

Members

Kevin Bartoy, Chair
Roger Johnson, Vice Chair
Jennifer Mortensen
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Office Assistant

Date: November 13, 2019
Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248
Time: 5:30 p.m.

- 1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
- 2. **ROLL CALL**
- 3. **CONSENT AGENDA**
 - A. Excusal of Absences
 - B. Approval of Minutes: 10/23/19
 - C. Administrative Review:
 - 28022 North Carr—paint change
- 4. **DESIGN REVIEW**

A. 507 South Ainsworth (Wedge Neighborhood Historic District) <i>Remodel/New Garage</i>	Kesh Chavda, Kesh Design Lines LLC	10 mins
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- 5. **BOARD BRIEFINGS**

A. 506 North L Street (North Slope Historic District)	Son Riu, Owner	10 mins
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- 6. **PRESERVATION PLANNING/BOARD BUSINESS**

A. Amendments to the Guidelines, Bylaws, and Inventory	Staff	5 mins
B. Events & Activities Update	Staff	5 mins
- 7. **CHAIR COMMENTS**

Next Regular Meeting: December 11, 2019, 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 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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MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Office Assistant

Date: October 23, 2019

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

Commission Members in Attendance:

Kevin Bartoy, Chair
Roger Johnson, Vice-Chair
Marshall McClintock
Jennifer Mortensen
Lysa Schloesser
Carol Sundstrom
Holly Stewart

Commissioner Members Excused:

Alex Morganroth
Jeff Williams

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:37 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

Agenda was approved as submitted.

a. Excusal of Absences

- Alex Morganroth
- Jeff Williams

b. Approval of Minutes: 9/25/2019

The minutes of the meeting on 9/25/2019 was approved as submitted.

4. SPECIAL TAX VALUATION

Mr. McKnight and Ms. Hoogkamer read the staff report, prepared for the eight following properties, as provided in the packet.

- 812 North 11th St. (North Slope Historic District)
- 2105 South C St. JD Aubrey Wagon & Auto Works (Individual Landmark)
- 2109-2115 South C St., Hunt-Mottett Warehouse (Individual Landmark)
- 2112 Pacific Avenue (Union Depot/Warehouse Historic District)
- 565 Broadway, Elks Temple (Old City Hall Historic District)
- 1101 A St., Suite 3, Perkins Building (Individual Landmark)
- 1102 A St., Federal Building (Individual Landmark)
- 1115 N. 11th St. (North Slope Historic District)

Michael Sullivan, Artifacts Inc., remarked that he had never seen such high use of the Special Tax Valuation (STV) in a single year. The STV program did not only provide incentives for preservation of historical buildings, but in doing so

also contributed to resolving housing needs without damaging neighborhoods.

Commissioner Mortensen was glad that the Tacoma residents utilized the STV, adding that tax credits from different governmental levels were valuable tools to preserve and develop historic projects.

Commissioner Schloesser made a motion:

- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 812 North 11th Street, in the amount of \$925,749.39."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2105 South C Street, in the amount of \$402,874.60."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2109-2115 South C Street, in the adjusted amount of \$8,561,018.46."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2112 Pacific Avenue, in the amount of \$849,455.04."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 565 Broadway, in the amount of \$34,558,225.52."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1101 A Street, Suite 3, in the amount of \$314,407.56."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1102 A Street, in the amount of \$1,088,821.37."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1115 North 11th Street, in the amount of \$350,433.64."*

Commissioner Mortensen seconded the motion. It passed unanimously.

Mr. McKnight informed the Commission that the next step would be to draft up paperwork for signatures from the Chair and property representatives.

5. BOARD BRIEFINGS

a. 711-25 East 25th Street, Carman Manufacturing (Individual Landmark)

Ms. Hoogkamer read the staff report as provided in the packet.

Mr. McKnight added that, from the nomination form provided to the Commission at the meeting, the building had been clad at some point with blue steel cladding and the windows had been moved before it was on put on the Register; there were some areas of unknown integrity, and the true façade underneath was unknown in many cases.

Mr. Eide presented the proposed changes to the building.

Commissioner Mortensen expressed concern over the removal of windows and siding, stating that such changes would change the appearance and historic nature of the building. Chair Bartoy agreed with Commissioner Mortensen's comment. The Commission recommended keeping the existing window openings and putting in glass panels. Commissioner McClintock suggested a site visit once the outer layer has been removed. Commissioner Sundstrom would like to see a more historical design and material for the siding, such as horizontal drop siding. Chair Bartoy thanked Mr. Eide for taking time and effort to invest in the building and working with the Commission.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. Amendments to the Guidelines, Bylaws, and Inventory

Mr. McKnight reported to the Commission that the following couple meetings would be dedicated to discussing proposed changes to the Bylaws and design guidelines, specifically regarding Accessory Dwelling Units.

Commissioner McClintock added that the demolition penalty of historic structures also needed reviewing.

b. Events & Activities Update

The 6th Annual Holiday Heritage Swing Dance on November 8th expects over 100 attendants. Ms. Hoogkamer provided more details on the food, band, and performers for the event.

The last lecture of the Historic Preservation Lecture Series, titled “Oral History and Race in Tacoma” by Professor Andrew Gomez, will take place on November 14th.

7. CHAIR COMMENTS

The meeting was adjourned at 6:55 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>*



STAFF REPORT

November 13, 2019

DESIGN REVIEW

AGENDA ITEM 4A: 507 South Ainsworth (Wedge Neighborhood Historic District)

Kesh Chavda, Kesh Design Lines LLC

BACKGROUND

Built in 1911, this is a contributing structure in the Wedge Neighborhood Historic District. The Landmarks Preservation Commission was briefed on this project on October 9, 2019. Due to Land Use and Building Code conflicts, the proposed second story deck and basement window wells have been removed. The applicant will provide updated plans during the meeting. The project includes the replacement of non-historic windows with new wood windows and matching trim, in-kind siding repair, and a new 13'-9"x20'-8"garage. During the briefing, the Commission expressed no concerns about the proposed garage.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

The following standards apply to this proposal:

Wedge Neighborhood Historic District Design Guidelines

- **Windows**

- **Exterior Siding and Materials and Porches**

- **Guidelines for Porches**

- **Garages & Parking and New Construction**

ANALYSIS

1. This property is a contributing structure in the Wedge Neighborhood Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The non-historic windows are being replaced with new wood windows.
3. The siding is being repaired in-kind.
4. The porch is being repaired in-kind.
5. The proposed garage meets the design guidelines for garages and new construction.

RECOMMENDATION

Staff defers recommendation pending the submittal of updated plans.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 507 S. Ainsworth, as submitted.

Recommended language for deferral:

I move that the Landmarks Preservation Commission defer the application for 507 S. Ainsworth, pending submittal of [cite additional information needed to review application].

Recommended language for denial:

I move that the Landmarks Preservation Commission deny the application for 507 S. Ainsworth, based on the following [cite design guidelines.]

BOARD BRIEFINGS**AGENDA ITEM 5A: 506 North L Street (North Slope Historic District)**

Son Riu, Owner

BACKGROUND

Built in 1900, this is a contributing property in the North Slope Historic District. The Landmarks Preservation Commission conducted a site visit on July 24, 2019. The applicant is seeking feedback on the attached proposal to rehabilitate the deteriorated structure to include multiple units (the applicant is working with Land Use regarding the number of legal units). The proposal includes replacement of the siding with Strand Wood Siding, new Milgard Ultra Series fiberglass windows, new deck, and new fiberglass doors.

During the exploratory demolition, four stone pillars on the front porch fell down due to structural inadequacies. Most other architectural details have been removed.

The owner received a Notice of Violation from the City on 9/23/19 for “extensive remodeling without a permit.”

ACTION REQUESTED

This is an informational briefing for Commission feedback. No action is requested.

PRESERVATION PLANNING/BOARD BUSINESS**AGENDA ITEM 6A: Amendments to Guidelines, Bylaws, and Inventory**

Staff

Once annually, the Commission may review and amend Commission bylaws and district guidelines and inventories,. The proposed changes include the following:

Inventory

No proposed changes.

Design Guidelines

Adopt updated district design guidelines that include language on Detached Accessory Dwelling Units and solar panels, specifically:

Recommendations for Detached accessory dwelling units:

- New DADU buildings should follow the same guidelines as new construction as well as “garages and parking.”
- Vinyl windows are not allowed for DADU conversions in existing accessory buildings

**Note that the following zoning currently applies to DADUs:*

1. Cannot be taller than the primary structure, and can be a maximum of 18’ tall for standalone DADU structures, 20’ tall if over a garage, and 15’ tall in VSD zones.
2. Size of DADUs is limited to:
 - No more than 15% of the lot area.
 - No more than 85% of the living area of the primary structure or dwelling.
 - No more than 1,000 square feet.

The language should be finalized by the December 11th meeting, to set a public hearing date for January 8th.

AGENDA ITEM 6B: Events & Activities Update

Staff

2019 Events

1. 6th Annual Holiday Heritage Swing Dance: Recap
2. Lecture Series:
 - I. Professor Andrew Gomez: Oral History and Race in Tacoma (5:30pm @ Honey at Alma Mater, November 14th)

2020 Events

1. Forum 2020: Preservation Coast to Coast (July 22-26th)

Program of Work:

Specifications of Materials and Finishes:

Building/Roofing Information

Roof Height:

Roof Pitch: 4

Roof Material: Comp.

Size of Construction: 0

Proposed Material:

Wood Painted

Exterior Material:

Wood

Window Information

Window Types:

Refurbish existing windows.

Match existing if replacement needed

Window Trim:

Wood to match existing

Window Material:

Wood

Window Locations:

Mainly front of property

Door Information

Door Types:

As detailed in drawing.

Match as close as possible to archive picture from 1959

Door Materials:

Wood

Door Locations:

Front Entry

Sign/Awning Information

Existing Signage: No

Sign Dimensions:

Sign Material:

Logo and Letter Size:

Lighting Specifications:

Removing or Relocating Signage:

Method of Attachment:

PROJECT TEAM

OWNER:
Troy Jones
Tel: 425 417 1541
email: Troyjones@gmail.com

DESIGNER:
Kesh Design Lines LLC
Tel: 425 344 9906
email: kesh@keshdesignlines.com

ENGINEERING:
As Needed

CONTRACTOR:
As Needed
Tel: 206 854 6331
email:

PROPERTY DETAILS

ADDRESS:
507 Ainsworth Ave
Tacoma WA 98405

LEGAL DESCRIPTION:
AINSWORTH ADD TO TACOMA M T L 4 B 311
Plat Block:
Flat Lot: 14

Township: 20 Range: 03 Section: 05 Quarter: 22

USE CODE: 1101-Single Family Dwelling
ZONING:

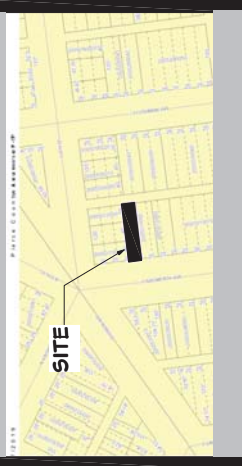
LOT SIZE: 3,000 Sq. Ft. (120' x 25')

PARCEL ID: 2002310240

INDEX OF DRAWINGS

- 1- SITE PLAN
- 2- NOTES
- 3- AS BUILT & PROPOSED - BASEMENT
- 4- AS BUILT & PROPOSED - MAIN FLOOR
- 5- AS BUILT & PROPOSED - UPPER FLOOR
- 6- PROPOSED GARAGE REBUILD
- 7- PORCH DECK & RAILINGS DETAIL

VICINITY MAP



SITE DATA

LOT SIZE: 3,000 SF

EXISTING STRUCTURE: 1,644 SF

2 STORY: 1,644 SF

BASEMENT (UNFINISHED): 660 SF

FRONT PORCH: 120 SF

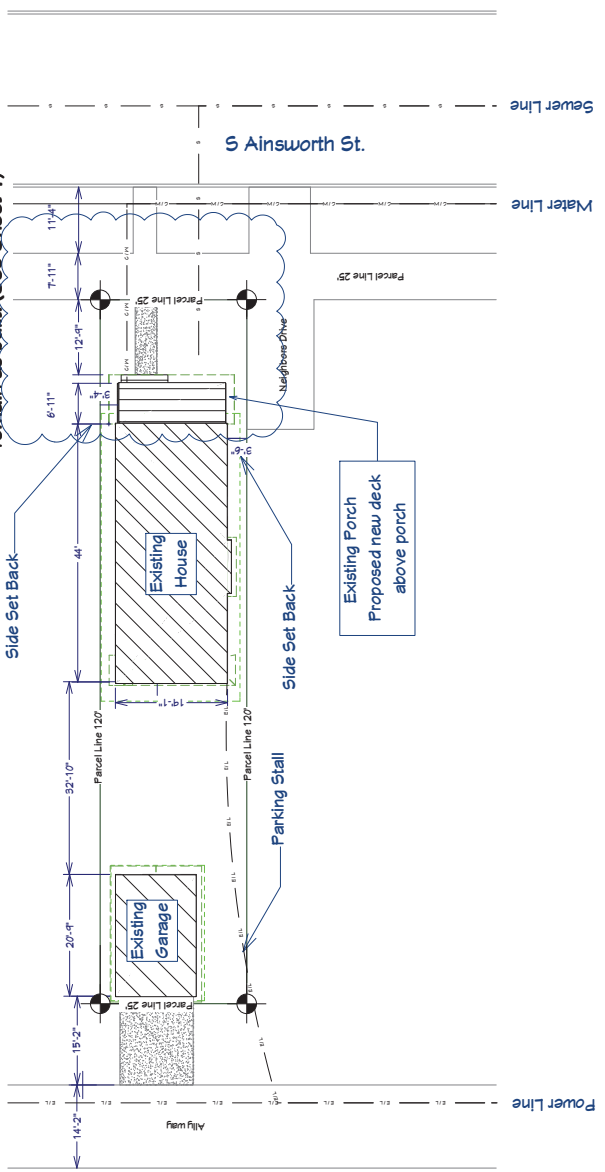
DETACHED GARAGE: 280 SF (Proposed Rebuild)

No Change proposed to sq. ft.

IMPERVIOUS SURFACES:
UNCHANGED

Existing building is in a designated Historic neighborhood. Some of the original features are in need of renovation but windows have been replaced that do not fit in with the character of the property. The remodel will mainly consist of repairing any rotted/drotting or damaged wood on the exterior (mainly siding). Exterior painting and front porch repairs. Proposed on the porch is to add above a deck with railings. Also the front left window to remain and refurbished right window to be replaced with a narrow wood french door within existing header width. There are houses in the area that have the deck & railing feature which will maintain (as close as possible) the original character of the building as well as the neighborhood.

Railings to be installed above existing Porch Set backs are to remain as built. (See Sheet 7)



SITE PLAN
SCALE: 1" = 10'-0"



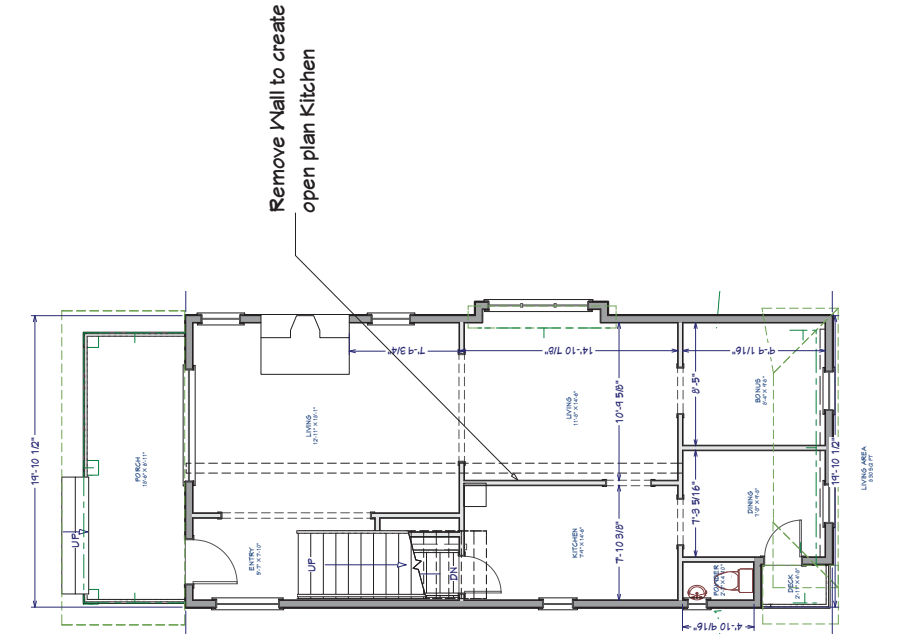
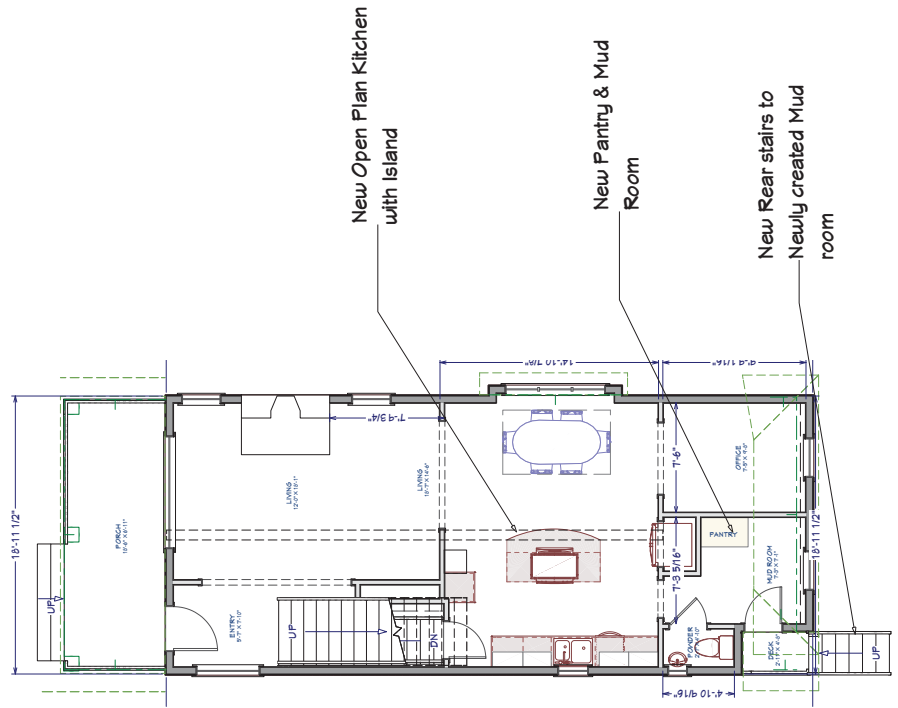
SHEET NUMBER

DATE: 09.17.19
DRAWN BY: K.C.

TROY JONES
AINSWORTH REMODEL
507 Ainsworth Ave Tacoma WA 98405

SITE PLAN
SCALE: 1" = 10'-0"

KESH DESIGN LINES LLC
425 344 9906



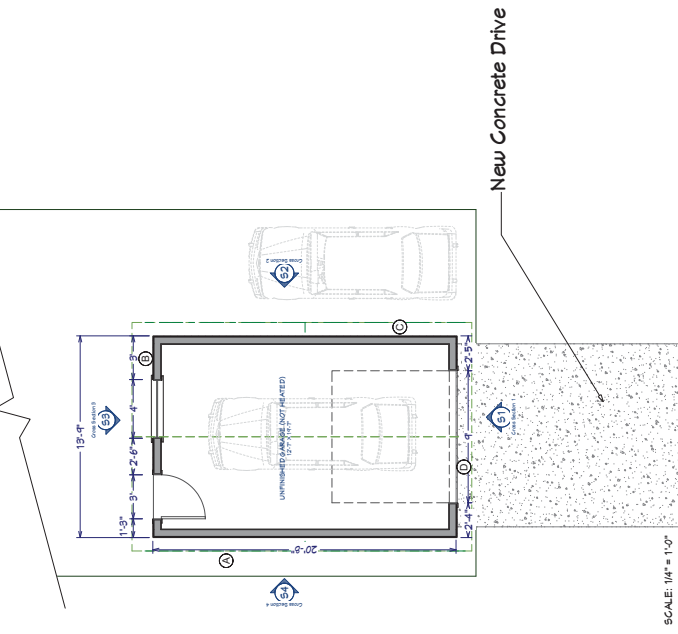
PROPOSED MAIN FLOOR

AS BUILT MAIN FLOOR

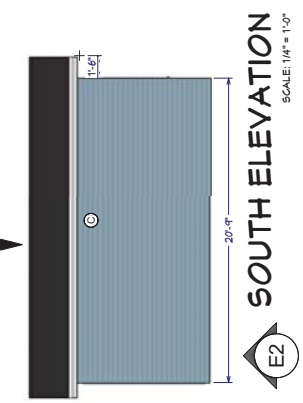
AS BUILT & PROPOSED - MAIN FLOOR
SCALE: 1/4" = 1'-0"



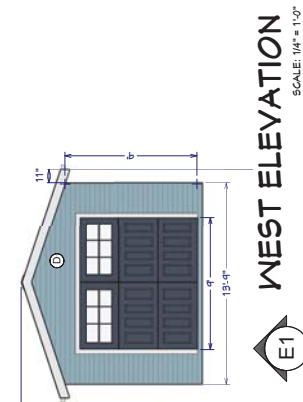
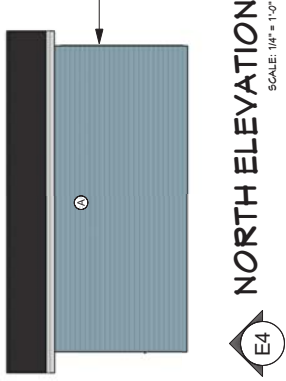
CONFORMANCE PATH PREScriptive:
International Residential Code 2015
(IRC 2015)
with WA State Amendments



EXTERNAL WALL CONSTRUCTION: SECTION R601
R602.4.3
2 LAYERS OF 1/2" GYP BOARD OVER 1/2" PAPER UNDERLAYMENT - TABLE R602.1.1(1)
5/8" NOM. PLYWOOD SHEATHING
2x12 MANUFACTURED TRUSSES @ 24" O.C. Per TABLE - R602.11



TYPICAL NEAREST WALL CONSTRUCTION:
EXT. SIDING PER ELEVATION
CONT. AIR/VAPOR BARRIER
1/2" NOM. PLYWOOD SHEATHING
2x4 HFR2 STUDS @ 16" O.C.
UNFINISHED INTERIOR



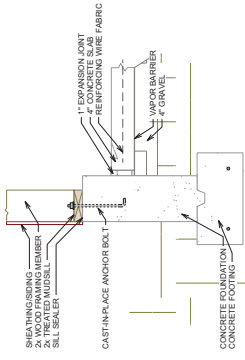
Roof Truss Details

- Per R802.10 Wood Trusses**
- ATTC NOTATION:
AREA 1-200
1. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP.
 2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATION.
 3. ALL TRUSSES WILL NOT BE RECALCULATED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
 4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR PROVIDE GABLE VENTS ALL
 5. NEW RELANDS SHALL BE HELD DOWN FROM THE TRUSS BOTTOM CHORD BY STRAPS AS TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BREAK ON THE WALL.
 6. ALL CONNECTIONS OF JOISTS SHALL BE ON HP TRUSSES TO MAINTAIN ORDER OF FINISHING OF JOIST MANUFACTURE.
 7. ALL ROOF FRAMING 24" O.C.
 8. ALL ROOF PITCH 4:12
 9. JOISTORS TRUSS CEILING PITCH 2:12.
 10. TRUSSES MANUFACTURED BY (TO BE DETERMINED)
 11. ALL OVERHANGS 16".

Braced Wall Details

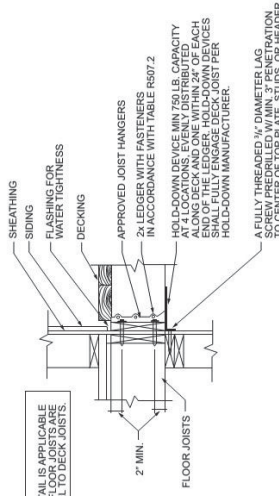
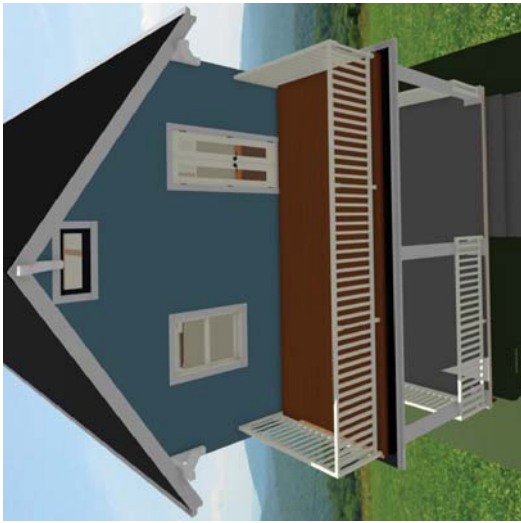
BRACED WALL PANELS A, B, C & D:
Per IRC 602.10.5 Continuous Plywood Sheathing Overlap sheathing at corners
FASSTERNERS: 16d Box (3 1/2" x 0.135") 12" O.C. face nail
Per IRC Fastening Schedule Table R602.3(1)

Foundation & Wall Details



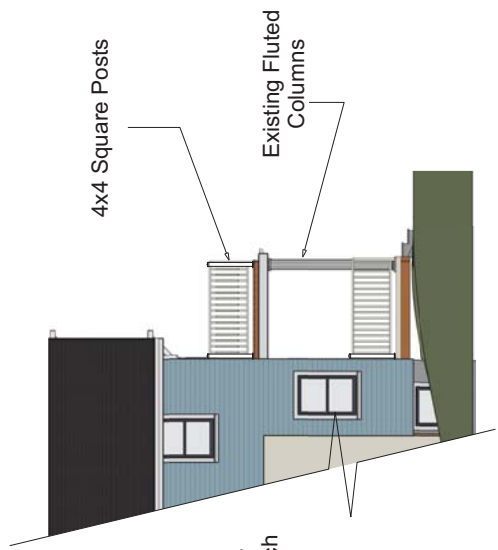
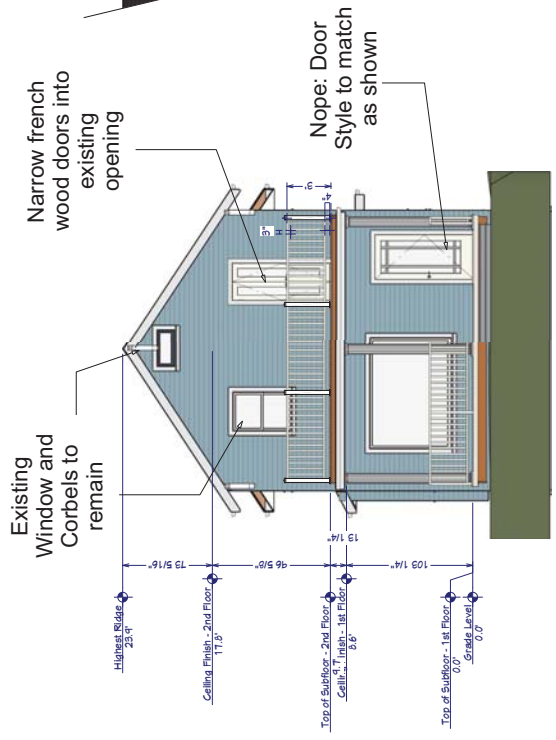
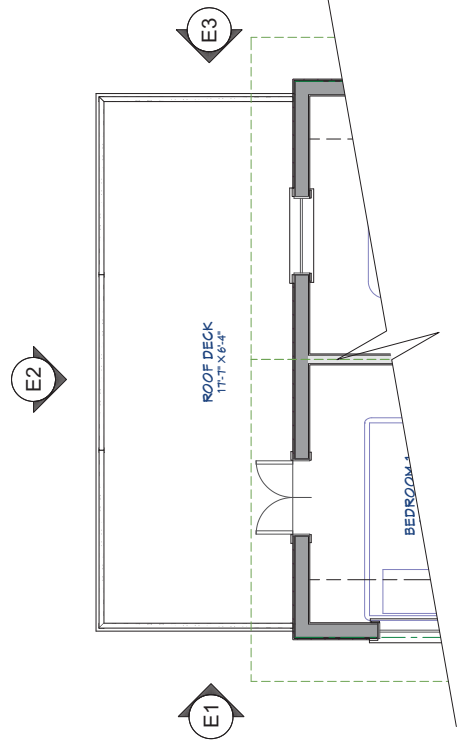
Concrete Slab at Garage Foundation

PROPOSED RE BUILD GARAGE

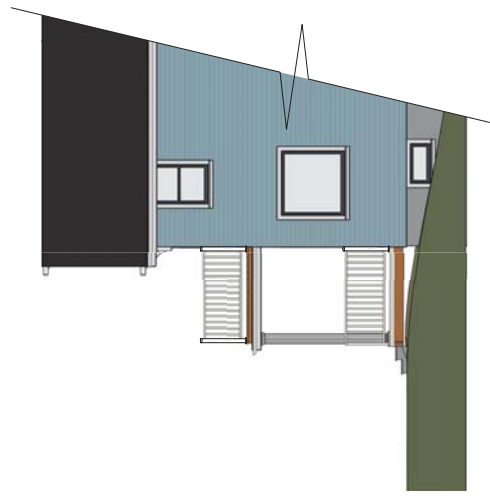


Waterproof Deck
Deck Anchored to Wood Wall: Upper Floor

NOTE: THIS DETAIL IS APPLICABLE TO DECK JOISTS PARALLEL TO DECK JOISTS.

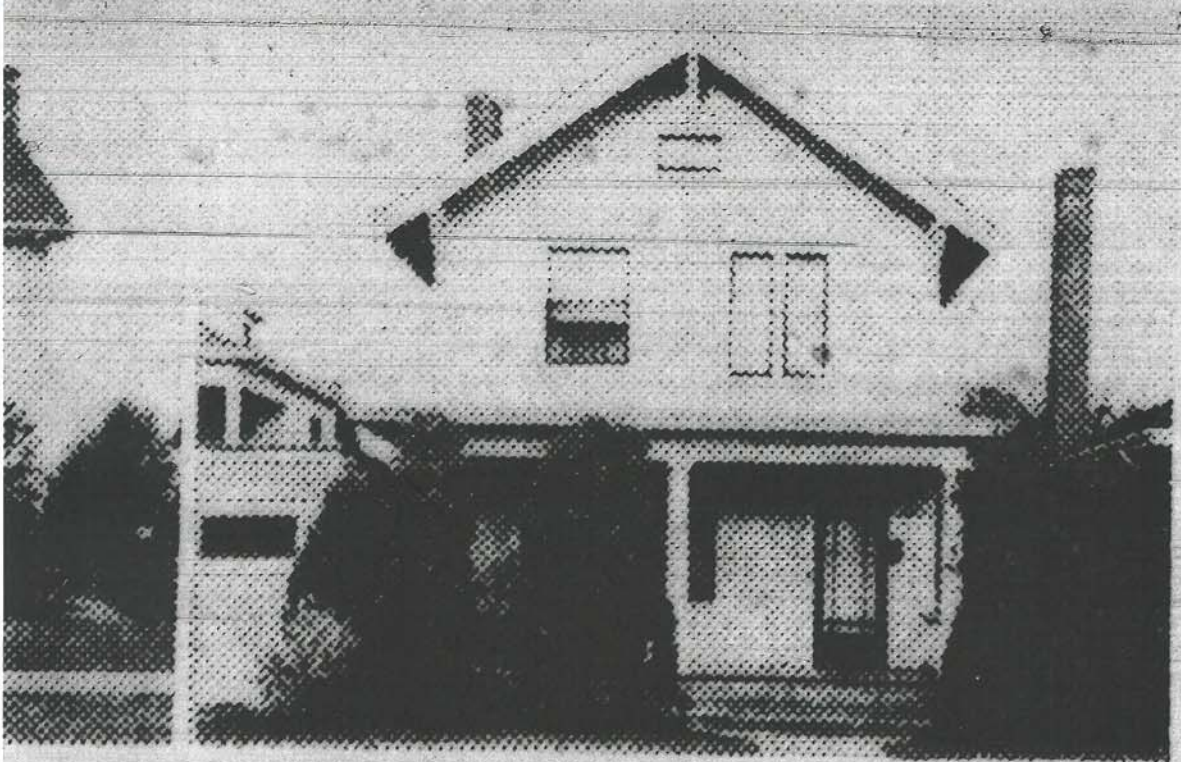
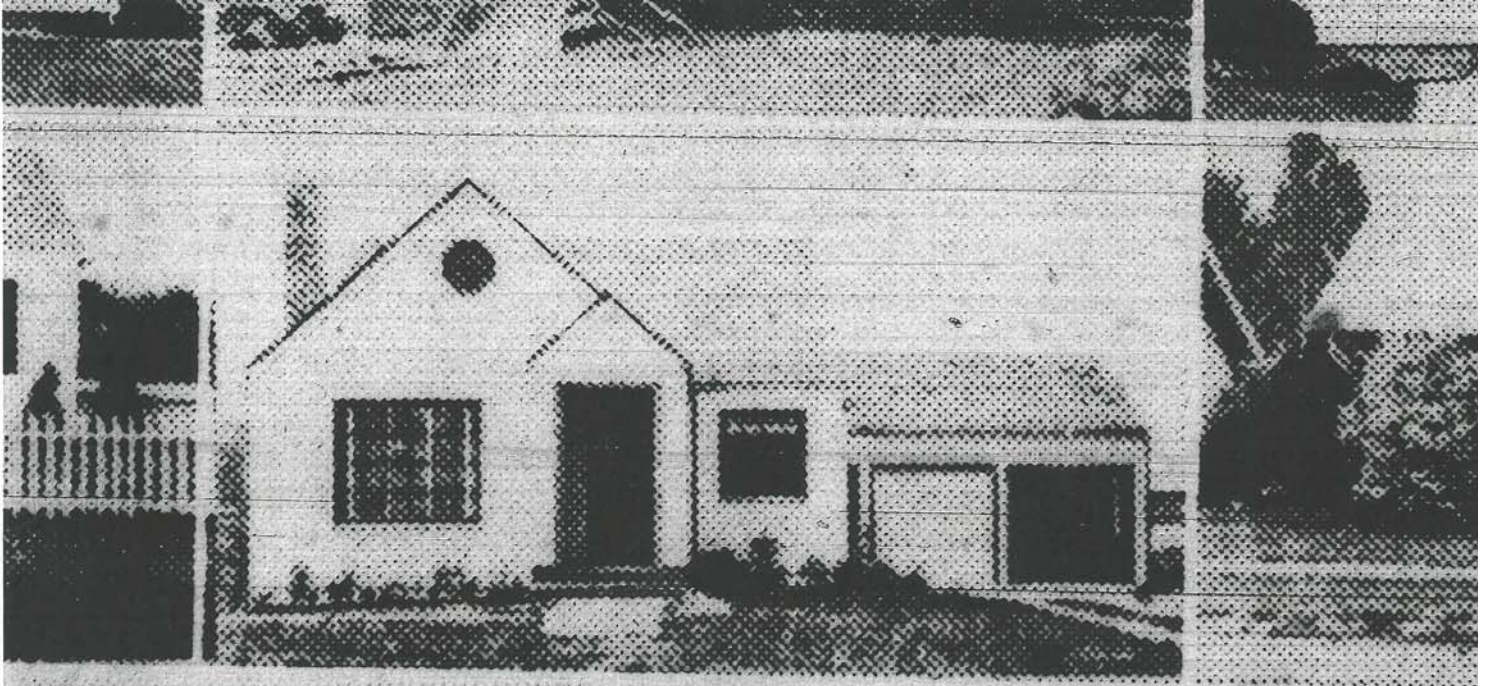


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"



W. B. S
 street, so
 William
 street, so
 Meyers.

Third
 North 30
 Sudwick
 North 26
 Archibal
 North St
 Anderson

Fourth
 North 1
 Krisman
 East 40th
 cis to Fl
 36th stre
 han to V
 Bottom
 worth a

TNT 08/27/1959 p. A8

uilding
 rge D.
 of the
 row,
 South
 rth B.
 3421

North 22nd street, sold to A. E.
 Mulligan; 3412 North 24th street,
 sold by J. F. Hendry to Neal Greg-
 ory.

Second row from top, left to
 right—5309 North 45th street, sold
 by the Prudential Insurance Co. to

Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

APPLICATION FOR DESIGN REVIEW

Permit Number: HDR19-0016

PROPERTY INFORMATION

Building/Property Name:	506 N. L Street / Tacoma / WA / 98403
Building/Property Address:	506 N L ST
Historic/Conservation District:	North Slope
Applicant's Name:	
Applicant's Address:	,
Applicant's Phone:	
Applicant's Email:	
Property Owner's Name:	201906WY-18 LLC
Property Owner's Address:	

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Commercial
Type of Work:	Other Major Work
Estimated Valuation:	75000

Application Checklist

Features to be Modified:

- Windows - Replacement of existing single pane aluminium windows. Replace with fiberglass windows
- Siding - Removal of existing asphalt siding, replace with fiber cement siding
- Deck
- Front Door

Program of Work:

Specifications of Materials and Finishes:

Deck Railings - TimberTech Reserve Rail

<https://www.timbertech.com/products/railing/reserve-railing>

Building/Roofing Information

Roof Height:

Roof Pitch:

Roof Material:

Size of Construction:

Proposed Material:

Deck Railings - TimberTech Reserve Rail
<https://www.timbertech.com/products/railing/reserve-railing>

Exterior Material:

LP SmartSide - Smooth Finish
<https://lpcorp.com/products/exterior/siding-trim/products/lap-siding>

Window Information

Window Types:

Milgard Ultra Series Windows
<https://www.milgard.com/windows/ultra-series>

Window Trim:

LP SmartSide - Smooth Finish
<https://lpcorp.com/products/exterior/siding-trim/products/trim-fascia>

Window Material:

Fiberglass

Window Locations:

Multiple

Door Information

Door Types:

Masonite
<https://residential.masonite.com/product-overview/exterior-doors/fiberglass-collections/heritage-door/>

Door Materials:

Smooth Fiberglass

Door Locations:

Front of home facing North L Street

Sign/Awning Information

Existing Signage: No

Sign Dimensions:

Sign Material:

Logo and Letter Size:

Lighting Specifications:

Removing or Relocating Signage:

Method of Attachment:

Materials List - 506 North L Street / Tacoma / WA / 98403

Windows

Milgard Ultra Series Windows

Window Material - Fiberglass

<https://www.milgard.com/windows/ultra-series>

Window Trim

LP SmartSide - Smooth Finish

Siding Material - Wood strand

<https://lpcorp.com/products/exterior/siding-trim/products/trim-fascia>

Siding

LP SmartSide - Smooth Finish

Siding Material - Wood strand

<https://lpcorp.com/products/exterior/siding-trim/products/trim-fascia>

Trim

LP SmartSide - Smooth Finish

Siding Material - Wood strand

<https://lpcorp.com/products/exterior/siding-trim/products/trim-fascia>

Doors

Masonite

<https://residential.masonite.com/product-overview/exterior-doors/fiberglass-collections/heritage-door/>

Deck Railings

TimberTech Reserve

Rail <https://www.timbertech.com/products/railing/reserve-railing>

Deck Columns

Porch columns will be pressured treated 6x6 posts wrapped with LP SmartSide - Smooth Finish

<https://lpcorp.com/products/exterior/siding-trim/products/trim-fascia>

July 1, 2018



Front and rear when home was first acquired

Notes

- Siding of the home was covered in a grey asphalt siding
- Numerous windows were smashed out as a result of numerous years of neglect and squatters inhabiting the home.
- Several windows were previously replaced with single pane aluminum windows

July 14, 2019



Front and rear of home after asphalt siding removed.



Side of home showing aluminium windows and previously boarded up openings.





Areas of rot revealed after removal of asphalt siding

Notes

- After the removal of asphalt siding, there was an additional layer of siding.
- 2nd layer of siding consisted of long neglected wood shake siding on the upper portions of the home. Tongue-and-groove on the lower portions.
- Numerous penetration points with sizable areas of rot from decades of neglect.

August 20, 2019



Exploratory demolition of the front porch showed extensive rot.



Additional photo showing rot in the head beam

Notes:

There were 4 stone pillars across the front of the home that were very reluctantly removed. The pillars were not structurally sound and fell over when minimal lateral pressure was applied. Pillars were removed with very minimal effort in a matter of minutes with no demolition tools.

REV	DATE	DESCRIPTION
0	09/23/19	DESIGN SCHEMATICS

esign
 WWW.ESIGN.COM | 206.433.1111
 1929 BOTHELL WAY NE SUITE 400
 LAKE FOREST PARK, WA 98155

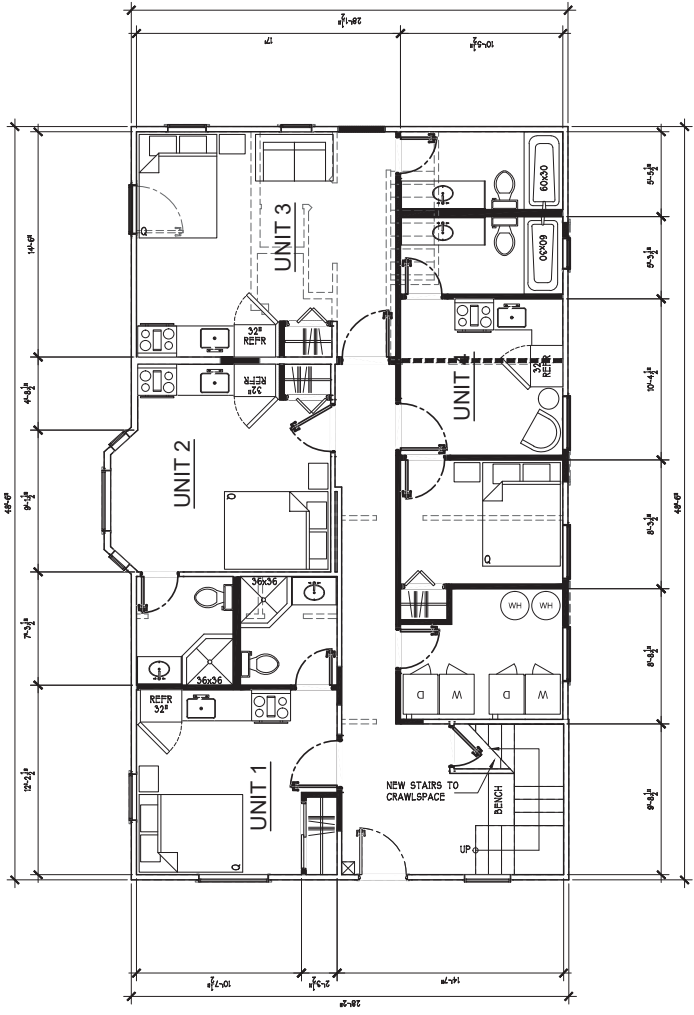
APPROVAL STAMP
 ENGINEER STAMP

A RESIDENTIAL REMODEL
 NORTH END TACOMA
 SON HSUNG RUI
 508 N.L ST
 TACOMA, WA 98403

SCHEMATIC DESIGN

JOB NO.	19172
DATE	09/23/19
PROJECT	RES
SCALE	1/8" = 1'-0"
SHEET	1 OF 2

LEGEND
 ——— NEW STUD WALL
 ——— EXISTING WALL TO REMAIN
 - - - - - DEMOLISHED NON-BEARING WALLS (DASH)



MAIN FLOOR PLAN - PROPOSED
 22x34: SCALE 1/4" = 1'-0"
 11x17: SCALE 1/8" = 1'-0"

REV	DATE	DESCRIPTION
0	09/23/19	DESIGN SCHEMATICS

esign
 WWW.ESIGN.COM | 206.433-1111
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ENGINEER STAMP

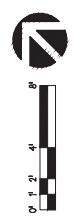
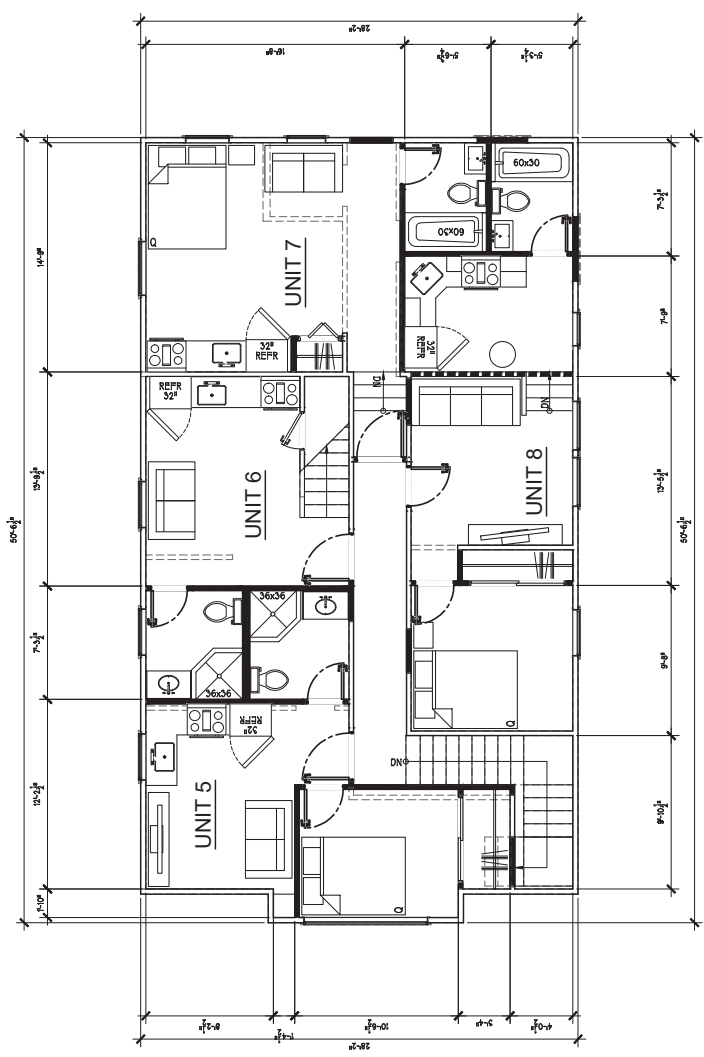
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 TACOMA, WA 98403

SCHEMATIC DESIGN

JOB NO.	19172
DATE	09/23/19
FILE SCALE	1/8" = 1'-0"
DATE	09/23/19
SHEET	2 OF 2

LEGEND

- NEW STUD WALL
- EXISTING WALL TO REMAIN
- DEMOLISHED NON-BEARING WALLS (DASH)



UPPER FLOOR PLAN - PROPOSED
 22x34: SCALE 1/4" = 1'-0"
 11x17: SCALE 1/8" = 1'-0"

REV	DATE	DESCRIPTION
0	09.23.19	DESIGN SCHEMATICS

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 TACOMA, WA 98403

SCHEMATIC DESIGN

DSB NO.	19172
DATE SCALE	1/17/20
FILE SCALE	20/20
SHEET	3 OF 2



LOFT FLOOR PLAN - PROPOSED

22x34: SCALE 1/4" = 1'-0"
 11x17: SCALE 1/8" = 1'-0"

REV	DATE	DESCRIPTION
0	09/23/19	DESIGN SCHEMATICS

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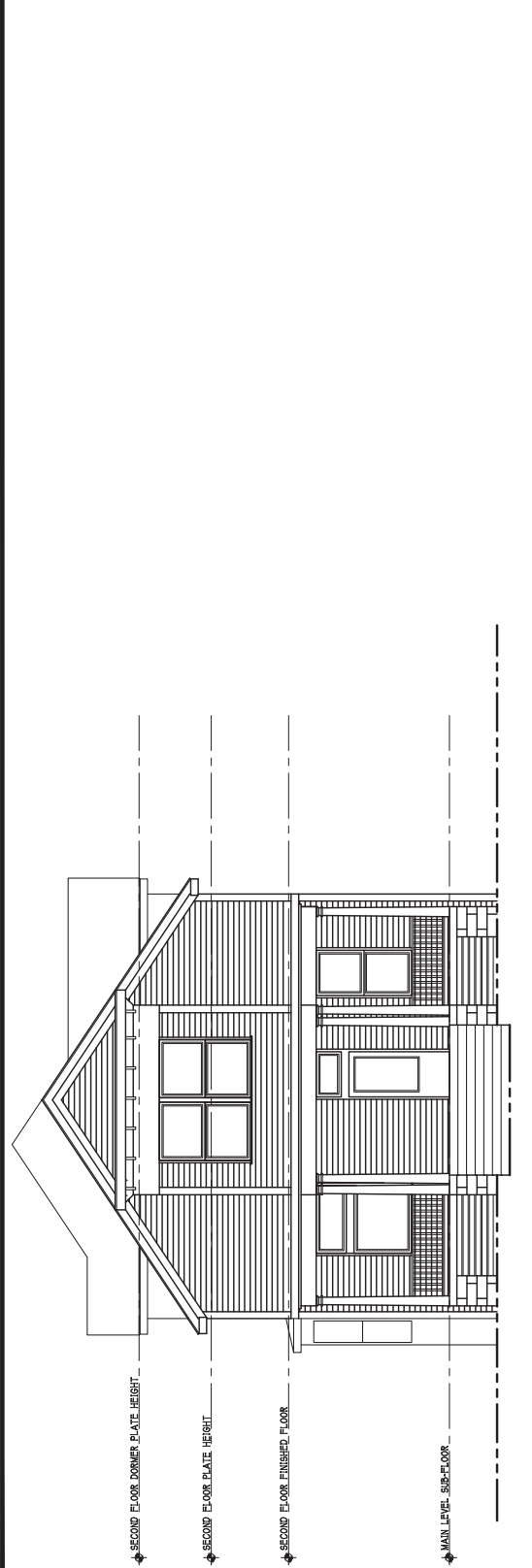
APPROVAL STAMP
 ENGINEER STAMP

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 NORTH END TACOMA
 SON HSUNG RUI
 508 N L ST
 TACOMA, WA 98403

ELEVATIONS

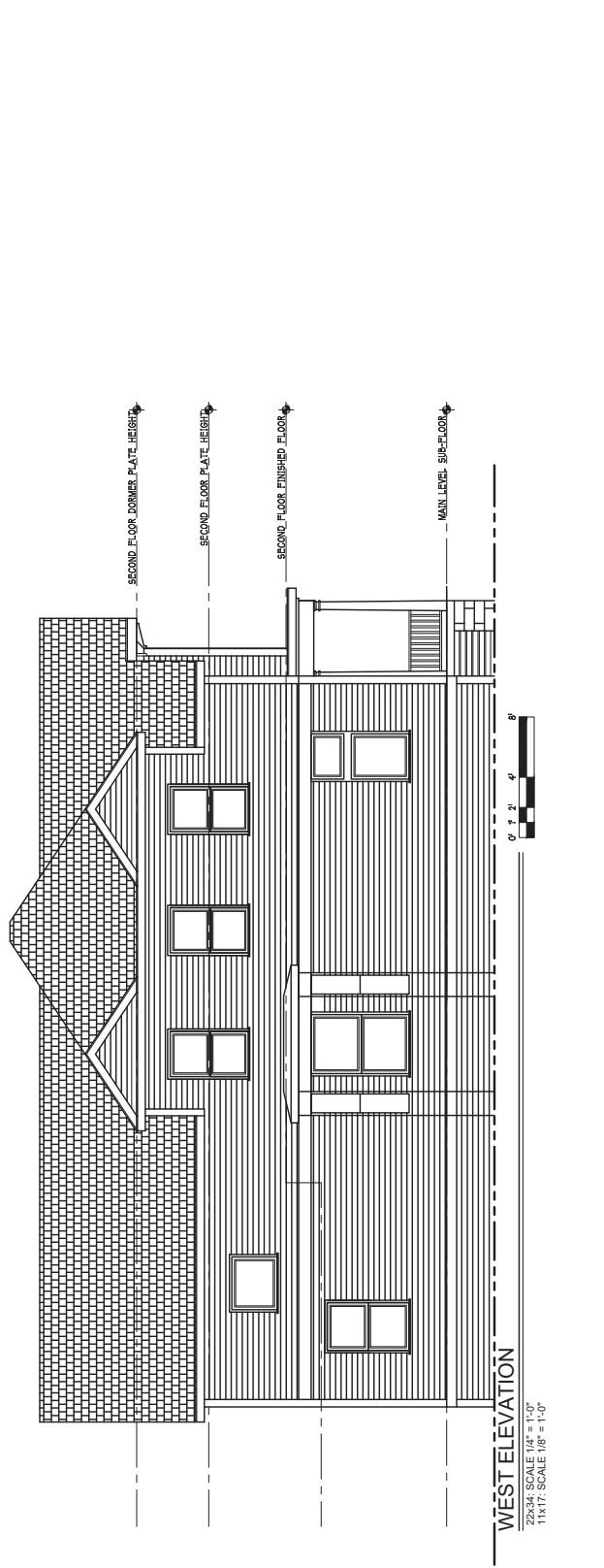
DSB NO.	19172
DATE	09/23/19
TITLE SCALE	1/8" = 1'-0"
DATE	09/23/19
SHEET	02 OF 2

A3.2



SOUTH ELEVATION

22x34: SCALE 1/4" = 1'-0"
 11x17: SCALE 1/8" = 1'-0"



WEST ELEVATION

22x34: SCALE 1/4" = 1'-0"
 11x17: SCALE 1/8" = 1'-0"

REV	DATE	DESCRIPTION
0	09/23/19	DESIGN SCHEMATICS

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APPROVAL STAMP

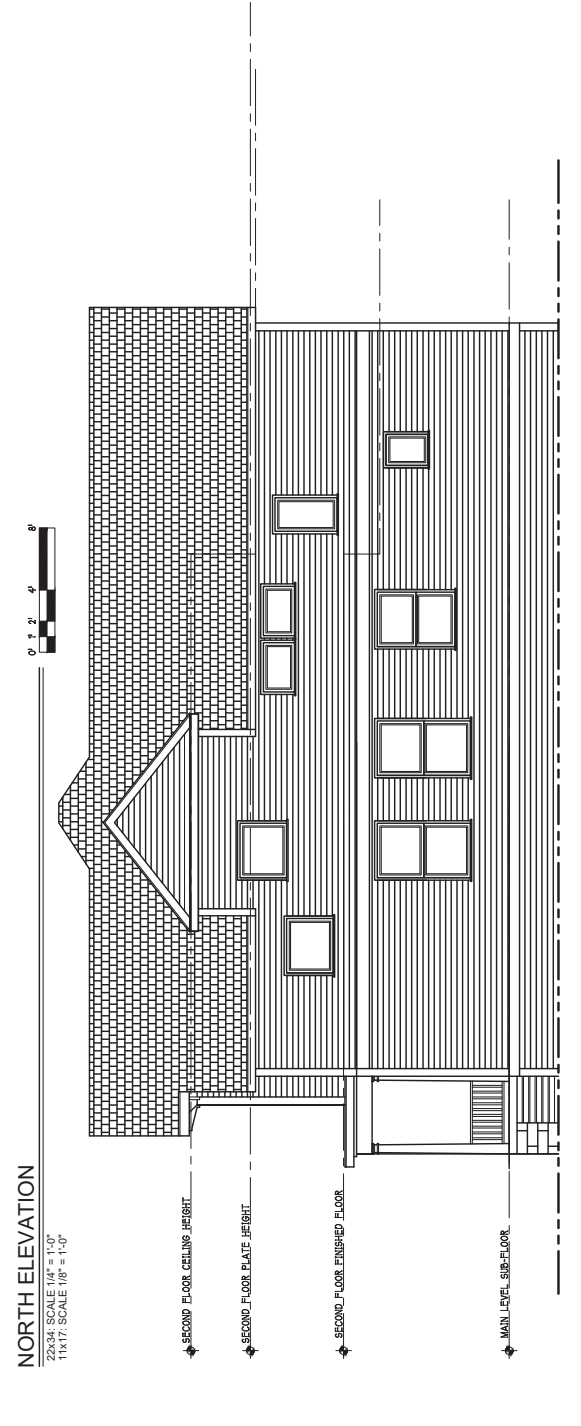
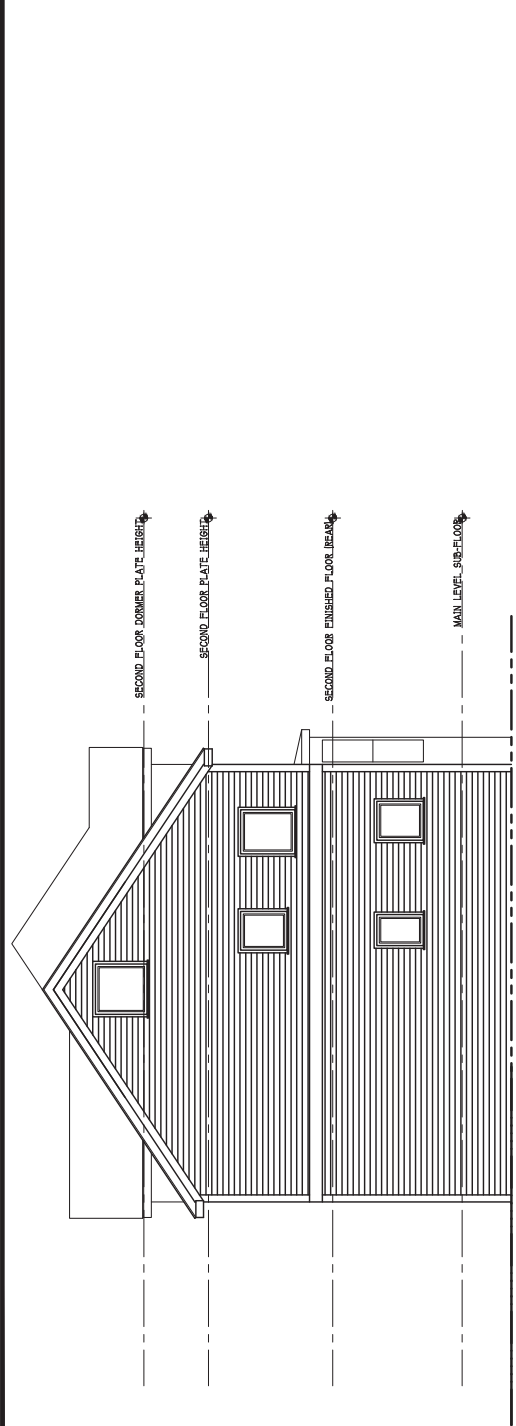
ENGINEER STAMP

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ELEVATIONS

DSB NO.	19172
FILE NO.	19172
FILE SCALE	20% OF 1"
SHEET	02 OF 2

A3.1







Broadening Horizons in Historic Preservation Lecture Series

The events are free and open to the public. For more information about the Tacoma's Historic Preservation Office events, visit us online at cityoftacoma.org/HPEvents



DIVERSITY IN HISTORIC PRESERVATION

Architect Claudia Kiyama, M.Arch

September 26 at 5:30 p.m.

Murray Board Room on UPS Campus
(1500 N. Warner St, Tacoma)



SUSTAINABILITY IN HISTORIC PRESERVATION

Professor Kathryn Rogers Merlino

October 10 at 5:30 p.m.

Honey Café
(1322 Fawcett Ave, Tacoma)



ORAL HISTORY AND RACE IN TACOMA

Professor Andrew Gomez

November 14 at 5:30 p.m.

Honey Café
(1322 Fawcett Ave, Tacoma)

For more information about the events or to request an interpreter or access accommodation, please contact Lauren Hoogkamer by email at landmarks@cityoftacoma.org or call (253) 591-5254.

The lecture series is sponsored by the City of Tacoma's Historic Preservation Office, Tacoma Historical Society and Historic Tacoma.

TACOMA HISTORICAL SOCIETY



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