

**Members**

Kevin Bartoy, *Chair*  
Ken House, *Vice-Chair*  
Roger Johnson  
Lysa Schloesser  
James Steel  
Jeff Williams  
Jennifer Mortensen  
Alex Morganroth



# 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  
Alison Wilkerson, Office Assistant

Date: March 14, 2018  
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: 1/10/18
  - C. Administrative Review:
    - 913 North Ainsworth—windows
    - 910 North M Street—cellar windows
    - 1921 Commerce—UWT awning
    - 844 North Grant—chimney
    - 710 South J Street—addition rebuild

- 3. **SPECIAL TAX VALUATION**

A. 402 North K Street (North Slope Historic District)	Hubert and Susan Hoover, Owners	5 mins
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- 4. **BOARD BRIEFINGS**

A. Dickman Mill Park Expansion and Head Saw (Individual Landmark)	Kristi Evens & Peter Hummel, MetroParks	10 mins
B. 3701 North 26 <sup>th</sup> Street, Washington Elementary (Individual Landmark) <i>Mural</i>	Alicia Lawver, Tacoma Public Schools/Principal Ed Schau, Washington Elementary	10 mins
- 5. **PRESERVATION PLANNING/BOARD BUSINESS**

A. Design Review Application Changes	Staff	10 mins
B. UW Livable City Year Presentations	UW Students	40 mins
C. Events and Activities Updates	Staff	5 mins
- 6. **CHAIR COMMENTS**

*Next Regular Meeting: March 28, 2018, 747 Market Street, Tacoma Municipal Bldg., Rm. 243 5:30 p.m.*

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

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## Members

Ken House, Vice-Chair  
Roger Johnson  
Lysa Schloesser  
James Steel  
Jeff Williams  
Kevin Bartoy  
Jennifer Mortensen  
Alex Morganroth

Marshall McClintock, North Slope Ex-Officio

## Staff

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Assistant Historic Preservation Officer  
Alison Wilkerson, Office Assistant

# Draft

# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department



Date: January 10, 2018

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

### Commission Members in Attendance:

Ken House, *Vice-Chair*  
Roger Johnson  
Lysa Schloesser  
James Steel  
Jeff Williams  
Kevin Bartoy  
Jennifer Mortensen  
Alex Morganroth  
Marshall McClintock, North Slope Ex-Officio

### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
Alison Wilkerson  
John Griffith

### Others Present:

Melissa McGinnis  
Duke York  
Nelson Martelle  
Mike Maggart  
Nancy Maggart

### Commission Members Absent:

Vice-Chair Ken House called the meeting to order at 5:30 p.m.

## 1. ROLL CALL

## 2. CONSENT AGENDA

A. Excusal of Absences

B. Approval of Minutes: 12/13/17

The minutes of December 13, 2017 were approved as submitted.

C. Administrative Review

- 920 S. 9<sup>th</sup> Street, McIlvaine Apartments - painting

The consent agenda was approved.

New Commissioners Jennifer Mortenson and Alex Morganroth were introduced.

## 3. TACOMA REGISTER OF HISTORIC PLACES - PRELIMINARY REVIEW

A. 8425 6<sup>th</sup> Avenue, Hotel Hesperides/Titlow Lodge

Mr. McKnight read the staff report.

### BACKGROUND

Designed by Tacoma architect Frederick Heath, the Swiss Chalet-style building known as Titlow Lodge was built in 1911 and named Hotel Hesperides by owner Aaron Titlow. Titlow Lodge meets Criterion B for its connection to preeminent Tacoma architect Frederick Heath and Tacoma attorney Aaron Titlow. The building also meets Criterion F as a unique and established visual feature of the City. Even though Hotel Hesperides/Titlow Lodge has been altered considerably over the years, it was its significance to the local community, as a public gathering space, that

convinced the Metropolitan Park District's Board of Park Commissioners to remodel rather than demolish the building in 1937.

The property is nominated under the following criteria:

- B. Is associated with the lives of persons significant in our past;*
- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

### **REQUESTED ACTION**

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

### **EFFECTS OF NOMINATION**

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.
- The property will become eligible for the Historic Conditional Use Permit.

### **STANDARDS**

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

### **ANALYSIS**

1. At over 107 years-old the property meets the age threshold criterion.
2. Changes older than 50 years may be significant in their own right; the property retains its integrity, including its massing, scale, feeling, and most materials resulting from the 1937 conversion from hotel to parks building. At this time, the upper two floors were demolished and the building was reroofed. In 1983, the two stairs on the south façade were replaced with a single staircase and an ADA ramp was added. In 2010, the windows and doors were restored and the chimneys were demolished.

Melissa McGinnis, Metro Parks, reviewed the history of Titlow Lodge, noting that it was designed by Frederick Heath and that it was originally several stories tall. She reviewed the history of how the hotel was constructed noting that it was a trial for Titlow who wanted to build a larger hotel. Ms. McGinnis reviewed historic photos of the hotel, noting that the hotel had been a financial failure and closed after ten years. The City purchased the hotel later and turned the area into a park. Significant modifications were made to the building and the top two floors were removed. She discussed features of the interior.

Commissioner Bartoy asked why the chimneys had been demolished. Ms. McGinnis responded that they would have been too expensive to stabilize.

Commissioner Bartoy suggested that different criteria should be used for the nomination as the building had been significantly altered. Discussion ensued on the proper criteria for the nomination. It was suggested that Criterion A was more appropriate for the 1937 community advocacy that resulted in the parks involvement. That suggestion was not reflected in the motion.

There was a motion.

"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the 8425 6<sup>th</sup> Avenue, Hotel Hesperides/Titlow Lodge nomination for a public hearing and future consideration at the meeting of February 14, 2018."

Motion: Williams

Second: Johnson

Opposed: Bartoy

The motion was approved.

#### 4. DESIGN REVIEW

A. 1115 North Steele Street (North Slope Historic District)

Mr. McKnight read the staff report.

##### BACKGROUND

Built in 1890, this is a contributing property in the North Slope Historic District. The owner is proposing replacing eight sashes with Marvin aluminum clad inserts; these windows are located on secondary facades. The owners have already repaired the original exterior casings and sills and provided photographs showing the sash deterioration.

##### ACTION REQUESTED

Final approval of the above scope of work.

##### STANDARDS

###### Design Guidelines for the North Slope Special Review District: Windows

1. **Preserve Existing Historic Windows.** Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.

2. **Repair Original Windows Where Possible.** Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the conditions, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows painted shut, deteriorated paint surface (interior or exterior) and loose joinery. These conditions alone do not justify window replacement.

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

3. **Replace windows with a close visual and material match.** When repairing original windows is not feasible, replacement may be considered.

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

Depending on specific project needs, replacement windows may include:

- Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert

windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.

- An insert window is a fully contained window system (frame and sashes) that is “inserted” into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.

4. **Non-historic existing windows do not require “upgrading.”** Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to “upgrade” a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a non-historic aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

5. **New Window Openings/Changing Window Openings**

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

6. **Sustainability and thermal retrofitting.**

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

**ANALYSIS**

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. Exterior materials and several of the original windows have been repaired and/or retained.

3. Where replacements are necessary, clad inserts are acceptable according to the district design guidelines.
4. The applicant has provided photographs showing the deteriorated conditions.

Mr. York gave an overview of the repairs and replacements needed for the eight existing windows. He discussed the benefits of using the Marvin energy rated windows for this project.

Mr. McKnight asked if this home had been a code enforcement case in the past.

Mr. McClintock commented that it had been lost to foreclosure in 2010. He noted that the renovations made to the home before foreclosure had not been submitted to the Commission for approval.

Clarification on the replacement of the siding was requested.

Mr. York commented that the replacement of siding on the West and South side of the home was not a part of this design review, but he had anticipated discussing it and perhaps getting approval.

Mr. York reviewed photos of the eight windows and discussed specific repairs and replacements.

Mr. McClintock stated he supports the approval of the application with the in kind replacement of siding.

Mr. York stated that the materials being considered were cedar siding or Hardie siding, with the latter being the Homeowners preference.

Commissioner Bartoy suggested that documentation of the siding replacement be sent to staff since it was not on in application.

There was a motion.

*"I move that the Landmarks Preservation Commission approve the application for 1115 North Steele Street, as submitted. In addition I move that the siding replacement and repair be moved to administrative review."*

*Motion: Williams*

*Second: Schloesser*

*The motion was approved.*

## 5. BOARD BRIEFINGS

### A. Seymour Conservatory (Individual Landmark)

Mr. McKnight read the staff report.

#### **BACKGROUND**

Built in 1907, the Seymour Conservatory in Wright Park is an individually listed landmark on the Tacoma Register of Historic Places. Metro Parks is planning on expanding the Conservatory to accommodate its programming. The Landmarks Preservation Commission has conducted several briefings and site visits for this expansion. The project team would now like to present an update on the Seymour Conservatory Phase 1 Addition, which is currently 50% through design development.

#### **ACTION REQUESTED**

This is a briefing. No action is requested.

Ms. McGinnis provided an overview of the project which was currently being done in phases. She also provided a brief overview of the next phase to build an additional structure.

The architect discussed Phase 1 of the conservatory addition. The Architect reviewed photos and gave an overview of the construction, and reconstruction, of Phase 1 and the Master Plan for the Seymour Conservatory.

Mr. McKnight noted that the project was part of the Wright Park Master Plan that was reviewed and approved by the Landmarks Commission several years ago.

The Architect emphasized the importance of the relocation of the gift shop and putting the plants back in. He noted that on the outside of the Conservatory the main concern was reconstructing the three arched entry pieces.

The Architect discussed the structural improvements and system upgrades that would be needed. He reviewed site improvements that included elongating the entry drive, and the addition of two ADA parking stalls. He also noted the importance of retaining the West Knoll and connections to Wright Park. He discussed the addition of ivy covered site walls that provide a signal to the new entry.

Commissioner Johnson asked what the timeline for the project was.

Ms. McGinnis stated they were providing design development so they can begin fundraising. She said they are doing partnering with the Conservatory Foundation and Metro Parks Foundation. Ms. McGinnis stated they were 2+ years away from beginning the project.

## 6. PRESERVATION PLANNING/BOARD BUSINESS

### A. District Inventory Status: 617 North K Street

At the end of each year, the Landmarks Preservation Commission has the opportunity to update its district inventories. The owner of 617 North K Street, in the North Slope Historic District, has requested that the Commission add the property to the district inventory during its 2018 update. 617 North K Street is a separate, nonconforming residential structure that shares a lot with 619 North K Street (contributing) and is currently treated as part of that property.

There was a discussion on the background of the building and the addition. It was noted that the original structure was built in 1920 with an addition added around the year 1926. Commissioner Bartoy questioned whether or not the addition had been added on to; stating that it had been recorded as a one story but is in fact a 1 ½ story. Mr. McKnight stated that the by-laws indicate that the formal inventory review takes place in December. However, if there is consensus of the Commission that the property should be added as a contributing property it will be treated as such until the end of the year when it is added to the inventory. Addition of 617 North K Street to the North Slope Historic District will be a formal proposal at the end of 2018.

### B. Commissioner Elections

Nomination/election of a Chair and Vice Chair.

There was a nomination for Chair: Kevin Bartoy

There was a nomination for Vice Chair: Ken House

Motion: Williams

Second: Steel

The motion was approved.

### C. Events and Activities Update

#### 2018 Events

1. 2018 Heritage Project Grant Information Session/Theme Launch (3pm @ TMB Room 243, Jan. 11<sup>th</sup>)
2. Heritage League Annual Meeting (9am @ WSHM, Feb. 3<sup>rd</sup>)
3. Trivia Night (6pm @ The Swiss, March 14<sup>th</sup>)
4. **Historic Preservation Month** (May)
  - i. City Council Proclamation (5pm @ City Council Chambers, May 1st)
  - ii. Tacoma Historical Society's Historic Homes Tour (TBA)
  - iii. Kick Off Salvage Art Show (TBA @ Earthwise Tacoma, May 5<sup>th</sup>)
  - iv. Amazing Preservation Race: Trapped at Fort Nisqually (TBD)
  - v. Historic Preservation Awards (TBD @ Stewart Middle School, May 18<sup>th</sup>)
  - vi. Bike Month Event (TBD, May 25<sup>th</sup>)
5. Trivia Night (6pm @ The Swiss, June 20<sup>th</sup>)
6. LPC Training (TBD)
7. Trivia Night (6pm @ The Swiss, September 19<sup>th</sup>)
8. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ TBA, Nov. 4<sup>th</sup>)
- 9.

**7. CHAIR COMMENTS**

There were no comments from the Vice-Chair.

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





**STAFF REPORT**

March 14, 2018

**SPECIAL TAX VALUATION**

**OVERVIEW**

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

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

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

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

**AGENDA ITEM 3A: 402 North K Street, (North Slope Historic District)**

*Hubert and Susan, Hoover*

**ANALYSIS**

Property Eligibility:	Contributing property in the North Slope Historic District
Rehabilitation Cost Claimed:	\$123,607
Assessed Improvement Value Prior to Rehabilitation:	\$256,600
Rehabilitation percentage of assessed value:	48.17%
Project Period:	4/1/2016 – 2/9/2018 (23 months)
Appropriateness of Rehabilitation:	LPC approved siding, interior renovations, window restoration, porch rebuild, drainage and foundation work.

**RECOMMENDATION**

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application in the amount of \$123,607

Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 402 North K Street, in the amount of \$123,607.*

## BOARD BRIEFINGS

### AGENDA ITEM 4A: Dickman Mill Park Expansion and Head Saw (Individual Landmark)

*Kristi Evens & Peter Hummel, MetroParks*

The Dickman Mill Park Expansion and Head Saw Project is made possible by a private donation to the Metropolitan Park District of Tacoma. The centerpiece of the Project is returning the historic Dickman Mill Lumber Company head saw to the site for public display and interpretation and expanding the existing Dickman Mill Park. The head saw will be returned to Dickman Mill site and will be surrounded by a public plaza and viewing areas.

### AGENDA ITEM 4A: 3701 North 26<sup>th</sup> Street, Washington Elementary (Individual Landmark)

*Alicia Lawver, Tacoma Public Schools/Principal Ed Schau, Washington Elementary*

Built in 1906 Washington Elementary in and Individual Landmark on the Tacoma Register of Historic Places. Principal Ed Schau is requesting to install a student-produced mural to the exterior of the historic school. The mural was created as part of the senior project for Ella Munizza, then a Tacoma School of the Arts senior and Washington Elementary alum. Ms. Munizza worked with two fourth-grade classes to create the mural, also consulting with local mural artist Chelsea O'Sullivan.

Principal Schau would like to install the mural on the North 26<sup>th</sup> Street side of the original section of the Washington Elementary School (see attached illustration). A representative from York Enterprises with experience in historic restoration has advised anchoring the 16x8 mural to the mortar to avoid damaging the historic brick. The mural has also been clear-coated to preserve the color and integrity of the paint.

## PRESERVATION PLANNING/BOARD BUSINESS

### AGENDA ITEM 5A: Design Review Application Changes

*Staff*

The Accela Team will walk the Landmarks Preservation Commission through the new Design Review application on the online Tacoma Permits system. In April 2018, the Landmarks Design Review Application will switch to the Accela online permitting system. We hope to complete the full transition in May 2018.

### AGENDA ITEM 5B: UW Livable City Year Presentations

*UW Students*

Eleven University of Washington (Seattle Campus) architecture and urban planning students are conducting a two-quarter study of identifying historic and diverse neighborhoods in the city of Tacoma. The city currently has eight historic districts that reflect a rich past of the city. The students explored these and additionally looked at other neighborhoods of the city that have historic and architectural stories to tell in order to see how they might contribute to the preservation of architectural and cultural resources. In the winter quarter course (ending March 9), students had a series of guest presentations, learned about historic districts, researched the history of Tacoma and worked directly with the city of Tacoma's Preservation Office. Students have also spent time getting to know three neighborhoods by car and on foot, as well as researching their diverse cultures, economics, architecture, planning, landscapes and histories.

The students will be presenting their mid-project findings to the Landmarks Preservation Commission on their research of three historic Tacoma neighborhoods: Lincoln, McKinley and South Tacoma. Each group will present briefly for 10 minutes followed by discussion.

<b>AGENDA ITEM 5C: Events &amp; Activities Update</b>
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*Staff*

**2018 Events**

1. Trivia Night (6pm @ The Swiss, March 21<sup>st</sup>)
2. T-Town Expo: Play Explore Learn (10am-3pm @ Tacoma Dome, March 24<sup>th</sup>)
3. **Historic Preservation Month** (May)
  - i. City Council Proclamation (5pm @ City Council Chambers, May 1st)
  - ii. Tacoma Historical Society's Historic Homes Tour (TBA)
  - iii. Kick Off Salvage Art Show (TBA @ Earthwise Tacoma, May 5<sup>th</sup>)
  - iv. Amazing Preservation Race: Trapped at Fort Nisqually (May 10<sup>th</sup>-11th)
  - v. Historic Preservation Awards (6pm @ Stewart Middle School, May 18<sup>th</sup>)
  - vi. Youth Historical Fiction Reading (TBD @ Black Kettle Bites and Brews, May 21<sup>st</sup>)
  - vii. Bike Month Event (TBD, May 25<sup>th</sup>)
4. South Tacoma Walking Tour (TBD, June)
5. Trivia Night (6pm @ The Swiss, June 20<sup>th</sup>)
6. Fern Hill Walking Tour (1pm @ Corner of S. 84<sup>th</sup>/S. Park Ave., July 14<sup>th</sup>)
7. Stadium Historic District Walking Tour (3pm @ Stadium High School, August 18th)
8. LPC Training ( September TBD)
9. Salishan Walking Tour (TBD, September)
10. Trivia Night (6pm @ The Swiss, September 19<sup>th</sup>)
11. Historic Churches Tour (TBD, October)
12. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ TBA, Nov. 4<sup>th</sup>)







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

**File With Assessor by October 1**

File No: \_\_\_\_\_

<b>I. Application</b>	
	County: <u>Pierce</u>
Property Owner: <u>Hubert and Susan Hoover</u>	Parcel No./Account No: <u>2034220070</u>
Address: <u>15227 SE 366th Pl, Auburn WA 98092</u>	
Legal Description: <u>Section 32 Township 21 Range 03 Quarter 34 : NEW TACOMA E 3/5 OF L 11, L 12 B 3422 INCL PART ALLEY VAC</u>	
Property Address (Location): <u>402 N K St. Tacoma, WA 98403</u>	
Describe Rehabilitation: <u>Interior renovations on second floor. Exterior re-siding completed, retaining most upper story shingle and trim. First floor re-side, new materials. Several boarded windows restored (sided over by prior owner), including 2 original (1890) windows. Rebuilt architectural features that were removed. Installed basement drainage system and repaired brick foundation (tuck/point and replaced broken / missing bricks).</u>	
Property is on: (check appropriate box) <input checked="" type="radio"/> National Historic Register <input type="radio"/> Local Register of Historic Places	
Building Permit No: <u>BLDCA16-0545</u>	Date: <u>11/9/16</u> Jurisdiction: <u>Pierce / Tacoma</u>
County/City	
Rehabilitation Started: <u>4/1/2016</u>	Date Completed: <u>2/9/2018</u>
Actual Cost of Rehabilitation: <u>\$123,607</u>	

<b>Affirmation</b>
<p>As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.</p> <p>I/We hereby certify that the foregoing information is true and complete.</p> <p align="right" style="margin-top: 20px;">Signature(s) of All Owner(s):</p> <div style="text-align: center; margin-top: 10px;"> </div>

<b>II. Assessor</b>
<p>The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.</p> <p>Assessed value exclusive of land prior to rehabilitation:    \$ <u>256,600</u></p> <p>Date: <u>3-2-18</u></p> <p align="right" style="margin-top: 10px;">               Assessor/Deputy         </p>

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 486-2342. Teletype (TTY) users may call (800) 451-7985.  
 REV 64 0035e (fill-in)-1 (11/8/02)

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

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

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

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

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

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

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

**Owner** means the owner of record.

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

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

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

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

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

### **Appeals**

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

**Special Tax Valuation  
Description of Expenditures**

Type of Expenditure	Dates		Description of Expenditure Interior Expenditures	Amount
	Start	Complete		
Electrical	4/15/16	12/2/17	Rewire of unit 4 by BB Electric	\$ 1,909.40
Fixtures				\$ 77.61
Plumbing				
Fixtures				
Finishes Millwork	5/15/17	12/1/17	repair / replace trim unit 4	\$ 204.41
Cabinetry	3/1/17	10/5/17	replace kitchen and bathroom cabinets / countertops (unit 4)	\$ 127.19
Paint	6/1/17	11/15/17	repaint walls and trim (unit 4)	\$ 158.71
Flooring* (*please specify flooring type: wood, tile, other)	6/1/16	5/5/17	repair and refinish original fir floors (unit 4)	\$ 255.04
Plaster				
Drywall				
Other	4/1/16 10/5/16	12/15/17 6/12/17	misc hardware installation / update (unit 4) permits for re-siding, etc.	\$ 1,017.99
			<b>Subtotal Interior</b>	<b>\$ 3,750.35</b>

Tacoma Landmarks Preservation Commission  
747 Market Street, Room 1036 Tacoma WA 98402  
(253) 591-5220 phone (253) 591-2002 fax

**Special Tax Valuation  
Description of Expenditures**

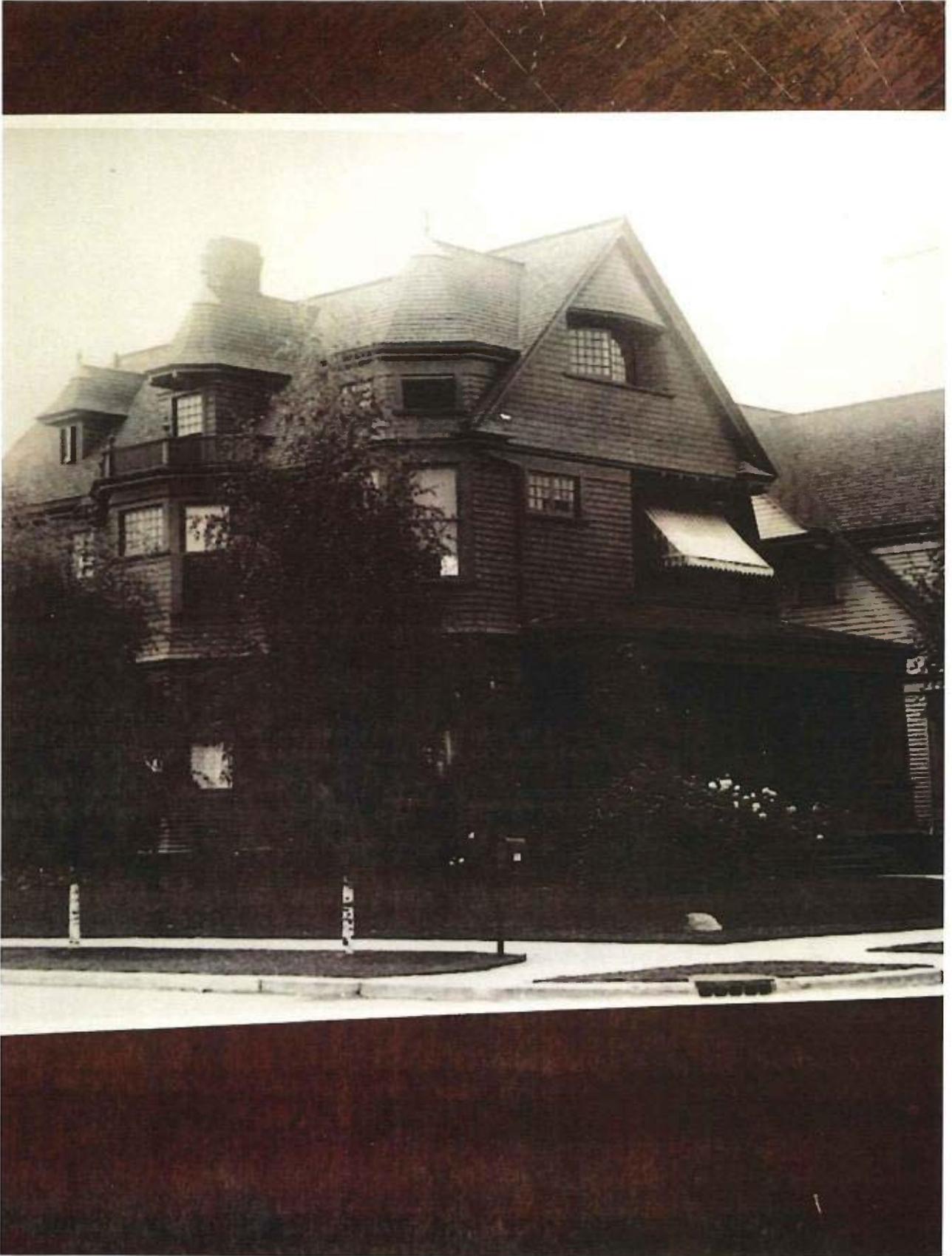
Type of Expenditure	Dates		Description of Expenditure	Amount
	Start	Complete		
Millwork/Carpentry	<u>11/28/17</u>	<u>1/10/17</u>	<u>Add'l trim repairs</u>	<u>\$ 66.84</u>
Windows*	<u>10/28/17</u>	<u>1/24/17</u>	<u>Install new escape windows, unit 5</u>	<u>\$ 842.16</u>
			<i>(*please specify window material replacement, repair, etc) composite construction, modeled and sized approx to originals</i>	
Doors	<u>12/30/16</u>	<u>6/1/17</u>	<u>repairs to exterior doors (front, back unit 2, back units 3,4,5)</u>	<u>\$ 417.85</u>
Siding	<u>10/28/16</u>	<u>6/12/17</u>	<u>Remove overlaid siding, repair and replace original siding and trim</u>	<u>\$ 78,590.07</u>
Foundation	<u>7/14/17</u>	<u>9/28/17</u>	<u>install new internal drain and sump to control excess water intrusion</u>	<u>\$ 15,571.44</u>
Roof	<u>1/15/18</u>	<u>2/9/18</u>	<u>tuck/point brick foundation, replace bricks as necessary</u>	<u>\$ 23,455.70</u>
Sitework/Landscaping				
Other	<u>6/1/17</u>	<u>6/6/17</u>	<u>repair gutters and downspouts</u>	<u>\$ 913.00</u>
			<b>Subtotal Exterior</b>	<u>\$ 119,857.06</u>
			<b>Total Rehabilitation Expenditures</b>	<u>\$ 123,607.41</u>

Tacoma Landmarks Preservation Commission  
747 Market Street, Room 1036 Tacoma WA 98402  
(253) 591-5220 phone (253) 591-2002 fax

**Special Tax Valuation  
Description of Expenditures**

Type of Expenditure	Dates		Description of Expenditure Interior Expenditures	Amount
	Start	Complete		
			Assessed Value Prior to Rehabilitation	_____

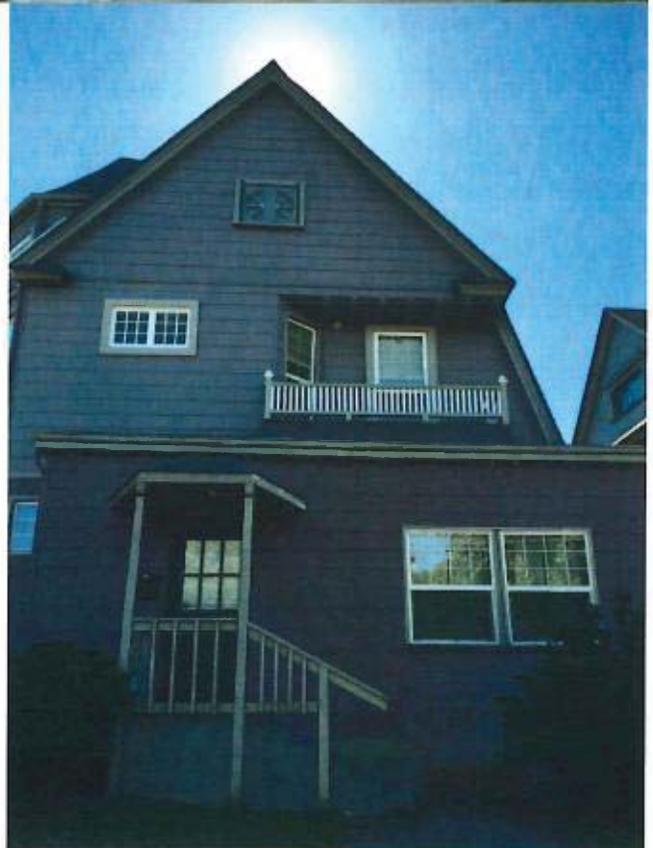
Tacoma Landmarks Preservation Commission  
747 Market Street, Room 1036 Tacoma WA 98402  
(253) 591-5220 phone (253) 591-2002 fax



402 N K St. ca 1900, from Tacoma Public Library

before restoration





before Restoration



Before restoration



During tear-off and start of restoration - Nov 2016



Nearing completion of siding work - Dec 2016



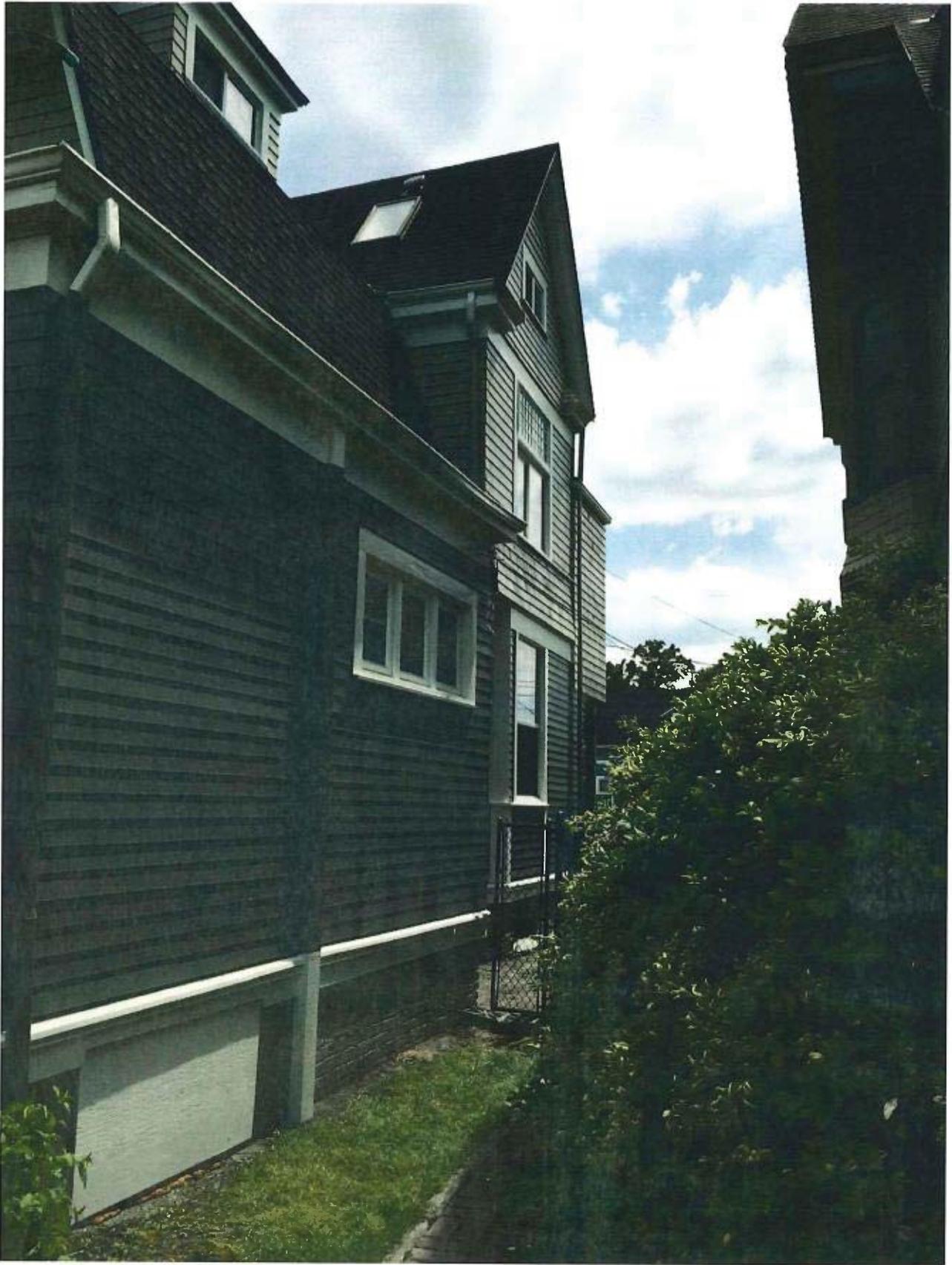


Finishing paint - May 2017















## SPECIAL TAX VALUATION APPLICATION CHECKLIST

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

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

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

Return completed applications to:

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

### Questions?

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





# Dickman Mill Park Expansion and Head Saw

Presented by Kristi Evans & Peter Hummel  
February 28, 2018



## Presentation Overview – Agenda

- Introduction
- Project status
- Historical context review
- Preferred alternative schematic design
- Design criteria evaluation
- Comments and feedback
- Next steps and wrap-up

# Introduction



**Dickman Mill Park Expansion and Head Saw**  
Landmarks Commission Meeting



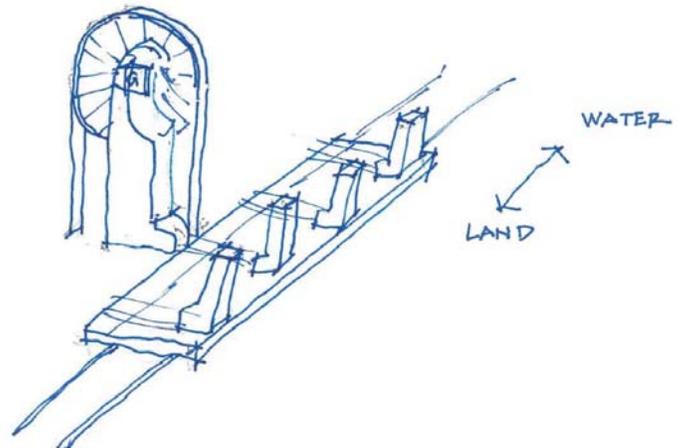
## Project Status

- Comment/feedback review
  - Steering Committee meetings (2)
  - CPG meeting and feedback
  - Additional Cambia feedback
- Preferred alternative development
- Historic context research
  - Head saw visit
  - Hull-Oakes Mill visit
  - Discussion with Rueben McKnight
- Structural assessment
- Opinion of construction costs development

# Historic Context Review



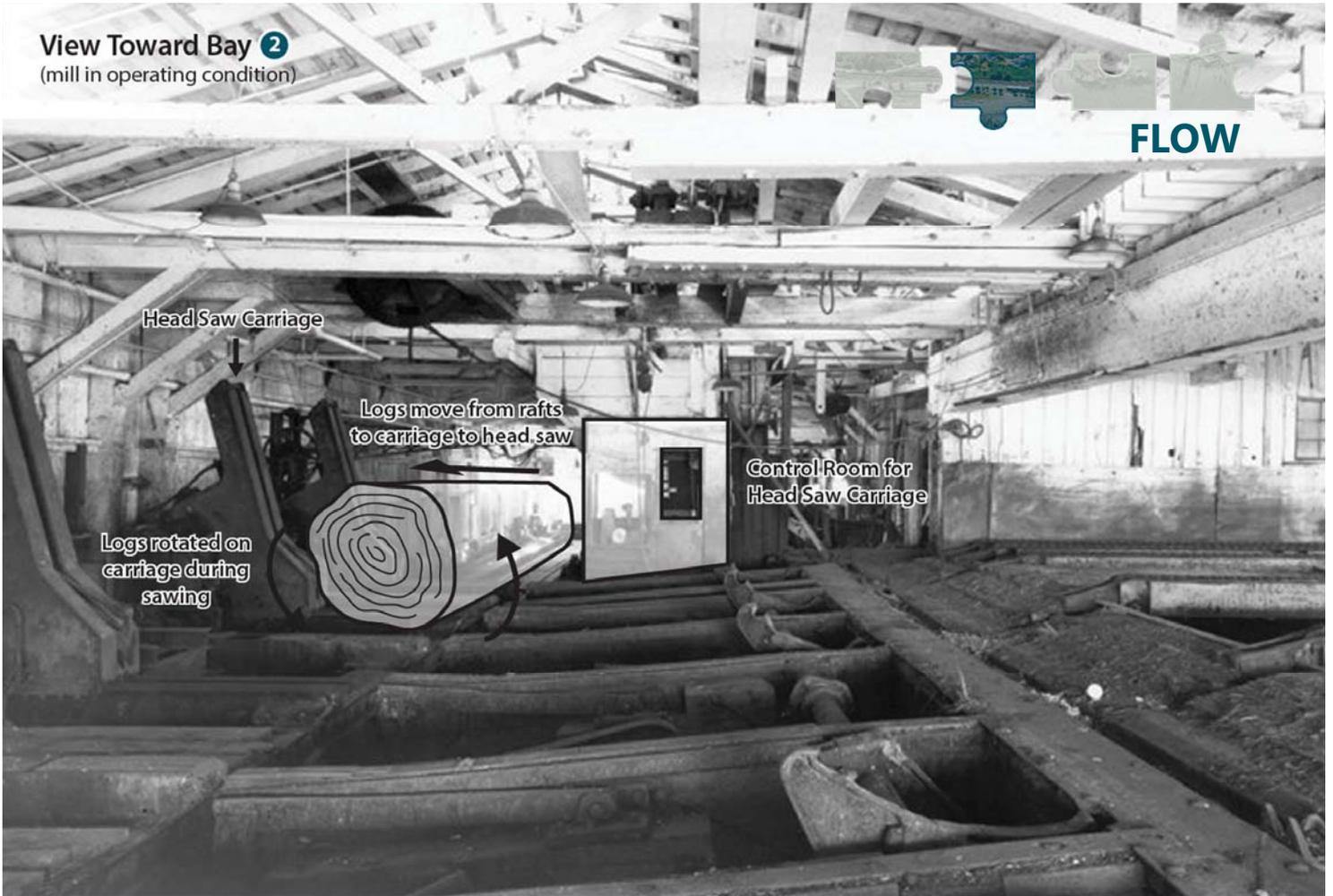
# Historic Context Review



**View Toward Bay 2**  
(mill in operating condition)



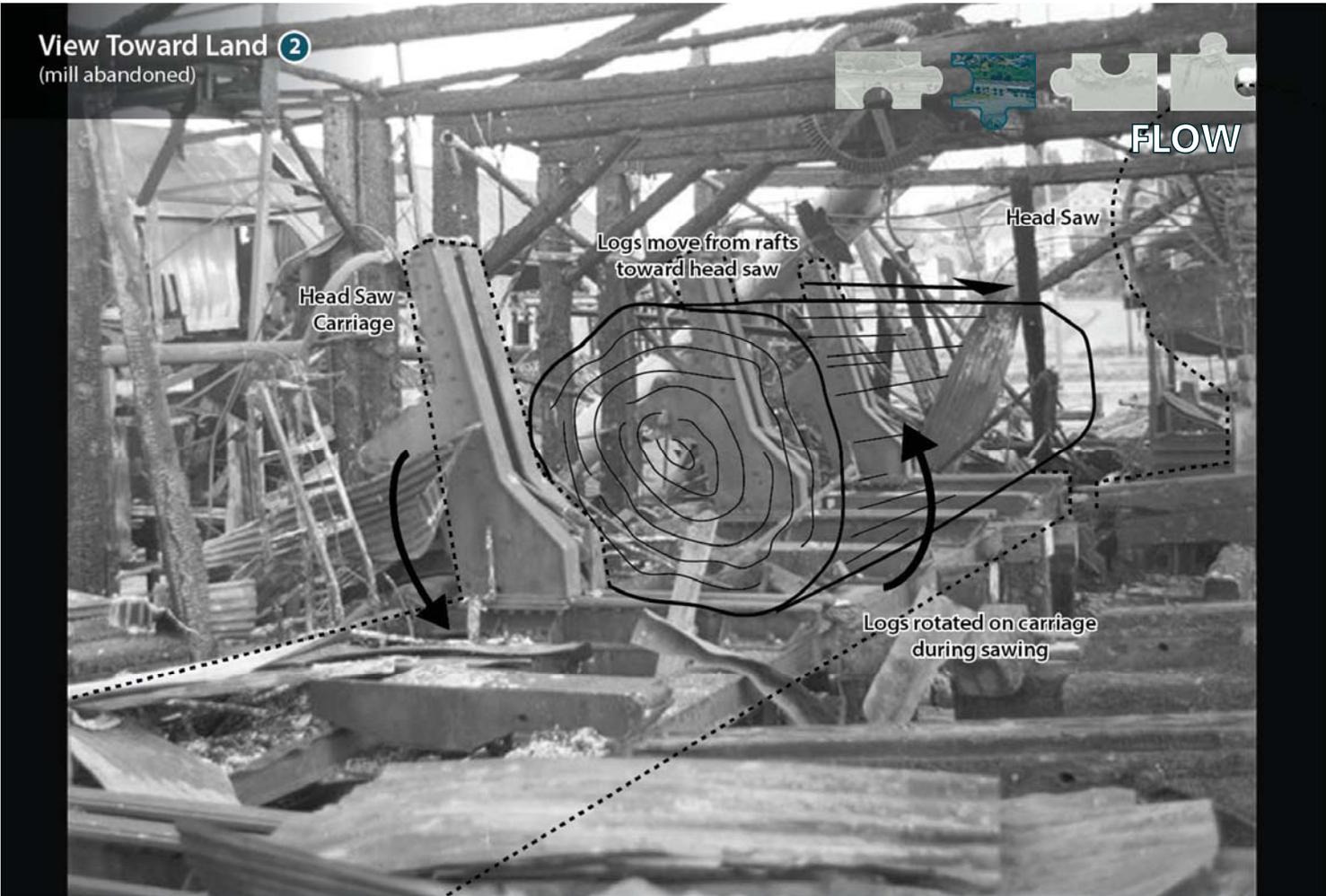
**FLOW**



View Toward Land 2  
(mill abandoned)



FLOW



# Hull-Oakes Mill Visit



Dickman Mill Park Expansion and Head Saw  
Landmarks Commission Meeting



## Hull-Oakes Mill Visit



Dickman Mill Park Expansion and Head Saw  
Landmarks Commission Meeting



## Hull-Oakes Mill Visit (Photos and Video)



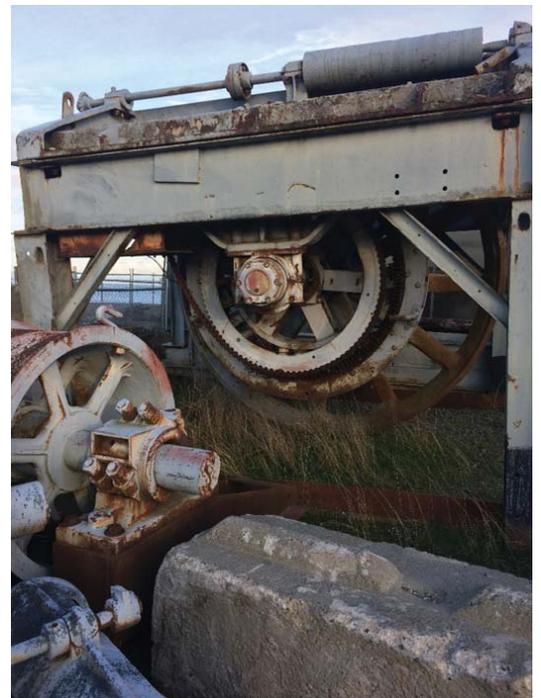
Dickman Mill Park Expansion and Head Saw  
Landmarks Commission Meeting



# Head Saw Visit



# Head Saw Visit



# Head Saw Visit





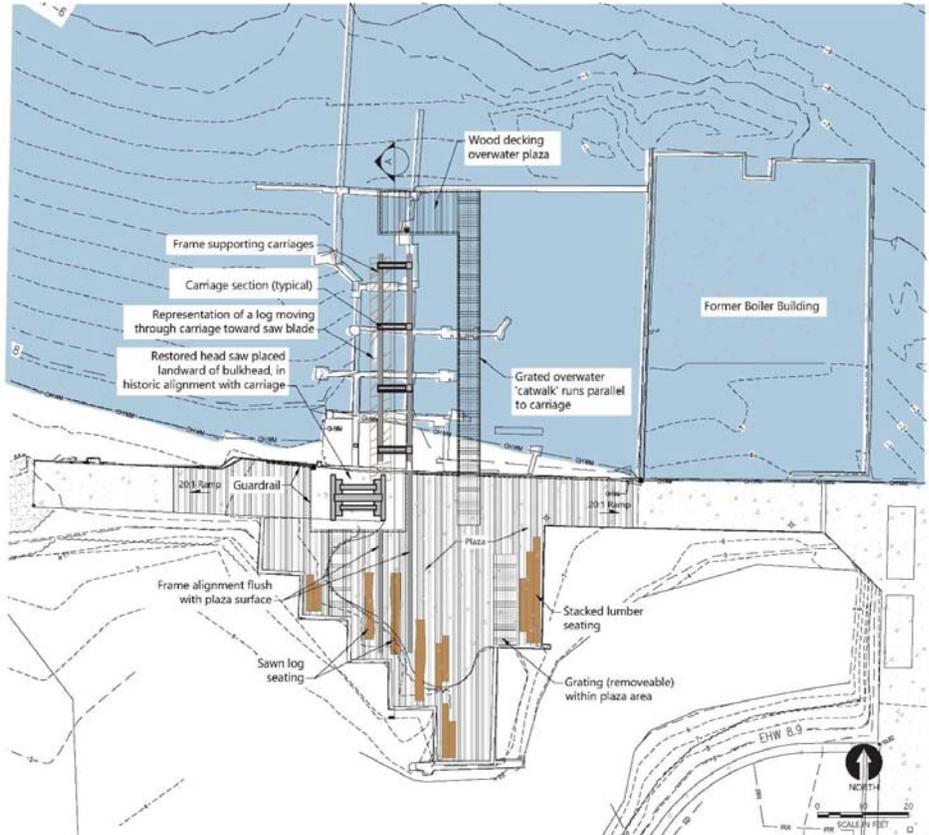
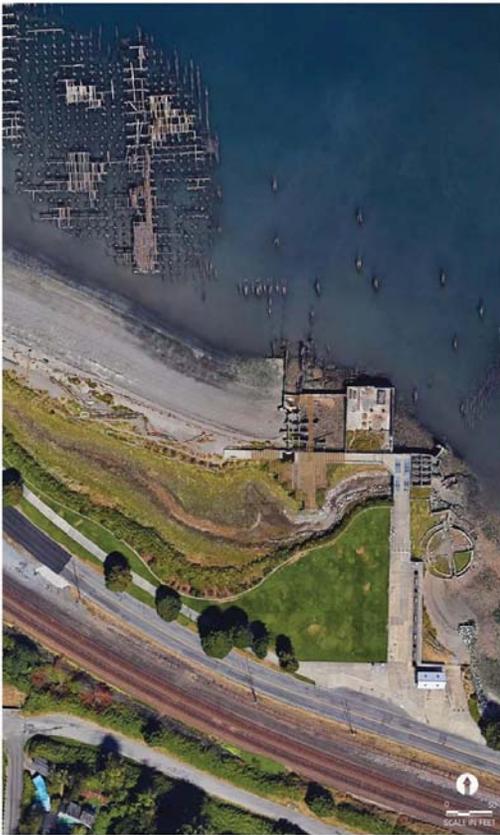
**Dickman Mill Park Expansion and Head Saw**  
Landmarks Commission Meeting



# Historic Context Review



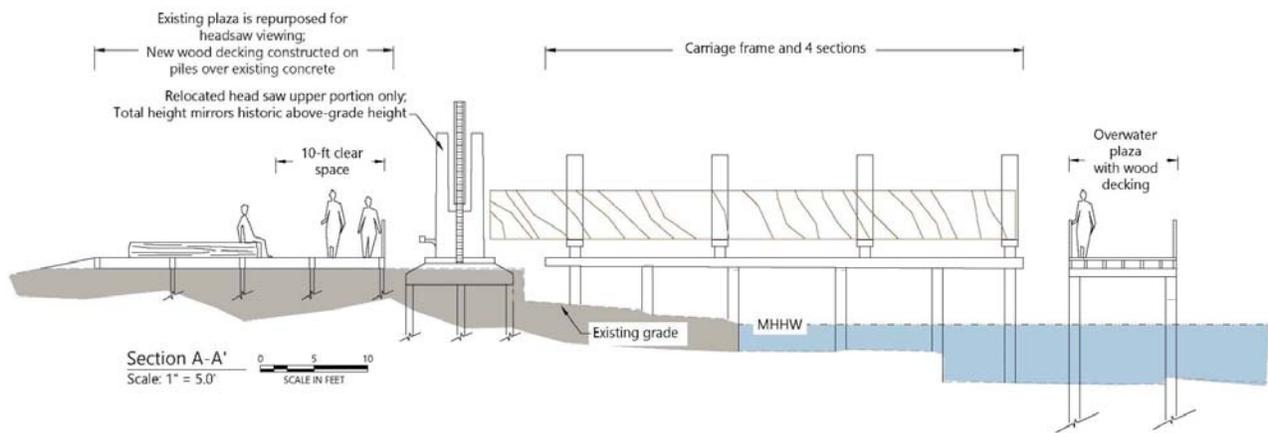
# Preferred Alternative



Dickman Mill Park Expansion and Head Saw  
Landmarks Commission Meeting



# Preferred Alternative



# Design Criteria - Scorecard

3 – best meets criteria   2 – moderately meets criteria   1 – least meets criteria

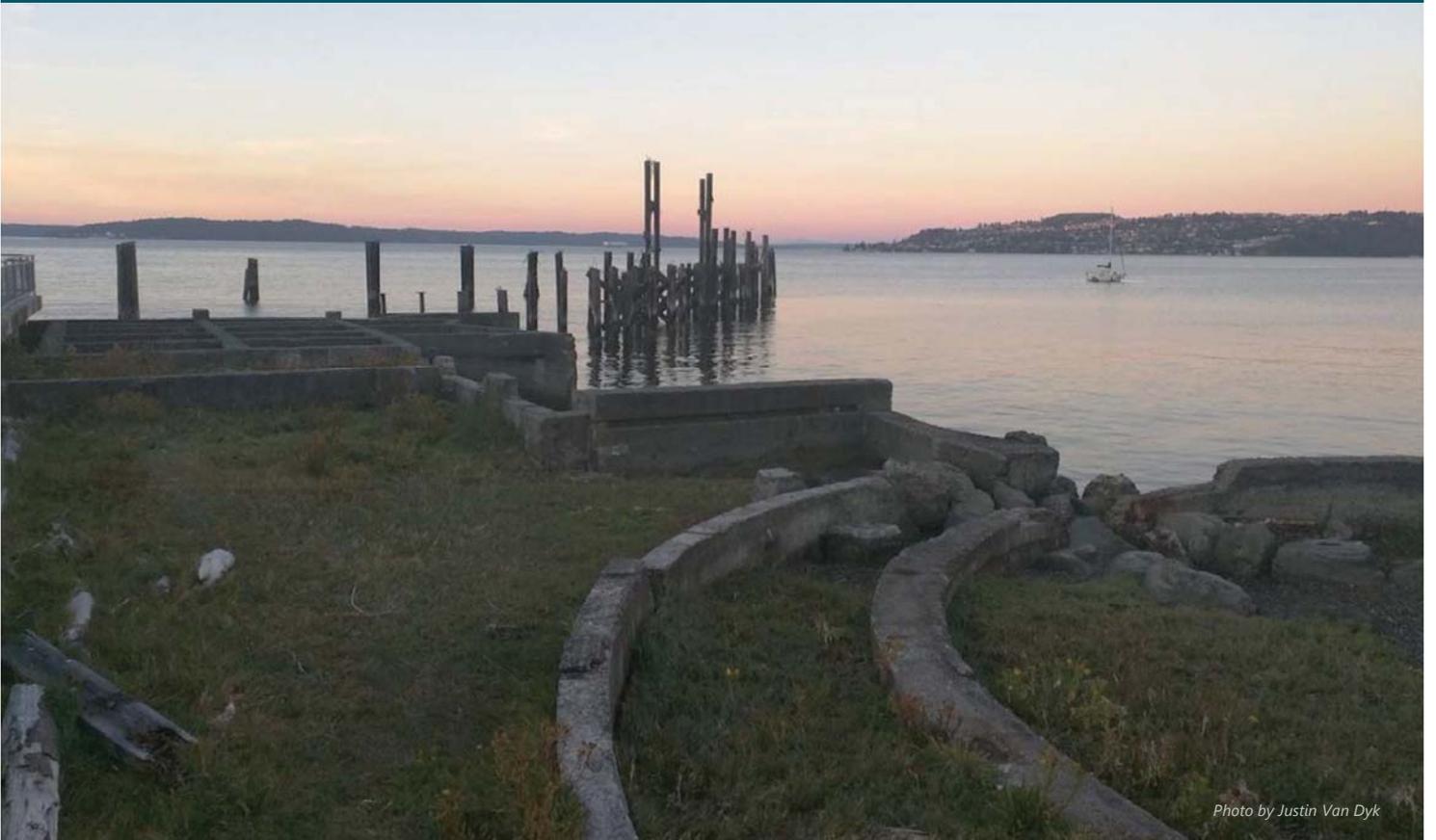
Criteria	Alternative 1: Cell A Over-Water	Alternative 2: Dickman Mill Park Phase II Plaza	Alternative 3: Ruston Way Intersection	Preferred Alternative
<b>Historic Integrity:</b> Does the location of the restored head saw tell the story of Dickman Mill and Tacoma’s industrial past? Is the head saw in its original location and elevation? What context, is provided/represented (carriage, saw blade, log) and does the site provide an authentic opportunity to for story telling?	2	2	1	3
<b>Visitor Experience:</b> Once at the restored head saw location, what is the visitor experience like (views to Commencement Bay, space for multiple visitors)? Does the design activate Dickman Mill Park and create unique experiences at the park?	3	2	1	3
<b>Open Space:</b> Does the design result in lawn being converted to hardscape? Does the design increase total open space?	3	2	1	2
<b>Safety:</b> Does the design restrict climbing and unwarranted access of the head saw and carriage remnants?	2	1	1	1

# Design Criteria - Scorecard

3 – best meets criteria   2 – moderately meets criteria   1 – least meets criteria

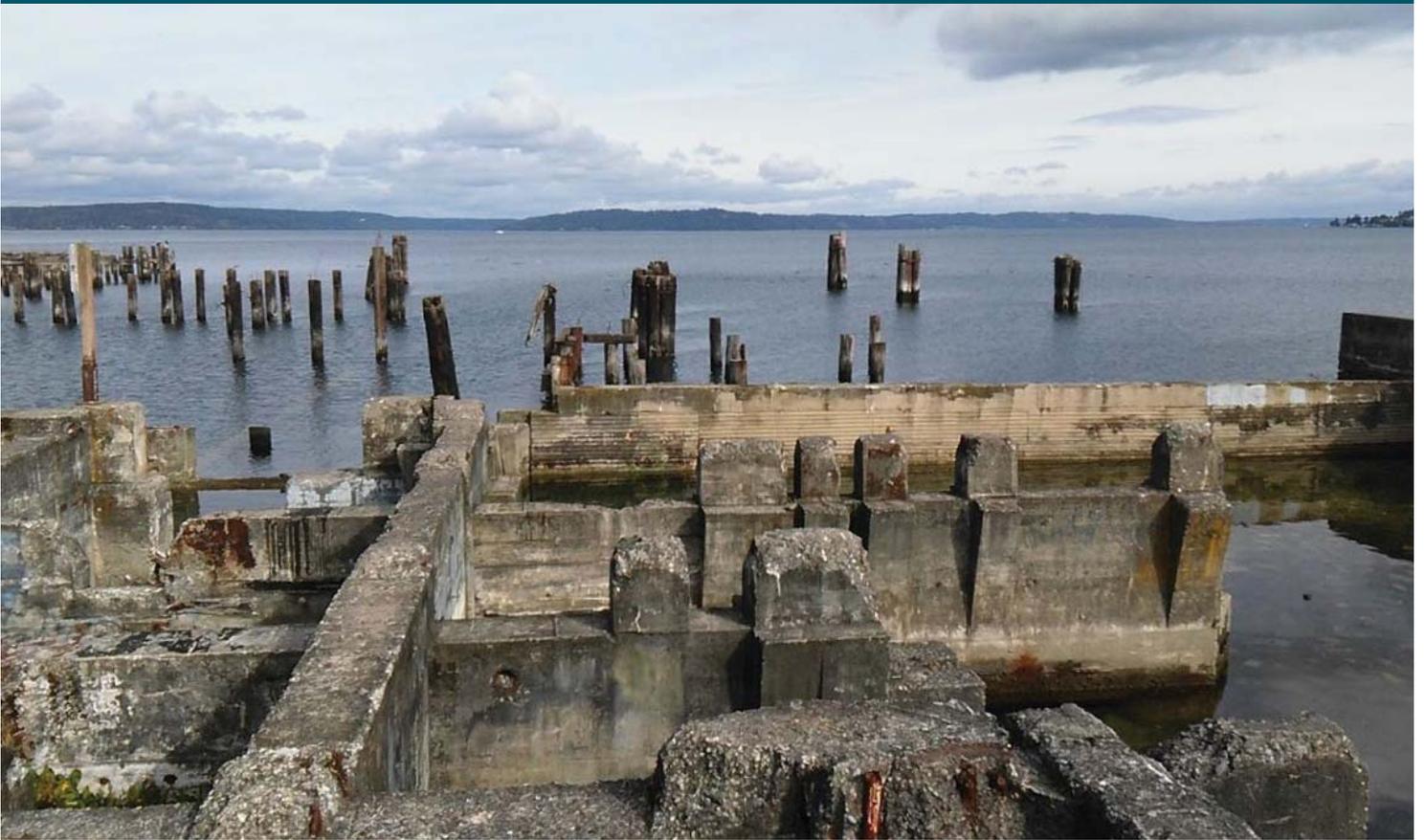
<b>Visibility from Ruston Way:</b> Is the restored head saw visible from Ruston Way (drivers, walkers, bikers)? Are interpretive elements visible? What is the scale of the saw from Ruston Way?	2	2	3	2
<b>Permitting and Mitigation:</b> Does the design impact sensitive habitats? Does the design meet the requirements of its shoreline designation? Does the design require mitigation? How much mitigation (piling removal, substrate restoration, invasive vegetation removal)?	1	3	3	2
<b>Contamination:</b> Is there a risk that this alternative could be infeasible due to residual contamination from former industrial uses?	1	3	2	2
<b>Property Ownership:</b> Who owns the land where the project will be installed?	1	1	1	1
<b>Cost:</b> Rough order of magnitude cost comparison.	1	3	2	2
<b>Total Points</b>	<b>16</b>	<b>19</b>	<b>15</b>	<b>18</b>

# Comments and Feedback



*Photo by Justin Van Dyk*

## Next Steps and Wrap-Up





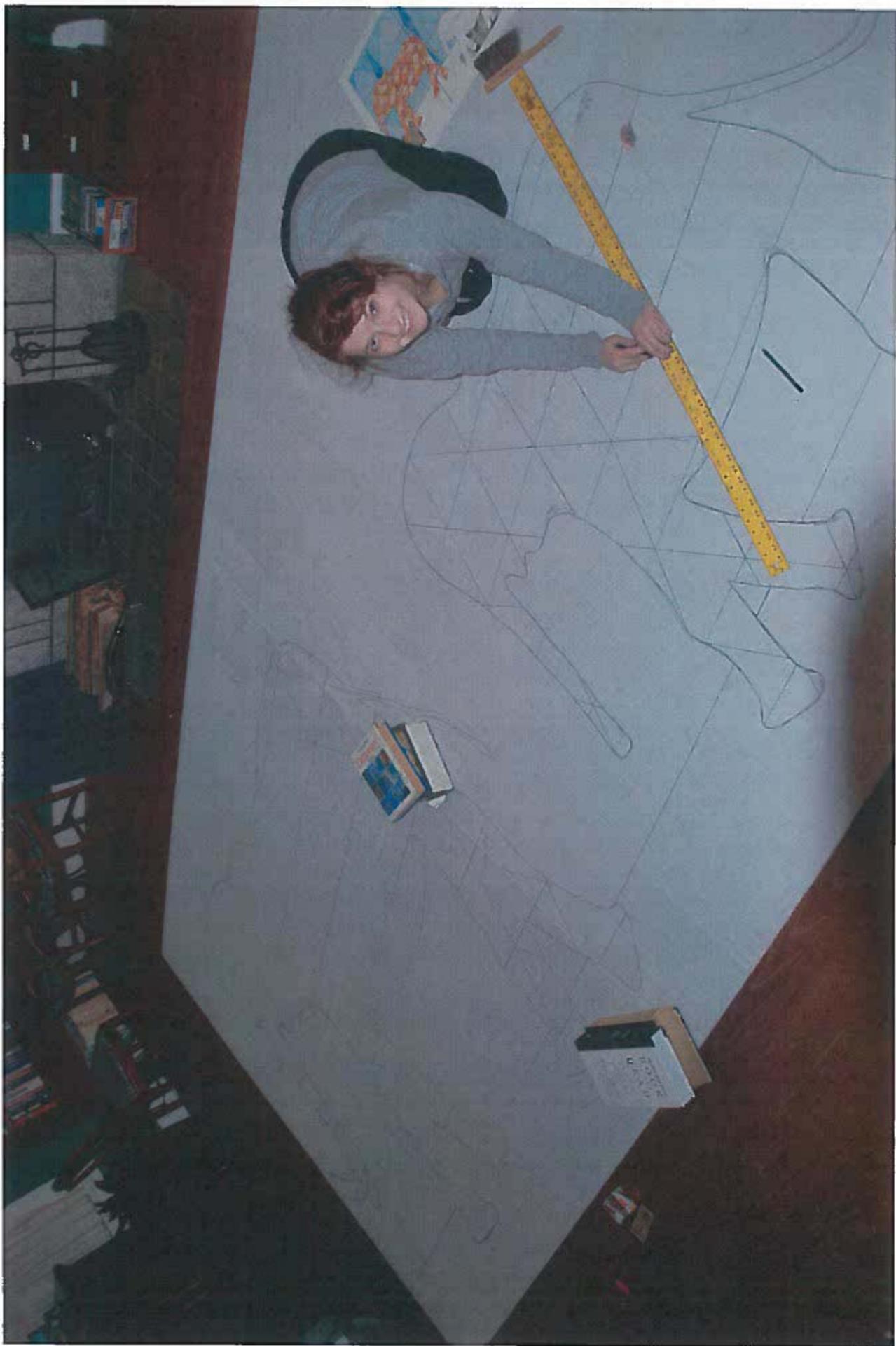


Mural  
1 piece  
11x8

EE

Mural kev8









## **Senior Project Proposal:**

### **Mural in collaboration with Children's Organization**

Ella Munizza, Senior, Tacoma School of the Arts,  
[ella@rainierconnect.com](mailto:ella@rainierconnect.com), (253) 820- 8166

#### **Purpose:**

Senior Projects are meant as a capstone to what a student has gained and learned from their time at SOTA. Within my major in Visual Arts as a painter I feel that a mural would showcase what I have learned in that art form.

From my time at SOTA I have also worked with the Tacoma community in several internships and want that to be part of my capstone project as well. I enjoy working with kids and feel that giving back to kids in need through art is important. I want the work to be permanent and something they can be proud of and something I can be proud to deliver to the community as a SOTA student.

#### **Benefits and Deliverables:**

At the end of the project there will be a finished mural with the subject matter of animals, specifically endangered species. It will be abstracted, in pixilation form using geometric shapes that will be color coded for the kids to paint. This will also make the mural look clean and professional.

The finished piece will be donated strait back to the children's organization that I work with. There will be a finished piece of art that kids will have worked on that they can be proud of and will give back art to the Tacoma community. I also will gain knowledge of working with businesses, kids, and will have a product to give back from my experience.

#### **General Outline and Project Specifics:**

The mural will be put together using separate mural boards, like a large installation art piece. It will have weather resistance so it can be installed indoors or outdoors.

I will be at the children's organization at least 2 days a week after school, or I could do a weekend day for 2 hours each time. The paint is able to dry to the touch within 30 minutes. I would arrive with time to set up 20 minutes before hand so there would be 1 ½ hours of painting each day. Clean up can happen within the last 30 minutes while the paint is drying. Painting will begin in the beginning of January and end by early May. I will also be responsible for any "touch up" needed on the mural.

**Time Frame:**

The mural will be ready to start painting by the beginning of January, giving time to acquire the materials, set up the outlines on the boards and connect with the children's organization I will be working with. I plan on completing the mural by the beginning of May, (not including installation time). This gives me adequate time to design and have the kids do the bulk of the painting as well as my time for touch ups. Installation would take place by the middle of May.

**Overseeing Artist:**

I have already contacted local mural artist Chelsea O'Sullivan. She has volunteered her services to help me take on a mural and ensure its success. I have never worked on this scale, and although I have both teaching and painting experience she will help me with logistics such as time frame, and budgeting for paint, etc.

**Budget:**

<b>Product</b>	<b>Supplier</b>	<b>Price</b>
Medium Density Outdoor Boards	Gray Lumbar	\$60 per 4'x8' \$1 per cut Total: \$161
Exterior Latex Acrylic Paint	Home Depot	\$22 per Gallon \$12 per Quart Total(s): \$60-\$110
Interior Acrylic Paint	Artco Crafts	Large- \$9.09-\$9.19 Small- 1.99 Total- \$52.50
Rags/ Large sheets	Already Acquired	\$0
Primer Exterior	Home Depot	Quart- \$8.45 Gallon- \$16.98
Brushes	Artco Crafts	1.99-2.99 per brush Total(s)- \$30- \$45
Brushes	Home depot	Singles- \$7-\$17 Pack- \$16 Total(s)- \$16-\$30
Tape (Blue Painters)	Home Depot	\$3.93
Clear coat	Home depot	Quart- \$10.23 Gallon- \$25.00
Pallets	Artco Crafts	\$1.99 Total-\$20.00
Stir sticks	Home Depot	\$0
		<b>Total Estimate: \$358.18- \$460.48</b>
		<b>Tax Included: \$393.99- \$506.52</b>

**Additional Contacts and Involved Parties:**

Overseeing Artist: Chelsea O'Sullivan, professional Tacoma mural artist, Painter, and multi media artist. [chelseaosully@gmail.com](mailto:chelseaosully@gmail.com)

# Phase 1

**1.1** This senior project is composed of creating a sixteen by eight-foot mural depicting elephants made of geometric shapes. The high school student will be working with local elementary students to paint it. The goals of the project are to showcase what the student has learned as a visual artist and an intern, and to give back to the community with a permanent work of art created by elementary students. The project will take approximately ten months to complete starting in August of 2016 and ending in June of 2017. It will involve budgeting, (it is self-funded), and the senior will need to learn a great deal about materials, timing, logistics, and installation of mural work. It will also involve lesson plans and pre and post-class work on the project. In the end, there will be a new art addition to the community created by local students.

**1.2** I decided I wanted to do a mural with elementary students for two reasons. First, I knew that a mural would challenge my ability as an artist and designer and would be the pinnacle of my personal development as a visual artist at SOTA. The Elephants as the mural subject matter were chosen because of my deep care for the animals and my awareness of their endangerment due to tusk hunting. Secondly, I wanted to work with kids, and have them paint on the mural so they could be a part of a permanent and public work of art. To give them a sense of importance, and feel part of something bigger. Working with the kids also used a lot of the skills I developed in my internships as well.

This project involved the community pillar the most. I made a piece of art that will be there for anyone to see publicly; that was worked on by local students, and that received help from and gave money to local businesses for supplies during the process. Using all my community resources and connections was key as I was working to give back to it. The project was also definitely a thinking hub with lots of problems I had to solve quickly, and cross circular studies in math to format the mural and budget it.

This project has impacted all the children who got to work on the mural. They were given art lessons in painting and drawing to prepare them for the mural and the small works they made were sold at auction for the school, giving back to the art program there. The mural itself will provide permanent, free, public art to the community.

**1.3 Goals:**

**1.** To design and complete a 16x8 ft. mural for public display at Washington Elementary.

2. To teach lessons the fourth-grade students on painting and drawing and have them be part of painting the mural for their school.

I have been organizing the project since July. I have put together an extensive budget (I will be self-funding the project), and planned a timeline (shown later). I have an overseeing artist, Chelsea O'Sullivan, who I have met with and a backup contact, Mary Mann, in case of emergencies for painting advice. I also have a list of community resources for installation and supply help, as well as people to help me transport the boards. The supplies will be acquired in December, I will be planning my specific lesson plans in January and drawing out the mural on the boards. In February through mid-April I will be working with students. In mid-April through the beginning of May I will be finishing and sealing the mural. In mid-May it will be hung up.

This project is absolutely a personal stretch. It combines both my training as a visual artist, my ability to function as a teacher. It also uses all my training from my internships to act as a professional in the community and is the largest project I have ever completed both in time, and size. It will push my ability to design and project manage.

The project is sustainable. It is a permanent art installation that will be viewed by thousands, and was made possible by students in the community.

#### 1.4 **Scope/ Timeline:** August 2016-May 2017.

##### **Includes:**

- creating proposal/ Budget (July- Early October)
- project Approval (By October)
- acquiring supplies (December)
- registering as a volunteer (January)
- designing / laying out mural (January)
- creating lesson plans, (January)
- painting with Kids (February through April)
- printing/ crating side project for art auction (March- Early April)
- touch ups/sealing (Mid-April- Beginning of May)
- installation(Mid-May)
- transportation of materials (Multiple Months)
- meeting with advisors (Multiple Months)

**Product:** A sixteen by eight-foot mural. Made of four, four by eight MDO (Multiple Density Outdoor) boards. The image is of two elephants, a large male and a baby, walking in side profile made of red, tan-pink, light yellow, orange, and yellow, identical triangles. The background is large dark blue and dark teal triangles with sections of lighter version of those colors as if light is beaming in. The ground in the mural is of grey, black, light grey, and dark grey, rectangles over lapping of various sizes. It is painted with

indoor/outdoor Behr paint over Kilts primer on both sides of the boards. It is finished with a polyurethane UV and weather protectant water based sealer with two coats on the back of each board and three on the front. Also used were paint brushes, pallets/cups, old tee-shirts for smocks for the students, sawhorses for support, and metal fixtures for installation. (See Pictures)

Additional products were the auction items made from the children's work. They colored in templates of the mural using the concept of color pallet and pattern. Then the drawings were photographed and turned into cards, magnets, and postcards. This needed, colored pencils, cards, magnets, envelopes, paper, clear packaging, and a photography station. (See Pictures).

**Events/ Services:** Drawing of the design on the boards took place in my living room with all four boards laying on the cleared off floor. I used a yardstick and a pencil. The meeting with principal, artists, and business owners took place at various locations, sometimes a coffee shop but more usually at Washington Elementary, or my overseeing artists Chelsea's studio at 1120 Creative House. The painting and lessons happened in the art room at Washington and involved about half an hour of clean-up to wash brushes put away supplies etc. The rest of the painting and sealing happened in my garage with the board propped on saw horses. Painting and sealing sessions would usually be about twenty to forty min with up to 2-hour dry time between colors. This meant that often I would work until one am to finish a full session in time due to slow dry time and cold weather.

**Resources:**

1. Transportation: My grandfather's truck for the boards
2. Materials Fully donated: Grey Lumber, York Enterprises
3. Materials Partially Donated: Fed Ex, Home Depot, Miller Paint
4. Materials Purchased: Cash and Carry, Artco, Harbor Freight, Lowes
5. Advisors: Chelsea O'Sullivan, Mary Mann
6. Community Partners: Principal Ed Schau, Teachers Stephanie Seberson and Lauren Schnitzer, fourth grade students

- 1.5 I will need to ensure many critical factors to enable the mural's success. I will need to make sure I have the proper funds for the mural. I have done so, and have been saving for years at my job. I will need an overseeing artist to have the project approved. It is important because I have never worked with art of this scale or with the materials needed to paint a mural. Their advice will be necessary. In addition, I will need to have classes to work with at a school, and a space at the school to work in. I also will need extensive time to complete the project and will need to start meeting with advisors over the summer. The biggest hurdle I will need to overcome is getting the project passed because murals are rarely approved.

## Phase 2

2.1

<b>Milestone/Deliverable</b>	<b>Due Date</b>
Project Application	October 1, 2016
Project Plan (Phase 1)	October 1, 2016
Project specific tasks (phase 2)	January 31, 2017
Project review & redirection (phase 3)	April 12, 2017
Project completion (phase 4)	May 5, 2017
Project presentation and reflection (phase 5)	May 19, 2017

2.2 See Calendar

Party	Responsibilities:	Contact Info
Chelsea O'Sullivan	Overseeing Artist. Provides advice and information on mural work.	Phone: (253) 678- 9703
Mary Mann	General Resource. Back up in case of emergencies. Provides information and advice on mural work	Email: <a href="mailto:mmann@tacoma.k12.wa.us">mmann@tacoma.k12.wa.us</a> Phone: (253) 370- 4583
Ed Schau	Principal of Washington Elementary, helped set up project with district, and with teachers. Approved project for the school.	Email: <a href="mailto:eschau@tacoma.k12.wa.us">eschau@tacoma.k12.wa.us</a>
Mrs. Schnitzer	Teacher of one of the fourth-grade classes. Helped with in class behavior and set up of sessions.	Email: <a href="mailto:lschnit@tacoma.k12.wa.us">lschnit@tacoma.k12.wa.us</a>
Mrs. Seberson	Teacher of one of the fourth-grade classes. Helped with in class behavior and set up of sessions.	Email: <a href="mailto:ssebers@tacoma.k12.wa.us">ssebers@tacoma.k12.wa.us</a>
Duke York	Head owner of York Enterprises and responsible for installation of the mural.	Email: <a href="mailto:duke@yorkenterprises.com">duke@yorkenterprises.com</a> Phone: (253) 752- 3189
Joe Munizza	My grandfather, and owner of the truck. Large help with transportation of materials.	Phone: (253) 988- 1238
Students	Main painters on the project! Amazing artists on the mural.	N/A
Myself	Designer and coordinator of the mural project. Also, teacher, volunteer, and painter.	Email: <a href="mailto:ella@rainierconnect.com">ella@rainierconnect.com</a> Phone: (253) 820- 8166

<b>Materials, services, rentals, etc.</b>	<b>Procurement responsibility: (Name)</b>	<b>Contact responsibilities and follow through dates</b>	<b>Cost</b>
4 4x8 MDO boards	Myself	Grey Lumber Chrissy Mady (253) 752- 7000 01/23/2017	Fully Donated \$0
Paint	Myself	Home Depot (253) 565- 0334 01/14/2017 04/27/2017	\$95.77 \$22.48
Brushes, practice paint, practice paper	Myself	Artco Crafts (253) 759- 0585 02/05/2017	\$32.63
Mural brushes	Myself	Lowes (253) 460- 0471 02/15/2017	\$48.94
Reusable paint storage containers	Myself	Cash&Carry (253) 472- 6980 02/09/2017	\$47.04
Painters tape (I had run out of my personal supply)	Myself	Harbor Freight (253) 759- 5402 04/14/2017	\$8.78
Paint sealer	Myself	Miller Paint (253) 473- 0221 05/02/2017	\$64.47
Small card prints	Myself	Tacoma Fed Ex (253) 565 4882 04/05/2017	Large Discount \$16.72
Large card prints	Myself	Portland Fed Ex 04/07/2017	11.61
Magnet backs for art, cards for art, plastic covers for art.	Myself	Artco Crafts (253) 759- 9585 04/10/2017	\$13.19
Installation of mural	Myself	Duke York (253) 752- 3189 05//2017	Fully Donated \$0

Facility, Event space name, Location	Scheduling Supervisor (Name, title)	Contact information	Scheduled Date(s)
Washington Elementary art room,	Lauren Schnitzer or Stephanie Seberson Teachers  Ed Schau Principal	<u>ssebers@tacoma.k12.wa.us</u>  <u>lschnit@tacoma.k12.wa.us</u>  eschau@tacoma.k12.wa.us	12/08/2016 01/10/2017 12/07/2017 02/08/2017 02/09/2017 02/16/2017 02/20/2017 02/22/2017 02/27/2017 02/28/2017 03/01/2017 03/02/2017 03/06/2017 03/07/2017 03/08/2017 03/09/2017 03/14/2017 03/17/2017 04/11/2017
My home/ Garage	N/A	N/A	N/A
1120 Creative house	Chelsea O'Sullivan	(253) 678- 9703	January 11, 2017  3:40pm

- 2.5 My project did not require internet or "historical" research; although I did speak to my advisor Terri on the history of murals at SOTA and was warned of the unsuccessful outcomes of the past. I chose not to use the internet for a resource on the project due to the importance on having solid information and the availability I had to work in person with two professional mural artists as references rather than online sources. Both mural artists, Chelsea O'Sullivan and Mary Mann's qualifications are described in the annotated sources section.

## Phase 3

### 3.1

<b>Date Started</b>	<b>Project Scheduled</b>	<b>Time to complete</b>	<b>Date Completed</b>
August 15, 2016	Meet with Mary Mann. 8am	1 hr.	August 17, 2017
September 3, 2016	Begin project proposal	3 hrs.	October 1, 2016
September 3, 2016	Begin budget	1.5 hrs.	October 1, 2016
October 13, 2016	Contact Chelsea O'Sullivan	10 min.	October 13, 2016
November 9, 2016	Contact Terri about project approval	10 min.	November 9, 2016
November 17, 2016	Meet with Terri about project approval status	25 min.	November 17, 2017
November 23, 2016	Design mural	3 hrs.	November 30, 2016
November 25, 2016	Call WA elementary and set up meeting with Ed Schau	5 min.	November 25, 2016
December 8, 2016	Meet with Ed at WA to discuss project 2pm	25 min.	December 8, 2017
December 9, 2016	Follow-up email to Chelsea discussing project approval and scheduling meeting.	5min.	December 9, 2016
January 3, 2017	Set up meeting with Mrs. Schnitzer and Mrs. Seberson to discuss project.	10 min.	January 3, 2017
January 10, 2017	Met with two teachers to discuss project and take wall measurements	1 hr.	January 10, 2017
January 11, 2017	Meet with Chelsea at 1120 creative house to discuss project. 3:30 pm	45 min.	January 11, 2017
January 14, 2017	Purchase paint from Home Depot	1.5 hrs.	January 14, 2017
January 23, 2017	Purchase MDO boards from Grey Lumbar	45 min.	January 23, 2017
January 24, 2017	Prime the boards	2 hrs.	January 28, 2017
February 3, 2017	Draw Design on MDO boards	7 hrs.	February 5, 2017
February 5, 2017	Purchase supplies for first lesson	30 min.	February 5, 2017

<b>February 6, 2017</b>	<b>Transport boars to WA Elementary</b>	<b>1 hr.</b>	<b>February 6, 2017</b>
<b>February 7, 2017</b>	<b>First lesson with Seberson's students. Name games, brush care, and painting techniques</b>	<b>1.5 hrs.</b>	<b>February 7, 2017</b>
<b>February 8, 2017</b>	<b>First lesson with Schnitzer's students. Name games, brush care, and painting techniques and black elephants</b>	<b>1.5 hrs.</b>	<b>February 8, 2017</b>
<b>February 9, 2017</b>	<b>Tape off black rectangles</b>	<b>1.5 hrs.</b>	<b>February 9, 2017</b>
<b>February 9, 2017</b>	<b>Purchase paint mixing containers</b>	<b>40 min.</b>	<b>February 9, 2017</b>
<b>February 15, 2017</b>	<b>Buy Mural brushes from Lowes</b>	<b>45 min.</b>	<b>February 15, 2017</b>
<b>February 16, 2016</b>	<b>Sinters class paints black rectangles, lesson on color pallet and pattern</b>	<b>1.5 hrs.</b>	<b>February 16, 2016</b>
<b>February 20, 2017</b>	<b>Tape grey rectangles</b>	<b>1.5 hrs.</b>	<b>February 20, 2017</b>
<b>February 22, 2017</b>	<b>Seberson's class paints grey rectangles, lesson on color patterns and pallet</b>	<b>1.5 hrs.</b>	<b>February 22, 2017</b>
<b>February 24, 2017</b>	<b>February 24, create template for auction pieces</b>	<b>25 min.</b>	<b>February 24, 2016</b>
<b>February 27, 2017</b>	<b>Tape off dark grey and orange sections</b>	<b>1.5 hrs.</b>	<b>February 27, 2017</b>
<b>February 28, 2017</b>	<b>Schnitzer's class paint dark grey and orange areas, work on auction piece</b>	<b>1.5 hrs.</b>	<b>February 28, 2017</b>
<b>March 1, 2017</b>	<b>Tape off light grey and yellow sections</b>	<b>1.5 hrs.</b>	<b>March 1, 2017</b>
<b>March 2, 2017</b>	<b>Sebersons class paints and works on auction items</b>	<b>1.5 hrs.</b>	<b>March 2, 2017</b>
<b>March 6, 2017</b>	<b>Tape off pink sections</b>	<b>1.5 hrs.</b>	<b>March 6, 2017</b>
<b>March 7, 2017</b>	<b>Schnitzers class paints pink sections and works on auction piece</b>	<b>1.5 hrs.</b>	<b>March 7, 2017</b>
<b>March 8, 2017</b>	<b>Tape off light yellow squares</b>	<b>1.5</b>	<b>March 8, 2017</b>
<b>March 9, 2017</b>	<b>Seberson's class paints light yellow and works on auction item</b>	<b>1.5</b>	<b>March 9, 2017</b>
<b>March 9, 2017</b>	<b>Draft for dry runs</b>	<b>1 hr.</b>	<b>March 9, 2017</b>

<b>March 10, 2017</b>	<b>Dry Runs</b>	<b>8 min.</b>	<b>March 10, 2017</b>
<b>March 14, 2017</b>	<b>Last day with Seberson's class, wrap up discussion finish left over triangles/squares</b>	<b>1.5 hrs.</b>	<b>March 14, 2017</b>
<b>March 17, 2017</b>	<b>Last day with Schnitzer's class, wrap up discussion finish left over triangles/squares</b>	<b>1.5 hrs.</b>	<b>March 17, 2017</b>
<b>March 20, 2017</b>	<b>Photograph Kids artwork for auction</b>	<b>1.5 hrs.</b>	<b>March 21, 2017</b>
<b>April 5, 2017</b>	<b>Print small cards at Fed Ex Tacoma</b>	<b>1 hr.</b>	<b>April 5, 2017</b>
<b>April 7, 2017</b>	<b>Print large cards at Fed Ex Portland</b>	<b>45 mi.</b>	<b>April 7, 2017</b>
<b>April 10, 2017</b>	<b>Purchase Magnets, envelopes, glue, and plastic slips</b>	<b>30 min.</b>	<b>April 10, 2017</b>
<b>April 11, 2017</b>	<b>Meet with ed Schau and Duke York at 2pm to discuss installation at WA</b>	<b>20 min.</b>	<b>April 11, 2017</b>
<b>April 13, 2017</b>	<b>Bring Mural Home</b>	<b>45 min.</b>	<b>April 13, 2017</b>
<b>April 14, 2017</b>	<b>Purchase back up paint tape</b>	<b>10 min.</b>	<b>April 14, 2017</b>
<b>April 15, 2017</b>	<b>Finish touch ups on mural with paint</b>	<b>10 hrs.</b>	<b>April 30, 2017</b>
<b>April 17, 2017</b>	<b>Put together and deliver auction items.</b>  <b>17<sup>th</sup>- magnets</b> <b>18<sup>th</sup>- cards</b> <b>19<sup>th</sup>- type ups and packages</b> <b>20<sup>th</sup>- delivery</b>	<b>3.5 hrs.</b>	<b>April 20, 2017</b>
<b>April 27, 2017</b>	<b>Purchase mural sealer and emergency yellow paint from Home Depot</b>	<b>45 min.</b>	<b>April 27, 2017</b>
<b>April 30, 2017</b>	<b>Emergency touch ups-with yellow</b>	<b>30 min.</b>	<b>April 30, 2017</b>
<b>May 2, 2017</b>	<b>Purchase replacement sealer at Miller Paint, and emergency contact usage</b>	<b>1.5 hrs.</b>	<b>May 2, 2017</b>
<b>May 3, 2017</b>	<b>Seal mural</b>	<b>6.5 hrs.</b>	<b>May 5, 2017</b>
<b>May 5, 2017</b>	<b>Deliver mural to York enterprises</b>	<b>45 min.</b>	<b>May 5, 2017</b>
<b>May 8, 2017</b>	<b>Type of phases</b>	<b>10 hrs.</b>	<b>May 17, 2017</b>
<b>May 11, 2017</b>	<b>Create slide show</b>	<b>1.5 hrs.</b>	<b>May 11, 2017</b>
<b>May 13, 2017</b>	<b>Return failed mural sealer</b>	<b>40 min.</b>	<b>May 13, 2017</b>

<b>May 15, 2017</b>	<b>Turn in media to Shamp</b>	<b>20 min.</b>	<b>May 15, 2017</b>
<b>May 15, 2017</b>	<b>Practice project presentation</b>	<b>2 hrs.</b>	<b>May 18, 2017</b>
<b>May 19, 2017</b>	<b>senior project presentations.</b>	<b>6 min.</b>	<b>May 19, 2017</b>
<b>May 31, 2017</b>	<b>Thank you card creation and delivery</b>	<b>1 hr.</b>	<b>May 31, 2017</b>
		<b>Total Hours:</b>	
		<b>95 hrs.</b>	



- Write thank yours to businesses and advisors who donated time or supplies to the project **May 31**

4.3 I am in the last month of work on the project at this point. Since the beginning of the project there have been several key changes. When I began, I did not know I would be also designing and working with the students on a side project for their school art auction. This worked well in the classroom because some students could work on the auction items while others worked on the mural and they could take turns. I ended up having them all color templates of the mural using three different color pallets and three patterns for the piece. I would then turn them into packs of post cards to auction off. What was unexpected was the post cards accidently got printed in a smaller size than intended and I was going out of town the next day. While on my trip I did some quick thinking, and got some post cards printed in the correct size and then when I got home made packages. This meant extra time that I had not panned on was used because I hand glued the small prints to cards and magnet sheets and then arranged the assortment into packs for the auction.

As for the mural itself, it has been moved to my garage and I have been working on touchups and background painting. I have finished up with my time working with the students, on the last day we had a large discussion on what they learned and if they enjoyed their time. It was nice to re-cap with them at the end of the project. I have since the presentation, spoke with principal Ed Schau and Duke York and have set a date to deliver the mural. I have yet to complete my slide show, my presentation and the rest of my phases. The main issue I am running into is the dry time needed between colors and coats. It is more than I had anticipated. The weather is a lot colder than I projected. I have moved two heating units into the garage to help ensure they dry on time and have been planning the time down to the minute. After I finished the painting touch ups I will need to purchase sealer (which I should do as soon as possible), and then seal the boards. They will need three coats on each board on front and two per back. I am worried that with my work schedule I will be running into time constraints for finishing the boards before my set date for delivery with York for May 5<sup>th</sup>.

4.4

#### **Annotated List of Resources and References**

For my senior project, I did not use the internet for an informational source. I looked up images of geometric and animal based murals to gain idea on like projects but I mainly used local in person resources because I trusted them and they were available. I wanted to use only the most reliable sources so did not rely on the internet due to the various answers it would give when I tried to research a question. I used two local Tacoma mural artists who were both expert in their advice and overall helpful.

**O'Sullivan, C. (2017, January 11). Personal Interview.**

Chelsea has been a visual artist throughout her adult life and has found success professionally as an artist. She has been a mural artist working as a collaborator with others for the Tacoma Murals Project since 2011 working on various commissioned murals such as the ones on Market and South 11<sup>th</sup> street. She also completed the mural located on the back of Tacoma's Buddhist Temple which took over 180 hours of painting and design time and is beautifully done. Chelsea was exceptionally informed about mural installation and was a large help as a resource.

**Mann, M. (2016, August, 15). Personal Interview.**

Mary Mann is both a professional artist and teacher. She is a visual art instructor at Tacoma Science and Math Institute. She has completed the large-scale flowers outside of the Antique Sandwich Company and the mural of the mermaids on the side of it located on pearl street. She was a co-artist on the indoor mural at the point Defiance Zoo and Aquarium of the lions' mane jellyfish. Additionally, she painted the mural of the lady bug with her students on 51<sup>st</sup> street. She is knowledgeable and talented in her field and was an excellent resource on sealer and materials.

**Phase 5**

## Phase 5

**5.1 Summary:** For my senior project, I created a 16x8 ft. mural. I taught lessons on art and painting at Washington Elementary and had my students paint on the mural. The mural is a picture of two elephants walking in profile, and the whole mural is done out of geometric shapes with different color pallets corresponding to different areas of the piece. I also did the additional work of creating an art project for the school's art auction that the kids worked on between turns painting on the mural. This was not initially planned but it worked well in the end. The students colored templates of the mural with different color pallets and patterns and then I made them into post cards, cards, and magnets and put them together in variety packs for the auction.

**Measurable Differences:** At the beginning of my project my main goals were to impact the students in a positive way and create a piece of art that would be on permanent display in a communal area for people to view. I can say that I accomplished both these goals and made a difference in the community. The kids I worked with were always fully engaged, excited, and participatory. I asked them for feedback on the last day of class and they all talked about their favorite parts of the lessons and what they had learned. The students also would continuously ask when the mural would be installed and where it would go, they cared a lot about the project. My other goal was to impact the community by providing a piece of art that would be publicly accessible for all to enjoy. I have created a large permanent art piece for all to enjoy what was made possible by students from the community. Over all the project exceeded my expectation with the success it had.

**Challenges:** The largest challenges I faced while working on the project had to do with logistics and time issues. I had an issue with sealing the mural. I made the commitment to the installation company to deliver the mural on the third of May. I then purchased sealer at Home Depot on the recommendation of the man working there after explaining that it needed to be a clear weather proof sealer to go over paint. When I got it home it turned out after reading the directions that it would not cover paint. I then the next day made emergency calls to both Mary Mann and Chelsea. They gave me lots of recommendations and advice on what to buy and where. I settled on Miller paint and the man there was also helpful. I bought a water based polyurethane with UV protection and anti-yellowing properties. I then called Mary Mann to double check it and it was all good. This set me back a day. Then after applying my first coat, it took for longer than the 2-hour dry time before I could apply the next coat due to the cold weather. I ended up having to call the company and move the delivery date to May fifth, the company was understanding. I spent the week preceding the delivery installing portable heater and multiple sawhorses in the garage to be able to work on

more than one board at a time and to improve dry time. I would work from between 2pm and 1am every day to finish them. Even with these unexpected circumstances I could meet my dates and complete the project using problem solving skills and my overseeing artist's help.

**What I learned:** I had a lot of important take aways from this project. One of the biggest things I learned was the importance of pre-planning and budgeting. My eventual costs matched up within the projected amounts I budgeted for and that was very important for me financially. To anyone planning on doing a mural of this scale and working with the community to do it I would also advise them to start as early as I did; giving you plenty of time to plan all the details. I made the mistake of scheduling the delivery date too close to the sealing dates and next time I would allow more time for sealing the boards. I also would plan for more unexpected circumstances such as weather in the future. Finally, I would make sure to stick to the dates I set for my phases better. Although I did a great job timing out the project and completed the work for each phase accordingly, I failed to type them up as I worked, so had to type them all in the end. This created more work than it was worth in the end and required a lot of back tracking to find information.

**Reflection/ Greatest Success:** Over the course of these ten months I have stretched my abilities as an artist, coordinator, and teacher. Completing the mural was one of the most satisfying accomplishments of my life. Having to try new skills such as scaling a drawing up to mural size, and time budgeting for a painting of that scale was completely new to me at the beginning. To make the project work, I had to connect with people from all sectors of the community. From professional mural artists, to architecture companies, and school officials. I also stretched my abilities as a teacher. Working with a group of fourth grade students up to 24 at a time was a stretch. I could facilitate well and always had a teacher there to help if attention spans got short or behavior got rowdy. I am honestly proud of myself, I used all my skills and resources to the fullest and came up with quick solutions on several occasions. My biggest success was proving to myself and others that I could accomplish a project of this magnitude, and getting to work with and benefit the community in doing so.





Tacoma's *Historic Property Design Review* is moving to the online **TACOMA PERMITS** platform!

*Beginning March 1, the one-stop-shop will feature online permit application, payment, and tracking. A full transition will be complete by May 1.*

*Learn more:*

[cityoftacoma.org/LPCDesignReview](http://cityoftacoma.org/LPCDesignReview)

*Access the permitting platform:*

[tacomapermits.org/getting-started](http://tacomapermits.org/getting-started)

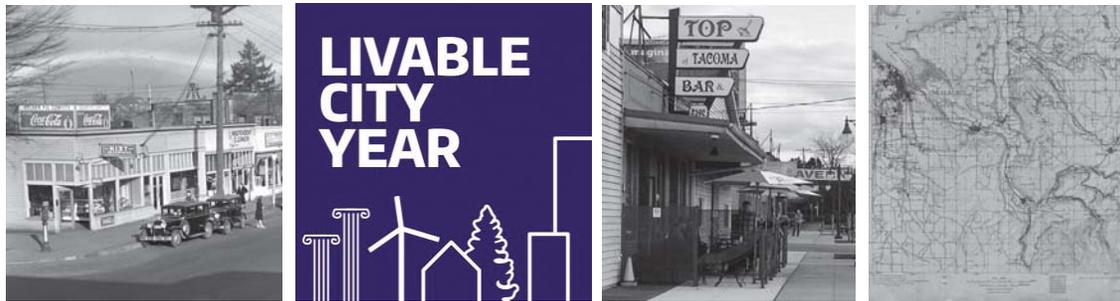




# UW Livable City Year | TACOMA 2018

Mid-project presentation to the Tacoma Landmarks Preservation Commission

Wednesday, March 14, 2018 5:30 pm



## Mapping and Identifying Diverse Historic Neighborhoods in Tacoma

*Diversities, Geographies & Histories*

Eleven University of Washington (Seattle Campus) architecture and urban planning students are conducting a two-quarter study of identifying historic and diverse neighborhoods in the city of Tacoma. The city currently has eight historic districts that reflect a rich past of the city. The students explored these and additionally looked at other neighborhoods of the city that have historic and architectural stories to tell in order to see how they might contribute to the preservation of architectural and cultural resources. In the winter quarter course (ending March 9), students had a series of guest presentations, learned about historic districts, researched the history of Tacoma and worked directly with the city of Tacoma's preservation office. Students have also spent time getting to know three neighborhoods by car and on foot, as well as researching their diverse cultures, economics, architecture, planning, landscapes and histories.

On March 14<sup>th</sup>, the students will be presenting their mid-project findings to the Landmarks Preservation Commission on their research of three historic Tacoma neighborhoods: LINCOLN, MCKINLEY and SOUTH TACOMA. Each group will present briefly for 10 minutes followed by discussion.





**TEST YOUR KNOWLEDGE OF STATE AND CITY TRIVIA!**

# History Happy Hour: TRIVIA NIGHT

**TACOMA TRIVIA NIGHT**

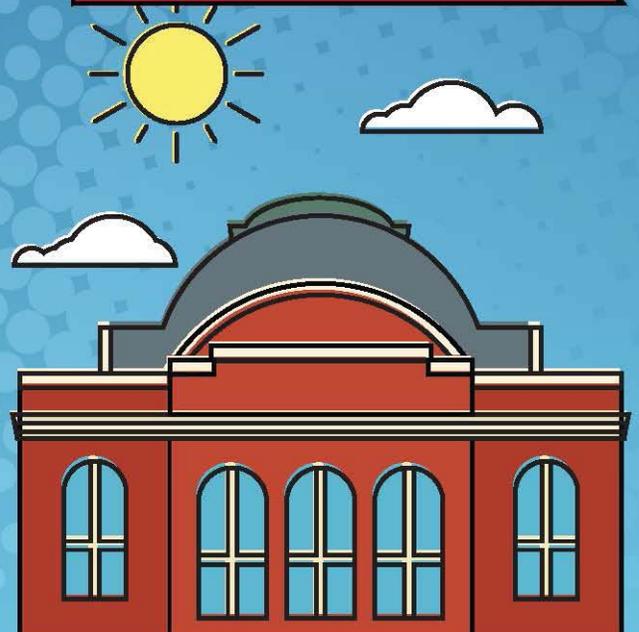
Wednesday,

**March 21, 2018** | at  
6 pm

**THE SWISS RESTAURANT & PUB 1904 JEFFERSON AVE.**

**PRIZES**

**FREE AND OPEN TO THE PUBLIC**



Presented by the Washington State History Museum,  
the City of Tacoma's Historic Preservation Office and Tacoma Historical Society.

Questions? Contact Lauren Hoogkamer at [lhoogkamer@cityoftacoma.org](mailto:lhoogkamer@cityoftacoma.org) or call (253) 591-5254.



TACOMA HISTORICAL SOCIETY