

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, Assistant Historic Preservation Officer
John Griffith, Office Assistant

Date: September 27, 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: 9/13/17

3. NAMING— FINDINGS AND RECOMMENDATION

- A. Gwilymn "Skip" Vaughn Trail (between S. 80th Street and S. 84th Street) Shauna Hansen, P.E., Environmental Services 5 mins

4. DESIGN REVIEW

- A. Theater District Station Design (Old City Hall Historic District) Cynthia Padilla, Sound Transit 5 mins
- B. 415 North J Street Windows Isaac Miller, Theory Real Estate 10 mins
- C. 1115 North L Street Siding Dale Johnson, JRA Architecture & Planning 10 mins

5. BOARD BRIEFINGS

- A. Stadium High School (Individual Landmark) Downspout replacement Alicia Lawver, Tacoma Public Schools 5 mins

6. PRESERVATION PLANNING/BOARD BUSINESS

- A. Events and Activities Updates Staff 5 mins

7. CHAIR COMMENTS

Next Regular Meeting: October 11, 2017, 747 Market Street, Tacoma Municipal Bldg., Rm. 243 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at www.cityoftacoma.org/lpc-agenda. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



The City of Tacoma does not discriminate on the basis of handicap in any of its programs or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 591-5056 (voice) or (253) 591-5820 (TTY).

Members

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

Draft



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

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

Date: September 13, 2017

Location: 747 Market Street, Tacoma Municipal Building, Room 243

Commission Members in Attendance:

Katie Pratt, *Chair*
Roger Johnson
James Steel
Jeff Williams
Kevin Bartoy
Eugene Thorne
Marshall McClintock
Lysa Schloesser

Staff Present:

Reuben McKnight
Lauren Hoogkamer

Others Present:

John De Loma
Jared Bonea

Commission Members Absent:

Ken House, *Vice-Chair*

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

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 8/23/17
- C. Administrative Review
 - 4604 N. 38th St.—Solar panels
 - Lincoln and Stadium High Schools—Scoreboard signs
 - 912 N. Ainsworth Ave.—Patio door
 - 1016 N. 6th St.—Fence
 - 219 N. Tacoma Ave.—Painting
 - 415 N. J St.—Non-historic window replacement
 - 411 N. M St.—Staircase

The consent agenda was approved.

3. DESIGN REVIEW

- A. 723 North M Street (North Slope Historic District)

Roof Height

Mr. McKnight read the staff report.

BACKGROUND

Built in 1919, this property is a contributing structure in the North Slope Historic District. On March 22, 2017 and April 26, 2017, the Landmarks Preservation Commission was briefed on options to increase the roof height. During both

briefings the Commission commented that the proposals did not meet the district design guidelines, particularly with regard to increasing the height of primary ridgelines; the minutes from those meetings are included in the packet.

Previous designs included a proposal to raise the main ridge height 8'3" and add a front dormer, and a proposal to increase the main ridge height 3'10" with no new front dormer. In both cases, the Commission felt that the proposals altered the home too significantly and did not meet the guidelines.

The applicant is now seeking approval for an alternative design that would increase the roof height 3'10" to accommodate additional living space. The proposal includes a new front dormer and increase the existing roof pitch from 4:12 to 6:12, with new windows and siding to match the existing materials.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

North Slope Historic District Design Guidelines

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).
4. **Materials and colors.** Composition roofs are an acceptable substitute for shingles, and have been in use on homes since the early 20th century. Composite and engineered materials that mimic the visual qualities of shingles vary widely in quality and appearance. If an engineered material is proposed that is not common in the district, material samples and product specification sheets should be furnished to the Commission. Metal roofs are not acceptable for historic homes. Clay tile roofs are appropriate only on the few examples of Mission or Spanish influenced architecture seen in the districts.

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. The applicant previously submitted designs for briefing feedback on March 22 and April 26, 2017. In both cases, the Landmarks Preservation Commission indicated that, while sympathetic to the desire of the owners to remain in their current home, the proposals to increase the height of the home did not meet the North Slope Design Guidelines.
3. The current proposal increases the ridge height by 3'10", which does not appear to meet the guidelines for Roofs, which states, "*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).*"
4. The proposal also adds a front dormer and raises the height of the rear wing. The front dormer does not appear to meet the guidelines, which state, "*Changes to the roof form should be located to the rear and less visible sides of a home.*" However, the addition to the rear of the home appears to meet the guidelines.
5. The proposed materials and colors, which will match what currently exists on the home, are consistent with the district guidelines for materials.
6. The overall design approach to the addition appears to be compatible with the existing architectural style of the home; however, as a total second story replacement it is seamless and is not reversible, which does not appear to meet the guidelines for additions, which state, "*Additions should be removable in the future without harming the character defining elements on the principal structure,*" and "*Seamless additions are discouraged. There should be a clear visual break between the old structure and the new.*"
7. The application refers to a roof height increase and dormer addition at 1303 N 7th, which was approved previously by the Landmarks Preservation Commission. However, this approval was issued in 2007, prior to the adoption of the current North Slope Historic District Guidelines (adopted in 2012 and most recently updated in 2016). The previous design guidelines did not contain a provision relating to raising roof height or adding dormers.
8. The application states that the revised design attempts to take into account the input from the commission in previous briefings and to minimize the visual impact from the roof change. Regarding balancing feasibility with application of the guidelines, the guidelines state, "*Guidelines should be applied reasonably. When applying the guidelines, the Commission will be considerate of clearly documented cases of economic hardship. Application of these guidelines is not intended to deprive a property owner of reasonable use of their property.*"

RECOMMENDATION

Staff defers recommendation.

John De Loma, MD Architects, reviewed the options that had been brought to the Commission before, noting the differences in pitch and roof height between the options. He reviewed that the intent of the proposed height increase was to accommodate an existing homeowner in the North End who wished to stay in the neighborhood. He commented that trying to find another home in the same area would be a hardship. He commented that the changes proposed were just to accommodate the existing family and that improvements such as the 2x4s in the new ceiling would also stabilize the house. Mr. De Loma commented that they would not be able to sell the house for much currently because it only had two bedrooms, which was also a hardship. He noted that the proposed design had changed from when they initially spoke with the Commission and that they were no longer planning a full master bedroom, only a bonus room and a bathroom. He commented that there wasn't enough space to stand in the existing attic, due to the low ridgeline and that even using the attic for storage would require strengthening the ceiling joists. He reviewed that the Commissioners had voiced concerns about the proposed change in the roof at a

previous meeting. He reported that they had lowered the roof pitch from a 8/12 to a 6/12 and would be willing to remove the dormer if it would be necessary for approval.

Commissioner Johnson asked to clarify that the addition would only have a 7 foot ceiling height. Mr. De Loma confirmed that it would. Commissioner Johnson asked about the usable space provided by the dormers.

Commissioner Steel reviewed that in earlier feedback the Commission had not found issues with the design, but was instead concerned that the proposal would be removing the entirety of the roof and going above the existing ridgeline. He commented that reducing the proposed increase of the ridgeline still had the same issue where the guidelines did not allow removing the entire roof of an existing house. He commented that he understood the hardship issue but, in terms of reasonable use, the home had been used as a single family residence so there was no denying that it was usable as is.

Mr. De Loma clarified that they were talking about guidelines and not code. Mr. McKnight reviewed that the guidelines were an administrative document that was referenced in the City Code.

Mr. De Loma reported that the square footage of the house limited its sale. He added that he had clients that were avoiding historic neighborhoods because people don't want limits on what they can do. Mr. McClintock responded that there were smaller homes in the North Slope that were selling for high amounts of money. Commissioner Steel commented that the sale of the home was an economic limitation and not a hardship. Discussion ensued on the home market in the North Slope.

Jared Bonea, the owner, discussed having lived in the home for almost 20 years and having seen the neighborhood change over the years. He commented that they had grown deep roots in the area and did not want to move. Mr. Bonea commented that the area was dynamic and had homes that were non-historic and others that were poorly maintained. He commented that with the addition they tried to have something that was period appropriate. He added that they wanted to stay in the community.

Commissioner Johnson reviewed item 8 from the analysis section of the staff report, which suggested that guidelines should not prevent a property owner from reasonable use of their property. He suggested that it should be the key thing they consider as they review the proposal and possibly seek a compromise. He added that he didn't want to see a family give up on the North Slope due to the guidelines.

Mr. McKnight noted item 3 from the analysis section of the staff report, which stated that existing roof heights should be maintained. He added that staff's analysis was that the proposal did not appear to meet that guideline.

Chair Pratt discussed the elevation drawings, commenting that she had concerns about the front dormer and losing the look of a bungalow from the front of the house. She commented that carrying the ridge line back behind the chimney was the more sensitive design approach. She commented that removing the dormer would improve the front of the house, though the home was on a corner lot.

Commissioner Steel commented that guidelines required that additions be removable and were intended to allow for things like new dormer windows or an additional wing, not the removal or an entire roof and addition of a new second story. He commented that the application went beyond what the guidelines allowed for as it removed a prominent feature in its entirety and changed the character of the home.

Mr. McClintock concurred with Commissioner Steel's comments and stated that purpose of the North Slope Design Guidelines was to preserve the historic structures that were there. He commented that the proposal dramatically changed the structure, which the guidelines were meant to preserve.

Commissioner Williams commented that, as much as the applicant had made the effort to think through the proposal, he didn't think it met the guidelines for the district even if they were to lose the front dormer.

Mr. Bonea commented that the guidelines were only guidelines, which were ultimately up to the Commission. He noted that there were two nearby homes that have had dormers added and that when people drive the streets of the neighborhood, they can see things have been done to the homes consistent with what was being proposed. He commented that they needed to understand what the area is and how they define history. He suggested that they should consider the other buildings in the area. He noted that an earlier suggestion of the Commission to compromise by creating an addition on the back of the house would have completely changed the appearance of the home on the 8th Street side. Commissioner Steel responded that they empathized with his situation, noting that they try to apply the guidelines as best they can and they could not speak for how the code had been interpreted in the

past. They had to make their best assessment of the code as it exists currently. Discussion ensued.

There was a motion.

"I move that the Landmarks Preservation Commission deny the application for 723 N. M Street, finding that it does not meet the following North Slope Design Guidelines including the Guideline for Additions No. 1, that architectural style should be compatible; No. 2, that additions should be removable; No. 3, that additions should be sensitively located; No. 4, that additions should be subservient in size, scale, and location to the principle structure; and No. 5, that seamless additions were discouraged."

Motion: Steel

Second: Bartoy

The motion was approved with one Commissioner voting against.

4. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Update

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

1. South Tacoma Way Walking Tour (11am, September 16th)
2. History Happy Hour Trivia Night (6pm @ The Swiss, September 20th)
3. Wood Windows Workshop (10:30am @ Earthwise Tacoma, September 23rd)
4. Prairie Line Trail Celebration and Artists Forum (4:30pm @ TAM, October 19th)
5. Fourth Annual Holiday Heritage Dance: Browns Point Bop (Tour: 5pm; Dance: 6-9pm @ Browns Point Improvement Club, November 3rd)

5. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at approximately 6:13 p.m.



STAFF REPORT

September 27, 2017

NAMING REQUESTS—FINDINGS AND RECOMMENDATION

Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests.

Following the public hearing on August 23, 2017, the comment period was open for a minimum of 30 days. At this meeting the Landmarks Preservation Commission will review the compiled comments and findings and provide a recommendation to City Council on the naming proposal.

AGENDA ITEM 3A: Gwilymn “Skip” Vaughn Trail (between S. 80th Street and S. 84th Street)

Shauna Hansen, P.E., Environmental Services

BACKGROUND

The Office of Environmental Services is requesting to name the new trail, between South 80th Street and South 84th Street, the Gwilymn “Skip” Vaughn Trail. The currently unnamed trail was referred to as the “Gravel Pit” or the 80th Street Regional Stormwater Holding Basin. The South Tacoma Neighborhood Council, of which Vaughn was president, nominated the naming of the trail to honor Vaughn on April 27, 2017. Skip Vaughn was known for his activism in the neighborhood around the trail. Newspaper articles highlighting Vaughn’s contributions, including his advocacy and financial support for the Wapato Hills Park and open space in Tacoma, are included in the packet. He was also known as the “father” of the neighborhood council program. In 2002, the Washington State Senate honored Skip Vaughn for his activism.

Further communication with Environmental Services indicated that the desired name is “Skip Vaughn’s Trail.”

STANDARDS

Criteria for name changes are outlined in the City Policy on Place Names and Name Changes, adopted by City Council Resolution 38091 (attached).

FINDINGS

1. Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests.
2. A written request from Environmental Services was submitted to the Landmarks Preservation Commission on July 12, 2017, to name the new trail, between South 80th Street and South 84th Street, after Gwilymn “Skip” Vaughn.
3. On July 26, 2017, the Landmarks Preservation Commission determined the proposal was complete and scheduled the public hearing. The hearing notice contained the name “Gwilymn “Skip” Vaughn Trail.”
4. On August 23, 2017, the Landmarks Preservation Commission held a public hearing to take testimony on this item.
5. Four written comments were received and three individuals commented at the hearing. All comments were in favor of the proposal.
6. The following Name Change criteria were identified in consideration of the proposed name change:
 - a. A Metro Parks property is named the “Skip and Laura Vaughn Playfield,” no other properties have similar names.
 - b. Gwilymn “Skip” Vaughn passed away in March 2017.
 - c. For reasons stated in the request proposal, Gwilymn “Skip” Vaughn contributed greatly to South Tacoma neighborhood and the citywide conservation of open space.

d. The trail is currently unnamed.

7. Additional communication from the Environmental Services staff indicates “Skip Vaughn’s Trail” as the desired name.

CONCLUSIONS

Based on the above, the name change meets the criteria in City Council Resolution 38091 for Name Changes.

ACTION REQUESTED

The Commission may recommend the naming request to City Council, deny the request, or defer if additional information is needed.

Recommended language for recommendation to City Council:

I move that the Landmarks Preservation Commission adopt the analysis as findings and recommend, to City Council, naming the new trail, between South 80th Street and South 84th Street, Skip Vaughn’s Trail.

Recommended language for declining the street name change:

I move that the Landmarks Preservation Commission find the request to name the new trail, between South 80th Street and South 84th Street, Skip Vaughn’s Trail, does not meet the criteria (describe) and deny the request for renaming.

Recommended language for deferral:

I move that the Landmarks Preservation Commission defer consideration of the request to name the new trail, between South 80th Street and South 84th Street, so that additional information (specify) can be presented to the Commission for consideration.

DESIGN REVIEW

AGENDA ITEM 4A: Theater District Station Design (Old City Hall Historic District)

Cynthia Padilla, Sound Transit

BACKGROUND

On April, 26, 2017, the Landmarks Preservation Commission approved the design and relocation of the Theater District Station. To reduce costs, the project team is now proposing only one canopy, instead of two. The remaining canopy would cover the ticketing machine and seating area. No other changes are proposed.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

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

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

ANALYSIS

1. This construction project is located within in the Old City Hall Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. No historic material is being destroyed. The new platform is compatible, but differentiated from the district’s historic material.
3. The platform could be removed without harming the district’s character defining features.

RECOMMENDATION

Staff recommends approval of the application.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for the Theater District Station Redesign, as submitted.

AGENDA ITEM 4B: 415 North J Street (North Slope Historic District)

Isaac Miller, Theory Real Estate

BACKGROUND

Built in 1924, this is a contributing property in the North Slope Historic District. On August 18, 2017, the following was administratively approved:

- Removal of non-historic aluminum windows and replacement with vinyl windows that are consistent with the district design guidelines.
- No changes to configuration or openings are proposed.
- Existing original windows will be retained.

The applicant would now like approval to use replacement vinyl windows, with internal grids, that were purchased prior to the administrative approval. The proposal includes replacing 11 aluminum windows and four missing windows. The replacement windows include a mix of sliders, casements, and picture windows. Existing original windows will be retained.

This item is before the Commission due to the inclusion of the grids.

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.

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. Replacement of the aluminum and missing windows with vinyl windows has been administratively approved.
3. Existing historic windows are being retained.
4. There is no requirement to upgrade non-historic windows and vinyl windows are considered acceptable replacements for non-historic aluminum windows; however, the district design guidelines do recommend that vinyl windows retain the historic configuration. Sliders, picture windows, and internal grids are not recommended by the guidelines.
5. Enlargement or changes to the configurations of existing window openings may be required for egress or to accommodate interior remodels; these types of changes are allowable according to the design guidelines, although steps should be taken to minimize the visual impact.

RECOMMENDATION

Staff defers recommendation.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 415 North J Street, as submitted.

AGENDA ITEM 4C: 1115 North L Street (North Slope Historic District)
--

Dale Johnson, JRA Architecture & Planning

BACKGROUND

Built in 1890, this is a contributing property in the North Slope Historic District. The applicant, who recently purchased the home, is seeking retroactive approval for the siding replacement and front stairs. The front stairs were highly deteriorated and the replacement involved very minimal visual change. Additionally, non-historic siding was replaced with 6" HardiePlank siding and trim. No other windows or doors were changed, except for the non-historic windows in the front gable.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

North Slope Historic District Design Guidelines for 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.

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The condition of the original siding is not known.
3. Non-historic siding was removed and replaced.
4. HardiPlank siding has been approved in this district when other options have been determined infeasible (such as large areas of siding loss).

RECOMMENDATION

Staff defers recommendation

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 1115 North L Street, as submitted.

BOARD BRIEFINGS

AGENDA ITEM 5A: Stadium High School (Individual Landmark)

Alicia Lawver, Tacoma Public Schools

BACKGROUND

Stadium High School is an individual landmark on the Tacoma Register of Historic Places. The school's downspouts are deteriorating, resulting in building damage. Tacoma Public Schools would like feedback on possible exterior downspout options versus interior options.

ACTION REQUESTED

This is a briefing. No action is requested.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 6A: Events & Activities Update

Staff

2017 Events

1. South Tacoma Way Walking Tour Recap
2. History Happy Hour Trivia Night Recap
3. Wood Windows Workshop Recap
4. Prairie Line Trail Celebration and Artists Forum (4:30pm @ TAM, October 19th)
5. Lincoln District Tour (11am, October 21st)
6. Fourth Annual Holiday Heritage Dance: Browns Point Bop (Tour: 5pm; Dance: 6-9pm @ Browns Point Improvement Club, November 3rd)

Request for Trail Naming after Mr. Gwilymn (Skip) Vaughn - July 12, 2017

Part A. Map illustrating the location of the proposed trail to be named



Part B. No existing place name – newly constructed public trail

Part C. Common name for the stormwater facility where the trail is located: The Gravel Pit or the 80th Street Regional Stormwater Holding Basin

Part D. Photos of the trail and holding basin pond





Part F. This proposal fulfills a number of the criteria listed in Section 7 of the Policy on Place Names.

- 1. Avoid duplication or confusing similarity of place names. Another Metropolitan Parks District property nearby at the Wapato Hills is named the “Skip and Laura Vaughn Playfield.” But no other locations are known to have similar names.**
- 2. Site should be given name that directly reflects or is contextually related to the history of the site. As described in the articles below, Mr. Vaughn had a significant positive influence in the neighborhood in the vicinity of the trail.**

3. Historical significance: the name is associated with the life of a person of citywide significance in Tacoma's past.

Part H. Description of any plans for interpretive measures to be taken: a way-finding sign will be installed at both ends of the trail with the trail name.

Part E&G. Public outreach and support for the naming proposal (media coverage and meetings)

1. Neighborhood Council nominated the naming of the new trail honoring Mr. Gwilymn (Skip) Vaughn during their regular business meeting on April 27th, 2017. Meeting minutes and statements of support from the NC members are included below.

Excerpts from Minutes of the Community Council of Tacoma Board Meeting April 27th, 2017 – Municipal Bldg , North Room 16

Present: Charles Mann, Doug Schafer, Deborah Sims, Jesse Hart, Lynette Scheidt, Tara Scheidt, Tom Ebenhoh, Bea Christophersen, Erica Nelson, Susan Ryan, John Thurlow, Marion Weed, Yvonne McCarty, Earl Brydson, Cary Nilson, Pennie Smith, Ginny Eberhardt, Ken Kingsbury, Elton Gatewood, and Tralayne Myers (staff)

Absent: Bill Garl, Philip Bradford, Michael LaFreniere, William King, Conor McCarthy Excused: Elizabeth Burris, Carol Wolfe, and Shari Hart

Elton Gatewood called the meeting to order at 6pm. Agenda M/S/C.

Treasurer's Report

Chairs Report

Staff Report

Community Reports-

Media Committee

Candidates Forum

Public Forum

Unfinished Business

New Business

Neighborhood discussions

Penny Smith and Jessica Knickerbocker announced a new walking path trail will be named in memory of Skip Vaughn. Motion/Second/Carried to name trail.

Move to Adjourn 6:55 PM. M/S/C

Meet and greet followed business meeting. In attendance: Charles White, WENC; Dave Prather, NENC; Anna Heath, resident; Matthew (illegible) , Roy, WA; Pat Babbit, City of Tacoma; Kirsten King, South end; Janis Clark, South End; Betsi Brydeson, South End; Luis Alonzo, CNC; Richard Sims, Central resident; Jeff Ryan, North End; Jodi Cook, NENC.

Respectfully submitted,

Deborah Sims, Secretary

Statements of Support

Item A

Subject: Re: Stormwater Holding basin at 80th & Tacoma Mall Blvd.

On Thu, Apr 27, 2017 at 9:11 PM, Pennie <penzfrmhvn@comcast.net> wrote:

I would put it on the agenda for the next neighborhood council meeting but if ccot can send out letters of approval I'm for it.

Item B

From: "Tom Ebenhoh" <tomeben@yahoo.com>

To: jknicker@ci.tacoma.wa.us

Cc: "Pennie Smith" <penzfrmhvn@comcast.net>, jburk@ci.tacoma.wa.us

Sent: Thursday, May 11, 2017 7:33:17 AM

Subject: Naming of New Trail - South Tacoma Neighborhood Council

Jessica: Sending this re: your e-mail on 27 April to Pennie Smith (South Tacoma Neighborhood Council) on the new area/trail planning to open towards the end of May. At the Community Council meeting, Pennie asked for support in naming the trail in honor of Skip Vaughn who was a leader in the neighborhood council program and activist in the neighborhood he represented – South Tacoma. Support naming this in his honor.

Thank you -

Tom

Chair, New Tacoma Neighborhood Council

Board Member, Community Council

Member, Friends of the Foss

2. Overview of Media Coverage and State Resolution Honoring Mr. Gwilymn (Skip) Vaughn



Activist Skip Vaughn preserved open space, pushed Tacoma's local councils

<http://www.thenewstribune.com/news/politics-government/article69555632.html>

Published in News Tribune (Tacoma) on Apr. 3, 2016

Gwilymn (Skip) Vaughn went home to be with the Lord following a courageous battle with lung cancer. Skip died at home in Tacoma, Washington at the age of 81. He leaves behind his beloved wife, Laura. Skip was born in Tacoma to Wilbert and Mildred Vaughn. He had two sisters and one brother, all of whom he loved dearly. Growing up in the last years of the depression formed a character of thriftiness and generosity that lasted all his days. He graduated from Lincoln High School in Tacoma, where he met his future bride in Spanish class. Last year they celebrated 60 years of marriage. Following high school, he served two years in the Army as a machinist. His machinist skill landed him a job with Puget Sound Naval Shipyard. When the shipyard started doing nuclear work in the 1960's, Skip was specially selected to join the Naval Nuclear Propulsion Program. This challenging work provided tremendous satisfaction. After 37 years, he retired from the shipyard as a Nuclear Engineering Supervisor. In retirement, Skip became a champion for the City of Tacoma. He served on the Public Utilities Board, Pacific Harbors Council of the Boy Scouts of America, various police investigative commissions, and is viewed by some as the "father" of the neighborhood council program. In 1994, Skip served in leadership and worked tirelessly with others to save 80 acres from public sale and raise 5.6 million dollars to create Wapato Hills Park. "Skip and Laura Vaughn Playfield" was named to honor him and his wife. Skip is survived by his wife, Laura, and children, Sue Rybolt (Brian) and Dan Vaughn (Tracy); and four grandchildren. He was preceded in death by his parents and his brother and sisters. A memorial service will be held at 2:00 pm, April 5, 2016 at the Aspen Chapel, Mt View Memorial Park. Donations in lieu of flowers may be given to the [American Cancer Society](#).

Activist Skip Vaughn preserved open space, pushed Tacoma's local councils

Tacoma News Tribune -Politics & Government - April 01, 2016 5:37 PM

By Adam Ashton

When Gwilymn "Skip" Vaughn learned at age 64 that a birth defect he'd carried his whole life suddenly would keep him from walking, the South Tacoma activist felt sorry for himself for just a moment.

Then, "he persevered. Nothing stopped him. He learned how to get around," said his wife of 60 years, Laura Vaughn.

To Tacoma's lasting benefit, that same spirit helped Vaughn fight years of civic battles to give neighborhood groups a seat at the table in city decision-making and to preserve some of the last open space in his neighborhood.

His friends and loved ones have been toasting those accomplishments since Vaughn, 81, died Wednesday.

"He was kind of the person who was at the forefront, absolutely dogged and committed in the very best way to the public good," said former Mayor Bill Baarsma, who worked with Vaughn to preserve the undeveloped land that became Wapato Hills Park near the Tacoma Mall.

Vaughn, a 1952 graduate of Lincoln High School, was a prominent activist and Tacoma Public Utilities Board member in the 1990s and early 2000s.

He is survived by his wife, Laura, their two children and four grandchildren.

Vaughn remained active in the South Tacoma Neighborhood Council, a group he founded, through last year. The city's website still lists him as the point of contact for the organization and he was a regular resource in its newsletters.

"His lifeblood was South Tacoma and the city; he loved the city," said Stephen Fisher, an attorney who worked closely with Vaughn to preserve Wapato Hills and to launch the neighborhood council.

In 1989, Vaughn retired from a 37-year career at the Puget Sound Naval Shipyard and turned his attention to local politics.

His first fight centered on shrinking a proposal that would have brought 400 apartments to a 30-acre site in South Tacoma. He worried it was too big. The Air Force had concerns, too, because it would have been along a flight path to what was then McChord Air Force Base.

Vaughn's group of neighborhood activists won, persuading the City Council to choose a smaller project.

"We helped change our neighborhood and protect our neighborhood," he told The News Tribune in 2000. "It was very satisfying."

In the early 1990s, Vaughn joined with Baarsma and Northeast Tacoma activist Marion Weed to write the ordinance that created official neighborhood councils, bestowing on them an advisory responsibility for city decisions.

His next campaign left a permanent legacy in South Tacoma. It was a five-year effort to preserve the open space known as Wapato Hills, which had long been eyed for development because of its proximity to the mall and Interstate 5.

"This is my turf. This is my city. Skip Vaughn in a 2000 interview

Vaughn played an important role in bring neighborhood groups in county with the city, parks district and Tacoma Public Utilities to protect the land.

He had grown up playing there, and he didn't want to see it turned into subdivisions.

"It's an oasis," he once told The News Tribune.



Securing the property required a combination of state grants and local fund raising. When they looked just short of their goal, Skip and Linda Vaughn contributed more than \$300,000 of their own money to finish the project.

The gift is one of the reasons a playfield in Wapato Hills is named after the couple.



Over the years, the people who worked with Vaughn described him as an uplifting person who could bring people together. That's one of his legacies, too.

“We owe Skip a great deal in terms of how he represented himself and his community,” said Jack Wilson, the executive director of Metro Parks Tacoma. “It was always in a constructive, positive manner.”

A funeral service for Skip Vaughn will be at 2 p.m. Tuesday (April 5) at Mountain View Aspen Chapel, 4100 Steilacoom Blvd SW, Lakewood.

SENATE RESOLUTION

8782

By Senators Franklin, Rasmussen, Regala and Kastama

WHEREAS, South Tacoma native Skip Vaughn began his community activism shortly after receiving a notice in the mail that more than four hundred apartments were to be built in his neighborhood; and

WHEREAS, Vaughn was an active participant and an organizer of the First Community Summit in 1990; and

WHEREAS, In 1992, he served on the Mayor's Task Force, which led to the creation of the Neighborhood Councils in the City of Tacoma; and

WHEREAS, In 1992, he was elected President of the United Neighborhoods of Tacoma, and was the board's official representative on the Eastside Youth Entrepreneurship Program and the Tacoma-Pierce County Small Business Incubator; and

WHEREAS, Vaughn currently serves as President of South Tacoma Neighborhood Council, a position he first attained in 1994; and

WHEREAS, In November 1994, Vaughn served on the Wapato Hills Task Force created by the Tacoma City Council; its mission was to explore alternatives for the use of open space; and

WHEREAS, From 1995-2000, he served as board member of the Tacoma Public Utilities, and in 2000 he became Chairman; and

WHEREAS, Vaughn is best known for his tenacity in saving Wapato Hills, an eighty-acre property that sits west of Interstate 5 near Tacoma Mall, stretching about a half a mile from South 56th to South 64th streets; and

WHEREAS, Growing up in South Tacoma sixty years ago, Vaughn remembers the days when he and his childhood friends frequently climbed over the Wapato Hills to swim in Wapato Lake on hot summer days; and

WHEREAS, Vaughn envisioned the eighty-acre property to hold the fourteen-acre Wapato Hills Neighborhood Park and a twenty-three acre wildlife preserve; he wanted to keep the remaining forty three acres as open space; and

WHEREAS, Through hard work and determination, Vaughn and other community activists worked for five years to save the property from developers; and

WHEREAS, The South Tacoma Neighborhood Council and the Wapato Hills Task Force acquired the necessary funds through private donations and various grants to buy the four parcels of land necessary to make their dream a reality; and

WHEREAS, Skip and his wife of forty-six years, Laura generously donated \$157,340 of their own money to leave the park as a legacy; and

WHEREAS, Neighborhoods USA is the nation's largest grass-roots organization that brings together diverse people dedicated in building stronger communities; and

WHEREAS, On May 27, 2000, at the Twenty Fifth Annual Neighborhoods USA conference in Phoenix, Arizona, the South Tacoma Neighborhood Council was presented with the Neighborhood of the Year award;

NOW, THEREFORE, BE IT RESOLVED, That the Washington State Senate honor Skip Vaughn, whose vision and extraordinary efforts will benefit the residents of Tacoma, visitors and future generations to come; and

BE IT FURTHER RESOLVED, That copies of this resolution be immediately transmitted by the Secretary of the Senate to Skip Vaughn.

I, Tony M. Cook, Secretary of the Senate,
do hereby certify that this is a true and
correct copy of Senate Resolution-8782,
adopted by the Senate March 12, 2002.

TONY M. COOK
Secretary of the Senate

Public Comments

Hoogkamer, Lauren

From: Kyle Price <Kyle_Price@aw.org>
Sent: Monday, August 14, 2017 3:00 PM
To: Landmarks
Subject: Naming Request

Members of the Tacoma Landmarks Preservation Commission,

I strongly support the naming request for the Skip Vaughn Trail. I knew Skip through the Neighborhood Council Program. Although he was focused on South Tacoma, his efforts really were for the betterment of the entire city. He was a model of community activism and a clear example of what a positive spirit can achieve. He should be honored with the naming.

Kyle Price
NENC Chair

Hoogkamer, Lauren

From: Heidi <batlmaidn3@aol.com>
Sent: Monday, August 14, 2017 12:23 PM
To: Landmarks
Cc: penzfrmhvn@comcast.net; vadergan@yahoo.com
Subject: Re: Naming Request

To whom it may concern:

I am in favor of naming the trail along S 80th street and S 84th street to be the " Skip Vaughn Trail". I think it would be the honorable thing to do since Skip had such a long positive standing in this community.

Thank you,

Heidi White, So Tacoma

Hoogkamer, Lauren

From: Mike Lonergan <mlonerg@co.pierce.wa.us>
Sent: Monday, August 14, 2017 2:16 PM
To: Landmarks
Subject: Support for Skip Vaughn Naming Request

Dear Tacoma Landmarks Preservation Commission,

I strongly support the naming of the 80th Street stormwater basin and/or the trail between S. 80th Street and S. 84th Street in honor of "Skip" Vaughn. During my years on the City Council (2002-2009) Mr. Vaughn chaired the South Tacoma Neighborhood Council and was personally involved in many initiatives for the betterment of South Tacoma. His leadership kept neighborhood input and involvement strong. Further, Skip and his wife Laura made a very significant financial contribution to save the Wapato Hills Park area for public enjoyment. Mr. Vaughn did all this while dealing with physical challenges which could have easily sidelined a less dedicated person. His name should live on as an inspiration to future generations.

"Better Every Day"

Mike Lonergan
Pierce County Assessor-Treasurer
2401 S. 35th Street
Tacoma, WA 98409
mlonerg@co.pierce.wa.us
(253) 798-7144

To: Landmarks Preservation Commission

landmarks@cityoftacoma.org

From: Eileen Foraker

evforaker@comcast.net

re: August 23, 2017 hearing:

NAMING REQUEST: Gwilymn "Skip" Vaughn Trail
(between South 80th Street and South 84th Street)

I worked with Skip Vaughn for four years with the monthly South Tacoma Neighborhood Council Newsletter, and got to know him personally as well as professionally. He passionately shared with me his love for Tacoma, having been a long time resident of Tacoma, and his dedication to making Tacoma a better place to live. He gave, as well as sacrificed, his time, talents and resources in the long-range goals to provide open space for his beloved city, as demonstrated by his diligence and leadership to dedicate the area of Wapato Hills to public use.

When I mentioned his name at Tacoma Public Utilities or at community projects in my own neighborhood of Northeast Tacoma, people brightened up with enthusiasm, proud to know him and to have been involved with him on one of his projects - his service on the Tacoma Public Utility Board, the development of the Neighborhood Councils, his continuing service on the aforementioned STNC.

When we lost Skip last year, we lost a dedicated leader and a fine example of the power of the individual to make great things happen. Naming the trail for our friend would both honor the memory of the man and recognize his unique and long-lasting contributions to his beloved City of Tacoma.

From: [Karen Wild](#)
To: [Landmarks](#)
Subject: South Tacoma, naming the Basin/Trail on 80th Street
Date: Thursday, August 17, 2017 7:20:47 PM

Greetings to the Landmarks Preservation Commission,

I have heard that you are asking for ideas to name the Basin/Trail on 80th Street. As someone who has lived in South Tacoma since the late 70's, I would like the Basin/Trail to be called the Skip Vaughn Trail. (Skip's real name was Gwilymn or William. I know him as Skip).

Before I retired seven years ago, I supervised a multidisciplinary team of many agencies who visited homeless camps throughout Pierce County. I learned that Skip was the expert regarding Wapato Hills history and jurisdiction....who owned what parts of the Hills (City or Metro Parks or?). So, I called Skip regularly. He assisted me with the politics of the area and possible dangerous situations that he heard about from surrounding neighbors/businesses. I called him regarding status of campers in the Hills, and how safe it was for those who jogged the trails or walked with their families.

Skip always took my calls even though I did not meet him for years after our conversations as we were in different places at different times. He was always courteous, professional, helpful, and respectful of the dynamics regarding the Hills, my team, police intervention, South Tacoma, and the preservation of green spaces.

For me, Skip Vaughn is a pioneer in South Tacoma. He held a deep passion for quality of life for all. That includes green spaces and trails where we can all enjoy respite from our everyday lives. Naming the Trail after Skip would be a tribute to someone I consider a great man.

Thank you for soliciting input.

Have a splendid week end.

Members

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

Draft



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

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

Date: August 23, 2017

Location: 747 Market Street, Tacoma Municipal Building, Room 243

Commission Members in Attendance:

Katie Pratt, *Chair*
 Ken House, *Vice-Chair*
 Roger Johnson
 Lysa Schloesser
 James Steel
 Eugene Thorne
 Kevin Bartoy
 Marshall McClintock

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 John Griffith

Others Present:

Patty Smith
 Marion Weed
 Laura Vaughn
 Brian Brosnan
 Micah Ross

Commission Members Absent:

Jeff Williams

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

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

- A. Excusal of Absences
- B. Approval of Minutes: 7/26/17
- C. Administrative Review
 - 812 N. Ainsworth Ave.—Window upgrade
 - 511 N. Ainsworth Ave.—Garage repair
 - 1102 A St.—Sign design change
 - 624 N M St.—Garage rebuild

The consent agenda was approved.

3. NAMING – PUBLIC

- A. Gwilymn “Skip” Vaughn Trail (between S. 80th Street and S. 84th Street)

Ms. Hoogkamer read the staff report.

BACKGROUND

The Office of Environmental Services is requesting to name the new trail, between South 80th Street and South 84th Street, the Gwilymn “Skip” Vaughn Trail. The currently unnamed trail was referred to as the “Gravel Pit” or the 80th Street Regional Stormwater Holding Basin. The South Tacoma Neighborhood Council, of which Vaughn was president, nominated the naming of the trail to honor Vaughn on April 27, 2017. Skip Vaughn was known for his activism in the neighborhood around the trail. Newspaper articles highlighting Vaughn’s contributions, including his advocacy and financial support for the Wapato Hills Park and open space in Tacoma, are included in the packet. He

was also known as the “father” of the neighborhood council program. In 2002, the Washington State Senate honored Skip Vaughn for his activism.

On July 26, 2017, the Landmarks Preservation Commission voted to schedule the request for a public hearing. As of August 15, 2017, the Commission received three comments in favor of the naming request.

ACTION REQUESTED

There is no action required. The comment period will remain open for 30 days following the close of this hearing.

Chair Pratt invited members of the public to provide comments on the nomination. The following citizens provided comments:

Patty Smith, South Tacoma Neighborhood Council Chair, commented that Skip was her mentor and she learned a lot from him though she never thought she would be in his position. She commented that working with him had been wonderful and she was proud to recommend his name.

Marion Weed commented that she had known Skip for 25 years because they both sat on the committee that developed the neighborhood council program. She reviewed that he had just retired from Bremerton Navy Yards and took to community service to do good deeds in his neighborhood. Ms. Weed commented that they had followed what was happening in their neighborhood for many years. She commented that no one deserved the honor more than Skip. She was happy to second Patty’s thoughts on naming the trail.

Laura Vaughn commented that he would be very appreciative of the honor, because he was supportive of neighborhoods, parks, and playgrounds after retiring and he was doing that until his last breath.

Commissioner Schloesser commented that he seemed like a worthy nominee.

Chair Pratt declared the public hearing closed.

4. DESIGN REVIEW

A. 2105 South C Street, JE Aubry Wagon & Auto Works Building (Individual Landmark)

Sign

Ms. Hoogkamer read the staff report.

BACKGROUND

Built in 1910, this is an individual landmark on the Tacoma Register of historic Places. The applicant is proposing a 44”x104,” non-illuminated, aluminum panel sign near the top of the north-facing façade. The red sign would have a silver logo and lettering that reads “LANDAU ASSOCIATES.” The proposal includes cutout aluminum letters and a logo over the second front entrance. The 24”x72” lettering would be black and red. All drilling would be at the mortar joints.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

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

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

ANALYSIS

1. This property is an individual landmark on the Tacoma Register of Historic Places, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. No historic material is being destroyed. The sign is compatible in size and materials.
3. The sign could be removed without harming the essential form and integrity of the building.

RECOMMENDATION

Staff recommends approval of the application.

Commissioner Bartoy disclosed that he had managed a contract for one of the business in the building.

Commissioner Steel commented that he didn't think the signage would be very visible from the facing street due to the topography and the lower building in front of it, adding that it would only be visible from the intersection.

Commissioner Johnson asked if the vinyl sign being removed would be over the doorway. Mr. Brosnan responded that the sign was over the doorway. Additional images of the building were reviewed.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for 2105 South C Street as submitted."

Motion: Steel

Second: Schloesser

The motion was approved unanimously.

B. 616 North L Street (North Slope Historic District)

Siding

Ms. Hoogkamer read the staff report.

BACKGROUND

Built in 1901, this is a contributing property in the North Slope Historic District. The applicants are proposing to remove the layers of vinyl and asphalt siding that are covering the original cedar siding. If possible, they would like to retain and repair the cedar siding. However, records indicate that the home was damaged in a fire many years ago. If the original siding is not repairable, the applicants would like to reside the house with smooth-faced Hardiplank with a 4.5" reveal. Photographs from 1902 would be used to replicate the trim and cornice boards. No other exterior alterations are proposed.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

North Slope Historic District Design Guidelines for 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.

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The original siding is currently covered with vinyl and asphalt siding. The applicants intend to repair the wood siding if possible.
3. Historic photographs will be used to replicate the trim.
4. HardiPlank siding has been approved in this district when other options have been determined infeasible (such as large areas of siding loss).

RECOMMENDATION

Staff recommends approval of the application.

Micah Ross, the owner, noted that they had the original trim and cornice to reference so that they could be matched.

Commissioner Schloesser asked if they knew where the fire had been located. Mr. Ross responded that the back just had a plank underlayment that they had found when removing some of the covering siding. He added that unlike the front and side, the back didn't have any lap siding and was not an addition. He commented that the cedar siding appeared to be in decent condition but there was lead paint and nail holes from the outer layers.

Commissioner Thorne commented that there appeared to be smoke damage in one of the photos, noting that the damage could be much more extensive depending on where the fire was. Mr. Ross commented that the fire damaged siding had been mostly removed and replaced with plank.

Commissioner Johnson asked if he would retain the siding on the north side if it was in good shape and. Mr. Ross responded that they would like to restore if possible, but were seeking approval to do the Hardie siding in case the contractor found that it was not restorable after removing the outer layers. Commissioner Johnson commented that he would prefer that they not take the cedar off. Mr. Ross commented that if they took it off on one side the concern would be the difference in materials, color, and how it would look over time. He added that he would prefer to use one type of material for the entire home.

Commissioner Steel commented that it was a great project and a good example something that they would like to encourage in the North Slope. He commented that if the siding on the north side was not in good shape or it was not financially reasonable to restore it, the Commission should allow it to be replaced with the condition that if any of the siding on one side of the house is in good condition they would like him to retain that. Mr. Ross commented that if the siding was in moderate shape, the contractor estimated that it would be double the cost to restore versus replacing.

Mr. McClintock concurred with Commissioner Steel's comments on leniency, suggesting that the Commission include an administrative review of the decision on whether it was in good enough condition so that the applicant would not have to return before the Commission. Chair Chase concurred with including the condition in the motion language, recommending that photo documentation be provided to staff if it was not repairable.

Commissioner Schloesser asked if the desire was to go with Hardie on all sides. Mr. Ross responded that the preference was to restore or do Hardie on all four sides as they did not want to mix the materials.

There was a motion

"I move that the Landmarks Preservation Commission approve the application for 616 North L Street as submitted

with the additional caveat that the applicant provide pictures or invitation for staff to review the siding after it is exposed and final approval can be pending through administrative review.”

Motion: Steel

Second: Schloesser

Commissioner Johnson reviewed that with a previous application for replacement of rough siding, the Commission had struggled far more with the decision on whether to allow it to be replaced with Hardie siding. He commented that if there is an intact elevation, it should stay cedar and not have the option to have the good historic material be ripped off and replaced with Hardie.

The motion was approved with Commissioner Johnson voting against.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

Ms. Hoogkamer discussed the following upcoming events and activities:

2017 Events

1. 6th Avenue Walking Tour Recap
2. South Tacoma Way Walking Tour (11am, September 16th)
3. History Happy Hour Trivia Night (6pm @ The Swiss, September 20th)
4. Wood Windows Workshop (10:30am @ Earthwise Tacoma, September 23rd)
5. Social Justice Tour (TBD September 30th)
6. Prairie Line Trail Dedication and Artists Forum (4:30pm @ TAM, October 19th)
7. Fourth Annual Holiday Heritage Dance (Tour: 5pm; Dance: 6-9pm @ Browns Point Improvement Club, November 3rd)

6. CHAIR COMMENTS

Chair Pratt provided the following comments and updates:

- Brittany Flowers had resigned from the Commission.
- She asked that Commissioners not have side conversations during the meeting for the sake of the audio recording of the meeting.
- She commented that if someone asked a Commissioner for advice regarding historic properties going to design review, they needed to refer them to staff.
- The Tacoma Bible Presbyterian Church was having a three day rummage sale.

The meeting was adjourned at 6:02 p.m.

City of Tacoma

Policy on Place Names and Name Changes

SECTION 1: PURPOSE OF THIS POLICY

1. In the event that the City of Tacoma wishes to confer a specific name on a municipally owned property or street, the following policy is adopted.
2. The criteria contained within this policy should also be followed in reviewing or preparing the City of Tacoma's official comments or recommendations to State, Federal, and/or intergovernmental boards taking actions regarding geographic names, naming, or renaming.

SECTION 2: SCOPE OF THIS POLICY

1. This policy affects municipally owned property only.
2. The following types of municipally owned property are included within the scope of this policy (referred to hereafter as "property"):
 - a. Buildings and structures, including overpasses, bridges and viaducts
 - b. Real Property, including open spaces and parks
 - c. Rights of Way, including under certain circumstances, streets
3. The process and criteria for naming or renaming municipally owned properties described in this policy do not apply to the following types property:
 - a. Historically registered properties for which a name has been indicated on a nomination form and accepted for use on a historic register, including property on the Tacoma, Washington State, or National Registers of Historic Places

Public art installations that have been commissioned and/or accessioned with a title that serves as the name of the piece.

SECTION 3: INITIAL PROCEDURES FOR CONSIDERING NAME CHANGE REQUESTS

1. Requests for name changes to existing property may be submitted by any Tacoma resident, property owner, or City official. Such a proposal shall be made in writing to the Landmarks Preservation Commission and include:
 - a. Map illustrating the area affected by the proposal
 - b. Any existing place, street or facility names that would be affected
 - c. Any common usage names or nicknames for the area or its elements, including topographical landmarks
 - d. Representative photographs of the area
 - e. An overview of any public outreach or support received for the proposal to date, including media coverage and meetings; and
 - f. A statement of the criteria in this policy that apply to the request, and how the proposal meets these criteria.
 - g. A summary of any public outreach conducted to date, including to neighborhood associations, Neighborhood Councils, Business District Associations, and commercial property owners' groups. This may include any statements of support or endorsement received. Applicants are encouraged to seek public support prior to submitting a request for name changes.
 - h. A description of any plans for interpretive measures to be taken by

the sponsor if the naming request is approved, including signs, interpretive panels, or markers.

2. The Landmarks Preservation Commission, upon receiving such a request, shall review the proposal for completeness at its next available Commission agenda.
3. If the request is considered complete, the Commission may take action to schedule the request for a public hearing following its normal public hearing procedures.
4. If more information is required, the Commission shall defer scheduling of the request and describe to the proponent what information is needed to complete the request.
5. If no action is taken to schedule the request for a public hearing within 60 days of the first consideration of the request, it is considered denied. The Commission may also vote to deny the request.
6. If the Commission denies the application by vote or by failure to act, the Commission shall not consider the request for the period of one calendar year.
7. If the Commission denies a request, the Mayor may, for any reason, direct the Commission to reconsider its action.
8. Following its public hearing, there shall be a mandatory 30 comment period.
9. After the close of the comment period, the Commission shall review the testimony and written comments, and the criteria contained within this policy, and forward a recommendation to the appropriate City Council Committee for further consideration.

SECTION 4: INITIAL PROCEDURES FOR CONSIDERING NAMING REQUESTS FOR NEW NAMES

1. For new or unnamed City-owned properties, the City Council may make a new naming request directly to the Landmarks Preservation Commission.
2. When so directed, the Landmarks Preservation Commission shall publicly solicit ideas for naming new facilities, except where otherwise indicated in this policy.
3. Such a call for proposals shall minimally take the form of a press release, website posting, and distribution of an announcement to the Commission's mail and electronic distribution lists. The call for proposals shall state a timeline for submission and review, as well as the criteria for naming contained in this policy.
4. The purpose of the solicitation is to develop a broad array of ideas, and to encourage community participation in the naming process.
5. While an individual may directly propose to the Landmarks Preservation Commission consideration of a particular name for a property, such a request is not required to initiate the naming process for new facilities, nor is the Commission's consideration of names limited to that proposed by an individual.
6. The naming process shall be initiated as soon as practical in the development process.

SECTION 5: PUBLIC HEARING REQUIRED

1. For both renaming requests, and names for new facilities, the Commission shall hold a minimum of one public hearing to receive comments on all naming requests.

2. Notice shall be published in the newspaper as well as sent via regular mail and electronic mail to interested stakeholders no less than 14 days ahead of the scheduled hearing.
3. Interested stakeholders include property owners and occupants within a 400' radius of the subject property, recognized neighborhood and business groups, and parties included on the Landmarks Preservation Commission's contact lists. Other groups or individuals may be contacted as well.
4. Following the public hearing, the Commission shall keep the public record open for 30 days minimum to allow for additional comment.
5. Following the close of the comment period, the comments received shall be compiled by the Commission and findings made relative to the proposal and the applicable criteria, and a recommendation made to the Council via the appropriate Council Committee.

SECTION 6: RECOMMENDATION TO CITY COUNCIL

1. Based on the findings and recommendation of the Commission, the City Council Committee, at its discretion, may accept, modify, reject or remand the recommendation of the Commission, or may recommend to the full Council that an additional public hearing should be held.
2. If the Council Committee finds that the Commission should reconsider the proposal due to errors in application of criteria or procedure, or if relevant factors were not considered, the Council Committee may remand the decision for further consideration.
3. If the Commission recommendation is accepted, a resolution will be prepared with

a sponsor, incorporating the Commission's recommendation.

4. Otherwise, if the Commission recommendation is modified or rejected, the Council Committee may send an alternative proposal to full Council as a sponsored resolution.
5. In all cases, the City Council will have the prerogative of accepting or rejecting the proposal.
6. The City Council shall approve or disapprove of any naming or renaming action by resolution.
7. Once a name has been officially approved by the City Council, changes should be strongly discouraged.

SECTION 7: CRITERIA FOR THE CITY COUNCIL AND LANDMARKS PRESERVATION COMMISSION TO CONSIDER

The City Council and Landmarks Preservation Commission shall use the following criteria when considering proposals to name or change the name of a public facility or building.

1. To avoid duplication, confusing similarity or inappropriateness, the Commission, in considering name changes, shall review existing building and facility names.
2. Context and geographical location. Sites and facilities should be given names that directly reflect or are contextually related to the history of the site.
 - a. Common usage names that have developed over time shall be favored. Facilities may be given official designations based on common usage by residents of an area, such as topographical features, nearby schools, or historical plat names.

- b. Names of features indicated on general usage maps for fifty years or more (National Register age criteria) should only be changed under exceptional circumstances.
- 3. Natural or Geological Features. Names may be based on distinctive, predominant and defining natural or geological features of an area.
- 4. Historical Significance. A facility may be given a name based on historical significance if it meets one of the following criteria:
 - a. The name is associated with a historically significant event or for events reflecting broad patterns of Tacoma's history
 - b. The name is associated with the lives of persons of citywide significance in Tacoma's past; or
 - c. The name reflects a distinctive architectural or engineering achievement
 - d. The name is related to an existing or proposed registered historic property or district.
- 5. Contributions. New facilities may be named for an individual or organization if that individual or organization has made a significant direct property or monetary contribution to the City of Tacoma, consistent with the City's relevant acceptance policies, a for purposes of developing that particular building or facility, and the naming is a stipulation of the donation.
- 6. Portions of a facility may have another name than that of the entire facility or features may be dedicated to or in honor of a person such as "Tide Pool – Cecil Brosseau" and "Owen Beach" at Point Defiance.

SECTION 8: SPECIAL CRITERIA CONSIDERATIONS

- 1. Individuals. Except where otherwise indicated, facilities and public property ordinarily shall not be named for living individuals.
- 2. Streets. Official renaming of existing streets, in general, is discouraged except when:
 - a. A naming effort is part of a larger, coordinated and planned effort involving multiple streets or blocks; or
 - b. Proposals to rename existing streets for individuals may be considered for those persons that have a broad, regional or national significance that is generally recognized by Tacoma residents
- 3. Street Renaming Requirements.
 - a. Renaming of existing streets shall only occur at existing shifts in the street grid or where there are clear topographical or geographical shifts in the grid.
 - b. The City Real Property Services Division, Public Works Traffic Engineering, Community and Economic Development Buildings and Land Use Service Division, and the Law Enforcement Support Agency shall be given a copy of any street naming request prior to the scheduling of a public hearing on the matter.
 - c. A signed petition of 51% by linear frontage of the affected property owners in support of the renaming must be solicited and submitted by the proponents of the renaming prior to consideration by the City. Such a petition shall be implemented at the sole expense of the proponent(s); however, the City may provide a list of affected taxpayers of record.

4. Street Renaming Alternatives.

- a. Organizations are encouraged to consider alternatives to street renaming requests for the commemoration of individuals or organizations. For example, interpretive plaques at key locations on buildings or sites, or where appropriate, in sidewalks or other visible pedestrian areas.
- b. In some cases, an “Honorary Street” designation may be given to certain sections of existing streets to commemorate the lives of important community members. A commemorative street blade sign may be mounted below the official street name for a defined length of the street, if approved, at the expense of the applicants. “Honorary designations” of streets may be considered as requests for renaming of facilities.
- c. For “Honorary Street” designations, the City shall develop and provide a standard sign specification for approved requests.

Tacoma Link Extension: Landmarks Preservation Commission Update

Sound Transit - September 27, 2017

Sound Transit examined the project costs for the Tacoma Link Extension. As a cost savings effort, the station platforms throughout the extension will contain one canopy which covers the ticketing machine and space for passengers to wait for the light rail vehicle. The Commission approved the design in April 2017 of a station platform at 7th and Commerce Streets that contained two canopies. The design revision does not change the aesthetic or character of the platform.

September 2017 - Design Update:



Aerial view, looking North

April 2017 - LPC approved design:

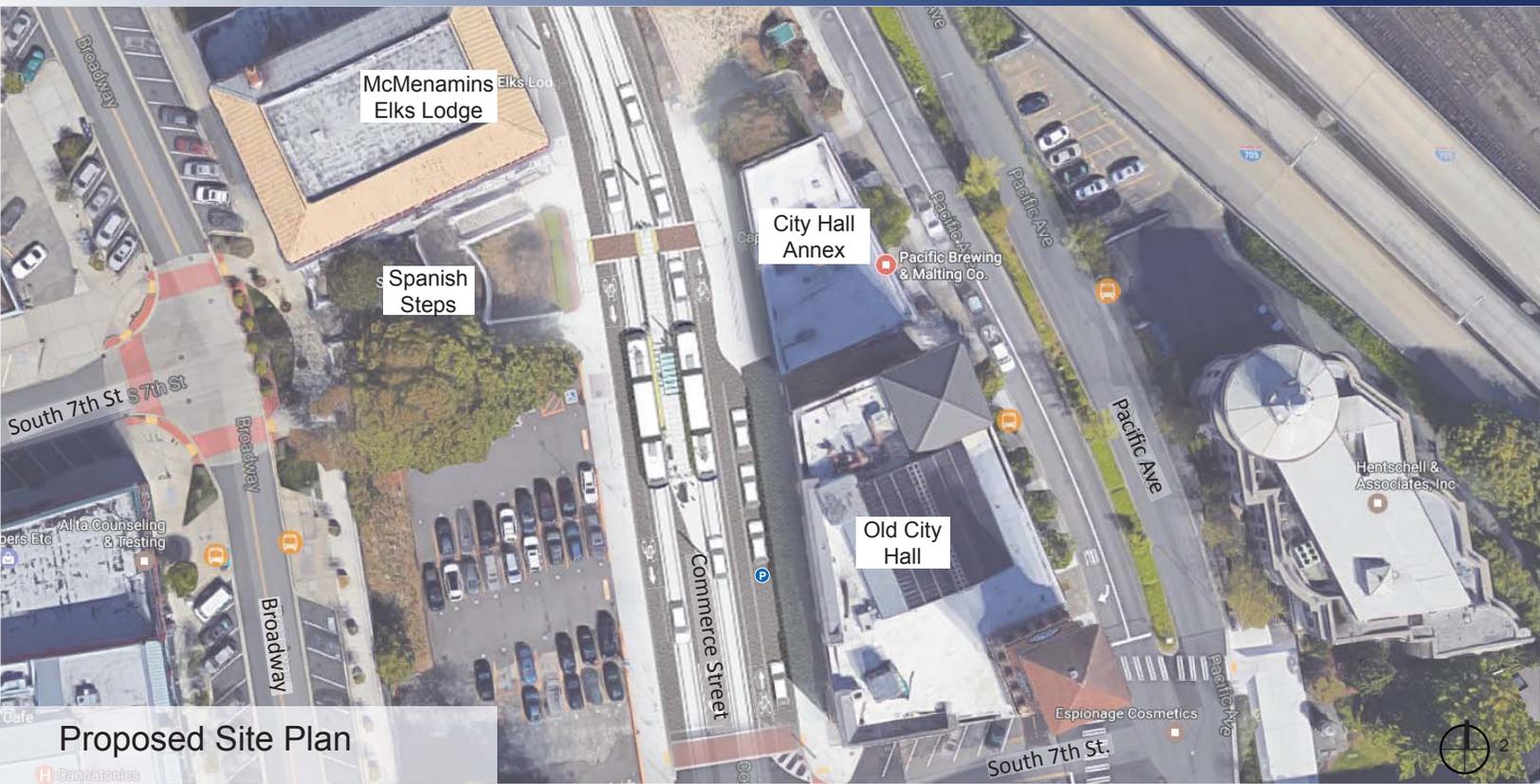


Aerial view, looking North

Link Lightrail station - Tacoma Link Extension
Commerce Street and S. 7th Street

Landmarks update | 09.27.2017





Proposed Site Plan



Proposed Street View



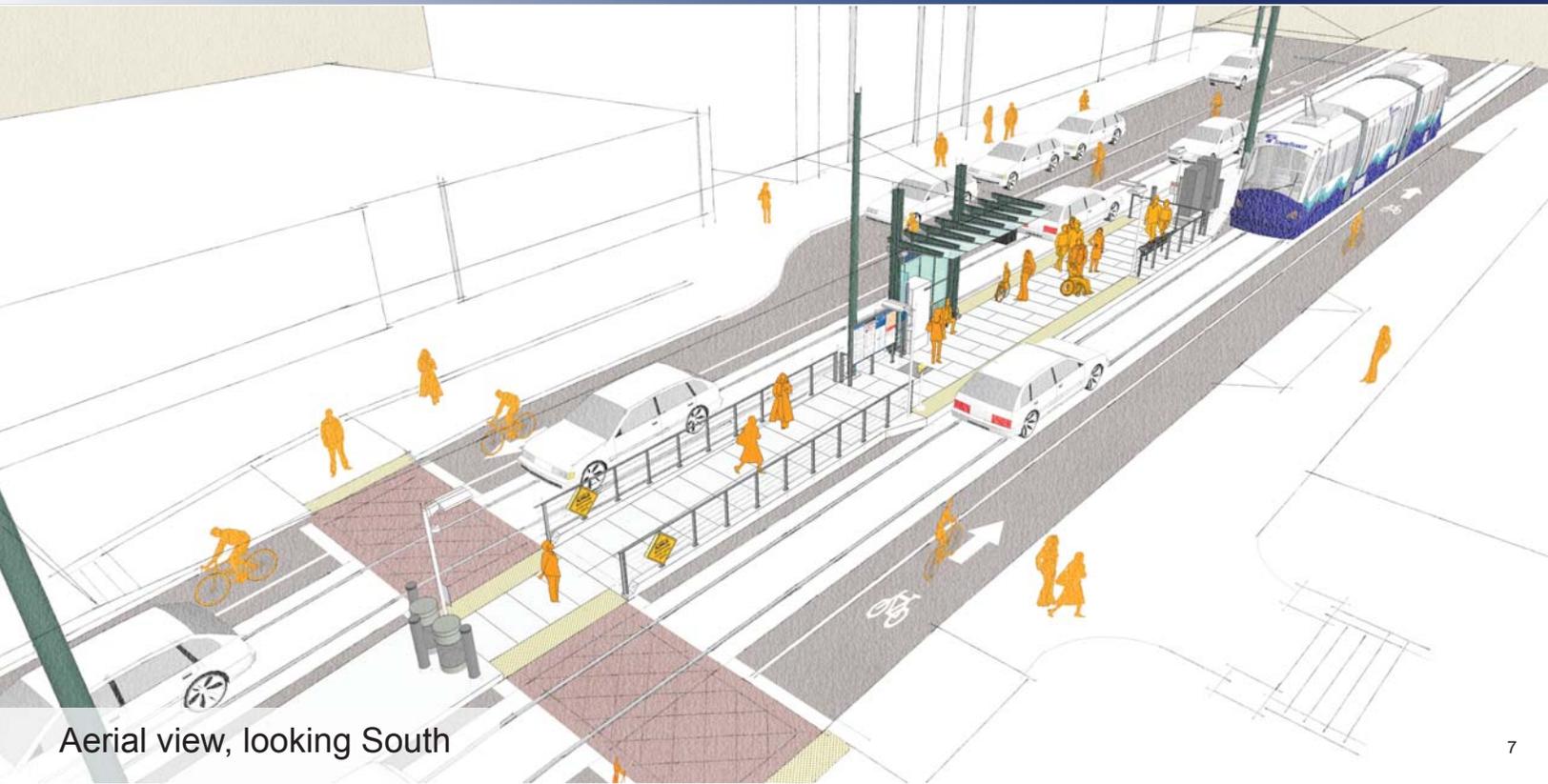
Platform view to East



Platform view to West



Aerial view, looking North



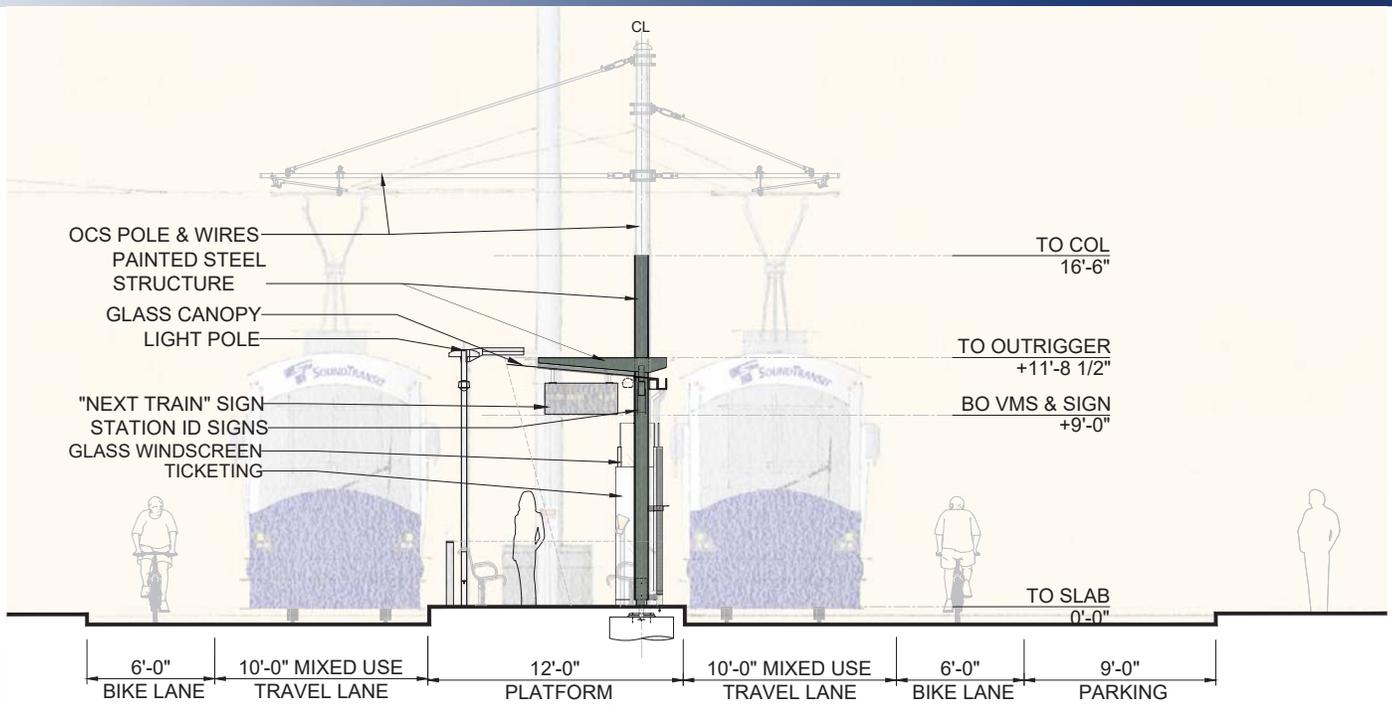
Aerial view, looking South



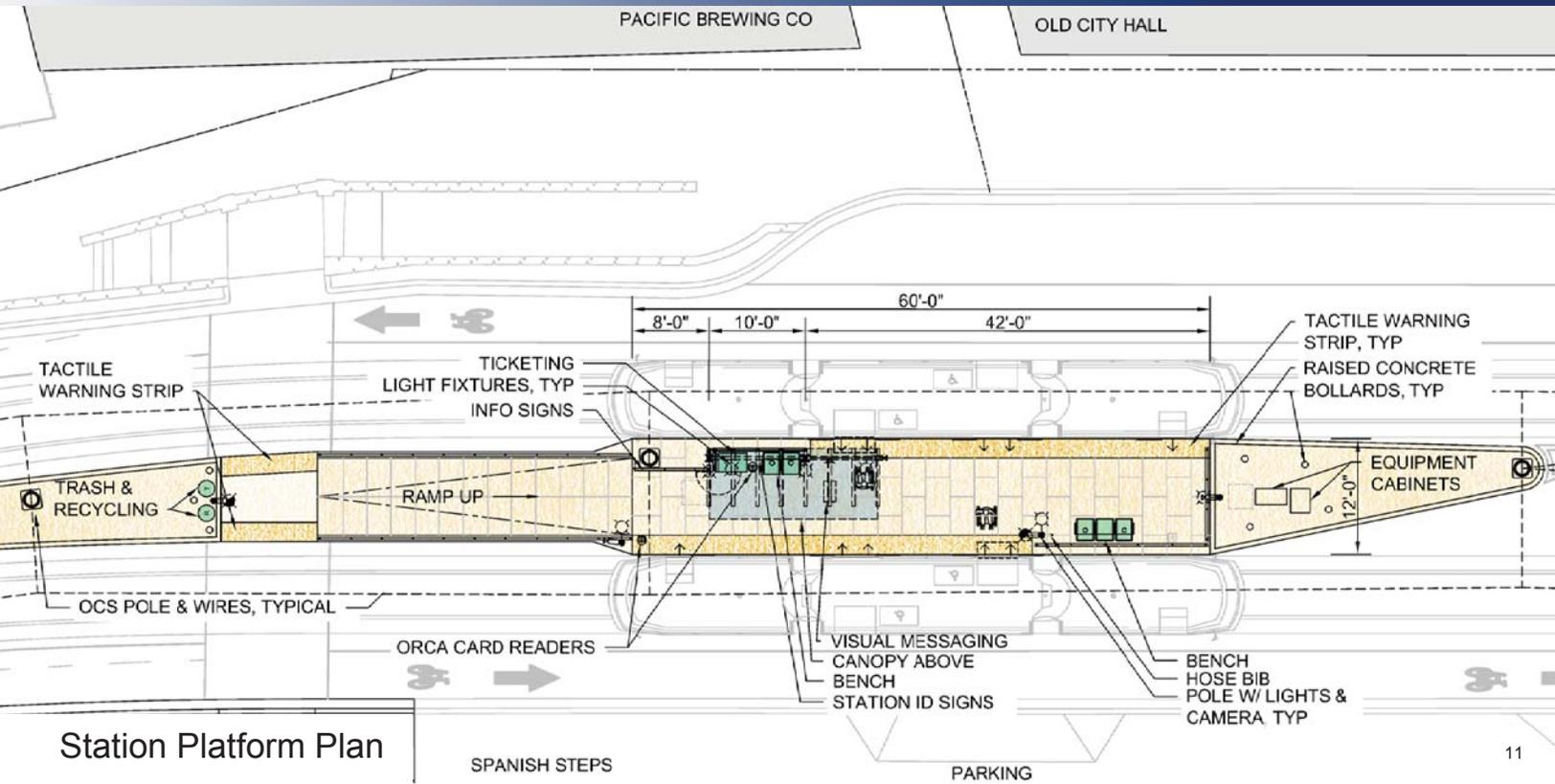
View from ramp



Platform Elevation looking East



Station Platform Section



Tacoma Link Extension



View from ramp

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 415 NJ St Tacoma Landmark/Conservation District (if applicable) _____

OWNER INFORMATION	
Name (printed) Isaac Miller	Email <u>isaac@theoryre.com</u>
Address (if different than above) 415 NJ St	Phone <u>253 444 9107</u>
Homeowner's Signature* 	
*Application must be signed by the property owner to be processed.	

CONTRACTOR INFORMATION	
<i>If application will be presented by a representative or contractor, please fill in the following:</i>	
Representative's Name	<u>Premier Living LLC</u> Company
Address	<u>7904 WALLER RDE</u> TACOMA, WA
Email	Phone <u>253 226 0757</u>

FOR OFFICE USE ONLY	APPLICATION FEE (please see page 2)
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.	
Estimated Project	

Cost, rounded to
nearest \$1000

Application Fee
Enclosed

Revision 12/18/12 **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](tel: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.

Aluminum windows replaced with vinyl.

16 ~~Aluminum~~

Contractor is to replace

16 aluminum windows with vinyl, prairie-style grid windows and install 4 windows where plywood is currently existing (windows were closed up.)

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](tel:253-591-5254).

NOTE: ONLY USE ONE CHECKLIST

Use Checklist A for: Detached garages New porches Decks Additions Foundations Other Major Work (call the Historic Preservation Officer with questions)	p. 5
Use Checklist B for: Siding Roofing New window or door openings Other Minor (For example, chimney restoration)	p. 6
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:*

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

- Clear and labeled photograph(s) of work area(s) with locations of work indicated (i.e. in pen)
- Detail illustrations of trim and casing and window profiles

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.

415 North J St Window Description

- #1: Master Bathroom Window - on LEFT side of house. Currently is an opening slider, switching to a picture window.
- #2: Master Bedroom Window – on LEFT side of house. Currently is an opening slider (with 2 opening sides). Current window does not meet egress requirements so we are switching to standard slider.
- #3: Back Bedroom Window – on LEFT side of house. Current window is a vertically-hung window that does not meet egress. We are switching this window to a Casement window for egress-sake.
- #4, #5, #14, and #18: Basement Windows – on LEFT side of house, RIGHT side of house, and BACK of house. These windows are closed off with plywood. We will be putting tempered, obscured picture windows in.
- #6: Master Bathroom Window – FRONT. Current window is a slider. We will be replacing slider with picture window.
- #7: Living Room Window – FRONT. Current window is picture window. We ~~had intended~~ ^{intend} to change this window to a slider.
- #8: Upstairs Flex Room Window – FRONT. Current window is actually two wood casement windows. ~~had intended to replace this window with a slider. If we are not able to,~~ we will just leave the old window and clean it up.
- #9 and #10: Fireplace Windows – RIGHT side of house. These windows are both currently slider windows and will be replaced with picture windows.
- #11: Dining Room Window – RIGHT side of house. This window is currently a big slider window. The window we are replacing it with will be the same layout as existing.
- #12: Kitchen Sink Window – RIGHT side of house. This window is currently a slider and will be replaced with same - a slider.
- #13: Back Kitchen Sink Window – RIGHT side of house. This window is currently a planter window and will be re-sized and replaced with a slider window so it's identical to the other kitchen window - #12.
- #15: Back Bathroom Window – BACK of house. This window has been replaced with vinyl and we will not be replacing it.
- #16: Back Bedroom Window – BACK of house. Current window is a slider and will be replaced with a picture window.
- #17: Back Bedroom Window (Upstairs) – BACK of house. Current window is a wood vertically hung window. ~~We intended to replace with vinyl but can clean up the wood window if we aren't allowed to replace with vinyl.~~

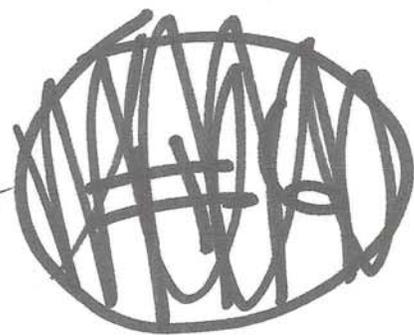
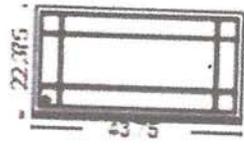
BILL TO:	SHIP TO:
----------	----------

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3495180	7/24/2017	Load Date Not Set	0001-01-01	Eugenia Washington-Knight
JOB NAME		CUSTOMER PO#		
Isaac Miller-415		Isaac Miller-415		

LineItem #	Description	Net Price	Extended
1-1	Builder / Contractor Series 400 Rectangle	\$208.38	\$208.38

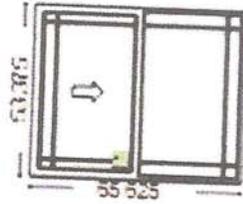
Qty: 1
Room Location: master bathroom
Note:

Overall Dimensions - Frame: 43 3/4 X 22 3/8, Rough Opening: 44 1/4 X 22 7/8
 Frame Size 43.75 X 22.375
 FW-C45 (DP +45/-45), Required STC Rating = None
 Exterior = White, Interior = White
 Frame Pocket Filler = All Sides
 Unit 1: Glass Package = HP, Double Glazed, Argon, WE
 Unit 1: Tempered, Low-E Glazing = LowE, P516 Obscure, Low-E/Pattern
 Glass, Exterior 1/8, Interior 1/8
 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille
 Measurement Location = From Daylight, LRTB, HBDO= 4, GBS= 5.5625
 Nail Fin, Nail Fin Setback = 1 3/8"
 FW-C45 (DP +45/-45), No Thermal Requirement, U-Factor = 0.27, SHGC = 0.29, VLT = 0.55



QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3495180	7/24/2017	Load Date Not Set	0001-01-01	Eugenia Washington-Knight
JOB NAME		CUSTOMER PO#		
Isaac Miller-415		Isaac Miller-415		

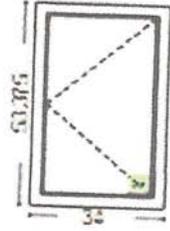
Line/Item #	Description	Net Price	Extended
2-1	Builder / Contractor Series 400 Single Slider	\$334.48	\$334.48
Qty: 1	Overall Dimensions - Frame: 65 5/8 X 53 3/8, Rough Opening: 66 1/8 X 53 7/8		
Room Location: master bedroom	Frame Size 65.625 X 53.375, Even Split HS-R20 (DP +20/-20), Required STC Rating = None		
Note:	Exterior = White, Interior = White XO		
	Unit 1: Glass Package = HP, Double Glazed, Argon, WE+, Spacer Material = Metal		
	Unit 1 Left, 1 Right: Annealed, Low-E Glazing = LowE, Low-E/Clear, Exterior 1/8, Interior 1/8		
	Unit 1 Left: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LTB, HBDO= 4, GBS= 6.96875		
	Unit 1 Right: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, RTB, HBDO= 4, GBS= 6.96875		
	Child Safety Latch = No Latch, AutoLock, 1 Lock per Unit, Secondary Sash Stop = Yes, Weep Hole Baffle = Yes		
	Standard Screen -, Charcoal Fiberglass, Installed		
	Nail Fin, Nail Fin Setback = 1 3/8"		
	HS-R20 (DP +20/-20), No Thermal Requirement, U-Factor = 0.3, SHGC = 0.26, VLT = 0.49		
	Net Clear Opening Area: 10.46 sq. ft. Net Clear Opening Width: 30.0625"		
	Net Clear Opening Height: 50.125"		
	Clear Opening Width = 30.0625, Clear Opening Height = 50.125, Clear Opening Square Foot = 10.46		



Master left side



Line/Item #	Description	Net Price	Extended
3-1	Pro Series 700 Casement	\$296.00	\$296.00
Qty: 1	Overall Dimensions - Frame: 34 X 53 3/8, Rough Opening: 34 1/2 X 53 7/8		
Room Location: Easton's room	Frame Size 34 X 53.375		
Note:	C-C40 (DP +40/-40), Required STC Rating = None		
	Exterior = White, Interior = White Left		
	Unit 1: Glass Package = HP, Double Glazed, Argon, WE		
	Unit 1: Annealed, Low-E Glazing = LowE, Low-E/Clear, Exterior 3/32, Interior 3/32		
	Crank Out Hardware -, Safety Vent Latch = None, Standard, Interior Handle Color = White		
	Standard Screen -, Charcoal Fiberglass, Installed		
	Nail Fin, Nail Fin Setback = 1 3/8"		
	C-C40 (DP +40/-40), No Thermal Requirement, U-Factor = 0.28, SHGC = 0.24, VLT = 0.45		
	Net Clear Opening Area: 8.4 sq. ft. Net Clear Opening Width: 24.75" Net Clear Opening Height: 48.875"		
	Clear Opening Width = 24.75, Clear Opening Height = 48.875, Clear Opening Square Foot = 8.4		



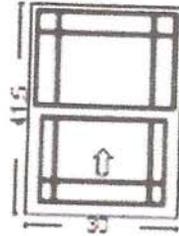
Bed-room left back



Quote #: 3495180

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3495180	7/24/2017	Load Date Not Set	0001-01-01	Eugenia Washington-Knight
JOB NAME		CUSTOMER PO#		
Isaac Miller-415		Isaac Miller-415		

Line/Item #	Description	Net Price	Extended
10-1	Builder / Contractor Series 400 Single Hung	\$199.50	\$199.50
Qty: 1	Overall Dimensions - Frame: 30 X 41 1/2, Rough Opening: 30 1/2 X 42		
Room Location: Upstairs Back	Frame Size 30 X 41.5, Even Split		
Note:	H-R40 (DP +40/-40), Required STC Rating = None		
	Exterior = White, Interior = White		
	Unit 1: Glass Package = HP, Double Glazed, Argon, WE+, Spacer Material = Metal		
	Unit 1 Lower, 1 Upper: Annealed, Low-E Glazing = LowE, Low-E/Clear, Exterior 3/32, Interior 3/32		
	Unit 1 Bottom: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LRB, HBDO= 4, GBS= 6.96875		
	Unit 1 Top: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LRT, HBDO= 4, GBS= 6.96875		
	Child Safety Latch = No Latch, AutoLock, 2 Locks per Unit, Secondary Sash Stop = Yes, Weep Hole Baffle = Yes		
	Standard Screen -, Charcoal Fiberglass, Installed		
	Nail Fin, Nail Fin Setback = 1 3/8"		
	H-R40 (DP +40/-40), No Thermal Requirement, U-Factor = 0.3, SHGC = 0.26, VLT = 0.49		
	Net Clear Opening Area: 3.16 sq. ft. Net Clear Opening Width: 26.75" Net Clear Opening Height: 17"		
	Clear Opening Width = 26.75, Clear Opening Height = 17, Clear Opening Square Foot = 3.16		



Upstairs back

#17

Line/Item #	Description	Net Price	Extended
11-1	Builder / Contractor Series 400 Rectangle	\$198.91	\$795.64
Qty: 4	Overall Dimensions - Frame: 39 3/4 X 24 3/4, Rough Opening: 40 1/4 X 25 1/4		
Room Location: Basement	Frame Size 39.75 X 24.75		
Note:	FW-C45 (DP +45/-45), Required STC Rating = None		
	Exterior = White, Interior = White		
	Frame Pocket Filler = All Sides		
	Unit 1: Glass Package = HP, Double Glazed, Argon, WE+, Spacer Material = Metal		
	Unit 1: Tempered, Low-E Glazing = LowE, P516 Obscure, Low-E/Pattern Glass, Exterior 1/8, Interior 1/8		
	5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LRTB, HBDO= 4, GBS= 5.5625		
	Nail Fin, Nail Fin Setback = 1 3/8"		
	FW-C45 (DP +45/-45), No Thermal Requirement, U-Factor = 0.27, SHGC = 0.29, VLT = 0.55		



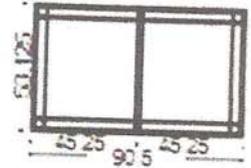
basement sides

#'s 4.5, 14 + 18

Quote #: 3495180

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3495180	7/24/2017	Load Date Not Set	0001-01-01	Eugenia Washington-Knight
JOB NAME		CUSTOMER PO#		
Isaac Miller-415		Isaac Miller-415		

Line/Item #	Description	Net Price	Extended
12-1	Builder / Contractor Series 400 Rectangle		
Qty: 1	Builder / Contractor Series 400 Rectangle	\$761.89	\$761.89
Room Location:	Overall Dimensions - Frame: 90 1/2 X 53 1/8, Rough Opening: 91 X 53 5/8		
Mast. Bath Fron	Frame Size 45.25 X 53.125		
Note:	Not Rated, Required STC Rating = None		
	Exterior = White, Interior = White		
	Frame Pocket Filler = All Sides		
	Unit 1, 2: Glass Package = HP, Double Glazed, Argon, WE+, Spacer		
	Material = Metal		
	Unit 1, 2: Annealed, Low-E Glazing = LowE, P516 Obscure, Low-E/Pattern		
	Glass, Exterior 1/8, Interior 1/8		
	Unit 1: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White,		
	Grille Measurement Location = From Daylight, LTB, HBDO= 4, GBS=		
	5.5625		
	Unit 2: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White,		
	Grille Measurement Location = From Daylight, RTB, HBDO= 4, GBS=		
	5.5625		
	Nail Fin, Nail Fin Setback = 1 3/8"		
	Mull 1: Vertical Common Standard 0"		
	NotRated, No Thermal Requirement, U-Factor = 0.27, SHGC = 0.29, VLT =		
	0.55		
	Clear Opening Width = -1, Clear Opening Height = -1, Clear Opening		
	Square Foot = -1		



Total Unit Quantity: 17

PROJECT	QUOTE
Isaac Miller-415	Isaac Miller-415
NOTES	
Order:	
Delivery:	
Job Comment:	

SUB-TOTAL:	\$4,846.66
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
TOTAL:	\$4,846.66

CUSTOMER SIGNATURE _____

DATE _____

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3495180	7/24/2017	Load Date Not Set	0001-01-01	Eugenia Washington-Knight
JOB NAME		CUSTOMER PO#		
Isaac Miller-415		Isaac Miller-415		

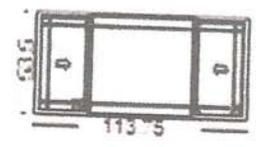
Line/Item #	Description	Net Price	Extended
8-1	Pro Series 200 Triple Slider	\$689.68	\$689.68

Qty: 1
Room Location: Living room
Note:

Overall Dimensions - Frame: 113 3/4 X 53 1/2, Rough Opening: 114 1/4 X 54
Frame Size 113.75 X 53.5, Sash Split = 1/4 - 1/2 - 1/4
Not Rated, Required STC Rating = None
Exterior = White, Interior = White
XOX
Unit 1: Glass Package = HP, Double Glazed, Argon, WE+, Spacer Material = Non-Metal, Common Glass Options = Options Differ Per Pane
Unit 1 Left, 1 Center: Annealed, Low-E Glazing = LowE, Low-E/Clear, Exterior 1/8, Interior 1/8
Unit 1 Right: Tempered, Low-E Glazing = LowE, Low-E/Clear, Exterior 1/8, Interior 1/8
Unit 1 Left: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LTB, HBDO= 4, GBS= 7.03125
Unit 1 Center: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, TB, HBDO= 4, GBS= 7.03125
Unit 1 Right: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, RTB, HBDO= 4, GBS= 7.03125
Child Safety Latch = No Latch, AutoLock, 1 Lock per Unit, Secondary Sash Stop = Yes, Weep Hole Baffle = Yes
Standard Screen -, Charcoal Fiberglass, Installed
Nail Fin, Nail Fin Setback = 1 3/8"
Not Rated, No Thermal Requirement, U-Factor = 0.29, SHGC = 0.26, VLT = 0.49, STC Rating = 28, STC Level = 1

Net Clear Opening Area: 8.88 sq. ft. Net Clear Opening Width: 25.4375"
Net Clear Opening Height: 50.25"

Clear Opening Width = 25.4375, Clear Opening Height = 50.25, Clear Opening Square Foot = 8.88



#7
Living front

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3495180	7/24/2017	Load Date Not Set	0001-01-01	Eugenia Washington-Knight
JOB NAME		CUSTOMER PO#		
Isaac Miller-415		Isaac Miller-415		

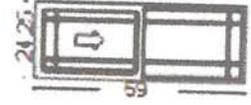
Line/Item #	Description	Net Price	Extended
9-1	Builder / Contractor Series 400 Single Slider	\$223.18	\$223.18

Qty: 1
Room Location:
Upstairs front
Note:

Overall Dimensions - Frame: 69 X 24 1/4, Rough Opening: 69 1/2 X 24 3/4
Frame Size 69 X 24.25, Even Split
HS-R20 (DP +20/-20), Required STC Rating = None
Exterior = White, Interior = White
XO
Unit 1: Glass Package = HP, Double Glazed, Argon, WE+, Spacer Material = Metal
Unit 1 Left, 1 Right: Annealed, Low-E Glazing = LowE, Low-E/Clear, Exterior 3/32, Interior 3/32
Unit 1 Left: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LTB, HBDO= 4, GBS= 6.96875
Unit 1 Right: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, RTB, HBDO= 4, GBS= 6.96875
Child Safety Latch = No Latch, AutoLock, 1 Lock per Unit, Secondary Sash Stop = Yes, Weep Hole Baffle = Yes
Standard Screen -, Charcoal Fiberglass, Installed
Nail Fin, Nail Fin Setback = 1 3/8"
HS-R20 (DP +20/-20), No Thermal Requirement, U-Factor = 0.3, SHGC = 0.26, VLT = 0.49

Net Clear Opening Area: 4.63 sq. ft. Net Clear Opening Width: 31.75" Net Clear Opening Height: 21"

Clear Opening Width = 31.75, Clear Opening Height = 21, Clear Opening Square Foot = 4.63



upstairs front

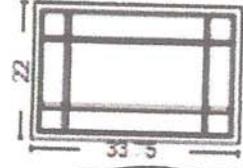
8

QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3495180	7/24/2017	Load Date Not Set	0001-01-01	Eugenia Washington-Knight
JOB NAME		CUSTOMER PO#		
Isaac Miller-415		Isaac Miller-415		

LineItem #	Description	Net Price	Extended
6-1	Builder / Contractor Series 400 Rectangle	\$124.91	\$249.82

Qty: 2
 Room Location: Above fireplace
 Note:

Overall Dimensions - Frame: 33 3/4 X 22, Rough Opening: 34 1/4 X 22 1/2
 Frame Size 33.75 X 22
 FW-C45 (DP +45/-45), Required STC Rating = None
 Exterior = White, Interior = White
 Frame Pocket Filler = All Sides
 Unit 1: Glass Package = HP, Double Glazed, Argon, WE+, Spacer Material = Metal
 Unit 1: Annealed, Low-E Glazing = LowE, Low-E/Clear, Exterior 3/32, Interior 3/32
 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LRTB, HBDO= 4, GBS= 5.5625
 Nail Fin, Nail Fin Setback = 1 3/8"
 FW-C45 (DP +45/-45), No Thermal Requirement, U-Factor = 0.27, SHGC = 0.3, VLT = 0.55



Right
#59+10

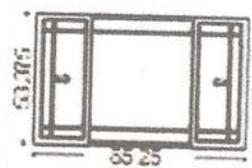
LineItem #	Description	Net Price	Extended
7-1	Builder / Contractor Series 400 Triple Slider	\$512.08	\$512.08

Qty: 1
 Room Location: Dining Room
 Note:

Overall Dimensions - Frame: 85 1/4 X 53 3/8, Rough Opening: 85 3/4 X 53 7/8
 Frame Size 85.25 X 53.375, Sash Split = 1/4 - 1/2 - 1/4
 Not Rated, Required STC Rating = None
 Exterior = White, Interior = White
 XOX
 Unit 1: Glass Package = HP, Double Glazed, Argon, WE+, Spacer Material = Metal
 Unit 1 Left, 1 Right: Annealed, Low-E Glazing = LowE, Low-E/Clear, Exterior 3/32, Interior 3/32
 Unit 1 Center: Annealed, Low-E Glazing = LowE, Low-E/Clear
 Unit 1 Left: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LTB, HBDO= 4, GBS= 6.96875
 Unit 1 Center: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, TB, HBDO= 4, GBS= 6.96875
 Unit 1 Right: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, RTB, HBDO= 4, GBS= 6.96875
 Child Safety Latch = No Latch, AutoLock, 1 Lock per Unit, Secondary Sash Stop = Yes, Weep Hole Baffle = Yes
 Standard Screen -, Charcoal Fiberglass, Installed
 Nail Fin, Nail Fin Setback = 1 3/8"
 Not Rated, No Thermal Requirement, U-Factor = 0.3, SHGC = 0.26, VLT = 0.49

 Net Clear Opening Area: 6.37 sq. ft. Net Clear Opening Width: 18.3125"
 Net Clear Opening Height: 50.125"

 Clear Opening Width = 18.3125, Clear Opening Height = 50.125, Clear Opening Square Foot = 6.37



Minimum front

#11

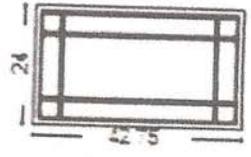
QUOTE #	QUOTE DATE	LOAD DATE	SHIP DATE	QUOTED BY
3495180	7/24/2017	Load Date Not Set	0001-01-01	Eugenia Washington-Knight
JOB NAME		CUSTOMER PO#		
Isaac Miller-415		Isaac Miller-415		

Line/Item #	Description	Net Price	Extended
4-1	Builder / Contractor Series 400 Rectangle	\$136.75	\$136.75

Qty: 1
 Room Location: Easton's room
 Note:

Overall Dimensions - Frame: 42 3/4 X 24, Rough Opening: 43 1/4 X 24 1/2
 Frame Size 42.75 X 24
 FW-C45 (DP +45/-45), Required STC Rating = None
 Exterior = White, Interior = White
 Frame Pocket Filler = All Sides
 Unit 1: Glass Package = HP, Double Glazed, Argon, WE+, Spacer Material Metal
 Unit 1: Annealed, Low-E Glazing = LowE, Low-E/Clear, Exterior 3/32, Interior 3/32
 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LRTB, HBDO= 4, GBS= 5.5625
 Nail Fin, Nail Fin Setback = 1 3/8"
 FW-C45 (DP +45/-45), No Thermal Requirement, U-Factor = 0.27, SHGC = 0.3, VLT = 0.55

#16

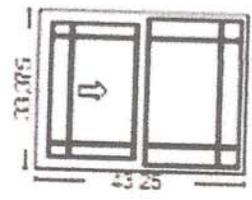


bedroom
back left

Line/Item #	Description	Net Price	Extended
5-1	Builder / Contractor Series 400 Single Slider	\$219.63	\$439.26

Qty: 2
 Room Location: Kitchen
 Note:

Overall Dimensions - Frame: 43 1/4 X 33 3/8, Rough Opening: 43 3/4 X 33 7/8
 Frame Size 43.25 X 33.375, Even Split
 HS-R35 (DP +35/-35), Required STC Rating = None
 Exterior = White, Interior = White
 XO
 Unit 1: Glass Package = HP, Double Glazed, Argon, WE+, Spacer Material = Metal
 Unit 1 Left, 1 Right: Annealed, Low-E Glazing = LowE, Low-E/Clear, Exterior 3/32, Interior 3/32
 Unit 1 Left: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, LTB, HBDO= 4, GBS= 6.96875
 Unit 1 Right: 5/8" Flat GBG, Perimeter Prairie, Exterior = White, Interior = White, Grille Measurement Location = From Daylight, RTB, HBDO= 4, GBS= 6.96875
 Child Safety Latch = No Latch, AutoLock, 1 Lock per Unit, Secondary Sash Stop = Yes, Weep Hole Baffle = Yes
 Standard Screen -, Charcoal Fiberglass, Installed
 Nail Fin, Nail Fin Setback = 1 3/8"
 HS-R35 (DP +35/-35), No Thermal Requirement, U-Factor = 0.3, SHGC = 0.26, VLT = 0.49
 Net Clear Opening Area: 3.95 sq. ft. Net Clear Opening Width: 18.875" Net Clear Opening Height: 30.125"
 Clear Opening Width = 18.875, Clear Opening Height = 30.125, Clear Opening Square Foot = 3.95



Kitchen
Right

#5
12+13





③







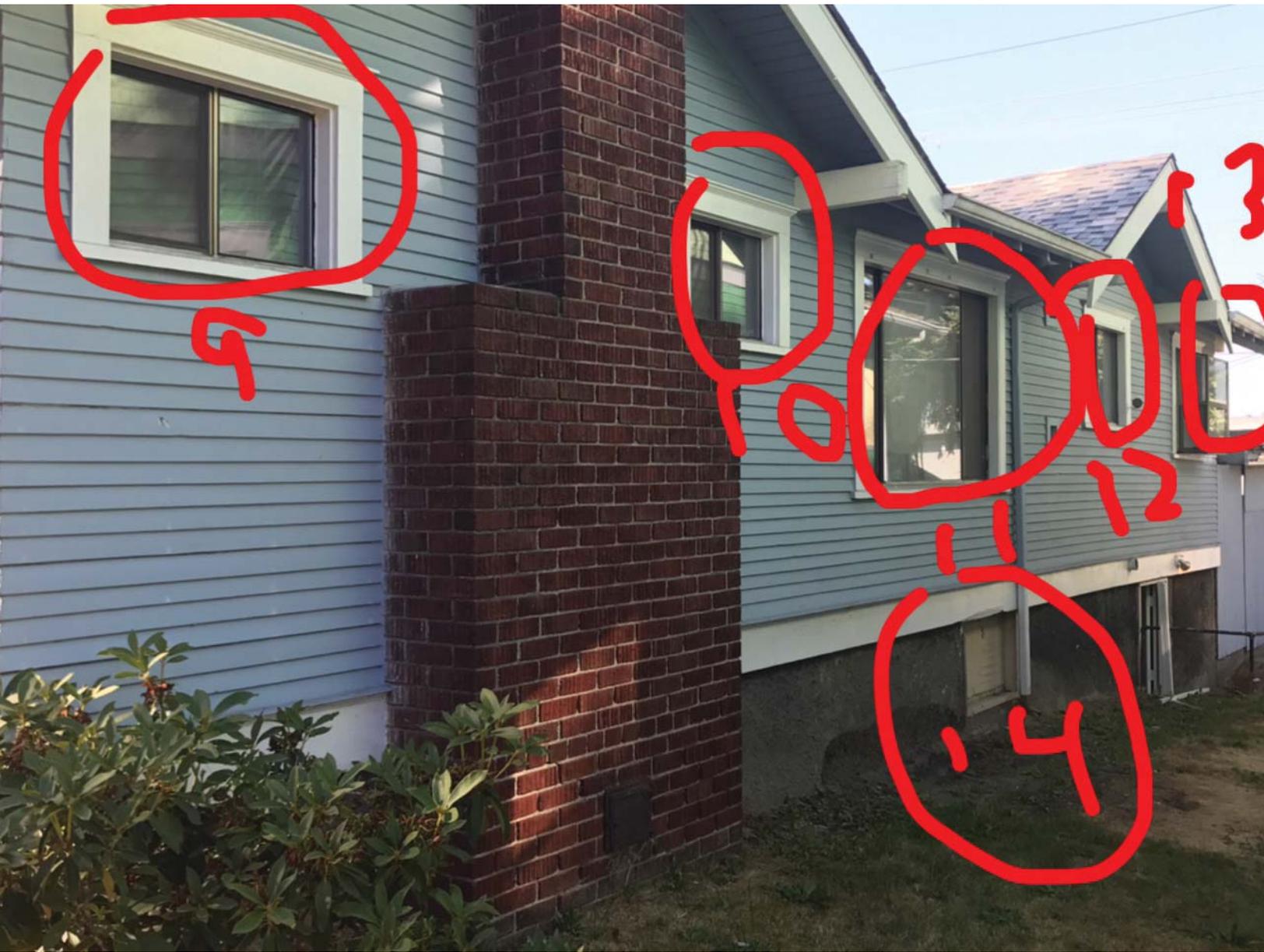


6

4





















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 1115 NORTH L STREET Landmark/Conservation District (if applicable)

OWNER INFORMATION

Name (printed) NORTH BAY VILLA (ROBERT YEH) Email Westland5525@gmail.com
 Address (if different than above) 5525 UNIVERSITY WAY N.E. Phone
SEATTLE WA 98115
 Homeowner's Signature* [Signature] (206) 387-8888

*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 ROBERT YEH Company OWNER
 Address 5525 UNIVERSITY WAY N.E. Phone (206) 387-8888
SEATTLE, WA 98115
 Email Westland5525@gmail.com

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK

CHECKED FOR BUILDING CODE:* _____

LAND USE/ZONING: _____ CUP REQUIRED? _____
 VARIANCE 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 21,000

Application Fee Enclosed 500

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.

Project Notes, Per Owner:

- Project was under way, subsequently red-tagged by City of Tacoma Code Compliance for lack of Historic Preservation approval and building permit.
- Scope included re-siding and repainting 2-story, 2,160 SF duplex, and, replacement of existing, poor condition stair and deck. Apparently law enforcement, responding to a call, noted that the Owner needed to repair the stairs, etc., due to unsafe conditions they experienced in the line of duty.
- Existing siding, photo below, was an approximate 12" lap composite shingle look, common to the 60's. Siding was removed back to the sheathing.
- Siding was replaced with a cedar-look 'HardiePlank', 8" plank with an approximate 6"-7" lap. Color chosen was an historic yellow-cream, with varying width as shown, 'HardieTrim' white trim.
- Lapped-siding with vertical trim is very close to the commonly-used materials in the late 1800's when this structure was likely built-except then it would have been a true cedar, lapped-siding and trim.
- Colors used, yellow-cream with basic white trim, photo below, were common to paint colors of the original era. White trim was commonly seen, as well as basic, primary colors, and their light and dark variations.

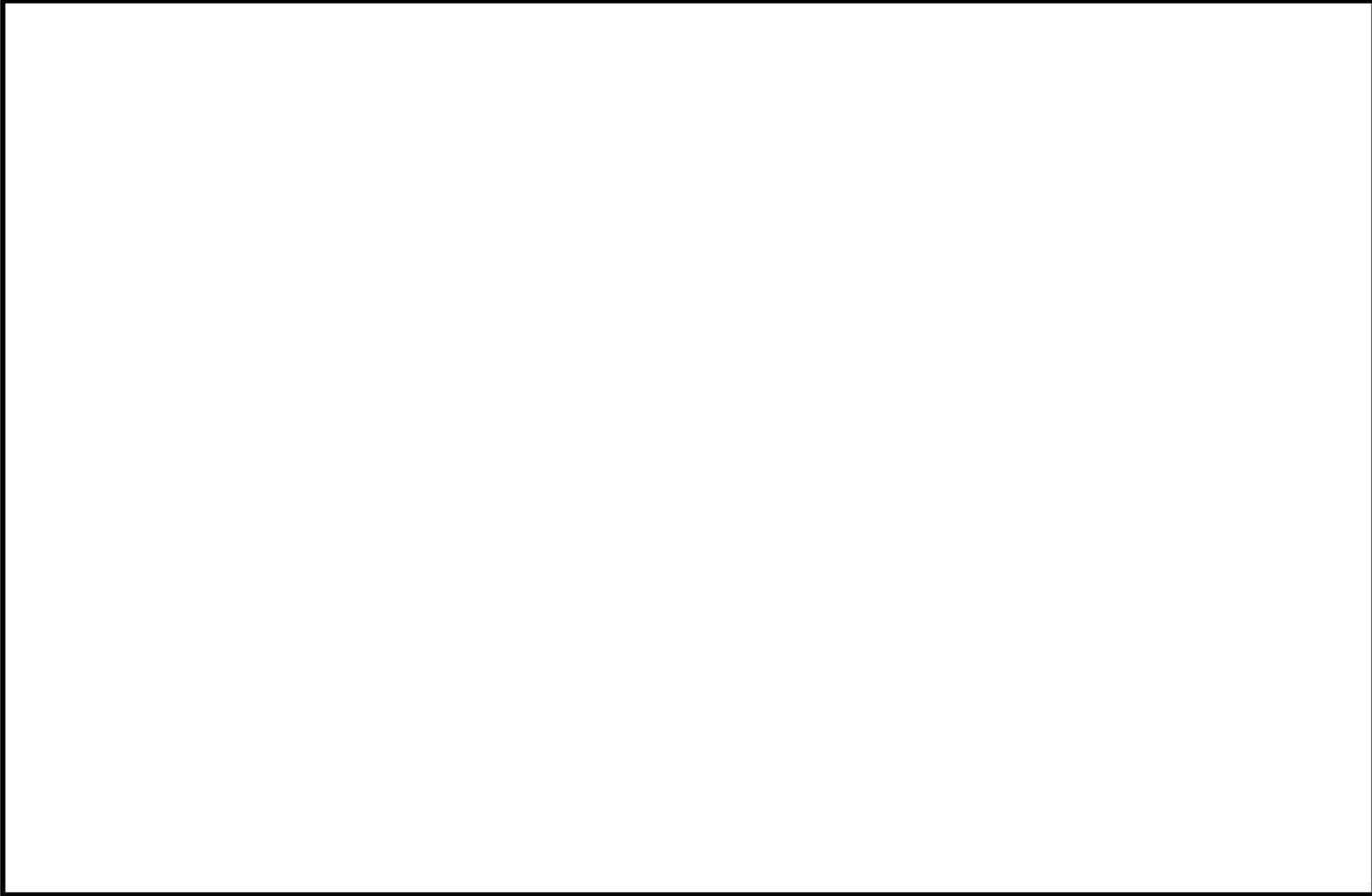
BEFORE



AFTER



- There was no replacement of existing doors or windows, other than small, fake window in uppermost front gable. Present tenant has written letter to that effect, attached.





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
---	--	------

<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
<ul style="list-style-type: none">• <i>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.</i>• <i>For information about drawing site plans, please refer to BLUS Publication B1, Site Plan</i>• <i>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.</i>• <i>Please include a photograph of existing house (for new garages if the new garage is to match any existing features of the house)</i>• <i>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.</i>

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST B

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

CHECKLIST to include the following:*

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

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

Proposed Material(s):	HardiePlank over Tyvek building wrap over existing sheathing
Window types and locations:	No change proposed
Exterior cladding material(s):	See 'Proposed Materials' above, in addition, 4"-6" Cedar-look, 'HardieTrim'.

***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.*

TENANT LETTER
TYPED VERSION BELOW

To Whom it may concern,
My name is Patrick Gill
I live at 1115 N 1st Unit
#1 for 2 years.

Our new owner North Bay
recently just purchased this
property because the siding &
deck were in bad shape &
they were replaced. However,
the windows, ~~however~~ were NOT
replaced. Any questions
please call or write me.
Thank you

Regards,

~~Patrick M Gill~~
Patrick M Gill

1115 N 1st 203-330-9230

To Whom It May Concern:

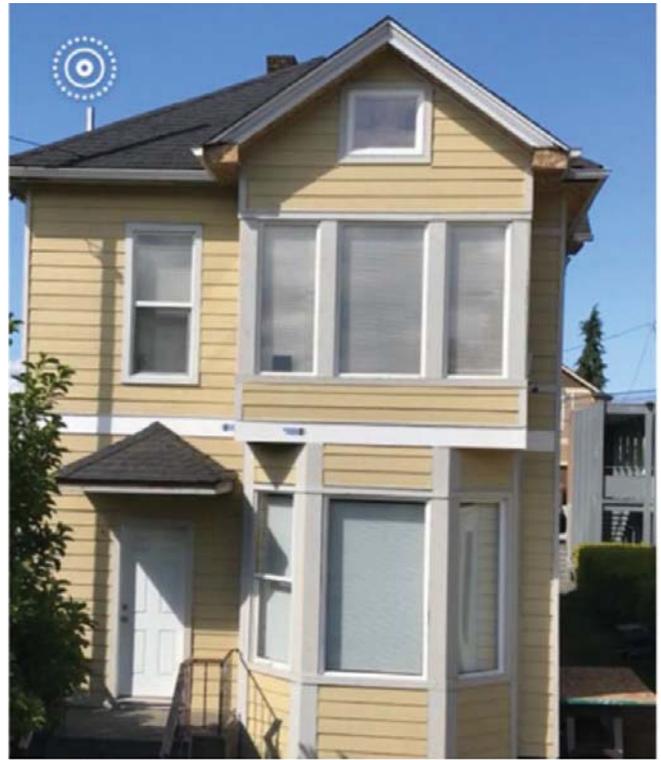
My name is Patrick Gill & I live at 1115 North L street, unit #1 for 2 years.

Our new owner North Bay Villa recently purchased this building. The siding & deck were in bad shape. They were replaced. However, the windows were not replaced. Any questions, please call or write me.

Thank you.

Regards

Patrick M. Gill
253-330-9236



BEFORE

SIDING 30-YR OLD REPLACEMENT SIDING, LEAKING

COLOR BASIC GREY, NO TRIM

AFTER

SIDING 6" EXPOSURE FIBER CEMENT SIDING WITH 6" TRIM

COLOR MAIN: CAPTIVATING CREAM, SW 6659
TRIM: EXTRA WHITE, SW 7006

GENERAL NOTES:

The Builder is responsible for using safe work practices and conforming to all safety ordinances. The Builder is to verify all dimensions prior to starting work. Any changes to structure must be reviewed and approved by Pacific Northwest Engineering Inc. All methods, materials, and workmanship shall be in accordance with the International Building Code (IBC) 2015 Edition.

DESIGN LOADS
 FLOOR LOADS: LIVE 60 PSF, DEAD 15 PSF
 WIND SPEED: V_s 3-sec=85 MPH, I_w=1.0,
 EXPOSURE "B"
 SEISMIC: DESIGN CATEGORY "D", S_s=1.51, S_i=0.50,
 I_e=1.0, Site Class "D", R=6.5

SOILS:
 Soil bearing of 1500 PSF is assumed. It is the contractors responsibility to verify that the site soils provide this minimum bearing capacity.

REINFORCING STEEL:
 All reinforcing steel to be GRADE 60 PER ASTM A-615. Lap all splices a minimum of 32 bar diameters or 18". Lap horizontal steel at corners and intersections in footings and walls with corner bars.
 Minimum concrete cover for reinforcing steel:
 INTERIOR FACES OF SLAB AND WALL BARS 1-1/2"
 EXPOSED TO WEATHER OR EARTH 1-1/2" FOR #5 AND SMALLER AND 2" FOR #6 AND LARGER.
 FOOTING BARS CAST AGAINST EARTH REQUIRE 3" COVER.

CONCRETE:
 All concrete materials and placement shall conform to the IBC 2015. Min. compressive strength shall be 3000 PSI* at 28 days with a min. water/cement ratio of .45. All concrete shall be air entrained 5 +/-1%. Max aggregate size = 7/8".
 *Special Inspection not required, 3000 PSI compressive strength is specified for weathering protection. *Structural design of concrete based on 2500 PSI compressive strength.*

POST-BEAM CONNECTIONS
 Positive connections shall be provided at post-beam connections to ensure against uplift and lateral displacement. Anchorage of walls and columns to foundations shall be provided in accordance with plans and shear wall sched.

TIMBERS
 ALL LUMBER TO BE AS FOLLOWS:
 BEAMS DF#2 OR BETTER
 POSTS DF#2 OR BETTER

PROTECTION AGAINST DECAY AND TERMITES:
 IBC 2304.12. Wood used above ground shall be pressure treated in accordance with AWPA U1 for the following conditions:

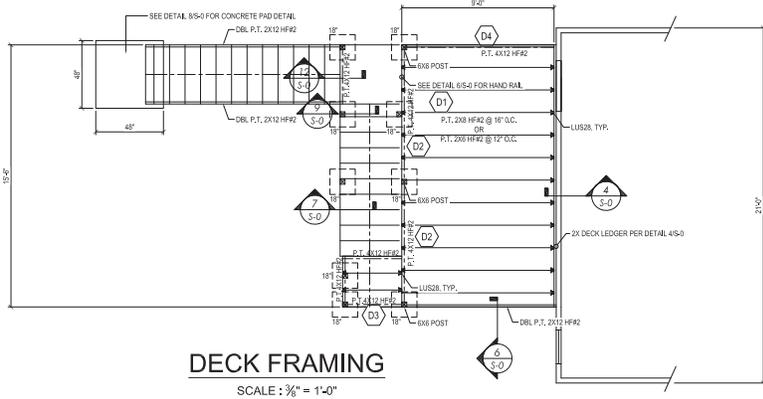
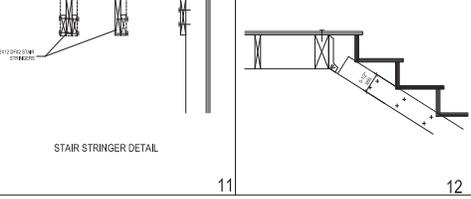
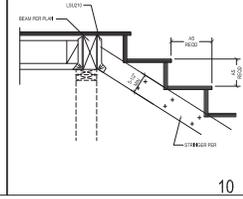
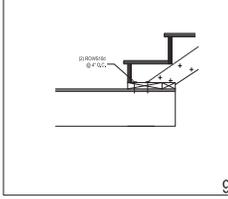
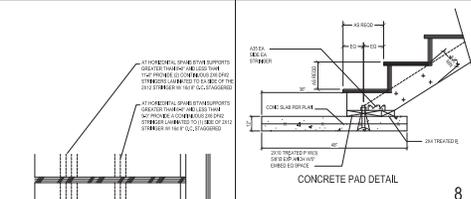
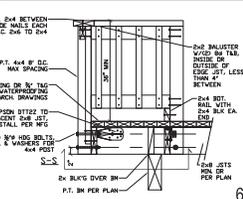
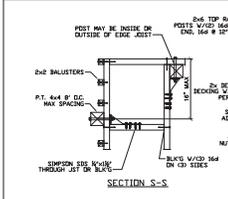
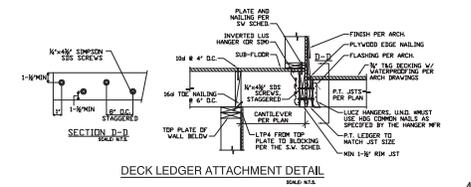
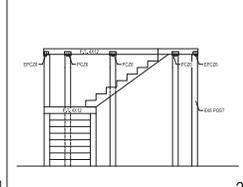
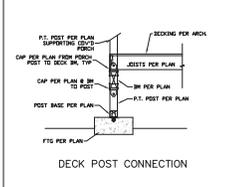
- Joists, and Subfloors that are closer than 18" to exposed ground in crawl spaces or unexcavated areas located within the perimeter of the building foundation. (Girders = 12")
- Wood Framing including sheathing that rest on exterior foundation walls and are less than 8 inches from exposed earth.
- Sleepers, sills, ledgers, posts and columns in direct contact with concrete or masonry.

All field-cut ends, notches and drilled holes of preservative-treated wood shall be treated, for use category UCHA per AWA U1-07, in the field using a 5.08% Copper Naphthenate (CuN) solution such as "End cut Solution" (Cunapso-1) in accordance with the product manufactures directions.

NAILS:
 Connection designs are based on "Common Wire" nails with the following properties.

COMMON WIRE	GRADE	MINIMUM LENGTH	MINIMUM DIAMETER
16	160	3-1/2"	5/16"
18	180	3-1/2"	5/8"
20	200	3-1/2"	3/4"
24	240	4"	7/8"

ENGINEERING DOCUMENT LICENSE:
 1. Grant of License: In consideration of payment of the building fee Pacific Northwest Engineering Inc. grants you, the Licensee, a nonexclusive right of use for the purpose of constructing one structure from this engineering. Subsequent uses are permitted when accompanied by an originally stamped "Site Specific" Redline Letter for each additional site.
 2. Ownership of Engineering Drawings and Calculations: Pacific Northwest Engineering Inc. retains the Title 17 USC Rights and Ownership of these Engineering Documents and all subsequent copies of the engineering. This is not a sale of the original Engineering.
 3. Copy and Transfer Restrictions: These technical drawings and calculations are copyrighted, unauthorized copying of this Engineering is strictly forbidden. The Engineering is licensed to you only, and may not be transferred to anyone else without the prior written consent of Pacific Northwest Engineering Inc.



PACIFIC NORTHWEST ENGINEERING INC.
 1115 N. L ST.
 TACOMA, WA 98403

YEH, ROBERT-DECK

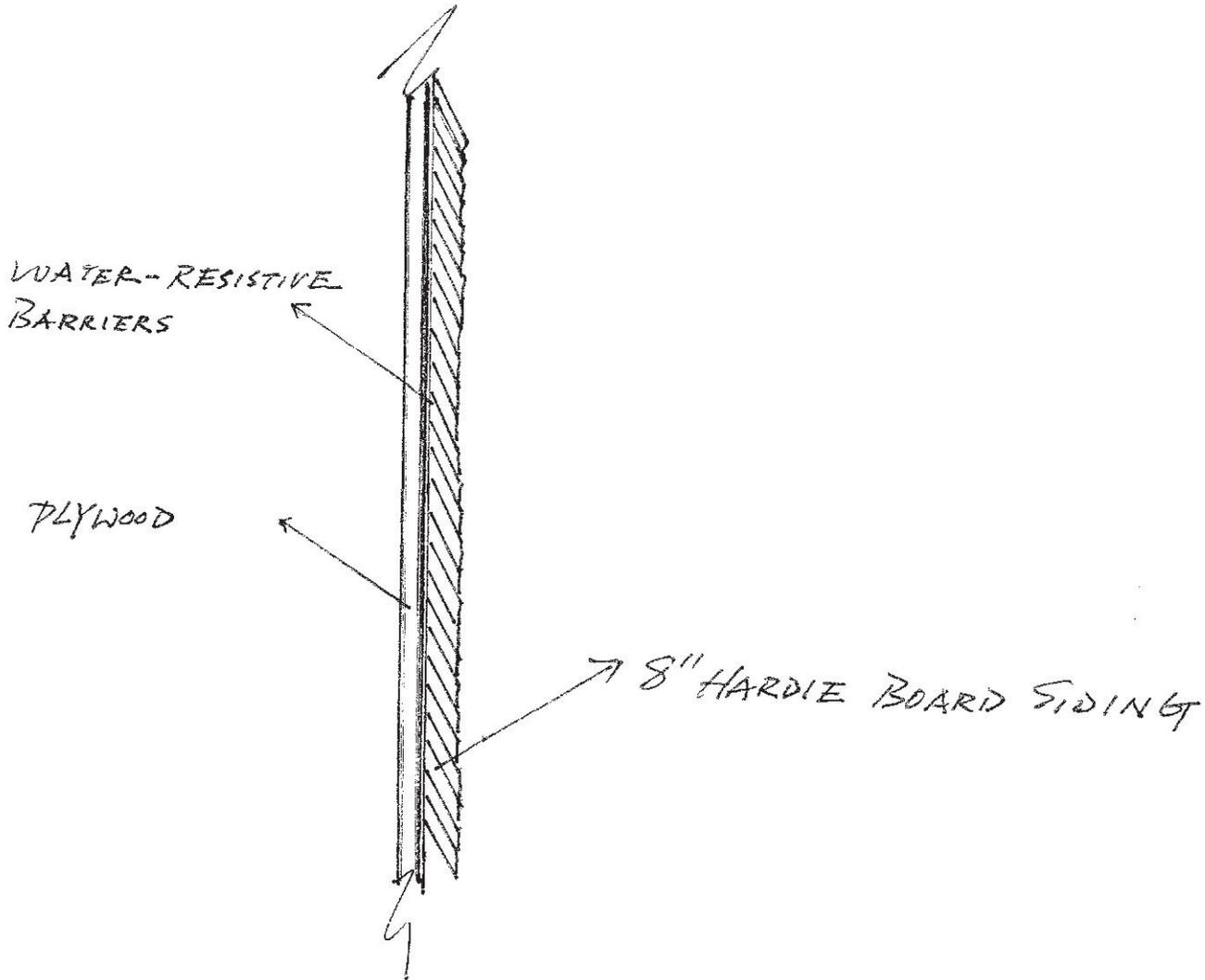
GENERAL NOTES:
 DECK FRAMING AND STRUCTURAL DETAILS

DATE: 06/20/2017
 SCALE: AS NOTED
 PROJECT NUMBER: 1506-10000

S-0

1115 NORTH L STREET
TACOMA WA

Typical Siding drawing



Stadium High School Downspout Replacement

Tacoma Public Schools presentation to
City of Tacoma Landmarks Commission
September 27, 2017

Our objective

- Explain downspout problem at Stadium High School and recommended solution
- Get Commission's feedback on solution
- Identify next steps

The problem:

Ongoing damage, safety hazard from malfunctioning interior downspout

The interior (inside the walls) downspouts at Stadium High School are deteriorating. Some are rusted out, clogged or otherwise malfunctioning and causing building damage and a safety hazard whenever it rains.

Last week

After heavy rains, the second-floor boys bathroom, part of the first floor boys bathroom and the basement staff bathroom all had to be closed due to flooding. This happens regularly when it rains.



Investigation shows no easy fix



Video of interior downspouts shows significant deterioration, clogs; contractor has been unable to remove clog



The second- and first-floor boys bathrooms have to be closed regularly due to safety issues related to flooding from the interior downspout

Current impacts

- Health and safety hazard
- Regularly closed bathrooms
- Continuing maintenance and repair costs

Possible solutions

1. Replace internal downspout in wall

- Shut down restrooms and hallway area affected for construction
- Tear open walls at three levels
- Test existing plumbing before disposal for any hazardous materials
- Demo and dispose of existing internal plumbing
- Install new internal plumbing to meet code
- Install new drywall
- Install new tile to match existing finishes
- Paint to match existing finishes

Estimated cost: \$30,000 - \$45,000

2. Block internal drain and add standard commercial downspout to front of school.

- Set up scaffolding or proper safety staging outside the wall
- Solder the existing gutter internal drain opening shut
- Add standard leaderhead to accept water flow
- Add downspout - attaching at points to building as per code
- Install drain sump or direct drain to drainage field as calculated

**Note: All internal school activities and facilities stay open and are not affected.*

Estimated cost: \$5,000 - 7,000

3. Block internal drain and add custom commercial downspout to front of school.

- Set up scaffolding or proper safety staging outside the wall
 - Solder the existing gutter internal drain opening shut
 - Add standard leaderhead to accept water flow
 - Add downspout - attaching at points to building as per code
 - Install drain sump or direct drain to drainage field as calculated
- *Note: All internal school activities and facilities stay open and are not effected

Estimated cost: \$10,000 - \$15,000+ depending on material, style

Recommended solution:
Install custom exterior downspouts



Examples of decorative exterior downspout finishes

Discussion, next steps

The LANDMARKS PRESERVATION COMMISSION PRESENTS

THE FOURTH ANNUAL HOLIDAY HERITAGE SWING DANCE

BROWNS POINT BOP

FRIDAY, NOVEMBER 3RD • 5-9PM

Browns Point Clubhouse - 201 Ton A Wan Da Ave NE

Tour the historic Browns Point Lighthouse Keeper's Cottage from 5-6pm. Dance from 6-9pm.

Featuring the Pierce County Big Band and dance demos by Studio 6 Ballroom. No-host bar and free appetizers. Suggested donation for entry goes to support heritage events and programming in 2018. Co-sponsored by Points Northeast Historical Society.



An RSVP is required on the Tacoma Historic Preservation Facebook, by phone at (253)-591-5254, or by email at landmarks@cityoftacoma.org.