Members
Duke York, Chair
Katie Chase, Vice-Chair
JD Elquist
Chris Granfield
Jonah Jensen
Daniel Rahe
Lysa Schloesser
James Steel
Jeff Williams
Ross Buffington, Wedge Neighborhood Ex-Officio
Marshall McClintock, North Slope Ex-Officio

Staff
Reuben McKnight, Historic Preservation Officer

Date:       February 26, 2014
Location: 747 Market, Tacoma Municipal Bldg, Conference 248
Time: 5:30 p.m.

Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.

1. ROLL CALL

2. CONSENT AGENDA
   A. Excusal of Absences
   B. Approval of Minutes
      i. 9/11/13
      ii. 1/8/14
   C. Administrative Review
      i. 1210 N 5th Street (skylight)
      ii. 710 S J Street (garage)
      iii. 1202 N 7th (sign)

3. SPECIAL TAX VALUATION
   A. 720 N K Street (North Slope Historic District) Chris Berryman 5 m

4. BOARD BRIEFING
   A. 1239 E 54th Street (J.M. Hendrickson Homestead) Ryan Williams 20 m

5. BOARD BUSINESS
   A. Marketing and Events Committee/Preservation Month update JD Elquist/All 20 m

6. CHAIR COMMENTS

7. STAFF COMMENTS
Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: March 12, 2014, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

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

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

747 Market Street, Floor 3· Tacoma, WA· 98402 · Phone (253) 591-5200 · Fax (253) 591-2002 www.tacomaculture.org
Commission Members in Attendance:
   Ken House, Chair
   Edward Echtle, Vice Chair
   Katie Chase
   Megan Luce
   James Steel
   Duke York

Commission Members Absent:
   JD Elquist
   Jonah Jensen

Commission Members Excused:
   Ross Buffington
   Marshall McClintock

Staff Present:
   Reuben McKnight
   Lisa Spielberg
   Lisa Wojtanowicz, NCS

Others Present:
   Ruth Tweeten
   Don Ramsey

Chair Ken House called the meeting to order at 5:35 p.m.

1. ROLL CALL
   House, Echtle, Luce, Steel and York were present.

2. CONSENT AGENDA
   Commissioners Buffington and McClintock were excused.

   There were no minutes for approval.

   The Consent Agenda was adopted.

3. NATIONAL REGISTER REVIEW
   A. 401 S 8th Street (Central Elementary School)

      Because there were no presenters waiting for this item, it was moved in the agenda to follow the design review applications.

4. DESIGN REVIEW
   A. 809 N Sheridan Street (North Slope Historic District)

      Chair House requested the staff report.
Mr. McKnight presented. This is 809 N Sheridan Avenue which is located in the North Slope Historic District. They are applying for a new garage. The house at 809 North Sheridan is a four square form house built in 1907. This is an application to construct a new 16 x 24 foot detached garage at the rear of the property to be accessed from the alley. The garage will be sided with smooth faced Hardiplank in a bevel pattern with a 5 foot reveal.

The North Slope Historic District design guidelines apply to this application, specifically are guidelines for parking and garages. Alley accessed parking the typical and predominant residential parking configuration in the district. Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).

Secondly, to minimize views of parking and garages from the public right-of-way, parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way.

Guidelines for new Construction: Exterior Materials – Crementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern. In such cases the product used shall be smooth in texture.

Guidelines for new Construction: Rhythm of Openings – Any guidelines for new construction with rhythm of openings regarding windows and new structures are to utilize existing historic patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks and less commonly, as a principle window type in a structure.

Analysis - The property at 809 North "K" Street is within the North Slope Historic District and new construction requires the review and approval of the Commission per TMC 13.05.047. Secondly, there is no existing garage structure on the site. Thirdly, a detached alley access garage is consistent with the guidelines for garages. The new structure is set to the rear of the property and will be minimally visible from the street. Item 4, the proposed cladding is consistent with the guidelines for materials for new construction. Item 5, the single horizontal siding window is not typical for the historic district. A vertically oriented sash window would be more consistent with the design guidelines for new construction. However because the structure is minimally visible from the street, this will not create a significant visual impact on the district.

Mr. McKnight indicated that he did communicate with Mr. Ramsey and asked him about the possibility of a vertically oriented window and Mr. Ramsey stated that he was going to check with his contractor on that.

Staff recommends approval of the application with the additional recommendation of the owner to consider a vertically oriented window in lieu of the horizontal.

Chair House asked Mr. Ramsey if he wished to comment.

Mr. Ramsey noted for the record that the property is on Sheridan Street, and not on K Street, as it was stated in the staff analysis.

Chair House opened the floor for questions.

There were questions about the garage doors, and that there are two automobile doors on either end. Mr. Ramsey indicated it was intended to allow through access to the backyard. Mr. Ramsey indicated that an existing driveway was removed and the remainder will be part of the garage slab.
The Commission asked about the reveal width of the siding. Mr. Ramsey indicated that he changed it to be 5” under advisement from staff.

The Commission requested that the doors and windows be trimmed with casing or a brickmold.

There was a request that staff review the final permit to ensure there is trim added.

**MOTION**

“I recommend the Landmark Preservation Commission accept the proposal and approve it.”

Motion Made: York
Second: Luce
Motion carried.

B. 915 N M Street (North Slope Historic District)

Chair House requested the staff report.

Mr. McKnight presented. This is 915 North "M" Street in the North Slope Historic District. This is an application to replace the windows on the front elevation. Built in 1922 the condominium building at 915 North "M" is a contributing structure in the North Slope Historic District. This is an application to replace 6 windows in the front façade with new fiberglass clad wood windows. The existing windows consist of a wood picture window flanked on both sides by non-historic aluminum casement windows. The new windows will replicate the existing dimensions and configuration of existing windows with the exception that the new casement windows will re-introduce the existing divided light pattern that was the historical window configuration. Mr. McKnight noted that there is newspaper clipping from when the building was constructed that shows that divided light pattern.

Mr. McKnight stated that the standards for the North Slope Historic District that apply include:

Guidelines for Windows - 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 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.

Item 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 details and where possible the 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. Vinyl windows are not acceptable as replacement windows in the historic district.

Mr. McKnight presented the staff analysis: The building at 915 N “M” Street is a contributing structure and requires Landmarks Commission approval for changes prior to permits being issued. Item 2 – The original casement windows are missing and have been replaced by non-historic and architecturally inappropriate aluminum casement windows. Originally the casement windows were 8 light wood windows. Item 3 – Although the existing center window is a wood framed picture window and likely original to the building, picture windows are not ornate and do not possess highly distinguishing elements. The installation of new windows with architecturally compatible casement side windows will be a significant
architectural improvement to the window configuration. Therefore staff recommends approval. Thank you.

Chair House asked Ms. Ruth Tweeten if she had anything to add.

There were questions from the Commission.

Ms. Tweeten stated that the windows are made by Milgard and the replacement will include both the casement windows and the center picture window, the latter of which is original to the building.

Ms. Tweeten said that she first started looking into replacement windows 10 years ago when we didn’t have, what I felt, the options that we do now for composite materials. She said she worked with a window broker and asked him about that because her first choice was to replace the casements and he said “You’ll never find an installer to do composite, or casements or around a wood window”. He said it does need to be one type of material or we’ll have the same problem that we have now with the aluminum.

Commissioner McClintock asked if there is a casing that wraps the window as it is now, a wood casing. Would there be, if the faux window opening were replaced, would there still be a casing that wrapped the jam and the head of the window – a wood casing?

Ms. Tweeten said the answer is yes, and where the wood needs to be replaced will be replaced.

Commissioner Steel stated that said that he thought that properly installing a casement window that would match the existing picture window in the middle and performing that in a way that is feasible and economical presented a real challenge and noted that there is always a durability question that the building owners are concerned with. He said that a reasonable compromise might be that we would allow the full window opening to be replaced as long as there is a casing at the head and the jams and perhaps even the sill depending on how that works with window manufacturer. He said that he thought it was a legitimate solution being proposed.

MOTION:
“I recommend that the Commission approve the replacement of windows for 915 N M Street as outlined.”

Motion: Steel
Second: (Seconded but name not stated on the record)
Motion carried.

5. BOARD BRIEFING

A. Old City Hall Enforcement Action

Mr. McKnight stated that this is an update on the current status of Old City Hall and the enforcement action that is underway. The City is currently working with the owner to figure out the best way to stop the roof leak in the NE tower, which is the primary primary interest right now. There are other issues with the building, such as building code issues but the three primary things the city is interested in right now are

- The leaking roof in the NE tower
- The condition of masonry on the façade of the building
- Fire protection system for the building. He said that the building doesn’t currently have utilities activated so the ownership needs to work on that as well.

Mr. McKnight noted that when he last briefed the Commission, the roof was the biggest issue that was being dealt with. He said that if the owner is not able to replace the roof or repair the leak, the City is
prepared to take action. If this occurs, the City will bring an actual specification and plan to the
Commission for formal review on the 25th of September.

Mr. McKnight summarized the process and steps being taken to address the water leak, and what the
Commission will be seeing in the coming weeks from staff. He presented a consultant’s report from
Wetherholt and Associates, a building envelope consultant, providing cost estimates and
recommendations for different courses of action. He said that if the City proceeds with the project without
the owner, then the Commission will see a design review application for a composition roof and removal of
the copper roof and structurally failed soffit pieces. He said that there are plans in place to document this
removal if it becomes necessary. Mr. McKnight also discussed how different options for stopping the roof
leak were evaluated and what some of the technical constraints have been, as well as the timeline and
project phases. Lisa Wojtanowicz from Neighborhood and Community Services discussed the
enforcement action. There was discussion regarding how to require the storage and restoration of the
copper roof.

6. NATIONAL REGISTER REVIEW

7. A. 401 S 8th Street (Central Elementary School)

Mr. McKnight presented the staff report. The National Registry review process requires that if there is a
local jurisdiction that has a Historic Commission that the Historic Commission be allowed to support the
nomination if basically if either an elected official, elected body of officials or the areas commission in any
jurisdiction support the nomination then the nomination goes forward, if the City Council disagreed with the
Commission but the Commission thought it should go forward, then it would go forward. The only way to
stop the nomination is if both the local legislative body and the historic commission were opposed. The
State is required to consult by the Advisory Council for Historic Preservation with the local historical
commission.

This is part of an ongoing long effort by the school district and historic Tacoma to bring their buildings that
are historically significant to the historic register. There are 6 or 7 schools now that have been added to
the local historic register, they have also been doing national register ones like Whitman Elementary as a
mid-century building and then Central Administration building. And so, this is just the latest one, really all it
requires is a vote of the Commission in support of the nomination. It’s an architecturally distinctive
building and very significant for a number of reasons. It’s also collegiate gothic, school district history,
school of philosophy school of architecture.

MOTION:
“I move that the Tacoma Landmarks Commission recommend the nomination of the Central Elementary
School to the National Registration of Historic Places.”

Motion: Chase
Second: York
Motion passed.

8. BOARD BUSINESS

Mr. McKnight noted that the final reading of the Historic Property Maintenance Code was scheduled at Council for
the following Tuesday.

Mr. McKnight said that the Totem Pole was scheduled for the meeting on the 25th.
Commissioner Luce discussed neighborhood concerns with a catering company currently operating in the historic Weyerhaeuser Mansion at 43rd and Stevens. She stated that there have been numerous neighborhood disturbances from large weddings that have had a negative impact on the neighbors, including alcohol use and loud music. She said that there is a historic conditional use application in process for the building, but that many of the neighbors are not in favor of it because of these issues.

Mr. McKnight gave a summary of the historic status of the property and said that he would keep the Commission apprised of the permit review process.

Meeting adjourned at 6:40 pm.

Submitted as True and Correct:

____________________________________________
Reuben McKnight
Historic Preservation Officer
Date: January 8, 2014
Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:
Katie Chase
JD Elquist
Chris Granfield
Jonah Jensen
Daniel Rahe
Lysa Schloesser
James Steel
Jeff Williams
Duke York
Ross Buffington, Wedge Neighborhood Ex-Officio
Marshall McClintock, North Slope Ex-Officio

Staff
Reuben McKnight, Historic Preservation Officer

Mr. McKnight opened the meeting at 5:30 pm.

Mr. McKnight began the meeting by explaining that Mr. Ken House, former Chair, has left the Commission. Mr. McKnight stated that he would conduct the Roll Call and then request the Commission select an Interim Chair for the regular agenda items.

1. ROLL CALL
   Present: Chase, Elquist, Granfield, Jensen, Rahe, Steel, Williams, York, Buffington, McClintock.

2. BOARD BUSINESS
   A. Select Interim Chair

      Mr. McKnight invited the Commission to select an interim chair according to the bylaws. Conventionally this would be a senior member of the Commission. Commissioner York agreed to serve as chair for the meeting.

      Mr. York asked the Commissioners to introduce themselves since newly appointed members were present.

3. CONSENT AGENDA
   A. Excusal of Absences – Chair York noted that there were no absences.
   B. Meeting Minutes – Chair York noted that there were no minutes before the Commission.

4. DESIGN REVIEW
   A. 615 Commerce Street (Old City Hall Historic District)

      Mr. McKnight gave the Staff Report.

      The City Police Stable/Annex Building was constructed in 1907 and rehabilitated in 1983 as offices. The building fronts both Commerce Street (west elevation) and Pacific Avenue (east elevation). The first floor,
which opens onto Pacific Avenue, is currently being renovated to hold the Pacific Brewing and Malting Company brewery and tasting room.

The application before the Commission is the installation of a new solid wood swing out door in an existing opening, to replace a non-historic wood roll up door, per the attached specification. The new door will be in keeping with the traditional stable door configuration and is visually similar to the original door (see staff provided elevation). The existing door dates from the 1983 renovation.

Mr. McKnight said that the action before the Commission was the approval of the removal of the non-historic garage door and replacement with a new solid wood paneled swing out door.

Mr. McKnight recommended that the Commission consider the application under the Secretary of the Interior’s Standards for the Rehabilitation of Historic Properties, #6:

“Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”

Mr. McKnight summarized Staff Findings for consideration by the Commission:
1. The City Hall Stables/Annex is a contributing structure in the Old City Hall Historic District.
2. Changes that affect the exterior appearance of the building are subject to Landmarks Preservation Commission review per TMC 13.06.047.
3. The proposed door is more consistent with the historic character of the original building and appears generally consistent with the proposed 1907 design plans on file with the City.

Mr. McKnight recommended approval of the project as submitted.

There was brief discussion about the materials, painting or staining, size of door and recessed side panels, and so forth. Mr. Steve Navarro, part owner of the brewing business, answered questions.

**MOTION:**
I recommend approval of the new door and transom at 615 Commerce as submitted (Steel). Motion was seconded (Elquist). The motion passed.

B. 720 Pacific (Approximate) (Old City Hall Historic District)

Mr. McKnight gave the Staff Report.

This is a proposed art installation of a sculpture in the Old City Hall Historic District as a component of the Pacific Avenue Streetscape project. The installation will consist of a 48” round sculpture within an area recently resurfaced as part of the streetscape, near the pedestrian crosswalks at South 8th Street and Pacific. This installation will occur within the Right of Way and will not physically affect any historic fabric. It is part of a series of sculptures to be installed within the Pacific Avenue project area, but the only one that is within the boundaries of the historic district.

The sculptures will be cast in concrete with a color treatment of milestone. A stainless rod will connect the sculptures to the ground with an epoxy adhesive. The attachments have been designed and stamped by structural engineer Eric V. Fisher.

Final Design of the sculptures was reviewed and approved by the Tacoma Arts Commission on October 14, 2013.

Mr. McKnight said that the action before the Commission was the approval of the design concept and location of the sculpture.
Mr. McKnight recommended that the Commission consider the application under the Secretary of the Interior’s Standards for the Rehabilitation of Historic Properties, #10:

“New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Mr. McKnight summarized Staff Findings for consideration by the Commission:
1. The site is within the Old City Hall Historic Special Review District, and as such, alterations to the exterior appearance of public rights-of-way or other public spaces require the approval of the Landmarks Preservation Commission per TMC 13.05.047.
2. The proposal will not directly affect any historic structures.
3. The sculpture design was approved by the Tacoma Arts Commission on October 14, 2013.
4. If removed, the character of the district will remain unchanged.

Mr. McKnight recommended approval of the proposal as submitted.

Amy McBride, Tacoma Arts Administrator, introduced Elizabeth Conner, project artist, to present concepts and some specifics about this project and how it relates to the rest of the streetscape.

Elizabeth Conner discussed the project. “Green Flash” is the overall concept referring to the green flash that can be observed under certain conditions when the sun dips just below the horizon and the observer is on or near the water. This metaphor extends to Pacific Avenue looking toward and over the water and Tacoma itself looking toward and across the Pacific, both culturally and economically. Green seemed like an appropriate color in light of the project’s origin being related to stormwater issues. Many stormwater issues have been solved with this streetscape project with the raingardens. She went on to discuss the spheres that will be on the sidewalk and outside of the raingardens.

There was some discussion of the colors to be used on the spheres as well as the architectural-design-related raised elements on the sidewalk-placed spheres. Also the locations for all six sidewalk-sited sculptures, including this one in the historic district. The smooth stucco treatment of the spheres was also discussed. The sphere fabrication has been done by local and regional artists.

**MOTION**

I move the LPC approve the sculpture installation at approximately 720 Pacific Avenue as proposed. Seconded. Motion by Mr. Rahe and second by Mr. Jensen. Motion passed.

5. BOARD BUSINESS

   A. Officer Nominations

   Mr. McKnight reported that the LPC Bylaws stated that officers shall be nominated at the first meeting in December of each year. Elections shall be held at the following meeting. New officers will assume duties at the meeting following their election.

   He said that at the meeting of December 18, 2013, the Commission voted to suspend the rules and postpone the nomination of officers until the first meeting of January.

   He noted that the section on Nominations and Elections is contained in the enclosed Bylaws, Section 1. Administrative Procedures.

   Mr. McKnight discussed the importance and role of the Chair and, as backup, the Vice-Chair. He said it looked like it will be a busy year, but that there will be more staff support than there is now.
There was a nomination of Commissioner York as Chair.

There was some discussion about whether Ex-officio commissioners are eligible to serve as officers. The Commission discussed the issue of voting vis-à-vis ex-officio commissioners and whether an ex-officio serving as Chair would become a voting member.

Commissioner Chase offered her name forward as Chair or Vice Chair.

There was a motion to close nominations and to elect Commissioner York as Chair and Commissioner Chase as Vice Chair by acclamation. No vote needed since no other candidates on the slate.

**B. Other Discussion Items**

Mr. McKnight noted that there is a room conflict for next meeting due to the Charter Review Committee meeting, so LPC will meet in TMB 434 on 1/22/2014.

He also noted that the City has a couple of nominations coming into the pipeline: City Stables Building—submitted by Historic Tacoma and currently in review. Mr. McKnight said that he had not yet established a schedule for this one. Because it is owned by the City, there are some things that need to be included in a nomination when the nomination is submitted by someone other than the property owner. He also noted that there is a proposal in to create a conservation district by the West Slope neighborhood.

Commissioner McClintock reported that the Central Administration Building for Tacoma Schools is now on the national historic register. He noted that another school, McCarver, is in the process. He asked for an update on Old City Hall.

Mr. McKnight said that there wasn’t much to update. He said that roofers are on the building. One side of roof is installed. The building has been (theoretically) watertight since they put the ice and water shield down, but it won’t last forever without the cladding. Not sure of status on concerns related to masonry. Mr. McKnight provided a summary of the enforcement action to the Commission.

Commissioner McClintock asked about the Totem Pole.

Mr. McKnight said that he has requested a project update on that. Public Works staff is meeting on that topic in the next couple of days and said they’d give an update at that point.

Meeting adjourned at 6:27.

Submitted as True and Correct:

____________________________________________
Reuben McKnight
Historic Preservation Officer
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: 720 N K Street (North Slope Historic District)
Chris Berryman, owner

ANALYSIS

Property Eligibility: Contributing Property, North Slope Historic District
Rehabilitation Cost Claimed: $61,347.08
Assessed Improvement Value Prior to Rehabilitation: $182,400
Rehabilitation percentage of assessed value: 34%
Project Period: January 2012 to May 2012 (5 months)
Appropriateness of Rehabilitation: Work was interior

RECOMMENDATION

Staff has reviewed the itemized expense sheet and recommends approval of this application in the amount of $61,347.08. The Commission normally reviews these applications after October of the application year, but this is not a requirement. If approved, the STV will be in effect from 2015-2025.
BOARD BRIEFING

AGENDA ITEM 5A: 1239 E 54TH STREET (JM Hendrickson Homestead)

Ryan Wilson

BACKGROUND

J. M. Hendrickson Homestead property, designated on November 12, 2011, is a 1.4 acre portion of a historic homestead that originally was settled in 1922 as a homestead farm. The farm originally consisted of 4.95 acres, and was designated with the existing craftsman style farmhouse, garage and barn. In the fall of 2012, the owner requested feedback on a proposal to subdivide and develop a significant portion of the open space on the property due to unforeseen financial concerns.

On May 8, 2013, following a Public Hearing, the Commission forwarded a recommendation to City Council to change the boundaries of the historic designation, leaving approximately 1.4 acres under historic designation and removing historic designation from the remaining portion of the property, in order to allow the subdivision and development of that portion.

The entire property is currently for sale. Under the City of Tacoma land use regulations, the property can only be replatted once every five years, thus making it infeasible to subdivide the property into two parcels and then sell the remainder to be platted into residential lots.

This is a briefing and feedback request for a potential development on the vacant area that will potentially overlap the historic boundaries by 30”~.

BOARD BUSINESS

This is time set on the agenda for general discussion and updates relating to Marketing and Events Committee activities and Preservation Month planning.
# Application and Certification of Special Valuation on Improvements to Historic Property

## I. Application

<table>
<thead>
<tr>
<th>Property Owner: CHRISTOPHER L. &amp; THERESA L. BERMAN</th>
<th>Parcel No./Account No: 2037220030</th>
</tr>
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<tbody>
<tr>
<td>Address: 88 LAKE LOUISE DR, SW, LAKEWOOD, WA 98498</td>
<td><strong>PHONE</strong> 253-581-6614</td>
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<tr>
<td>Legal Description: Section 32 Township 21 Range 03 Quarter 32, New Tacoma E1/2 of L1, L3 B 3722 Inc. Part Alley Vic.</td>
<td></td>
</tr>
<tr>
<td>Property Address (Location): 720 North 16th St, Tacoma WA 98403</td>
<td></td>
</tr>
<tr>
<td>Describe Rehabilitation:</td>
<td></td>
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</tbody>
</table>

- **County:** PIERCE
- **Property is on:** (check appropriate box) National Historic Register
- **Building Permit No:**
- **Date:**
- **Jurisdiction:**
- **Rehabilitation Started:** January 9, 2012
- **Date Completed:** May 10, 2012
- **Actual Cost of Rehabilitation:**

## Affirmation

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.

I/We hereby certify that the foregoing information is true and complete.

**Signature(s) of All Owner(s):**

[Signature]

[Signature]

## II. Assessor

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.

Assessed value exclusive of land prior to rehabilitation: **$182,400**

**Date:** 1-7-14

[Signature]

Assessor/Deputy

---

For tax assistance, visit [http://dor.wa.gov](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)
I/We, Christopher & Theresa Berryman, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.

Theresa Berryman / Chris Berryman

Applicant Name / Co-Applicant Name

Theresa Berryman / Chris Berryman

Applicant Signature / Co-Applicant Signature

STATE OF WASHINGTON  )
County of Pierce  ) ss.

On this 7th day of January, 2014, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

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

[Notary Public]
State of Washington
Pam Stephen-Jordan
Commission Expires 04-01-17

Pam Stephen-Jordan
NOTARY PUBLIC
Printed Name: Pam Stephen-Jordan
Residing at Tacoma
My commission expires 4-1-2017
<table>
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<tr>
<th>Description</th>
<th>Materials</th>
<th>Labor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vinyl in bathrooms, ft² Laminate flooring in kitchen/laundry and carpet in</td>
<td>6,294.47</td>
<td>2,553.00</td>
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<td>remaining areas.</td>
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</tr>
<tr>
<td>Install all new floor coverings including:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paint all walls, ceilings and trim.</td>
<td>2,435.90</td>
<td>1,283.00</td>
</tr>
<tr>
<td>Replace and repair original bathroom mirror.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hardware, install new crown and trim in kitchen.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clean and reinstall original trim as possible; install new master bathroom</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jamb and door; reinstall original.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purchase and install new kitchen cabinets, window seat and countertops.</td>
<td>8,689.26</td>
<td>6,960.00</td>
</tr>
<tr>
<td>Rock walls and ceilings as needed, remove wallpaper and repair walls.</td>
<td>53.03</td>
<td>54.64</td>
</tr>
<tr>
<td>Insulate ceilings and walls as possible, seal to listen at movement.</td>
<td>10,820.00</td>
<td>8,880.00</td>
</tr>
<tr>
<td>Install new fire and CO2 alarms.</td>
<td>1,003.41</td>
<td>1,301.41</td>
</tr>
<tr>
<td>Remove knob and plate, vanity, medicine wall, and bathroom circuits.</td>
<td>3,049.00</td>
<td>3,049.00</td>
</tr>
<tr>
<td>Repair and install new fixtures.</td>
<td>2,125.00</td>
<td>2,125.00</td>
</tr>
<tr>
<td>Add trim as possible.</td>
<td>785.00</td>
<td>785.00</td>
</tr>
<tr>
<td>Frame in new laundry closet and half niche.</td>
<td>2,210.00</td>
<td>2,210.00</td>
</tr>
<tr>
<td>Kitchen/dining room partition wall ceiling and wall coverings; carpet</td>
<td>573.00</td>
<td>573.00</td>
</tr>
<tr>
<td>throughout our apartment.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remove the following: Kitchen and bathroom cabinets and floor coverings</td>
<td>7,460.00</td>
<td>7,460.00</td>
</tr>
</tbody>
</table>

TOTAL: $61,473.08