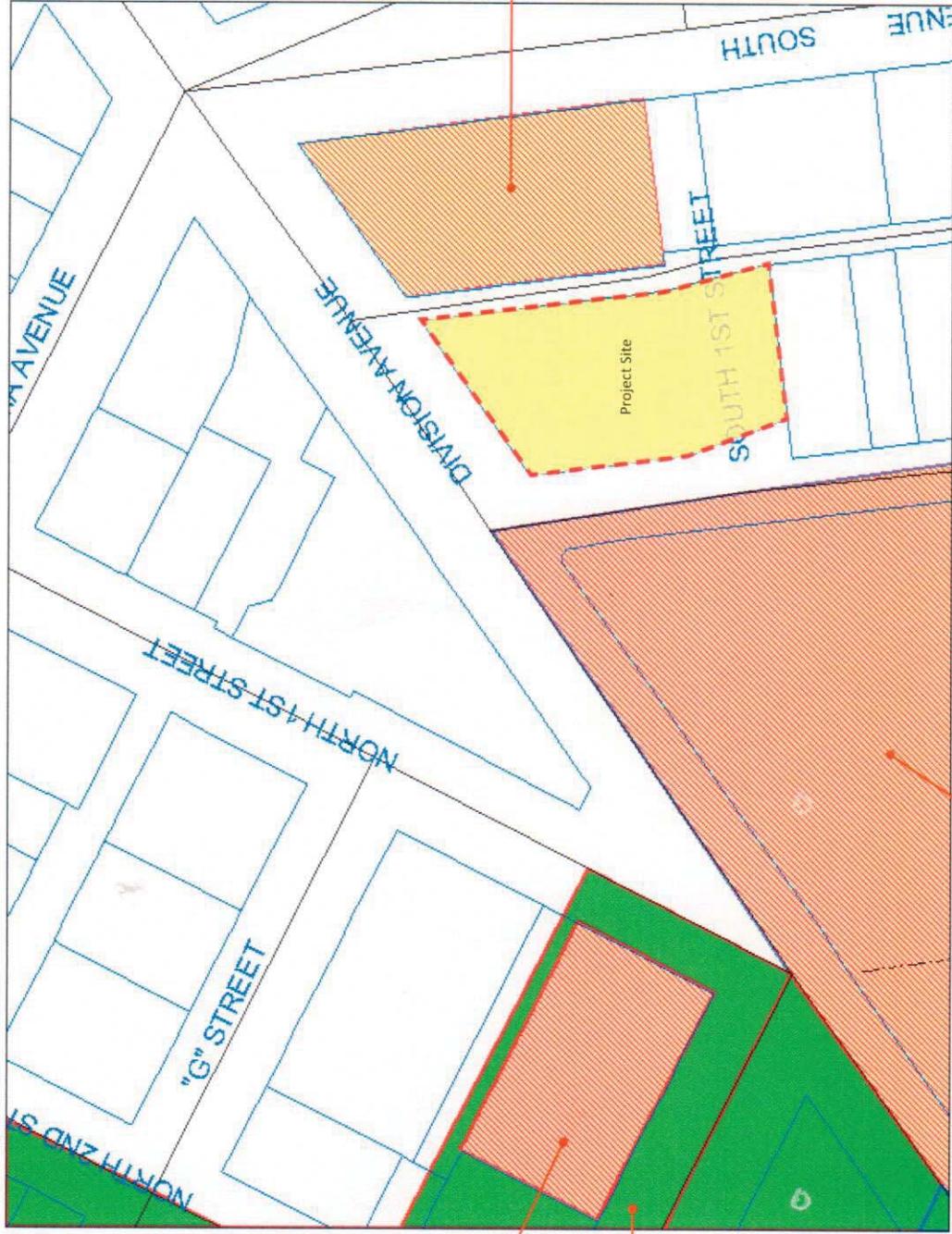
Map - Site Overview

ANALYSIS



Map - Historic Overlays

ANALYSIS



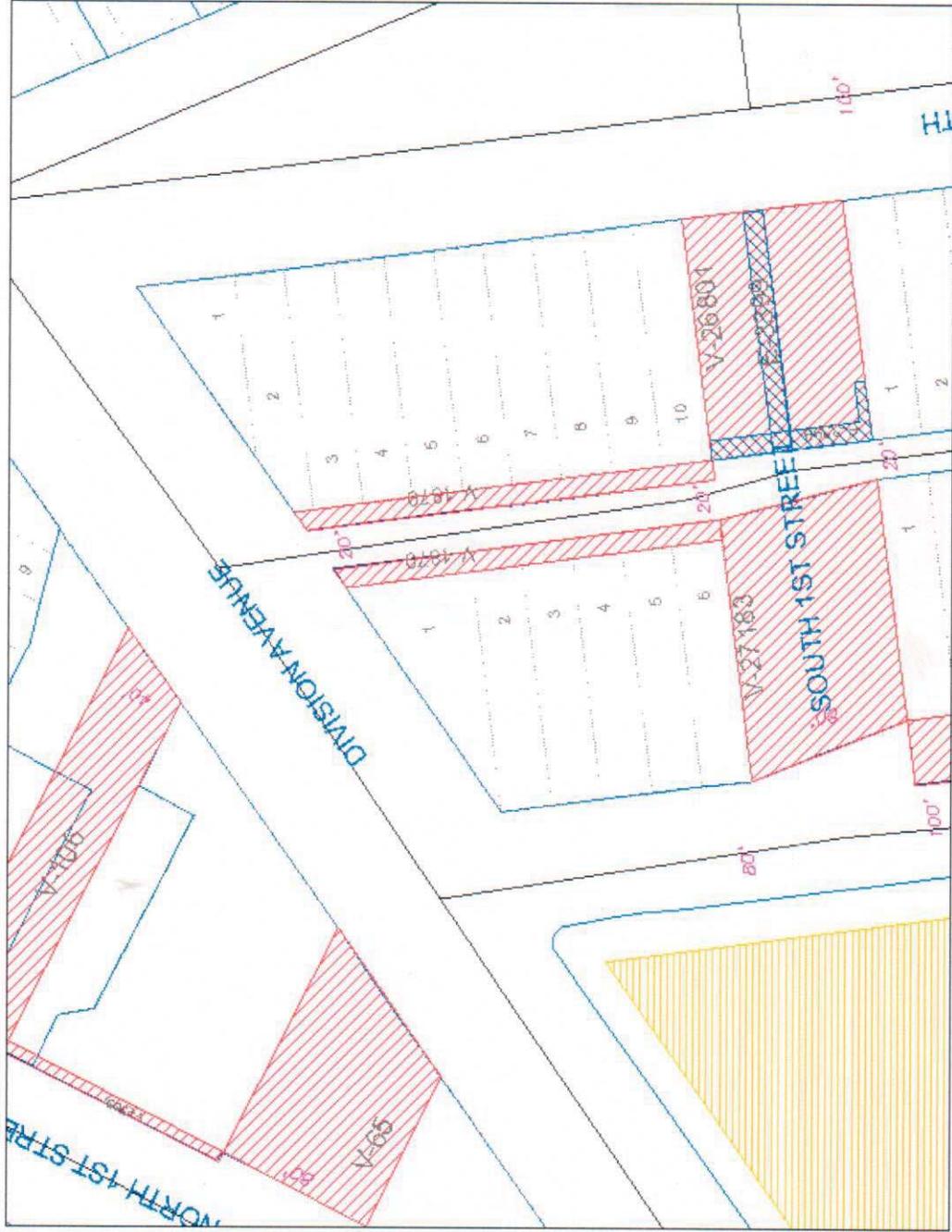
Legacy Apartments: Washington Heritage and National Districts Registers.

Stadium-Seminary Historic District

Wright Park: Washington Heritage and National District Registers



Map - Property/Legal ANALYSIS



Floor Plan - Level P2

DESIGN

BCRA



Floor Plan - Level P1

DESIGN

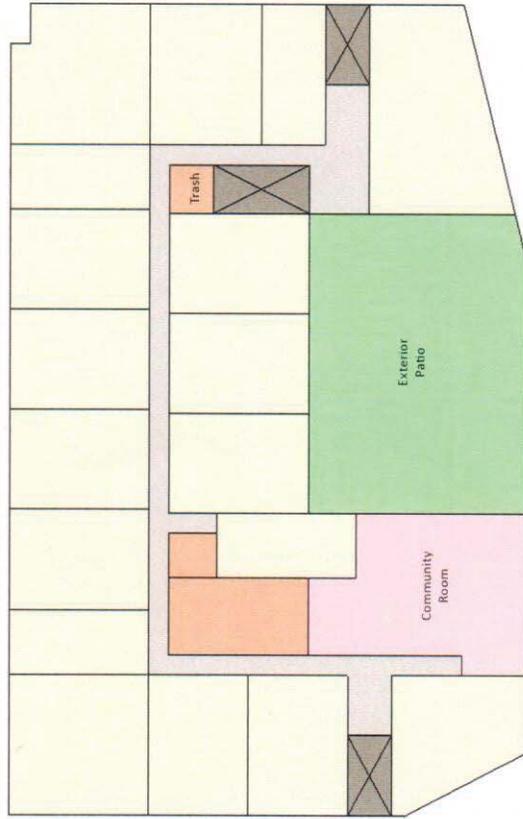
BCRA



Floor Plan - Level R1

DESIGN

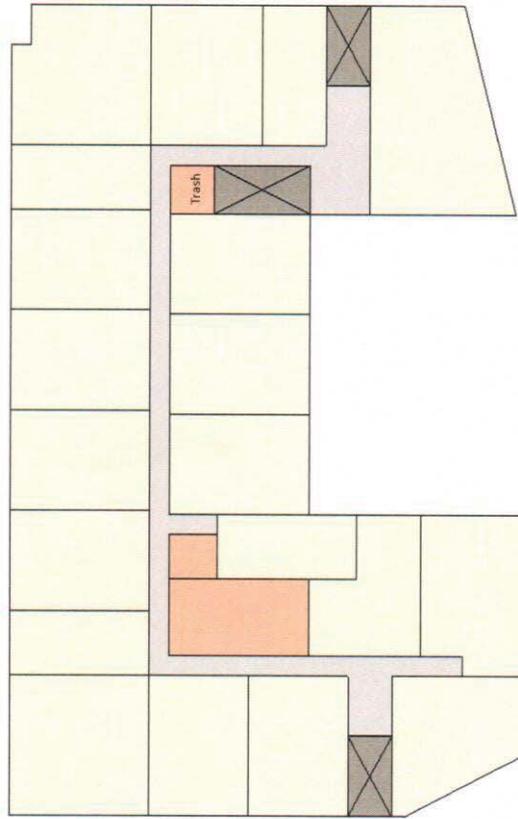
BCRA



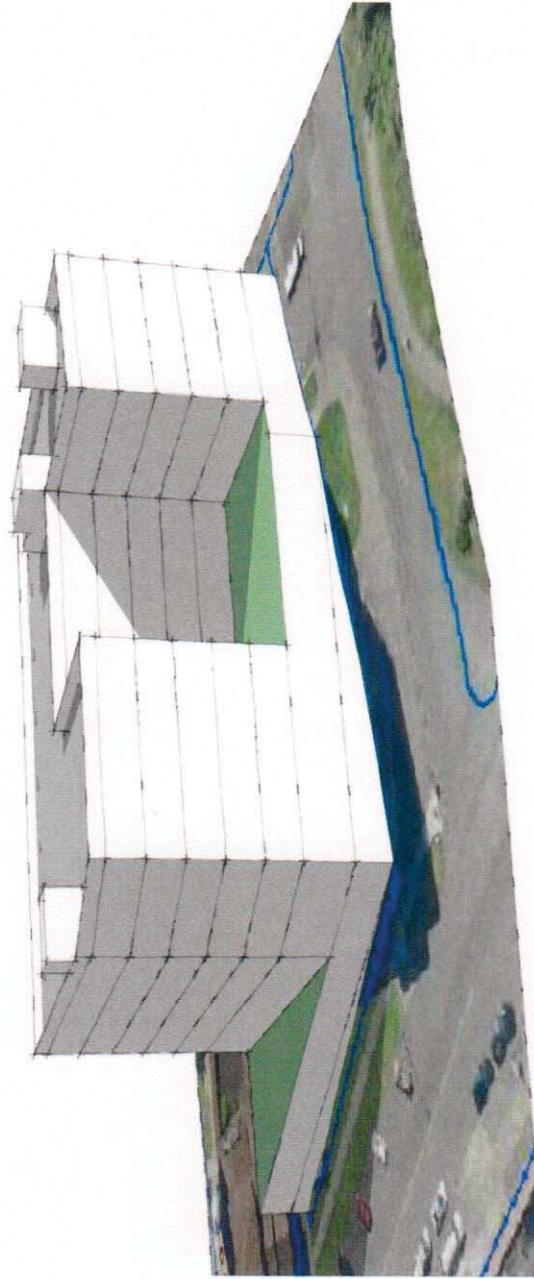
Floor Plan - Level R2-R5

DESIGN

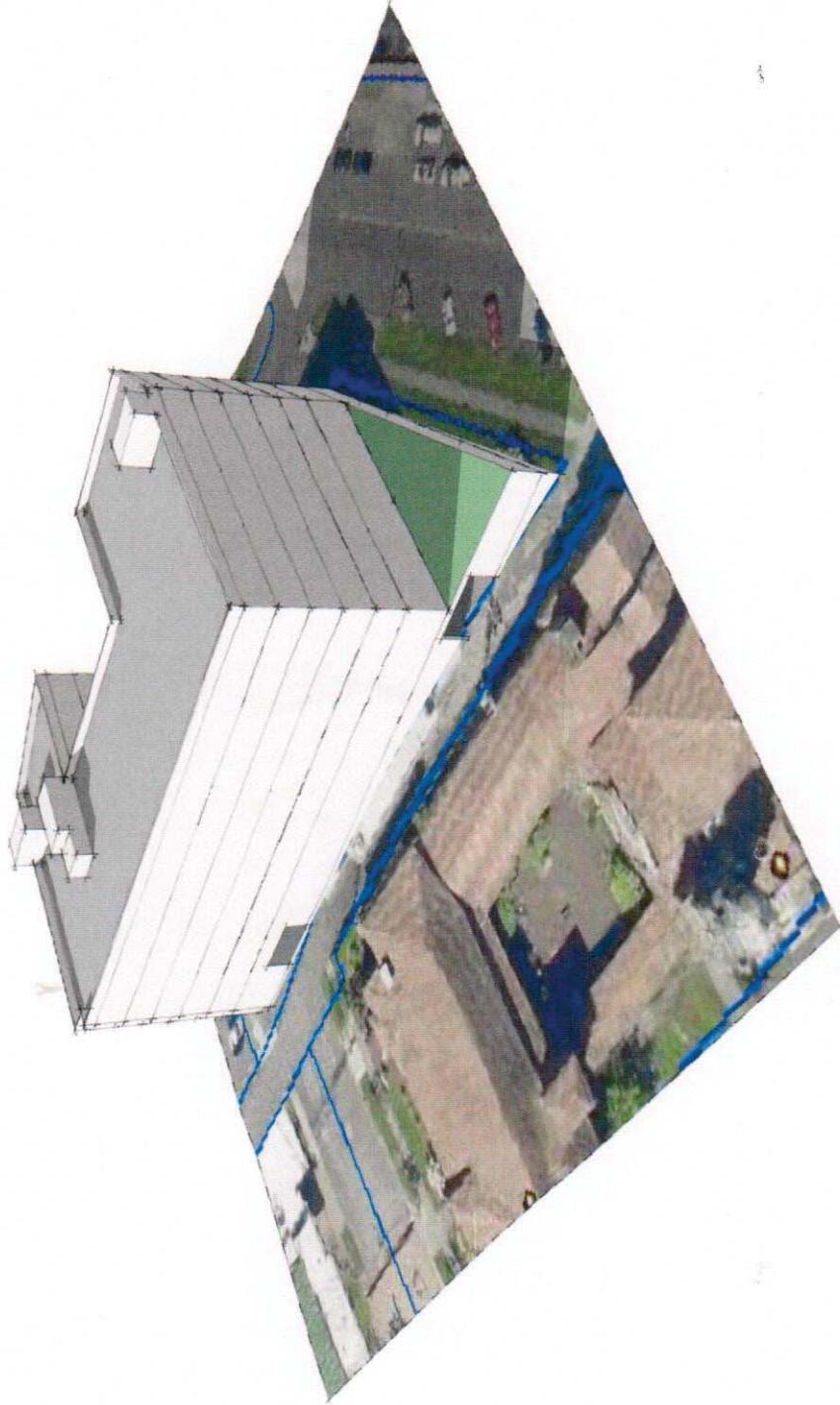
BCRA 10



View East
DESIGN



View Southwest
DESIGN



Preliminary Summary

ANALYSIS

BCRA

FLOOR	CONSTR. TYPE	RESID. AREA	LEASING/ LOBBY	AMENITY	CORE/ CIRC.	UTIL/ STORAGE	RETAIL	PARKING	TOTAL	PARKING STALLS
R5	VA	17,791	0	0	2,576	929	0	0	21,296	0
R4	VA	17,791	0	0	2,576	929	0	0	21,296	0
R3	VA	17,791	0	0	2,576	929	0	0	21,296	0
R2	VA	17,791	0	0	2,576	929	0	0	21,296	0
R1	VA	15,996	0	1,795	2,576	929	0	0	21,296	0
P1	IA	7,843	2,903	0	1,368	1,751	0	11,501	25,366	35
P2	IA	3,000	0	0	968	3,213	0	20,612	27,793	64
TOTAL		98,003	2,903	1,795	15,216	9,609	0	32,113	159,639	99

STALL TYPE	STALL DIMENSIONS	QUANTITY
STANDARD	8'-6" X 16'-6"	30
COMPACT	8'-6" X 15'-0"	0
TANDEM	8'-6" X 16'-6"	0
ACCESSIBLE-VAN	8'-0" W- 8'-0" ASLE	1
ACCESSIBLE	8'-0" W- 5'-0" ASLE	4
TOTALS		35
TOTAL STALLS		99

Estimated Unit Counts:

Units shown in plains: 112

ZONING INFORMATION

District: DR Downtown Residential
 Downtown Mixed Use Center
 Height: 90'
 Residential FAR: Basic 2 w/ Design Standards (Parking Garage) FAR is 4.
 Non-Residential FAR: Basic 1 w/ Design Standards FAR is 2
 FAR numbers are combined between Res & Non-Res

Areas Exempt from FAR: Below Grade, Parking, Elevator/Stair

Site Area: 30,283 sf
 Residential FAR Allowed = 121,132 sf
 Proposed: 117,323 sf (non-exempt area)

Site is not on Primary Pedestrian Street. No retail required.

PARKING:

Required:
 Residential 1 stall per unit
 Other 1 stall per 1,000sf min.
 1 stall per 3,000sf max.

Provided for 112 Res: 88 stalls per unit

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102 North G Street Preliminary Zoning Summary

The proposed structure is a mixed-use building with structured parking. The following is a summary only and does not include all regulations applicable to the proposed project.

Jurisdiction: City of Tacoma, Washington
Project Site Zoning: DR - Downtown Residential

Adjacent Land Uses:
North: NCX - Neighborhood Commercial Mixed-Use District
East: DR - Downtown Residential
South: DR - Downtown Residential
West: R3 - Two Family Residential (Wright Park)

Process/Approvals:
 Pre-Application/Scoping Meeting
 PAO
 Building Permit
 Civil - Work Order

Zoning Code Summary 13.06A.010 Purpose

This section sets forth districts for Downtown Tacoma, along with allowable and prohibited uses, development standards, design standards, an optional design review process, and guidelines addressing public amenities. It also allows a Master Planned Development in order to offer flexibility in height limits. These regulations are intended to:

1. Implement goals and policies of the City's Comprehensive Plan addressing downtown.
2. Implement the goals of the Growth Management Act and carry out county-wide and multicounty planning policies.
3. Create a downtown setting that is mixed-use and is pedestrian and transit oriented.
4. Guide the location and intensity of development.
5. Attract private investment in commercial and residential development.
6. Provide for predictability in the expectations for development projects.
7. Allow for creative designs in new and renovated buildings.

13.06A.020 Applicability

The provisions of this chapter shall apply to all uses and development in those areas in Downtown Tacoma classified in the districts described in Section 13.06A.040 TMC, and shall modify the regulations and other provisions of Chapter 13.06 TMC, Tacoma Municipal Code (Revised 9/2016) 13-306 City Clerk's Office provided, that the regulations and provisions of Chapter 13.06 TMC shall apply when not specifically covered by this chapter; and further provided, that where Chapter 13.06 TMC and this chapter are found to be in conflict, the provisions of this chapter shall apply; and further provided, that neither the regulations set forth in Chapter 13.06 nor subchapter 13.06A TMC shall apply if a Development Regulation Agreement, pursuant to the provisions of Section 13.05.095 TMC, has been approved for the site and is complied with.

13.06A.040 Downtown Districts and uses.

E. Downtown Residential District (DR).
 This district contains a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services.

1. Preferred - residential.
2. Allowable - retail, office, educational.
3. Prohibited - industrial, other than those noted in TMC 13.06A.050.

13.06A.052 Primary Pedestrian Streets.

A. Within the Downtown, the "primary pedestrian streets" are considered key streets in the intended development and utilization of the area due to pedestrian use, traffic volumes, transit connections, and/or visibility. The streetscape and adjacent development on these streets should be designed to support pedestrian activity throughout the day. They are designated for use with certain provisions in the Downtown zoning regulations, including setbacks and design

Proposed Mixed-Use Development 102 N. G Street

requirements. Within the Downtown, the primary pedestrian streets are:

1. Pacific Avenue between S. 7th and S. 25th Streets.
2. Broadway between S. 7th and S. 15th Streets.
3. Commerce Street between S. 7th and S. 15th Streets.
4. "A" Street between S. 7th and S. 12th Streets.
5. Tacoma Avenue between S. 7th and S. 15th Streets.
6. South Jefferson between South 21st Street and South 25th Street.
7. South 25th Street between I-705 and South Fawcett Avenue.
8. South C Street.
9. Puyallup Avenue.
10. East 25th Street. Tacoma Municipal Code (Revised 9/2016) 13-308 City Clerk's Office
11. East 26th Street. 12. East D' Street.

13.06A.055 Nonconforming Development.

A. It is intended that nonconforming development or elements of nonconforming development that affect appearance, function, and design quality be brought into conformance with the development and basic design standards of this chapter. It is not intended to bring nonconforming development into compliance immediately, but to have future development comply with the purpose and intent of this code and eventually be brought into conformance with its standards. It is not intended to require extensive changes that are impractical, such as moving or lowering buildings.

B. For purposes of the Downtown zoning districts, nonconforming development shall mean development or an element of development which does not conform to the current development standards and basic design standards that existed prior to January 10, 2000, within the blue-shaded area of Figure 1 (below) or existed prior to August 1, 2014, within the red-shaded area of Figure 1.

C. Nonconforming development may continue as set forth in Section 13.06.630, unless specifically limited by other regulations of this chapter.

D. Additions to buildings nonconforming to the development standards or basic design standards must comply with these standards, unless otherwise exempted. No addition can increase the nonconformity to the development or basic design standards or create new nonconformity with these standards.

13.06A.060 Development Standards.

A. Buildings lawfully in existence on January 10, 2000, or August 1, 2014, depending on the location within the Downtown Zoning District, do not need to conform to these standards; however, additions will need to conform. No addition can increase nonconformity to these standards or create new nonconformity. Please see Figure 1 in Section 13.06A.055.B for specific locations within the Downtown related to legal non-conforming status to these standards.

B. Development Standards Table.

District	Residential FAR		Non Residential FAR		Height limits
	"As-of-right" Maximum with Design Standards	Maximum with TDR	"As-of-right" Maximum with Design Standards	Maximum with TDR	
DR	2	4	1	2	90'

C. Floor Area Ratio - Additional Standards.

1. The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded. For example, in the DCC, an "as-of-right" development may have a total FAR of 6, with a FAR of 3 in non-residential use and a FAR of 3 in residential use in a single development.
2. For the purposes of calculating maximum allowable FAR, hotels shall be considered a residential use.
3. A minimum FAR of 1 shall be achieved for structures within the Downtown Commercial Core district. The gross floor

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area shall be used to calculate the minimum FAR.
4. The maximum allowable Floor Area Ratio may be exceeded as provided for in Section 13.06A.080.
5. Floor area is determined pursuant to the definition provided in Section 13.06.700.

D. Building Height – Additional Standards:

1. Building Height will be measured consistent with the applicable Building Code. Height of Building and excludes parapets, mechanical penthouses, elevator overruns and machine rooms, and decorative architectural features (e.g., spires, towers, pergolas, pyramids, pitched roofs) not intended for residential, office or retail space.
2. Maximum Building Height within 150' east of the centerline of the right-of-way of Yakima Avenue shall be 60 feet, in order to create a transition to lower-rise residential development to the west.

13.06A.065 Parking Standards

A. Purpose and Applicability. The following off-street parking standards are intended to achieve Comprehensive Plan policies that strive to minimize and effectively manage the amount of land in downtown that is currently dedicated to parking, as large parking areas are often unattractive, inefficient uses of land which disrupt cohesive urban form and pedestrian environment.

1. Variances to the required standards may be authorized pursuant to Section 13.06A.110.
2. No parking is required for structures lawfully in existence on January 10, 2000, the time of reclassification to the above districts; however, new development and additions shall provide parking as required. No addition to a building or parking area can increase nonconformity to these standards or create new nonconformity.
3. Maximum parking ratios may be exceeded for providing parking available to the public and which is not dedicated to individual owners, tenants and lessees of any building. Ample signage at the facility must be provided to inform users that the excess parking stalls are available for public use at no charge or by fee.
4. For buildings that contain multiple types of uses, the required number of parking spaces shall be equal to the total number of spaces determined by computing each use type separately, except where specifically stated otherwise herein.
5. Development shall comply with the requirements of 13.06.510.C Loading Spaces.
6. Structures and sites that are individually listed on the Tacoma Register of Historic Places shall be exempt from all parking quantity requirements. This provision does not apply to Historic Special Review District overlay zones.

B. Reduced Parking Area (RPA) – Parking Quantity Standards

1. Minimum off-street parking stall quantity requirements do not apply within the Reduced Parking Area (RPA), which is located generally between 6th Avenue and South 23rd Street, and between Dock Street and Tacoma Avenue (the specific boundary of the area is shown in Figure 2, below).
2. Accessible parking shall be provided for people with physical disabilities as part of all new buildings and additions to existing buildings in accordance with the standards set forth in the building code as adopted by the City of Tacoma in TMC Chapter 2.02, based on the parking provided, but not less than the following:
 - a. The minimum number of accessible parking stalls to be provided shall be based on the following criteria: Tacoma Municipal Code City Clerk's Office 13-3111 (Revised 9/2016)
 - (i) For non-residential development, accessible parking shall be calculated as if one general parking space were provided for each 1,000 square-feet of gross floor area of the development, minus the first 3000 square-feet of each street level establishment.
 - (ii) For hotels, accessible parking shall be calculated as if one-half (0.5) a general parking space was provided for each guest room, inclusive of all accessory uses.
 - (iii) For residential development, accessible parking shall be calculated as if one general parking space was provided for each dwelling unit.
- b. After consulting with the City's ADA Coordinator, the Building Official may approve an alternate to providing on-site accessible parking, as outlined in 2(a), above, when it is determined that the alternate is reasonable in light of circumstances associated with the specifics of an individual site and the needs of people with disabilities.

C. Parking Quantity Standards Outside of the RPA

1. Minimum parking ratios for non-residential development located east of Jefferson Avenue from South 23rd to South 28th Street shall be reduced by 50 percent in recognition of the availability of transit.

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2. The first 3,000 square feet of each street level establishment is exempt from parking requirements.
3. Special needs housing, including, but not limited to, seniors, assisted living, congregate care, licensed care, or group care homes may provide less than one stall per residence upon a showing that a lesser parking requirement will reasonably provide adequate parking for residents, staff, and visitors, subject to the approval of the City Engineer.
4. Required parking for hotels shall be .5 stalls per room inclusive of all accessory uses.
5. Telecommunications exchange facilities may provide less than the required parking stalls upon a showing that a lesser parking requirement will reasonably provide adequate parking for operational, vendor, and transient service staff, subject to the approval of the City Engineer.
6. Group housing, student housing, and efficiency multi-family dwellings (250-450 sf in size) are exempt from vehicular parking requirements (with the exception of required accessible parking), provided the following:
 - a. A minimum of 0.75 bicycle spaces per dwelling or unit are provided in an indoor, locked location.
 - b. Within a single building, no more than 20 dwelling units, or 50% of the total dwelling units (whichever is greater), may utilize this bonus.

13.06A.070 Basic design standards.

- A. A variance to the required standards may be authorized, pursuant to Section 13.06A.110.
- B. If a building is being renovated in accordance with the Secretary of Interior's Standards for Treatment of Historic Properties, and a conflict between the basic design standards or additional standards and the Secretary's Standards occurs, then the Historic Preservation Criteria and Findings made by the Tacoma Landmarks Preservation Commission shall prevail.
- C. Standards Applicable to Development in All Districts.
 1. The basic design standards and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new construction, additions, and substantial alterations.
 2. All rooftop mechanical for new construction shall be screened or screened in a manner as to be minimally visible from public rights-of-way. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. If Tacoma Municipal Code City Clerk's Office 13-313 (Revised 9/2016) the project proponent demonstrates that the function and integrity of the HVAC equipment would be compromised by the screening requirement, it shall not apply. This standard shall not apply to existing buildings undergoing substantial alteration.
 3. Four Small Trees, Three Medium Trees, or Two Large Trees shall be provided per each 100 linear feet of frontage, with tree grates or alternative pervious surface materials covering the pits, in conformance with the General Landscaping requirements of TMC 13.06.502. This standard, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. Street trees shall be provided, consistent with the requirements of this standard, proportionate with the linear length of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees and grates should generally conform to the Tacoma Downtown Streetscape Study and Design Concepts.
 - a. The required street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc.
 - b. Tree pits shall be covered by tree grates, or alternative pervious surface materials, to accommodate pedestrians in the planting area. The use of tree grates or alternative pervious surface materials will be determined by the presence of existing grates or surface materials in the district, and the width and function of the sidewalk.
 - c. Residential development may substitute plantings for grates or alternative tree pit pervious surface materials.
 - d. Where existing areaways, vaults or insufficient sidewalk widths prevent this form of planting, trees may be planted in planters that are generally in conformance with the Tacoma Downtown Streetscape Study and Design Concepts and the technical guidance of the Urban Forest Manual.
4. Any new building, the addition to any building, or any substantially altered building fronting on a Primary Pedestrian Street shall comply with either subparagraphs a. or b. below:
 - a. At least 25 percent of the linear sidewalk level frontage shall consist of any of the following uses: retail; restaurants; cultural or entertainment uses; hotel lobbies; travel agencies; personal service uses; parcel and mail services; copy centers; check-cashing facilities; the customer service portion of banks, credit unions, and savings and loan associations; or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.
 - b. The floor area abutting at least 25 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a., above, and may be occupied by any use allowed

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in the zoning district. The area designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards.

- (1) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.
- (2) The area must have a minimum average depth of 25 feet measured from the sidewalk level façade.
- (3) The sidewalk level façade must include a pedestrian entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a. above.
- (4) At least 25 percent of the sidewalk level façade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.

A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, vegetated LID BMPs, or other amenities.

5. Any sidewalk level façade of a new building, an addition to a building, or a substantially altered building that faces a street shall have at least 20 percent of the area located between 2 feet above grade and 12 feet above grade in transparency through the use of windows, doors, or window displays. Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard shall apply to the portion of the sidewalk level façade of a parking structure that includes retail, service, residential, or commercial uses at the sidewalk level. A decorative grille, work of art, or a similar treatment may be used to meet this standard on those portions of the sidewalk level façade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms. In no instances shall the amount of transparency present in existing buildings be decreased below this standard. This standard shall also apply when 50 percent or more of the sidewalk level façade is altered.

6. Development shall also comply with the General Landscaping requirements of Section 13.06.502, the requirements established in Section 13.06.511, Transit Support Facilities and Section 13.06.512, Pedestrian and Bicycle Support Standards.

7. New driveways shall meet the driveway location requirements of TMC 10.14.050 and the following additional standards.

a. Maximum driveway width on a street having light rail or streetcar lines or on a defined Primary Pedestrian Street is 25 feet.

b. All driveways on a street having light rail or streetcar lines or on a defined Primary Pedestrian Street shall be no closer than 150 feet as measured to their respective centerlines, provided that there will be allowed at least one driveway from each development to each abutting street.

c. All driveways on a street having light rail or streetcar lines shall be equipped with a sign to warn exiting vehicles about approaching trains.

d. All driveways located on a Primary Pedestrian Street shall be equipped with audible warning signals to announce exiting vehicles.

e. Variances to the required standards may be authorized pursuant to Section 13.06A.110.

8. Where trees are provided, they shall be planted a minimum of 10 feet from pedestrian light standards or parking lot light standards. However, limited flexibility in the placement of trees shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.

9. Where pedestrian light standards or parking lot light standards are provided, they shall be placed a minimum of 10 feet from trees. However, limited flexibility in the placement of light standards shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.

10. Where public seating is provided, it shall utilize designs that discourage long-term loitering or sleeping, such as dividers or individual seating furniture.

11. See section 13.06.513 for standards pertaining to drive-throughs.

D. Additional Standards Applicable to Development Within the Downtown Commercial Core.

1. The maximum square feet of setback area for new and substantially altered structures and additions fronting on a Primary Pedestrian Street shall be determined by multiplying 75 percent of the linear sidewalk level frontage by a factor of 10. The setback area or areas can only be used for entrance areas and space devoted to exterior public spaces, pedestrian amenities, landscaping, vegetated LID BMPs, or works of art. Parking is prohibited in the setback areas.

2. Any new building, or any substantially altered structure located along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall comply with either subparagraphs a. or b. below.

a. At least 50 percent of the linear sidewalk level façade shall be occupied by any of the following uses, retail, restaurants, cultural or entertainment uses, hotel lobbies, travel agencies, personal service uses, parcel and mail services, copy centers, check-cashing facilities, the customer service portion of banks, credit unions, and savings and loan associations, or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.

b. The floor area abutting at least 50 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a. above and may be occupied by any use allowed in the zoning district. The areas designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards.

(1) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.

(2) The area must have a minimum average depth of 25 feet measured from the sidewalk level façade.

(3) The sidewalk level façade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a. above.

(4) At least 25 percent of the sidewalk level façade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.

A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, vegetated LID BMPs, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.

3. The sidewalk level façade of any new or substantially altered structure and/or of an addition along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall include the following. This standard shall also apply when 50 percent of the sidewalk level façade is altered.

a. At least 60 percent of the façade area between 2 feet above grade and 12 feet above grade shall consist of transparency through the use of windows, doors, or window displays except that the transparency standard shall be reduced to 50 percent if at least 50 percent of the sidewalk level façade is occupied with uses listed in subparagraph 2. a. above. Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard may be reduced for buildings located on a sloping site by eliminating application of this standard to that portion of the building façade where the slope makes application of the requirement impracticable as shown in the illustration below. The transparency standard shall apply to the portion of the sidewalk level façade of a parking structure that includes retail, service, or commercial uses at the sidewalk level. A decorative grille, work of art, or similar treatment may be used to meet this standard on those portions of the façade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms. In no instance shall the amount of transparency present in existing buildings be decreased below this standard. A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, vegetated LID BMPs, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.

3. The sidewalk level façade of any new or substantially altered structure and/or of an addition along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall include the following. This standard shall also apply when 50 percent of the sidewalk level façade is altered.

a. At least 60 percent of the façade area between 2 feet above grade and 12 feet above grade shall consist of transparency through the use of windows, doors, or window displays except that the transparency standard shall be reduced to 50 percent if at least 50 percent of the sidewalk level façade is occupied with uses listed in subparagraph 2. a. above.

Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard may be reduced for buildings located on a sloping site by eliminating application of this standard to that portion of the building façade where the slope makes application of the requirement impracticable as shown in the illustration below. The transparency standard shall apply to the portion of the sidewalk level façade of a parking structure that includes retail, service, or commercial uses at the sidewalk level. A decorative grille, work of art, or similar treatment may be used to meet this standard on those portions of the façade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms. In no instance shall the amount of transparency present in existing buildings be decreased below this standard. A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, vegetated LID BMPs, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.

b. Weather protection over the public or private pedestrian walkway in the form of a flat or sloped canopy or marquee along at least 75 percent of the building frontage. Weather protection must project a minimum of 3 feet. Marquees must meet the requirements specified in the applicable Building Code used by the City. Canopies shall also conform to TMC 13.06.521.J.

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E. Additional Standards Applicable to Development Within the Downtown Residential (DR) District.

Where new or substantially altered development is adjacent to structures or districts that are designated historic, the design shall make use of similar attributes such as massing, roofing, setbacks from the property lines, window types, and materials to ensure visual continuity between the older and the newer development and be subject to the approval of the Historic Preservation Officer.

13.06A.080 Design Standards for Increasing Allowable FAR.

- A. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 0.5, up to the Maximum with Design Standards. No variances shall be granted to the following:
 1. Enhanced pedestrian elements at the sidewalk level including decorative lighting (free-standing or building-mounted), seating or low sitting walls, planters, or unit paving in sidewalks.
 2. Exterior public space equivalent to at least 5 percent of the site area and including the following attributes:
 - a. Seating in the amount of one sitting space for each 100 sf of area.
 - b. Trees and other plantings, which could include vegetated LID BMPs.
 - c. Solar exposure during the summer.
 - d. Visibility from the nearest sidewalk.
 - e. Within 3' of the level of the nearest sidewalk.
 3. Incorporation of works of art into the public spaces, exterior façade, or entrance lobby.
 4. Landscaping covering at least 15 percent of the surface of the roof and/or the use of vegetated roofs. Access by building occupants is encouraged.
 5. Including a Public Benefit Use within the development.
 6. Within the Downtown Commercial Core, at least 60 percent of the linear frontage along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall be occupied by retail, restaurants, cultural or entertainment uses, hotel lobbies, or Public Benefit Uses.
 7. Retention and renovation of any designated or listed historic structure(s) located on the site.
- B. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 2, up to the Maximum with Design Standards. No variances shall be granted to the following:
 1. Provide a "hill climb assist" in the form either of a landscaped public plaza or an interior public lobby with an escalator or elevator. Such space shall be open to the public during daylight hours or shall be open during the times detailed in a management plan approved by the City of Tacoma, Building and Land Use Services Department.
 2. Provide works of art or water features equivalent in value to at least 1 percent of construction costs within publicly accessible spaces on site or off site within the downtown zoning district where the development is located.
 3. Provision of public rest rooms, open to the public at least 12 hours each weekday.
 4. Contribution to a cultural, arts organization or to the Municipal Art Fund for a specific development or renovation project located downtown, in an amount equal to at least 1 percent of the construction cost of the development.
 5. Parking contained entirely within structures or structures on site.
 6. Incorporation of affordable housing units pursuant to the provisions of TMC 1.39. See TMC 1.39 for the requirements and process of this program.

13.06A.090 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.

Development projects can incorporate Transfer of Development Rights, in compliance with Chapter 1.37 Transfer of Development Rights Administrative Code, to increase the as-of-right allowable FAR up to the "Maximum for TDR."

13.06A.110 Variances.

Unless otherwise indicated, the Director shall not grant a variance by act or interpretation of the regulations contained in Chapter 13.06A as specified herein, or to change the use of a structure or land.

The Director may grant a variance to the regulations contained in Chapter 13.06A upon the finding that the variance meets one of the tests below. Standardized corporate design and/or increased development costs are not cause for a variance. Failure to meet an appropriate test shall result in denial of the variance request. The Director may issue such conditions as necessary to maximize possible compliance with the intent of the regulation from which relief is sought.

The applicant carries the burden of proof to demonstrate applicability of the appropriate test.

1. Unusual shape of a parcel established prior to the reclassification of property to the downtown districts.
2. Preservation of a critical area, unique natural feature, or historic building/feature restricts possible compliance.
3. Widely varied topography of the building site restricts possible compliance.
4. Documentation of a pending public action such as street widening restricts possible compliance.
5. The proposal represents an alternative design that departs from the requirement(s) but is consistent with the goals and policies of the Comprehensive Plan and can be demonstrated to provide equal or superior results relative to the intent of the specific requirement(s) from which relief is sought.

13.12.570 Archaeological, Cultural, and Historic Resources.

A. This section sets forth provisions for addressing archaeological, cultural, and historic resources for projects located within the Downtown Tacoma Regional Growth Center in areas where a Subarea Plan and a companion area-wide, non-project Environmental Impact Statement (EIS) have been completed. The Planning and Development Services Department will use this process and any required assessments to evaluate potential impacts and assist in identifying and establishing appropriate mitigation measures.

B. Known Archaeological, Cultural, and Historic Resources.

1. Applications for a permit shall identify whether the property is within 500 feet of a site known to contain an historic, cultural or archaeological resource(s). Records of known sites are restricted. Consultation with the Washington Department of Archaeology and Historic Preservation or a certified archaeologist will be required. If the property is determined to be within 500 feet of a site known to contain historic, cultural, or archaeological resources, the City shall require a cultural resource site assessment; provided that, the provisions of this section may be waived if the Director determines that the proposed development activities do not include any ground disturbing activities and will not impact known historic, cultural or archaeological site. The site assessment shall be conducted in accordance with Washington State Department of Archaeology and Historic Preservation guidelines for survey and site reporting to determine the presence of significant historic or archaeological resources. The fee for the services of the professional archaeologist or historic preservation professional shall be paid by the landowner or responsible party.

2. If the cultural resource site assessment identifies the presence of significant historic or archaeological resources, a Cultural Resource Management Plan ("CRMP") shall be prepared by a professional archaeologist or historic preservation professional paid by the landowner or responsible party. In the preparation of such plans, the professional archaeologist or historic preservation professional shall solicit comments from the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe. Comments received shall be incorporated into the conclusions and recommended conditions of the CRMP to the maximum extent practicable.

3. A CRMP shall contain the following minimum elements and information:

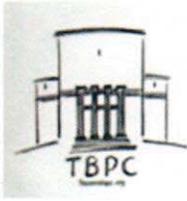
- a. The CRMP shall be prepared by a qualified cultural resources consultant, as defined by the Washington State Department of Archaeology and Historic Preservation.
- b. A Description of the Area of Potential Effect ("APE") for the project, including a general description of the scope of work for the project and the extent and locations of ground disturbing activities (ground disturbing activities include excavations for footings, pilings, utilities, environmental testing or sampling, areas to be cleared and/or graded, demolition, removal or relocation of any existing structures, and any other ground disturbances that may occur as a result of construction activities;
- c. Photographs of the APE, including existing structures and areas of construction activities;
- d. An examination of project on-site design alternatives;
- e. An explanation of why the proposed activity requires a location on, or access across and/or through, a significant historic or archaeological resource; and
- f. Citations, with dates, of any previous written documentation on listed or known culturally significant sites. In compiling this information, consultations with the following agencies shall be necessary, and a list of the agency officials that were consulted with shall be included:
 - (1) State Department of Archaeology and Historic Preservation to identify buildings, sites, or objects within the APE that are listed on the National Register of Historic Places or the Washington State

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Proposed Mixed-Use Development
102 N. G Street

<p>Heritage Register.</p> <p>(2) City of Tacoma Historic Preservation Office to identify any buildings, sites, or objects within the APE listed on the Tacoma Register of Historic Places.</p> <p>(3) The Puyallup Tribe of Indians Historic Preservation Section to identify any buildings, sites, or objects within the APE within the 1873 Land Claims Settlement Survey Area.</p> <p>g. An assessment of probable adverse impacts to culturally significant buildings, sites, or objects, resulting from:</p> <ol style="list-style-type: none"> (1) Demolition of any buildings or structures over 50 years of age. (2) The potential for the site to contain historic or prehistoric archaeological materials, based on the topography of the property, historical literature, geological data, geographical context, or proximity to areas of known cultural significance. <p>h. A description of how potential adverse effects to cultural resources as a result of construction activities will be mitigated or minimized. Subject to review and approval of the City's Historic Preservation Officer, appropriate mitigation may include, but is not limited to:</p> <ol style="list-style-type: none"> (1) Additional consultation with federal, state, local and tribal officials or the Tacoma Landmarks Commission. (2) Additional studies such as pedestrian surveys, subsurface testing, remote sensing, phased or periodic testing as a part of any geotechnical assessment or soil testing required for the project, or monitoring during construction. (3) Avoidance of historic/cultural resources; (4) Retention of all or some of a historic structure into a new development; (5) Interpretive/educational measures; (6) Off-site/on site preservation of another historic resource; (7) Recording the site with the Washington State Department of Archaeology and Historic Preservation, or listing the site in the National Register of Historic Places, Washington Heritage Register, as applicable, or any locally developed historic registry formally adopted by the City of Tacoma. (8) Preservation in place; (9) Reinterment in the case of grave sites; (10) Covering an archaeological site with a nonstructural surface to discourage pilferage (e.g., maintained grass or pavement); (11) Excavation and recovery of archaeological resources; (12) Inventorying prior to covering of archaeological resources with structures or development; and (13) Monitoring of construction excavation. <p>4. Upon receipt of a complete permit application in an area of known historic/archaeological resources, the City shall notify and request a recommendation from appropriate agencies such as the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe. Recommendations of such agencies and other affected persons shall be duly considered and adhered to whenever possible and reasonable.</p> <p>5. The recommendations and conclusions of the CRMP shall be used to assist the Director in making final administrative decisions concerning the presence and extent of historic/archaeological resources and appropriate mitigating measures. The Director shall consult with the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe prior to approval of the CRMP.</p> <p>6. The Director may reject or request revision of the conclusions reached in a CRMP when the Director can demonstrate that the assessment is inaccurate or does not fully address the historic/archaeological resource management concerns involved.</p> <p>C. Unanticipated Discovery of Archaeological, Cultural and Historic Resources. All permit applications shall prepare a plan for the possible unanticipated discovery of historic, cultural or archaeological resources, including a point of contact, procedure for stop-work notification, and for notification of appropriate agencies.</p>
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Tacoma Bible Presbyterian Church

5 S. G ST Tacoma, WA 98405

253.627.4814

www.tacomabpc.org

December 5, 2016

Gretchen Kaehler
Local Government Archaeologist
Department of Archaeology and Historic Preservation
PO Box 48343
Olympia, WA 98504-8343

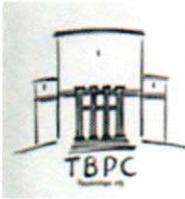
Re: 5 S. G St. Consultation, City of Tacoma, Pierce County, Washington

Dear Ms. Kaehler:

The purpose of this letter is to initiate consultation for the 5 S. G St. Project (Project) and to request review of the proposed actions and attached Feasibility Package (Attachments 1 and 2). The Project is located at 5 S. G St. (Tax Parcel # 2000130010), in the City of Tacoma, Pierce County, Washington. The Project is within the Downtown Tacoma Regional Growth Center and is therefore subject to processes outlined within the Subarea Plan and companion Environmental Impact Statement (EIS); codified at Tacoma City Code 13.12.570 Archaeological, Cultural, and Historic resources; and overseen by Tacoma's Planning and Development Service Department.

Tacoma Bible Presbyterian Church (the Church), supported by Rush Development Company (Rush) and BCRA Design (BCRA), proposes to demolish the existing building located on the parcel and construct a multistory mixed-use building that will include residential units and underground parking. As outlined in Tacoma City Code 13.12.570, "applications for a permit shall identify whether the property is within 500 feet of a site known to contain historic, cultural, or archaeological resources" (please refer to the attached feasibility study, which includes full text of the code and the proposed project footprint). As of this time, no federal or state funding or oversight is anticipated for the proposed project.

Tacoma Bible Presbyterian has retained Historical Research Associates, Inc. (HRA) to conduct a cultural resources assessment and prepare a cultural resources management plan (CRMP) for the Project. Based on the proposed project parameters, HRA recommends that the CRMP "area of potential effects" (APE, the term Tacoma uses in its code—note, this is NOT a Section 106 undertaking) comprise the parcel associated with 5 S. G on which sits the current building slated for



Tacoma Bible Presbyterian Church

5 S. G ST Tacoma, WA 98405

253.627.4814

www.tacomabpc.org

demolition (constructed as a Scottish Rite Cathedral in 1921 and occupied/owned by the Church since 1937) and on which any ground-disturbing activities might occur. HRA will evaluate the building's eligibility for national, state, and local historic registers and assess the Project's potential to affect buried cultural resources on the parcel. HRA understand that an adjacency review is required for the buildings immediately to the east associated with the First Presbyterian Church (constructed between 1923–1925 and listed as a Tacoma Landmark in 1975) and immediately to the west for Wright Park and Conservatory (ca. 1890 and also listed as a landmark and in the NRHP in 1975). HRA's work will result in a CRMP that strictly follows the outline found in Tacoma City Code 13.12.570 Archaeological, Cultural, and Historic Resources.

The City of Tacoma requires proponents of projects within the Downtown Tacoma Regional Growth Center to solicit comments from the Department of Archaeology and Historic Preservation (DAHP) and the Puyallup Tribe regarding the project, and incorporate relevant responses into the plan. The current correspondence fulfills that obligation, and the Church looks forward to receiving your response.

Sincerely,

Jay McKown

Tacoma Bible Presbyterian Church

5 S G St.

Tacoma, Washington 98405

CC:

Puyallup Tribe

Enclosure



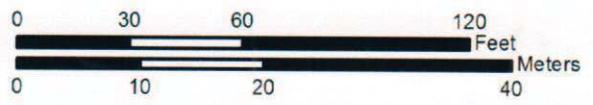
**5 S. G St. APE Location
Aerial**

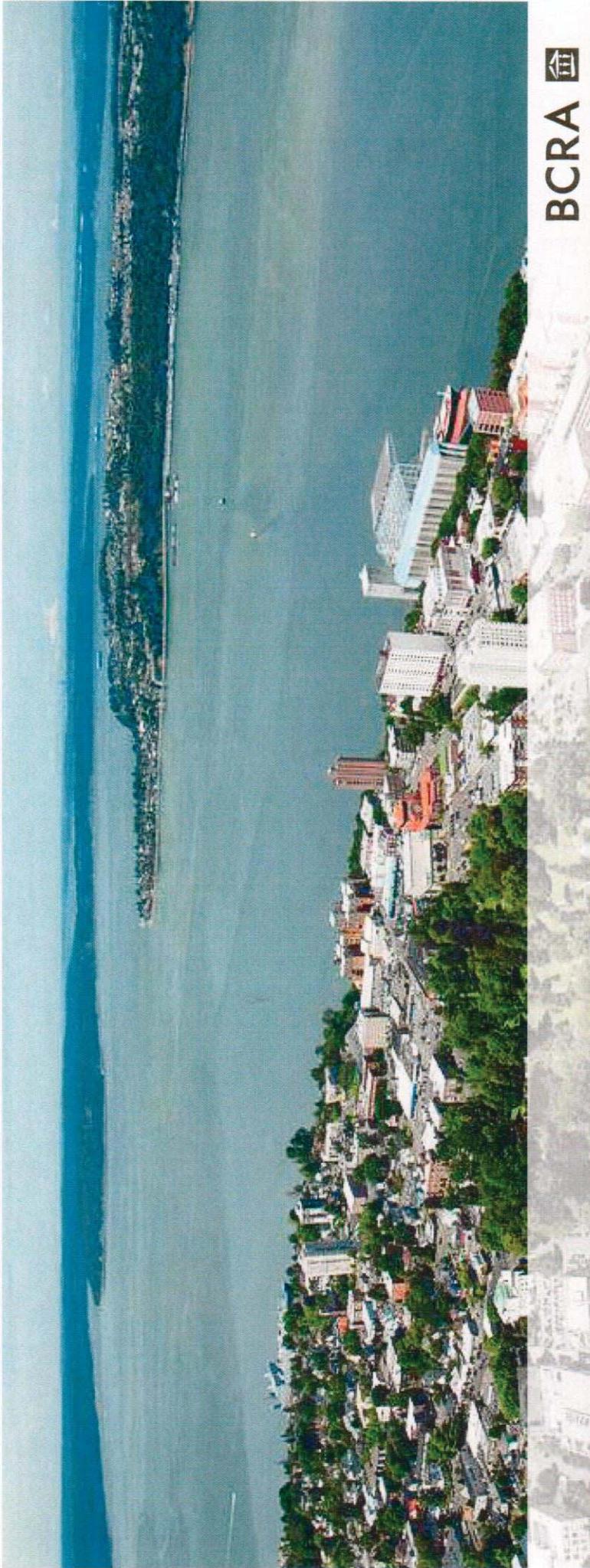
**5 S. G St. APE Location
Date: 12/5/2016**



Coord/Projection NAD 1983 UTM Zone 10N Transverse Mercator	Datum NAD83	Scale 1:800
Township/Range T21N R32E	Quadrangle Tacoma North, WA	

Service Layer Credits: BCRA Feasibility Figure, Page 3





BCRA 

5 SOUTH G MULTIFAMILY

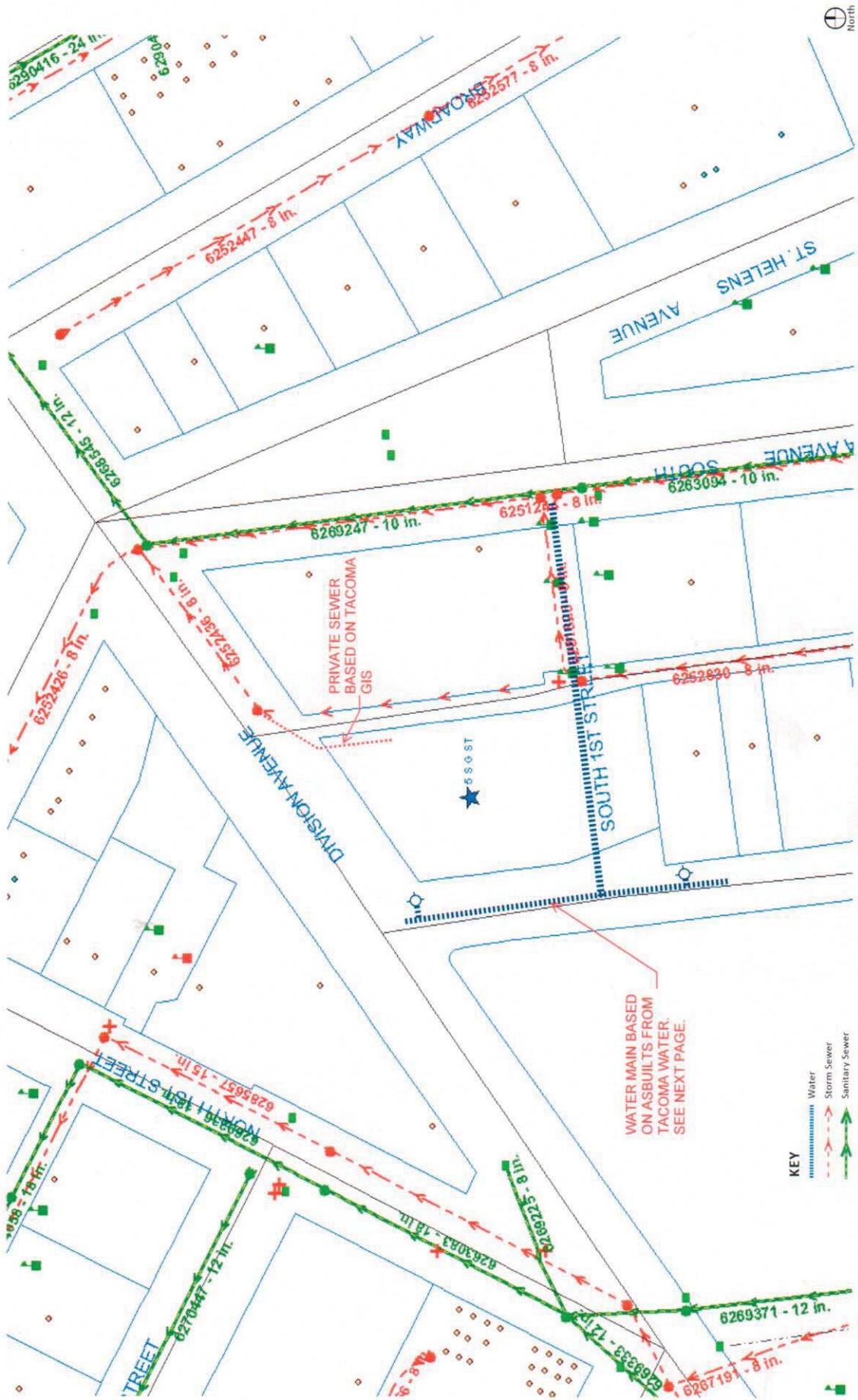
5 S G ST, TACOMA, WA 98405

Presented by:
BCRA
2106 Pacific Ave, Suite 300
Tacoma, WA 98402
253.627.4367
www.bcradesign.com
Doug Oberst, Principal

10.20.2016
FEASIBILITY PACKAGE
Version 01

Map - Utilities ANALYSIS

BCRA 圖



KEY

- Water
- - - - - Storm Sewer
- - - - - Sanitary Sewer

Storm Aera Calculations

ANALYSIS

City of Tacoma



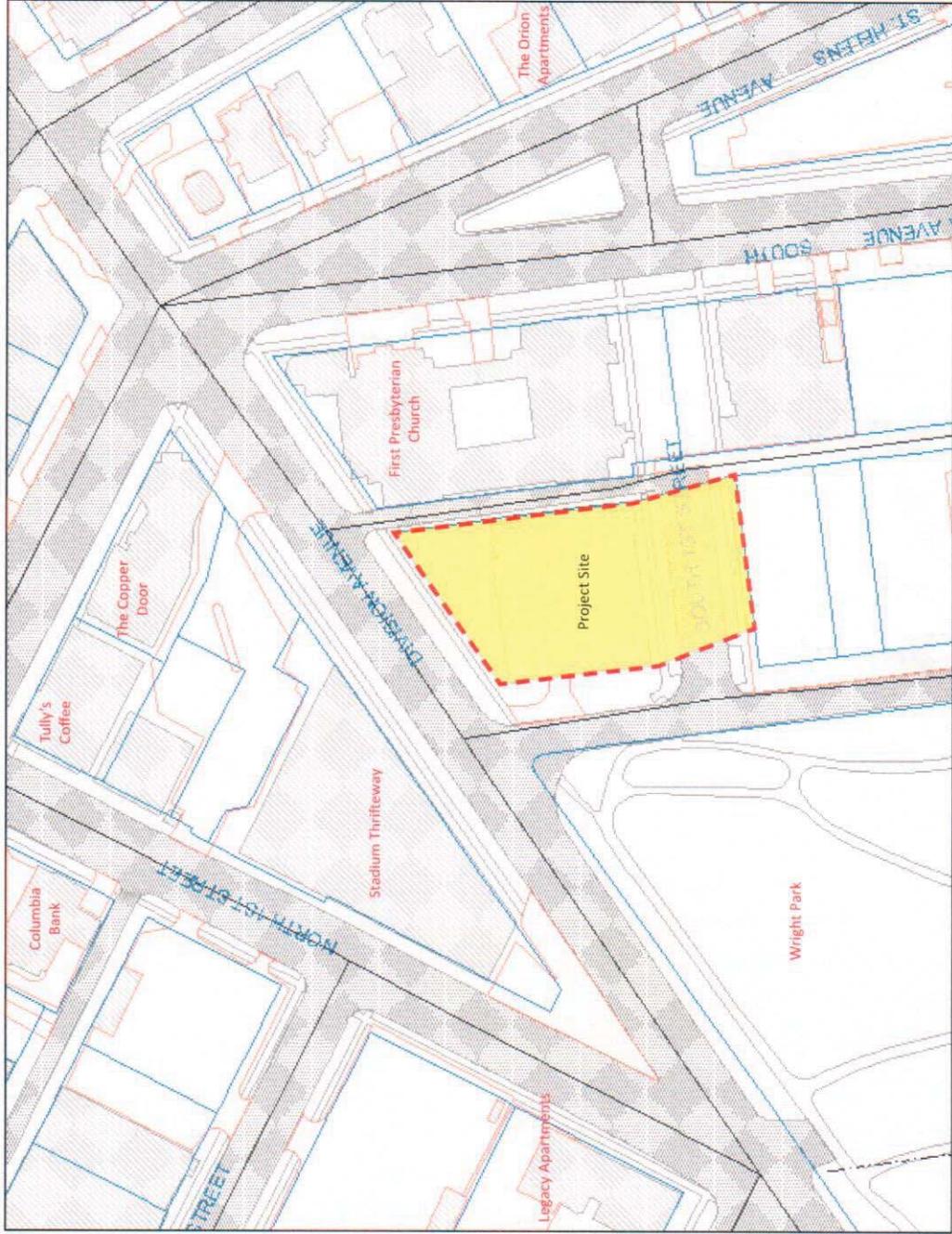
Total site area = 1 ac
 Existing Impervious Area = 0.76 ac
 Existing Landscaping Area = 0.22 ac
 Proposed Impervious area = 1 ac

- Property**
- ★ Address Selected
- Address
- Parcel
- Street**
- ABC Street Name
- PW Off Street Line
- Street Centerline
- Highway
- Puget Sound
- Pierce County
- King County
- Thurston County
- Aerial Photo 2012
- 4 inch pixel
- City Backgrounds**
- Tacoma
- Federal Way
- Fife
- Fircrest
- Lakewood
- Ruston
- University Place



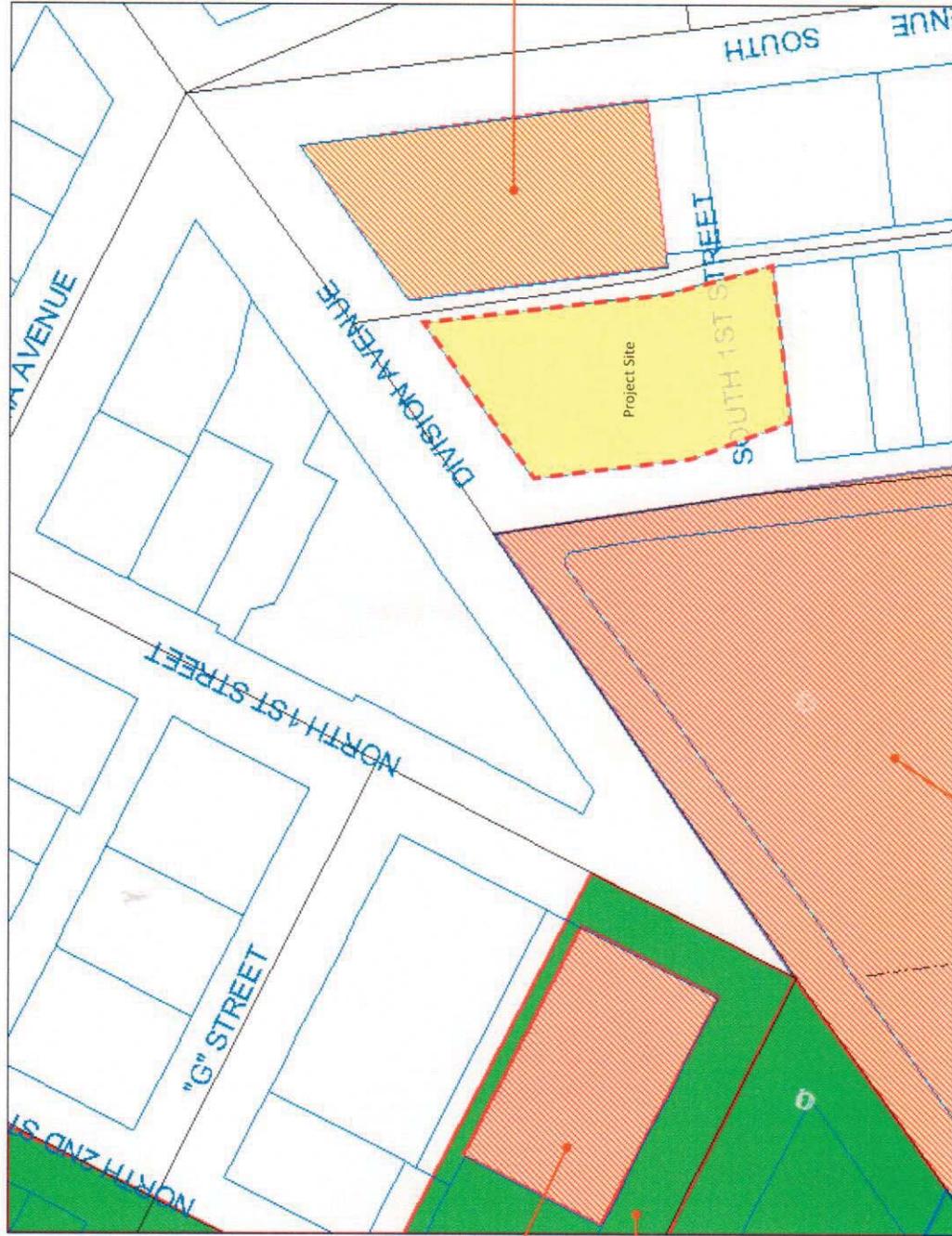
Map - Site Overview

ANALYSIS



Map - Historic Overlays

ANALYSIS



Legacy Apartments: Washington
Heritage and National Districts
Registers

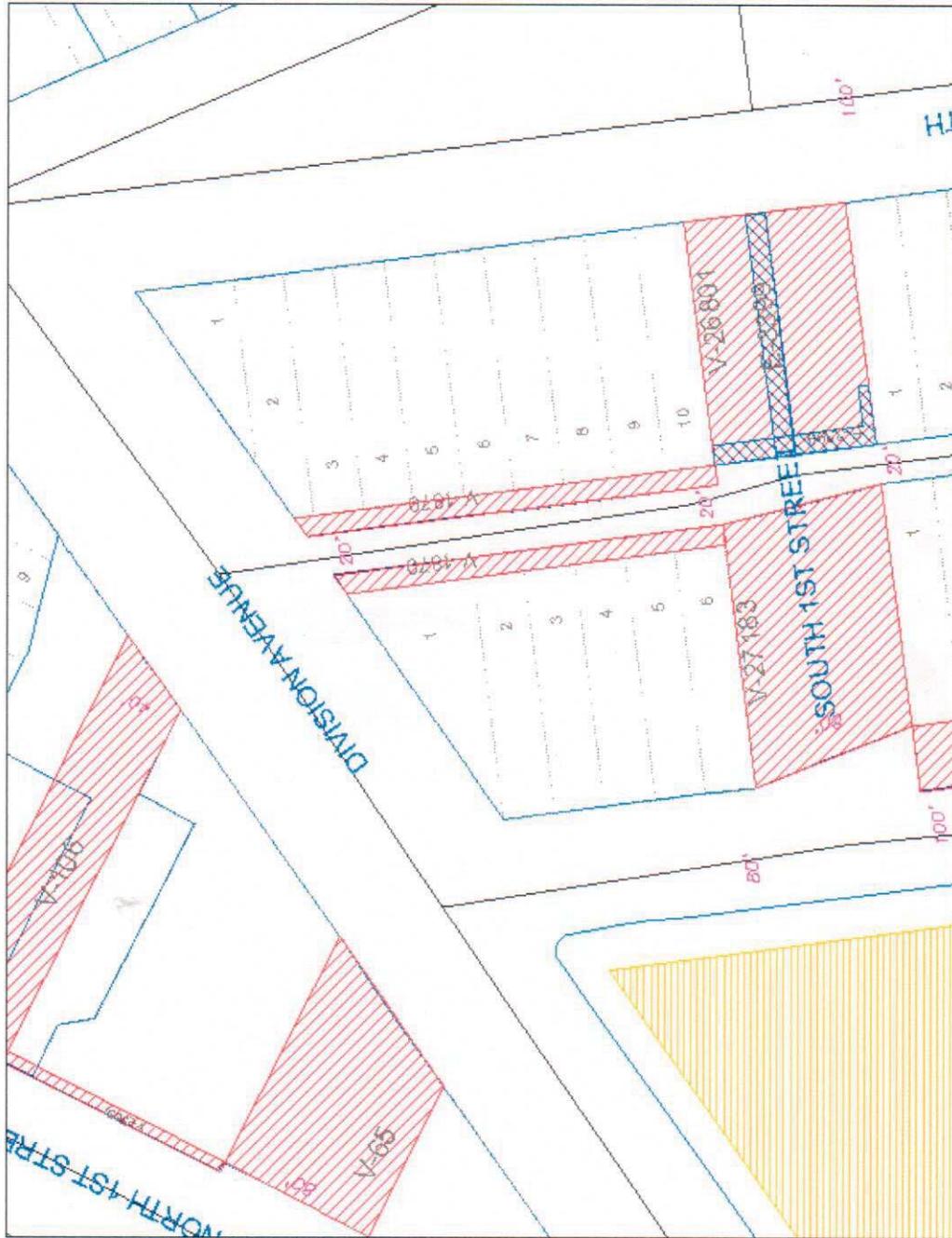
Stadium-Seminary
Historic District

First Presbyterian Church:
Tacoma Historic Register

Wright Park: Washington Heritage
and National District Registers



Map - Property/Legal ANALYSIS



Floor Plan - Level P2

DESIGN

BCRA



Floor Plan - Level P1

DESIGN

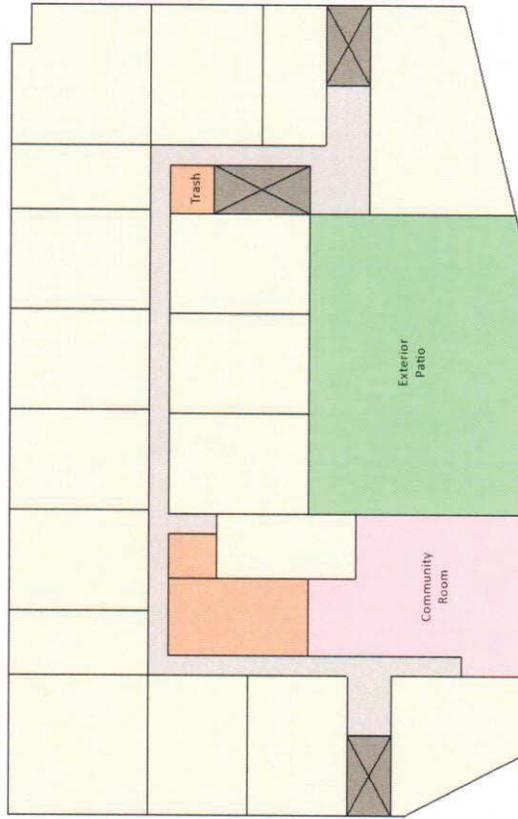
BCRA



Floor Plan - Level R1

DESIGN

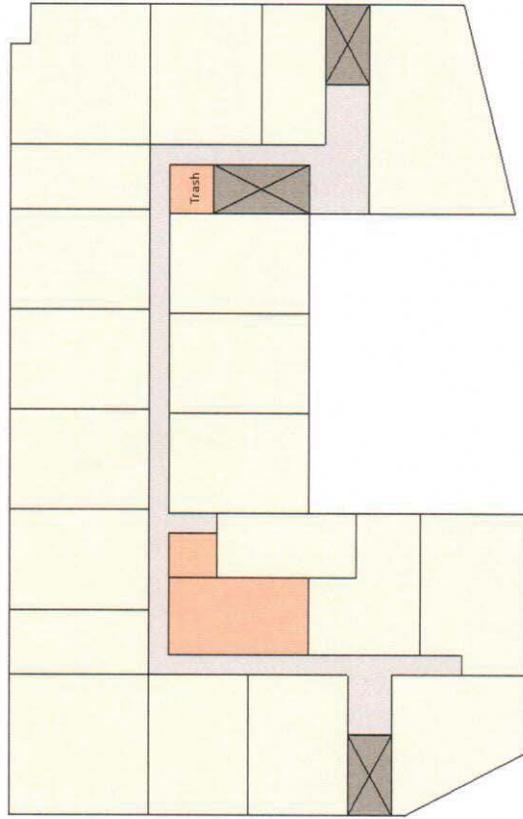
BCRA 100



Floor Plan - Level R2-R5

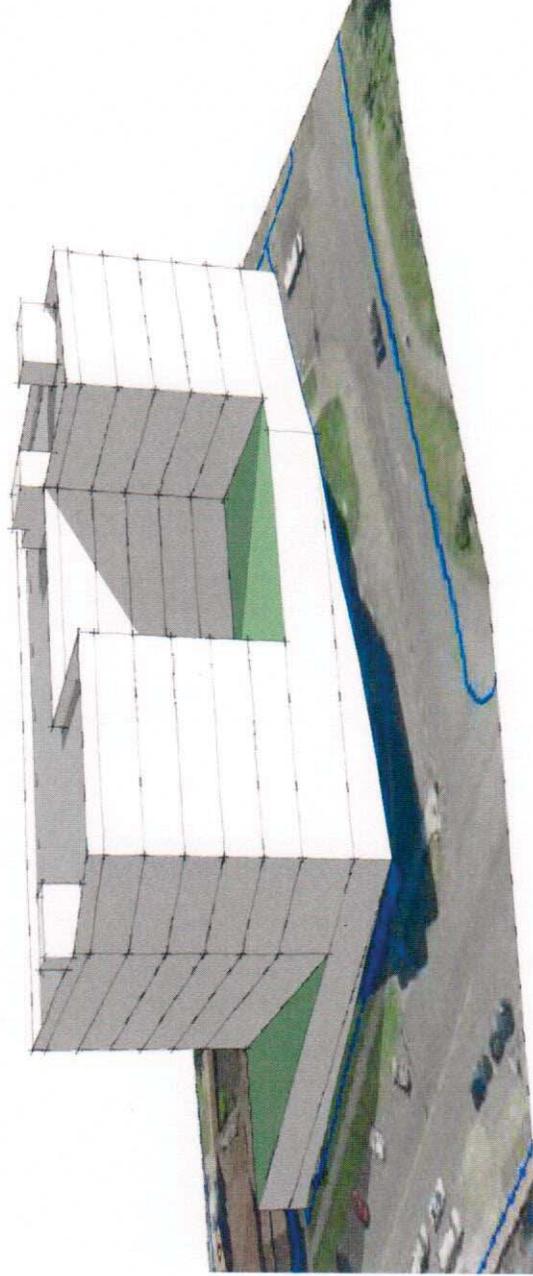
DESIGN

BCRA 40

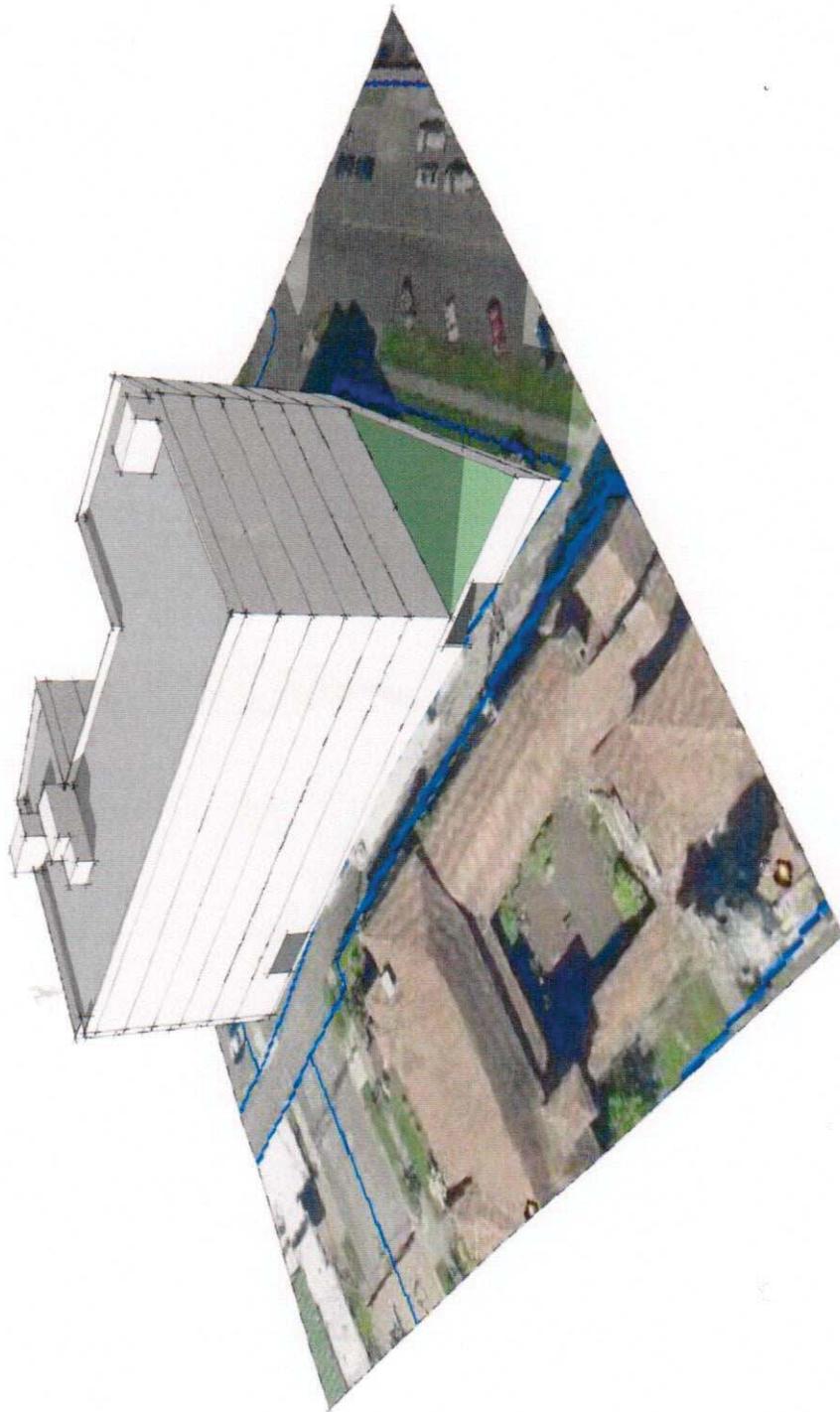


View East
DESIGN

BCRA



View Southwest
DESIGN



Preliminary Summary

ANALYSIS

BCRA

FLOOR	CONST. TYPE	RESID. AREA	LEASING/ LOBBY	AMENITY	CORE/ CIRC.	UTIL/ STORAGE	RETAIL	PARKING	TOTAL	PARKING STALLS
R5	VA	17,791	0	0	2,576	929	0	0	21,296	0
R4	VA	17,791	0	0	2,576	929	0	0	21,296	0
R3	VA	17,791	0	0	2,576	929	0	0	21,296	0
R2	VA	17,791	0	0	2,576	929	0	0	21,296	0
R1	VA	15,996	0	1,795	2,576	929	0	0	21,296	0
P1	IA	7,843	2,903	0	1,368	1,751	0	11,501	25,366	35
P2	IA	3,000	0	0	968	3,213	0	20,612	27,793	64
TOTAL		98,003	2,903	1,795	15,216	9,609	0	32,113	159,639	99

Estimated Unit Counts:

Units shown in plans: **112**

ZONING INFORMATION

District: DR Downtown Residential
 Downtoun Mixed Use Center
 Height: 90'

Residential FAR: Basic 2 w/ Design Standards (Parking Garage) FAR is 4.

Non-Residential FAR: Basic 1 w/ Design Standards FAR is 2
 FAR numbers are combined between Res & Non-Res

Areas Exempt from FAR: Below Grade, Parking, Elevator/Stair

Site Area: 30,283 sf
 Residential FAR Allowed = 121,132 sf
 Proposed: 117,323 sf (non-exempt area)

Site is not on Primary Pedestrian Street. No retail required.

PARKING:

Required:
 Residential 1 stall per unit
 Other 1 stall per 1,000sf min.
 1 stall per 3,000sf max.
 Provided for 112 Res: .88 stalls per unit

PARKING SUMMARY

STALL TYPE	STALL DIMENSIONS	QUANTITY P1	QUANTITY P2
STANDARD	8'-6" X 16'-6"	30	64
COMPACT	8'-6" X 15'-0"	0	0
TANDEM	8'-6" X 16'-6"	0	0
ACCESSIBLE-VAN	8'-0" W, 8'-0" AISLE	1	0
ACCESSIBLE	8'-0" W, 5'-0" AISLE	4	0
TOTALS		35	64

TOTAL STALLS 99

Code Summary

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BCRA

102 North G Street Preliminary Zoning Summary

The proposed structure is a mixed-use building with structured parking. The following is a summary only and does not include all regulations applicable to the proposed project.

Jurisdiction: City of Tacoma, Washington
Project Site Zoning: DR - Downtown Residential

Adjacent Land Uses:
North: NCX - Neighborhood Commercial Mixed-Use District
East: DR - Downtown Residential
South: DR - Downtown Residential
West: R3 - Two Family Residential (Wright Park)

Process/Approvals:
Pre-application/Scoping Meeting
PAO
Building Permit
Civil - Work Order

Zoning Code Summary 13.06A.010 Purpose

This section sets forth districts for Downtown Tacoma, along with allowable and prohibited uses, development standards, design standards, an optional design review process, and guidelines addressing public amenities. It also allows a Master Planned Development in order to offer flexibility in height limits. These regulations are intended to:

1. Implement goals and policies of the City's Comprehensive Plan addressing downtown.
2. Create a downtown setting that is mixed-use and is pedestrian and transit oriented.
3. Guide the location and intensity of development.
4. Attract private investment in commercial and residential development.
5. Provide for predictability in the expectations for development projects.
6. Allow for creative designs in new and renovated buildings.

13.06A.020 Applicability

The provisions of this chapter shall apply to all uses and development in those areas in Downtown Tacoma classified in the districts described in Section 13.06A.040 TMC and shall modify the regulations and other provisions of Chapter 13.06 TMC, Tacoma Municipal Code (Revised 9/2016) 13-306 City Clerk's Office provided that the regulations and provisions of Chapter 13.06 TMC shall apply when not specifically covered by this chapter, and further provided, that where Chapter 13.06 TMC and this chapter are found to be in conflict, the provisions of this chapter shall apply, and further provided, that neither the regulations set forth in Chapter 13.06 nor subchapter 13.06A TMC shall apply if a Development Regulation Agreement, pursuant to the provisions of Section 13.05.095 TMC, has been approved for the site and is completed with.

13.06A.040 Downtown Districts and uses.

E. Downtown Residential District (DR).
This district contains a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services.

1. Preferred – residential.
2. Allowable – retail, office, educational.
3. Prohibited - industrial, other than those noted in TMC 13.06A.050.

13.06A.052 Primary Pedestrian Streets.

A. Within the Downtown, the "primary pedestrian streets" are considered key streets in the intended development and utilization of the area due to pedestrian use, traffic volumes, transit connections, and/or visibility. The streetscape and adjacent development on these streets should be designed to support pedestrian activity throughout the day. They are designated for use with certain provisions in the Downtown zoning regulations, including setbacks and design

Proposed Mixed-Use Development 102 N. G Street

requirements. Within the Downtown, the primary pedestrian streets are:

1. Pacific Avenue between S. 7th and S. 25th Streets.
2. Broadway between S. 7th and S. 15th Streets.
3. Commerce Street between S. 7th and S. 15th Streets.
4. 'A' Street between S. 7th and S. 12th Streets.
5. Tacoma Avenue between S. 7th and S. 15th Streets.
6. South Jefferson between South 21st Street and South 25th Street.
7. South 25th Street between I-705 and South Fawcett Avenue.
8. South 'C' Street.
9. Puyallup Avenue.
10. East 25th Street, Tacoma Municipal Code (Revised 9/2016) 13-306 City Clerk's Office
11. East 26th Street. 12. East 'D' Street.

13.06A.055 Nonconforming Development.

A. It is intended that nonconforming development or elements of nonconforming development that affect appearance, function, and design quality be brought into conformance with the development and basic design standards of this chapter. It is not intended to bring nonconforming development into compliance immediately, but to have future development comply with the purpose and intent of this code and eventually be brought into conformance with its standards. It is not intended to require extensive changes that are impractical, such as moving or lowering buildings.

B. For purposes of the Downtown zoning districts, nonconforming development shall mean development or an element of development which does not conform to the current development standards and basic design standards that existed prior to January 10, 2000, within the blue-shaded area of Figure 1 (below) or existed prior to August 1, 2014, within the red-shaded area of Figure 1.

- C. Nonconforming development may continue as set forth in Section 13.06.030, unless specifically limited by other regulations of this chapter.
- D. Additions to buildings nonconforming to the development standards or basic design standards must comply with these standards, unless otherwise exempted. No addition can increase the nonconformity to the development or basic design standards or create new nonconformity with these standards.

13.06A.060 Development Standards.

A. Buildings lawfully in existence on January 10, 2000, or August 1, 2014, depending on the location within the Downtown Zoning District, do not need to conform to these standards; however, additions will need to conform. No addition can increase nonconformity to these standards or create new nonconformity. Please see Figure 1 in Section 13.06A.055.B for specific locations within the Downtown related to legal non-conforming status to these standards.

B. Development Standards Table.

District	Residential FAR		Non Residential FAR		Height limits
	"As-of-right" Maximum with Design Standards	Maximum with TDR	"As-of-right" Maximum with Design Standards	Maximum with TDR	
DR	2	4	1	2	4
					90'

C. Floor Area Ratio – Additional Standards.

1. The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded. For example, in the DCC, an "as-of-right" development may have a total FAR of 6, with a FAR of 3 in non-residential use and a FAR of 3 in residential use in a single development.
2. For the purposes of calculating maximum allowable FAR, hotels shall be considered a residential use.
3. A minimum FAR of 1 shall be achieved for structures within the Downtown Commercial Core district. The gross floor

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Proposed Mixed-Use Development
102 N. G Street

area shall be used to calculate the minimum FAR.
4. The maximum allowable Floor Area Ratio may be exceeded as provided for in Section 13.06A.080.
5. Floor area is determined pursuant to the definition provided in Section 13.06.700.

D. Building Height – Additional Standards.

1. Building Height will be measured consistent with the applicable Building Code. Height of Building and excludes parapets, mechanical penthouses, elevator overruns and machine rooms, and decorative architectural features (e.g., spires, towers, pergolas, pyramids, pitched roofs) not intended for residential, office or retail space.
2. Maximum Building Height within 150' east of the centerline of the right-of-way of Yakima Avenue shall be 60 feet, in order to create a transition to lower-rise residential development to the west.

13.06A.065 Parking Standards

A. Purpose and Applicability. The following off-street parking standards are intended to achieve Comprehensive Plan policies that strive to minimize and effectively manage the amount of land in downtown that is currently dedicated to parking, as large parking areas are often unattractive, inefficient uses of land which disrupt cohesive urban form and pedestrian environment.

1. Variances to the required standards may be authorized pursuant to Section 13.06A.110.
2. No parking is required for structures lawfully in existence on January 10, 2000, the time of reclassification to the above districts; however, new development and additions shall provide parking as required. No addition to a building or parking area can increase nonconformity to these standards or create new nonconformity.
3. Maximum parking ratios may be exceeded for providing parking available to the public and which is not dedicated to individual owners, tenants and lessees of any building. Ample signage at the facility must be provided to inform users that the excess parking stalls are available for public use at no charge or by fee.
4. For buildings that contain multiple types of uses, the required number of parking spaces shall be equal to the total number of spaces determined by computing each use type separately, except where specifically stated otherwise herein.
5. Tacoma Municipal Code (Revised 9/2016) 13-310 City Clerk's Office
6. Structures and sites that are individually listed on the Tacoma Register of Historic Places shall be exempt from all parking quantity requirements. This provision does not apply to Historic Special Review District overlay zones.

B. Reduced Parking Area (RPA) – Parking Quantity Standards

1. Minimum off-street parking stall quantity requirements do not apply within the Reduced Parking Area (RPA), which is located generally between 6th Avenue and South 23rd Street, and between Dock Street and Tacoma Avenue (the specific boundary of the area is shown in Figure 2, below).
 2. Accessible parking shall be provided for people with physical disabilities as part of all new buildings and additions to existing buildings in accordance with the standards set forth in the building code as adopted by the City of Tacoma in TMC Chapter 2.02, based on the parking provided, but not less than the following:
 - a. The minimum number of accessible parking stalls to be provided shall be based on the following criteria: Tacoma Municipal Code City Clerk's Office 13-311 (Revised 9/2016)
 - (i) For non-residential development, accessible parking shall be calculated as if one general parking space were provided for each 1,000 square-feet of gross floor area of the development, minus the first 3000 square-feet of each street level establishment.
 - (ii) For hotels, accessible parking shall be calculated as if one-half (0.5) a general parking space was provided for each guest room, inclusive of all accessory uses.
 - (iii) For residential development, accessible parking shall be calculated as if one general parking space was provided for each dwelling unit.
 - b. After consulting with the City's ADA Coordinator, the Building Official may approve an alternate to providing on-site accessible parking, as outlined in 2(a), above, when it is determined that the alternate is reasonable in light of circumstances associated with the specifics of an individual site and the needs of people with disabilities.
- C. Parking Quantity Standards Outside of the RPA

1. Minimum parking ratios for non-residential development located east of Jefferson Avenue from South 23rd to South 28th Street shall be reduced by 50 percent in recognition of the availability of transit.

Proposed Mixed-Use Development
102 N. G Street

2. The first 3,000 square feet of each street level establishment is exempt from parking requirements.
3. Special needs housing, including, but not limited to, seniors, assisted living, congregate care, licensed care, or group care homes may provide less than one stall per residence upon a showing that a lesser parking requirement will reasonably provide adequate parking for residents, staff, and visitors, subject to the approval of the City Engineer.

4. Required parking for hotels shall be 5 stalls per room inclusive of all accessory uses.

5. Telecommunications exchange facilities may provide less than the required parking stalls upon a showing that a lesser parking requirement will reasonably provide adequate parking for operational, vendor, and transient service staff, subject to the approval of the City Engineer.

6. Group housing, student housing, and efficiency multi-family dwellings (250-450 sf in size) are exempt from vehicular parking requirements (with the exception of required accessible parking), provided the following:

- a. A minimum of 0.75 bicycle spaces per dwelling or unit are provided in an indoor, locked location.
- b. Within a single building, no more than 20 dwelling units, or 50% of the total dwelling units (whichever is greater), may utilize this bonus.

13.06A.070 Basic design standards.

A. A variance to the required standards may be authorized, pursuant to Section 13.06A.110.

B. If a building is being renovated in accordance with the Secretary of Interior's Standards for Treatment of Historic Properties, and a conflict between the basic design standards or additional standards and the Secretary's Standards occurs, then the Historic Preservation Criteria and Findings made by the Tacoma Landmarks Preservation Commission shall prevail.

C. Standards Applicable to Development in All Districts.

1. The basic design standards and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new construction, additions, and substantial alterations.
 2. All rooftop-mechanical for new construction shall be screened or located in a manner as to be minimally visible from public rights-of-way. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125-feet of the building, provided said rights-of-way are below the roof level of the building. If Tacoma Municipal Code City Clerk's Office 13-313 (Revised 9/2016) the project proponent demonstrates that the function and integrity of the HVAC equipment would be compromised by the screening requirement, it shall not apply. This standard shall not apply to existing buildings undergoing substantial alteration.
 3. Four Small Trees, Three Medium Trees, or Two Large Trees shall be provided per each 100 linear feet of frontage with tree grates or alternative pervious surface materials covering the pits, in conformance with the General Landscaping requirements of TMC 13.06.502. This standard, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. Street trees shall be provided, consistent with the requirements of this standard, proportionate with the linear length of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees and grates should generally conform to the Tacoma Downtown Streetscape Study and Design Concepts.
 4. Any new building, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. Street trees shall be provided, consistent with the requirements of this standard, proportionate with the linear length of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees and grates should generally conform to the Tacoma Downtown Streetscape Study and Design Concepts.
 - a. The required street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc.
 - b. Tree pits shall be covered by tree grates, or alternative pervious surface materials, to accommodate pedestrians in the planting area. The use of tree grates or alternative pervious surface materials will be determined by the presence of existing grates or surface materials in the district, and the width and function of the sidewalk.
 - c. Residential development may substitute plantings for grates or alternative tree pit pervious surface materials.
 - d. Where existing areaways, vaults or insurmountable sidewalk widths prevent this form of planting, trees may be planted in planters that are generally in conformance with the Tacoma Downtown Streetscape Study and Design Concepts and the technical guidance of the Urban Forest Manual.
4. Any new building, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. Street trees shall be provided, consistent with the requirements of this standard, proportionate with the linear length of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees and grates should generally conform to the Tacoma Downtown Streetscape Study and Design Concepts.
- Street shall comply with either subparagraphs a. or b. below:
- a. At least 25 percent of the linear sidewalk level frontage shall consist of any of the following uses: retail; restaurants; cultural or entertainment uses; hotel lobbies; travel agencies; personal service uses; parcel and mail services; copy centers; check-cashing facilities; the customer service portion of banks, credit unions, and savings and loan associations; or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.
 - b. The floor area abutting at least 25 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a. above, and may be occupied by any use allowed

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in the zoning district. The area designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards.

- (1) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.
- (2) The area must have a minimum average depth of 25 feet measured from the sidewalk level facade.
- (3) The sidewalk level facade must include a pedestrian entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a, above.
- (4) At least 25 percent of the sidewalk level facade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.

A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level facade equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, vegetated LID BMPs, or other amenities.

5. Any sidewalk level facade of a new building, an addition to a building, or a substantially altered building that faces a street shall have at least 20 percent of the area located between 2 feet above grade and 12 feet above grade in transparency through the use of windows, doors, or window displays. Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard shall apply to the portion of the sidewalk level facade of a parking structure that includes retail, service, residential, or commercial uses at the sidewalk level. A decorative grille, work of art, or a similar treatment may be used to meet this standard on those portions of the sidewalk level facade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms. In no instances shall the amount of transparency present in existing buildings be decreased below this standard. This standard shall also apply when 50 percent or more of the sidewalk level facade is altered.

6. Development shall also comply with the General Landscaping requirements of Section 13.06.502, the requirements as established in Section 13.06.511, Transit Support Facilities and Section 13.06.512, Pedestrian and Bicycle Support Standards.

7. New driveways shall meet the driveway location requirements of TMC 10.14.050 and the following additional standards.

- a. Maximum driveway width on a street having light rail or streetcar lines or on a defined Primary Pedestrian Street is 25 feet.
- b. All driveways on a street having light rail or streetcar lines or on a defined Primary Pedestrian Street shall be no closer than 150 feet as measured to their respective centerlines, provided that there will be allowed at least one driveway from each development to each abutting street.
- c. All driveways on a street having light rail or streetcar lines shall be equipped with a sign to warn exiting vehicles about approaching trains.
- d. All driveways located on a Primary Pedestrian Street shall be equipped with audible warning signals to announce exiting vehicles.
- e. Variances to the required standards may be authorized pursuant to Section 13.06A.110.
8. Where trees are provided, they shall be planted a minimum of 10 feet from pedestrian light standards or parking lot light standards. However, limited flexibility in the placement of trees shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.
9. Where pedestrian light standards or parking lot light standards are provided, they shall be placed a minimum of 10 feet from trees. However, limited flexibility in the placement of light standards shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.
10. Where public seating is provided, it shall utilize designs that discourage long-term loitering or sleeping, such as dividers or individual seating furniture.
11. See section 13.06.513 for standards pertaining to drive-throughs.

D. Additional Standards Applicable to Development Within the Downtown Commercial Core.

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1. The maximum square feet of setback area for new and substantially altered structures and additions fronting on a Primary Pedestrian Street shall be determined by multiplying 75 percent of the linear sidewalk level frontage by a factor of 10. The setback area or areas can only be used for entrance areas and space devoted to exterior public spaces, pedestrian amenities, landscaping, vegetated LID BMPs, or works of art. Parking is prohibited in the setback areas.
2. Any new building, or any substantially altered structure located along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall comply with either subparagraphs a. or b. below.
 - a. At least 50 percent of the linear sidewalk level facade shall be occupied by any of the following uses: retail, restaurants, cultural or entertainment uses, hotel lobbies, travel agencies, personal service uses, parcel and mail services, copy centers, check-cashing facilities, the customer service portion of banks, credit unions, and savings and loan associations, or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.
 - b. The floor area abutting at least 50 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a, above and may be occupied by any use allowed in the zoning district. The areas designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards.
 - (1) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.
 - (2) The area must have a minimum average depth of 25 feet measured from the sidewalk level facade.
 - (3) The sidewalk level facade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a, above.
 - (4) At least 25 percent of the sidewalk level facade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.

A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, vegetated LID BMPs, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.

3. The sidewalk level facade of any new or substantially altered structure and/or of an addition along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall include the following. This standard shall also apply when 50 percent of the sidewalk level facade is altered.
 - a. At least 60 percent of the facade area between 2 feet above grade and 12 feet above grade shall consist of transparency through the use of windows, doors, or window displays except that the transparency standard shall be reduced to 50 percent if at least 50 percent of the sidewalk level facade is occupied with uses listed in subparagraph 2 a above. Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard may be reduced for buildings located on a sloping site by eliminating application of this standard to that portion of the building facade where the slope makes application of the requirement impracticable as shown in the illustration below. The transparency standard shall apply to the portion of the sidewalk level facade of a parking structure that includes retail, service, or commercial uses at the sidewalk level. A decorative grille, work of art, or similar treatment may be used to meet this standard on those portions of the facade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories and classrooms. In no instance shall the amount of transparency present in existing buildings be decreased below this standard. A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, vegetated LID BMPs, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.

3. The sidewalk level facade of any new or substantially altered structure and/or of an addition along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall include the following. This standard shall also apply when 50 percent of the sidewalk level facade is altered.
a. At least 60 percent of the facade area between 2 feet above grade and 12 feet above grade shall consist of transparency through the use of windows, doors, or window displays except that the transparency standard shall be reduced to 50 percent if at least 50 percent of the sidewalk level facade is occupied with uses listed in subparagraph 2 a above. Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard may be reduced for buildings located on a sloping site by eliminating application of this standard to that portion of the building facade where the slope makes application of the requirement impracticable as shown in the illustration below. The transparency standard shall apply to the portion of the sidewalk level facade of a parking structure that includes retail, service, or commercial uses at the sidewalk level. A decorative grille, work of art, or similar treatment may be used to meet this standard on those portions of the facade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories and classrooms. In no instance shall the amount of transparency present in existing buildings be decreased below this standard. A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, vegetated LID BMPs, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.
b. Weather protection over the public or private pedestrian walkway in the form of a flat or sloped canopy or marquee along at least 75 percent of the building frontage. Weather protection must project a minimum of 3 feet. Marquees must meet the requirements specified in the applicable Building Code used by the City. Canopies shall also conform to TMC 13.06.521.J.

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<p>E. Additional Standards Applicable to Development Within the Downtown Residential (DR) District.</p> <p>Where new or substantially altered development is adjacent to structures or districts that are designated historic, the design shall make use of similar attributes such as massing, roofline, setbacks from the property lines, window types, and materials to ensure visual continuity between the older and the newer development and be subject to the approval of the Historic Preservation Officer.</p> <p>13.06A.080 Design Standards for Increasing Allowable FAR.</p> <p>A. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 0.5, up to the Maximum with Design Standards. No variances shall be granted to the following:</p> <ol style="list-style-type: none"> Enhanced pedestrian elements at the sidewalk level including decorative lighting (free-standing or building-mounted), sealing or low sitting walls, planters, or unit paving in sidewalks. Exterior public space equivalent to at least 5 percent of the site area and including the following attributes: <ol style="list-style-type: none"> Seating in the amount of one sitting space for each 100 sq ft of area. Trees and other plantings, which could include vegetated LID BMPs. Solar exposure during the summer. Visibility from the nearest sidewalk. Within 3' of the level of the nearest sidewalk. Incorporation of works of art into the public spaces, exterior facade, or entrance lobby. Landscaping covering at least 15 percent of the surface of the roof and/or the use of vegetated roofs. Access by building occupants is encouraged. Including a Public Benefit Use within the development. Within the Downtown Commercial Core, at least 60 percent of the linear frontage along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall be occupied by retail, restaurants, cultural or entertainment uses, hotel lobbies, or Public Benefit Uses. Retention and renovation of any designated or listed historic structure(s) located on the site. <p>B. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 2, up to the Maximum with Design Standards. No variances shall be granted to the following:</p> <ol style="list-style-type: none"> Provide a "hill climb assist" in the form either of a landscaped public plaza or an interior public lobby with an escalator or elevator. Such space shall be open to the public during daylight hours or shall be open during the times detailed in a management plan approved by the City of Tacoma, Building and Land Use Services Department. Provide works of art or water features equivalent in value to at least 1 percent of construction costs within publicly accessible spaces on site or off site within the downtown zoning district where the development is located. Provision of public rest rooms, open to the public at least 12 hours each weekday. Contribution to a cultural, arts organization or to the Municipal Art Fund for a specific development or renovation project located downtown, in an amount equal to at least 1 percent of the construction cost of the development. Parking contained entirely within structures or structures on site. Incorporation of affordable housing units pursuant to the provisions of TMC 1.39. See TMC 1.39 for the requirements and process of this program. <p>13.06A.090 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.</p> <p>Development projects can incorporate Transfer of Development Rights, in compliance with Chapter 1.37 Transfer of Development Rights Administrative Code, to increase the as-of-right allowable FAR up to the "Maximum for TDR."</p> <p>13.06A.110 Variances.</p> <p>Unless otherwise indicated, the Director shall not grant a variance by act or interpretation of the regulations contained in Chapter 13.06A as specified herein, or to change the use of a structure or land.</p> <p>The Director may grant a variance to the regulations contained in Chapter 13.06A upon the finding that the variance meets one of the tests below. Standardized corporate design and/or increased development costs are not cause for a variance. Failure to meet an appropriate test shall result in denial of the variance request. The Director may issue such conditions as necessary to maximize possible compliance with the intent of the regulation from which relief is sought.</p>	<p>The applicant carries the burden of proof to demonstrate applicability of the appropriate test.</p> <ol style="list-style-type: none"> Unusual shape of a parcel established prior to the reclassification of property to the downtown districts. Preservation of a critical area, unique natural feature, or historic building/feature restricts possible compliance. Widely varied topography of the building site restricts possible compliance. Documentation of a pending public action such as street widening restricts possible compliance. The proposal represents an alternative design that departs from the requirement(s) but is consistent with the goals and policies of the Comprehensive Plan and can be demonstrated to provide equal or superior results relative to the intent of the specific requirement(s) from which relief is sought. <p>13.12.670 Archaeological, Cultural, and Historic Resources.</p> <p>A. This section sets forth provisions for addressing archaeological, cultural, and historic resources for projects located within the Downtown Tacoma Regional Growth Center in areas where a Subarea Plan and a companion area-wide, non-project Environmental Impact Statement (EIS) have been completed. The Planning and Development Services Department will use this process and any required assessments to evaluate potential impacts and assist in identifying and establishing appropriate mitigation measures.</p> <p>B. Known Archaeological, Cultural and Historic Resources.</p> <ol style="list-style-type: none"> Applications for a permit shall identify whether the property is within 500 feet of a site known to contain an historic, cultural or archaeological resource(s). Records of known sites are restricted. Consultation with the Washington Department of Archaeology and Historic Preservation or a certified archaeologist will be required. If the property is determined to be within 500 feet of a site known to contain historic, cultural, or archaeological resources, the City shall require a cultural resource site assessment, provided that, the provisions of this section may be waived if the Director determines that the proposed development activities do not include any ground disturbing activities and will not impact a known historic, cultural or archaeological site. The site assessment shall be conducted in accordance with Washington State Department of Archaeology and Historic Preservation guidelines for survey and site reporting to determine the presence of significant historic or archaeological resources. The fee for the services of the professional archaeologist or historic preservation professional shall be paid by the landowner or responsible party. If the cultural resource site assessment identifies the presence of significant historic or archaeological resources, a Cultural Resource Management Plan ("CRMP") shall be prepared by a professional archaeologist or historic preservation professional paid by the landowner or responsible party. In the preparation of such plans, the professional archaeologist or historic preservation professional shall solicit comments from the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe. Comments received shall be incorporated into the conclusions and recommended conditions of the CRMP to the maximum extent practicable. A CRMP shall contain the following minimum elements and information: <ol style="list-style-type: none"> The CRMP shall be prepared by a qualified cultural resources consultant, as defined by the Washington State Department of Archaeology and Historic Preservation; A Description of the Area of Potential Effect ("APE") for the project, including a general description of the scope of work for the project and the extent and locations of ground disturbing activities (ground disturbing activities include excavations for footings, pilings, utilities, environmental testing or sampling, areas to be cleared and/or graded, demolition, removal or relocation of any existing structures, and any other ground disturbances, that may occur as a result of construction activities); Photographs of the APE, including existing structures and areas of construction activities; An examination of project on-site design alternatives; An explanation of why the proposed activity requires a location on, or access across and/or through, a significant historic or archaeological resource; and Citations, with dates, of any previous written documentation on listed or known culturally significant sites. In compiling this information, consultations with the following agencies shall be necessary, and a list of the agency officials that were consulted with shall be included. <ol style="list-style-type: none"> State Department of Archaeology and Historic Preservation to identify buildings, sites, or objects within the APE that are listed on the National Register of Historic Places or the Washington State
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<p>Heritage Register.</p> <p>(2) City of Tacoma Historic Preservation Office to identify any buildings, sites, or objects within the APE listed on the Tacoma Register of Historic Places.</p> <p>(3) The Puyallup Tribe of Indians Historic Preservation Section to identify any buildings, sites, or objects within the APE within the 1873 Land Claims Settlement Survey Area.</p> <p>g. An assessment of probable adverse impacts to culturally significant buildings, sites, or objects, resulting from:</p> <p>(1) Demolition of any buildings or structures over 50 years of age.</p> <p>(2) The potential for the site to contain historic or prehistoric archaeological materials, based on the topography of the property, historical literature, geological data, geographical context, or proximity to areas of known cultural significance.</p> <p>h. A description of how potential adverse effects to cultural resources as a result of construction activities will be mitigated or minimized. Subject to review and approval of the City's Historic Preservation Officer, appropriate mitigation may include, but is not limited to:</p> <p>(1) Additional consultation with federal, state, local and tribal officials or the Tacoma Landmarks Commission.</p> <p>(2) Additional studies such as pedestrian surveys, subsurface testing, remote sensing, phased or periodic testing as a part of any geotechnical assessment or soil testing required for the project, or monitoring during construction.</p> <p>(3) Avoidance of historic/cultural resources.</p> <p>(4) Retention of all or some of a historic structure into a new development.</p> <p>(5) Interpretive/educational measures.</p> <p>(6) Off-site/on site preservation of another historic resource.</p> <p>(7) Recording the site with the Washington State Department of Archaeology and Historic Preservation, or listing the site in the National Register of Historic Places, Washington Heritage Register, as applicable, or any locally developed historic registry formally adopted by the City of Tacoma.</p> <p>(8) Preservation in place.</p> <p>(9) Reinterment in the case of grave sites.</p> <p>(10) Covering an archaeological site with a nonstructural surface to discourage pilferage (e.g., maintained grass or pavement).</p> <p>(11) Excavation and recovery of archaeological resources.</p> <p>(12) Inventorying prior to covering of archaeological resources with structures or development, and</p> <p>(13) Monitoring of construction excavation.</p> <p>4. Upon receipt of a complete permit application in an area of known historic/archaeological resources, the City shall notify and request a recommendation from appropriate agencies such as the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe. Recommendations of such agencies and other affected persons shall be duly considered and adhered to whenever possible and reasonable.</p> <p>5. The recommendations and conclusions of the CRMP shall be used to assist the Director in making final administrative decisions concerning the presence and extent of historic/archaeological resources and appropriate mitigating measures. The Director shall consult with the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe prior to approval of the CRMP.</p> <p>6. The Director may reject or request revision of the conclusions reached in a CRMP when the Director can demonstrate that the assessment is inaccurate or does not fully address the historic/archaeological resource management concerns involved.</p> <p>C. Unanticipated Discovery of Archaeological, Cultural and Historic Resources. All permit applications shall prepare a plan for the possible unanticipated discovery of historic, cultural or archaeological resources, including a point of contact, procedure for stop-work notification, and for notification of appropriate agencies.</p>
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Allyson Brooks Ph.D., Director
State Historic Preservation Officer

December 8, 2016

Mr. Jay McKown
Tacoma Bible Presbyterian Church
5 South G Street
Tacoma, WA 98405

In future correspondence please refer to:

Project Tracking Code: 2016-12-08800
Property: 5 South G Multifamily

Re: Archaeology and Built Environment- Scottish Rite Temple Building Determined Eligible, Professional Archaeological Overview Requested

Dear Mr. McKown:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced property. The proposed project has been reviewed by Local Governments Archaeologist, Gretchen Kaehler and Historian Russell Holter.

The Scottish Rite Temple Building is a historic property that is eligible to the National Register of Historic Places and a designated Tacoma Landmark. The scope of the project will have indirect, but profound, impacts to adjacent properties eligible for the National Register and designated landmarks. As such, we would encourage the management of the Tacoma Bible Presbyterian Church to seek alternatives to demolition such as the adaptive reuse of the current structure. As the Scottish Rite Temple Building is both eligible to the National Register and a designated landmark, it would qualify for preservation incentives from both the City of Tacoma and the Internal Revenue Service.

We look forward to further consultation regarding the project effects on the Scottish Rite Temple Building. We encourage you to work with the Puyallup Tribe Cultural Resources Office and the City of Tacoma's Historic Preservation Office as you explore alternatives to demolition.

The project area has the potential to contain both historical and precontact archaeological resources. We concur with your proposal to obtain an assessment of the project area's potential to contain archaeological resources.



Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact us.

Sincerely,



Russell Holter
Project Compliance Reviewer
(360) 586-3533
russell.holter@dahp.wa.gov



Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360)-586-3088
Gretchen.Kaehler@dahp.wa.gov

Cc: Reuben McKnight, Historic Preservation Officer, City of Tacoma
Brandon Reynon, Cultural Regulatory Specialist, Puyallup Tribe
Jackie Wall, Cultural Resources, Nisqually Tribe
Laura Murphy, Archaeologist, Muckleshoot Tribe

From: [Jay McKown](#)
To: brandon.reynon@puyalluptribe.com
Cc: [Heather Miller](#)
Subject: Fwd: Cultural Resources doc.
Date: Thursday, January 5, 2017 7:54:13 AM
Attachments: [Cultural ResourcesPT.pdf](#)

Re: 5 S. G, St. Consultation, City of Tacoma, Pierce County, Washington

Good morning Brandon. I trust the new year is off to a good start.

I wanted to follow up with you on the letter that was sent on Dec. 6, 2016, and feasibility package that was dropped of in your office with Carol Ann and Amber. Since we have not received a response thus far, we will assume that there will not be one, and the Tacoma Bible Presbyterian Church will move forward with submitting the Cultural Resources Management Plan to the City of Tacoma.

Please feel free to call me if needed at 253 255-6371

Best Regards,

Jay McKown
Tacoma Bible Presbyterian Church
Trustee

----- Forwarded message -----

From: **Jay McKown** . <mckownjay@gmail.com>
Date: Tue, Dec 6, 2016 at 9:32 AM
Subject: Cultural Resources doc.
To: brandon.reynon@puyalluptribe.com
Cc: Heather Miller <hmillier@hrassoc.com>

Good morning Brandon.

Please see the attached document package. I will plan to drop off a hard copy as well. You can contact me directly at [253 255-6371](tel:2532556371).

Regards,

Jay McKown
Tacoma Bible Presbyterian Church
Trustee



3628 South 35th Street
Tacoma, Washington 98409-3192

TACOMA PUBLIC UTILITIES

Tacoma Bible Presbyterian Church
5 S G St
Tacoma, WA, 98405-4729

August 12, 2016

Re: Electrical Inspection Hold
5 S G St.

Dear Customer:

While working in the area, a Tacoma Power Electrical Inspector observed electrical safety concerns at the address above. The safety concerns are in violation of one or more of the following codes. Tacoma Municipal Code (TMC), Customer Service Policy (CSP), Electrical Construction Standards (ECS), Electric Service Handbook (ESH), National Electrical Code (NEC), Revised Code of Washington (RCW), Washington Administrative Code (WAC), or the Tacoma City Charter.

The violations are: The electrical service and structure wiring are obsolete and are required to be replaced.

1. TMC 2.04.110.B- The Chief electrical inspector is empowered to disconnect or order the discontinuance of electrical service to such conductors or apparatus found to be in a dangerous or unsafe condition.
2. TMC 2.04.110.C- Abandoned conductors, conduits and electrical equipment shall be removed from the structure unless it is de-energized, supported, capped, and enclosed or terminated by an acceptable method and tagged "For Future Use" at every accessible location.
3. TMC 2.04.110- Additional corrections may be written, further inspection is required.
4. TMC 2.04.120.A- Final inspections are required on all buildings before occupancy.
5. TMC 2.04.190- A Tacoma Power electrical inspector shall have the right to enter any and all buildings and premises which contain electrical wiring or apparatus, at any reasonable hour, for the purpose of inspecting or testing the installation of electrical wiring, electrical devices, and/or electric materials to determine Code compliance. Consent to such entry and inspection is a condition of continued electrical service.
6. TMC 2.04.210- An electrical permit shall be purchased before electrical equipment may be installed, altered, or repaired.
7. TMC 2.04.230- An electrical contractor is required.
8. NEC 110.3.B- Equipment to be installed/used per listing and labeling instructions.
9. NEC 110.8- Only recognized methods of wiring shall be permitted to be installed. Installation shall comply with articles in chapters 1, 2, 3, and 4 of the NEC.
10. NEC 110.12.B- Internal parts of electrical equipment, including busbars, wiring terminals, insulators, and other surfaces, shall not be damaged or contaminated by foreign materials such as paint, plaster, cleaners, abrasives, or corrosive residues. There shall be no damaged parts that may adversely affect safe operation or

- mechanical strength of the equipment such as parts that are broken; bent; cut; or deteriorated by corrosion, chemical action, or overheating.
- 11.NEC 110.22.A- Each disconnecting means shall be legibly marked and shall be of sufficient durability.
 - 12.NEC 110.26- Sufficient access and working space shall be provided and maintained about all electric equipment.
 - 13.NEC 230.62.A- Energized parts of service equipment shall be enclosed (NEC 230.62.A) or guarded (NEC 230.62.B).
 - 14.NEC 230.70.3.B- Service disconnects to be identified.
 - 15.NEC 300.10- Metal raceways, cable armor, and other metal enclosures for conductors shall be metallically joined together into a continuous electrical conductor and shall be connected to all boxes, fittings, and cabinets so as to provide effective electrical continuity.
 - 16.NEC 300.31- Suitable covers shall be installed on all boxes, fittings, and similar enclosures to prevent accidental contact with energized parts or physical damage to parts or insulation.
 - 17.NEC 408.4- Every circuit and circuit modification shall be legibly identified as to its clear, evident, and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. Spare positions that contain unused overcurrent devices or switches shall be described accordingly. The identification shall be included in a circuit directory that is located on the face or inside of the panel door in the case of a panelboard, and located at each switch on a switchboard. No circuit shall be described in a manner that depends on transient conditions of occupancy.
 - 18.NEC 408.38- Dead front cover required on panel.
 - 19.WAC 296.46.B.110.011.2.A- Electrical equipment and wiring that has been submerged or exposed to water must comply with the following: All breakers, fuses, controllers, receptacles, lighting switches/dimmers, electric heaters, and any sealed device/equipment (e.g. relays, contactors, etc.) must be replaced.
 - 20.WAC 296.46.B.010.8- In order to meet the minimum electrical safety standards for installations, all materials, devices, appliances, and equipment, not exempted in chapter 19.28 RCW, must conform to applicable electrical product standards recognized by the department, be listed, or field evaluated.
 - 21.TMC 2.04.250- Permit to be per TMC 2.04.250(B) Table B + TMC 2.04.250(F) @ 4 hours + engineering fees.

As a result, **electrical power has been terminated (TMC 2.04.110 (B)).**

The date of termination was August 12, 2016

An electrical inspection hold will be placed on the account associated with the site address indicated above. An electrical inspection hold freezes an account, which prevents the property owner from transferring the account into another tenant's/owner's name and/or prevents Tacoma Power from restoring electrical service once it has been discontinued for any reason; TMC 2.01.060 (I) and 12.06.050 (See Attached). If the property listed above is a not an owner occupied residence or if the property owner can not demonstrate the technical ability to perform necessary repairs; all electrical work required to correct deficiencies must be performed by a licensed electrical contractor in accordance with TMC 2.04.350 (See Attached). Once an electrical permit has been issued and electrical code violations have been remedied, inspected, approved and any associated fees or penalties have been paid; we will release the hold and restore power.

You may appeal the requirements contained in this letter per the guidelines found in TMC 2.04.270 and 2.04.360 – see attachments.

Help with Repairs

- Check with your insurance company. It may cover some or all of the repair costs.
- Repair assistance may be available. Call for eligibility requirements:

City of Tacoma residents (253) 591-5236

Pierce County residents (253) 798-7038

If this is a rental property, you may want to talk to the owner about who is financially responsible for the repairs.

Finding an Electrical Contractor

- You'll find a list of electrical contractors in the yellow pages of your phone book. Some contractors work 24 hours.
- Repair costs can vary; we recommend that you get more than two estimates for the work.
- Some contractors may charge a fee for providing an estimate.
- For more information, please call (253) 502-8021.

If you have any questions, please contact the following Electrical Inspector between 7:30 a.m. and 8:30 a.m. Monday through Friday: Chris Gill (253) 441-4195

Sincerely,

James D. Hellman
Chief Electrical Inspector / T&D Supervisor

JDH:CG

