

Members

Ken House, *Vice-Chair*
Kevin Bartoy
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: December 13, 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: 10/25/17
- C. Administrative Review:
 - 2416 South C Street—front door replacement
 - 710 Pacific Avenue—sign
 - 815 North L Street—deck

3. DESIGN REVIEW

- | | | |
|---|---|--------|
| A. 2114 Pacific Avenue (Union Depot/Warehouse Historic District)
<i>New garage building update</i> | Mike Bartlett, Hunt Mottet Partners LLC | 5 mins |
| B. 715 South 11 th Street, Armory (Individual Landmark)
<i>New Entry</i> | Bill Peretta, AustinCina Architects | 5 mins |

4. BOARD BRIEFINGS

- | | | |
|---|--|---------|
| A. Local Improvement District (Union Station Conservation District) | Mike Bartlett, Horizon Commerce Investors LLC | 10 mins |
| B. 901 Broadway, Jones Building/Pantages Theater (Individual Landmark)
<i>Awning</i> | Susan Johnson, Artifacts Consulting/Bob Katica, BCRA | 5 mins |

5. PRESERVATION PLANNING/BOARD BUSINESS

- | | | |
|----------------------------------|------------|--------|
| A. Commissioner Elections | Commission | 5 mins |
| B. Events and Activities Updates | Staff | 5 mins |

6. CHAIR COMMENTS

Next Regular Meeting: January 10, 2018, 747 Market Street, Tacoma Municipal Bldg., Rm. 243 5:30 p.m.

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Members

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

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: October 25, 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
Jeff Williams
Marshall McClintock

Staff Present:

Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:

Matt Larson
Reid Carr
Caroline Hedin
Leigh Starr

Commission Members Absent:

Kevin Bartoy

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

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 10/11/17
- C. Administrative Review
 - 913 Pacific Avenue – sign face change

The consent agenda was approved.

3. DESIGN REVIEW

- A. 417 N Sheridan Avenue (North Slope Historic District)

Mr. McKnight read the staff report.

BACKGROUND

Built in 1905, 417 N. Sheridan Ave. is a contributing property in the North Slope Historic District. This proposal includes demolishing the 28sf non-historic addition on the rear (north side) of the house, as well as the partial demolition of the NE corner of the second floor to accommodate a new gable dormer. This area would be replaced with an approximately 6'x12', two-story addition that would include two floors of living space and attic space, with a dormer on the east side that matches the historic structure. It would require an expansion of the foundation footprint to match the historic building width, and increase the height of the addition to match the existing structure. Proposed windows and trim would match existing, and a 192sf deck would be added to the north side of the new addition. The applicant is also proposing to remove the asphalt siding and trim and repair historic siding underneath. If the historic siding is too damaged, it would be removed and replaced with cement board siding to match the historic detailing.

On October 11, 2017, the Landmarks Preservation Commission was briefed on this project; the current proposal reflects the Commission's comments.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

North Slope Historic District Design Guidelines Guidelines for Roofs

1. **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.
2. **Existing roof heights should be maintained.** Changes to the primary ridgeline height of a house are generally discouraged, such as “bump ups,” with the exception that: in certain cases it may be demonstrated that an overall ridgeline height increase will dramatically increase useful attic space in a house WITHOUT significantly changing the appearance of the home from the street (rare).

Guidelines for Additions

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

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The Landmarks Preservation Commission provided positive feedback on this proposal on October 11, 2017.
3. The addition will include a new dormer on a secondary façade. The addition is located at the rear of the property and will match the ridge height and materials of the existing structure.
4. The architectural style, including massing, windows, roof form, and exterior materials, is compatible with the existing structure.
5. Although seamless and not subservient in size or removable, the Commission commented that the addition is sited at the rear of the property, which is minimally visible from the right-of-way. It is also replacing an existing non-historic addition.

RECOMMENDATION

Staff recommends approval of the application.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for 417 North Sheridan Avenue, as submitted."

Motion: Schloesser

Second: Williams

The motion was approved unanimously.

B. 412 South M Street (Wedge Neighborhood Historic District)

Ms. Hoogkamer read the staff report.

BACKGROUND

Built in 1916, this property is a contributing structure in the Wedge Neighborhood Historic District. The applicant is proposing a 7'x20'-10," one-story addition to the kitchen at the rear of the house. New siding and trim will match the existing materials and Marvin or Anderson double-hung wood windows will be used, as well as a three-paneled wood door. The addition will include a rear staircase that leads to the attached mudroom.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Wedge Neighborhood Historic District Design Guidelines

Guidelines for Additions

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

ANALYSIS

1. This property is a contributing structure in the Wedge 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 architectural style, including massing, windows, roof form, and exterior materials, is compatible with the existing structure.
3. The addition is removable and sensitively located towards the rear of the home, which is minimally visible from the public right-of-way.
4. The addition is subservient in size, scale, and location.

5. The addition is not completely seamless, it is only one story and includes a break for the stairs.

RECOMMENDATION

Staff recommends approval of the application.

Commissioner Johnson commented that it was on the rear of the house and didn't visually impact the front, so he would vote in support of the approval.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for 412 South M Street, as submitted."

Motion: Williams

Second: Schloesser

The motion was approved unanimously.

4. BOARD BRIEFINGS

A. 919 North L Street (North Slope Historic District)

Mr. McKnight read the staff report.

BACKGROUND

Completed between 1888 and 1908, this is a contributing property in the North Slope Historic District. The applicant would like feedback on options for increasing the living space in their existing 998sf home. Their preferred option is to raise the home two feet and dig out the basement.

ACTION REQUESTED

This is a briefing. No action is requested.

Caroline Hedin, Studio Point 253, reviewed that they needed to add a couple more bedrooms and living space to the house. She reported that the owners wanted to dig down and add a basement for the two bedrooms and the additional living space. The most efficient way would be to add the window wells at the front of the house for the bedrooms and have the living space at the back that would connect to a lowered patio in the back. They were hoping to raise the house a few feet to get the head height that they needed without digging deeper. She noted examples of similar homes in the same neighborhood that had addressed increased height with landscaping.

Commissioner Williams asked if they would only be raising the home two feet. Ms. Hedin confirmed that they were only raising the home two feet from the current grade at most to allow room for mechanical systems.

Mr. McClintock asked if there was a basement currently. Ms. Hedin responded that there was a partial basement with around a 6'6" ceiling height.

Commissioner Steel asked if there had been another house that was similarly raised on Steel Street. Mr. McKnight responded that there had been a home with a failed foundation but the height was not increased significantly.

Mr. McClintock commented that what the applicant had proposed was what one of the things they suggested to people in the district who owned small houses as a way to make additions, so he did not have much difficulty with the proposal. He noted that the lot and the surrounding lots were very level, asking how they proposed to do the landscaping.

Commissioner Steel asked if there were any problems with the foundation. The owner commented that there were substantial issues with the foundation. Commission Steel requested that they document the condition of the foundation for the formal application as it could support their position for replacing the foundation and raising the house up.

Commissioner Johnson asked if they would be removing earth to make the rear patio usable. Ms. Hedin confirmed that they would create a 8 foot by 10 foot space with stadium seating in the recessed area.

Mr. McClintock asked if they had any future plans for the exterior of the house. Ms. Hedin responded that they wanted to eventually pull the asbestos siding off and try get back to the original siding. Vinyl windows on the home

would likely remain. Mr. McClintock commented that there were other homes of that style in the area and as they took the siding off they would likely find evidence that the windows were originally larger.

Chair Pratt commented that it was a clever solution that maintained the original form of the house. She commented that they would need to see how the landscaping blends with the neighboring lots.

Commissioner Steel commented that it looked like there was originally a mansard roof, asking if the point at the top had been added. The owner confirmed that it was added, though he did not know when.

Ms. Hedin asked if they had a preference for how to handling the concrete from the foundation if the landscaping didn't adequately hide it. Commissioner Williams commented that they would rather leave it as concrete than cover it with siding.

B. LED Streetlights

Mr. McKnight read the staff report.

BACKGROUND

The City's Public Works Department and Tacoma Public Utilities have launched a joint initiative to replace 16,000 overhead light fixtures (approximately 75%) of Tacoma's aging streetlights with new, energy efficient LED fixtures by the end of 2018. The existing fixtures, which are high-pressure, sodium currently account for 83% of the total energy used by all streetlights in the city. Additional information, including schedule and an interactive map can be found on the City's website <http://www.cityoftacoma.org/LEDStreetlights> and are included in the packet.

ACTION REQUESTED

This is a briefing. No action is requested.

Leigh Starr, Public Works, reviewed that there were about 22,000 street lights and about 75% of them were overhead lights. He reported that they consumed a lot of energy and that LED technology had vastly improved over the years getting cheaper and more efficient. He commented that they wanted to replace as many of the fixtures as they could and that there were 16,000 project sites currently contracted for replacement. He noted that some of the overhead fixtures were in historic districts and that they wanted to get feedback to avoid creating any issues. He noted an example of a 2 for 1 lamp that they wanted to replace with a single overhead fixture in about a year.

Mr. Starr noted that they had done studies on the impacts of lighting and found that people could see further down the road with the LED lights and that colors had better clarity as well. They had determined that 3000 kelvin was an appropriate brightness for residential neighborhoods. They also made sure to select fixtures that didn't have a lot of glare. Mr. Starr reported that he wanted to be certain that it was okay to change the lights out. He noted that for the more ornamental fixtures they would retain the fixtures but convert the lights in them to LED. He noted that it was a whiter light than the existing high pressure sodium lights, but they had heard mixed feedback on the preference for the color of the lights. He reviewed that the standard for ornamental residential light was to use Holophane Granville lights. He noted that they were trying to avoid lighting that projected upwards.

Commissioner Schloesser asked how many of the lights were historic fixtures. Mr. Starr responded that he would have to research the number, but there were 2000-3000 residential ornamental lighting fixtures.

Vice-Chair House asked what the difference was between the built in shading and having a solid cap in the lighting fixtures. Mr. Starr responded that they were looking at keeping the existing fixtures and just replacing the light, but the question was how to handle new fixtures for new development.

Commissioner Steel asked if the new fixtures were for replacing existing lights or just for brand new lights. Mr. Starr responded that it was for both, noting that existing street lights could often be damaged and need replacement.

Vice-Chair House commented that reducing the light on the top without changing the look of the fixture was preferable. Mr. Starr noted that there weren't any decorative fixtures that would completely eliminate up-lighting.

Mr. McClintock reported that North Slope residents did not like the lights that had been installed on North I Street or that they were only on one side of the street. Mr. Starr responded that the LEDs would improve the color temperature and light distribution significantly. Mr. McClintock asked if there were any similar arterials with LED lights that they could look at as an example of the lights that would be installed. Mr. Starr noted a segment of Schuster where they

had already replaced with LED lights.

Chair Pratt recommended excluding residential historic districts from the contract until they had done outreach to the neighborhood groups.

Commissioner Steel recommended providing the presentation at neighborhood council meetings. Mr. Starr responded that he had gone to the community council and cross district meetings.

Mr. Starr reviewed that they wanted to standardize away from the current ornamental style to something with less up-lighting. Commissioner Steel commented that it was worth preserving the current all glass acorn style fixtures.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Commissioner Term Expirations

Mr. McKnight noted that the following positions would be expiring on December 31,2017:

#	Incumbent	Position
1	Lysa Schloesser	(Architect 1)
2	Kevin Bartoy	(At-Large 1)
3	Vacant	(Professional 4)
4	Vacant	(Architect 2)

B. Amendments to Guidelines, Bylaws, and Inventory

Mr. McKnight noted that it was the time of year when they typically did the update, but they didn't have any notations to make.

C. Events and Activities Update

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

2017 Events

6. Prairie Line Trail Celebration and Artists Forum Recap
7. Lincoln District Tour Recap
8. Fourth Annual Holiday Heritage Dance: Browns Point Bop (Tour: 5pm; Dance: 6-9pm @ Browns Point Improvement Club, November 3rd)

9. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:52 p.m.



STAFF REPORT

December 13, 2017

DESIGN REVIEW

AGENDA ITEM 3A: 2114 Pacific Avenue (Union Depot/Warehouse Historic District)

Mike Bartlett, Hunt Mottet Partners LLC

BACKGROUND

On June 15, 2017, the Landmarks Preservation Commission approved a new three-level parking garage for this site. The conditions of that approval included:

1. Construction level drawings, which include a wall section with façade relief detail for both the masonry “retail” storefront and the concrete garage.
2. The X-bracing should be visually minimized by moving it behind the façade plane, or the applicant shall provide a detailed technical explanation for why it is not feasible.
3. The concrete headers should be aligned.

The project team has submitted documents in response to those requirements.

ACTION REQUESTED

Final approval of the above scope of work.

STANDARDS

Design Guidelines for the Union Depot/Warehouse District & the Union Station Conservation District

Included in the packet.

ANALYSIS

1. This property is in the Union Depot/Warehouse Historic District and, as such, new construction is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by the design guidelines. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements would be unnecessary to further the purposes of this chapter.
3. The Commission was briefed on this proposal on March 24, 2017 and approved it on June 15, 2017.

RECOMMENDATION

Staff recommends approval of the application.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 2114 Pacific Avenue, as submitted.

AGENDA ITEM 3B: 715 South 11th Street, Armory (Individual Landmark)

Bill Peretta, AustinCina Architects

BACKGROUND

Built in 1909, the Armory is individually listed on the Tacoma Register of Historic Places. On December 14, 2016, the Landmarks Preservation Commission was briefed on the proposed conversion of the existing ramped entrance, on the Yakima Avenue side, into a suitable event entrance. The current entrance has a 1:8 slope that is too steep for an accessible entrance. The rehabilitation would include replacing the ramp with stairs to match the existing materials, adding a handrail, rebuilding the wooden doors and soffit, adding lighting fixtures and a rolling security grille, and improving the sidewalk area.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.

ANALYSIS

1. This property is an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 modifications.
2. The altered entrance allows for a new use that requires minimal exterior changes.
3. Character defining historic material is not being destroyed. The new entrance is compatible with the existing architectural features.

RECOMMENDATION

Staff recommends approval of the application.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 715 South 11th Street, as submitted.

BOARD BRIEFINGS

AGENDA ITEM 4A: Local Improvement District (Union Depot/Warehouse Historic District)

Mike Bartlett, Horizon Commerce Investors LLC

BACKGROUND

On June 14, 2017, the Landmarks Preservation Commission was briefed on the preliminary design for a proposed Local Improvement District (LID) along Commerce Street, between South 23rd Street and South 21st Street.

Proposed improvements include sidewalk and street paving, new pedestrian crossings, ADA accessibility, parking reconfiguration, street lighting (on buildings, catenary lighting, and illuminated bollards), and other street amenities. The design is currently under review by the City.

The project team will provide an overview and update on the streetscape design.

ACTION REQUESTED

This is a briefing. No action is requested.

AGENDA ITEM 4B: 901 Broadway, Jones Building/Pantages Theatre (Individual Landmark)
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Susan Johnson, Artifacts Consulting/Bob Katica, BCRA

BACKGROUND

Built between 1916 and 1918, the Pantages Theatre/Jones Building is an individual landmark on the Tacoma Register of Historic Places. Broadway Center for the Performing Arts is planning to add a metal and glass awning at the Pantages Theater's northeast corner entrance, at Commerce and 9th streets. The proposed awning is similar to the historic canopy that was removed prior to the City's ownership, based on historic photos. The proposed awning will match the style and materials of the awning presently attached to the west lobby addition, along Broadway. The northeast corner's present entryway and retail storefront is less than 50 years old (c1990s). The proposed canopy will provide weather protection for that entrance as well as restore some of the historic character to the north (9th Street) facade. The awning will measure 13 feet long by 3 feet, 6 inches deep.

ACTION REQUESTED

This is a briefing. No action is requested.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Commissioner Elections

Commission

Each year, the Landmarks Preservation Commission nominates officers for Chair and Vice Chair. There are no specific requirements in the Bylaws specifying the manner in which officers must be elected.

ACTION REQUESTED

Nomination/election of a Chair and Vice Chair.

AGENDA ITEM 5B: Events & Activities Update

Staff

2018 Events

1. Fourth Annual Holiday Heritage Dance: Browns Point Bop Recap
2. 2018 Heritage Project Grant
3. 2018 Revitalize WA Session Proposal
4. 2020 NAPC Forum Bid



PACIFIC GARAGE

2114 PACIFIC AVENUE
 TACOMA, WA 98402

VICINITY MAP



GOVERNING AGENCIES

- BAJARS**
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 TACOMA, WA 98402
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- PLANNING**
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- PERMITS**
 CITY OF TACOMA FIRE PREVENTION DIVISION
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PROJECT DIRECTORY

- CONSULTANTS**
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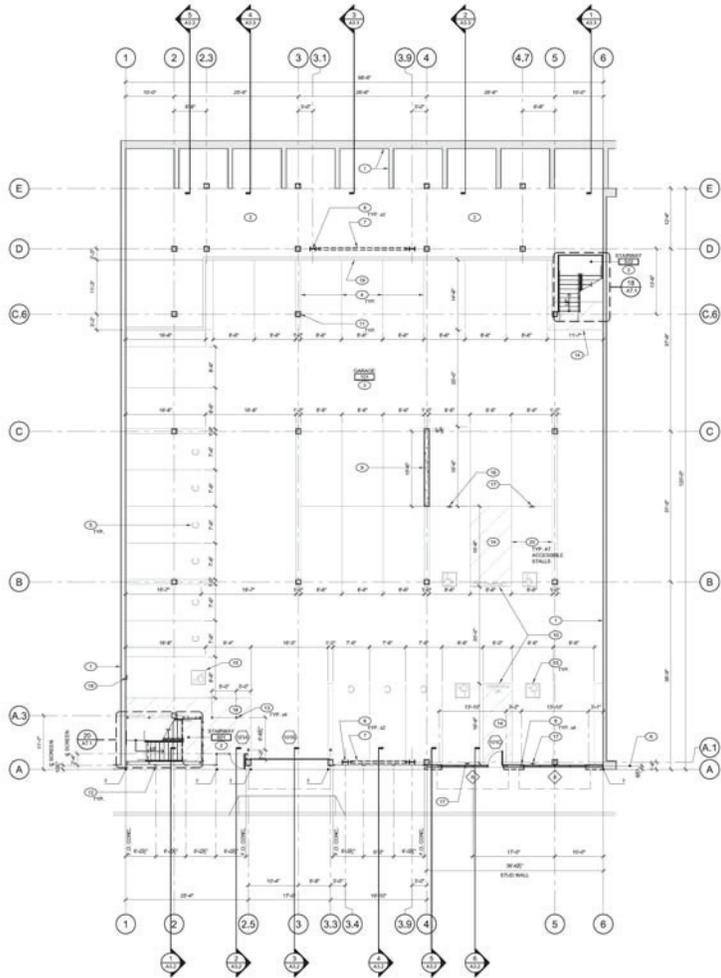
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- GENERAL**
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 - S0.11 DETAILS
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 - S0.13 DETAILS
 - S0.14 DETAILS
 - S0.15 DETAILS
 - S0.16 SPECIAL FINISH ELEVATIONS
 - S0.17 RAFTER ELEVATIONS & DETAILS
 - S0.18 DETAILS
 - S0.19 DETAILS
 - S0.20 DETAILS

DATE: 10/20/17
 DRAWN: PROJECS03
 CHECK: JF/MLP
 SCALE: AS SHOWN

COVER SHEET

A0.1



KEYED NOTES

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. 8" CONCRETE WALL
 2. CONCRETE STAIR LANDING AND TRIMMS IN WORKSHOP AREA
 3. CONCRETE SLAB IN OFFICE AREA, PATIO, S.S.D.
 4. 4" WIDE WHITE STAIRING
 5. COMPACT LITONIX 12" HIGL IN WHITE WHERE NOT NOTED AT DETAIL
 6. CENTERLINE OF STEEL COLUMN AND METAL STUD WALL
 7. STEEL BRICK CHASE - S.S.D.
 8. STEEL COLUMN - S.S.D.
 9. CONCRETE SHEAR WALL - S.S.D.
 10. NO PARKING - 12" WIDE IN AREA
 11. CONCRETE COLUMN - S.S.D.
 12. STEEL COLUMN AT SCREEN - S.S.D.
 13. 4" DIA. x 10' HIGH STEEL WALL
 14. 4" WIDE BLUE STAIRING AT 10' DIA. UP TO PARAMETER
 15. 30" DIA. ACCESSIBLE PARKING SPACE, WHITE IN BLUE BACKGROUND
 16. VIBR. ACCESSIBLE PARKING SIGN POLE MOUNTED AT 4' A.F.F. TO S.S.D. SIGN
 17. ACCESSIBLE PARKING SIGN MOUNTED AT 4' A.F.F. TO S.S.D. SIGN
 18. CONCRETE CURB, 18" HIGH TO SLAB
 19. 4" WIDE BLUE STAIRING
 20. LANDSCAPING - S.S.D.

GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF CONCRETE AND METAL STUD, OR TO CENTERLINE OF COLUMN, DOOR, AND WINDOW, E.T.C.
- B. ANGLES ARE UNLESS NOTED.

LEGEND

- 8" EXTERIOR CONCRETE WALL
- BRICK EXTERIOR WALL - 8" S.S.D.
- CONCRETE COLUMN - S.S.D.
- ALIAS

1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLYNN ARCHITECTURE
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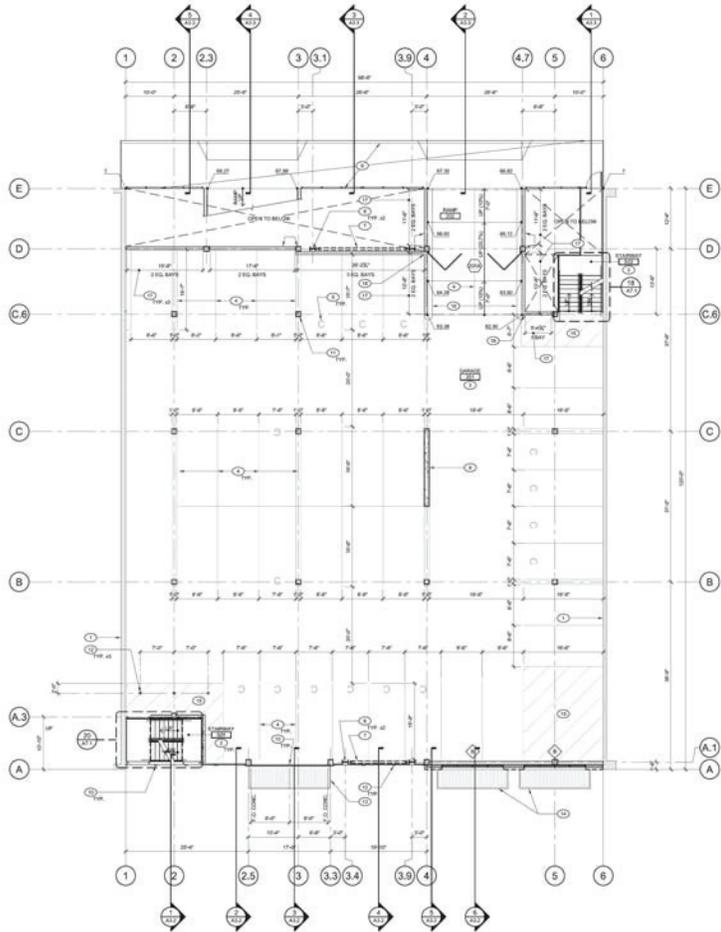
PACIFIC GARAGE
311 MARKET STREET
SAN FRANCISCO, CA 94102

DATE: 10/15/15
PROJECT: PACIFIC GARAGE
JOB: 150017
DRAWN BY: [Name]
CHECKED BY: [Name]

BASEMENT FLOOR PLAN

Sheet No. **A2.1**

300 000 000007



KEYED NOTES

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. 8" CONCRETE WALL
 2. CONCRETE 8" W/ LANDING AND TRIM IN W/ 10" W/ UP BRICK/FINISH - S.S.D.
 3. CONCRETE 8" W/ UP BRICK/FINISH - S.S.D.
 4. 4" WIDE WHITE STAIRING
 5. 12" WIDE WHITE STAIRING
 6. CONCRETE 8" W/ LANDING AND TRIM IN W/ 10" W/ UP BRICK/FINISH - S.S.D.
 7. 8" WIDE BRICK FINISH - S.S.D.
 8. STEEL COLUMN - S.S.D.
 9. CONCRETE SHIMMER WALL - S.S.D.
 10. STEEL COLUMN AT CORNER - S.S.D. RE: SEE FOR LOCATION
 11. CONCRETE COLUMN - S.S.D.
 12. 4" DIA. 1/2" HIGH STEEL BOLLARD
 13. STEEL CANOPY AT CONCRETE - RE: SEE FOR
 14. STEEL CANOPY AT BRICK VERTICAL - RE: SEE FOR
 15. 4" WIDE WHITE STAIRING AT 30" O.C. 48" TO PERMETER
 16. CONCRETE CURB - RE: SEE FOR
 17. STEEL RAILING AT CONCRETE BARRIER - RE: SEE FOR
 18. STEEL RAILING PORTS AT CORNER - RE: SEE FOR

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE AND METAL STUD, ON TO CENTERLINE OF COLUMN, DOOR, AND WINDOW, U.S.D.
2. ANGLES ARE UNLESS NOTED.

LEGEND

- 8" EXTERIOR CONCRETE WALL
- BRICK EXTERIOR WALL - RE: SEE FOR
- CONCRETE COLUMN - S.S.D.
- 1/2" HIGH CONCRETE BARRIER WALL - S.S.D.
- ALUMINUM

1 FIRST STORY FLOOR PLAN
SCALE: 1/8" = 1'-0"



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PACIFIC GARAGE
311 MARKET STREET
SAN FRANCISCO, CA 94102

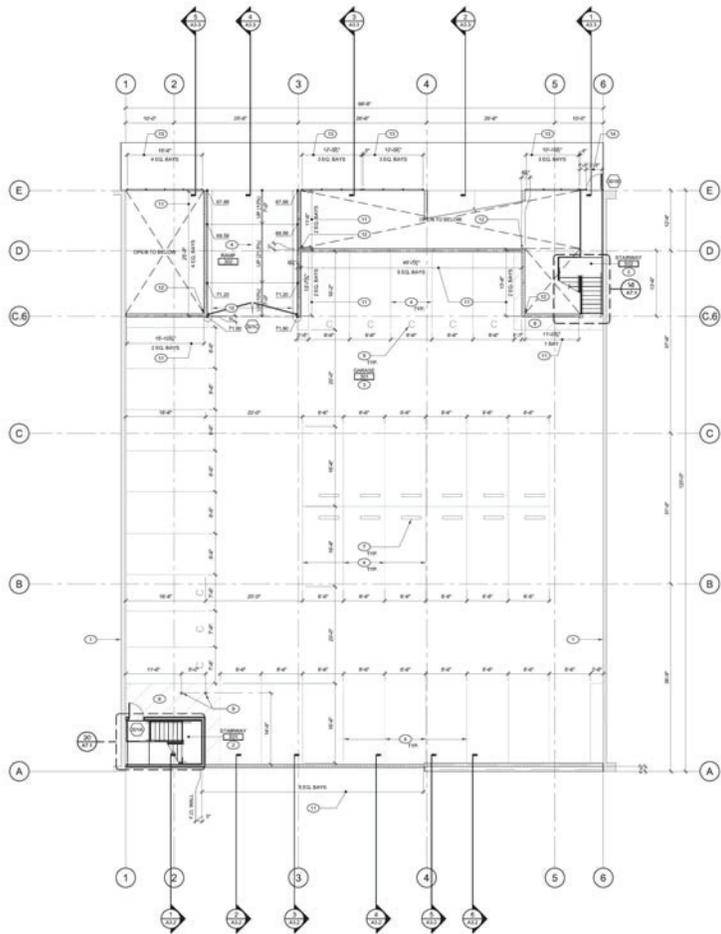
REV. NO. 0001
DATE: 07/20/17
DRAWN BY: JMM/PT

PROJECT NO.
FIRST STORY FLOOR PLAN

SHEET NO.

A2.2

DATE: 07/20/17



1 SECOND STORY (ROOF) PLAN
SCALE: 1/8" = 1'-0"

KEYED NOTES

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. 8" CONCRETE WALL
 2. CONCRETE STAIR LANDING AND TRIMMS W/ 16" SLIP BROOKLYN FINISH
 3. CONCRETE SLAB W/ ONE OVER BARS, PATTERNS - A.S.D.
 4. 4" WEE WHITE STERLING
 5. "COMPACT LITONAL" 12" HIGH W/ WHITE WHERE "C" IS NOTED AT STAIR
 6. CMU
 7. 4" WEE CONCRETE W/ WHEEL STOP, ANCHORED TO SLAB
 8. 4" WEE WHITE STERLING AT 4" O.C. UP TO PERIMETER
 9. 4" CMU, 4" WEE HIGH STEEL WALLBOARD
 10. CONCRETE CLAND - REF. A2.24
 11. STEEL REINFORC. AT CONCRETE BARRIER - REF. A2.24
 12. STEEL WALLING POSTS AT CORNER - REF. A2.24
 13. GUARDRAIL AT SIDEWALK - REF. A2.24
 14. ENTRY GATE AT SIDEWALK - SEE DOOR SCHEDULE A.02.11

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF CONCRETE AND METAL STUD, OR TO CENTERLINE OF COLUMN, POST, AND DOOR, UNLESS NOTED.
- ALSO CHECK THE LINE OF WALL TO DETERMINE WHERE OCCURS AND DIMENSION NOT PROVIDED.
- WALLS ARE W/ REINFORC. UNLESS NOTED.

LEGEND

- 8" EXTERIOR CONCRETE WALL
- 8" WEE EXTERIOR WALL - REF. A2.11
- 4" WEE CONCRETE BARRIER WALL - A.S.D.
- ALUM.



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DUBLIN, CALIFORNIA 94568

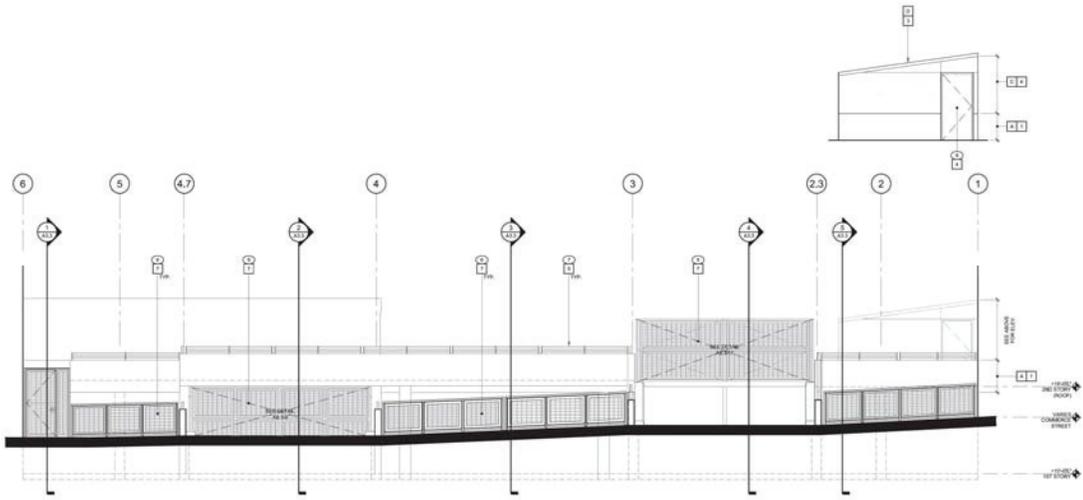
PACIFIC GARAGE
311 MARKET STREET
SAN FRANCISCO, CA 94102

DATE: 10/20/17
DRAWN: PROJECTIONS
CHECK: JERRY LIT
SCALE: 1/8" = 1'-0"

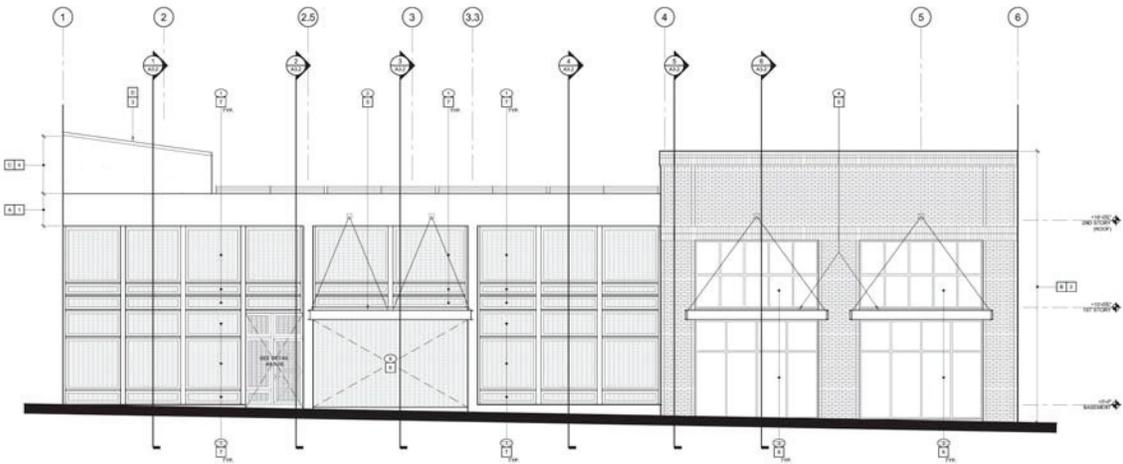
SECOND STORY (ROOF) PLAN

Sheet No. **A2.3**

DATE: 10/20/17



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

- NOTE: THESE NOTES APPLY TO SHEETS AS SHOWN AND AS NOTED ONLY.
1. ROOFING AT GARAGE - SEE A4.14
 2. STEEL CANOPY AT CONCRETE FINISH - SEE A4.15
 3. CONCRETE - SEE COLOR PALETTE AND/OR SCHEDULES
 4. STEEL CANOPY AT BRICK VENEER FINISH - SEE A4.16
 5. DOOR - SEE FLOOR PLANS AND DOOR SCHEDULES
 6. GLAZING AT BRICK VENEER FINISH - SEE A4.17
 7. STEEL ROOFING AT CONCRETE FINISH - SEE A4.18
 8. ROLL-UP GARAGE DOOR - SEE DOOR SCHEDULE

MATERIALS

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
- A. CONCRETE
 - B. FULL BRICK VENEER (STANDARD USE)
 - C. EPDM SYSTEM - FINE TEXTURED FINISH
 - D. METAL ROOFING

COLORS

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY. ALL COLORS TO MATCH PAINT COLOR FROM MANUFACTURER'S LINE AND NOTED OTHERWISE.
1. CLEAR SEALER
 2. H.S. MEDIUM TAUPE SACRAMENTO BLEND
 3. ASP SPIN TARTLE BLACK
 4. BRICKWORK BRICK ACCENT
 5. BRICKWORK TUMBERGAL BLACK
 6. BLACK ANODIZED ALUMINUM
 7. STEEL COMPONENTS (FURMS, ANGLES, ETC.) BRICKWORK TUMBERGAL BLACK; WIRE MESH PAINT COLOR 1001.



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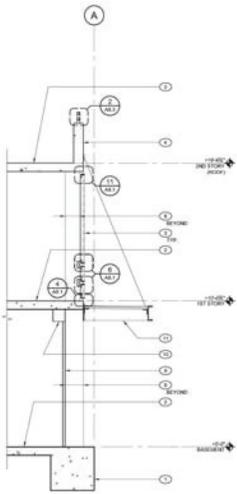
100% RECYCLED ARCHITECTURE
PAPER WITH 50% POST CONSUMER WASTE

PACIFIC GARAGE
2111 UNIVERSITY AVENUE
SAN FRANCISCO, CA 94133

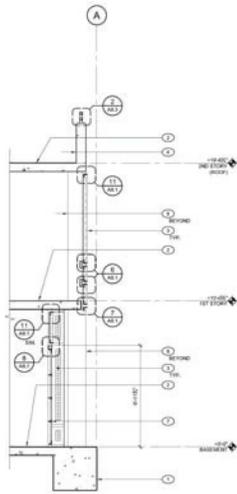
DATE: 10/20/11
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CHECKED: J. JENSEN
DATE: 10/20/11

EXTERIOR ELEVATIONS

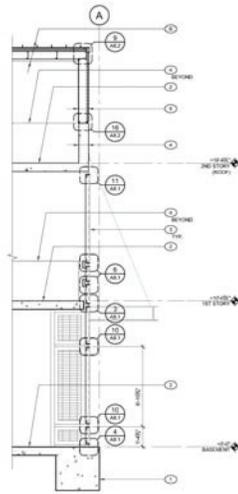
A3.1



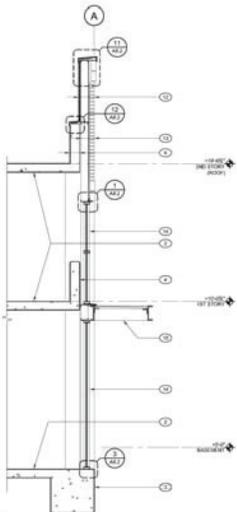
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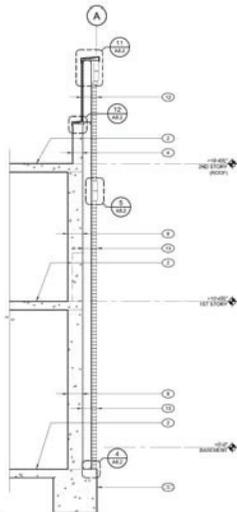
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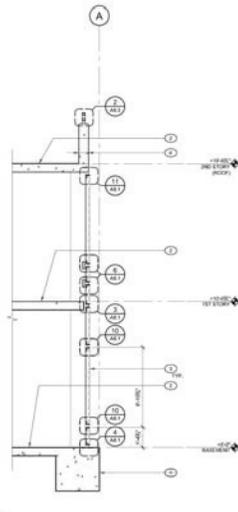
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6 SECTION
SCALE: 3/8" = 1'-0"



5 SECTION
SCALE: 3/8" = 1'-0"



4 SECTION
SCALE: 3/8" = 1'-0"

KEYED NOTES

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. CONCRETE FIXINGS - S.S.D.
 2. CONCRETE SLAB - S.S.D.
 3. ROOFING OF GARAGE - RE: A6.14
 4. CONCRETE BARRIER WALL - S.S.D.
 5. EPS EXTENSOR WALL - RE: A6.14
 6. METAL ROOF ASSEMBLY - RE: A6.14
 7. ENTRY GATE - SEE FLOOR PLAN & DOOR SCHEDULES
 8. CONCRETE COLUMN - S.S.D.
 9. ROLL-UP GARAGE DOOR
 10. ROLL-UP GARAGE DOOR FIXINGS
 11. STEEL CANOPY OF CONCRETE - RE: A6.14
 12. BRICK VENEER EXTENSOR WALL AT ROOF - RE: A6.14
 13. BRICK VENEER EXTENSOR WALL - RE: A6.14
 14. ALUMINUM STANCHION
 15. STEEL CANOPY AT BRICK VENEER - RE: A6.14



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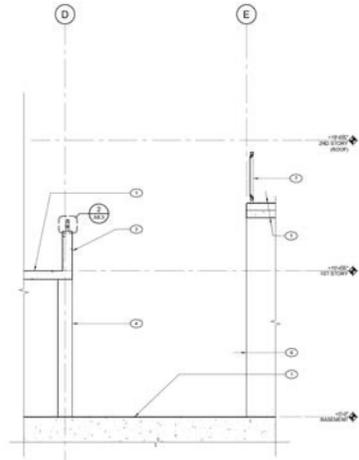
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DATE: 07/20/2020

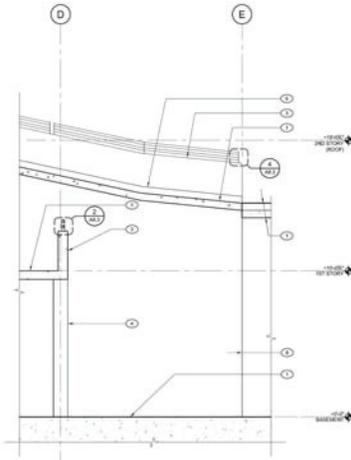
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A3.2

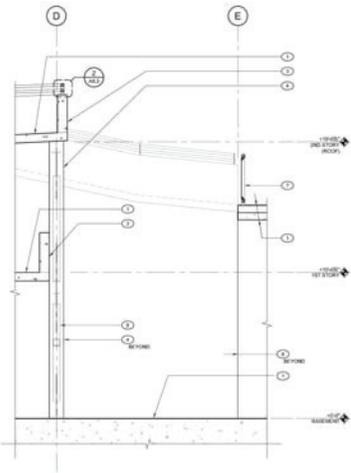
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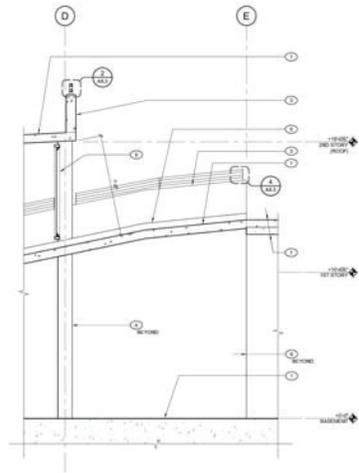
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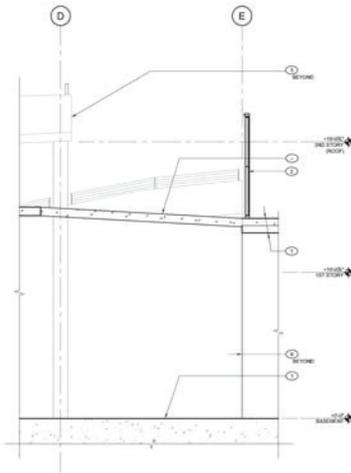
4 SECTION
SCALE: 3/8" = 1'-0"



3 SECTION
SCALE: 3/8" = 1'-0"



2 SECTION
SCALE: 3/8" = 1'-0"



1 SECTION
SCALE: 3/8" = 1'-0"

KEYED NOTES

- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. CONCRETE SLAB - S.S.S.
 2. ENTRY GATE - RE. A4.3.1
 3. CONCRETE BRIDGE WALL - S.S.S.
 4. CONCRETE COLUMN - S.S.S.
 5. CONCRETE CLAM - RE. A4.3.3
 6. RE. CONCRETE WALL - S.S.S.
 7. GUARDRAIL AT 2ND FLOOR - RE. A4.3.4
 8. STEEL BRACE FRAME - S.S.S.
 9. BRIDGE GARAGE DOOR - RE. A4.3.5



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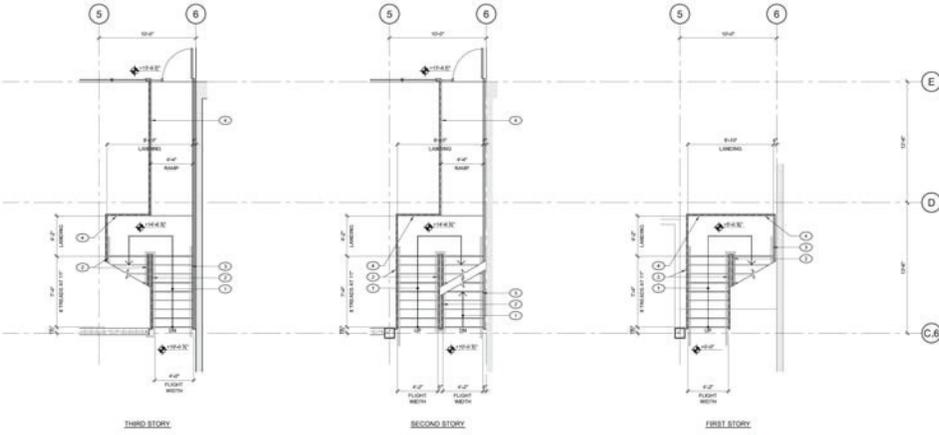
1974 RESIDUAL ARCHITECTS
1974 RESIDUAL ARCHITECTS
1974 RESIDUAL ARCHITECTS

PACIFIC GARAGE
1100 BROADWAY, SUITE 1117
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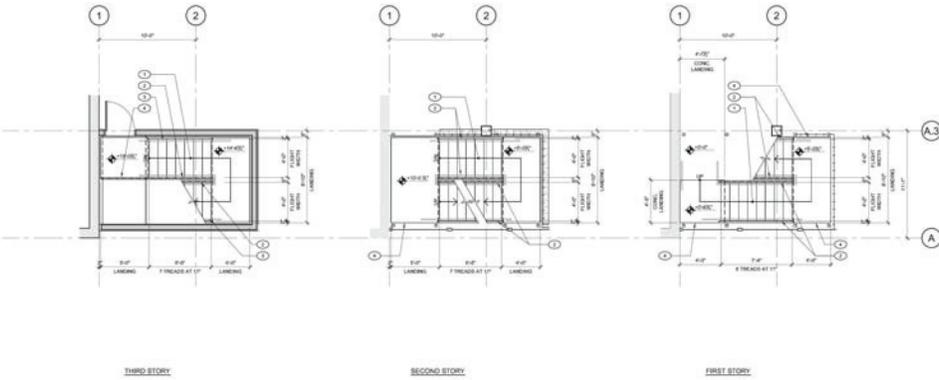
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CHECKED: J. JENSEN
DATE: 10/15/17

SECTION

A3.3



18 STAIR S02 PLAN
SCALE: 1/4" = 1'-0"



20 STAIR S01 PLAN
SCALE: 1/4" = 1'-0"

KEYED NOTES

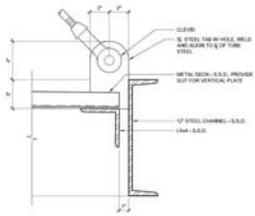
- NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.
1. STEEL STAIRS - SEE A5.02
 2. GUARDRAILS AND HANDRAILS AT STAIRS - SEE A5.03
 3. WALL-HANDRAILS HANDRAILS AT STAIRS - SEE A5.04
 4. CONTINUE GUARDRAILS AT LANDINGS
 5. FIRE RISER

GENERAL NOTES

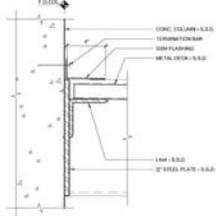
- A. SEE A2.1 GENERAL NOTES.

LEGEND

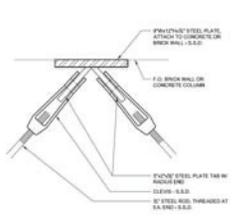
- EXISTING EXTERIOR CONCRETE WALL
- STEEL STRUCKER AT STAIRS
- STEEL STRUCKER W/ GUARDRAIL & HANDRAIL AT STAIRS



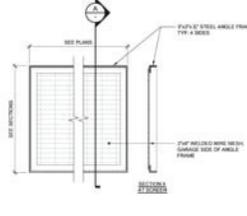
17 CANOPY EDGE
SCALE: 3" = 1'-0"



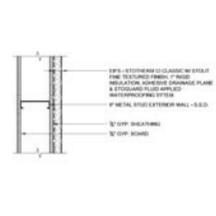
13 CANOPY AT CONCRETE
SCALE: 3" = 1'-0"



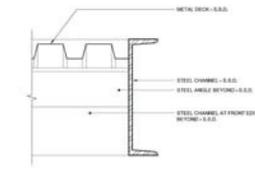
9 CANOPY SUPPORT
SCALE: 3" = 1'-0"



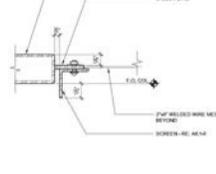
5 METAL SCREEN
SCALE: 3/4" = 1'-0"



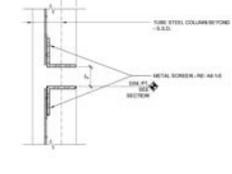
1 EIFS EXTERIOR WALL
SCALE: 1-1/2" = 1'-0"



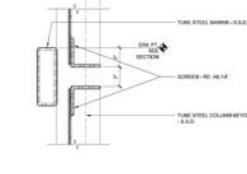
18 CANOPY SIDE EDGE
SCALE: 3" = 1'-0"



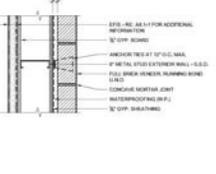
14 SCREEN AT STEEL FRAME
SCALE: 3" = 1'-0"



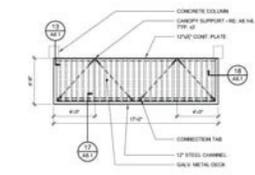
10 SPACING AT SCREEN
SCALE: 3" = 1'-0"



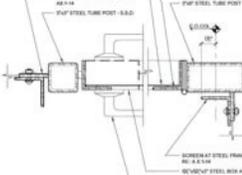
6 SCREEN AT STEEL FRAME
SCALE: 3" = 1'-0"



2 BRICK VENEER EXT. WALL AT ROOF
SCALE: 1-1/2" = 1'-0"



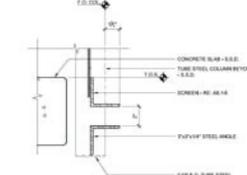
19 STEEL CANOPY AT CONCRETE
SCALE: 1/4" = 1'-0"



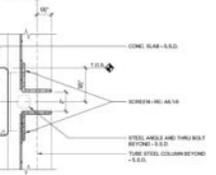
15 ENTRY DOOR
SCALE: 3" = 1'-0"



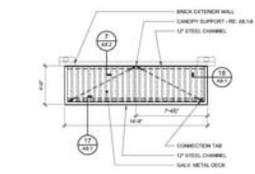
11 SCREEN AT CONCRETE SLAB
SCALE: 3" = 1'-0"



7 SCREEN AT CONCRETE SLAB
SCALE: 3" = 1'-0"



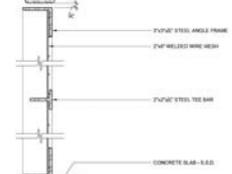
3 SCREEN AT CONCRETE SLAB
SCALE: 3" = 1'-0"



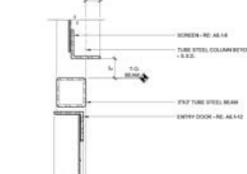
20 STEEL CANOPY AT BRICK VENEER
SCALE: 1/4" = 1'-0"



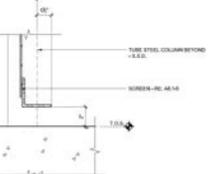
16 ENTRY GATE
SCALE: 1/2" = 1'-0"



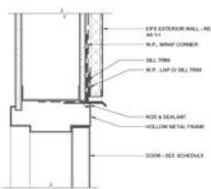
12 ENTRY DOOR
SCALE: 3" = 1'-0"



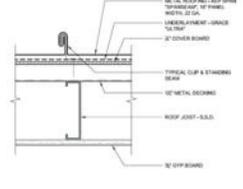
8 SCREEN AT ENTRY DOOR
SCALE: 3" = 1'-0"



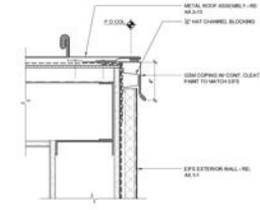
4 SCREEN BASE AT CONCRETE
SCALE: 3" = 1'-0"



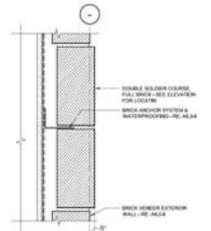
17 DOOR HEAD AT EIFS
SCALE: 3" = 1'-0"



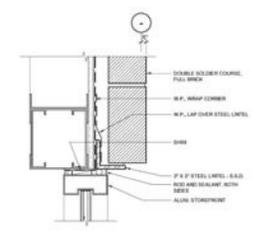
13 METAL ROOF ASSEMBLY
SCALE: 3" = 1'-0"



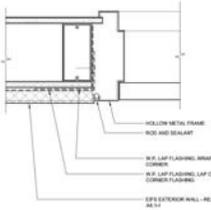
9 ROOF RAKE
SCALE: 3" = 1'-0"



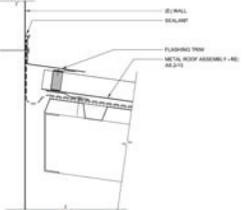
5 FULL BRICK VENEER
SCALE: 3" = 1'-0"



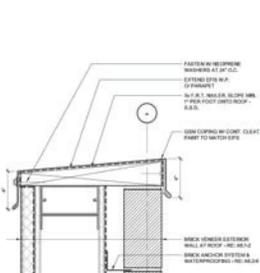
1 WINDOW HEAD
SCALE: 3" = 1'-0"



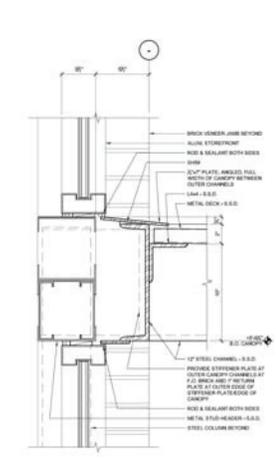
18 DOOR JAMB AT EIFS
SCALE: 3" = 1'-0"



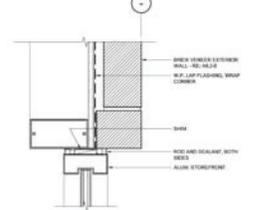
14 ROOF EAVE - HIGH
SCALE: 3" = 1'-0"



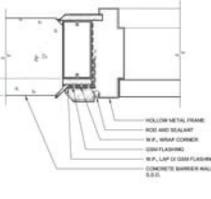
11 BRICK VENEER PARAPET
SCALE: 3" = 1'-0"



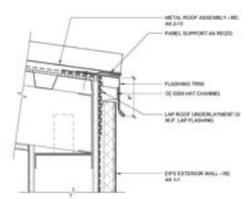
7 WINDOW AT CANOPY
SCALE: 3" = 1'-0"



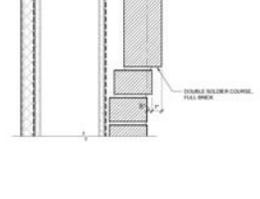
2 WINDOW JAMB
SCALE: 3" = 1'-0"



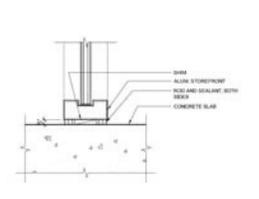
19 DOOR JAMB AT CONCRETE GUARD
SCALE: 3" = 1'-0"



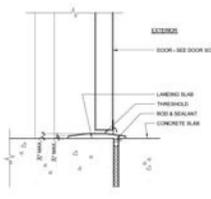
15 ROOF EAVE - LOW
SCALE: 3" = 1'-0"



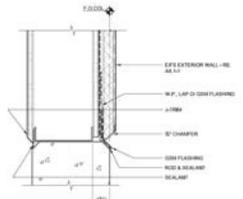
8 BRICK VENEER EXTERIOR WALL
SCALE: 1/2\"/>



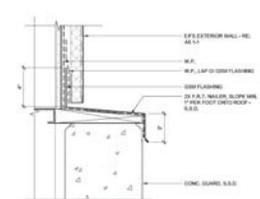
3 WINDOW SILL
SCALE: 3" = 1'-0"



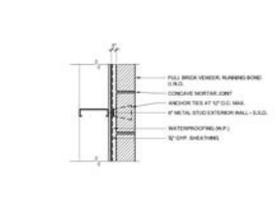
20 DOOR SILL
SCALE: 3" = 1'-0"



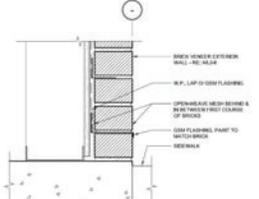
16 EIFS AT CONCRETE GUARD
SCALE: 3" = 1'-0"



12 EIFS AT CONCRETE GUARD
SCALE: 3" = 1'-0"



8 BRICK VENEER EXTERIOR WALL
SCALE: 1/2\"/>

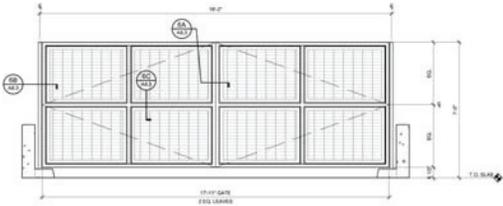


4 BRICK VENEER BASE
SCALE: 3" = 1'-0"

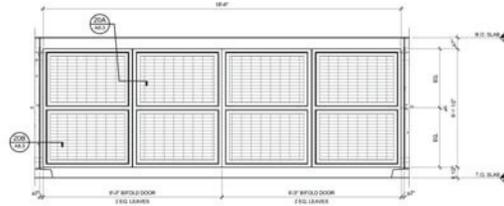
FLYNN ARCHITECTURE
1100 BELLEVUE BLVD., SUITE 1100
SEASIDE, CALIFORNIA 94063
TEL: 415.499.8800
WWW.FLYNNARCHITECTURE.COM
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PACIFIC GARAGE
311 HANCOCK AVENUE
PALM BEACH, FLORIDA

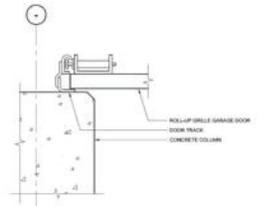
DATE: 10/18
DRAWN: ARCH/003
CHECK: JMB/17
SCALE: 3/8\"/>



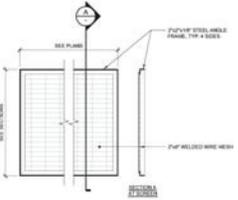
17 GARAGE GATE
SCALE: 1/2" = 1'-0"



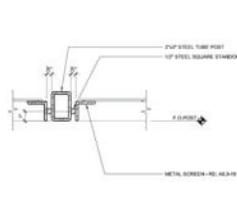
9 AUTOMATIC BIFOLD GARAGE DOOR
SCALE: 1/2" = 1'-0"



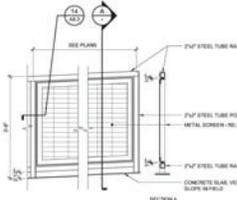
1 GARAGE DOOR
SCALE: 3/4" = 1'-0"



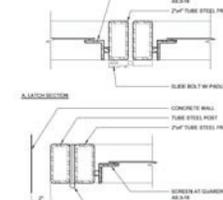
18 METAL SCREEN AT FENCE
SCALE: 3/4" = 1'-0"



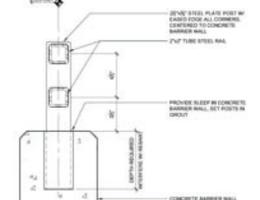
14 SCREEN AT STEEL FRAME
SCALE: 3/4" = 1'-0"



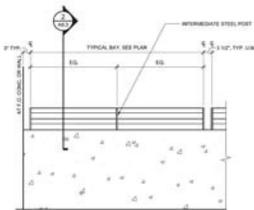
10 METAL FENCE
SCALE: 3/4" = 1'-0"



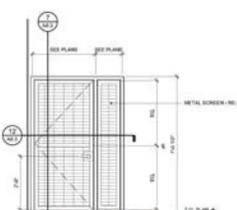
6 GARAGE GATE
SCALE: 3/4" = 1'-0"



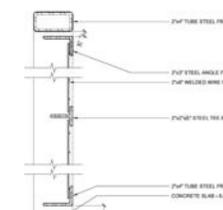
2 STEEL RAILING AT CONC. BARRIER
SCALE: 3/4" = 1'-0"



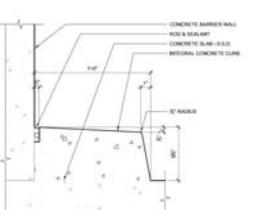
15 STEEL RAILING AT CONC. GUARD
SCALE: 3/4" = 1'-0"



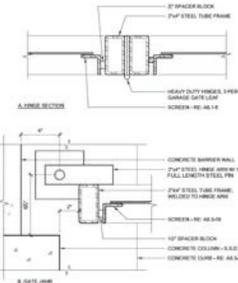
11 ENTRY GATE
SCALE: 1/2" = 1'-0"



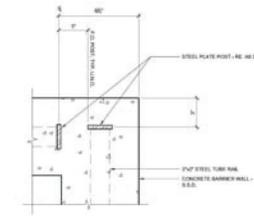
7 ENTRY GATE
SCALE: 3/4" = 1'-0"



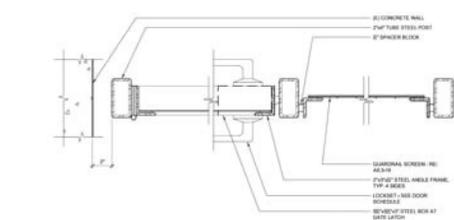
3 CONCRETE CURB
SCALE: 3/4" = 1'-0"



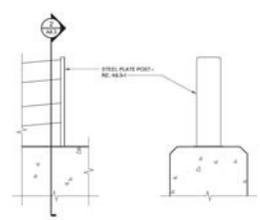
20 BIFOLD DOOR
SCALE: 3/4" = 1'-0"



16 STEEL POSTS AT CORNER
SCALE: 3/4" = 1'-0"



12 ENTRY GATE
SCALE: 3/4" = 1'-0"



4 STEEL RAILING END
SCALE: 3/4" = 1'-0"



Design Guidelines and Introduction to the Union Depot/Warehouse District

1. Introduction

The Union Depot-Warehouse Historic District (National Register of Historic Places, 1980, and Tacoma Register, 1983) flanks Pacific Avenue from South 17th Street to South 23rd Street and extends up the hill to Jefferson Avenue. The Union Depot-Warehouse District is surrounded by the Union Station Conservation District.

The architecture in the district is characterized by rugged brick warehouses and factories, examples of commercial high style and industrial vernacular architecture developed in America in the early 1900s. The district was a major distribution point for goods that arrived by railway during the 1890s through the 1920s.



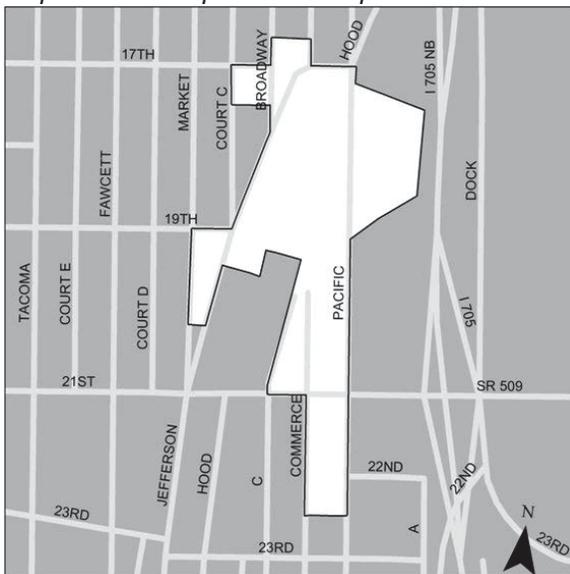
Union Station (1911) itself is a stunning landmark, with its massive arches and a copper-clad dome. The adaptive reuse of Union Station as a Federal Courthouse earned the City of Tacoma a National Preservation Honor Award in 1994.

In 1999, the National Preservation Honor Award again came to Tacoma with the University of Washington, Tacoma's adaptive reuse of the warehouse buildings along Pacific as its new urban campus. Other buildings in the district are being rehabilitated for use as apartments, businesses, restaurants and shops. Many of the projects in the Union Depot/Warehouse District are outstanding examples of historically sensitive adaptive reuse.

2. Boundaries

The approximate boundaries of the areas subject to the district design guidelines are illustrated below.

Map of Union Depot Historic Special Review District



Map of Union Station Conservation District



3. Design Guidelines

The following guidelines are extracted from Tacoma Municipal Code 13.07.270, and are intended to give project designers guidance for design within the historic and conservation districts.

Guidelines for building design and streetscape improvement review.

- A. Intent. The following are hereby established as the design review guidelines for rehabilitation, new construction, and public amenities. These guidelines are intended to ensure a certainty of design quality within the Historic Special Review District and Union Station Conservation District, protect the historic fabric of the districts, enhance the economic viability of the districts through the promotion of their architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies.
- B. The following guidelines are intended to provide a set of basic standards for architectural and physical design within the Union Station districts. The guidelines will be used by the Landmarks Preservation Commission as a baseline for the design review process, but will not supersede the authority of the Commission to exercise its judgment and discretion on a case-by-case basis. The guidelines are also set forth to provide assistance to owners, developers, and designers involved in project planning by providing general design and technical recommendations.
- C. From time to time, the Landmarks Preservation Commission may adopt policies and administrative rules for the purpose of clarifying and assisting property owners in interpreting these guidelines. Any such rules or policies shall be adopted by quorum vote and, once adopted, shall be made available to the public in electronic and printed formats.
- D. **Design Guidelines.** The following predominant historic building elements shall be recognized as essential to the districts' historic image and used as the basis for design review of proposals for rehabilitation of existing buildings and review of new construction within the districts:
 1. **Height.** The centerpiece and height benchmark for the districts is the Union Station, with its dome cap height of approximately 96 feet above Pacific Avenue. Wing parapet walls are 30 feet in height above Pacific Avenue. No new buildings constructed in the districts shall exceed 85 feet in height.

In the rehabilitation of existing buildings, their existing height should be maintained and the parapets and cornices should be kept intact. Any rooftop additions, penthouses, building systems equipment, or roof-mounted structures should be set back from existing parapet walls sufficiently to conceal them from view from street level.
 2. **Scale.** Scale refers to a building's comparative relationship to neighboring buildings and its fit within the districts. The typical four-story building in the districts is 50 feet wide and 100 feet deep. Two such "basic blocks" side by side are proportionally similar to the main section of Union Station and illustrate the scale and size of structural components in the districts.

Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Exterior building facades shall be of a scale compatible with surrounding buildings and shall maintain a zero setback from the sidewalk. Window and door proportions, including the size and design of the wood sash and frame floor height, floor shapes, street elevations, and other elements of the building facades, shall relate to the scale of the surrounding buildings.
 3. **Materials.** The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.
 4. **Minimum Maintenance.** All contributing historic buildings in the districts shall be maintained against decay and deterioration caused by neglect or defective or inadequate weather protection.

5. **Storefront Design.** A major character-defining feature of the buildings within the districts is the storefront. The composition of the storefronts is consistent from one building to the next, and serves as a unifying feature of the districts by forming a continuity along the street. Preservation of the storefront is essential to the maintenance of the districts' image and character. Rehabilitation of an existing building shall include preservation of the existing storefront or reconstruction of a new storefront which is compatible with the original in scale, size, and material. New construction shall also include storefronts. Street level retail sales and service uses, as described and defined in TMC 13.06, should be strongly considered for ground floor use along Pacific Avenue in order to more effectively implement storefront design.
6. **Awnings.** Awnings have been a traditional addition to the facades of buildings within the districts and shall be encouraged within the districts as a functional exterior feature. All awnings shall be compatible with the historic character of the buildings and shall be based in design upon historic counterparts. They shall also:
 - a. Reflect the shape and character of the window openings;
 - b. Be, or appear to be, retractable in the form of historic awnings;
 - c. Constructed with canvas-like fabric rather than high gloss in texture;
 - d. Not be back-lit or translucent;
 - e. Be in colors and/or patterns which complement the building and have basis in the historic record;
 - f. Be attached to the buildings in a manner which does not permanently damage the structure or obscure significant architectural features.
7. **Signs.**
 - a. General.
 - (1) All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.
 - (2) If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.
 - b. Location and Size of Signs.
 - (1) Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).
 - (2) The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first floor level.
 - (3) Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.
 - (4) Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.
 - (5) Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.
 - c. Messages and Lettering Signs.
 - (1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.
 - (2) Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign.
 - (3) Letters shall be carefully formed and properly spaced so as to be neat and uncluttered. Generally, no more than 60 percent of the total sign area shall be occupied by lettering.
 - (4) Lettering shall be generally flat or raised.

- d. Color.
 - (1) Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.
 - (2) Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain not more than three different colors.
- e. Materials and Illumination
 - (1) Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.
 - (2) In general, illumination shall be external, non-flashing, and non-glare.
 - (3) Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as:
 - (i) Individual back-lit letters silhouetted against a softly illuminated wall.
 - (ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes.
 - (iii) However, such signs are generally suitable only on contemporary buildings.
 - (4) Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.
- f. Other Stylistic Points
 - (1) The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.
 - (2) Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.
 - (3) Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

8. **Color.** Building colors should contribute to the distinct character of the historic building. Original building colors should be researched and considered in any new color scheme. Whether contrasting or complementary, the colors should reflect the design of the building. Building colors should utilize a limited palette. Colors should be selected to emphasize building form and highlight major features of the building. Color schemes using several colors should be avoided and surfaces which are not historically painted should not be painted.

9. **Views.** All new construction in the Union Station District should be designed to preserve existing views and vistas. Of particular importance are views of Commencement Bay, Mount Rainier, and Union Station.

E. **Streetscape Guidelines.** Streetscaping is essential in the development of the districts in order to create value and enhance private development efforts. Proper design of streetscapes and public open spaces provides a unifying theme and unique identity for the districts, complements and extends the presence of Union Station, encourages pedestrian circulation, and creates a gateway to downtown and the waterway. The pattern of traffic routes and open space is based upon the historic function of the district and has a direct relation to such physical features as views from the upper floors of the building, sunlight, façade visibility, and streetscape appearance. Any significant loss or reconfiguration of existing open space and street corridors is discouraged.

The following improvements are to be encouraged:

- 1. Sidewalk paving. Paving should be of brick or brick and brushed concrete. Existing granite curbs should be maintained or reconstructed, where possible.

2. Street paving. Where feasible, historic street paving and gutters, either brick or cobblestone, should be preserved and restored. Where feasible, existing railroad or streetcar rails should be preserved in place.
3. Streetlights. Historic streetlights should be used throughout the district as unifying elements.

F. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by Section 13.07.290 of this chapter. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements of Section 13.07.290 would be unnecessary to further the purposes of this chapter. Such waiver shall not exceed the requirements set forth in the underlying zoning district, except where specifically provided for in TMC 13.06A.070.B. (Ord. 27748 Ex. A; passed Oct. 14, 2008; Ord. 27429 § 3; passed Nov. 15, 2005)

4. District Exemptions. The following actions are exempt from the requirements imposed pursuant to 13.07.280:

- A. Any alterations to non-contributing properties, as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office; provided, that the demolition of such structures is not exempt from the provisions of this chapter; and
- B. Interior alterations to existing properties, unless those modifications affect the exterior appearance of the structure.

Landmarks Preservation Commission
Planning and Development Services Department



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

**APPLICATION FOR DESIGN REVIEW
COMMERCIAL AND MULTIFAMILY**

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

PART 1: PROPERTY INFORMATION

Building/Property Name	TACOMA ARMORY
Building/Property Address	1001 SOUTH TACOMA AVENUE
Landmark or Conservation District	LANDMARK
Applicant's Name	AUSTINCINA ARCHITECTS, BILL PARRETTA
Applicant's Address (if different than above)	12202 PACIFIC AVE., TACOMA, WA 98444
Applicant's Phone	(253) 531-4300
Applicant's Email	billp@austincina.com
Property Owner's Name (printed)	Fred Roberson
Property Owner's Address	1944 Pacific Ave #210, Tacoma, WA 98402
Property Owner's Signature	<i>Fred Roberson</i>

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

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: \$190,000

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

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

PART 2: INSTRUCTIONS

New Fee Schedule for 2013

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

Estimated project cost	Application Fee
\$0 – 5000	\$175
PROJECTS UNDER \$1 MILLION	
Each additional \$1000	\$30
Maximum fee per review	\$2000
Application for Demolition	\$1500
PROJECTS OVER \$1 MILLION	
Minimum fee	\$3000
Each additional \$10,000	\$10
Maximum fee	\$4000

General Tips for Modifications to Historic Buildings

1. **First contact the proper permitting office to ensure your project is code compliant.** 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 Officer 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. **For complex projects, several design briefings to the Landmarks Commission may be necessary.** Contact the Historic Preservation Officer to discuss scheduling options. The Landmarks Commission generally meets twice per month. Sign applications and other simple design reviews generally do not require multiple visits.
3. **Projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and any applicable Historic District Design Guidelines (if the project occurs within a historic district).** Design Guidelines cover areas such as massing, scale, streetscape, signage, awnings and other design elements. Copies of Tacoma's guidelines are available at the Historic Preservation Office, or online at www.tacomaculture.org.

General Steps for Submitting Applications

1. **Begin the application consultation process with Buildings and Land Use (BLUS) to identify code-compliance issues and required permits.**
2. **For large projects, contact the Historic Preservation Office to determine an appropriate schedule for review.**
3. **Submit completed application and APPLICATION FEE to:**

Historic Preservation Officer
747 Market Street, Room 1036
Tacoma, WA 98402-3793

OR

Email form to:
landmarks@cityoftacoma.org

PLEASE NOTE: The Landmarks Commission meets on the second and fourth Wednesdays of each month. Applications are due a MINIMUM of 2 weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

PART 3: PROJECT SCOPE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see NARRATIVE DESCRIPTION CHECKLIST (next page).

THE EXISTING RAMP ENTRANCE ON YAKIMA AVE. SIDE IS MUCH TOO STEEP.

WE PROPOSE TO CONSTRUCT CONCRETE STAIRS WITH HANDRAILING, RE-BUILD WOODEN ENTRANCE DOORS, ADD OVERHEAD SECURITY GRILLE, RESTORE CEILING AND ADD LIGHT FIXTURES.
REPLACE PORTION OF EXISTING SIDEWALK.

PART 4: APPLICATION CHECKLIST (For sign or awning applications, please go to PART 5).

General Requirements

- Twenty copies of the application and all supporting documents for distribution
- Property owner/manager consent

Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.

Check here to certify that there are NO PENDING APPLICATIONS FOR A VARIANCE related to this application. If there are any pending variances related to this application, you MUST notify the Historic Preservation Office.

Narrative Description Checklist

- General overview of project, including quantities and dimensions of elements such as signs (i.e. "one proposed 24 X 60" sign, with 12" extruded plastic letters, to be located on the south façade sign band...)
- LIST of features to be removed, replaced or added (*if application includes removal or replacement of material*)
- Specification or product sheets for materials and finishes, if applicable
- Program of work for large-scale or complex projects, if applicable (i.e. scope of work for masonry restoration and cleaning)

Attachments

Plans and graphics submitted for permitting may be used for Landmarks Review if materials, products and finishes are clearly indicated on the plans.

- Site plan/locational map INCLUDING adjacent buildings and streets (for any additions or new construction). *Note that Building and Land Use Services also often requires a site plan for a Building Permit. See Information Sheet B1 Site Plans (available at the Permit Counter).*
- MEASURED floor plans, CLEARLY identifying new and existing features (if applicable)
- MEASURED elevations, CLEARLY identifying new and existing features
- Details of method(s) of attachment for signs, awnings and canopies (if applicable)
- COLOR photographs of existing conditions (digital is fine as long as it is clear)

Other Requirements

- Material and hardware samples (in some cases specification or cut sheets may suffice)
- True color paint and/or finish samples, where required by ordinance

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS

Instructions for Signs and Awning Applicants

Please include the following with your application:

- Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)
- Twenty copies of supporting attachments
- Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)
- Photograph of existing building
- Details of attachment
- Single set of material samples (if necessary)

Please answer the following questions (if applicable):

1. Are there existing signs on the building? _____
2. If so, will they be removed or relocated? _____
3. Sign Material _____
4. Sign Dimensions _____
5. Logo or typeface and letter size _____
6. Lighting Specifications _____
7. Describe the method of attachment and underlying material _____

ZXL30i-CM

Ceiling Mount ZX30-CM Series



PROPOSED SEFFIT LIGHTS PROJECT

FIXTURE TYPE

Characteristics



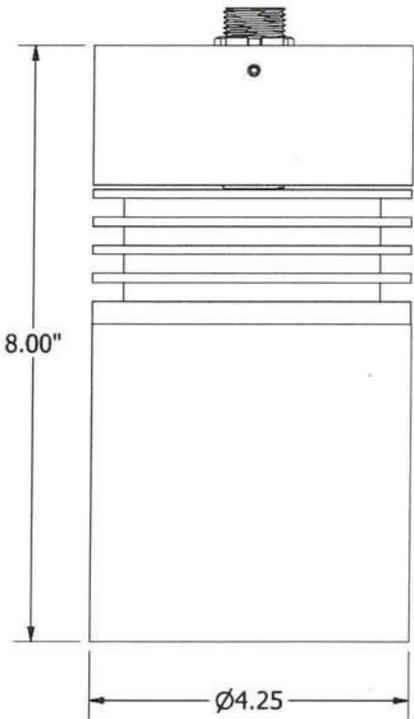
• Wet/Dry location rated.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Dimmability	ELV
Hoods	A, B
Voltage	120-277V
Wattage	11.3W, 20W, 25W
Reflector	20°, 30°, 40°
Color Temp	2.7K, 3K, 4K
Power Supply	Integral LED driver

Ordering Guide

Series	ZXL30i-CM
Hoods	A B
Glare Shields (optional)	GSL GSA GSS
Voltage	120-277V
Wattage	11.3W 20W 25W
Lamp	HK LED
Reflector	20° 30° 40°
Color Temp	2.7K 3K 4K
Finish	BK (black) BZ (bronze) WT (white) ABK (anodized black) ACL (anodized clear) CC (custom)



ROLLING GRILLES

VISIONAIRE® AND VISTAGARD™

Models ESG10, ESG12 and ESG11



SECURITY, VISIBILITY AND AIR FLOW IN ELEGANT DESIGNS

CUSTOM-BUILT, SECURE SEPARATION

Durable Rolling Security Grilles keep areas off-limits and can be configured to meet your desired design aesthetic. Built to an exact opening size, the commercial-duty design is durable, requires little-to-no maintenance and offers ease of repair with readily available parts. Install these grilles behind storefront glass, at service window openings, in schools, malls, healthcare settings and more.

OUT-OF-SIGHT, COMPACT STORAGE

For convenience, the curtain stores in an overhead coil supported by the guide extensions.



Open Air Straight Pattern
VISIONAIRE® MODEL ESG10
Available in 3", 6" or 9" spacing



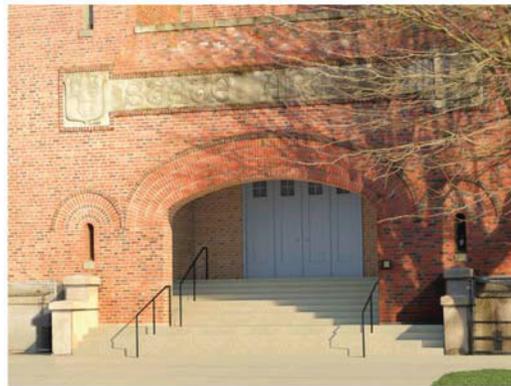
Open Air Brick Pattern
VISIONAIRE® MODEL ESG12
For superior, high-cycle durability.



Solid, Clear Protection
VISTAGARD™ MODEL ESG11
Flame-retardant polycarbonate material provides protection from refuse and the theft of small articles through the curtain. Glazed with Lexan®, curtain panel modules are secured by molded nylon links.



BEFORE: ENTRANCE WITH STEEP RAMP



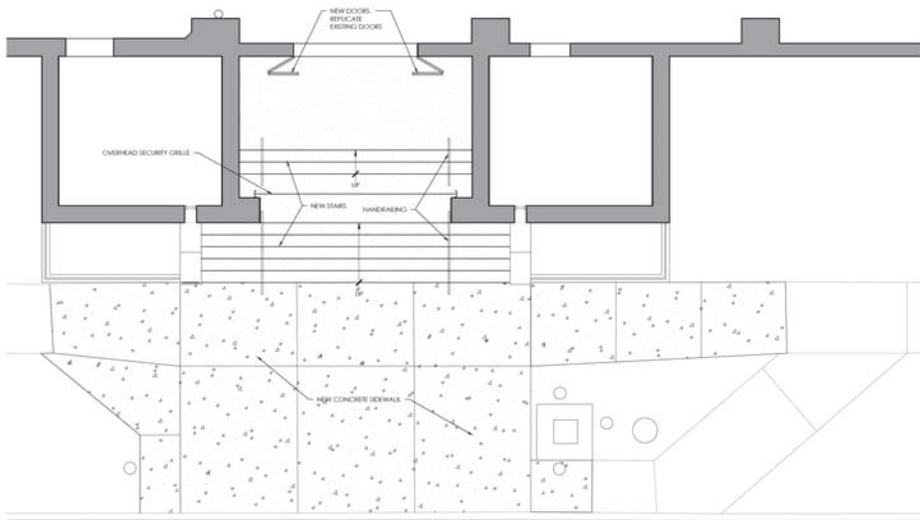
AFTER: ENTRANCE WITH NEW STAIRS

NARRATIVE BRIEFING

The Tacoma Armory, completed in 1909, was a National Guard Armory that housed cavalry and infantry troops. This building lacks a true main entrance. We propose to construct stairs with hand railing, rebuild the wooden entrance doors, add an overhead security grille, restore soffit within the covered area, install appropriate soffit light fixtures and improvements to the City sidewalk.



AERIAL PHOTO




MAIN ENTRANCE PLAN
 22 x 34 - 1/4" = 1'-0"
 11 x 17 - 1/8" = 1'-0"



**APPLICATION FOR DESIGN REVIEW
COMMERCIAL AND MULTIFAMILY**

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

PART 1: PROPERTY INFORMATION

Building/Property Name	<u>Brewery Blocks Streetscape Improvements</u>		
Building/Property Address	<u>Blocks between 21st and 23rd, Commercial and East Side of C Street</u>		
Landmark or Conservation District	<u>Union Depot Warehouse Historic District & Conservation District</u>		
Applicant's Name	<u>Horizon Commerce Investors LLC/ Mike Bartlett President</u>		
Applicant's Address (if different than above)	<u>2125 Commerce Street Suite 200 Tacoma 98402</u>		
Applicant's Phone	<u>253-433-5485</u>	Applicant's Email	<u>troy@horizonpartnersNW.com</u>
Property Owner's Name (printed)	<u>Troy Spurlock (Owners REP)</u>		
Property Owner's Address	<u>2125 Commerce Street Suite 200 Tacoma 98402</u>		
Property Owner's Signature	_____		

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

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: 4,000,000.00

Application fee enclosed (please make payable to City of Tacoma): N/A

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

PART 2: INSTRUCTIONS

New Fee Schedule for 2013

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

Estimated project cost	Application Fee
\$0 – 5000	\$175
PROJECTS UNDER \$1 MILLION	
Each additional \$1000	\$30
Maximum fee per review	\$2000
Application for Demolition	\$1500
PROJECTS OVER \$1 MILLION	
Minimum fee	\$3000
Each additional \$10,000	\$10
Maximum fee	\$4000

General Tips for Modifications to Historic Buildings

1. **First contact the proper permitting office to ensure your project is code compliant.** 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 Officer 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. **For complex projects, several design briefings to the Landmarks Commission may be necessary.** Contact the Historic Preservation Officer to discuss scheduling options. The Landmarks Commission generally meets twice per month. Sign applications and other simple design reviews generally do not require multiple visits.
3. **Projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and any applicable Historic District Design Guidelines (if the project occurs within a historic district).** Design Guidelines cover areas such as massing, scale, streetscape, signage, awnings and other design elements. Copies of Tacoma's guidelines are available at the Historic Preservation Office, or online at www.tacomaculture.org.

General Steps for Submitting Applications

1. **Begin the application consultation process with Buildings and Land Use (BLUS) to identify code-compliance issues and required permits.**
2. **For large projects, contact the Historic Preservation Office to determine an appropriate schedule for review.**
3. **Submit completed application and APPLICATION FEE to:**

Historic Preservation Officer
747 Market Street, Room 1036
Tacoma, WA 98402-3793

OR

Email form to:
landmarks@cityoftacoma.org

PLEASE NOTE: The Landmarks Commission meets on the second and fourth Wednesdays of each month. Applications are due a MINIMUM of 2 weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

PART 3: PROJECT SCOPE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see **NARRATIVE DESCRIPTION CHECKLIST** (next page).

The streetscape project is designed as a Limited Improvement District (LID) which will rehabilitate and restore the roadways, sidewalks, loading docks, utilities, lighting and amenities between 21st and 23rd streets on the east side of South C Street and both sides of Commerce Street. The east side of Commerce is within the Union Depot/Warehouse Historic Special Review District and the west side of Commerce and East side of C Street are within the Union Station Conservation District. The streetscape improvements are associated with the Brewery Blocks package of projects which includes:

BREWERY LOFTS, 2110 Commerce: *Hunt-Mottet Warehouse, Tacoma Register of Historic Places.* Existing 30,000 s.f. 3-story concrete warehouse to be restored and 4 new stories added (35,200 s.f.) following the original design and structural engineering. ±11,300 s.f. of retail space facing streets and 54 apartments. *LPC Review February 2017*

2120 Commerce : New 43,300 s.f. 4-story concrete/brick building. 10,600 s.f. retail/restaurant space facing streets, 2,500 s.f. rooftop bar and garage parking for 126 cars. *LPC Review February 2017*

PHOENIX LOFTS, 2200 Commerce : New 64,800 s.f. 4-story concrete podium for future construction of 9 stories of apartments (129,600 s.f.). 8,140 s.f. retail/restaurant space facing streets, garage parking for 122 cars and 153 apartments. *LPC Review February 2017*

2250 Commerce: Demo all but the 2 southern shed bays (due to fire damage). Future 85' (max.) height office or residential building with retail space facing streets. *LPC Review February 2017*

2114 Pacific Avenue Garage: Three story open parking garage replacing a 100 x 120 surface parking lot. *LPC Review June 2017*

The strong physical character of the warehouse district is imparted by its industrial past and the remnants of a time when railroad sidings, wagons, trucks and workers animated the area. Sturdy, purposeful masonry buildings were oriented to wide streets and alleys, open spaces and industrial right of ways that made little accommodation for pedestrians and domestic motor vehicles. The underlying intent of this project is to retain the historic character and industrial setting of the neighborhood while providing a safe and functional streetscape for the residential and storefront commercial uses that are shaping its future.

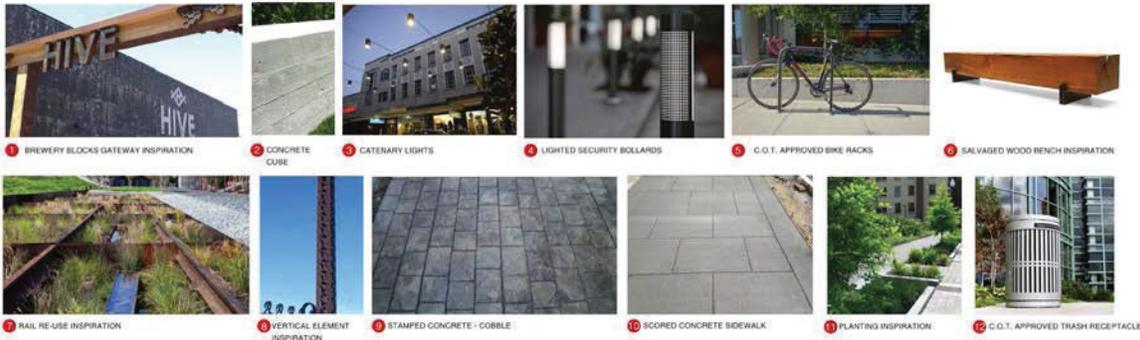
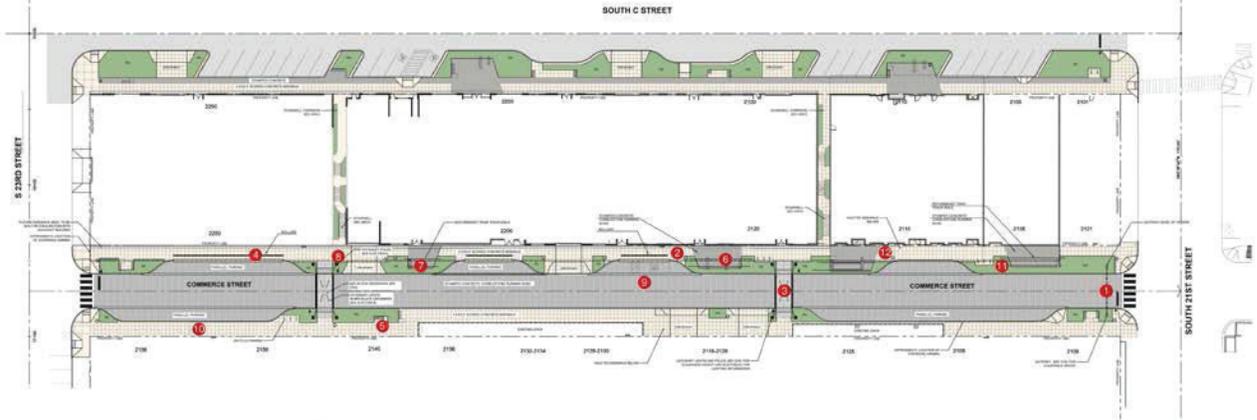
Beginning on Commerce Street, the historic roadbed was originally cobblestone, brick and railroad tracks with an asphalt layer added. Raised curbs and concrete walks were added to meet the ground floor level on the west side of the street. Loading docks are typical on the west side where the ground floor in the buildings opens onto a dock set at railcar level. The loading docks are a character defining feature for the warehouses in the historic district and have been successfully retained and incorporated into the adaptive reuse of buildings within the University of Washington Campus and along the Prairie Line.

The LID project will regrade the roadbed on Commerce and configure the street as two way with parallel parking bulbs where there is no conflict with sidewalk widths and loading docks. The roadway surface will be stamped concrete in a cobble stone pattern with concrete curbing and scored concrete sidewalks. Stamped cobblestone paving will also be incorporated into sidewalk sections on the east side of the street and planting areas will be created to soften the streetscape and meet City street design standards. The existing rails in the right of way will be reused as part of the sidewalk surfacing and street amenities. The historic loading docks will be retained and restored in place with ramps to meet ADA code. The sidewalks will wrap around the elevated docks and existing shed metal roofs will be retained or restored to the masonry facades.

On the east side of South C Street the LID design will incorporate stamped and scored concrete into the sidewalk area which is configured around angle parking. Planting areas will be sunken into the parking projections with scored concrete driveways used to access parking within the buildings. Two hill climb stairways will be designed into the block to create pedestrian connections between South C and Commerce. Paving and lighting will be blended into the industrial design and materials that define the LID improvements.

Lighting will follow the historic patterns in the industrial district including porcelain shade fixtures mounted under the projecting sheds and marquees. To meet Dark Skies street lighting goals light standards will only be used at the entrance to the parking structure. Downlit catenary lights will illuminate the pedestrian crossings and lighted security bollards will brighten sidewalk areas.

Benches, street amenities and artifact elements will be integrated into the streetscape improvements to provide pedestrian conveniences and a sense of historical narrative. Where building construction meets the streetscape industrial finishes and details such as board form concrete imprints, exposed heavy timber elements and rugged hardware will be matched. Materials and objects salvaged from the building rehabilitations in the district will be curated into the streetscape, storefronts and public areas of the buildings.



STREETScape PLAN
BREWERY BLOCK DEVELOPMENT - LANDMARKS PRESERVATION COMMISSION
OCTOBER 24, 2017



Full set on engineering and design drawings attached as pdf.



PART 4: APPLICATION CHECKLIST (For sign or awning applications, please go to PART 5).

General Requirements

XX Twenty copies of the application and all supporting documents for distribution

XX Property owner/manager consent

X Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.

X Check here to certify that there are NO PENDING APPLICATIONS FOR A VARIANCE related to this application. If there are any pending variances related to this application, you MUST notify the Historic Preservation Office.

Narrative Description Checklist

General overview of project, including quantities and dimensions of elements such as signs (i.e. "one proposed 24 X 60" sign, with 12" extruded plastic letters, to be located on the south façade sign band...)

LIST of features to be removed, replaced or added (*if application includes removal or replacement of material*)

X Specification or product sheets for materials and finishes, if applicable

Program of work for large-scale or complex projects, if applicable (i.e. scope of work for masonry restoration and cleaning)

Attachments Plans and graphics submitted for permitting may be used for Landmarks Review if materials, products and finishes are clearly indicated on the plans.

X Site plan/locational map INCLUDING adjacent buildings and streets (for any additions or new construction). *Note that Building and Land Use Services also often requires a site plan for a Building Permit. See Information Sheet B1 Site Plans (available at the Permit Counter).*

X MEASURED floor plans, CLEARLY identifying new and existing features (if applicable)

X MEASURED elevations, CLEARLY identifying new and existing features

Details of method(s) of attachment for signs, awnings and canopies (if applicable)

X COLOR photographs of existing conditions (digital is fine as long as it is clear)

Other Requirements

Material and hardware samples (in some cases specification or cut sheets may suffice)

True color paint and/or finish samples, where required by ordinance

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS

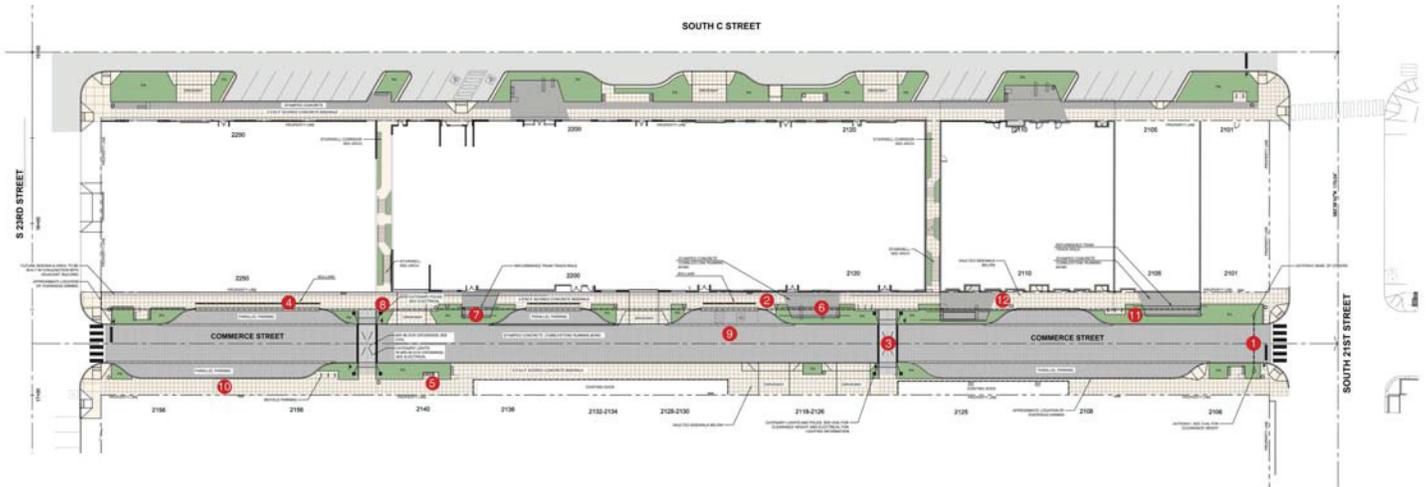
Instructions for Signs and Awning Applicants

Please include the following with your application:

- Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)
- Twenty copies of supporting attachments
- Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)
- Photograph of existing building
- Details of attachment
- Single set of material samples (if necessary)

Please answer the following questions (if applicable):

1. Are there existing signs on the building? _____
2. If so, will they be removed or relocated? _____
3. Sign Material _____
4. Sign Dimensions _____
5. Logo or typeface and letter size _____
6. Lighting Specifications _____
7. Describe the method of attachment and underlying material _____



1 BREWERY BLOCKS GATEWAY INSPIRATION



2 CONCRETE CUBE



3 CATENARY LIGHTS



4 LIGHTED SECURITY BOLLARDS



5 C.O.T. APPROVED BIKE RACKS



6 SALVAGED WOOD BENCH INSPIRATION



7 RAIL RE-USE INSPIRATION



8 VERTICAL ELEMENT INSPIRATION



9 STAMPED CONCRETE - COBBLE



10 SCORED CONCRETE SIDEWALK



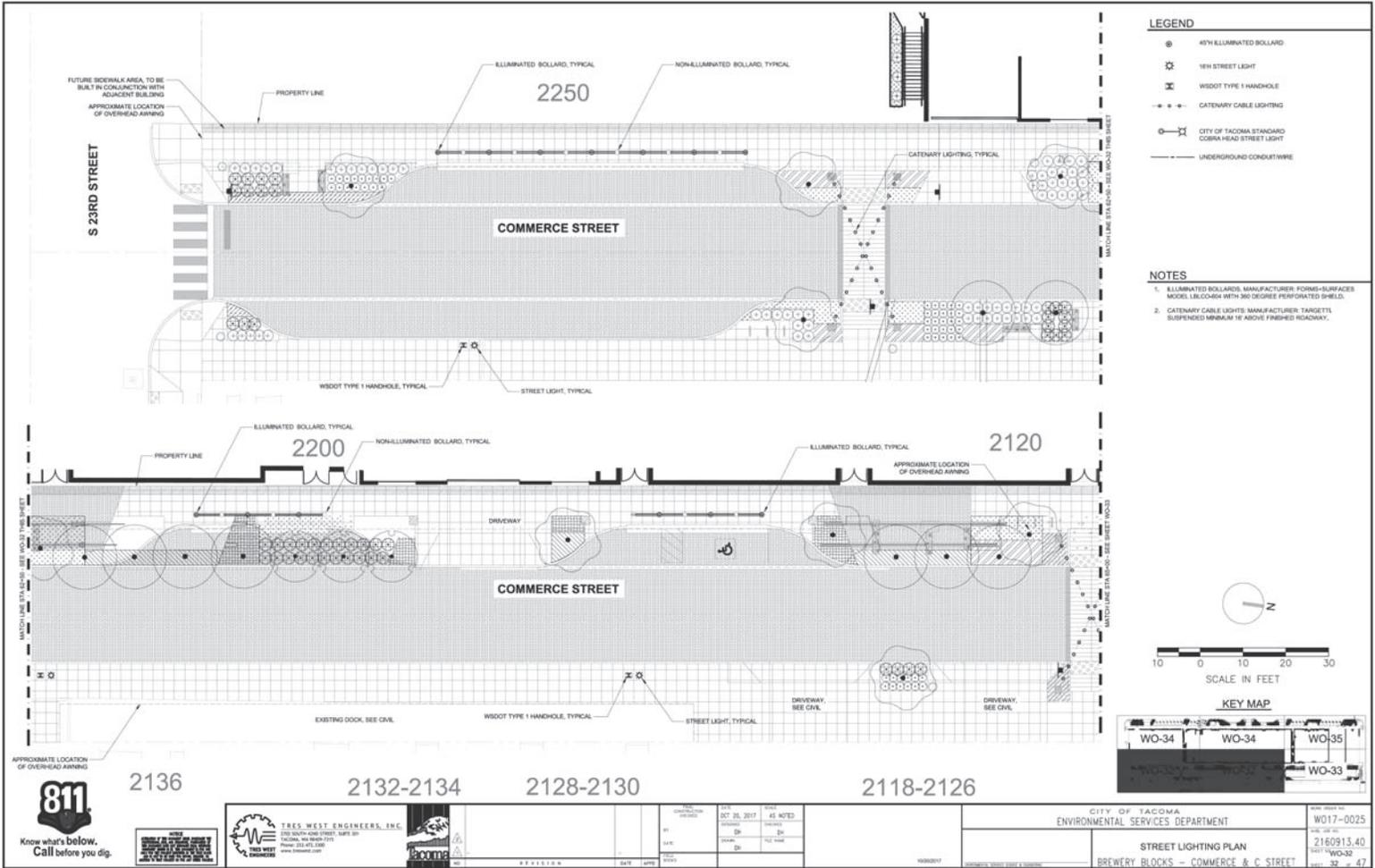
11 PLANTING INSPIRATION



12 C.O.T. APPROVED TRASH RECEPTACLE

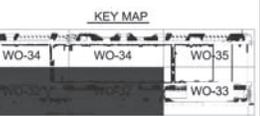
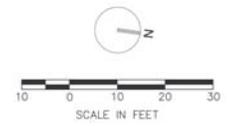
STREETScape PLAN
 BREWERY BLOCK DEVELOPMENT - LANDMARKS PRESERVATION COMMISSION
 OCTOBER 24, 2017





- LEGEND**
- 4TH ILLUMINATED BOLLARD
 - ⊗ 16th STREET LIGHT
 - ⊗ WSDOT TYPE 1 HANDHOLE
 - +—+—+— CATERNARY CABLE LIGHTING
 - ⊗ CITY OF TACOMA STANDARD COBRA HEAD STREET LIGHT
 - UNDERGROUND CONDUIT WIRE

- NOTES**
1. ILLUMINATED BOLLARDS, MANUFACTURER: FORMS-SURFACES MODEL: LBL004M4 WITH 360 DEGREE PERFORATED SHIELD.
 2. CATERNARY CABLE LIGHTS, MANUFACTURER: TARGETT, SUSPENDED MINIMUM 14' ABOVE FINISHED ROADWAY.



2136



2132-2134

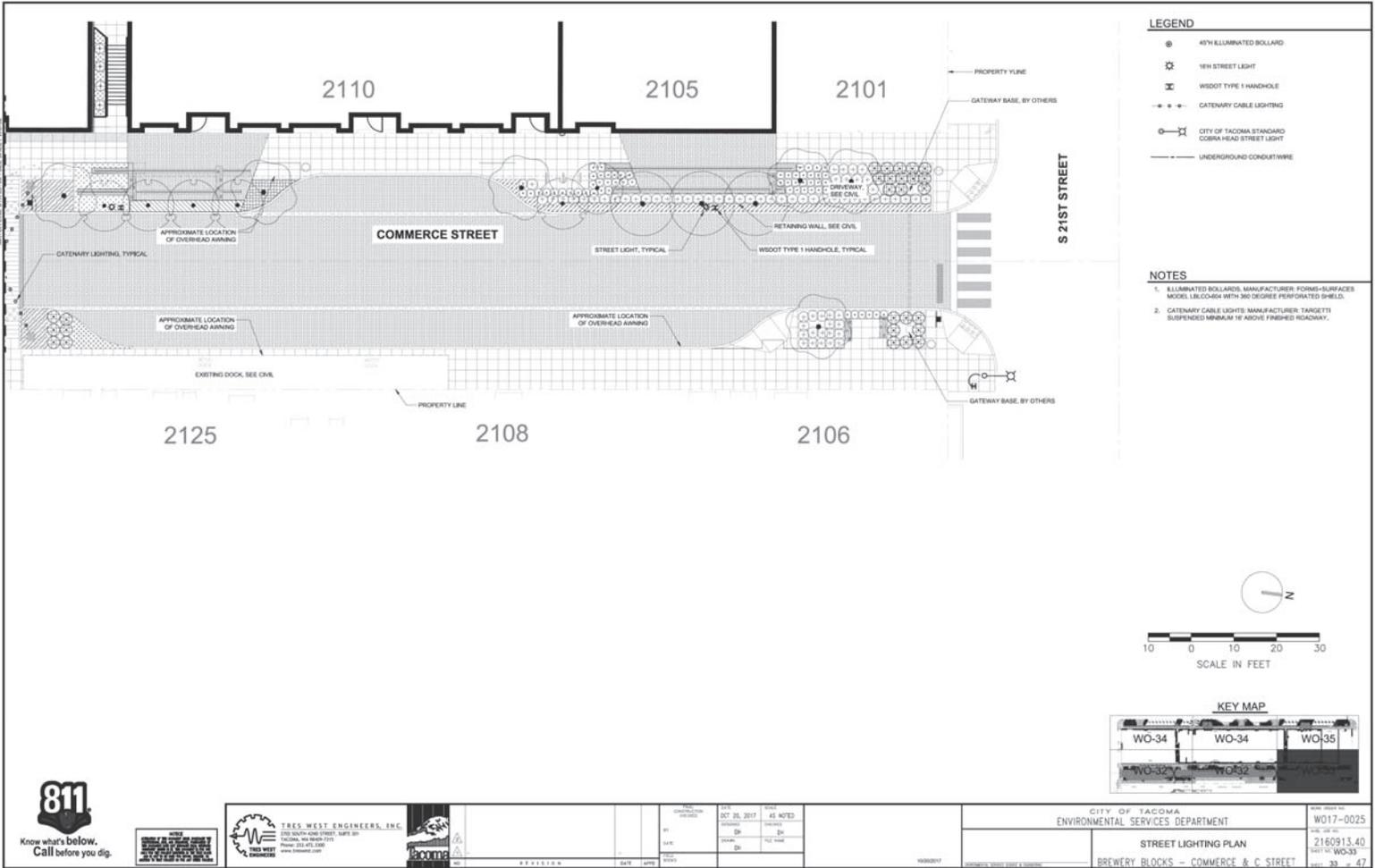
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OCT 25, 2017	AS NOTED	EM	EM
		EM	EM
		EM	EM

2118-2126

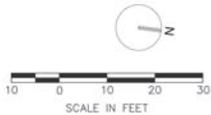
CITY OF TACOMA
 ENVIRONMENTAL SERVICES DEPARTMENT
 STREET LIGHTING PLAN
 BREWERY BLOCKS - COMMERCE & C STREET

WO17-0025
 2160913.40
 WO-32
 32 - 47



- LEGEND**
- 4TH ILLUMINATED BOLLARD
 - ⊗ 16H STREET LIGHT
 - ⊗ WSDOT TYPE 1 HANDHOLE
 - GATEWAY CABLE LIGHTING
 - ⊗ CITY OF TACOMA STANDARD COBRA HEAD STREET LIGHT
 - UNDERGROUND CONDUIT WIRE

- NOTES**
1. ILLUMINATED BOLLARDS, MANUFACTURER: FORMS-SURFACES MODEL LBL00404 WITH 360 DEGREE PERFORATED SHIELD.
 2. GATEWAY CABLE LIGHTS, MANUFACTURER: TARGET11 SUSPENDED MINIMUM 14' ABOVE FINISHED ROADWAY.

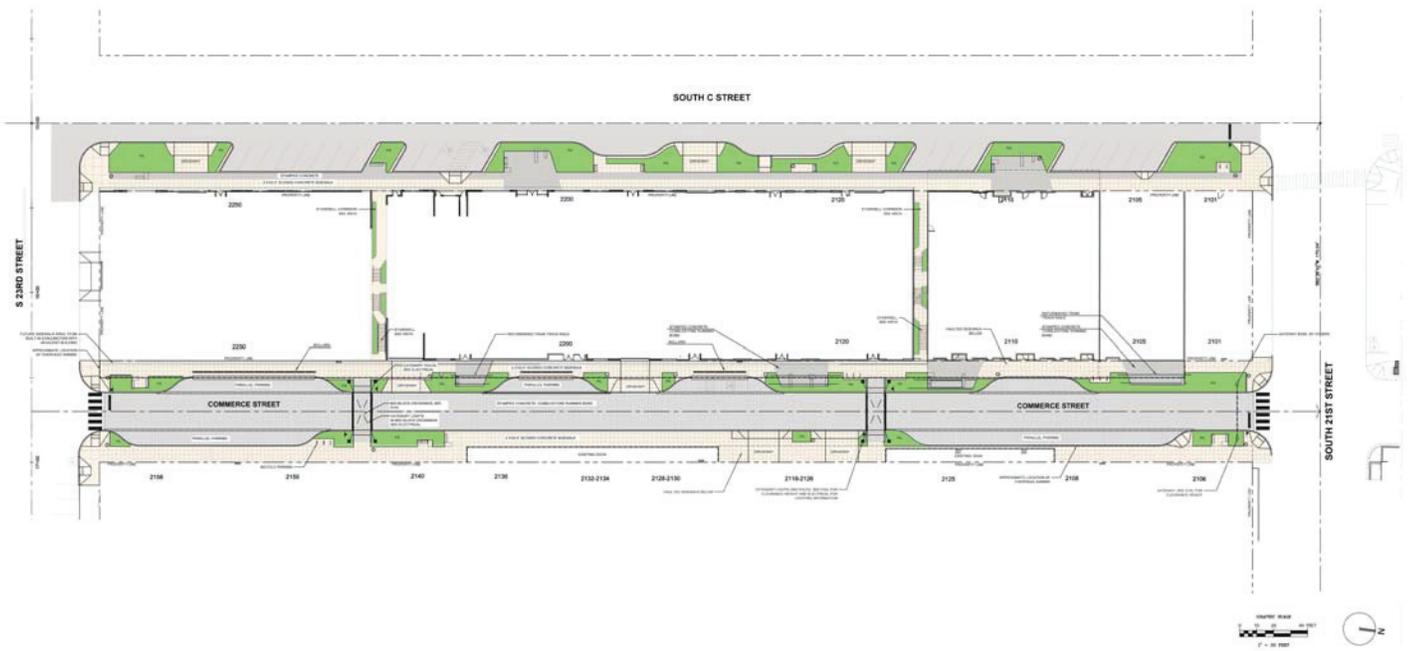


TRES WEST ENGINEERS, INC.
 700 SOUTH 40TH STREET, SUITE 201
 TACOMA, WA 98404-7715
 PHONE: 252.485.2200
 WWW.TRESWEST.COM



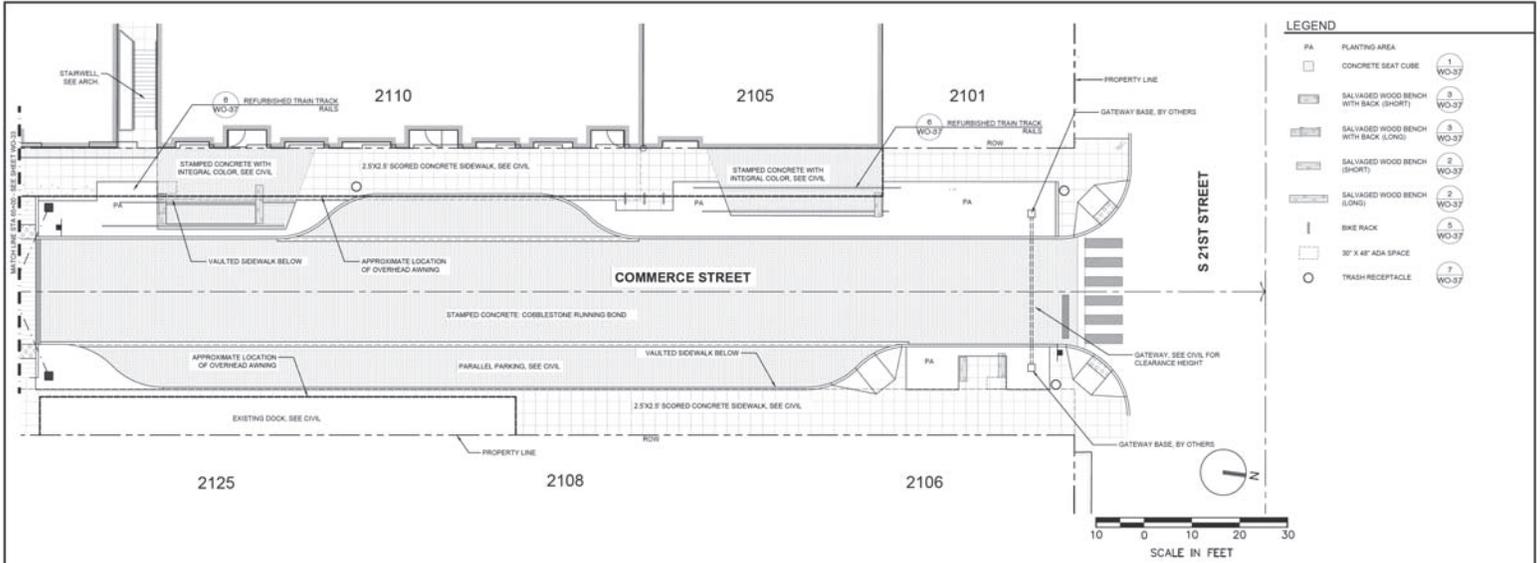
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01	OCT 25, 2017	AS NOTED	EW	EW	
02			EW	EW	
03			EW	EW	

CITY OF TACOMA ENVIRONMENTAL SERVICES DEPARTMENT		WO17-0025
STREET LIGHTING PLAN		2160913_40
BREWERY BLOCKS - COMMERCE & C STREET		WO-33
		33 of 47



BREWERY BLOCKS DEVELOPMENT

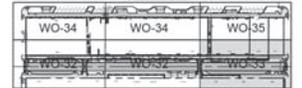
Streetscape Exhibit



LEGEND

- PA PLANTING AREA
- CONCRETE SEAT CUBE
- SALVAGED WOOD BENCH WITH BACK (SHORT)
- SALVAGED WOOD BENCH WITH BACK (LONG)
- SALVAGED WOOD BENCH (SHORT)
- SALVAGED WOOD BENCH (LONG)
- BIKE RACK
- 30' X 48' ADA SPACE
- TRASH RECEPTACLE

KEY MAP



Know what's below.
Call before you dig.

NOTICE
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TACOMA AND THE STATE OF WASHINGTON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TACOMA AND THE STATE OF WASHINGTON.

AHBL
2110 North 30th Street
Suite 300
Tacoma, WA 98403
360.241.2002 FAX
360.241.2002 FAX



NO.	DATE	DESCRIPTION

DATE	BY	SCALE	AS NOTED
OCT 18, 2017			
NOV 01,			
NOV 01,			

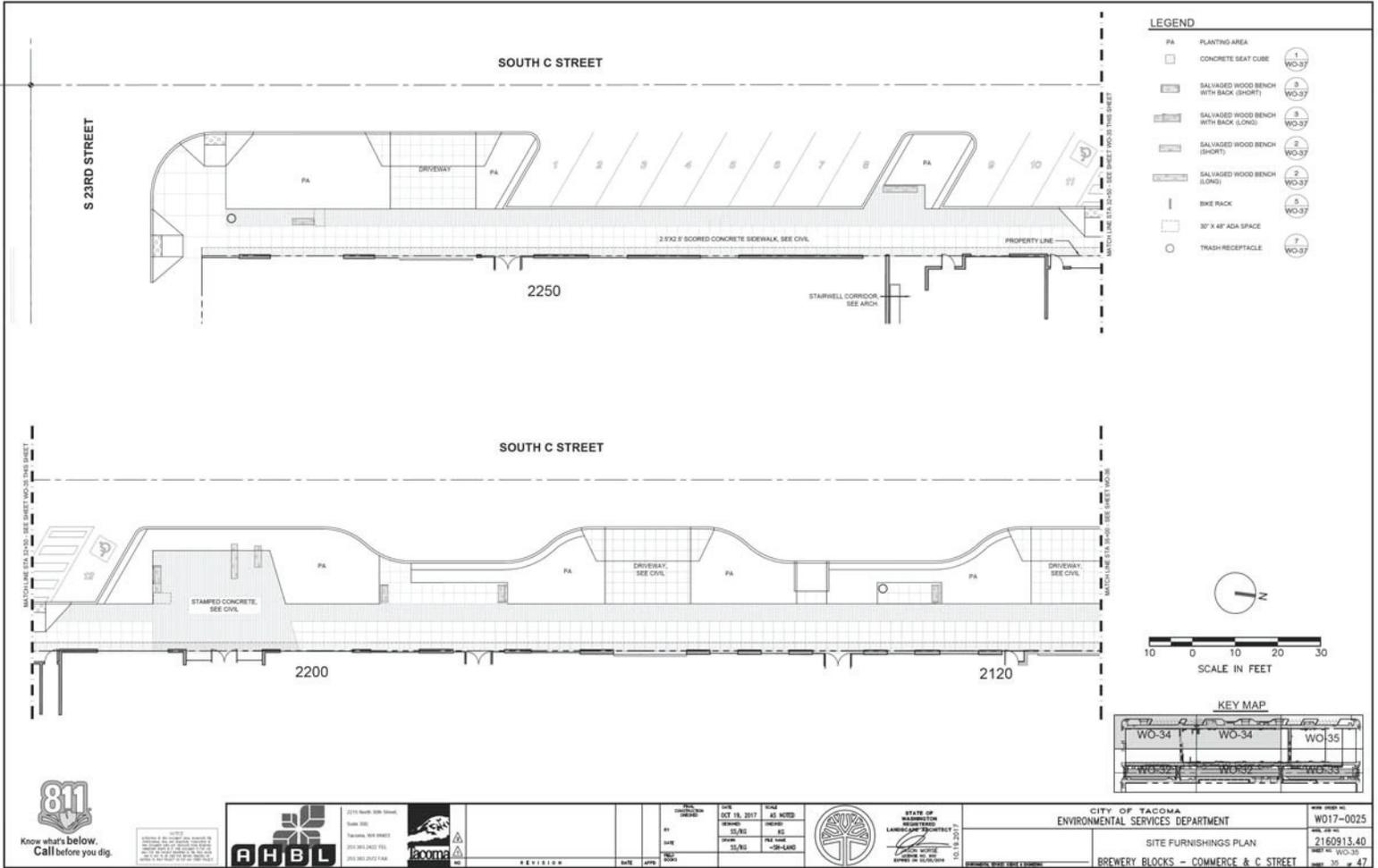


STATE OF WASHINGTON
LANDSCAPE ARCHITECT
10.18.2017

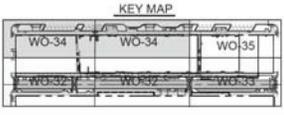
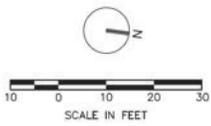
CITY OF TACOMA
ENVIRONMENTAL SERVICES DEPARTMENT

PROJECT NO.	WO17-0025
DATE	10/18/17
PROJECT NAME	2160913.40
PROJECT ADDRESS	MAP NO. WO-34
PROJECT SHEET	34 of 47

SITE FURNISHINGS PLAN
BREWERY BLOCKS - COMMERCE & C STREET



- LEGEND**
- PA PLANTING AREA
 - CONCRETE SEAT CUBE (1 WO-37)
 - SALVAGED WOOD BENCH WITH BACK (SHORT) (3 WO-37)
 - SALVAGED WOOD BENCH WITH BACK (LONG) (3 WO-37)
 - SALVAGED WOOD BENCH (SHORT) (2 WO-37)
 - SALVAGED WOOD BENCH (LONG) (2 WO-37)
 - BIKE RACK (5 WO-37)
 - 30' X 48" ADA SPACE (5 WO-37)
 - TRASH RECEPTACLE (7 WO-37)



AHBL

2715 North 30th Street
 Suite 300
 Tacoma, WA 98403
 252.861.2622 FAX
 252.861.2627 FAX



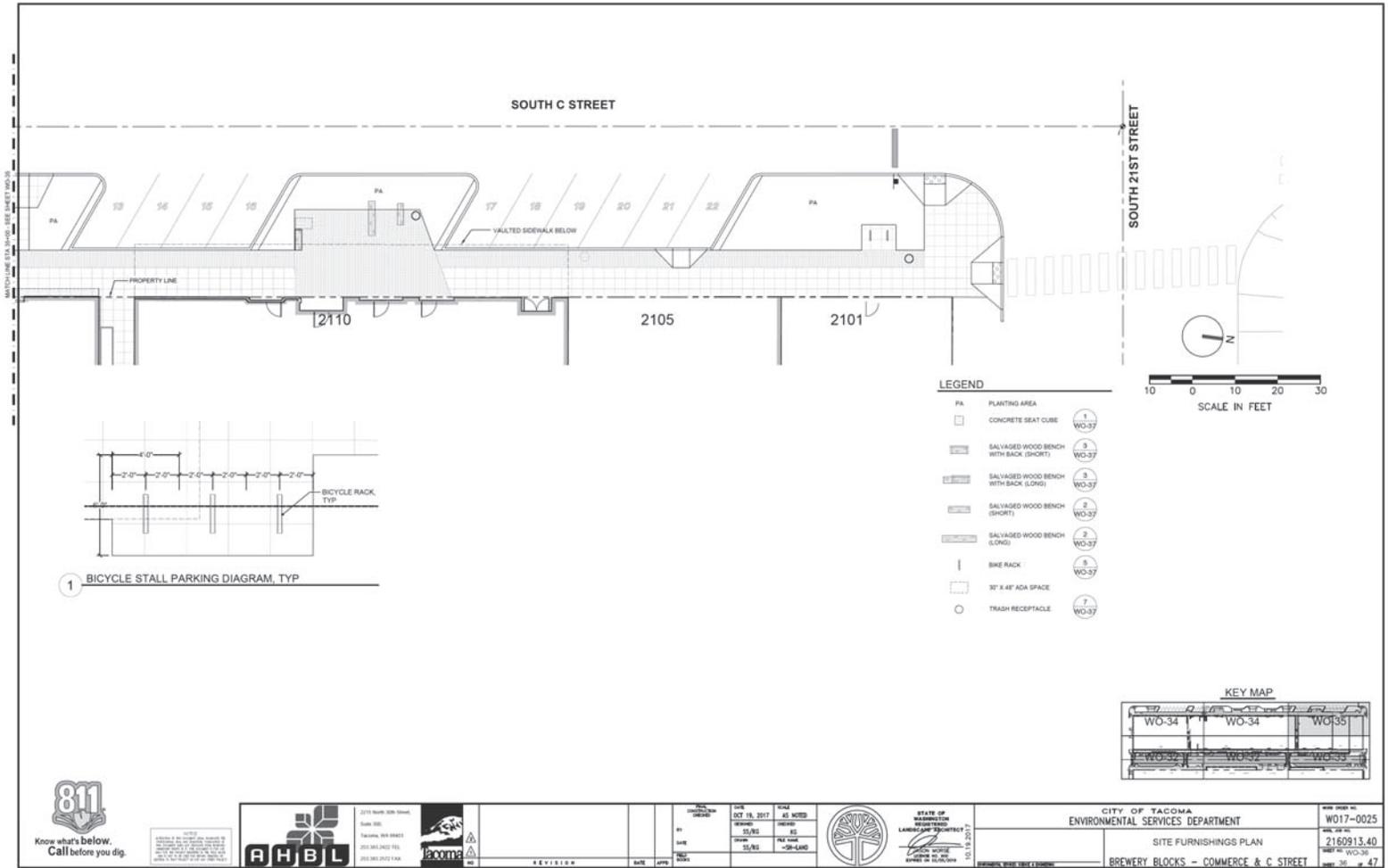
NO.	DATE	BY	DESCRIPTION

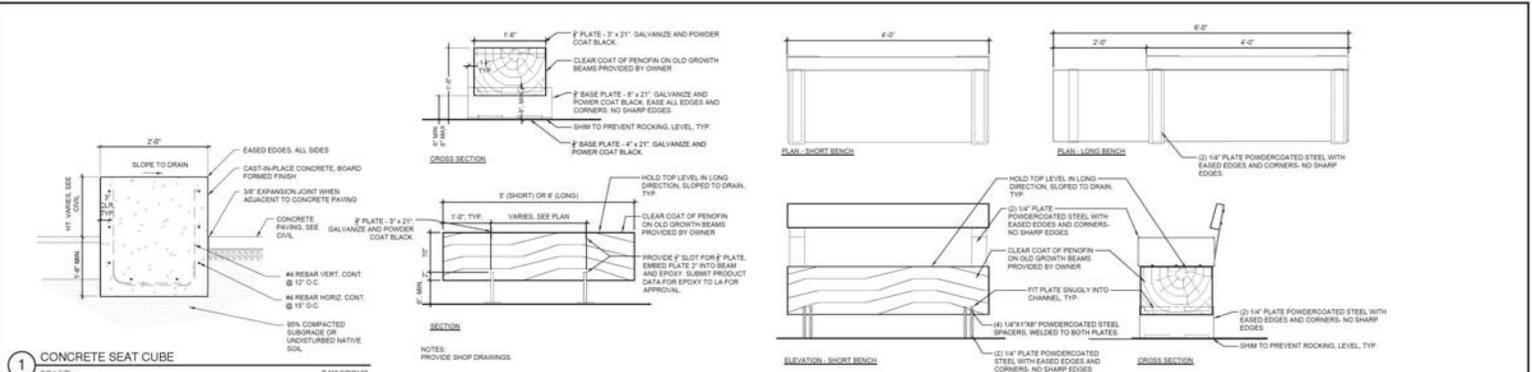


STATE OF WASHINGTON
 LANDSCAPE ARCHITECT
 JAMES W. WATSON
 LICENSE NO. 100-000000

CITY OF TACOMA
 ENVIRONMENTAL SERVICES DEPARTMENT

PROJECT: BREWERY BLOCKS - COMMERCE & C STREET
 SHEET NO: WO-35 OF 47
 DATE: 10/18/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]

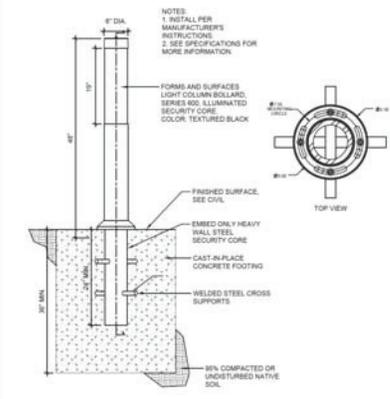




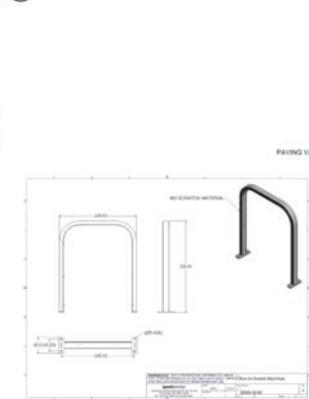
1 CONCRETE SEAT CUBE
2' x 2' x 1'

2 SALVAGED WOOD BENCH
7' x 1'

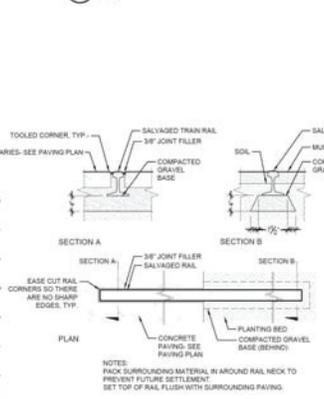
3 SALVAGED WOOD BENCH WITH BACK
7' x 1'



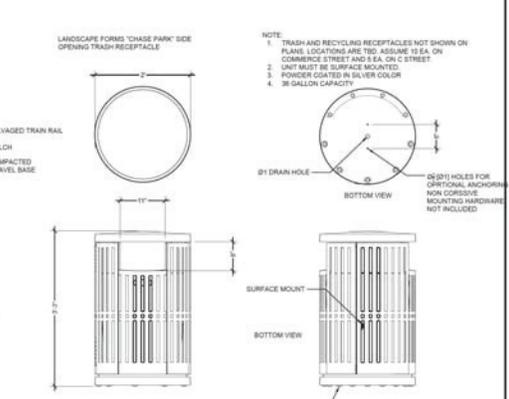
4 BOLLARD
7' x 1'



5 BIKE RACK



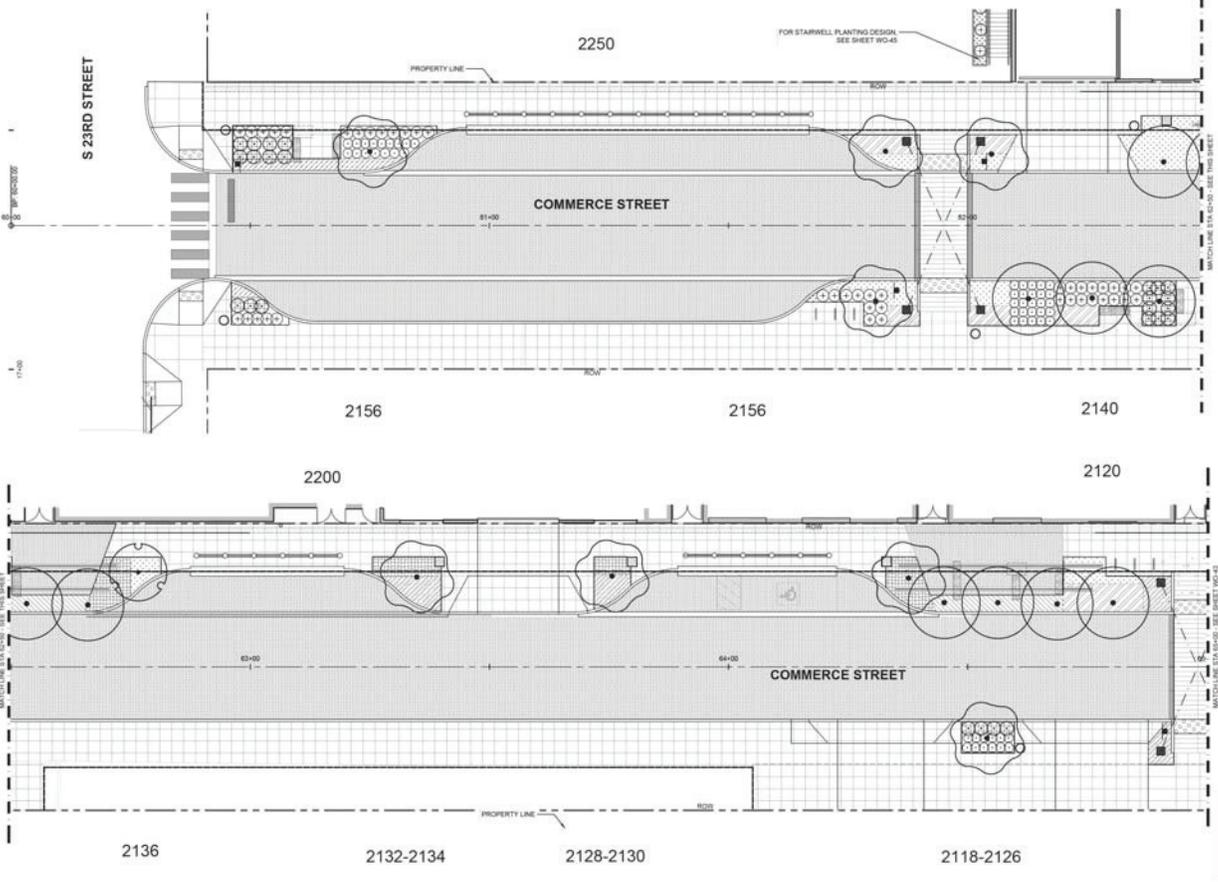
6 REFRUBISHED TRAIN TRACK RAILS
7' x 1'



7 LITTER RECEPTACLE
7' x 1'

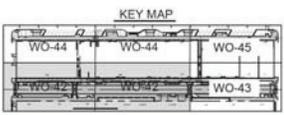
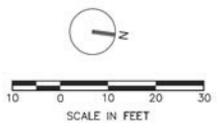


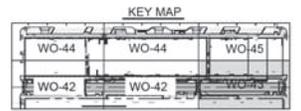
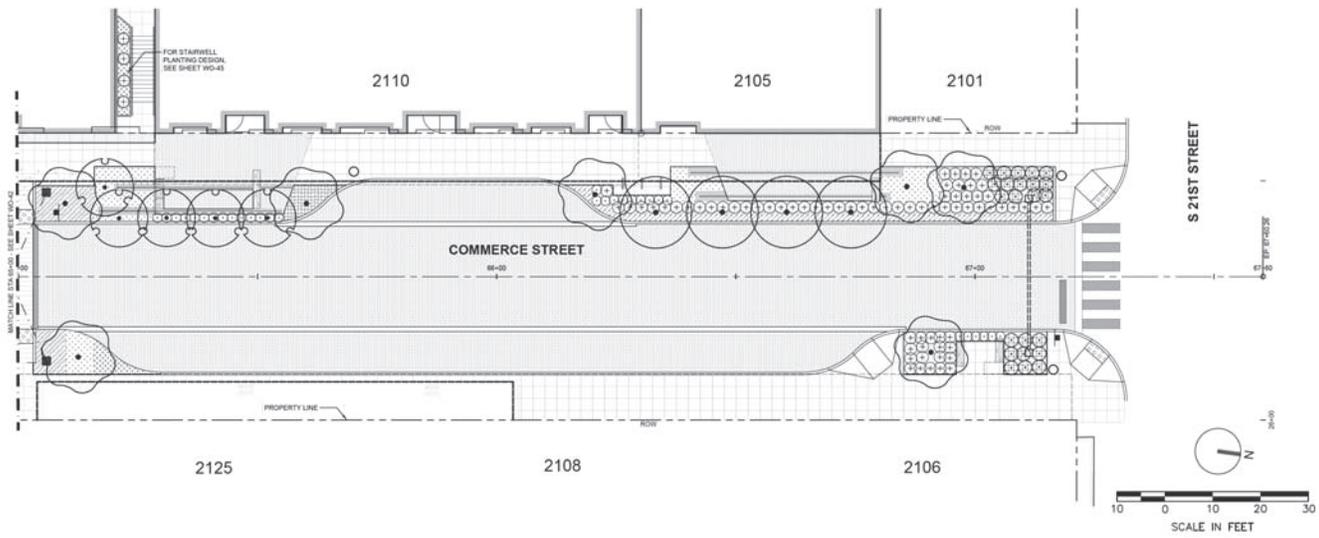
	2017 NORTH 30th Street Suite 300 Tacoma, WA 98403 252.382.2432 FAX 252.382.2022 FAX		REVISION DATE APPROVAL	DATE: OCT 18, 2017 DRAWN: [initials] CHECKED: [initials] IN CHARGE: [initials]		CITY OF TACOMA ENVIRONMENTAL SERVICES DEPARTMENT SITE DETAILS BREWERY BLOCKS - COMMERCE & C STREET	PROJECT NO.: W017-0025 SHEET NO.: 2160913.40 DATE: 10-17-2017 SCALE: 3/4" = 1'-0"
	NOTES: 1. TRASH AND RECYCLING RECEPTACLES NOT SHOWN ON PLANS. LOCATIONS ARE TO BE ASSURE TO EA ON COMMERCE STREET AND S.EA ON C STREET. 2. UNIT MUST BE SURFACE MOUNTED. 3. POWDER COATED IN SILVER COLOR. 4. 36 GALLON CAPACITY.						



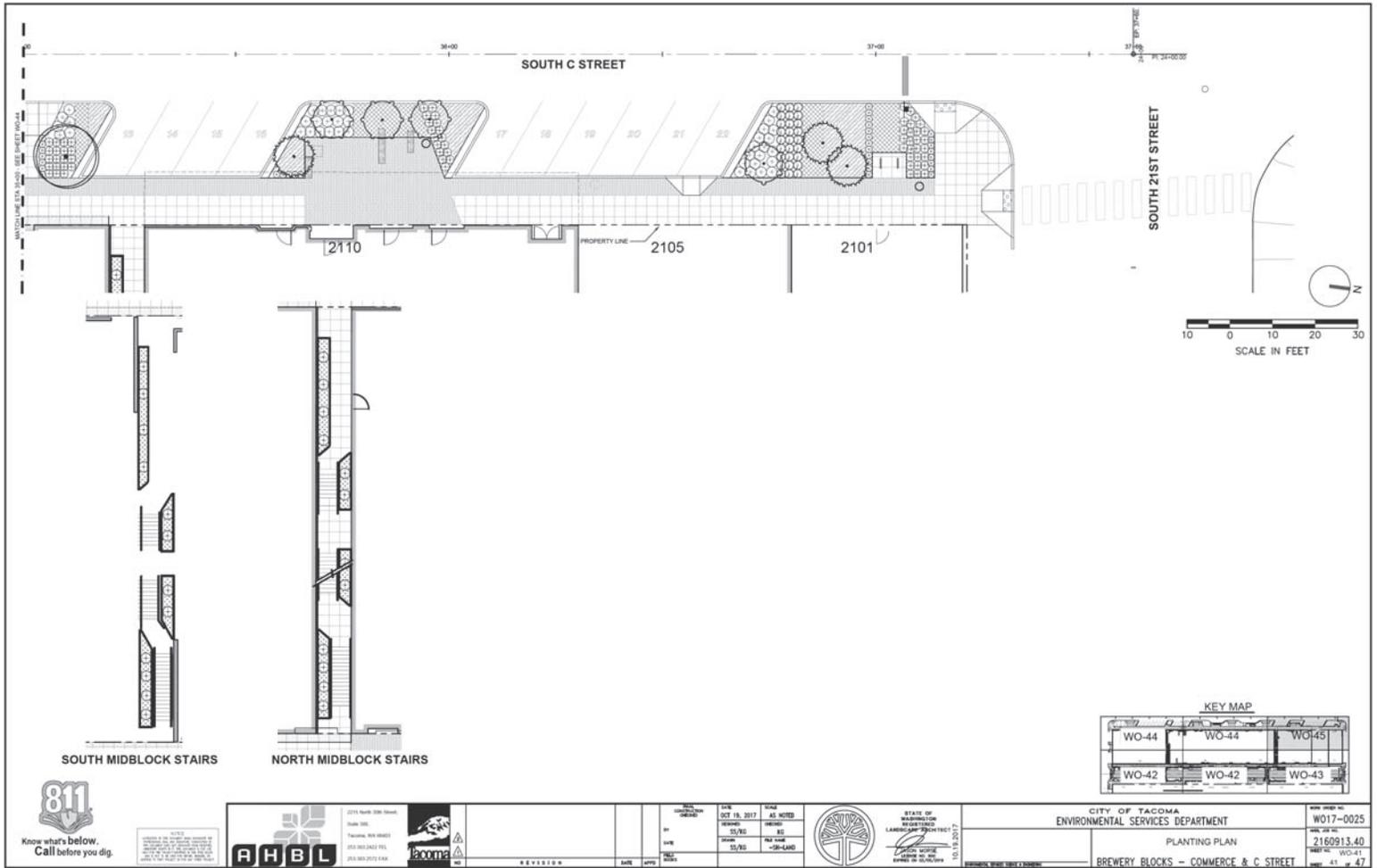
GENERAL LANDSCAPE NOTES

1. SEE SPECIFICATIONS FOR PLANT MATERIAL, TOP SOIL AND PLANTING MIX TYPES AND DEPTH, MULCHING, SOIL AMENDMENTS, FERTILIZERS AND WARRANTIES.
2. PLANTING SHALL CONFORM TO ALL TACOMA CODE REQUIREMENTS, INCLUDING PRESERVATION OF ADEQUATE INTERSECTION SIGHT DISTANCE LINES/ TRIANGULAR AREAS.
3. CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
4. INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN ALL NEW AND RENOVATED LANDSCAPE AREAS.
5. THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR READING THE PLANS, SPECIFICATIONS AND NOTES.
6. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUND COVER QUANTITIES.
7. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUND COVERS INCLUDING BEREED AND SPOODED TURF, HYDRONAL COES AND PLATTED GROUND COVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS. THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE STAKES AND SHIPING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
8. SEE WO-41 SHEET FOR PLANTING DETAILS.
9. SEE WO-42 SHEET FOR PLANT SCHEDULE.
10. SEE WO-43 SHEET FOR CITY OF TACOMA LANDSCAPE CODE CALCULATIONS.





PLANTING PLAN



811
Know what's below.
Call before you dig.

NOTES
1. REFER TO THE CITY OF TACOMA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, FOR ALL STANDARD DETAILS AND CONDITIONS OF CONTRACT.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL PLANTINGS ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF TACOMA'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, SECTION 10.01.00.

AHBL
2015 North 32nd Street
Suite 305
Tacoma, WA 98503
360.943.4333 FAX
360.943.2103 FAX

NO.	DATE	BY	DESCRIPTION
1	OCT 19, 2017	AS NOTED	ISSUED FOR PERMIT
2	10/19/17	AS NOTED	REVISED
3	10/19/17	AS NOTED	REVISED

STATE OF WASHINGTON
LANDSCAPE ARCHITECT
JAMES MICHAEL
LICENSE NO. 18100
10/19/2017

CITY OF TACOMA
ENVIRONMENTAL SERVICES DEPARTMENT
PLANTING PLAN
BREWERY BLOCKS - COMMERCE & C STREET

WORK SHEET NO. WO17-0025
REV. 03.16.17
2160913.40
WO-41
41 of 47

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	SIZE	QTY
	MH	ACER PALMATUM 'HOYOKU'	HOYOKU JAPANESE MAPLE	2' CAL		8
	AP	AMELAUCHER X GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	2' CAL		5
	CS	CHAMPECYPARIS OBTUSA 'GRACILIS'	SLENDER NINOKU CYPRESS	8' HT. MIN.		8
	MM	MAGNOLIA VIRGINIANA 'MOON GLOW'	SWEET BAY	2' CAL		14
	PN	PARROTTIA PERUCA 'VAINESKA'	PERSIAN PARROTTIA	2' CAL		20
	SM	STEWARTIA MONADELPHA	TALL STEWARTIA	8' HT. MIN. MULTI-STEM		15

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	BC	BUXUS X 'CHICAGO/LAND GREEN' TM	GLENDCE BOXWOOD	2 GAL	18" o.c.	83
	CE	CAREX OSHIMENSIS 'EVERGOLD'	VARIEGATED JAPANESE SEDGE	2 GAL	24" o.c.	12
	OK	CORNUS STOLONIFERA 'KELSEY'	KELSEY DOGWOOD	1 GAL	24" o.c.	57
	LP	LOWICHERA PLEATA	PRIVET HONEYBUCKLE	1 GAL	30" o.c.	204
	ND	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	3 GAL	30" o.c.	48
	PL2	PEROVSKIA ATRIPLEXIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	2 GAL	24" o.c.	63
	R2	ROSA X 'NOVAROSEPOF'	POPCORN DRIFT ROSE	1 GAL	24" o.c.	194
	SR	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	2 GAL	30" o.c.	24

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	AD	ADIRUS GRAMINEUS 'GOLD'	GOLDEN VARIEGATED SHEETFLAG	1 GAL	12" o.c.	316
	BS	BLECHNUM SPICANT	DEER FERN	1 GAL	24" o.c.	74
	DB	DRYOPTERIS ERYTHRODORA 'BRILLIANCE'	AUTUMN FERN	1 GAL	24" o.c.	59
	EF	EPIMEDIUM X PERRALCHICUM 'FROHNLEITEN'		2 GAL	24" o.c.	181
	HA	HELLEBORUS X 'ANNA'S RED'	ANNA'S RED HELLEBORE	1 GAL	18" o.c.	128
	IF	IRIS FORTISSIMA	GLADWIN IRIS	1 GAL	18" o.c.	137
	LM	LEPTNELLA GRUVERI	MINIATURE BRASS BUTTONS	4" PLUG	8" o.c.	183
	PB	PENNETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	18" o.c.	480
	PL	PRUNUS LAUROCEASUS 'MOUNT VERNON'	MOUNT VERNON LAUREL	1 GAL	18" o.c.	561

CODE REQUIREMENTS: TMC 13.06.502 - STREET TREES

C STREET - EAST SIDE		EVERGREEN TREES	
TOTAL SITE FRONTAGE	680 #	TOTAL TREES	66
REQUIRED TREES (SMALL)	28	20% OF TOTAL REQUIRED EVERGREEN	13
PROPOSED TREES	31	PROPOSED EVERGREEN	20

COMMERCE STREET - WEST SIDE	
TOTAL SITE FRONTAGE	680 #
REQUIRED TREES (SMALL)	28
PROPOSED TREES	28

COMMERCE STREET - EAST SIDE	
TOTAL SITE FRONTAGE	680 #
REQUIRED TREES (SMALL)	28
PROPOSED TREES	7

LOCATED IN HISTORIC PRESERVATION DISTRICT. UNABLE TO MEET REQUIRED TREE COUNT WHILE PRESERVING EXISTING DOCKS AND ACCOMMODATING STRUCTURAL WALKS.

NOTES
ALL SOILS IN DISTURBED AREAS SHALL BE AMENDED PER BMP L813. SEE CIVIL SPECIFICATIONS.



NOTICE: THE USER OF THIS PLAN IS ADVISED THAT THE CITY OF TACOMA DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

AHBL
2215 North 28th Street
Suite 300
Tacoma, WA 98503
(253) 263-6200
(253) 263-2213 FAX



NO.	DATE	BY	APP'D

DATE	BY	AS NOTED
OCT 18, 2017		

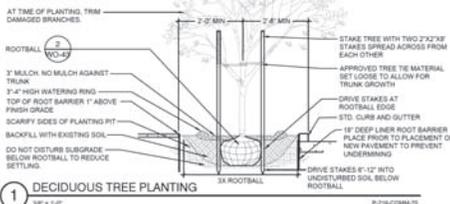


STATE OF WASHINGTON
LANDSCAPE ARCHITECT
10.11.2017

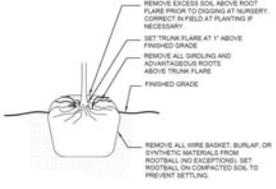
CITY OF TACOMA
ENVIRONMENTAL SERVICES DEPARTMENT
PLANTING SCHEDULE
BREWERY BLOCKS - COMMERCE & C STREET

PROJECT NO: W017-0025
DATE: 10/18/17
SHEET NO: 2160913.40
SHEET: 42 OF 47

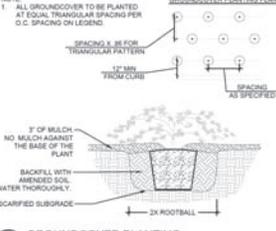
NOTE:
1. TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.



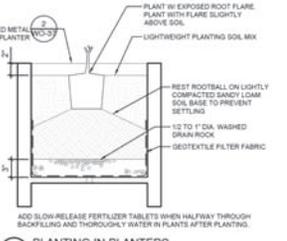
1 DECIDUOUS TREE PLANTING
38" x 1'-0"



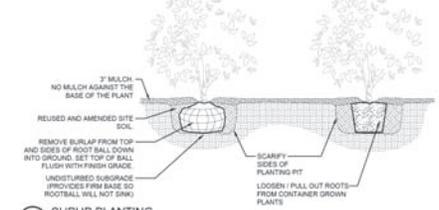
2 ROOTBALL PREPARATION
N/A



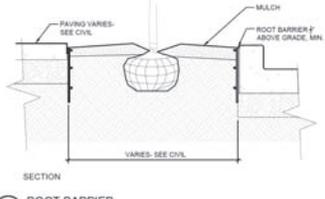
3 GROUNDCOVER PLANTING
12" x 1'-0"



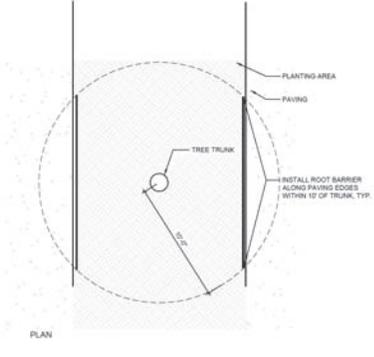
4 PLANTING IN PLANTERS
12" x 1'-0"



5 SHRUB PLANTING
N/A



6 ROOT BARRIER
18" x 1'-0"



NOTES:
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TACOMA STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION, LATEST EDITION.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TACOMA STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION, LATEST EDITION.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TACOMA STANDARD SPECIFICATIONS FOR LANDSCAPE CONSTRUCTION, LATEST EDITION.

AHBL
2111 North 20th Street
Suite 300
Tacoma, WA 98403
253.941.2022 FAX
253.941.2024 FAX

BOONE
2111 North 20th Street
Suite 300
Tacoma, WA 98403
253.941.2022 FAX
253.941.2024 FAX

DATE	BY	REVISION
OCT 18, 2017	AS NEEDED	
10/18	ES	
10/18	ES	



CITY OF TACOMA
ENVIRONMENTAL SERVICES DEPARTMENT
PLANTING DETAILS
BREWERY BLOCKS - COMMERCE & C STREET

PROJECT: BREWERY BLOCKS - COMMERCE & C STREET

DATE: 10/18/2017

SCALE: AS SHOWN

DATE: 10/18/2017

SCALE: AS SHOWN

DATE: 10/18/2017

SCALE: AS SHOWN

W017-0025
2160913.40
W0-43
43 of 47



APPLICATION FOR DESIGN REVIEW COMMERCIAL AND MULTIFAMILY

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

PART 1: PROPERTY INFORMATION

Building/Property Name	Jones Building / Pantages Theater		
Building/Property Address	901 Broadway, Tacoma, WA 98402		
Landmark or Conservation District	Pantages Theater (individually listed)		
Applicant's Name	Susan Johnson, Artifacts Consulting / Bob Katica, BCRA		
Applicant's Address (if different than above)	401 Broadway, Suite 301, Tacoma WA 98402		
Applicant's Phone	(253) 572-4599	Applicant's Email	SPainte@broadwaycenter.org
Property Owner's Name (printed)	City of Tacoma; managed by Broadway Center. Scott Painter, Director of Operations		
Property Owner's Address	901 Broadway, Tacoma WA 98402		
Property Owner's Signature	_____		

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

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: _____

Application fee enclosed (please make payable to City of Tacoma): _____

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

PART 2: INSTRUCTIONS

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	Application Fee
\$0 – 5000	\$175
PROJECTS UNDER \$1 MILLION	
Each additional \$1000	\$30
Maximum fee per review	\$2000
Application for Demolition	\$1500
PROJECTS OVER \$1 MILLION	
Minimum fee	\$3000
Each additional \$10,000	\$10
Maximum fee	\$4000

General Tips for Modifications to Historic Buildings

1. **First contact the proper permitting office to ensure your project is code compliant.** 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. **For complex projects, several design briefings to the Landmarks Commission may be necessary.** Contact the Historic Preservation Office to discuss scheduling options. The Landmarks Commission generally meets twice per month. Sign applications and other simple design reviews generally do not require multiple visits.
3. **Projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and any applicable Historic District Design Guidelines (if the project occurs within a historic district).** Design Guidelines cover areas such as massing, scale, streetscape, signage, awnings and other design elements. Copies of Tacoma's guidelines are available at the Historic Preservation Office, or online at www.cityoftacoma.org/HistoricPreservation.

General Steps for Submitting Applications

1. **Begin the application consultation process with www.tacomapermits.org to identify code-compliance issues and required permits.**
2. **For large projects, contact the Historic Preservation Office to determine an appropriate schedule for review.**
3. **Submit completed application and APPLICATION FEE to:**

Historic Preservation Officer
747 Market Street, Room 345
Tacoma, WA 98402-3793

OR

Email form to:
landmarks@cityoftacoma.org

PLEASE NOTE: The Landmarks Commission meets on the second and fourth Wednesdays of each month. Applications are due a **MINIMUM** of 2 weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

PART 3: PROJECT SCOPE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see NARRATIVE DESCRIPTION CHECKLIST (next page).

Broadway Center for the Performing Arts is planning to add a metal and glass awning at the Pantages Theater's northeast corner (basement level) entrance, at Commerce and 9th streets. The proposed awning is similar to the historic canopy that was removed prior to the City's ownership, based on historic photos. Proposed awning will match the style and materials of the awning presently attached to the west lobby addition, along Broadway. The northeast corner's present entryway and retail storefront is less than 50 years old (c1990s). The proposed canopy will provide weather protection for that entrance as well as restore some of the historic character to the north (9th Street) facade. The awning will measure 13 feet long by 3 feet, 6 inches deep.

LIST of features to be removed/added:

- 0 features to be removed
- 1 fixed awning to be added

See attached drawings for design and material specifications.

PART 4: APPLICATION CHECKLIST (For sign or awning applications, please go to PART 5).

General Requirements

One digital or hard copy of the application and all supporting documents for distribution

Property owner/manager consent

Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.

Check here to certify that there are NO PENDING APPLICATIONS FOR A VARIANCE related to this application. If there are any pending variances related to this application, you MUST notify the Historic Preservation Office.

Narrative Description Checklist

General overview of project, including quantities and dimensions of elements such as signs (i.e. "one proposed 24 X 60" sign, with 12" extruded plastic letters, to be located on the south façade sign band...)

LIST of features to be removed, replaced or added (*if application includes removal or replacement of material*)

Specification or product sheets for materials and finishes, if applicable

Program of work for large-scale or complex projects, if applicable (i.e. scope of work for masonry restoration and cleaning)

Attachments Plans and graphics submitted for permitting may be used for Landmarks Review if materials, products and finishes are clearly indicated on the plans.

Site plan/locational map INCLUDING adjacent buildings and streets (for any additions or new construction). *Note that Building and Land Use Services also often requires a site plan for a Building Permit. See Information Sheet B1 Site Plans (available at the Permit Counter).*

MEASURED floor plans, CLEARLY identifying new and existing features (if applicable)

MEASURED elevations, CLEARLY identifying new and existing features

Details of method(s) of attachment for signs, awnings and canopies (if applicable)

COLOR photographs of existing conditions, photographs should be labeled and clearly show all features

Other Requirements

Material and hardware samples (in some cases specification or cut sheets may suffice)

True color paint and/or finish samples, where required by ordinance

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS

Instructions for Signs and Awning Applicants

Please include the following with your application:

<input checked="" type="checkbox"/>	One digital or hard copy of the application cover sheet and narrative description (pages 1-2 of this form)
<input checked="" type="checkbox"/>	One digital or hard copy of supporting attachments
<input checked="" type="checkbox"/>	Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)
<input checked="" type="checkbox"/>	Photograph of existing building
<input checked="" type="checkbox"/>	Details of attachment
<input type="checkbox"/>	Single set of material samples (if necessary)

Please answer the following questions (if applicable):

1. Are there existing signs on the building?	<u>yes</u>
2. If so, will they be removed or relocated?	<u>no</u>
3. Sign Material	<u>not applicable</u>
4. Sign Dimensions	<u>not applicable</u>
5. Logo or typeface and letter size	_____
6. Lighting Specifications	_____
7. Describe the method of attachment and underlying material	_____ _____

Site plan (aerial image)



2017 image of the northeast corner



2017 image of the north facade



2017 detail of east end of north facade

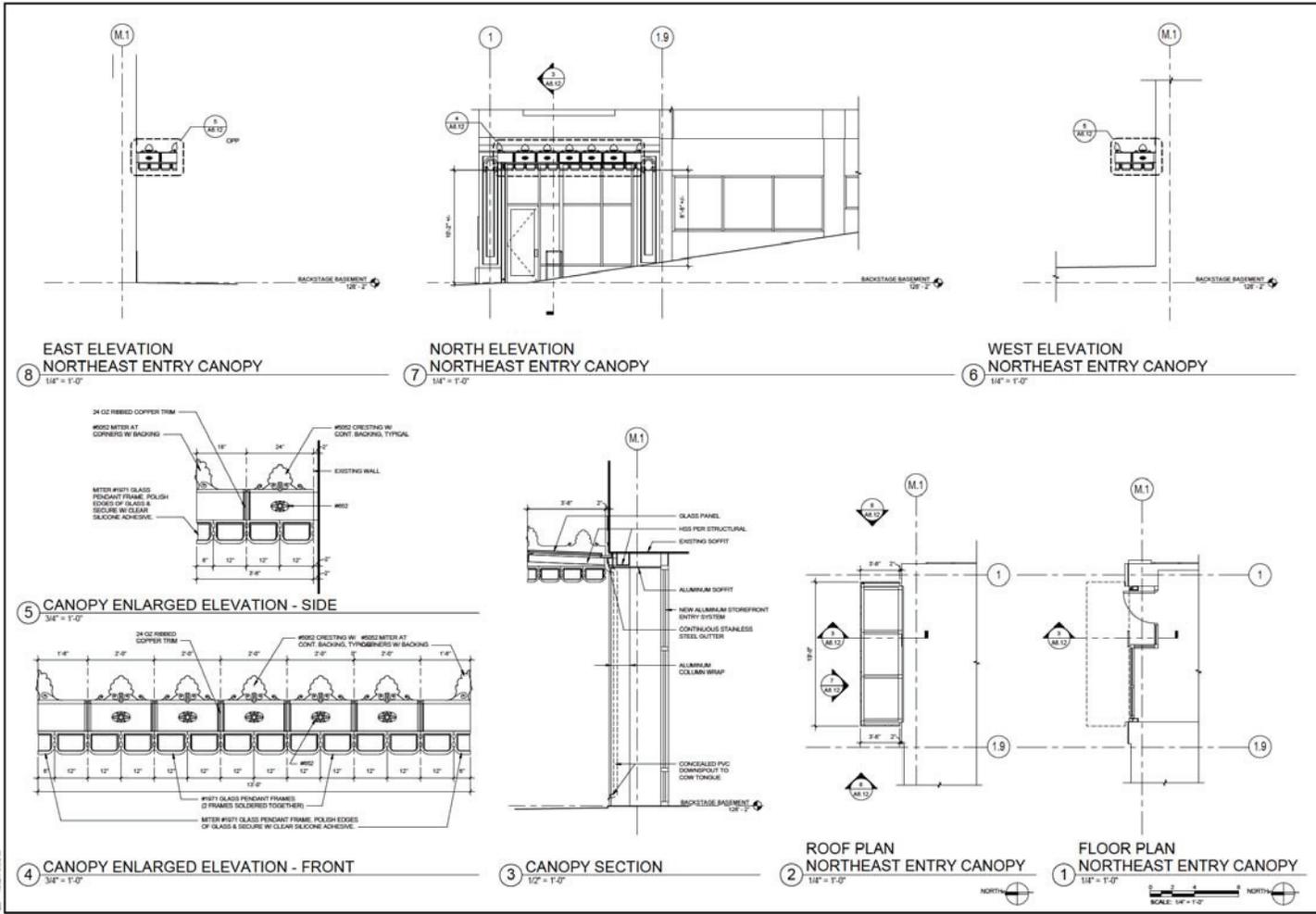


Ca1920s view of the Pantages/Jones Building, courtesy of Tacoma Public Library

PROJECT: CENTENNIAL PROJECTS / A PARTAGES / JONES RENOVATIONS
 901 TO 909 BROADWAY, FACOMIA, VA 98402

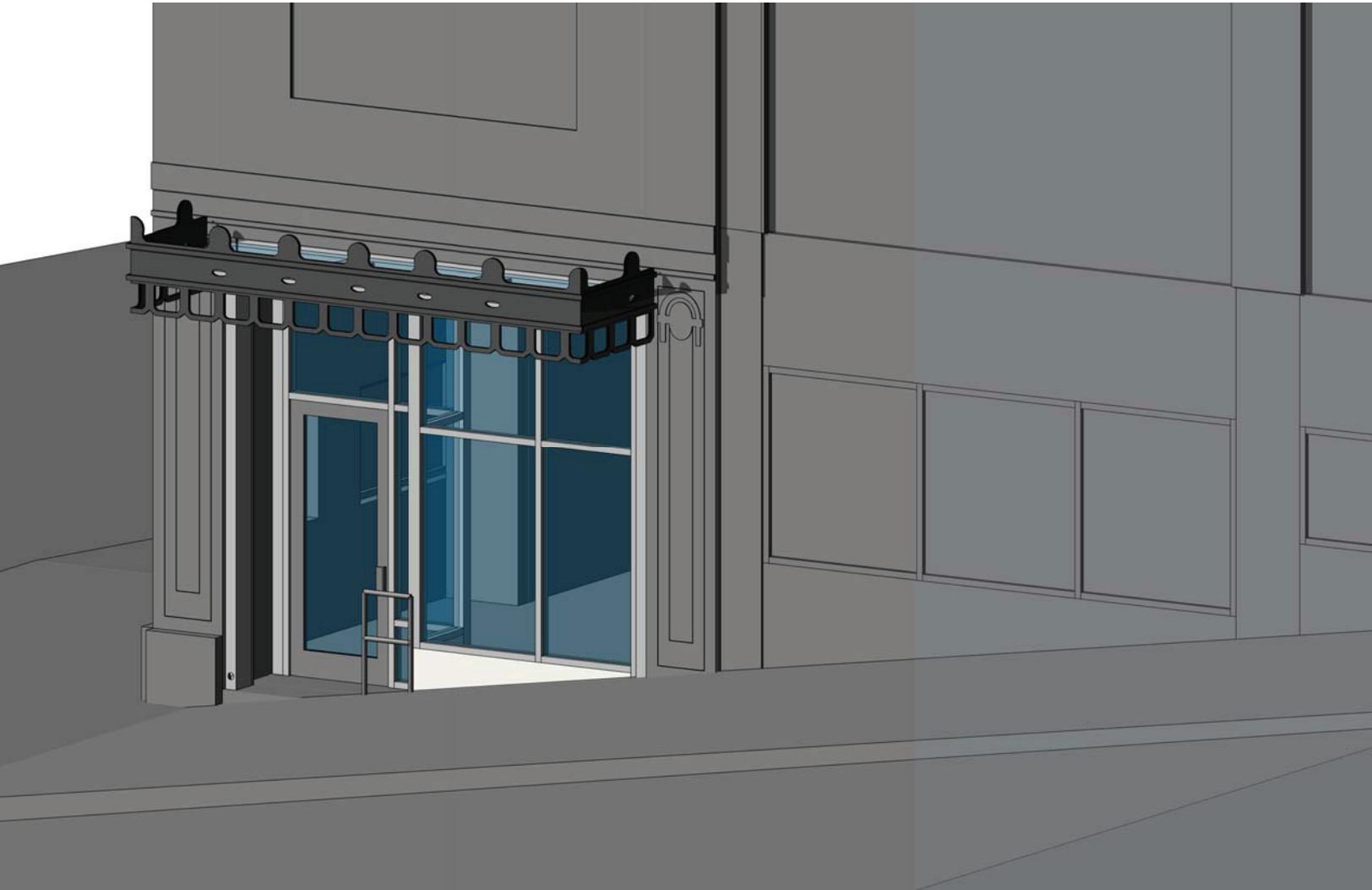
DATE	11.21.2017
BY	MSB
CHECKED	MSB
DATE	08/03

PROJECT: CENTENNIAL PROJECTS / A PARTAGES / JONES RENOVATIONS
 901 TO 909 BROADWAY, FACOMIA, VA 98402



IF SHEET MEASURES LESS THAN 22" HIGH, IT IS A REDUCED PRINT. REDUCE SIZE ACCORDINGLY.









TO: Reuben McKnight, Historic Preservation Officer, Planning and Development Services
FROM: Allyson Griffith, Management Analyst III, Neighborhood & Community Services
CC: Lisa Wojtanowicz, Division Manager, Neighborhood & Community Services
Jennifer Hines, Assistant Division Manager, Public Works
Captain Shawn Stringer, Tacoma Police Department
SUBJECT: 801 'A' Street-Fireman's Park Gazebo Removal
DATE: December 6, 2017

SUMMARY:

Neighborhood and Community Services (NCS) staff will be utilizing its demolition contract with Green Earthworks Construction to remove the gazebo structure at 801 'A' Street (Fireman's Park). Although the structure itself is not historic, the parcel is located within the Old City Hall Historic District.

BACKGROUND:

According to Metro Parks, Fireman's Park first began to be improved around 1890 when elm trees were planted along 'A' Street. In 1891, Engine House No. 6 was built on the southern edge of the property and is the reason the property is referred to as Fireman's Park. The property itself was revamped and the new park dedicated in 1976.

ISSUE:

The gazebo that stands at the southern end of the parcel near the intersection of 'A' Street and I-705 is a wooden structure of approximately 200 square feet. At the request of the Tacoma Police Department and the Public Works Department, NCS is in the process of utilizing its demolition contract with Green Earthworks Construction to remove the gazebo structure. Through the work of the Homeless Outreach Team (HOT) and downtown officers, it has become clear that this structure is a haven for illicit activity as well as a chronic encampment location. Removal of the structure is one phase of planned site reclamation work that will occur on this parcel and is intended to re-introduce positive community use to the site.



ALCOHOLIC
BEVERAGES
PROHIBITED

A patterned blanket with green, blue, and white stripes and a fringe is draped over the side of the gazebo.

A red and black patterned blanket is draped over the side of the gazebo.

A small red and white sign is lying on the gravel ground near the base of the gazebo.