

Members

Katie Pratt, Chair
Ken House, Vice-Chair
Kevin Bartoy
Brittani Flowers
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: June 28, 2017

Location: 747 Market, Tacoma Municipal Bldg, Conference **Room 243**

Time: 5:30 p.m.

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

- A. Excusal of Absences
- B. Approval of Minutes: 6/14/17
- C. Administrative Review:
 - 1004 North K Street—non-historic windows
 - 1506 South 5th Street—siding
 - 913 Pacific Avenue—louvers

3. TACOMA REGISTER OF HISTORIC PLACES—PUBLIC HEARING

- A. 2312 North 29th Street
- B. 2804-2806 McCarver Street, Beals House Duplex

4. DESIGN REVIEW

- A. 720 North I Street (North Slope Historic District)
- B. 619 North K Street (North Slope Historic District)

5. PRESERVATION PLANNING/BOARD BUSINESS

- A. Events and Activities Updates

6. CHAIR COMMENTS

Marshall McClintock, Historic Tacoma	10 mins
Kathy Ursich	10 mins
Duke York, York Enterprises	10 mins
Jared Baehmer, Cornerstone Home Designs	10 mins
Staff	5 mins

Next Regular Meeting: July 12, 2017, 747 Market Street, Tacoma Municipal Bldg., Rm. 243 5:30 p.m.

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Draft

MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: June 14, 2017

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

Commission Members in Attendance:

Katie Pratt, Chair
Roger Johnson
James Steel
Eugene Thorne
Jeff Williams
Kevin Bartoy
Ken House
Marshall McClintock

Staff Present:

Reuben McKnight
Lauren Hoogkamer
John Griffith

Commission Members Absent:

Jonah Jensen
Brittani Flowers
Lysa Schloesser

Others Present:

Melissa McGinnis
Jeff Ryan
Spencer Howard
Mike Bartlett
Michael Sullivan
David Boe
Chanin Escovedo
Jared Baehmer

Chair Katie Pratt called the meeting to order at 5:30 p.m.

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

- A. Excusal of Absences
- B. Approval of Minutes: 5/24/17
- C. Administrative Review
 - 520 N. Cushman Ave.—AC
 - 616 N Ainsworth Ave.—AC
 - 811 N I St.—Deck repair
 - 1502 S. 5th St.—Walkway and stairs
 - 1002 Earnest S. Brazill St.—Painting
 - 720 N Sheridan Ave.—Deck and spa enclosure

The consent agenda was approved.

3. NATIONAL REGISTER REVIEW - INTRODUCTION

- A. Point Defiance Lodge, 5717 Roberts Garden Road

Mr. McKnight read the staff report.

BACKGROUND

This is a National Register of Historic Places Nomination for the Point Defiance Lodge building, at 5717 North Roberts Garden Road in Point Defiance Park. On March 22, 2017, the Landmarks Preservation Commission

forwarded the Tacoma Register of Historic Places Nomination for the Point Defiance Lodge to City Council with a recommendation for approval.

The lodge was built in 1898 and 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 significant for its association with the development of Point Defiance Park and as the work of prominent architect Charles A. Darmer.

EFFECTS OF NOMINATION

The National Register listing does not restrict future alterations, nor does it affect future use of the property. Projects that occur on or near the site of a listed property or district may be subject to review under SEPA, NEPA, or Section 106 of the National Historic Preservation Act and may be required to employ measures to reduce or mitigate impacts to affected historic properties. Listed properties may be eligible for federal historic rehabilitation tax credits if listed or determined eligible for listing.

STANDARDS

To be eligible for National Register, the property(ies) or object must meet the "seven standards of integrity" as well as one of four listing criteria. The seven standards are: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

The criteria under which the Point Defiance Lodge is nominated include:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- 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.*

ANALYSIS

The Point Defiance Lodge meets the "seven standards of integrity." The building is associated with the early development of Point Defiance Park. The property also embodies the distinctive characteristics of a type, period, and method of construction.

ACTION REQUESTED

The purpose of this review is to make a recommendation to the Advisory Council regarding the historic significance of the nominated property.

RECOMMENDATION

Staff recommends that the Commission recommend inclusion of the Point Defiance Lodge on the National Register of Historic Places under criteria A and C, and that comments received be forwarded to the Washington Advisory Council on Historic Preservation for its consideration.

Melissa McGinnis thanked them for moving the building forward to the City Council for local designation.

Commission Johnson commented that excluding Ebenezer Roberts, the first superintendent of Tacoma's parks, from the nomination was unfortunate.

Chair Pratt commented that she supported the nomination.

There was a motion.

"I motion to support the nomination of the Point Defiance Lodge."

Motion:Bartoy

Second: Steel

The motion was approved unanimously.

B. College Park Historic District

Mr. McKnight read the staff report.

BACKGROUND

This is a National Register of Historic Places Nomination for the College Park Historic District, which is 125 acres roughly bordered by North Pine Street on the east; North 21 Street on the north; North Alder Street and North Union Avenue on the west; and North 8th & North 18th adjacent to the University of Puget Sound, on the south. It includes 582 primary buildings, 509 of which are contributing properties. Architectural types include Queen Anne; Colonial and Tudor revivals, Minimal Traditional, and Craftsman. The period of significance is 1890 to 1960, during which most of the homes were built. The district represents the broad pattern of social and economic history of Tacoma. The district also embodies the distinctive characteristics of homes from this period and includes the work of master craftsmen and architects.

To ensure that adequate public notice was distributed for this proposal, property owners within the affected area received notice of the pending nominations. Property owners were encouraged to submit comments to the State of Washington.

The nomination form and images have been included in the packet. To view the entire pending National Register nomination, including inventory, visit cityoftacoma.org/HistoricDistricts.

EFFECTS OF NOMINATION

This district is not proposed for the Tacoma Register of Historic Places. The National Register listing does not restrict future alterations, nor does it affect future use of the property. Projects that occur on or near the site of a listed property or district may be subject to review under SEPA, NEPA, or Section 106 of the National Historic Preservation Act and may be required to employ measures to reduce or mitigate impacts to affected historic properties. Listed properties may be eligible for federal historic rehabilitation tax credits if listed or determined eligible for listing.

STANDARDS

To be eligible for National Register, the property(ies) or object must meet the "seven standards of integrity" as well as one of four listing criteria. The seven standards are: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

The criteria under which the Point Defiance Lodge is nominated include:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- 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.*

ANALYSIS

The College Park Historic District meets the "seven standards of integrity." The district is associated with the early development of Tacoma. The properties also embody the distinctive characteristics of a type, period, and method of construction as well the work of master craftsmen and architects.

ACTION REQUESTED

The purpose of this review is to make a recommendation to the Advisory Council regarding the historic significance of the nominated district.

RECOMMENDATION

Staff recommends that the Commission recommend inclusion of the College Park Historic District on the National Register of Historic Places under criteria A and C, and that comments received be forwarded to the Washington Advisory Council on Historic Preservation for its consideration.

Jeff Ryan, Ryan Architecture, commented that the College Park Historic District was something that he had been working on since 2005. He reviewed the geography of the proposed historic district on the east side and north side of the University of Puget Sound. He reported that the University had declined to include any of their buildings in the nomination, but were supportive.

Mr. Ryan commented that the majority of homes were built in the 1920s through the 1940s. He commented that only 4% of the existing homes had been built since 1960. 85% of the homes were in place when the trolley system was

running and 87% of the homes were listed as contributing on the National Register. He reviewed that he had inventoried all of the houses and catalogued them with historic photos when possible. He reviewed that the district had been occupied for 127 years. He discussed the pattern of development over time. He discussed the College Park name, reviewing that University used to be the site of the Tacoma Athletic field, but once the Stadium Bowl had opened, it was mostly unused. He commented that the College District name was used by realtors for selling houses starting at the Jason Lee site and expanding out. It had been named the College District ever since. He had combined the two names to become "College Park". Mr. Ryan discussed how the site had been developed over time, reviewing photos of the development from 1907, 1924, and 1954. He noted that there were a variety of homes in the neighborhood, which gave the neighborhood a unique character. He reported that many of the homes had been built on speculation and sold via a rent to own process. He reviewed a map of the contributing structures, noting the small number of non-contributing structures and houses that had been altered to the point of being ineligible for the register. He commented that, for its age and the variety of homes present, the area was remarkably intact as a 1920s trolley neighborhood.

Chair Pratt thanked Mr. Ryan for his work on the nomination.

Commissioner Johnson commented that it was a very good nomination and that the percentage of contributing homes was surprising.

Commissioner Steel asked if other neighborhoods nominated to the register were typically as nebulous in defining the boundaries. Mr. McKnight responded that the process looked at shared development history and the time period, so the boundaries were primarily drawn through that integrity and that narrative. Mr. Ryan discussed how he had analyzed the boundaries. Commissioner Steel commented that it was interesting that it was a similar development pattern to Portland where the neighborhoods were not as clearly defined

Commissioner Bartoy commented that he appreciated the work put into the nomination and the emphasis on working class, but he was concerned by the boundaries and the name.

There was a motion.

"I move that the Landmarks Preservation Commission forward to the advisory council approval of the College Park district."

Motion: Johnson

Second: Thorne

The motion was approved.

4. DESIGN REVIEW

A. 1019 Pacific Avenue, the Washington Building/Scandinavian American Bank Building (Pending Landmark)

Chair Pratt recused herself from the item. Commissioner House temporarily served as Chair for the item.

Mr. McKnight read the staff report.

BACKGROUND

Built in 1925, the Washington Building/Scandinavian American Bank Building is a pending individual landmark. On March 22, 2017, the Landmarks Preservation Commission forwarded the Tacoma Register of Historic Places Nomination for the Washington Building to City Council with a recommendation for approval.

On February 22, 2017, the Commission was briefed on the proposed rehabilitation work, which includes replacing non-original mezzanine level louvers with windows and adding aluminum louvers as needed; repairing cast iron storefronts; repainting existing painted window infill panels; removing canvas awnings; cleaning and repairing the terra cotta cladding; repairing existing windows or replacing in-kind as needed; removing a contemporary sign panel over the mezzanine window on Pacific Avenue; removing contemporary metal ductwork along Court A and repairing the existing louver and painting the metal work to blend with the terra cotta.

The project team is also proposing an illuminated blade sign at the corner of Pacific Avenue and S 11th Street. The sign would be mounted at the same location as a previous corner sign to minimize impacts to the building. The materials, font, dimensions, and illumination have yet to be determined.

The rehabilitation work also includes replacing the non-original entrance doors on Pacific Avenue (originally a storefront) with compatible storefront windows that match the existing contemporary windows. Pursuant to TMC

13.06A.052, within the Downtown, the “primary pedestrian streets” are considered key streets in the intended development and utilization of the area pedestrian use. Feedback from land use planning staff is that the proposal is not consistent with the intent of this section, which promotes pedestrian oriented active uses at the street level. However, the proposal does not appear to directly conflict with this code provision.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. This property is a pending individual landmark on the Tacoma Register of Historic Places, and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. No historic material is being removed.
3. Distinctive features and finishes, such as the terra cotta, are being repaired and preserved.
4. The original storefront configuration is being restored.
5. The terra cotta cladding will be cleaned and repaired in a manner that will not further damage the historic material.
6. Contemporary modifications are compatible but differentiated from the historic material.
7. New modifications could be removed without harming the essential form and integrity of the property.

RECOMMENDATION

Staff recommends approval of the application.

Mr. McKnight noted that there was variance requirement for the storefronts as the proposal included replacement of non-original entrance doors on Pacific Avenue, which were once a storefront, with compatible storefront windows to match existing contemporary windows. He reported that they had checked on whether there was a conflict in the code that needed to be addressed by the Commission and land use staff had responded that the proposal was not consistent with the intent with the code section on promoting pedestrian use, but a variance was not required and there was no code conflict.

Spencer Howard, Northwest Vernacular, commented that the design review had been triggered by a change of use for the ground floor and upper floor offices of the building. The goal of the operation was to make as few changes to the exterior of the building as possible. He reported that they would do a selective repointing for the terra cotta. They would be matching the existing mortar in kind, type, and color. There were areas where existing terra cotta had been broken or cracked and they would be repairing with either use of the Edison system or the mason could make a custom patch.

Mr. Howard reviewed exterior changes that they would be making to the building. Along Pacific Avenue they were proposing removing contemporary features, cleaning up the mechanical, and adding mechanical to accommodate interior uses. Added mechanical elements in the transom windows would be cleaned up and they would return it to glazing at those locations. They would install an aluminum louver in the small upper sash to accommodate residential functions. The new storefront would match existing storefronts on the façade. Commissioner Steel asked

if the bay that was an entrance had historically been an entrance. Mr. Howard responded that the existing assembly was contemporary and it did not look like it had been an entrance historically. On 11th Avenue they would be removing canvas awnings, repairing cast iron storefronts, and translucent panels would be removed. At the entrance on the east end they would remove the contemporary storefront and replace it with one that would match the other one on Pacific Avenue. On the mezzanine level they would install HVAC panels, install an HVAC grill in the original sash, and add a mechanical louver to support interior residential functions. On Court A they would replace and repair the wood storefronts with wood that would be painted to match the existing. They would remove the mechanical unit and replace it with a flat mechanical grill. Plywood panels would be replaced with glazing. They would add a simple metal door for the trash bay that would be painted to match the trim on the facade.

Commissioner Thorne asked if windows on the upper façade were for a second story element. Mr. Howard confirmed that there was a second floor.

Mr. Howard reported that they wanted to have a sign at the corner of 11th and Pacific and would return to the Commission for that since they hadn't finalized the design, but they would be reusing the existing attachment locations.

Commissioner Johnson asked about structural steel being added to the building. Mr. Howard reviewed that there would be seismic braces added to the interior of the building, but the appearance would be minimized.

There was a motion.

"I motion that we approve the packet as presented for the Washington building."

Motion: Bartoy

Second: Steel

The motion was approved.

B. 2114 Pacific Avenue (Union Depot/Warehouse Historic District)

Ms. Hoogkamer read the staff report.

BACKGROUND

The applicant is proposing a new three-level parking garage on the site which is currently a parking lot. The Landmarks Preservation Commission was briefed on this project on May 24, 2017. The current redesign reflects the Commission's requests. The project would include adding four windows to the south wall of 2114 Pacific Avenue, which is a noncontributing building in the Union Depot/Warehouse Historic District. A green roof, decking, and a new metal storefront would also be added to this building. Alterations to noncontributing builds are exempt from design review. The new garage will include 35ft of new retail facades along Pacific Avenue, which will be used for ADA parking. The proposed materials include brick, concrete, and Corten steel mesh and panels. The Commerce side will include ramps to the second and third floor parking decks. A ground floor rain garden and trees are also proposed for the Commerce side. The design team will be presenting three options for the treatment of the concrete beams on the front façade.

The project team will also introduce the Commission to the preliminary design for a proposed Local Improvement District (LID) along Commerce Street, between South 23rd Street and South 21st Street.

ACTION REQUESTED

Approval of the above scope of work and feedback on the proposed LID.

STANDARDS

Design Guidelines for the Union Depot/Warehouse District & the Union Station Conservation District
Included in the packet.

ANALYSIS

1. This property is in the Union Depot/Warehouse Historic District and, as such, new construction is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by the design guidelines. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography,

location, or surroundings, the strict application of those mandatory requirements would be unnecessary to further the purposes of this chapter.

3. The Commission was briefed on this proposal on March 24, 2017.
4. The proposed building colors and materials complement both the historic and new elements of the district. The proposed materials reflect the prominent materials in the district, which include masonry and metallic finishes.
5. The scale of the proposed garage reflects the warehouse design and massing of the surrounding district.
6. The proposed design does not meet the design guideline's requirement for the inclusion of storefronts and street level retail and services. Although a storefront façade is included in the proposal, that space will also be used for parking. However, the Commission had no specific feedback on this item during the briefing on May 24..
7. The design does incorporate pedestrian-oriented open spaces, which is encouraged by the design guidelines.

RECOMMENDATION

Staff recommends approval of the application.

Mike Bartlett, Hunt Mottet Partners LLC, reviewed what they had submitted at the previous meeting. He reviewed that there had been a decorative Corten grill and the x frame painted a bright color. He reported that they had several options that refined the design that they were seeking feedback on. For one option they had incorporated some concrete elements into the top railing, painted the x brace the same color as the frames for the screening, and used a linear railing. For option two, they kept the upper railing open, used a matching color palette, and painted the x frame a dark color. For option 3 , they had maximized the wall surfaces as much as they could without losing the open air parking requirement.

Michael Sullivan commented that, in trying to fit into the context of the neighborhood, they had originally tried to reference the Tacoma Steel yard that would have originally been behind the structure, which is why there were so many references to metal. Other options referenced the four story building at 2114, which was poured concrete. He commented that they had couldn't get down to a consensus on what the design was going to be so they explored all three options. Mr. Bartlett commented that they had explored moving the x brace further back, but if it were inside the building it would have to be fireproofed and would have to provide vertical support for other elements. Discussion ensued on the placement of the x brace.

Commissioner Steel commented that he wanted to know more before he would feel comfortable approving a design as it wasn't clear what the detailing would be. He commented that the windows appeared to be jogging up and down from bay to bay. Mr. Bartlett commented that they were trying to work with the existing driveway location and had to move the opening off of the grid line. Commissioner Steel asked why the header heights were different between each bay. Mr. Bartlett responded that it was because they were working with square inches of open area to qualify as an open parking garage. Mr. Steel commented that he was having difficulty understanding the elevation design, which was lacking in detail. He commented that he felt the Commission should be providing feedback regarding priorities for the design, but what they typically approved were architectural drawings. He commented that the level of detail shown in the drawings was not sufficient to provide feedback on what was going on. Discussion ensued. Commissioner Steel suggested that the mesh could be put in front of the structure to make the bays appear more similar in terms of the header height, providing a more uniform appearance for the facade. Mr. Bartlett asked if the preference was to cover the bays with the mesh. Mr. Bartlett commented that the beam in the middle could be moved up, making the top edge uniform.

Mr. Sullivan commented that the unit size in the historic district was for 25 foot lots, noting that they could have made a structure with one long 150 foot bay, which would have obliterated the unit size. He commented that they had broken it up to honor the basic rhythm of the block. He commented that they could get rid of the brick building and make it look like a garage. Commissioner Steel commented that the bays were not the issue, but the different header heights for the garage were and he wanted to see architectural drawings so he could know what was there.

Commissioner Thorne asked if the screens were a structural element. Mr. Bartlett responded that they were there mostly as a safety feature for cars, acting a barrier to prevent cars from accidentally entering the street.

Commissioner House thanked the applicants for returning with multiple options for consideration. Regarding the storefront façade issue, he noted that there was a significant amount of storefront on Pacific Avenue that had been created and preserved by the UWT and that it was okay with him that they were not creating any additional storefront. He commented that he preferred the option that used concrete without the railing, because it continued the strong horizontal elements from the other buildings. He commented that what they had presented was architecturally and visually interesting. He commented that he disagreed with Commissioner Steel, that he could tell

enough from the concept drawings, and that he did not see the need to see additional drawings.

Commissioner Williams commented that he agreed that the level of detail was difficult, that the layout was not symmetrical, and that he had an issue with the x bracing on the outside of the garage.

Commissioner Bartoy commented that he appreciated the changes that had been made. He commented that Elevation C seemed more appropriate out of the three, noting that the stairs of the penthouse would blend in. He commented that he agreed with regards to the screening having issues with its rhythm. Mr. Barlett asked if having the concrete in the center bay all at the same level would help. Commissioner Williams commented that if it was symmetrical across the three bays, that would be more desirable. Commissioner Williams commented that the x brace was still his biggest issue and that it would be more desirable to have the mesh on the exterior. He commented that having the concrete run across one line would help as well.

Commissioner Thorne suggested that for the frames without the x brace doing some form of minor duplication would give a uniformity that might make it look more symmetrical.

Commissioners concurred with preferring elevation C from the three options presented.

Mr. McKnight suggested that if there was a consensus on option C, they could do a conditional approval and have the architectural drawings come back for a review letter.

There was a motion

"I move that the Commission give conditional approval for elevation C, with condition being that prior to final approval the applicant come back with detail drawings, explanation as to why the x brace needed to be on the outside of the structure, headers more uniform across the structure, more detail on the mesh screen panel design, and some type of design that provides relief in the concrete façade and brick façade before the final approval."

Motion: Bartoy

Second: Williams

The motion was approved with Commissioner House voting against.

The LID was discussed. Mr. Bartlett commented that the main focus of the LID was Commerce Street where they were undergrounding utilities and trying to create a more pedestrian friendly street. He reviewed that historically it was designed to be the back door for the industrial buildings. He reviewed the existing site configuration and reported they were going to a combination of parallel parking with ADA access up to the historic loading docks of the buildings. They would also be creating loading areas for rideshares and taxis. There would be a stamped concrete cobblestone street and they would incorporate train tracks into some areas. They were looking at procuring around 40 Union Pacific Railroad lighting standards. He commented that the idea was that when you leave 21st Street you would feel like you're in a different part of town. Mr. Sullivan discussed how historically, Commerce Street was the utility corridor and was designed with loading docks for the freight cars and wagons that would have made deliveries. Mr. Sullivan noted that some of the things incorporated into the streetscape would be found objects.

Commissioner Steel asked if the rail would be located where it was historically. Mr. Bartlett responded that it would be close, because the street lacked a storm system.

Commissioner House expressed support for that anything that preserved the industrial character.

Commissioner Steel commented that with the Prairie Line Trail they were always encouraging them to avoid creating a false narrative, like with the placement of tracks. He suggested that they keep what they could, but not bring in too many things that would create a false narrative of what was originally there. Mr. Bartlett commented that the tracks would parallel with the street, possibly be 4 feet to the west of where they were currently.

Commissioner Williams commented that he would prefer another treatment than the stamped concrete cobblestone look to avoid creating something designed to look old when it isn't.

5. BOARD BRIEFINGS

A. 4301 North Stevens Street, Haddaway Hall (Individual Landmark)

Mr. McKnight read the staff report.

BACKGROUND

Built in 1923, Haddaway Hall is an individual landmark on the Tacoma Register of Historic Places. The grounds, mansion, carriage house, and greenhouse are contributing structures. This proposal is regarding the Education Building, which is noncontributing. The applicant is going through the Conditional Use Permit process to convert the Education Building into the Waldorf School. The only exterior changes proposed are the addition of two play areas. One would be within the Atrium on the north side and the other would be where the tennis court is currently located. The applicant is requesting the Commission's feedback on the compatibility of the new use with the historic property, as well as the proposed play area design and location.

ACTION REQUESTED

This is a briefing. No action is requested.

David Boe, Boe Architects, reviewed that the Weyerhaeuser Mansion was a well-documented property that had had a lot of interest in it over the years. He noted that the proposal concerned the education building, which was a relatively new building on that campus and had a unique architectural style that they were not intending to modify. He reviewed a map of the property noting the education building in the southern part.

Chanin Escovedo, Tacoma Waldorf School, commented that they were the only Waldorf school in Pierce County and needed to expand due to demand for their education. She discussed the Waldorf school which was taught from a nature-based holistic style. They were the fastest growing pedagogical movement that was not run by church or state. Mr. Boe noted that the school focused on outdoor activity in all weather conditions.

Mr. Boe commented that they would use the existing entry gate off of Stevens as the entry point for children being dropped off. No changes to the gates were proposed. They would likely return with detail on signage. No additional impervious pavement was proposed and there was enough parking to satisfy the school's needs. He reviewed photos of the site noting a covered landscape area facing north that would be the first play area proposed. Mr. McClintock asked if the sidewalk on the plan was already there. Mr. Boe confirmed that it was. The second play area location would be east of the entrance. The third play area would utilize a portion of the old tennis courts. That area would be reduced in size to reduce visibility from Haddaway hall. Landscaping had not been designed yet but they were considering something similar to the naturalistic play areas designed by Northwest Trek and Metro Parks.

The compatibility of the educational use was discussed. Mr. Boe noted that the lower floor of the education building had classrooms and a large commercial kitchen. The upper floor had open spaces and many bathrooms from when it was a nunnery and had been used as dorms. He reported that they would do an interior upgrade including fire sprinklers. He noted that they had not provided interior photos as it was unremarkable and was a non-contributing element. He commented that layout would work well for the intended use.

Commissioner Bartoy asked if the tennis court play area was in a recessed landscape, so the historic view would look over and across it. Mr. Boe confirmed that it was and that it was a lower terrace and was not visible.

Commissioner Steel questioned the traffic pattern, asking if the driveway was a single lane so cars would not be passing alongside when someone is dropping off their child. Mr. Boe commented that the area widened, allowing cars to pass, but it was basically one way. Commissioner Steel asked if they had to tailor their plans with potential future uses for Haddaway Hall. Mr. Boe responded that the current thinking was that Haddaway Hall would return to being a private residence. He added that they were considering restoring the greenhouses.

Commissioner Bartoy asked if the intent was to subdivide the lots and separate the school from the house. Mr. Boe responded that it was not the current intent, but was something that would be looked at in the future because the property lines were counterintuitive.

Mr. McClintock asked if the path that goes down to the larger play area would have to be created. Mr. Boe confirmed that it would be constructed. Mr. McKnight noted that the development on the property fell under Landmarks review and was subject to Landmarks approval.

Commissioner Thorne asked if there were any plans for the Chapel. Mr. Boe commented that it was not in their programming and they were focused on everything to the southwest of the historic buildings.

There was general consensus that the proposed use was compatible.

B. 619 North K Street (North Slope Historic District)

Ms. Hoogkamer read the staff report.

BACKGROUND

Built in 1901, 619 North K Street is a contributing property in the North Slope Historic District. This proposal is regarding the second dwelling towards the rear of the property. There is no build date for this structure and it is not mentioned in the district inventory, although it is located on the property of 619 North K Street. The applicant is proposing replacing some windows to meet egress requirements, as well as altering the roofline to a hipped roof with dormers. The chimney would also be removed. These changes are to accommodate an interior remodel. There are no changes proposed for the main house.

ACTION REQUESTED

This is a briefing. No action is requested.

Jared Baehmer, Cornerstone Home Designs, commented that there were currently two different rooflines that made the interior configuration difficult. He commented that they wanted to match the existing roofline by bringing the two lower roofs up to make it a uniform hip roof style. They would flatten the peak of the roof to make it more level and add dormers on the side facing the other house on the property. On the street side they wanted to replace existing windows with windows that would meet egress requirements. He reviewed the proposed floor plan. It was noted that the home was on an alley, not a street.

Commissioner Thorne asked if it was originally a coach house. Mr. Baehmer responded that there had been families living there.

Regarding whether or not the home was contributing, Mr. McClintock reported that the main house was built in 1901, the building in question changed ownership in 1915, and there were \$2000 in permits issued in 1925. A 1926 map showed a smaller version of the existing building. He noted that between 1930 and 1940 the second story element and the additional garage were added. He commented that additional changes fell within the period of significance for the historic district. Though it was not listed as a contributing structure, he felt that it fell within the scope of the Landmarks Preservation Commission.

Commissioner Williams asked if the building was only visible from the alley. Mr. McClintock confirmed that it was.

Commissioner Bartoy commented that there were some issues with the historic integrity.

Mr. McClintock commented that there were some interesting details on the internal facing façade like the windows in the upper portion of the house.

The owner commented that she loved the building, but it looked too much like the apartments that she and her husband used to rent. She commented she wanted to use it as her home, but not as it appeared now. She asked what they meant by integrity. Mr. Bartoy discussed seven aspects of integrity used when looking at a historic structure. Ms. Hoogkamer commented that they were predominantly looking at the district guidelines.

Chair Pratt commented that she wanted more information, adding that whether the house was considered contributing or non-contributing would result in very different discussions. Ms. Hoogkamer commented that there was no additional information available for the house and they would have to update the inventory to make the determination on whether or not the home was contributing.

Mr. Baehmer commented that because it hadn't been occupied for some time they only had 12 months to do something with the building.

Commissioner Williams commented that he felt it was non-contributing and they should let the owner do what she wants with it. Mr. McClintock commented that they did find buildings in the district that should be listed and it was a large enough structure that they should take a look at it. Commissioner Williams commented that he would feel different if it was visible from the street. Commissioner House asked what additional information they would need to make a determination on whether it was contributing or not. Chair Pratt commented that for a property to be contributing they looked at the degree of alterations. She noted that the alterations for the home in question had happened during the period of significance, but the additions didn't necessarily gain significance on their own. She commented that she would be hesitant to call it a contributing property in the district.

Commissioner Steel commented that if it was contributing they would have issues with the roof form and raising the roof, which would be changing the height and scale of the structure. It was not contributing they would still need to look at the roof.

Ms. Hoogkamer reviewed the code which stated that the absence of a property on the inventory of contributing properties would not preclude the Landmarks Preservation Commission's authority to review changes. Additionally, if the property was not listed on the district they were to assume that it was contributing. Discussion ensued on how to proceed and what could potentially be approved.

Commissioner Bartoy commented that if it was being treated as a contributing structure, he would not be able to accept proposed changes.

Commissioner Steel commented that more information was needed including code interpretation so that they could make a better decision going forward.

Chair Pratt commented that she needed the code in writing and a site visit might also be appropriate.

6. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Update

The events and activities update was skipped.

Ms. Hoogkamer was congratulated on her change in title to Assistant Historic Preservation Officer.

It was noted that Commissioner Jonah Jensen had resigned from the Commission and a new Vice-Chair was needed. Commissioner House was nominated by Commissioner Steel. Commissioner Johnson seconded. The motion was approved.

7. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 8:10 p.m.

Landmarks Preservation Commission

Planning & Development Services Department



STAFF REPORT

June 28, 2017

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

General Procedural Notes:

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

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

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

AGENDA ITEM 3A: 2312 North 29th Street

Marshall McClintock, *Historic Tacoma*

BACKGROUND

The house, at 2312 North 29th Street, is built in the National Folk style, a vernacular style popular from about 1850 until 1930. Although, the exact build date is unknown, the house appears on maps starting in 1884. It served as working-class housing during the early development of Old Town. Significant dates include 1884-1916, when it was occupied by Croatian tenants. The building is nominated under Criterion A as a remaining territorial residence from the earliest period of Old Town's development and its Croatian community; Criterion B for its association with Janet E. Steele, who built the first lumber building in Tacoma as well as gave birth to the first two European American children in Tacoma. It is also associated with John N. Fuller, who served as a member of the city council of Old Tacoma and of the consolidated city council of Old and New Tacoma. The nomination also includes Criterion E as this house sits within the same city block as Seamen's Rest (2802 N. Carr), within one block of the Slavonian Hall (2306 N. 30th) and two blocks from St. Peters Episcopal Church (2910 N. Starr), all listed city landmarks.

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 properties 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*
- B. *Is associated with the lives of persons significant in our past; or*
- E. *Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif*

ANALYSIS

1. At over 133-years-old the property meets the age threshold criterion.
2. The property retains its integrity, including its original massing, scale, feeling, and most materials; the front façade is intact, although the porch and siding were altered in the 1990s when the turned posts, balustrade, and shingles were added to the front. The west and east facades retain their original siding and some original windows. The rear addition was added between 1888 and 1896; changes older than 50 years may be significant in their own right. In the 1990s, the roof style of the rear addition was changed and a small rear porch was added. The chimney was also removed and a foundation was added.
3. The building meets Criterion A for its association with the development of Old Town and its Croatian community; Criterion B for its association with Janet E. Steele, who built the first lumber building in Tacoma as well as gave birth to the first two European American children in Tacoma; and Criterion E for its proximity to other listed city landmarks.

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 2312 North 29th Street 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 2312 North 29th Street 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 Commission defer a decision on the nomination of 2312 North 29th Street to obtain additional necessary information [specify], to the next regular LPC meeting (or state another reason)."

AGENDA ITEM 3B: 2804-2806 McCarver Street, Beals House Duplex

Kathy Ursich

BACKGROUND

The Beals House Duplex, at 2804-2806 McCarver Street, was built in 1888. The house was built by Curtis A. Beals, a contractor and real estate salesman who also served two terms on the Tacoma City Council. Beals lost the house in the 1890s; for the next five decades the house was occupied by members of Old Town's Croatian immigrant community. In 1984, Eckart Klee, the home's current owner and resident, purchased the building. The building is nominated under Criterion A for its association with the development of Old Town and its Croatian community; and Criterion C as an example of the West Coast stick style, representing a transition between the Italianate style and emerging Queen-Anne, Stick, Shingle, and Neo-Colonial styles.

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 properties 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. *Embodyies 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;*

ANALYSIS

1. At 129-years-old the property meets the age threshold criterion.
2. The property retains its integrity, including its original massing, scale, design and most materials; however, in 1984, a small addition was added to the south side of the house and all of the original windows were replaced with aluminum sashes, although the framing is still intact. The cast iron balustrade that was on the roof has also been lost.
3. The building meets Criterion A for its association with the development of Old Town and its Croatian community; and Criterion C as an example of the West Coast stick style.

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 Beals House Duplex 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 Beals House Duplex 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 Beals House Duplex to obtain additional necessary information [specify], to the next regular LPC meeting (or state another reason)."

DESIGN REVIEW

AGENDA ITEM 4A: 720 North I Street (North Slope Historic District)

Duke York, York Enterprises

BACKGROUND

Built in 1893, this is a contributing structure in the North Slope Historic District. The applicant is proposing to raise and extend the rear gambrel roof across the back façade, so that the height and pitch matches the front gambrel, and add a deck in place of the current rear addition. The materials for the siding, trim, and windows will match the existing original materials. The rear of the home has been altered in the past; no work will be done to the front façade. The Landmarks Preservation Commission was briefed on this proposal on July 27, 2016, and provided positive feedback.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

North Slope Historic District Design Guidelines

Exterior Siding and Materials

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

Guidelines for Roofs

1. **Preserve and retain existing roof form and appearance.** Major changes to the overall roof plan/type are discouraged. For example, changing a hipped roof to a gabled roof is generally inappropriate.
2. **Rooftop Additions should be sensitively located.** Additions that affect roof appearance may include the addition of elements such as dormers, skylights and chimneys. Additions are not discouraged, but should seek to minimize the visual impact to the overall roof form, as follows:
 - Changes to the roof form should be located to the rear and less visible sides of a home.
 - In certain cases, it may not be possible to conceal new elements such as additional dormers from view. In such cases, using examples of historic additions (location, scale, design, materials) to guide new design is appropriate.
3. **Existing roof heights should be maintained.** Changes to the primary ridgeline height of a house are generally discouraged, such as "bump ups," with the exception that: in certain cases it may be demonstrated that an overall ridgeline height increase will dramatically increase useful attic space in a house WITHOUT significantly changing the appearance of the home from the street (rare).

Guidelines for Additions

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

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. New siding will match the original materials and design.
3. The existing roof form and appearance of the front façade will not be altered.
4. The new dormer will match the existing roof in style, height and pitch. It is sensitively located at the rear of the home and will be minimally visible from the main right-of-way.
5. The primary ridgeline of the house will not be changed.

RECOMMENDATION

Staff recommends approval of the application.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 720 North I Street, as submitted.

AGENDA ITEM 4B: 619 North K Street (North Slope Historic District)

Jared Baehmer, Cornerstone Home Designs

BACKGROUND

Built in 1901, 619 North K Street is a contributing property in the North Slope Historic District. The Landmarks Preservation Commission conducted a site visit on June 23, 2017. This proposal is regarding the second dwelling towards the rear of the property, which is a legal nonconforming structure. Although it is located on the property of 619 North K Street, there is no build date for this structure and it is not included in the district inventory. Commissioner McClintock has provided research that indicates the structure was built in 1925 and altered at an unknown date. Pursuant to TMC 13.07.070, *B. Historic District Inventories. The Commission shall adopt and maintain historic building inventories for buildings within Historic Special Review Districts that identify "Contributing" and "Non Contributing" properties. Architectural integrity, as it relates to materials, space, and composition in various periods of architecture, shall be respected and, to the extent possible, maintained in contributing properties. Historic. The absence of a property on a historic inventory shall not preclude the Landmarks Preservation Commission's authority to review changes to such a property. If a property is not listed on the historic inventory for the district, the property shall be assumed to be contributing.* Inventories may be formally amended annually. Staff recommends that if the Commission finds this structure to be noncontributing, then the Commission may recommend this be reflected in the inventory during the annual amendment.

The applicant is proposing replacing some windows to meet egress requirements, as well as altering the roofline to a hipped roof with dormers. The chimney would also be removed. These changes are to accommodate an interior remodel. There are no changes proposed for the main house. The applicant will be providing updated materials that reflect the Landmarks Preservation Commission's comments.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

North Slope Historic District Design Guidelines

Windows

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

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

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

Depending on specific project needs, replacement windows may include:

- Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.
 - An insert window is a fully contained window system (frame and sashes) that is “inserted” into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.
4. **Non-historic existing windows do not require “upgrading.”** Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to “upgrade” a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a non-historic aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

5. New Window Openings/Changing Window Openings

- Enlargement or changes to the configurations of existing window openings is to be avoided on the primary elevation(s) of a historic building within the district. In specific cases, such as an egress requirement, this may not be avoidable, but steps should be taken to minimize the visual impact.
- Changes to window configurations on secondary (side and rear) elevations in order to accommodate interior remodeling are not discouraged, provided that character defining elements, such as a projecting bay window in the dining room, are not affected. A typical example of this type of change might be to reconfigure a kitchen window on the side of a home to accommodate base cabinets
- In general, openings on buildings in the historic district are vertically oriented and are aligned along the same height as the headers and transoms of other windows and doors, and may engage the fascia or belly band that runs above the window course. This pattern should be maintained for new windows.
- Window size and orientation is a function of architectural style and construction technique. Scale, placement, symmetry or asymmetry, contribute to and reflect the historic and architectural character of a building.

6. Sustainability and thermal retrofitting.

- a. Window replacement is often the least cost effective way to improve thermal efficiency. Insulation of walls, sealing of gaps and insulation of switch plates, lights, and windows, as well as upgrades to the heating system all have a higher return on investment and are consistent with preservation of the character of a historic home.
- b. Properly maintained and weather stripped historic windows generally will improve comfort by reducing drafts.
- c. The energy invested in the manufacture of a new window and the cost of its purchase and installation may not be offset by the gains in thermal efficiency for 40 to 80 years, whereas unnecessary removal and disposal of a 100 year old window wastes old growth fir and contributes to the waste stream.
- d. If thermal retrofitting is proposed as a rationale for window replacement, the owner should also furnish information that shows:
 - The above systematic steps have been taken to improve the performance of the whole house.
 - That the original windows, properly weather stripped and with a storm window added, is not a feasible solution to improve thermal efficiency.
 - Minimal retrofit, such as replacing only the sash or glass with thermal paned glass, is not possible.
 - Steps to be taken to salvage the historic windows either on site or to an appropriate architectural salvage company.
 -

Exterior Siding and Materials

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

Guidelines for Roofs

1. **Preserve and retain existing roof form and appearance.** Major changes to the overall roof plan/type are discouraged. For example, changing a hipped roof to a gabled roof is generally inappropriate.
2. **Rooftop Additions should be sensitively located.** Additions that affect roof appearance may include the addition of elements such as dormers, skylights and chimneys. Additions are not discouraged, but should seek to minimize the visual impact to the overall roof form, as follows:
 - Changes to the roof form should be located to the rear and less visible sides of a home.
 - In certain cases, it may not be possible to conceal new elements such as additional dormers from view. In such cases, using examples of historic additions (location, scale, design, materials) to guide new design is appropriate.
3. **Existing roof heights should be maintained.** Changes to the primary ridgeline height of a house are generally discouraged, such as "bump ups," with the exception that: in certain cases it may be demonstrated that an overall ridgeline height increase will dramatically increase useful attic space in a house WITHOUT significantly changing the appearance of the home from the street (rare).

Guidelines for Additions

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

ANALYSIS

1. This property is within the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.07.070 for exterior modifications.
2. The structure is lacking architectural integrity, as it relates to materials and composition relative to a period of architecture and does not fit the character of the overall district. The structure is also not individually significant and has been altered over time.
3. Historic windows are being removed, which conflicts with the design guidelines for contributing properties.
4. Windows are being removed/altered to accommodate an interior remodel which is not discouraged by the design guidelines.
5. Existing siding will be matched.
6. Although the roof form and appearance would change, this structure faces the alley and is to the rear of the primary structure and not visible from the primary right-of-way.
7. The proposed architectural style is compatible with the district.
8. The alteration does not harm character defining elements on the principal structure.

RECOMMENDATION

Staff recommends that the Commission find this structure noncontributing and approve of the application.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 619 North K Street, as submitted.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Events & Activities Update

Staff

2017 Events

1. Washington Trust for Historic Preservation Youth Heritage Program: Maritime Heritage (July 11th – 15th)
2. South Tacoma Walking Tour (10am TBD, August 12th)
3. Walking Tour (10am TBD, September 9th)
4. Social Justice Tour (TBD September 30th)
5. Prairie Line Trail Arts Symposium (October 19th TBD)
6. Fourth Annual Holiday Heritage Dance (Tour: 5pm; Dance: 6-9pm @ Browns Point Improvement Club, November 3rd)

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

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

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

Property Name

Historic 2312 North 29th Street Common same

Location

Street Address 2312 North 29th Street Zip 98403

Parcel No(s). 8910001320

Legal Description and Plat or Addition:

The west 20 feet of Lot 3 and the East 4 feet of Lot 4, Block 18, Map of the City of Tacoma, according to the Plat thereof recorded in Volume 1 of Plats at page 10, records of Pierce County, Washington.

Nominated Elements

Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Principal Structure | <input type="checkbox"/> Site |
| <input type="checkbox"/> Historic Additions | <input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc. |
| <input type="checkbox"/> Ancillary Buildings/Outbuildings | <input type="checkbox"/> Interior Spaces/Other (inventory in narrative) |

Owner of Property

Name Carol Goforth

Address 2312 N. 29th St.

City Tacoma

State WA

Zip 98403

Is the owner the sponsor of this nomination?

Yes No

Form Preparer

Name/Title Marshall McClintock

Company/Organization Historic Tacoma

Address 701 North J Street

City Tacoma

State

WA

Zip 98403

Phone 627-4408

Email marshallm@q.com

Nomination Checklist—Attachments

- | | |
|--|---|
| <input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer) | <input checked="" type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Site Map (REQUIRED) | <input type="checkbox"/> Historical Plans |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i> | <input type="checkbox"/> Other (please indicate): _____ |
| <input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i> | |

FOR OFFICE USE

Date Received _____

Fee Paid _____

11/2008

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

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

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

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

Physical Description Narrative

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

See Appendix I

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

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

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

Historical Data (if known)

Date(s) of Construction Before 1884 Other Date(s) of Significance 1884-1916

Architect (s) N/A Builder Unknown Engineer N/A

Statement of Significance

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

See Appendix II

Appendix I: Part 2: Physical Description Narrative

Site

This small cottage at 2312 N. 29th Street is located in Tacoma's Old Town neighborhood. It sits near the mouth of Buckley Gulch and Ursich Park and diagonally across N. 29th Street from the rear of Old Town Park (See Fig. 1). It is in the same block as Seamen's Rest (2802 N. Carr), less than a block from Slavonian Hall (2306 N. 30th), and just over two blocks from Job Carr's original cabin site. It was the second of five very similar, if not identical, small cottages in a row along this side of N. 29th Street. Of those five, only 2312 and its next door neighbor at 2310 N. 29th remain.¹

The house occupies a narrow, rectangular lot (24'x 120') on the south side of N. 29th Street about 150' from the intersection with N. Carr Street and about 170' from Buckley Gulch. Oriented north to south, the house faces north and sits about 20' from the street. The house is roughly a rectangle and virtually spans the lot. The lot's elevation is more or less level with an office/garage of about 488 sq. ft. at the rear on the alley.

The house address has changed over the years. Prior to 1892. N. 29th Street was called 3rd Street. In 1916, the house number was changed from 2512 to its current number 2312.

Architectural style

This small house is an example of the gable-front variant of the National Folk style, a residential style popular from about 1850 until 1930 that followed the expansion of the railroads across the continent.² Lumber availability and light balloon framing made these simple, relatively inexpensive houses a common sight in cities and rural areas. The gable front echoes the Greek Revival style popular prior to the Civil War. The form was well suited for narrow urban lots. The "shotgun house", a one-story, one-room wide urban form as found here, first became common in the expanding southern cities.

General

This 602 sq. ft., one-story house with no basement consists of two sections: a larger, taller front section of about 500 sq. ft. and a smaller and smaller, lower rear section of about 100 sq. ft. The rear section has been more highly altered and can no longer be considered contributing.

Based on Sanborn Fire Insurance maps, a rear section appears to have been added between 1888 (Fig. 16) and 1896 (Fig. 18). The footprints of the two sections remain consistent with Sanborn Fire Insurance maps of 1896 and 1912 (Fig. 19) as well as with a 1907 photograph (Fig. 20) that shows a large main section with a gable roof and a rear section with a dropped shed roof.³ The rear section's roof has been changed to a gable roof, probably in 1991. The rear section's roof drops about 3-4 ft. below that of the front section. The roofs are moderately pitched with a small overhang. Both roofs are clad in composition shingles.

¹ The ones at 2316 & 2318 were demolished in 1976 to make way for the current house at 2316 N. 29th. The one at 2320 N. 29th was demolished ~1924.

² McAlester, Virginia S. *A field guide to American houses*, Knopf, 2015, pg. 135ff.

³ The companion house next door at 2310 N. 29th retains its shed roof rear addition (Fig. 12).

Currently, there are no chimneys. A 1977 picture (Fig. 3) shows a central brick chimney in the front section. The house sits on concrete block foundation that likely dates from the 1990s. The interior has been completely remodeled and evidences no original details. The larger front section is now a combined living room and kitchen. The rear section contains the bedroom and bath.

Original channel wood siding clads the front section of the house. However, the rear section has been substantially altered. Its west side retains the original channel wood siding, but its rear and east sides are clad with contemporary, vertical tongue and groove wood siding. The original siding may remain under this.

North or Front Façade

Five steps lead up to a narrow (~ 4 ft. wide) porch with hipped roof that extends across the front façade (Fig. 2). The roof is supported by three contemporary turned posts with a balustrade of turned spindles. A 1977 photograph (Fig. 3) shows the porch with simple, square posts and no balustrade, which is likely closer to the original configuration. This photograph also shows three steps to the porch deck, suggesting the front yard was leveled when the new foundation and porch deck were installed.

Above the porch roof the gable is clad in square wood shingles with two ranks of decorative cove and round shingles. These shingles likely cover the original channel siding shown in the gable in the 1977 photo. A plain board frieze trims the gable. Plain corner boards frame the house corners.

On the east side of this façade is an original large, four-over-four, double-hung window (Fig. 4). The window sill is about one foot above the porch deck and casing is plain boards. On the west side is the entry. New casing surrounds a new half divided-light door and screen door. The 1977 photograph shows a simple, five-paneled door.

West façade

The west façade has channel wood cladding on both the front and rear sections and no windows (Figs. 5 & 6). This appears to be wholly original. While the rear and east walls of the rear section have been resided and the roof changed from shed to gable, this west rear wall appears to have been retained intact.

East façade

The east façade of the front section is largely intact (Fig. 7). Like on the front façade, there is an original, four-over-four, double-hung window towards the rear with a simple plank casing (Fig. 8). The only change appears to be a duct for a contemporary heating/cooling system.

The rear section of this façade is not original and not contributing. A contemporary back door with small porch and stairs is situated where the rear section begins (Fig. 9). The contemporary door is half-light while the small cedar porch and stair has a plain balustrade with square spindles. The cladding of the rear section is vertical, tongue and groove with a sliding vinyl window to the rear (Fig. 10).

South or rear façade

Like the rear section of the east façade, the rear of the house is not original and not contributing. The cladding is vertical, tongue and groove with a sliding vinyl window (Fig. 11). Additionally, the shed roof

seen in the 1907 photograph (Fig. 20) has been changed to a gable roof. The sister house next door (2310 N. 29th) retains its shed roof (Fig. 12).

1990s Alterations

While it's unclear when all of the contemporary alterations were made to the house, substantial work appears to have been done about 1991 when the large garage/office was added off the alley. The house was placed on a concrete block foundation, and the front yard leveled. In the front section, the brick central chimney was removed. The front porch was rebuilt with turned posts and balustrade, and shingles were added in the gable.

The rear section of the house, however, was substantially altered and is not considered contributing. A contemporary side door and small porch was added to this section. New, vertically-oriented siding and vinyl, sliding windows were installed on the east and rear walls. The shed roof was replaced with a gable roof.

The front section of this cottage retains substantial integrity. Territorial buildings, especially those built prior to 1884, are rare in Tacoma and in the state. Tacoma's current register lists eight buildings from 1889 and only eight more from 1888 or before. Additionally, instances of early working class housing are rare on Tacoma's landmark register. The Secretary of Interior guidelines recognizes that deleterious changes to historic buildings do occur and must be weighed carefully. In discussing this issue under CriteriaA (historic events) and B (historic persons), the National Register of Historic Places Program states that a building nominated under these criteria "ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association."⁴ This cottage does so.

⁴ *How to apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service, Revised for Internet, 2002.

Appendix II: Part 3: Historical or Cultural Significance

Statement of Significance

At over 133 years of age, the cottage at 2312 N. 29th meets the minimum criteria for inclusion on Tacoma's Register of Historic Places. Although the exact age of the house is unknown at this time, it is among the earliest surviving original buildings in Tacoma, is associated with the earliest period of the city's development, and is a rare example of early working class housing. It is also related to some of Old Town's early pioneers as well as to its later Croatian immigrant community. The house is listed in the 1981 Old Town Building Inventory as "Contributing".

The house at 2312 N. 29th meets the following criteria for inclusion on the Tacoma Register of Historic Places:

- Criterion A as a remaining Territorial residence from the earliest period of Tacoma's and the Old Town neighborhood's development. Built sometime before 1884, this is a plain cottage, one of five similar cottages in a row that were likely built at the same time. It served as working-class housing during the industrial development from the mid-1870s to mid-1970s of Old Town with its coal bunkers, canneries, boat building, flour mills, sawmills and fishing fleet.
- Criterion B for its association with the lives of persons and communities significant to Tacoma's past. It is associated with Janet E. Steele, who built the first lumber building in Tacoma as well as giving birth to the first two European-American children in Tacoma. It is also associated with John N. Fuller, who served as a member of the city council of Old Tacoma and of the consolidated city council of Old and New Tacoma as well as serving as chief of police. In addition, it housed members of Old Town's Croatian immigrant community.
- Criterion E as this house sits within the same city block as Seamen's Rest (2802 N. Carr), within one block of the Slavonian Hall (2306 N. 30th) and two blocks from St. Peters Episcopal Church (2910 N. Starr), all listed city landmarks. It sits cater-corner across N. 29th Street from the rear of Old Town Park (2350 N. 30th) and a few hundred feet from Ursich Park (2300 N. 29th).

The rear section of the house was highly altered around 1991 and is not considered contributing.

Owner and Occupant History

While the exact date that the house at 2312 N. 29th Street was built is unknown, it was likely between 1876 and 1883. It was one of five very similar, if not identical, small cottages that appear on an 1884 bird's eye view map along what was then Third Street (Figs. 14 & 15).⁵ Although not drawn to scale, this panoramic map of Tacoma gives startling detail of the buildings and their relationships at that time.

The ownership history suggests some intriguing possibilities for the date of construction. In 1868, Gen. Morton M. McCarver and Portland financier Lewis M. Starr bought most of Job Carr's 168 acre land claim in what is now Old Town in anticipation of the Northern Pacific Railroad (NPRR) selecting Tacoma as its western terminus. McCarver and his partners platted the township (Fig. 13) and began promoting the development of the new town, variously known as Chebaulip, Commencement City, or Tacoma City.

⁵ *View of the City of Tacoma, W.T., Puget-Sound, County Seat of Pierce County, 1884.* J.J. Stoner, Madison, WI., 1884.

McCarver would build himself a house at the corner of McCarver and N. 28th Streets in late 1869 with lumber and furnishings brought from Portland, OR.

Janette Elder Steele⁶, a Scots immigrant by way of Canada, arrives in Old Town in early 1869 (Fig. 22). In that same year, she builds the Steele Hotel, Tacoma's first frame building, with lumber brought from Seattle (Fig. 21). The 24-room hotel was the first in the city and located on the north side of N. 30th Street just east of where Starr Street intersects (Fig. 24). In 1883 it becomes the Fuller Hotel after Janette marries John N. Fuller that year. It would continue under that name until 1892.

Steele is the first buyer of land in the new town near what is today N. 30th and McCarver Streets.⁷ McCarver, instead of selling lots outright, issued promissory notes to sell the lots at \$300 if the railroad came within five years and \$100 if not. In 1873, however, the N.P.R.R. elected to build a new city about two miles to the east causing considerable financial loss for McCarver and others who invested in what was now called Old Tacoma. In 1874, McCarver sells most of his holdings to Edward Slade (Skookum) Smith.⁸ McCarver dies the following year. In September 1876, Janet E. Steele and John N. Fuller would buy Lots 3 (2312 N. 29th) and 4 in Block 18 from E. S. Smith.⁹

Famously Smith, a N.P.R.R. employee, supervised the massive push to complete a 22-mile railroad connection to Tacoma from Tenino, WA, to meet the completion deadline set by loans. He met the deadline by just 24 hours. Later he would develop the coal mines and coke operation in Wilkeson, WA. Becoming very wealthy, he would construct a 40-room mansion at 423 Broadway (demolished) in Tacoma. He died in 1886.

In his *History of Tacoma*, Herbert Hunt makes some tantalizing but opaque references to small houses built around this time. He mentions "simple shacks" and "little mill houses". The mill referenced is the Hanson, Ackerson & Co. sawmill that started operation in December of 1869 and was located about where N. 30th Street intersects with Schuster Parkway. Hunt notes that the first family to settle in Tacoma after the mill was built was that of A. W. Stewart: "The Stewarts moved into one of the little mill shacks in a gulch."¹⁰ He also mentions Ms. Ackerson and Ms. Hood's beautification efforts: "They went around among the little mill houses, giving many vines, in many cases planting them with their own hands, and encouraging mill workers to grow flowers and neat gardens."¹¹ However, Hunt is likely referring to the workers' houses near Hanson's mill and Garfield Gulch.

When she arrived in Tacoma, Janette E. Steele was apparently already estranged from her husband Hugh Nathaniel. At some point she divorces Hugh since she marries John N. Fuller in 1883. That marital situation and the weak property rights of wives and women generally may account for the next following odd land transactions. In 1882, Steele sells to Fuller the next door property at 2314 N. 29th and

⁶ Janette Steele's first name varies from "Janet", "Jenette" to "Jane". She marries John N. Fuller on 11/19/1883.

⁷ The town site was surveyed and platted in the summer of 1869. See pg. 140 of Herbert Hunt, *History of Tacoma*, Chicago, S. J. Clarke, 1916.

⁸ Deed of Sale from L. M. Starr, etux. & M. M. McCarver, etux. to Edward S. Smith , filed 01/24/1874, Pierce Co. WA, Deed Book 4, page 309. Auditors Office, Tacoma, WA.

⁹ Deed of Sale from Edward S. Smith to John Fuller & Janet E. Steele, filed 09/2/1876, Pierce Co. WA, Deed Book 5, page 446. Auditors Office, Tacoma, WA. On 10/25/1876 Smith sells much of his Tacoma property to Richard D. Rice, including "all of block 18." But arrangement allows Smith to continue to sell these properties for Rice.

¹⁰ Ibid. pg. 125.

¹¹ Ibid. pg. 128

several other properties in Old Town.¹² At the same time, Fuller sells Steele the property at 2312 N. 29th.¹³ Of course, these deeds do not indicate whether the houses existed at that time. These transactions between Fuller and Steele are interesting since they had purchased property together since 1876 and would marry in 1883.

John N. Fuller emigrated from England in 1865 and reached Tacoma in 1871. He would serve on the Old Tacoma city council in 1881 as well as the combined city council in 1883. In addition, he was a member of the Public Works Commission and the fire department. He served as the second Chief of Police for the combined city from 1887 to 1888. However, he was considered soft on gambling and was not continued after his first term. He did serve a further term on city council.¹⁴ He would acquire considerable real estate in Tacoma. He does not appear to have ever lived at 2312 N. 29th. Janette dies in 1894, and John lives on to 1904 (Fig. 26). Both are buried in Tacoma Cemetery (Fig. 27).¹⁵ Their daughter Winona, who marries Peter W. Penrose, inherits Fuller's properties, including 2312 N. 29th.

The first definitive evidence of the house appears on an 1884 bird's-eye or panorama map (Fig. 14 &15).¹⁶ The raster digital image of this map from the Library of Congress provides a remarkable level of detail. Although the primary focus of the map is New Tacoma, the row of five little cottages on what was then Third Street. The map also shows James Williams' salmon cannery, which opened in 1883 and extended into the bay directly down from the cottages.¹⁷

This house has mostly been a rental property. None of its owners appear to have actually lived in the house until the 20th Century. Since Polk city directories only included "reverse lookup", i.e. by address, from 1928 on, identifying residents of the house before that date is difficult. However, the recent digitization of many city directories allows some residents to be identified.¹⁸ This allows a glimpse at the working class character of its residents. Some of these residents will be discussed in more detail following the chart.

¹² Deed of Sale from Jeanette E. Steele to John N. Fuller, filed 01/17/1882, Pierce Co. WA, Deed Book 10, page 58. Auditors Office, Tacoma, WA.

¹³ Deed of Sale from John N. Fuller to Jeanette E. Steele, filed 01/17/1882, Pierce Co. WA, Deed Book 10, page 60. Auditors Office, Tacoma, WA.

¹⁴ *History of the Tacoma Police Department*, Tacoma, WA: Tacoma Police Dept., 2008. Pg. 15-16.

¹⁵ John N. Fuller obituary, *Tacoma Daily Ledger*, 03/23/1904, pg. 8

¹⁶ View of the city of Tacoma, W.T., Puget-Sound, county seat of Pierce Co. 1884. Madison, Wis., J.J. Stoner. (Library of Congress, 75696668, digital access: //hdl.loc.gov/loc.gmd/g4284t.pm009800)

¹⁷ Hunt, pg. 301

¹⁸ U.S. City Directories, 1821-1989, database online, HeritageQuest (www.ancestryheritagequest.com) accessed 05/02/2017).

Date	Name	Employment
1895	Andrew O. Bowman	Baker
1897-1906	James R. Forrest	Miner, bartender
1897, 1899	James A. Farrell	Saloon keep
1900, 1910	William & Grace Creten	Laborer, truck driver
1903	James Frost	Laborer
1907	Paul Wallmaker	Laborer
1908	Mary Strang (wid. of John) & Henry	None listed
1909	John J. & William L. O'Reilly	Clerk
1912	John D. & Katherine Perry	Watchman
1914-16	Joseph & George Rosin, Nicholas, Richard, & Dinco* Boskovich, George Ancich*, Nicholas Mosich*	Fishermen
1918-19	Clinton E. & Dawson K. Erickson	Boilermaker
1921-22	Samuel J. & Sophia C. Barth	Carpenter
1927	Roy Thompson	Mill man
1928-32	Vacant (?)	
1933	Frank Larson	None listed
1934-35	Vacant (?)	
1937-54	Olai Jacobsen	Longshoreman, seaman
1939-86	Elizabeth O. Karzano	Domestic, Housekeeper

*Dinco in 1914-15, Nicholas Mosich in 1914, George Ancich in 1914 & 1916

From 1897 until 1905, James R. Forrest, bachelor, lived in the house or at least listed it as his residence. Forrest had served as an early Tacoma policeman in 1890-92, but later he worked as a coal miner (1893-1900) and then as a bartender (1901-1908). In 1900 Fuller appears to have bought or entered into an agreement to buy the house with John N. Fuller. Forrest would live in the house until 1905, but by 1906 he has moved next door to 2514 N. 29th (demolished) where he would live until his death in 1915 (Fig. 27). Perhaps he purchased that house, too. Just before his death in 1915, he had self-mortgaged 2312 N. 29th with Peter W. and Winona Primrose, the heirs of John & Janet Fuller. At Forrest's death the property reverted back to them.¹⁹

Although difficult to imagine in so small a house, Fuller did have boarders from time to time. Usually these were single men, but occasionally married couples. In 1900, Fuller had William and Grace Creten staying with him. William's employment is listed as "laborer" in 1900. William and Grace return to the house in 1910. By then William's employment is listed as "driver flour truck". He was likely working for the Sperry Flour Company. By 1920, he is a foreman at the Tacoma Warehouse and Elevator Company. Both companies were located along what is today Schuster Parkway.

At the turn of the 20th Century Tacoma saw an influx of immigrants escaping a farming crisis and rural overpopulation from what is today Slovenia and Croatia. From 1914 to at least 1916, five male Croatian immigrants share the house at 2312 N. 29th. Having emigrated from Dalmatia (now Croatia) from 1909 to 1914, their ages ranged from 9 to 34.

¹⁹ Deed of Sale from James R. Forrest to Peter W. Penrose etux., filed 04/08/1916, Pierce Co. WA, Recording #437022, Auditors Office, Tacoma, WA.

George Rosin (b. ~1882) had immigrated to Tacoma in 1909. He worked in a lumber mill and as fisherman. His young nephew, Joseph S. Rosin, lived with him. George's older brother and Joseph's parents were Jakov, and Antica Rosin. They operated a boarding house and saloon nearby at 2221 N. 30th. Joseph was born in Dalmatia and came to Tacoma in 1909 with his parents.²⁰ Age nine in 1914, he's living with his uncle George at 2312 N. 28th Street. He likely attended school at Aquinas Academy (1112 N. G Street) and kept house for the other men. Joseph would eventually join his uncle and other relatives on the Old Town fishing boats. By the 1940s he joins John B. and Robert J. Breskovich in operating Pacific Boat Company, one of the leading boat builders in Tacoma at that time (Fig. 28). They were actively involved in war time production and built government, pleasure and fishing craft.

John (b. 1888) and Richard (b. 1896) Boskovich emigrated from Dalmatia in 1914 and worked as fishermen in Old Town. George Ancich (b. ~1894) had immigrated in 1913 and worked as a fisherman. Many of his Ancich relatives settled in Gig Harbor where they still engage in commercial fishing. The Ancich Brothers Net Shed is a listed landmark in Gig Harbor.

In 1923, Winona Primrose deedes the property at 2312 N. 29th to Mary Johnson for one dollar.²¹ This suggests a close relationship between the two, but none has been found. Mary Johnson was the widow of James Alexander, a longshoreman, and lived two doors down at 2320 N. 29th. Mary would live there from 1913 until 1940.

According to Tacoma city directories, the house was largely vacant from 1928 through 1935. In 1936, Olai Jacobsen rents the house. Born in Norway about 1887, Olai emigrated in 1903 and worked as a longshoreman.²² He buys the house in 1945 and lives there until 1954. Although not married, Mr. Jacobsen appears to have had a relationship of some kind with Elizabeth O. Karzano. City directories suggest they shared the house, perhaps off and on, between 1939 and 1954.

Elizabeth buys the house from Olai in 1953 and continues to live there. Born in Juneau, AL. in 1907, she would live 78 years in Old Town. Married around 1925, probably to Andrew V. Tadich, she had two children, Andrew and Barbara. The marriage didn't last, however, and by 1930 she is living with her parents Henry and Mamie Munro at 2316 N. 28th. Her employment is listed as "domestic" and "housekeeper" in various city directories. At some point she marries Victor Karzano, but by 1954 she is listed as his widow. No further mention has been found about Victor. She would live at 2312 N. 29th for 33 years until she dies in January, 1986 (Fig. 29).²³

²⁰ U.S. Census Bureau (1910)

²¹ Deed of Sale from Winona Penrose to Mary Johnson., filed 06/18/1923, Pierce Co. WA, Recording #437022, Auditors Office, Tacoma, WA

²² U.S. Census Bureau (1940).

²³ Elizabeth O. Karzano obituary. (01/24/1986), *Tacoma News Tribune*, p. B-2.

Appendix III: Maps and Photographs

Part 1: Site Map and contemporary photographs Pages 2 - 6

Part 2: Historic maps, photographs, and clippings Pages 7 - 15



Fig. 1. Site map showing location of nominated property in red. Source: Google Maps.



Fig. 2. Front or North façade, 2017. Note turned posts and spindles and shingles in gable.



Fig. 3. Front façade, 1977. Source: Old Town Building Inventory, Office of Historic Preservation, 1981.



Fig. 4. Front porch, original window detail



Fig 5. West façade, main section.



Fig 6. West façade, rear section. Note the original siding on this wall of the rear section.



Fig. 7. East façade, main section



Fig. 8. East façade, main section, window detail



Fig. 9. East façade, rear section, door and porch
(non-contributing)



Fig. 10. East façade, rear section, detail
(non-contributing).

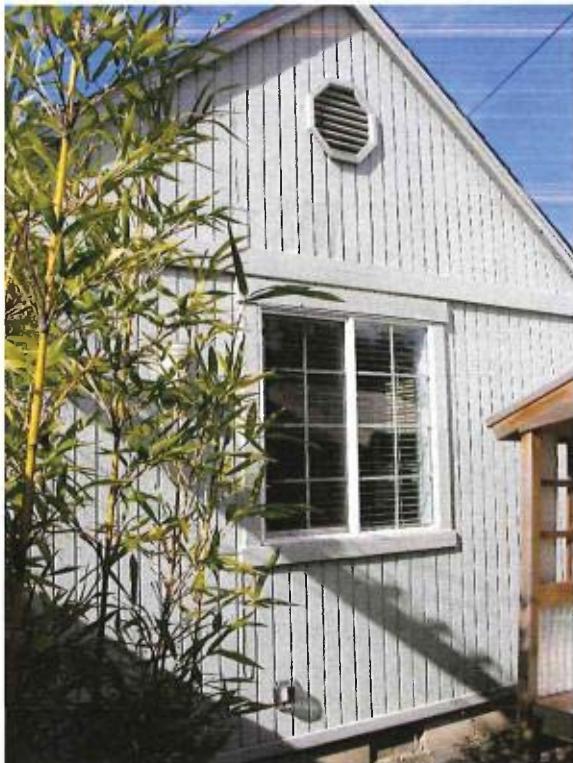


Fig. 11. Rear or South façade (non-contributing).
Note the new gable roof.

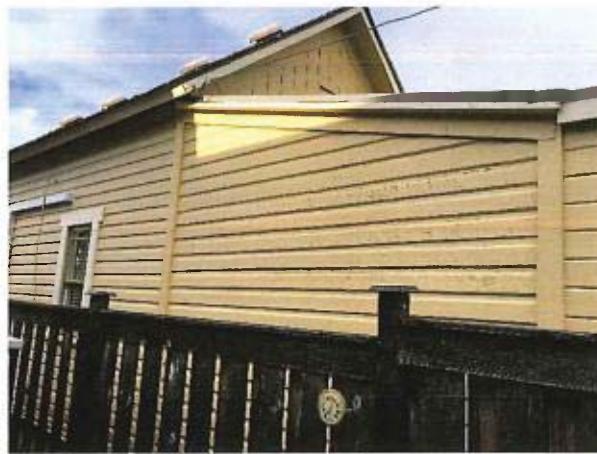


Fig. 12. Rear section of sister house (2310 N. 29th)
showing the original shed roof on the rear section

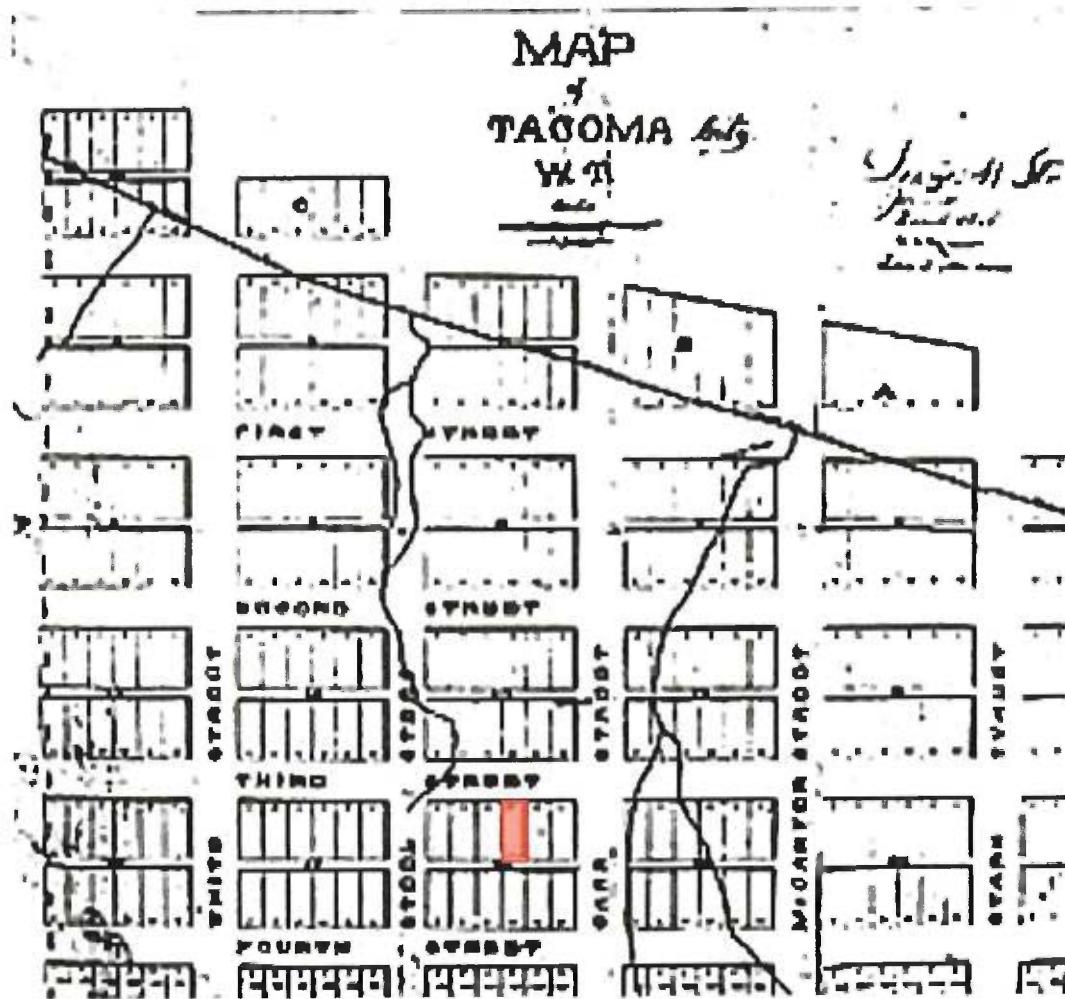


Fig. 13. McCarver's 1869 plat of Old Town with Lot 3 (what would become 2312 North 29th St.) in red. (Washington State Historical Society, Catalog ID: 2009.0.429)

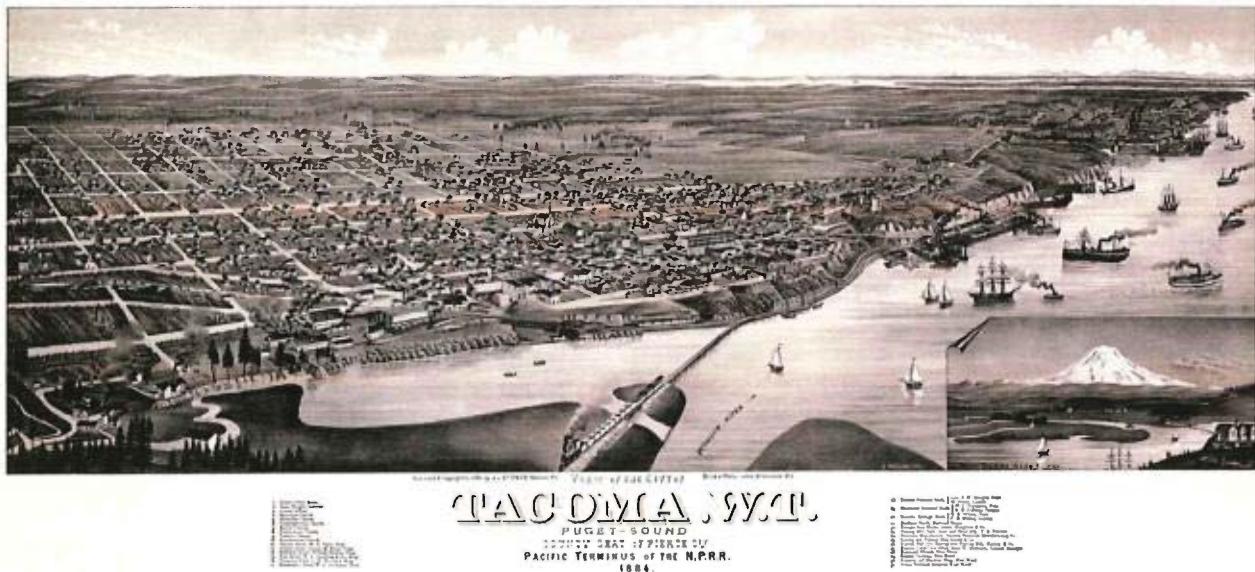


Fig. 14. *Tacoma, W.T., Puget-Sound, County Seat of Pierce Cty. 1884.* Madison, Wis., J.J. Stoner.
(Library of Congress, Control ID: 75696668, Digital ID: //hdl.loc.gov/loc.gmd/g4284t.pm009800)

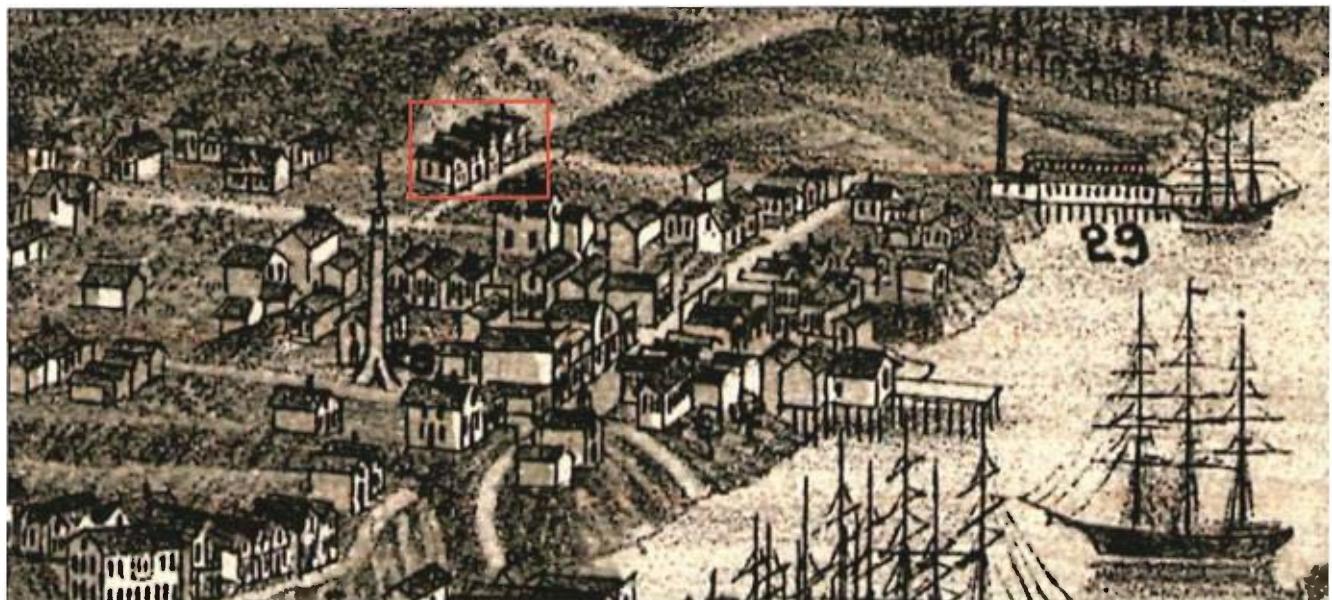


Fig. 15. Detail from 1884 Stoner map showing the five cottages outlined in red. Label 28 marks St. Peter's Episcopal Church (1873), and Item 29 marks the Williams Cannery (operational in 1883).

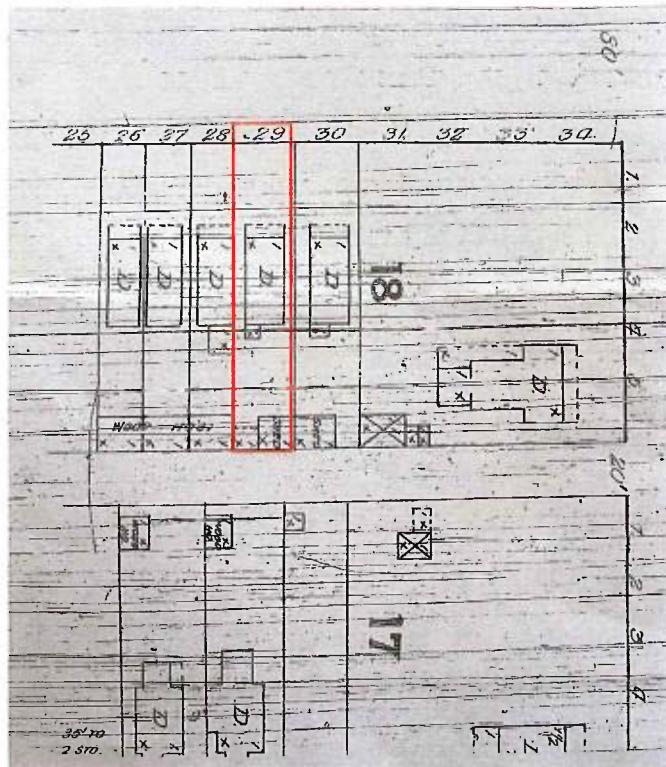


Fig. 16. 2312 N. 29th outlined in red. 1888 Sanborn Fire Insurance Map, Tacoma, Vol. 1. (Tacoma Public Library, Northwest Room)

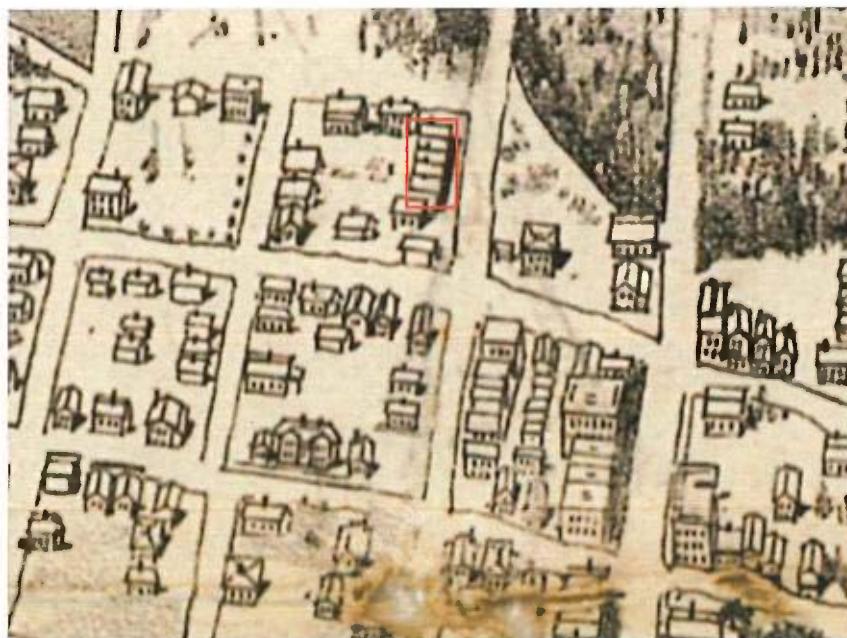


Fig. 17. Detail of the five cottages outlined in red, *Tacoma, Washington, 1893*, Tacoma, J.R. McIntyre, 1893.(Library of Congress, Control ID: 84695067, Digital ID: //hdl.loc.gov/loc.gmd/g4284t.pm009822)

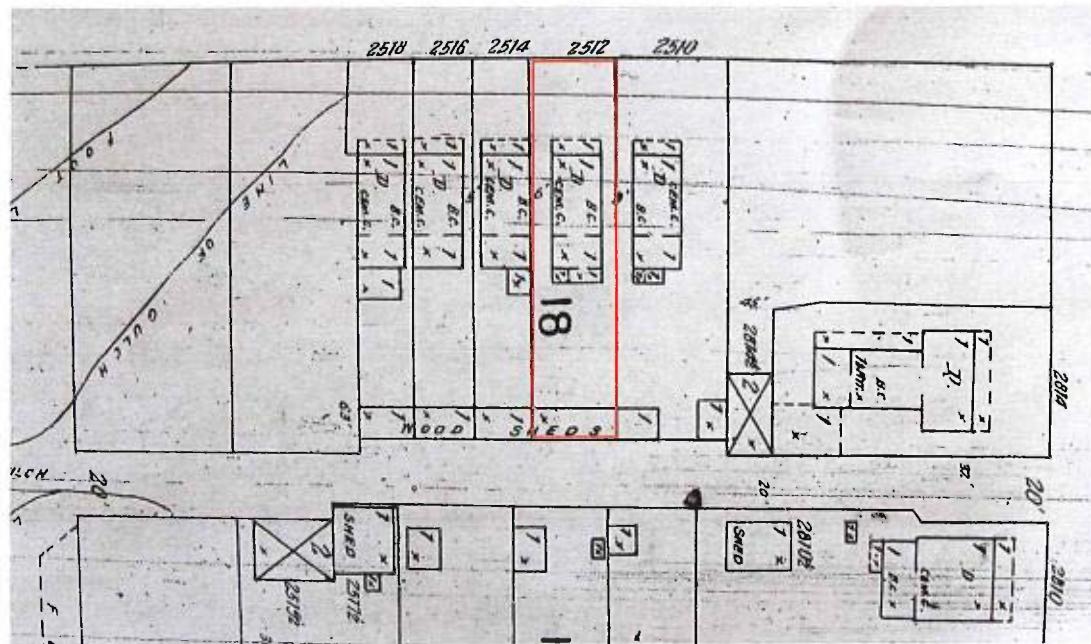


Fig. 18. 2312 N. 29th (in red). Note the same rear addition on all five houses. Sanborn Fire Insurance Map, 1896, Vol. II.

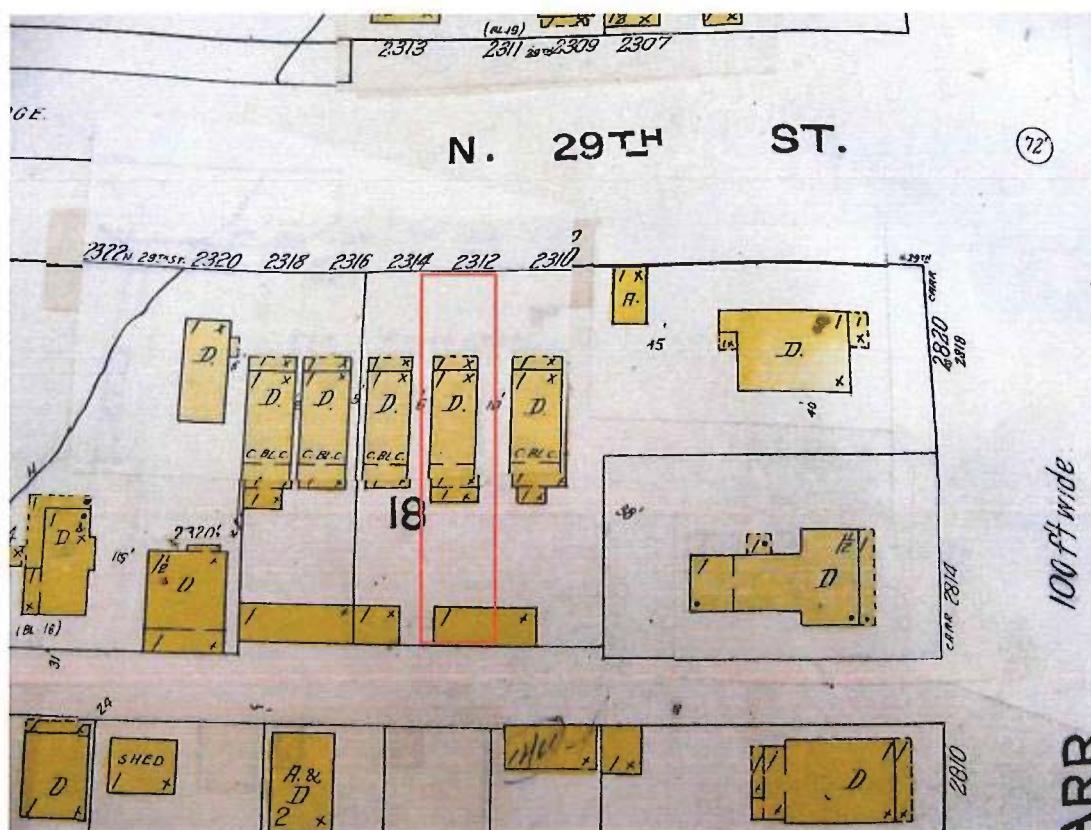


Fig. 19. 2312 N. 29th (in red), Sanborn Fire Insurance Map, 1912 (updated through 1945), Vol. 1, Sheet 28.



Fig. 20. Old Town from Prospect Hill, 1907. The row five cottages outlined in red. Note the shed roof rear additions. 2312 N. 29th is second from right. (Ron Karabaich, Old Town Photo Studio).



Fig. 21. Old Town, ~1870, Job Carr's cabin in green, the Steele Hotel in red. Taken by Anthony Carr from a point roughly in front of Slovenian Hall today (Tacoma Public Library, Northwest Room Image Archives, Image 39275.)



JANET ELDER STEELE

She was the wife of H. N. Steele and she built the first hotel in Tacoma in 1869. Her daughter Annie, now Mrs. Charles E. Hill, and her son Floyd were the first children in Old Tacoma.

Fig. 22. Janet E. Steele. (H. Hunt, *History of Tacoma*, Vol. I, Chicago, Clarke, 1916, pg. 124.)

First Tacoma Hotel Built By Woman

Mrs. H. N. Steele holds a prominent place in early Tacoma history as the builder and operator of the town's first hotel.

The Steele Hotel, the first frame building except for mill employees' shacks, went up in February 1869 with lumber shipped from Seattle, as the mill here was not yet completed.

Mrs. Steele had literally hocked the family jewels to finance the hotel. Her husband had been a miner in the Caribou country, sometimes "in the chips," and sometimes not. During his periods of affluence, Mrs. Steele purchased diamonds, and these gems were pledged to finance the hotel.

Though located in an area mostly made up of stumps, and with supplies having to come from Seattle, Mrs. Steele ran a hotel that gained a name for good food and

Fig. 23. "First Tacoma Hotel Built By Woman," *Tacoma News Tribune*, 06/27/1969, pg. 39



Fig. 24. The Steele Hotel, latter the Fuller Hotel, undated, 2105 N. 30th Street.
(Tacoma Public Library, Northwest Room Image Archives, Image 29249.)

PIONEER TACOMAN DIES IN OREGON

DEMISE OF JOHN N. FULLER OCCURS
AT KLAMATH FALLS.

Came to Tacoma in 1871 and was
Prominently Identified With
Growth of City and at One Time
Chief of Police—Fatal Illness
Contracted in Alaska.

A telegram received by Charles E. Hill
yesterday conveyed the news of the
death of John N. Fuller, one of the
pioneers of Tacoma and active in the
industrial and political life of this city,
at Klamath Falls, Ore., Monday after-
noon. The death of Mr. Fuller was
indirectly due to an illness contracted in
Alaska two years ago.

Mr. Fuller came to Tacoma in 1871
after severing his connection with the
Union Pacific railroad engineering corps.
Upon his arrival in this city he bought
property in Old Town and actively
identified himself with the growth of
the city ever since. He made friends
almost from the first day of his arrival
in Tacoma who will learn with regret of
his death at Klamath Falls, Ore.

Member of First Council.

Mr. Fuller was one of the charter
members of the first city council of Old
Town and was later elected as a mem-
ber of the council of the consolidated
cities of Old Town and New Tacoma.
After being a member of the council he
was named as chief of police of Tacoma
and made an enviable record as head of
the police department. His friends later

Fig. 25. Obituary of John N. Fuller,
Tacoma Daily Ledger, 03/23/1904, p. 8.

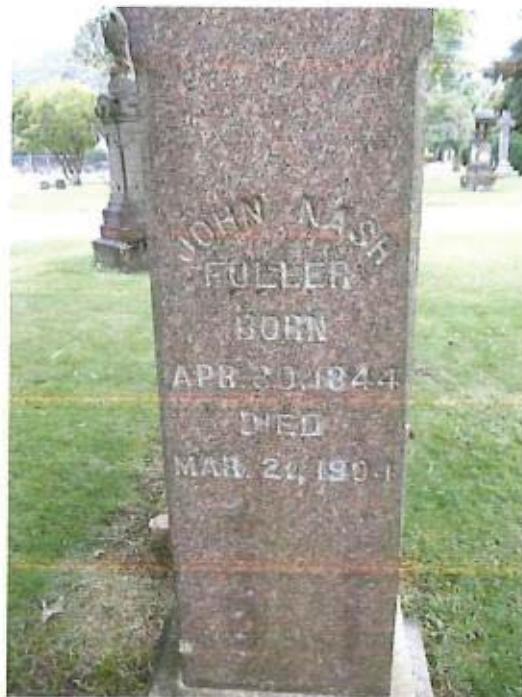


Fig 26. John & Janet Fuller tombstone, Tacoma Cemetery (Lot J, Section 4)

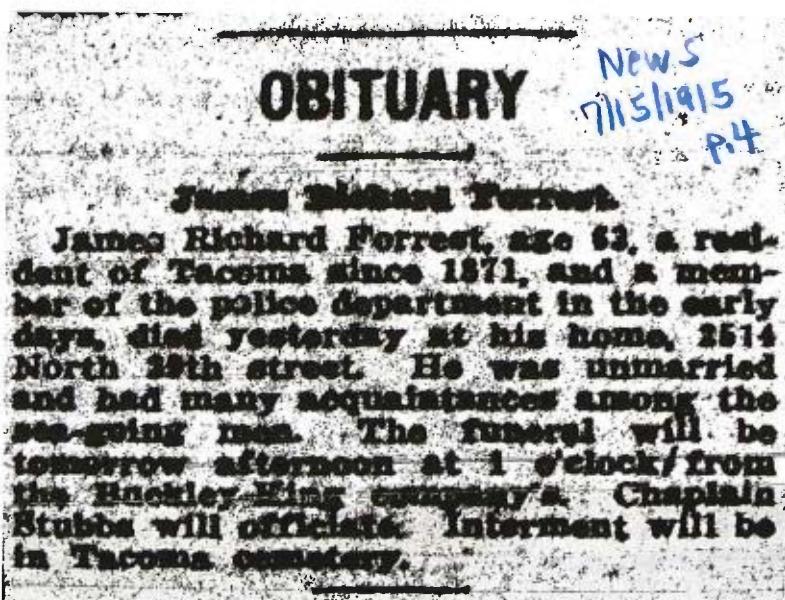


Fig. 27. Obituary of James R. Forrest, *Tacoma News Tribune*, 07/15/1915.pg. 4.



Fig. 28. Pacific Boat Company. 759 Port of Tacoma Rd. Joseph S. Rosin with John and Robert Brescovich created one of Tacoma's leading boat builders during the 1940s. (Tacoma Public Library, Northwest Room, Richards Studio D45735)

Elizabeth O. Karzano

Elizabeth O. Karzano, 78, of Tacoma died Wednesday. She was born in Juneau, Alaska and resided in Old Tacoma for 78 years. She was a housewife and is survived by 5 generations; daughter, Barbara J. Brown, Old Tacoma; son, Andrew Munro, Puyallup; 5 grandchildren, 6 great-grandchildren, and 1 great-great grandchild.

Memorial Services were held Thursday in the Mountain View Funeral Home.

Fig. 29. Obituary of Elizabeth O. Karzane, Tacoma News Tribune, 01/24/1986, pg. B-2.



Brenda McCoy, Unit Manager and Senior Vice President
Genevieve Tomberg, Senior Title Officer
Kathy Hickey, Senior Title Officer
Tonya Harris, Senior Title Officer
Ronda Mills, Title Officer
Edwin Febus, Title Officer
3560 Bridgeport Way W., Ste. 2D
University Place, WA 98466
Toll Free: (888) 929-1999
Phone: (253) 671-1120
Fax: (253) 476-3700
Email: thetitleteam@rainiertitle.com

CHAIN OF TITLE CERTIFICATE

Order Number: 719935RT

Certificate Fee: \$150.00
Sales Tax: \$ 15.00

This Certificate does not purport to reflect a full report on condition of title and shall have no force or effect except as a basis for the Certificate applied for.

NOTE: No search of general taxes or assessments has been made.

This Certificate is restricted to the use of the addressee and is not to be used as a basis for closing any transaction affecting title to said property. Liability of the Company is limited to the compensation received therefore.

This Company does hereby certify that according to those public records which under the recording laws impart constructive notice to matters relating to the title of the land herein described the following Deeds appear of record from January 1, 1867 to December 31, 1937:

The land referred to in this Certificate is described in Schedule A.

The documents referred to in this Certificate are set forth in Schedule B.

Rainier Title, Agent for Stewart Title Guaranty Company

By:

Brenda L. McCoy, Unit Manager

SCHEDULE A

The West 20 feet of Lot 3 and the East 4 feet of Lot 4, Block 18, Map of The City of Tacoma, according to the Plat thereof recorded in Volume 1 of Plats at page 10, records of Pierce County, Washington.

Situate in the County of Pierce, State of Washington.

END OF SCHEDULE A

SCHEDULE B

1. Deed:
Grantor: L. M. Starr, etux and M. M. McCarver, etux
Grantee: E. A. Starr
Recorded: June 10, 1872
Volume No.: 3, Page No.: 387

2. Deed:
Grantor: L. M. Starr, etux and M. M. McCarver, etux
Grantee: E. S. Smith
Recorded: January 21, 1874
Volume No.: 4, Page No.: 309

3. Deed:
Grantor: L. M. Starr, & wife and M. M. McCarver, & wife
Grantee: E. A. Starr
Recorded: March 3, 1876
Volume No.: 5, Page No.: 358

4. Deed:
Grantor: Edward S. Smith & Mary A.
Grantee: John Fuller and Janet E. Steele
Recorded: September 2, 1876
Volume No.: 5, Page: 446

5. Deed:
Grantor: E. S. Smith
Grantee: R. D. Rice
Recorded: November 25, 1876
Volume No.: 5, Page: 486

6. Deed:
Grantor: Edward S. Smith and Mary A. Smith, his wife
Grantee: Richard D. Rice
Recorded: April 21, 1877
Volume No.: 5, Page: 620

7. Deed:
Grantor: Jeanette E. Steele
Grantee: John N. Fuller
Recorded: August 17, 1882
Volume No.: 10, Page No.: 58

8. Deed:
Grantor: John Fuller
Grantee: Jeanette E. Steele
Recorded: February 17, 1882
Volume No.: 10, Page: 60

9. Deed:
Grantor: Richard D. Rice and Almira Rice, his wife
Grantee: Albert S. Rice
Recorded: May 12, 1883
Volume No.: 13, Page No.: 173

10. Deed:
Grantor: Albert S. Rice and Frances W. Rice, his wife
Grantee: Edward S. Smith
Recorded: June 23, 1883
Volume No.: 13, Page: 392
11. Deed:
Grantor: Albert S. Rice and Frances W. Rice, his wife
Grantee: Edward L. Smith
Recorded: June 12, 1885
Volume No.: 19, Page: 75
12. Administrators Deed:
Grantor: Estate of Richard Rice, deceased
Grantee: Mary Johnson
Recorded: April 8, 1916
Recording No.: 437022
13. Deed:
Grantor: Winona Primrose (formerly Fuller)
Grantee: Mary Johnson
Recorded: June 28, 1923
Recording No.: 672563
14. The Recording No. of the Deed under which title is held is: 201308130957.

END OF SCHEDULE B

NOTE: Our search includes only those documents expressly included herein recorded with the Auditor of Pierce County, Washington. Documents not specifically listed have not been researched and/or reported in this report.

This report has been produced for informational purposes and is not intended to provide insurance. Liability under this report is specifically limited to the amount paid for this report.

Effective Date: 21st day of April, 2017 at 8:00 A.M.

PRIVACY POLICY

WE ARE COMMITTED TO SAFEGUARDING CUSTOMER INFORMATION

IN ORDER TO BETTER SERVE YOUR NEEDS NOW AND IN THE FUTURE, WE MAY ASK YOU TO PROVIDE US WITH CERTAIN INFORMATION. WE UNDERSTAND THAT YOU MAY BE CONCERNED ABOUT WHAT WE WILL DO WITH SUCH INFORMATION – PARTICULARLY ANY PERSONAL OR FINANCIAL INFORMATION. WE AGREE THAT YOU HAVE A RIGHT TO KNOW HOW WE WILL UTILIZE THE PERSONAL INFORMATION YOU PROVIDE TO US. THEREFORE, WE HAVE ADOPTED THIS PRIVACY POLICY TO GOVERN THE USE AND HANDLING OF YOUR PERSONAL INFORMATION.

APPLICABILITY

DEPENDING UPON WHICH OF OUR SERVICES YOU ARE UTILIZING, THE TYPES OF NONPUBLIC PERSONAL INFORMATION THAT WE MAY COLLECT INCLUDE:

- INFORMATION WE RECEIVE FROM YOU ON APPLICATIONS, FORMS AND IN OTHER COMMUNICATIONS TO US, WHETHER IN WRITING, IN PERSON, BY TELEPHONE OR ANY OTHER MEANS;
- INFORMATION ABOUT YOUR TRANSACTIONS WITH US, OUR AFFILIATED COMPANIES, OR OTHERS, AND
- INFORMATION WE RECEIVE FROM A CONSUMER REPORTING AGENCY.

USE OF INFORMATION

WE REQUEST INFORMATION FROM YOU FOR YOUR OWN LEGITIMATE BUSINESS PURPOSES AND NOT FOR THE BENEFIT OF ANY NONAFFILIATED PARTY. THEREFORE, WE WILL NOT RELEASE YOUR INFORMATION TO NONAFFILIATED PARTIES EXCEPT: (1) AS NECESSARY FOR US TO PROVIDE THE PRODUCT OR SERVICES YOU HAVE REQUESTED OF US; OR (2) AS PERMITTED BY LAW. WE MAY, HOWEVER, STORE SUCH INFORMATION INDEFINITELY, INCLUDING THE PERIOD AFTER WHICH ANY CUSTOMER RELATIONSHIP HAS CEASED. SUCH INFORMATION MAY BE USED FOR ANY INTERNAL PURPOSE, SUCH AS QUALITY CONTROL EFFORTS OR CUSTOMER ANALYSIS. WE MAY ALSO PROVIDE ALL OF THE TYPES OF NONPUBLIC PERSONAL INFORMATION LISTED ABOVE TO ONE OR MORE OF OUR AFFILIATED COMPANIES. SUCH AFFILIATED COMPANIES INCLUDE FINANCIAL SERVICE PROVIDERS, SUCH AS TITLE INSURERS, PROPERTY AND CASUALTY INSURERS, AND TRUST AND INVESTMENT ADVISORY COMPANIES, OR COMPANIES INVOLVED IN REAL ESTATE SERVICES, SUCH AS APPRAISAL COMPANIES, HOME WARRANTY COMPANIES AND ESCROW COMPANIES.

FORMER CUSTOMERS

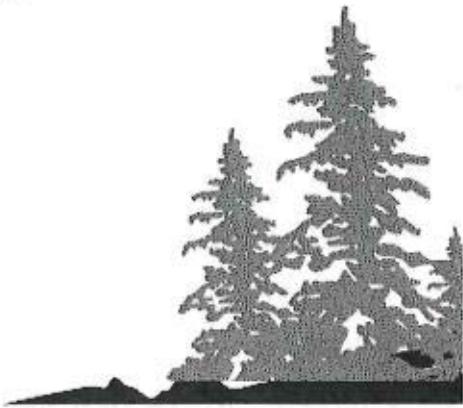
EVEN IF YOU ARE NO LONGER OUR CUSTOMER, OUR PRIVACY POLICY WILL CONTINUE TO APPLY TO YOU.

CONFIDENTIALITY AND SECURITY

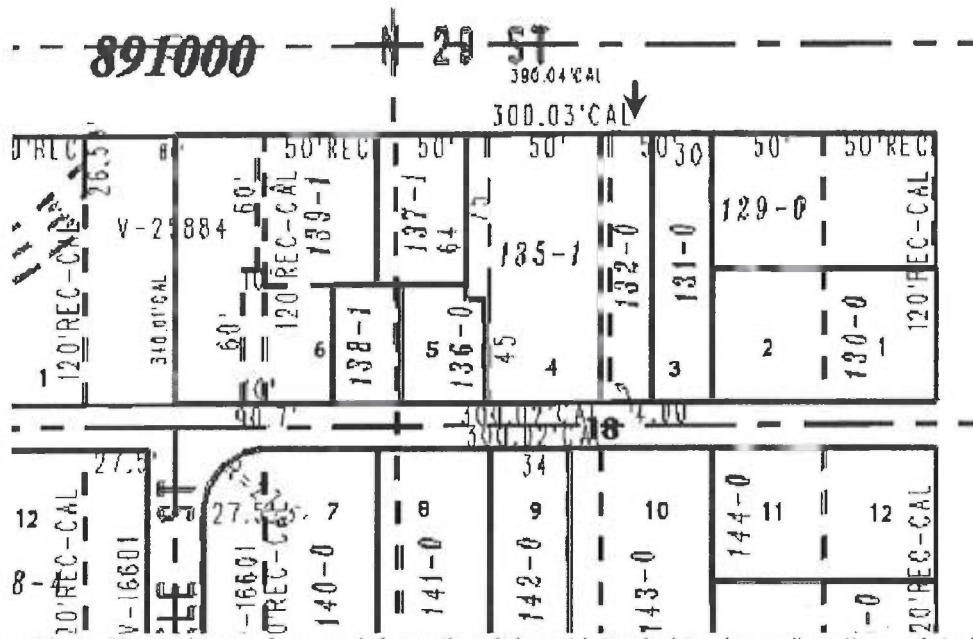
WE WILL USE OUR BEST EFFORTS TO ENSURE THAT NO UNAUTHORIZED PARTIES HAVE ACCESS TO ANY OF YOUR INFORMATION. WE RESTRICT ACCESS TO NONPUBLIC PERSONAL INFORMATION ABOUT YOU TO THOSE INDIVIDUALS AND ENTITIES WHO NEED TO KNOW THAT INFORMATION TO PROVIDE PRODUCTS OR SERVICES TO YOU. WE WILL USE OUR BEST EFFORTS TO TRAIN AND OVERSEE OUR EMPLOYEES AND AGENTS TO ENSURE THAT YOUR INFORMATION WILL BE HANDLED RESPONSIBLY AND IN ACCORDANCE WITH THIS PRIVACY POLICY. WE CURRENTLY MAINTAIN PHYSICAL, ELECTRONIC, AND PROCEDURAL SAFEGUARDS THAT COMPLY WITH FEDERAL REGULATIONS TO GUARD YOUR NONPUBLIC PERSONAL INFORMATION.



This sketch is provided without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment/policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



RAI



This sketch is provided without charge, for your information. It is not intended to show all matters related to the property including, but not limited to: area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the commitment/policy to which it is attached. The Company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

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

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

Property Name

Historic Beals House Duplex Common _____

Location

Street Address 2804-2806 McCarver Street Zip 98403

Parcel No(s). 8910001552

Legal Description and Plat or Addition: Section 30 Township 21 Range 03 Quarter 44
MAP OF TACOMA CITY, MAP OF S 70 FT L 11 & 12 B19

Nominated Elements

Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Principal Structure | <input type="checkbox"/> Site |
| <input type="checkbox"/> Historic Additions | <input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc. |
| <input type="checkbox"/> Ancillary Buildings/Outbuildings | <input type="checkbox"/> Interior Spaces/Other (inventory in narrative) |

Owner of Property

Name Eckhart Klee

Address 2804 McCarver

City Tacoma

State WA

Zip 98403

Is the owner the sponsor of this nomination?

Yes No

Form Preparer

Name/Title Kathy Ursich

Company/Organization _____

Address 2721 N Starr

City Tacoma

State _____

WA

Zip 98403

Phone 253-597-8179

Email twilite132@yahoo.com

Nomination Checklist—Attachments

- | | |
|--|---|
| <input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer) | <input checked="" type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Site Map (REQUIRED) | <input type="checkbox"/> Historical Plans |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i> | <input type="checkbox"/> Other (please indicate): _____ |
| <input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i> | |

FOR OFFICE USE

Date Received _____

Fee Paid _____

11/2008

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

Narrative (continued)**PART 2: PHYSICAL DESCRIPTION****Extent of Changes**

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

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

Physical Description Narrative

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

Site

Built in 1888, this side-by-side duplex house at 2804-2806 McCarver Street is located in Old Tacoma or Old Town. Situated within two blocks of Job Carr's original cabin site (1865), it sits across North McCarver from the site of Tacoma's first school house (1869) and catty-corner across North 28th Street from the site of General Morton McCarver's house (1868). The two-story building with daylight basement occupies a rectangular 70'x 100' lot at the northwest corner of the intersection of McCarver and North 28th Streets. The lot's elevation slopes sharply toward the rear. Oriented east to west, the house faces east with a front façade about 20' from the sidewalk of McCarver Street. It is roughly a rectangle with two 10' x 12' one-story wings projecting from rear of the house. The original foundation of natural rock and cedar logs was replaced in 1984 with one of poured concrete and concrete block. The rear yard of about 2338 sq. ft. drops precipitously about 15' from the drive entrance at North 28th Street. The rear yard had always been low, but it was further excavated in 1984 to create a parking area and daylight basement. The one-story wing on the south side of the main house was added in 1984 and is discussed further below.

Architectural style

This duplex house is an example of the hipped-roofed West Coast Stick-style with a pair of matching two-story, false-gabled bays. Typical of this style, the bays are squared-sided (box bays), and decorative brackets align with side framing of the windows, bays and corner boards. Channel wood siding is the primary wall cladding, which is interrupted with decorative panels, such as the vertical boards in the bays' false gables and diagonal boards at the bottom of the bays, decorative elements typical of the Stick style. This house has a fairly simple palette of decorative details compared to the far more elaborate variants of the Stick style in Northern California and on the East coast. The West Coast Stick style represents a transition between the earlier Italianate style, dominant from 1860 to 1880, and emerging new Queen Anne, Stick, Shingle and Neo-Colonial styles of the 1890s and early 20th Century.

East or Front Facade

Original channel wood siding clads the exterior walls above a 1984, poured concrete foundation. The low, hipped roof is clad in asphalt-composition shingles except for the crown which is flat and metal covered. The crown was originally surmounted with a cast iron balustrade, pieces of which the current owner found but was unable to replicate. There are no chimneys.

Narrow corner boards are found at the house corners and box bay corners. The narrow board frieze below the cornice has decorative brackets at the house's corner boards as well as at the corners of the projecting bays. Decorative

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Tacoma Community and Economic Development Department



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bargeboards highlight the false gables and vertically oriented channel siding clad each tympanum. The area below the first story bay windows features diagonally placed channel siding. Each two-story box bay features four windows at each story. Two narrow, paired windows with simple rectangular framing face front while a narrow, single window occupies each side of the projecting bay.

In 1984 all the original two-over-two, double hung, wood window sashes were replaced with one-over-one, double hung, aluminum sashes. These sashes were designed to fit within the jamb of the original window so that no original exterior window framing was lost.

A flat porch roof the width of the projecting bays and is surmounted by a small decorative balustrade that runs between the two bays. This balustrade was rebuilt based on original remnants in 1984. The flat roof is augmented with a narrow, decorative straight Mansard cornice with flared base that extends wholly across each box bay. Where it crosses the porch area, it projects about 1' proud of the rest. It is clad with two ranks of diamond wood shingles followed by two ranks of square wood shingles. Original decorative brackets support the cornice and are aligned with side framing of the bays and windows as well as the three turned porch posts.

The porch is accessed by two, porch-length steps. A turned post is centered on the porch with a low lattice balustrade extending to the front wall, modestly separating the porch areas. The two narrow doors have one-third, single glazing above three panels with the top most panel divided. A clear transom window with house numbers tops each door. The doors are original. However, the frosted door glazing was installed in 1984.

North façade

The north façade is almost wholly blank except for a single narrow, double-hung window on the first floor toward the northwest corner.

South façade

The south façade was the same as the north façade before the flat-roofed, one-story addition of about 12' x 20' was added in 1984. It is set back from the front façade by about 10' and is aligned with the rear corner of the main house. This addition is sensitive to the original house, being clad in channel wood siding with corner boards and with window framing like the main house. Though about twice the width, the straight mansard cornice with flared bottom reflects the main house's porch roof and utilizes the same pattern of diamond and square wood shingles.

The front-facing façade of the addition has a triplet of narrow, one-over-one, double-hung windows of the same size and planning framing as those on the front bays. The south façade of the addition has two sets of paired, one-over-one, double hung sash windows like those in front. The sashes are aluminum. The rear façade of the addition has large, double French doors that open onto a small patio area.

Upper story of the main house above the addition is blank except for a single, narrow French door that opens onto the roof of the addition.

West or rear façade

The rear façade shows the most change from the house's original configuration. Four narrow windows spaced for each residential unit occupy the upper story of the main house. The upper casing of each is the board frieze of the cornice. The lower story has two 10' x 12' one-story wings projecting from rear of the house. These wings appear in the 1888 Sanborn Fire Insurance maps and likely served originally as kitchens though today they are bedrooms. Each has a hipped roof clad with asphalt composition shingles. Each has a narrow window centered on the outside wall, and each has a small window on the rear wall close to the inner wall.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

When the new foundation was constructed in 1984, it was extended to the end of the two wings and the rear yard excavated to create a daylight basement apartment. A porch floor between the two wings was extended to the rear of the wings and covered with a simple shed roof attached to the main house and connected to the hipped roofs of the wings. A sliding glass door and relights enclosed the space, which is used as a utility area for washers and dryers. At the rear, a small deck area extends along the rear of the north wing and metal stairs descend to the rear yard along the south wing. Below the porch landing is the doorway window of the basement apartment along with a large, multi-light window.

1984 Alterations

When Mr. Klee, the current owner, bought the Beals house in 1984, it had been empty for several decades and was in need of substantial restoration. Since the house had been empty for so long and in the intervening years the city had instituted a zoning program, an initial problem was convincing the city that the house was originally built as a duplex. This was done by showing that two separate interior walls existed between the two units. The foundation (posts resting on rocks) was seriously deteriorated. Plumbing and electrical systems were inadequate. The only toilet was located in a closet on the rear porch. Exterior details were rotting or missing as were the windows.

A new foundation of poured concrete and concrete block was installed, creating a daylight basement that extended to the rear walls of the two rear wings. An enclosed utility area was created between the two rear wings. New plumbing and electrical wiring was done throughout with separate kitchens and bathrooms for the two units installed. A one story addition was added to the south side using an existing window opening as the entry. Another narrow doorway between studs on the south side second floor for access to the addition's roof deck.

Sadly, the original two-over-two, double-hung windows were also replaced due to their deteriorated condition. The one-over-one aluminum sashes were constructed to fit in the jamb of the existing window framing so no exterior alteration was needed. Nevertheless this change violates the Secretary of the Interior Standards Rehabilitating Historic Buildings. Section VII of The National Register of Historic Places Program bulletin "How to Apply the National Register Criteria for Evaluation" discusses how to evaluate the integrity of a property. It acknowledges that negative changes to buildings do occur over time and that these must be weighed carefully. Regarding Criteria A (historic events) and B (historic persons), it states that a building "important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association." Similarly, for Criterion C (illustrating a particular architectural style), it states that a building "that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation." Moreover, "it must retain those physical features that characterize the type, period, or method of construction that the property represents."

While the replacement of the original wood sashes with aluminum is lamentable, the house retains substantial integrity and that, as the bulletin referenced above offers as a integrity test, a historical contemporary from 1888 would easily recognize the property as it exists today. Moreover, given the rarity of territorial buildings in the city and the state as well as the continued loss of historic buildings in Old Tacoma over the last 32 years, it is justified accepting this building for designation despite this alteration.

This text was contributed by Marshall McClintock.

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

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

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

Historical Data (if known)

Date(s) of Construction 1888

Other Date(s) of Significance

Architect (s) Curtis A. Beals

Builder Curtis A. Beals

Engineer _____

Statement of Significance

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

Criteria

The Beals Duplex meets the following City of Tacoma criteria for designation as provided in Chapter 1.42 of the municipal code for inclusion on the Tacoma Register of Historic Places:

Criteria A: The Beals Duplex has significant character, interest, and value as part of the development of Tacoma's Old Town. The house was built during a building boom in Old Town, representing an important phase of urban development. The duplex also represents the Croatian immigrant community's contributions to Tacoma's history.

Criteria B: The house is associated with the lives of persons and communities significant to Tacoma's past. Specifically, the house was home to several families who were part of Old Town's Croatian immigrant community, and the home was built by Curtis A. Beals, a Tacoma city councilmember and builder who also constructed a home for C.P. Ferry.

Criteria C: The house is an example of the West Coast stick style, representing a transition between the Italianate style and emerging new Queen-Anne, Stick, Shingle, and Neo-Colonial styles. Some examples of Stick style can be found in Tacoma's older neighborhoods, including Old Town, but the Beals home is one of few examples of "double houses" built in this style. Additionally, as a territorial "double house" that is relatively intact, it represents an important era in the city's history.

The Beals House and the History of Old Town

Much of Old Town's historic architectural significance spans the period from 1864, when Job Carr built his cabin, to 1918, when a port district was formed along the tide flats at the head of Commencement Bay. During this period of time, Old Town served as an important port location, supporting the purse seine fishing industry, and also was the location of many of the city's sawmills. The architectural history of the neighborhood reflects this usage, with many houses and commercial buildings being constructed to serve the growing community.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

The Beals House is part of this fabric of vernacular architecture extant in Old Town, which illustrates the social and cultural composition of the area, as well as representing the immigrant families who contributed to the economic and ethnic diversity of Tacoma's history.

The Beals Duplex was built in 1888 by Curtis A Beals, a contractor who also served two terms on the Tacoma City Council. The building, built in West Coast Stick style, was constructed during a building boom in Old Town. The double house likely helped to accommodate Tacoma's rapid population growth following the arrival of the railroad in 1873 and completion of the Stampede Pass tunnel in 1888. The City had a total of almost 12,000 residents at the home's completion, compared to only 720 people seven years before.

The fourteen-room duplex home cost \$1,800 – contributing to the almost \$1 million spent on building in Tacoma that year. The Beals House is one of very few Stick-style "double houses" in Old Town. Originally built to house the Beals family, the duplex became home to the growing numbers of newcomers to Tacoma. By the turn of the century, the neighborhood had several boarding houses that accommodated immigrants who came to work in the saw mills and in the emerging fishing industry in the neighborhood.

The Croatian Community in Old Town

At the turn of the 20th Century, the United States saw an influx in immigration. As the terminus of the Northern Pacific Railroad, many came to Tacoma, including a large community of Croatians. At the time, the Yugoslavians were under the control of the Austro-Hungarian Empire, and many decided to migrate to the United States for economic, political, and personal freedom. In most instances, they chose a locality that mirrored the place from which they came, or to places where they knew their skills would be useful.

Old Town was an ideal spot. Many of the Yugoslavians were fishermen by trade, and Old Town, with Commencement Bay and salmon fishing, was an ideal place. Others established small businesses in Old Town, or worked at one of the many lumber mills on the waterfront or in boat building trades. The majority of Yugoslavians that came to Old Town were from the islands off the Dalmatian Coast, specifically the islands of Brac, Hvar, Korcula, and Vis, in what is now present day Croatia.

In 1901, the Yugoslavians formed the Slavonian Benevolent Society to ease the assimilation into American society. The organization provided social and educational benefits to its members, such as a proper funeral or aid to those in need. In 1907, the Slavonian Lodge was built, providing members with a meeting place where they could speak their native language and socialize – hosting dinner, potlucks, meetings, weddings, and funeral receptions. Many members met their spouses at these events. The Slavonian Lodge still stands today, at 2306 North 30th St in Old Town, and is listed on the National Historic Register.

Settling in Old Town gave these new immigrants a sense of community. Settlement of the neighborhood had begun prior to the completion of the Northern Pacific Railroad in 1873, largely in anticipation of the coming railroad. Much early constructed created boarding houses for single males, but with time, Old Tacoma became a residential area for the families of laborers. Many of these workers were Croatian, who found work in the mills, docks, and shipping wharves along the shoreline of Tacoma's "first port." Until the City's transportation infrastructure was completed around the time of World War I, Old Tacoma was isolated and relied on the waterfront for regional travel.

The Beals House and its residents help to illustrate many of these broader histories, including the importance of Tacoma's territorial building boom and the contributions of Old Town's Croatian immigrant community.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

Residents of the Beals Duplex

Curtis A. & Georgeanna Beals

Born in Oregon in 1857, Curtis Beals was a resident of Old Town for most of his 19 years in Tacoma, building and residing in the house at 2804-6 McCarver. Prior to coming to Tacoma in 1880, he married Georgeanna Roberts. Polk directories show that Beals advertised himself as a carpenter, contractor, and real estate broker.

In addition to the Beals House duplex, he built a home for C.P. Ferry in 1888, one of Tacoma's early boosters. In the 1890s, he fell on hard times and lost most of his property, including the home. He found work as a janitor for the City Schools in 1898, but contracted tuberculosis and relocated to Yakima to recover. He returned to Tacoma in 1900, but died a few months later.

Joseph Bepo & Perina Ursich

The Polk Directory shows Joseph Bepo Ursich living at the Beals Duplex in 1912. Joseph B. Ursich – or Bepo, as he was called – was born in 1878 and came to Tacoma from Croatia in 1903. A photograph (included in the photography index) shows him with his cousins George and Pete Ursich and his friend Vladimir Carevich on their arrival in Old Town. All of them came from the island of Brac, town of Selca, off the Croatian coast in the Adriatic.

Before he was a tenant at the Beals Duplex, Joseph B. Ursich lived in a boarding house on 31st Street in Old Town. (The boarding house is no longer standing.) As a lodger there, he met his future wife Perina Soljan, who had come over from Croatia with her aunt from the town of Selca on the Island of Hvar, near Starigrad. They were married in Old Town in 1908 in a large wedding. A photograph (included in the photography index) shows their wedding, with guests outside of the boarding house. After his marriage, he and Perina lived with his cousins at 2808 McCarver, before moving next door to the Beals Duplex.

Joseph B. Ursich was also a member of the Slavonian Lodge in Old Town, and at one time served as the organization's president. A photograph of the Lodge at its opening in 1907 (included in the photography index) shows him holding the drum and wearing a mustache.

He worked for several years with his cousins in a meat market and grocery store at 2408 North 30th in Old Town. He was also a commercial fisherman and worked with purse seiners, which left from the Old Town dock. In 1921, he was employed by the City of Tacoma in the Public Works Department, where he worked until his retirement in 1945. After living in the Beals Duplex, Joseph and Perina moved together to 2801 North Starr in Old Town. They had two children, Kresimir and Perina (DePolo) and four grandchildren. He lived there until his death on February 12, 1950.

Anton & Dinka Jurun

By 1928, the Beals house was owned by another immigrant family from Croatia. Anton Jurun, born in 1886, immigrated in 1914 from the island of Brac. His wife, Dinka, immigrated in 1923. They both spoke Croatian, and Anton worked as a laborer at the Dickman Mill on Ruston Way. The family had three children: Nick, Madalen, and Joseph. A 1976 photo in the Tacoma Historical Society Publication *Old Town* (included in the photography index) shows him in front of Bilanko's Grocery Store, noting that his nickname was "Tonsi." The caption states that "in his younger years, he was so strong that he could carry the big lumber beams on his back."

The Jurun children owned the home until it was sold in 1984 to Eckart Klee, the home's current owner and resident.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

Bibliography

Structure:

Arcade Magazine

“K. Lockwood Squire and the Tacoma Building and Savings Association,” December 1989/January 1990,
pp. 6-9.

Chicago Title Insurance Company

Statutory Warranty Deed, May 1, 1984.

Cultural Resource Survey, 1977, “2804-06 N McCarver St, Tacoma”

Tacoma Building Inspection Records:

Building Permit: 841703 - 5-11-84

Building Permit: 934194 - 9-29-93

Building Permit 941193 - 4-13-94

Physical description written by Marshall McClintock

Occupants:

Hunt, Herbert

Tacoma: Its History and Its Builders, Vol II, Tacoma Historical Society Press, 2005 reprint, p. 75.

Gallacci, Caroline & Tacoma Historical Society

Old Tacoma, Arcadia Press, 2006, p 54-55 & 117.

Tacoma City Polk Directories: 1887, 1900, 1912, 1928

Tacoma Daily Ledger:

“Tacoma’s Growth: Surpassing any City in Washington and Oregon,” December 20, 1887, p 1.

“Curtis A Beals Dead,” September 5, 1900, p. 2.

Tacoma News Tribune:

“Joseph B. Ursich Obituary,” February 13, 1950.

United States Census records: 1900-1940

Narrative Continuation

Photography Index: Beals House Nomination

Part I. Supporting Documents

Site Map
Last Deed of Title
Letter of support from owner

Part II. Historic Structure Photographs

Sanborn Fire Maps, 1888 and 1896
Beals House Duplex, 1977 Historic Survey
Beals House Duplex, 1989
1890s birds eye photograph of Old Town
1893 birds eye map of Old Town
1907 birds eye photograph of Old Town
1937 birds eye photograph of Old Town

Part III. Contemporary Photographs

East façade (front view) of the Beals House and front façade details
Southeast view, showing 1984 addition
South view, showing 1984 addition
West (back) view, showing daylight basement
Window details
North façade
Detail of 1984 addition

Part IV. Historic Occupant Photographs

Curtis and Georgeanna Beals and family
Joseph Bepo Ursich on his arrival in Old Town
Joseph Bepo Ursich and fishing crew
Slavonian Hall Dedication, picturing Joseph B. Ursich
Wedding of Perina and Joseph B. Ursich
Anton Jurun in Old Town



Contemporary site map



**Chicago Title
Insurance Company**

8405010420

VOL. 193 PAGE 123

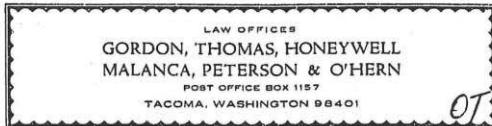
THIS SPACE PROVIDED FOR RECORDER'S USE:

RECORDED
3-1-84
84 MAY 1 P 4: 00

RICHARD A. GRECO AUDITOR
PIERCE COUNTY WASH
DEPUTY

dm

FILED FOR RECORD AT REQUEST OF



CHICAGO TITLE MAY 1 1984

Statutory Warranty Deed

THE GRANTOR NICHOLAS A. JURUN and POLLY L. JURUN, husband and wife, JOSEPH J. JURUN and MADELINE DIANE CONTRIS, in indeterminate interests, each as their respective separate estates for and in consideration of TEN DOLLARS and other good and valuable consideration

in hand paid, conveys and warrants to ECKART O. V. KLEE and ERIKA E. KLEE, husband and wife

the following described real estate, situated in the County of Pierce, State of Washington:

The South 70 feet of Lots 11 and 12, Block 19, Map of Tacoma City, according to plat recorded in Book 1 of Plats, page 10, in Pierce County, Washington.



EXCISE TAX PAID \$ 321.00
Re. No. 101510 Date 5-1-84
Pierce County

By *Madeleine Diane Contris* Auth. Sig.

Dated April 26, 1984

Nicholas A. Jurun
Nicholas A. Jurun
Eckart O. V. Klee
Eckart O. V. Klee
Polly L. Jurun
Polly L. Jurun

Joseph J. Jurun
Joseph J. Jurun
Madeleine Diane Contris
Madeleine Diane Contris

STATE OF WASHINGTON } ss.
COUNTY OF Pierce }

On this day personally appeared before me
Nicholas A. & Polly L. Jurun,
Joseph J. Jurun & Madeline Diane Contris
to me known to be the individual described in and
who executed the within and foregoing instrument,
and acknowledged that they signed the same
as their free and voluntary act and deed,
for the uses and purposes therein mentioned.

STATE OF WASHINGTON } ss.
COUNTY OF }

On this day personally appeared before me
the undersigned, a Notary Public in and for the State of Washington,
duly commissioned and sworn, personally appeared
and
me known to be the President and Secretary,
respectively, of the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corporation
for the uses and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

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

Notary Public in and for the State of Washington,
residing at

304 Main Street
Notary Public in and for the State of Washington, residing at 304 Main Street

350
F. 9235

Last deed of title

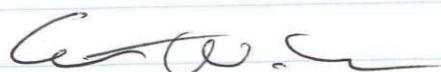
KLee 6275261

Sept 24, 2016

2804 - 2806 McLellan
owner approval

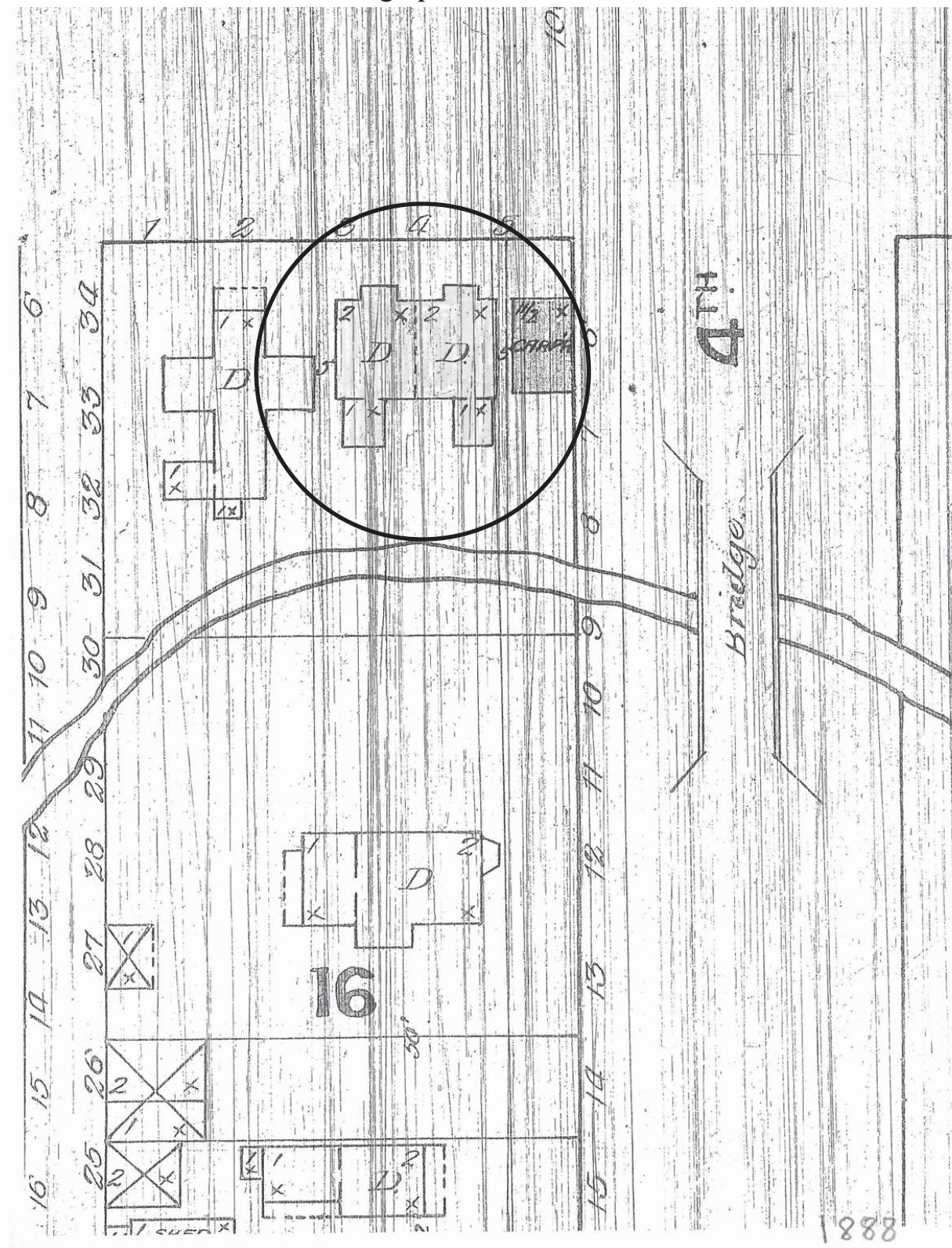
Yes I want my house on the
Tacoma register

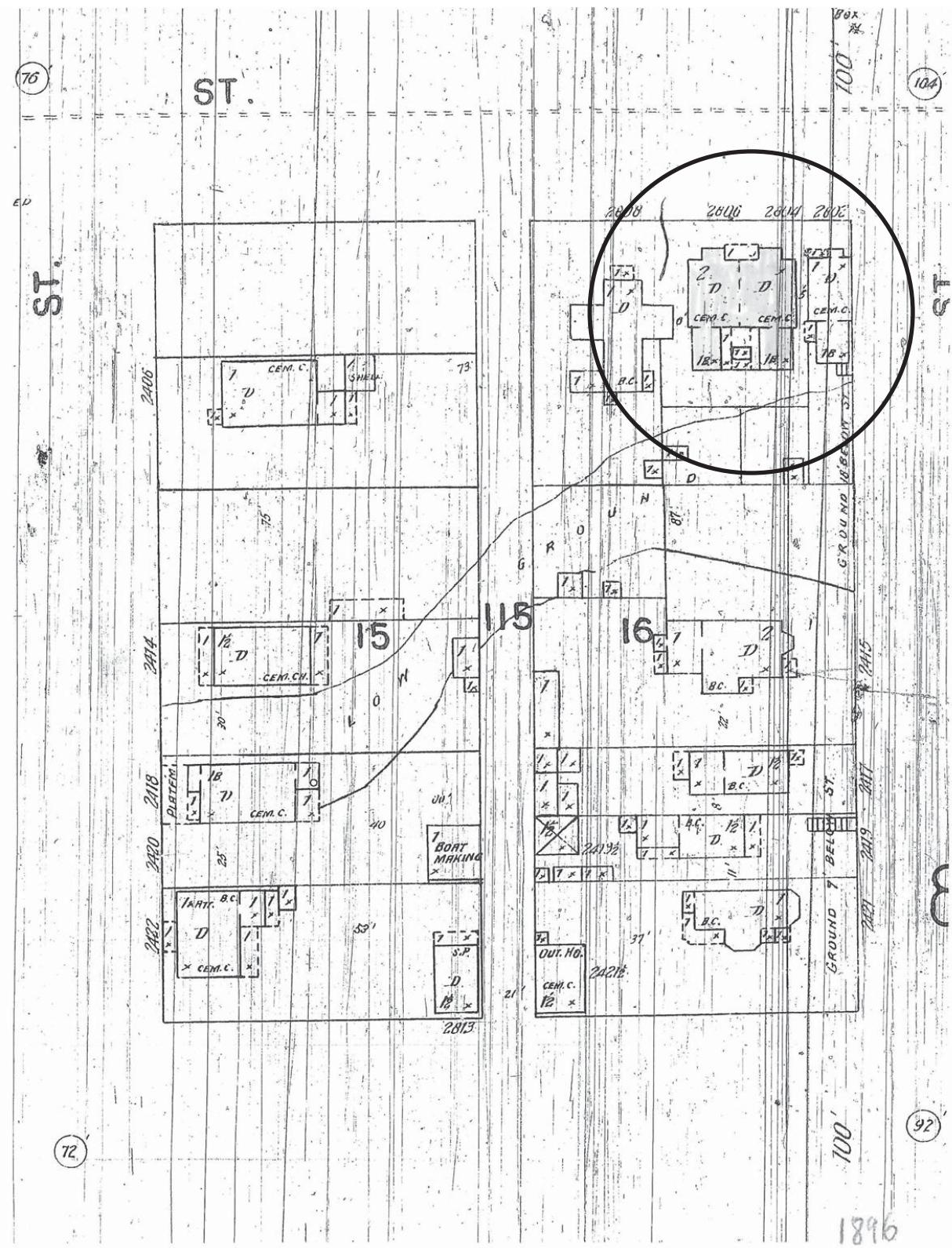
Eckart O. Klee



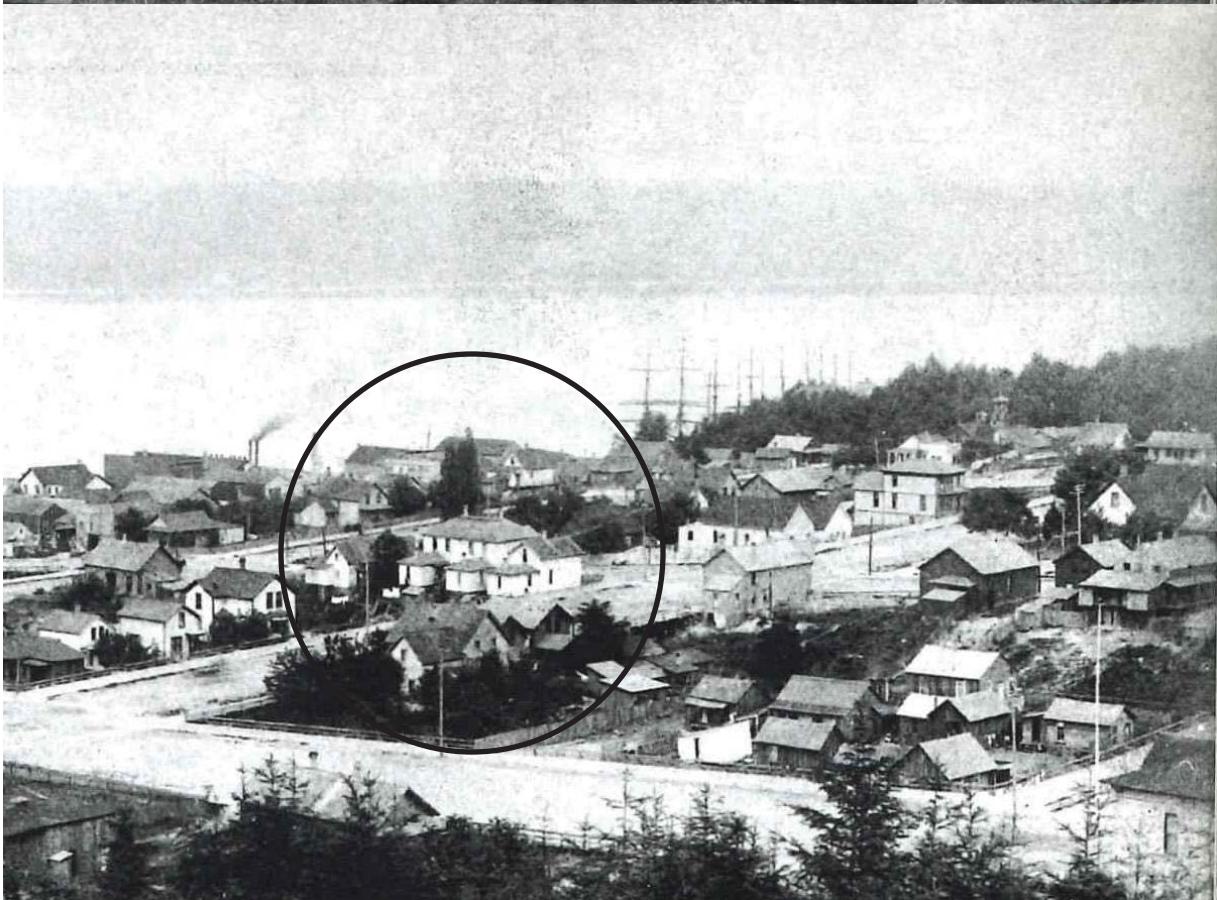
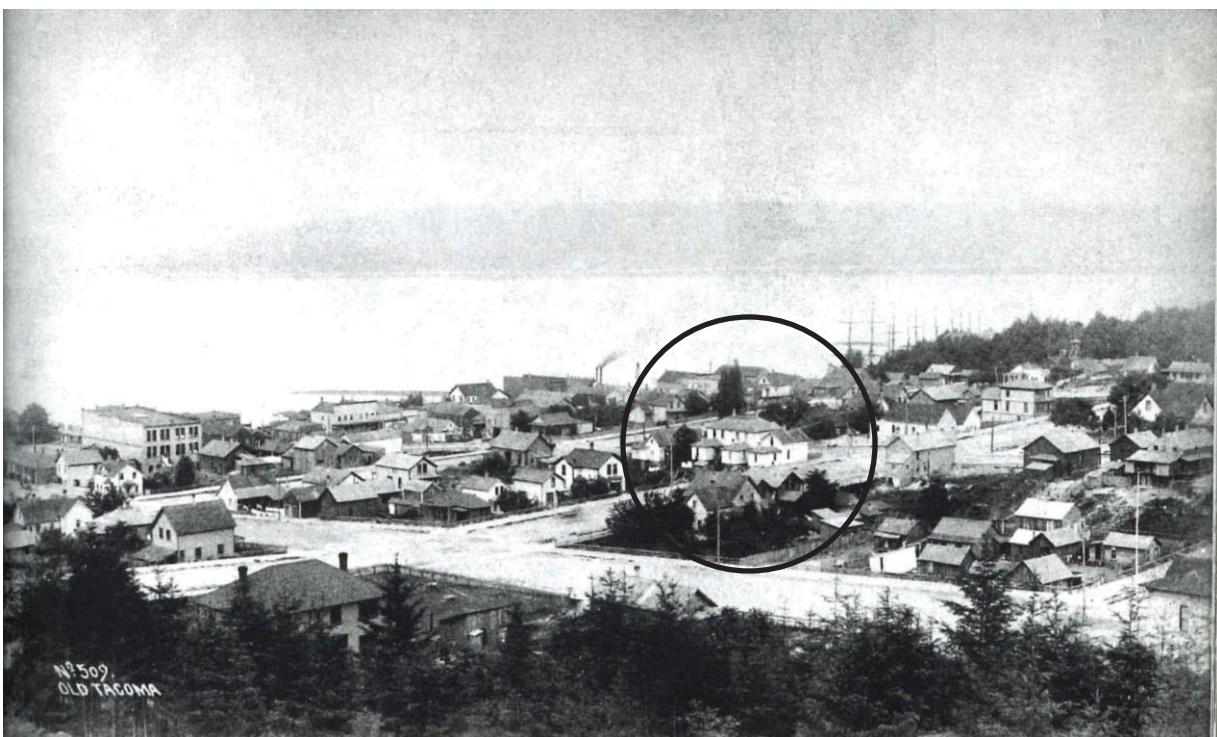
Letter of support from Eckhart Klee, current owner.

Part II. Historic Structure Photographs





Sanborn Fire Maps, 1888 and 1896. Source: Northwest Room, Tacoma Public Library.



Early 1890s birds eye view of Old Town, showing Beals House. Source: *Old Tacoma*.



1893 Blatchly Company birds eye map of Old Town. Source: Northwest Room.

View of Old Town. Tacoma, Wash.



1907 birds eye view of Old Town, showing Beals House. Source: *Old Tacoma*.



View of North 28th
Street on a snowy day,
1937.

Source: Northwest
Room, Tacoma Public
Library, Richards
Studio Collection,
D742-1.

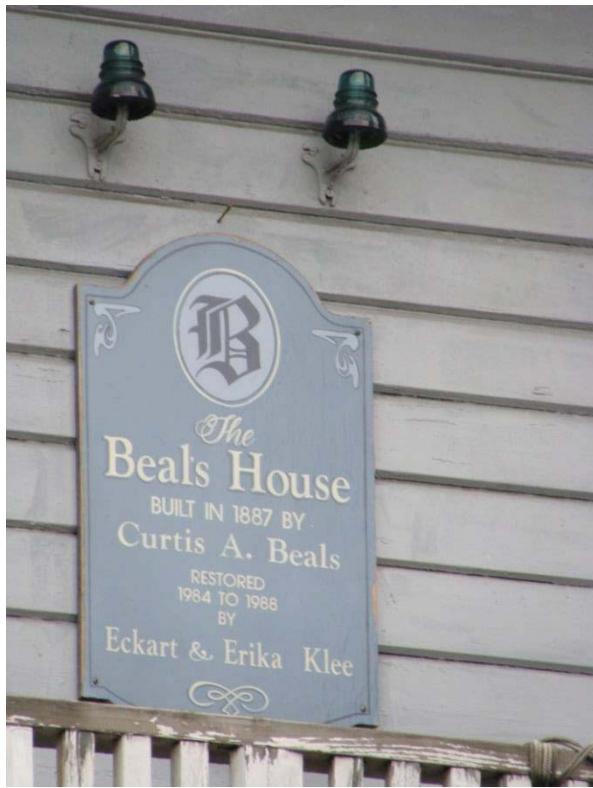


Beals House Duplex, 2804-2806 McCarver, 1977. Source: Northwest Room, Tacoma Public Library.



Beals House Duplex, 1989.
Source: *Arcade Magazine*,
December 1989/January
1990.

Part III. Contemporary Photographs



East façade (front view) of the Beals House (top) and front façade details (bottom)



Southeast view (top) and South view (bottom), both showing 1984 addition.



West (back) view, showing daylight basement



Window details



North façade



Detail of 1984 addition

Part IV. Occupants



Wm. P. Jackson Pacific Avenue, Cor. 11th St., } TACOMA, W. T.

Curtis and Georgeanna Beals and family, c 1888. Source: *Ancestry.com*



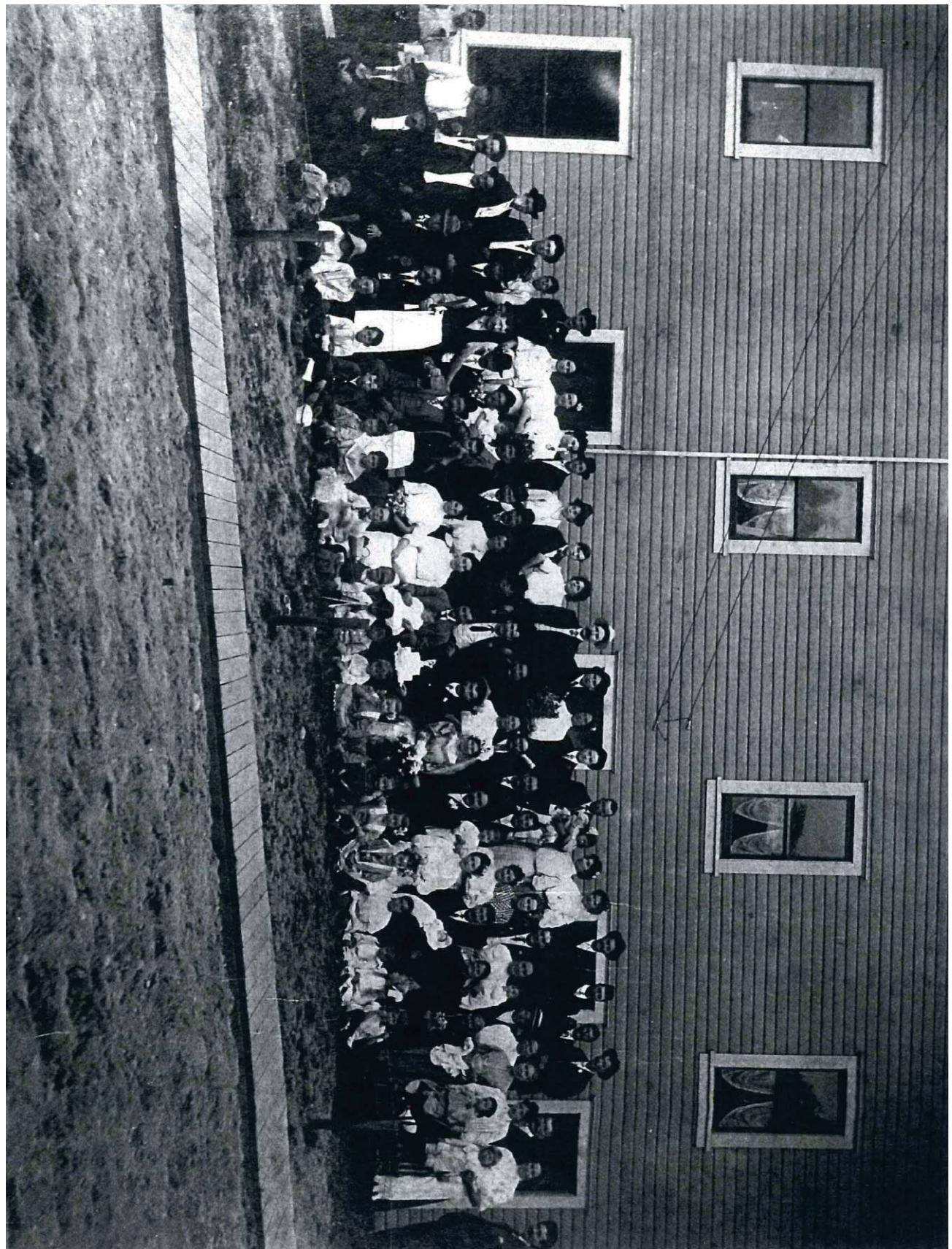
Young Croatian bachelors on their arrival in Old Town. Back row (from left): George Ursich, Vladimir Carevich, Pete Ursich, and Joseph Bepo Ursich at center. Source: Kathy Ursich.



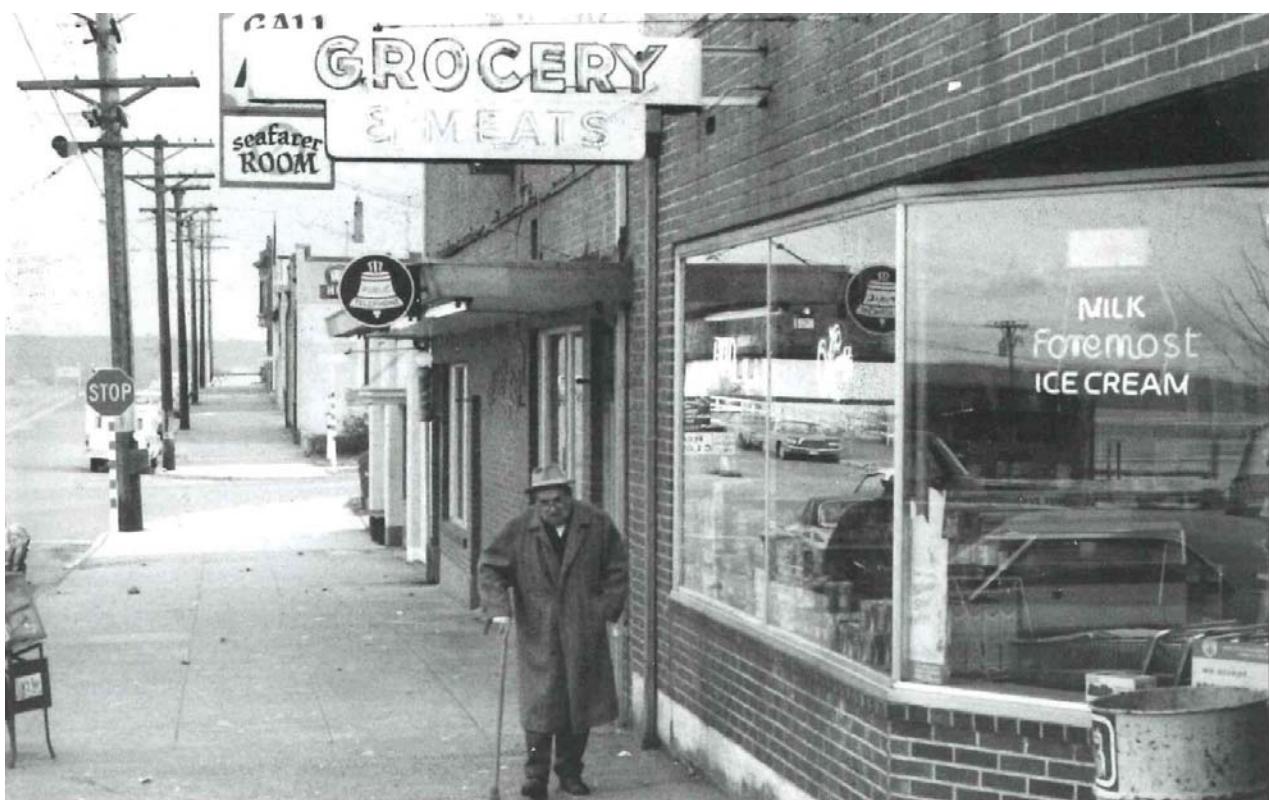
Fishing crew, with Joseph B. Ursich at center. Source: Kathy Ursich.



Slavonian Hall Dedication, January 6, 1907. Gathered around the drum, George Ursich and Joseph B Ursich are both pictured (George is the first pictured wearing a sash at left, Joseph is sitting in the second row third from left.)
Source: *Old Town*.



1908 wedding of Perina Soljan and Joseph Bepo Ursich, pictured in front of the old boarding house in Old Town. Source: Kathy Ursich.



Anton Jurun, pictured in front of Bilanko's Grocery in Old Town in 1976. Source: *Old Town*.

Landmarks Preservation Commission
Planning and Development Services Department



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

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

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

PART 1: APPLICANT INFORMATION

House Address 720 N "I" ST Landmark/Conservation District (if applicable) NORTH SLOPE

OWNER INFORMATION

Name (printed) MICHAEL BROWN Email MIKAL13X@YAHOO.COM

Address (if different than above) _____ Phone 206-919-9512

Homeowner's Signature* Michael Brown

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

CONTRACTOR INFORMATION

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

Representative's Name DUKE YORK Company YORK ENTERPRISES

Address 3517 S 13th ST TACOMA

Email DUKE@YORKENTERPRISES.COM Phone 253-752-3189

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE: _____

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

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

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest \$1000

\$ 45,000

Application Fee Enclosed

\$ 500.00

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

New Fee Schedule for 2013

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

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

PLEASE NOTE:

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

HOW TO USE THIS FORM

STEPS FOR APPLICANTS

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

WHERE TO GO:

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

Supplement to Part 3: Project Description

Landmarks Preservation Commission

Subject Property:

721 N I Street

Tacoma, WA

The Intent is to design and build a Dormer Addition on the South Elevation (Alley) that will match in Architectural Style, using as much as possible material types, details and finishes from the North Elevation (front) Gambrel style dormer.

The Owner previously presented to the board on July 27, 2016, a request for feedback and guidance regarding this project. There are no comments available regarding decisions or feedback from that meeting.

The work will be limited to the rear (alley) side elevation (south). Remove the small gambrel roof that extends over a small second story room. This dormer had been modified in past years with a window that does not match the design of the original home. Remove the added flat roof portion of the original structure that was added at a later date. Construct a new dormer that spans the entire south elevation on an east-west orientation. The new roof line will duplicate the front (north) elevation. Angles and pitch of the new dormer will match the north elevation as closely as possible. Top gambrel pitches are presently 30 degrees and 60 degrees.

The materials for the exterior trim, windows and siding will match the existing materials of the original residence.

As a part of the dormer project, the client has requested that a portion of the flat roof on the SW elevation that extends to the south past the new dormer plane, be converted to deck space. Use of architecturally compatible materials will be included in the design while meeting code requirements for deck railings. The current home has no exterior railing system to match.

Secretary of the Interior Guidelines that pertain:

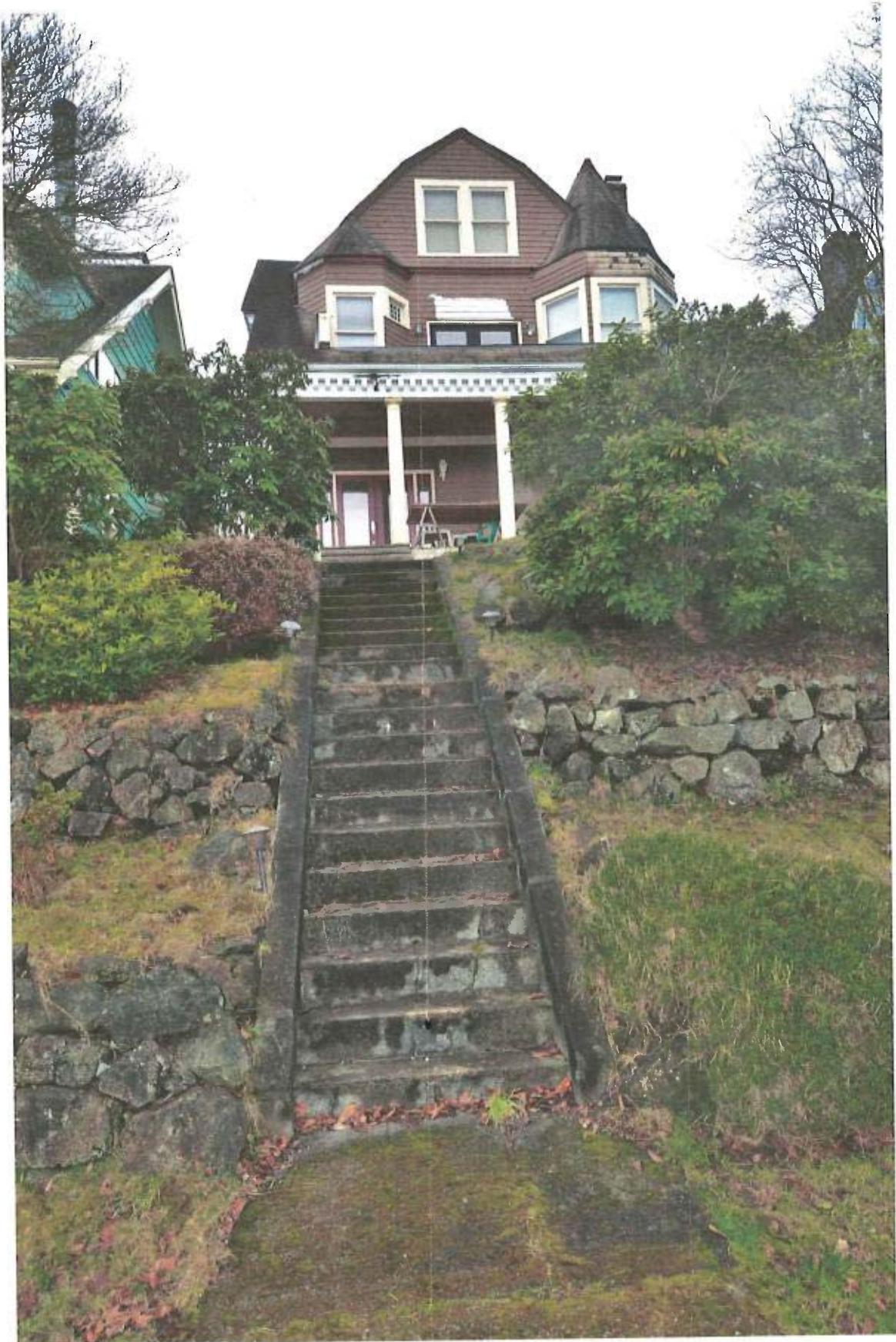
#4 "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved." The flat roof addition on the back of this residence that had been done several years ago, has no particular historic significance in its design and therefore there is no need to retain its character.

#9 "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property." The previous back addition was done with a flat roof that- in no way characterizes the historic nature of this home. We intend to remove the small old dormer and a large

portion of the flat roof, then redo with a larger dormer that is in the same style, size and character of the front dormer, thereby enhancing the historic character of the home.







Landmarks Preservation Commission

Planning and Development Services Department



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

APPLICATION FOR DESIGN REVIEW FOR SINGLE FAMILY RESIDENTIAL PROPERTIES

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic homes and neighborhoods, please call the Historic Preservation Office at 253.591.5254.

PART 1: APPLICANT INFORMATION

House Address _____ Landmark/Conservation District (if applicable) _____

OWNER INFORMATION

Name (printed) Eliane Bigelow & Karen Peterson Email plumduffhouse@gmail.com

Address (if different than above) 619 N. K St Phone 609.675.4969

Homeowner's Signature* _____

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

CONTRACTOR INFORMATION

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

Representative's Name Jared Baehmer Company Cornerstone Home Designs

Address 13404 221st St E Graham, WA 98338

Email jared@cornerstonehd.biz Phone 253.777.2362

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE: _____

LAND USE/ZONING:

VARIANCE REQUIRED? _____ CUP REQUIRED? _____

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

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest \$1000 \$60,000

Application Fee Enclosed \$1,550

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

Fee Schedule

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

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

PLEASE NOTE:

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

HOW TO USE THIS FORM

STEPS FOR APPLICANTS

1. **Begin the application consultation process with www.tacomapermits.org to identify code-compliance issues and required permits.** Presubmittal conferences with Commercial Plan Review may be required for major projects and should occur prior to Landmarks Commission review of your project. **If variances are required for your project, contact the Historic Preservation Office before submitting your application.** Variances or conditional use approvals that may affect the exterior design of the project must be resolved prior to Landmarks Commission review.
2. **Review the Standards and Guidelines for Historic Buildings.** Many homeowners want to know whether their project will be approved by the Commission ahead of the meeting. The Landmarks Commission reviews projects according to design guidelines and the Secretary of the Interior's Guidelines for Rehabilitation. This information is available online at www.cityoftacoma.org/HistoricPreservation.
3. **Fill out this form in its ENTIRETY.**
4. **Find the correct checklist for your project, and submit the required supporting documentation.** Part 4 of this form outlines which checklist to use for your project. There are three checklists, but you only need to use one.
5. **Submit it to the Historic Preservation Office with the APPLICATION FEE.** The Landmarks Commission meets on the 2nd and 4th Wednesdays of each month, and applications are due to this office TWO WEEKS in advance. When your application has been scheduled for review, you will be notified.

WHERE TO GO:

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

OR email form to:
landmarks@cityoftacoma.org

PART 3: PROJECT DESCRIPTION

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

Attach additional pages if needed.

This project will be remodeling the second floor of the building at 619 N. K St. The majority is remodeling the second floor along with a few items on the first floor.

First Floor –

1. Large window will be removed and another window of the same width, but only about 2ft tall will be installed. This is for security and privacy issues.
2. Garage Foundation Walls need repair due to large cracks in several places.
3. Garage Slab will be lowered to reduce height difference from the street into the garage.
4. Supports for 2nd Floor in Garage need to be addressed as they do not appear to have a solid positive connection.

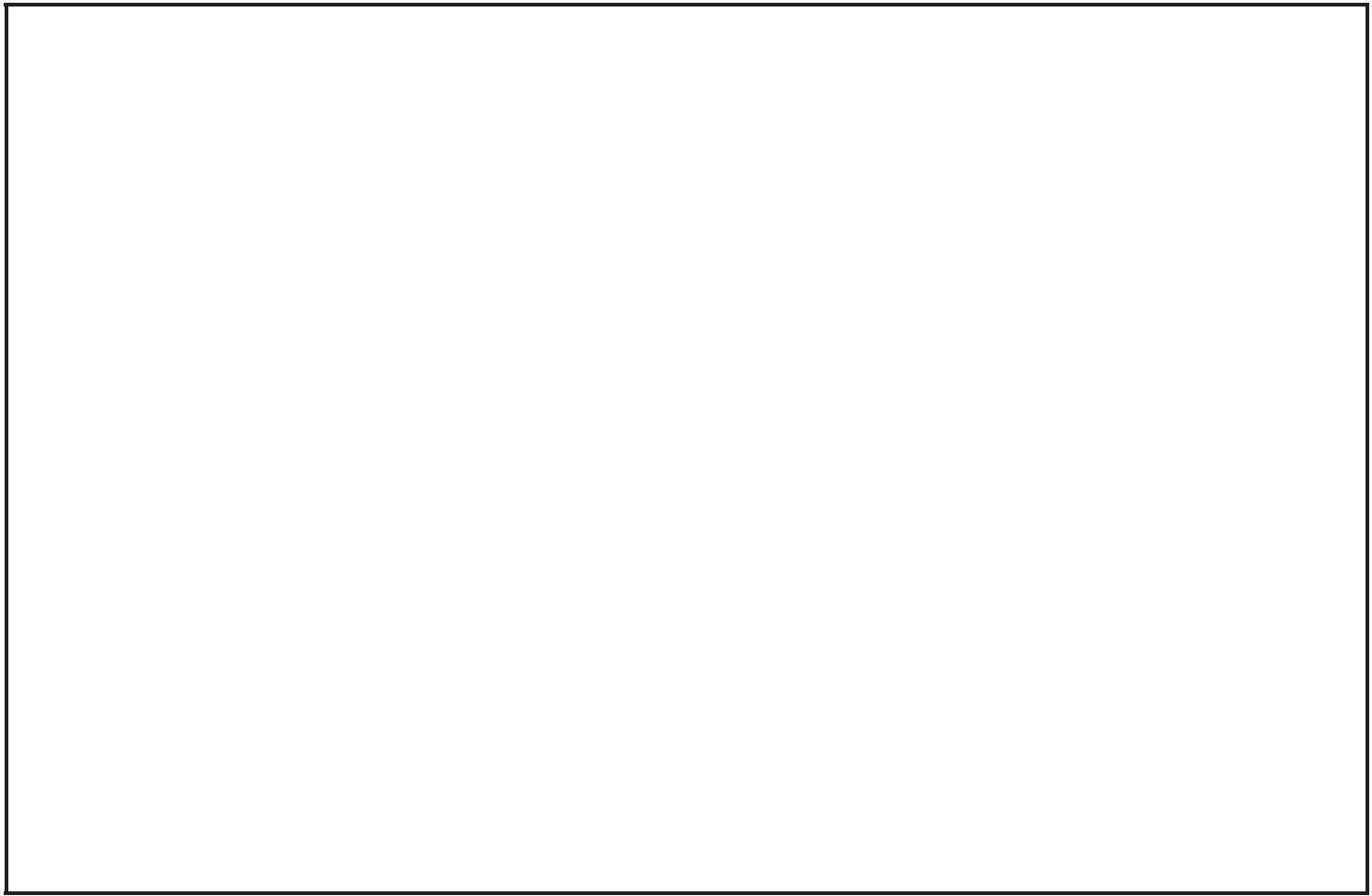
Second Floor –

1. Replace a sagging second floor of the structure and provide adequate support for joists.
2. The roof will be restructured to have a single gable look going across the structure with the peak to be flat in attempt to give home a similar look to rest of the community. Currently the roof has two different elevations that make inadequate headspace in parts of the second floor.
3. Dormers will be added to give a similar look to other houses in the area.
4. Interior of second floor to be re-structured for 2 bedrooms and 2 baths with a layout that makes more sense. Currently, you must walk through a bathroom to enter into the rear bedroom.

Exterior –

1. It is our intent to keep the fascades the same as much as possible. We will need to replace some windows for egress purposes and with the new second floor layout.
2. The roof line is the major change. We will take the roof planes that are at a steeper pitch and match them with the smaller pitch roof across the entire building.
3. The peak of the roof will be removed so there is a flat portion approx. 12-24" wide at the top.
4. Fireplace Chimney will be removed as there is no longer a fireplace within the buidng.

Landmarks Preservation Commission
Application for Design Review
Page 4 of 9



PART 4: SUPPLEMENTS

How to Use This Table

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

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

If you have any questions regarding what information should be included in your application, please call the Historic Preservation Office at 253-591-5254.

NOTE: ONLY USE ONE CHECKLIST

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

RESIDENTIAL APPLICATION CHECKLIST A

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

CHECKLIST to include the following:*

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

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

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

*ADDITIONAL TIPS

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

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST B

(For New Siding, Roofing, and Window and Door Openings)

CHECKLIST to include the following:*

- Elevation drawings (if new windows or doors are to be added where there no existing ones)
- Clear and labeled photograph(s) of work area(s)
- Detail illustrations of trim and casing
- Material samples (if proposing uncommon or new to market material)
- Paint samples (from hardware store if applicable)

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

Proposed Material(s): _____

Window types and locations: _____

Exterior cladding material(s): _____

*ADDITIONAL TIPS

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

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

CHECKLIST include the following:*

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Clear and labeled photograph(s) of work area(s) with locations of work indicated (i.e. in pen) |
| <input type="checkbox"/> | Detail illustrations of trim and casing and window profiles |
| <input type="checkbox"/> | Catalog cut sheets or product samples |

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

Narrative list of window and door types and locations: _____

*ADDITIONAL TIPS

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

Hello. My name is Jared Baehmer of Cornerstone Home Designs. I am assisting the owners of 619 N. K St with the remodel they are looking to do.

Here are the Exterior changes we are looking for approval on.

1 – Roofline:

Current State: In the pictures of the current building, there are a few rooflines that are different in pitch. This causes an issue on the interior with very little headroom in the current bathrooms and do not allow it to be very functional.

Proposed: We are looking to make one roofline across the entire structure. See Proposed Elevations.

2 – Windows:

Elevation A: We are looking to take the window in the main level and replace it from a 8040 Fixed window to a 8020 window for privacy reasons. Also, no windows on the upper level meet code for egress. We are looking to make the windows on this elevation the egress windows. Changing all the windows to a 4040 Sliding Window to allow for egress

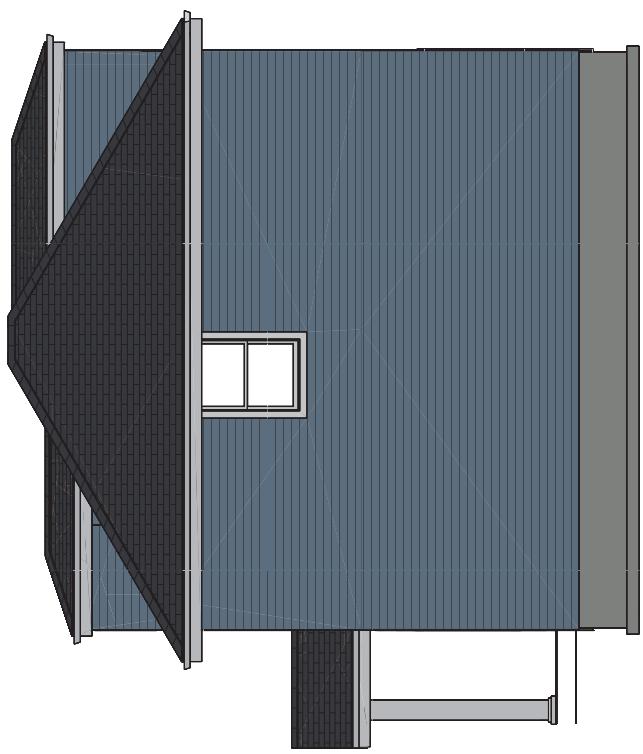
Elevation B: Not looking to make any window changes to this elevation.

Elevation C: There are three windows towards the middle of the structure that are going to be removed. The new proposed floor plan do not allow for the windows to remain. There are two windows towards Elevation D that will remain in place.

Elevation D: Not looking to make any window changes to this elevation.



Elevation A - Proposed
Scale: 1/8 in = 1 ft



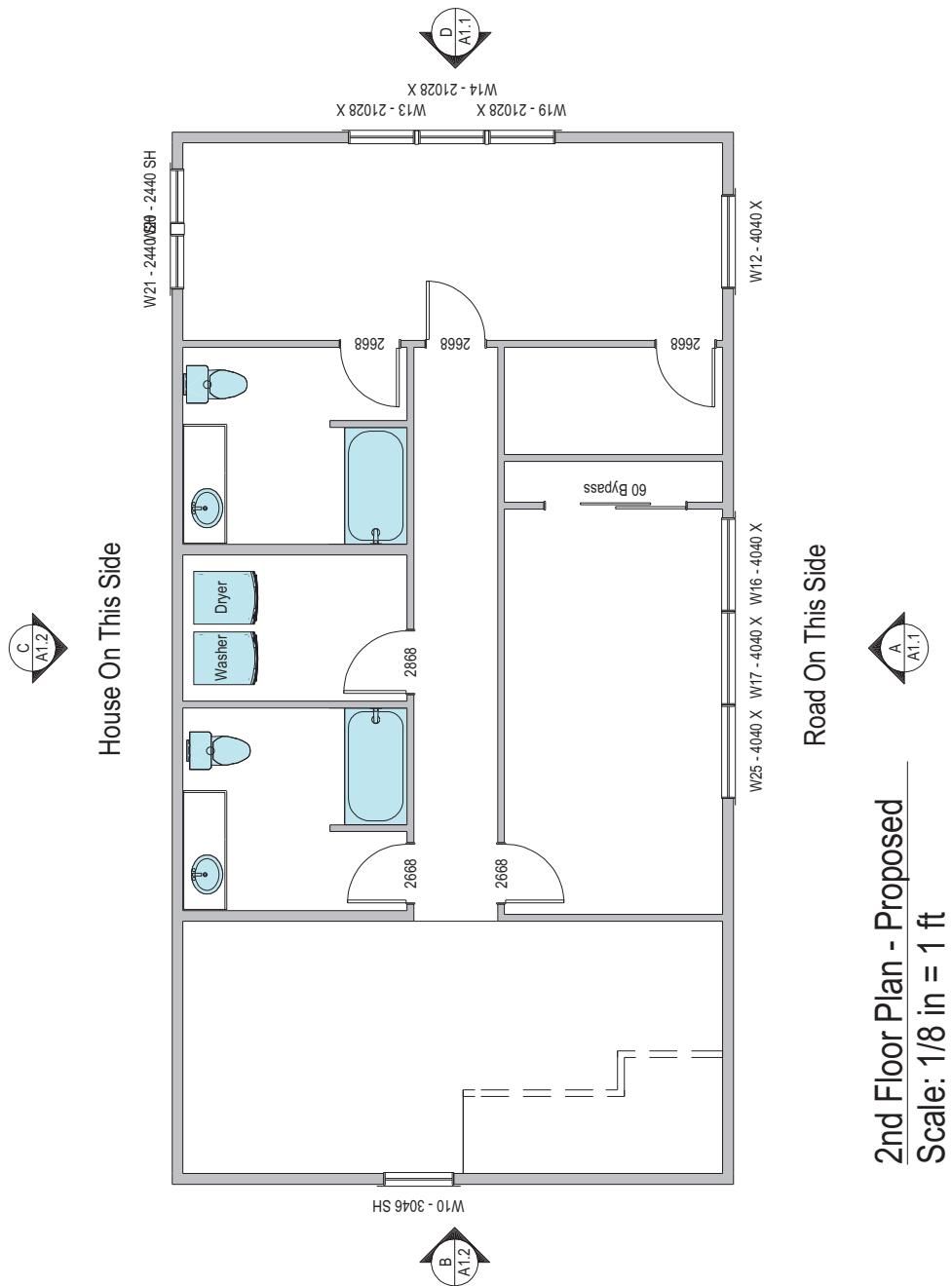
Elevation B - Proposed
Scale: 1/8 in = 1 ft



Elevation C - Proposed
Scale: 1/8 in = 1 ft



Elevation D - Proposed
Scale: 1/8 in = 1 ft



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BEWARE
of DOG

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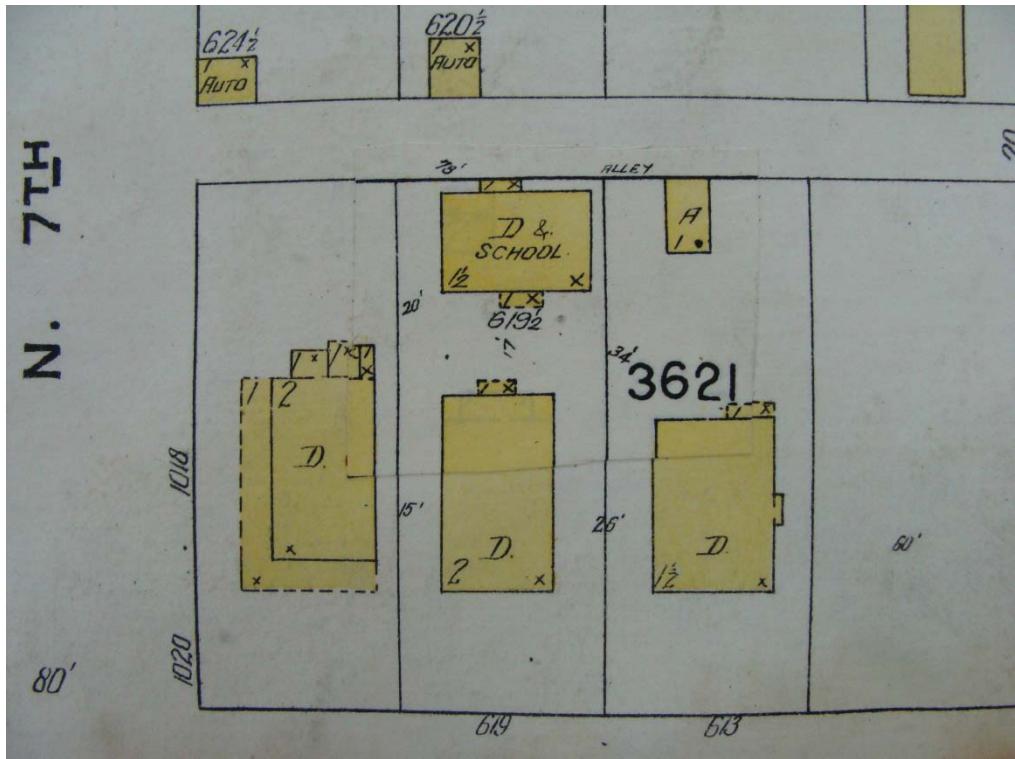
By 1920, Frederick D. & Alice Dean reside at 619 N. K. They will live in the house until 1957 after which they move to Day Island, and their grandson, Frederick G. Dean and his wife Barbara move to 619. Frederick was a pharmacist and operated two drug stores: one at 2612 6th Ave (where Shakabra is now) and one at 2507 N. Proctor in the corner storefront in the Gamble Bldg. (now an Aveda shop). Frederick and Alice's son, Frederick B. lived with them and eventually his wife Gladys and son from ~1925 until ~1929. Between ~1932 to ~1943, Alice Dean operated the Allied Arts Kindergarten.

The majority of the rear building at 619 was very likely built in 1925. The contractor was Harry Hessert, who was responsible for several other houses listed on the Pierce County Building Index at this time. An article in the *Tacoma Daily Ledger* of 06/14/1925 (p. E10) mentions the address in a list of issued building permits. It lists \$2000 as the total value of the permit, which is the value of the majority of the permits issued for that day. That amount would build a sizeable building since new spec houses in 1925 were advertised at \$2500 (e.g. see ads from College Park area).

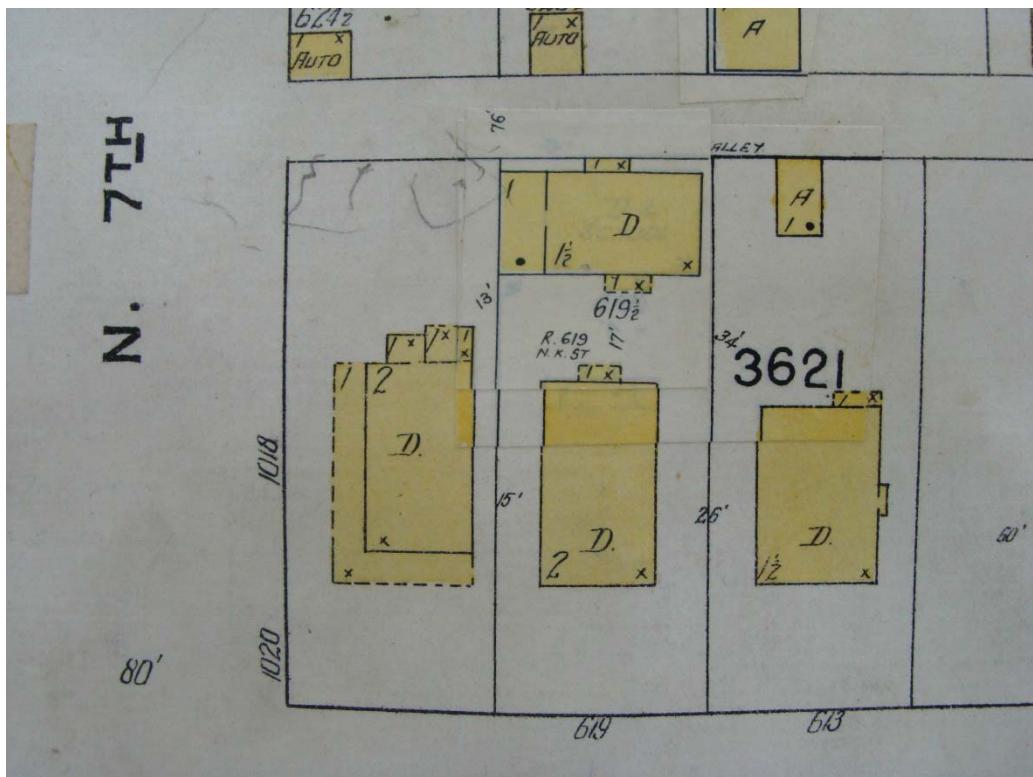
The 1926 *Metsker's Atlas of Tacoma* (pg. 49-4) shows the building in the rear of 619 N. K, so we know that it is at least that old. The Sanborn Fire Insurance Map of Tacoma for 1912 corrected to 1930 indicates the rear building as "D & school" (D=dwelling). Sanborn map for 1912 corrected to 1945 shows a small addition to the rear building on the west (toward N. 5th) side to the property line. This appears to be the other two-story portion on that end after the roof drops.



Metsker's Atlas of Tacoma, Vol. II, pg. 49-4.



Sanborn Fire Insurance Map, Vol I, 1912 corrected to 1930, Pg. 66.



Sanborn Fire Insurance Map, Vol I, 1912 corrected to 1945, Pg. 66.