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Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: April 13, 2022
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Mary Crabtree, Administrative Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in regards to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://zoom.us/j/84794178334>, or by dialing +1 (253) 215-8782 and entering the meeting ID 847 9417 8334 when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on April 13, or comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 4/13/22", and clearly indicate which agenda item(s) you are addressing.

	PAGE #	TIME
1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS		
2. ROLL CALL		
3. EXECUTIVE SESSION		
4. CONSENT AGENDA		
A. Excusal of Absences		
B. Approval of Minutes: N/A		
C. Administrative Review: 414 N. J St.; 1112 N. 4 th St.; Lincoln High School retaining wall; 511 N L St.		
5. DEMOLITION REVIEW		
A. Gault Middle School	Jim Dugan, Parametrix	11 15 m
6. DESIGN REVIEW		
A. 811 N. Ainsworth (North Slope Historic District) <i>New construction</i>	Anthony Guido	85 15 m
7. FINDINGS AND RECOMMENDATIONS		
A. College Park Historic District	Staff	105 30 m
8. BOARD BUSINESS/COMMUNICATION ITEMS		
A. Events & Activities	Staff	5 m
B. HP Month Preservation Awards discussion	Staff	10 m
C. Public Comment		117
9. CHAIR COMMENTS		

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STAFF REPORT

April 13, 2022

DEMOLITION REVIEW**AGENDA ITEM 5A: Gault Middle School, 1115 E DIVISION LANE***James Dugan, Parametrix***BACKGROUND**

The City of Tacoma has received a permit application to demolish the main 1926 structure at the Gault Middle School site, which requires review by the Historic Preservation Office per TMC 13.12.570. Upon staff review, the determination was made that the building may meet the criteria for listing on the Tacoma Register of Historic Places. Accompanying this permit request is a Historic Assessment Report for review by the Landmarks Preservation Commission. This report was previously presented to the Commission in 2021.

ABOUT THE PROPERTY

Constructed in 1926, Franklin B. Gault Middle School was designed by Tacoma architectural firm Mock and Hill. The present site includes the primary 1926 structure, as well as additions dating to 1943 and 1953 (two units), and annexes built 1973 (Science Building), 1982 (Gymnasium), 1986 (pool), and 1990. The Tacoma School District (TSD) is in the process of removing the structures and additions to the 1926 Gault Middle School structure and cleaning up the site. The Commission was briefed on these activities on May 26, 2021.

TSD is also in process of releasing a Request for Proposals for re-use and development of the Gault site, with a priority on reusing the main school building.

None of the structures on the site are historically designated. The school was considered a “high priority” for preservation according to the 2009 school survey done by Caroline Swope. Most recently, TSD commissioned a historic assessment report by Artifacts Consulting, which evaluated the significance of the buildings on the site. The report concluded that the principal 1926 building appears to be eligible for historic designation, but the 1943 and 1953 additions do not due to lack of significance and historic integrity.

The Historic Assessment Report completed by Artifacts Consulting is in the Board Packet materials, along with an aerial photo providing an overview of the site and proposed demolition activities.

REGULATORY BACKGROUNDCode Requirements

In October 2019, the City Council adopted a revised set of cultural resources regulations that were recommended by the Landmarks Preservation Commission and the Planning Commission. Among those recommendations was the establishment of a process for the review of demolition of certain structures.

Tacoma Municipal Code (TMC) 13.12.570 requires that demolition that affects structures that are 50 years of age or greater at the time of permit application, and that involve demolition of 4,000 gross square feet or more on a parcel, are reviewed by the Historic Preservation Officer.

The code states:

(TMC 13.12.570.B.5) If the Historic Preservation Officer determines that the affected structures possess historic integrity of location, design, setting, materials, workmanship, feeling, and association and are likely eligible for listing on the Tacoma Register of Historic Places, or if the affected properties are already listed on the National Register of Historic Places, the applicant will be directed to prepare a Historic Property Assessment Report,

which shall be prepared at the expense of the applicant by a qualified historic preservation consultant, and which shall contain:

- a. A narrative statement which assesses the historical or cultural significance of the property, in terms of the Designation Criteria listed in TMC 13.07.050; and
- b. A narrative statement which assesses the physical condition of the property and includes an architectural description; and
- c. Specific language indicating which improvements on the site are eligible for historic designation according to the Designation Criteria, including any significant interior features within publicly owned buildings; and
- d. A complete legal description; and
- e. A description of the character-defining features and architectural elements that contribute to the historic character of the property.

(TMC 13.12.570.B.6). The Historic Property Assessment Report shall be forwarded to the Landmarks Preservation Commission for its review. If the Commission finds that the affected properties should be included in the Tacoma Register of Historic Places, it shall transmit such a recommendation to the appropriate Council Committee for concurrence.

Director's Rule 04-21

On August 23, 2021 a Director's Rule was issued that seeks to further align planning and development permitting activities, and specifically the historic preservation demolition review process, with implementation of Tacoma's Comprehensive Plan in a way that appropriately reflects the need to balance historic preservation goals with the City's other policies and priorities, such as affordable housing, economic development, quality vibrant neighborhoods and business districts, an effective multi-modal transportation system, and a sustainable built and natural environment.

The Director's Rule directs the applicant to submit a Historic Assessment report, per Tacoma Municipal Code (TMC) 13.12.570.B.5, the report shall also include a feasibility analysis to be done by the applicant that addresses potential alternative approaches and/or mitigation proposals. The report should address whether alternatives that would reduce the impact to historic resources have been considered, or whether there are strategies that have been considered to mitigate such impacts. Mitigation examples may include:

- Avoidance of historic/cultural resources
- Retention of all or some of a historic structure into a new development
- Voluntary design review for compatibility of new structure into existing neighborhood context
- Interpretive/educational measures
- Off-site/on-site preservation of another historic resource
- Funding other preservation efforts, such as survey work or support for nonprofit preservation advocacy groups

The Director's Rule advises the Landmarks Preservation Commission to weigh the balance of the public benefit of protecting the subject property against the potential impacts to the development project, and to consider alternatives and mitigations in making the determination as to whether a property "should" be historically designated.

ACTION REQUESTED

The Commission is requested to determine 1) whether the property is eligible for the Tacoma Register of Historic Places, and 2) whether the property "should" be listed on the Tacoma Register of Historic Places.

CRITERIA

The demolition review regulations direct the applicant to submit a Historic Assessment Report that addresses the potential eligibility of a property using the criteria for designation to the Tacoma Register of Historic Places, as an individual landmark.

The criteria are twofold. The threshold criteria for Tacoma Register listing are listed at 13.07.040.B.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.

If the threshold criteria are met, the property is reviewed for significance using the Designation Criteria, which include:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Is associated with the lives of persons significant in our past; or
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded or may be likely to yield, information important in prehistory or history; or
- E. Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- F. Is already individually listed on the National Register of Historic Places; or
- G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

ANALYSIS

The following is staff's general analysis:

1. At 96 years old the property meets the age threshold criterion of 50 years.
2. **Condition and integrity assessment.** According to Artifacts Consulting's report, the condition of the building is consistent with long term vacancy. Condition issues at the time the report was written included delamination of sandstone elements, vegetation and biological growth, broken windows and boarded doors and windows. There are also several areas where the roof is leaking, and there is evidence of vandalism with broken lockers and interior doors. The report indicates that the building possesses a moderate degree of integrity; alterations include additions (which are in process of being removed) and renovated interior spaces such as classrooms. However, primary spaces such as the auditorium and gymnasium retain original materials and finishes. The overall floor plan is largely intact and most of the original windows are extant (though many are broken or have been reglazed with other materials).

3. **Criteria:**

- A. *Is associated with events that have made a significant contribution to the broad patterns of our history*

According to the report, Gault Middle School "Gault Middle School represents an important phase in the evolution of the Tacoma School District, one of the first six middle schools built between 1924-1926. The addition of these six schools were a direct response to the population boom in Tacoma at that time along with a broad reorganization of the educational system in general."

- C. *Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or*

According to the report, Gault is an "excellent example of the Collegiate Gothic Revival style and retains sufficient integrity to showcase the advancements and intended function of intermediate schools in that era – specifically, the rise of vocational/technical skills education along with prominent auditoriums and gymnasiums."

- G. *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

Gault Middle School is a long established and highly visible part of the McKinley neighborhood and East Tacoma. In addition, it is one of a small number of prominent historic buildings in this part of the City (including

the McKinley Elementary building and Engine House 11, both of which are listed on the Tacoma Register of Historic Places.

4. The Director's Rule 04-21 directs an applicant to include a feasibility study and consideration of alternatives. This rule is intended to help the Commission weigh the relative public benefit of preservation against a planned or proposed project. In this case, there is no current redevelopment proposal or project under consideration.
5. **Other considerations.** There is a pending Request for Proposals for the Gault site. The RFP prioritizes reuse of the main school building; however, is it not known whether there will be viable proposals that address this issue.

CONCLUSION AND RECOMMENDATION

1. Staff concurs that the Gault Middle School building retains integrity such that it is able to convey its significance, and appears eligible under Criteria A, C and G, and recommends that the Commission find that the property is eligible for inclusion on the Tacoma Register of Historic Places.
2. Staff recommends that the Gault Middle School main building be considered for formal designation and that the Commission convey such a recommendation to the Infrastructure, Planning and Sustainability Committee of City Council for further guidance per TMC 13.12.570.

DESIGN REVIEW

AGENDA ITEM 6A: 811 N. Ainsworth (New construction)

BACKGROUND

Built in 1890, this was a contributing structure in the North Slope Historic District. The structure was demolished in 2019 without proper permits. The applicant is now proposing a design for a new residential structure to replace the demolished structure, based on the previous design and commission guidance. The property is currently under enforcement status and a work plan has been agreed upon to resolve the violation.

The Commission packet includes a plan set for the proposed new construction, along with the previously approved plan set for the addition, and photographs of the house that was demolished. The new design is for a two-story residence with a basement, occupying an approximate 1400 SF footprint. The overall ridge height for the proposed structure is 28' 6 ½". The exterior material palette includes wood clad windows in a predominant double hung configuration, and the siding will be cedar with a 5" reveal. The new design differs in several respects from the original house, including the front façade, which appeared to have had a porch added to the front over an enclosed original porch. The new design uses a flat front elevation with the entrance facing east. The primary roof pitch is 12:12, with the ell addition using a 6:12 pitch. The proposed structure is sited east of the original footprint due to setback requirements.

PRIOR ACTIONS

- On May 11, 2016, the Landmarks Preservation Commission approved a new addition to the former house, as well as a new garage.
- On May 4, 2017, staff approved an 18-month extension for the Certificate of Approval.
- On October 11, 2018, the Landmarks Preservation Commission approved a design amendment for the new garage.
- In March 2019, the house was demolished without proper permits. A violation was issued on March 14 for exceeding the approved permit scope for the partial demolition of the historic house. The property has been under enforcement since that time.
- On May 22, 2019, the applicant briefed the Commission on a proposed replacement design. The Commission commented that the proposal was too large and the design was out of context with what was previously approved, as well as the neighboring homes. The Commission advised that the applicant should design a structure consistent with the design for the previously approved remodel of the historic home. However, due to current development standards, specifically setbacks, some redesign would be required to meet code.
- On September 9, 2019, administrative approval was issued for the removal of the remaining partial front façade, due to safety and blight concerns.

- On September 25, 2019, the Commission was briefed on a proposed new design that reduced the overall size of the replacement structure. The Commission responded by referring back to the previous guidance, which was to base the design of the replacement structure on the demolished structure.

GUIDELINES

The Design Guidelines for New Construction in the Wedge and North Slope Historic Districts apply, as follows:

HEIGHT

Goal: Balance the overall height of new construction with that of nearby structures.

Guideline: New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.

SCALE

Goal: Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood.

Guideline: Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.

MASSING

Goal: Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts.

Guideline: Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing—the arrangement of facade details, such as projections and recesses—and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces.

SENSE OF ENTRY

Goal: Emphasize entrances to structures.

Guideline: Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

ROOF SHAPES AND MATERIALS

Goal: Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing contributing buildings where such elements are visible from the street.

Guideline:

1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.
2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or “widow’s walks” to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

WINDOWS AND RHYTHM OF OPENINGS

Goals: Respect the patterns and orientations of door and window openings, as represented in the neighboring buildings.

Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

Guideline:

1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.
2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.
3. Window configuration and detail. New structures should utilize existing historic window 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 principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Muntins and grids should be true or simulated divided light. Grids sandwiched between thermal panes are not acceptable. Commonly, windows were also surrounded with substantial trim pieces or window head trim, and new window trim should utilize historic detail patterns. These may include crown molding, except where headers are engaged with a belly band or cornice, substantial projecting sills with aprons, and windows that are recessed or "punched in" so that the window sash and frame does not project beyond the wall plane. Design submittals for new structures shall include window trim details.

4. Window materials. Historically, windows were generally wood. New construction should use windows that are wood, or that mimic the appearance of wood (including clad or composite materials). Vinyl windows are generally not acceptable for new primary or detached accessory dwelling unit structures in the historic district.

ANALYSIS

1. This property is within the North Slope Historic Special Review District, as such, new construction is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.040.
2. The residence formerly standing at 811 N Ainsworth was a contributing structure within the North Slope Historic District, and alterations, including demolition, to this structure also required approval by the Landmarks Preservation Commission pursuant to TMC 13.05.040.
3. The applicant had presented a design for an addition and garage to the Landmarks Preservation Commission in May 2016, which was approved. Subsequent review in October 2018 approved a change to the garage roof design.
4. Despite the approved plan set for the addition and garage, and issuance of building permits for the same, the applicant instead demolished the house in March 2019 without approval for demolition, in violation of City regulations and the approved permits.
5. In briefings that occurred in May and September 2019, the applicant presented designs for a replacement structure to the Commission. In both cases, the Commission directed the applicant to base the design of the replacement structure on the demolished structure.
6. The Wedge and North Slope Historic District Design Guidelines apply to this proposal.
7. The proposed structure is slightly over 28' in height. The original structure was 27'10" according to plans approved in 2016. The guidelines for height state, "New buildings should be comparable in height to adjacent structures." Although a height survey has not been requested or conducted, adjacent structures do not appear to be as tall as the proposed height or the original home, in part due to their different architectural eras (the home to the east is a craftsman bungalow, and the home to the west is an English Cottage). However, the proposed house appears to meet the height guideline.
8. The guideline for scale states, "building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations." The proposed design appears to maintain the residential architectural scale and is set back consistent with current development standards. The footprint of the home on the lot was shifted east of the location of the original house due to current setback requirements.
9. The guideline for massing states in part, "Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing—the arrangement of facade details, such as projections and recesses—and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces." The proposed design includes massing typical of detached dwellings in the historic district and appears to meet this guideline.
10. The guideline for "sense of entry" states, "Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street." The proposed design includes a clearly defined porch located on the front elevation, thus appearing to meet this guideline.
11. The guideline for "roof shapes and materials" notes that roof pitches for new structures should be between 5:12 and 12:12, and should utilize elements such as dormers and cross gables to break up large blank surfaces. The proposed design includes a primary 12:12 pitch with a cross gable/shed dormer at 6:12, thus meeting this guideline.
12. The guidelines for windows state that windows should share header heights with other doors and windows, utilize configurations similar to those typically found in the district, and should be wood or have an appearance like wood (such as a clad material). The proposed windows are primarily double hung, with hopper/awning casement windows. The windows are proposed to be clad wood and appear to meet this guideline.

ACTION REQUESTED

Approval of this design review application.

Sample motion for approval:

“I move that the Landmarks Preservation Commission adopt as findings the staff analysis and approve the application 811 N Ainsworth for as submitted.”

Sample motion for denial:

“I move that the Landmarks Preservation Commission deny the proposed design for 811 N Ainsworth, finding that it does not meet the following North Slope Historic District design guidelines [cite guidelines].”

BOARD BRIEFING

AGENDA ITEM 7A: College Park Historic District

Staff

BACKGROUND

At this meeting, the Commission is scheduled to adopt findings and recommendations regarding the College Park Historic District, which has been under Commission review since June 2021. Staff presented a draft document for discussion on March 9, 2022 and received feedback and guidance that has been incorporated into a revised document, which is attached to this staff report.

The document is divided into separate sections, including a discussion of eligibility criteria, boundaries, discussion of issues raised by the Commission and public, and set of findings and recommendations that is intended to reflect the consensus of the Commission. If adopted, this document will be forwarded to the Planning Commission as the Commission’s final recommendation for College Park Historic District.

PRIOR ACTIONS

Date	Subject
6/23/21	Introduction of nomination request; discussion of review schedule
7/21/21	Adoption of review schedule; approve public notice of nomination
8/11/21	Review district significance, first public information session
8/25/21	Review proposed boundaries, buildings inventory, design guidelines
9/8/21	Second public information session
10/13/21	Recap of previous discussions; discussion of opinion survey; revise review schedule
10/20/21	Release opinion survey
11/3/21	Survey response deadline
11/10/21	Discuss results of survey; discussion of preliminary recommendations
12/8/21	Discussion of preliminary recommendations
1/12/22	Adopt preliminary recommendations; set hearing date
2/9/22	Public Hearing
2/23/22	Review of hearing testimony; discussion of issues and observations
3/9/22	Discuss findings and recommendations
3/23/22	Adopt Findings and Recommendations

ADDITIONAL DISCUSSION

At the March 9 Commission meeting, there was a commissioner question regarding the University of Puget Sound and its position on the proposed district. Staff was able to discuss the questions with university representatives and obtain feedback. Specifically:

1. *Does the district affect any university owned real estate?*
There is no university owned property within the boundaries of the historic district and the district will not affect campus properties.

2. *Is the proposal compatible with the Campus Master Plan?*

Yes. The university does not believe that the proposed district will affect its master plan. The plan and background information can be viewed here: <https://www.pugetsound.edu/about-puget-sound-0/leadership/2023-master-plan>.

3. *Does the university have a position on the proposed historic district?*

The university has no objection to the proposed historic district, and believes that it is a decision for those who live in the district.

ACTION REQUESTED

Adoption of the proposed Findings and Recommendations

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 8A & B: Events & Activities Update

Staff

2022 Events

1. Preservation Month: Awards nominations.
2. Pretty Gritty Tours: South Tacoma Way virtual tour video launched 3/8/22; next will be on Secret Organizations and is tentatively launching early April. April/May: (Virtual) Food Tour of Tacoma video.

AGENDA ITEM 8C: Public Comment

- Public comment has been received regarding Gault Middle School and the proposed College Park Historic District, and is included in the packet.

Northwest Classroom Portable
DEMO C21-0016

North Gym Building
DEMO C21-0015

Northwest Art/Science Bldg.
DEMO C21-0014

North Pool Addition
BLDG CA21-0196

West Classroom/Library Bldg.
BLDG CA21-0195

Main Building
DEMO C21-0041



N GAULT MIDDLE SCHOOL SITE AERIAL
NTS

1115 E. Division Lane
Tacoma, WA 98404
Property Address

Prepared March 19, 2021
by Artifacts Consulting, Inc.

Summary

The original Gault Middle School building dates to 1926, and there are three attached annexes which are greater than 50 years of age on the site. The historic annexes are from 1943 and 1953 (two separate units, north and south). There are also major non-historic additional structures on the parcel from 1973-74 (Science Building), 1982 (Gymnasium), and a pool addition to the northeast corner from ca1986. The open playfields to the east (across East L St.) were not part of the scope of this assessment.

The original (1926) school building is recommended as eligible for the Tacoma Heritage Register under Designation Criteria A, C, and F. [see Historic Designation Eligibility section for more detail] Despite the age of the 1943 and 1953 annexes, those three structures are not recommended as eligible for either register due to issues of integrity as well as not meeting significance criteria. The 1970s and 1980s additions are not old enough and do not show significance for special eligibility consideration for register listing. Previous documentation includes the 2009 Historic Survey for the Tacoma Public School District prepared by Caroline Swope, PhD. That inventory ranked twenty-four historic schools in Tacoma according to integrity and architectural significance; eleven of those, including Gault Middle School, were ranked as high priority buildings. As of 2007, Gault Middle School was closed by the Tacoma School District and is currently vacant.

Administrative Data:

Year Built 1926

Annexes, Additional Structures 1943, 1953, 1973/74, 1982, ca1986, 1990

Former address 3524 East L Street, Tacoma 98404

Tax parcel 2087360012

Legal Description According to the Pierce County Assessor, the legal description for this tax parcel is as follows:
Section 10 Township 20 Range 03 Quarter 34 VOTAWS POR L 11 & 12 B 8734 DESC AS FOLL BEG AT SW COR L 11 TH N TO NW COR L 11 TH E 32 FT TH SLY TO POB ALSO POR L 12 B 8833 DESC AS FOLL COM AT NE COR L 12 TH S 26 FT TO POB TH S TO SE COR L 12 TH W 25 FT TH NLY TO POB ALSO B 8735, 8736 & 8835 TOG/W ST & ALLEY VAC PER ORD 8503 & 19738 EASE OF REC APPROVED SUBD BY CY OF TACOMA PLAN DEPT 07/21/17 OUT OF 208736-001-1 SEG 2018-0114 JP 08/07/17 JP.

Landmark status Not currently listed individually or as part of any historic district

Previous documentation 2009 Historic Schools Survey for Tacoma School District (C. Swope)

2009 Historic Property Inventory id# 105126 (Washington Dept. Archaeology/Historic Preservation)

1980 Historic Property Inventory id# 30887 (Washington Dept. Archaeology/Historic Preservation)

Significance Statement

Designed by the Tacoma architecture firm of Hill and Mock in 1925, the Franklin B. Gault Intermediate School (later renamed Gault Junior High, and again renamed Gault Middle School) opened for students in 1926. It was one of six new junior high schools approved by Tacoma voters in 1923. Steiro and Hansen General Contractors served as the builders. Construction began in 1925 and the school officially opened for use in February 1926; it was not dedicated until June 1926. It was named for a former superintendent of Tacoma Schools. Gault Middle School is a fine example of the Collegiate Gothic Revival architectural style; the various additions represent a range of utilitarian and Modern aesthetics.

By the 1920s, Tacoma was experiencing accelerated population and economic growth, resulting in crowding in its schools. The expansion of Tacoma's public school system in the 1920s, primarily focused on the construction of Gault and five other middle schools (then called intermediate schools), was a major turning point for the city. The need for more classrooms/schools coincided with a shift in educational models happening at the national level – specifically, the emergence of intermediate schools. Tacoma's adoption of this new model put the Tacoma School District near the forefront of the movement, and Gault Middle School is one of the embodiments of this advance.

1115 E. Division Lane
Tacoma, WA 98404
Property Address

According to Swope, “By the late nineteen-teens the Tacoma school system was showing the stress of rapid growth, and the district was attempting to serve 14,211 students in 16 aging schools. Part of the increase was due to the rapid development of war industries in the city and the ensuing population growth. By 1920 the district had an enrollment of 18,203 students, a 22% increase in the student population in just five short years.” To address the booming demand for more classrooms, the Tacoma School District weighed various plans for expansion, based on different educational models. The winning plan was to create six junior high schools for 7th-9th graders. Up until this time, Tacoma had a grade school-high school system (grades 1-8 in “grade schools” and grades 9-12 in high schools, also referred to as an 8-4 plan). The district decided to modernize and shift to a grade school/intermediate/high school system, also known as a 6-3-3 plan for the number of grades at each level.

In the early 20th century, interest and demand for vocational education and physical fitness curricula grew. As such, intermediate schools typically had traditional classrooms along with specialized instruction rooms for vocations/trades such as carpentry (Wood Shop) and electrical work, as well as technical skills such as sewing and cooking. Gymnasiums and auditoriums also became important features of these new schools.

In 1923, the Tacoma School District tried to relieve pressure on existing schools by adding twenty-four new classrooms, but this was a short-term solution. A more robust answer was needed, and that took the form of an ambitious school building program. According to Swope, “That same year, Tacoma voters approved a bond in the amount of 2.4 million dollars to build six intermediate schools as well as add onto several existing elementary schools.” Thus, Tacoma’s first intermediate schools were added throughout the city, six in all, between 1924 and 1926. In approximate order of construction, these schools were: Jason Lee, James P. Stewart, Morton M. McCarver, Captain Robert Gray, Allan C. Mason, and Franklin B. Gault. Gray, Mason and Gault all opened on the same day in February 1926. Between the start of the intermediate school building campaign planning until its completion [in 1926], an additional 1,910 students enrolled in Tacoma’s schools.

Although Roland Borhek was initially hired to design all six of the new intermediate (middle) schools for Tacoma, he was dismissed after completing only two -- Jason Lee and Stewart. The Tacoma architectural firm of Hill and Mock was brought on to design three of the remaining intermediate (middle) schools – Mason, Gault, and McCarver. Mason and Gault schools were so similar in appearance that historic photos from soon after construction are easily confused between the two. Mason and Gault both contained 13 classrooms (including vocational/technical shops), gymnasiums (split between boys’ and girls’ sides), shower/locker rooms, auditoriums, lunchrooms, and administration/offices. McCarver was the last of the three and similar but easily distinguishable from the other two. For example, McCarver is further along in the Gothic Revival design aesthetic, evident in the more ornate stonework on the exterior. E. J. Bresemann designed the sixth intermediate school, Gray Middle School.

There were no new schools constructed in Tacoma in the 1930s due to the Great Depression, and resources were scarce during World War II (1941-1945). In lieu of new buildings, existing schools were supplemented with portable classrooms and/or modest permanent additions to meet capacity demand. The 1943 and 1953 annexes at Gault are examples of permanent additions. This approach continued beyond the 1930s, although a few new schools were added to the system in the late 1940s (eg, Downing Elementary and Fawcett Elementary) and early 1950s.

Intermediate (now called middle) schools also served as centers for community activities, with concerts and other events held in their auditoriums and gymnasiums. Starting in 1944 and lasting through at least 1946, Tacoma School District and Tacoma MetroParks partnered to offer an after-school recreational center program. This program organized dances, athletic games, and other activities aimed at teens and utilized all six of the middle schools’ gymnasiums, including Gault.

According to Swope, “During the early 1980s the Tacoma School District entered a joint venture with the City of Tacoma and the Metropolitan Park District to build a swimming pool at Gault. The pool [was] reserved for the use of Gault students during school hours and [was] operated by the park district for community use at other times.”

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Namesake

Franklin B. Gault Intermediate (or Middle) School is named for the superintendent of Tacoma Schools from 1888-1892. Born and raised in Ohio, Franklin Gault received a Bachelors degree from Cornell University in 1877, followed by a Masters degree in 1897. Prior to coming to Tacoma, he served as superintendent of city schools for Tama, Iowa from 1877-81, Mason City, Iowa from 1881-83, Pueblo, Colorado from 1883-1888, and Tacoma from 1888-1892. He then organized the University of Idaho, serving as its first president from 1892-1898. Subsequently, he reorganized Whitworth College as its president from 1899-1906 and last served as president of the University of South Dakota from 1906-1913.

Designers/Builders

Irwyn H. Hill and Ernest T. Mock

Irwyn (alt, Irwin) H. Hill graduated from the University of Illinois and previously worked with Tacoma architect George Bullard, as Bullard & Hill. Hill later partnered with fellow architects Jack Griffin and Arnott Woodrooffe in Tacoma by 1917. Not much is known about that trio, but Ernest T. Mock replaced Woodrooffe in 1918. Ernest Mock, raised and educated in Tacoma, also worked for George Bullard prior to joining Hill and Griffin. Hill, Mock and Griffin designed civic and residential buildings as well as the Mueller-Harkins Motor Co. (built 1918, 722-26 Broadway, Tacoma) and the Tacoma Can Company (built 1919, 620 E. 26th St, Tacoma) until Griffin left the firm and Tacoma in 1924. By 1925, Hill and Mock worked out of downtown Tacoma's Perkins Building. Around the same time that they designed Mason and Gault schools, Hill and Mock also prepared drawings for the Pierce County Hospital (demolished, 3572 S. Pacific Ave.). Hill passed away in 1928. The firm continued to operate as Mock & Morrison.

Contractors for the original building were Steiro & Hansen.

Mock and Morrison

The firm of Hill & Mock added architect Nelson John Morrison, presumably in the 1920s but an exact year is unknown. After Hill's death in 1928, the firm continued as Mock & Morrison. That duo designed the additions in 1943 and 1953 for the west side of Gault Middle School as well as renovations/additions to the Western State Hospital (Lakewood, 1933-34). Mock and Morrison were both raised in Tacoma; Mock attended Tacoma High School (Central Administration Building) while Morrison was a graduate of Stadium High School.

Builder Dolph Jones won the bid for construction of the 1943 addition but withdrew his offer shortly after it was accepted, explaining that he had bid too low on the project. Initial design drawings show the 1943 annex about 1/3 larger than the final version, with eight classrooms, two multi-stall restrooms, and staff/administrative spaces instead of simply the six classrooms it has as built. Presumably, the project budget shrank and the annex plans downsized accordingly. The actual builder is unknown.

Robert Parker

No information available; designed the 1973-74 Science Building.

Robert B. Price

One of Tacoma's best-known Modern architects, Robert Billsbrough Price designed numerous houses and educational buildings, among others, in Washington State and especially in Western Washington. Some of his most iconic works are at The Evergreen State College campus and various community college campuses. A graduate of the architecture program at University of Washington (Bachelors) and MIT (Masters) after World War II, Price opened his own architectural practice in 1949. His work soon caught both popular and critical attention, featured in publications such as Sunset Magazine, Architectural Record, and Progressive Architecture. He was the first Tacoma architect inducted into the American Institute of Architects' coveted College of Fellows. Numerous awards for his work came in the 1950s and 1960s. Robert B. Price designed the 1982 Gymnasium Building as well as the ca1986 pool addition at Gault Middle School. Neither of these appear to be of the same quality of design or materials that he is known for in his earlier works.

Architectural Description/Condition Assessment

Site

Located at 1115 East Division Lane in Tacoma, this school building and its annexes occupy most of the tax parcel (Pierce County parcel 2087360012). The parcel is bordered by East Division Lane (previously East Fairbanks St.) to the south, East K St. to the west, East L St. to the east, and a paved alley to the north. The school playfield is on a separate parcel to the

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east, across East L St. The vegetation is combination of grass, shrubs and mature evergreen trees. A paved sidewalk extends along the west, south and east sides of the parcel. The original school building faces south onto East Division Lane. Single-family houses surround the parcel to the south, west and north.

Exterior

Gault Middle School is a two-story, Collegiate Gothic Revival style building. The front (south) facade is defined by symmetrical, rectangular massing and divided entries. Single-story wings extend north from both ends of the main mass, each containing double-loaded classroom corridors. These single-story corridor wings flank the large, tall volume auditorium and gymnasium at the center of the first-floor plan. The central core (auditorium, gym) rises above the wings. The partial basement is utilitarian and primarily contains a boiler room, fan room, and other service spaces. A poured concrete foundation supports the hybrid unreinforced brick masonry, reinforced concrete, and cast iron (posts) structure. Multi-colored, combed veneer brick cladding features stretcher, soldier, rowlock, and header coursing. Diagonal brick diapering panels ornament the east and west facades of the main two-story mass. Sandstone elements emphasize the projecting entryway bays, the pilasters, and the signage panel in the south facade. Sandstone blocks anchor the corners of the brick diapering panels in the east and west facades. The original footprint was primarily rectangular, oriented to the south. The present footprint is irregular, due to multiple annexes. The building has varied roof lines; most sections are classified as flat or shallowly sloped shed roofs behind parapets. A steel truss roof extends over the auditorium and old gym. Roof access was not possible due to condition, but records indicate the roofing material is built-up and rolled asphalt/composition. Metal framed, multi-lite fixed and awning sash windows are extant but in poor condition. The main entries are split in the south facade of the original building, each set within slightly projecting bays. These entries have arched doorways setback from concrete steps and exterior vestibules. Each of the two front entries has a pair of wood framed, multi-lite doors. Paired, arched, multi-lite windows are set over the front entries; each pair has a sandstone column with a stylized, decorative capital. Secondary entrances occur on the other three facades, showing a variety of door types and ages. A freight doorway is located in the east facade, accessing the kitchen.

Interior

The interior of the building contains a partial basement (utilitarian, not accessed), two floors of classrooms and offices along the south end, a tall volume auditorium and gymnasium at the center of the plan, and single-story, double-loaded classroom corridors flanking the auditorium/gym. The two stairwells from the first to the second floor are identical, located adjacent to the front entryways. A projection room on the second floor looks into the auditorium from the south wall and retains the metal lined door from the corridor. A lunchroom and large kitchen are located on the east side of the auditorium. Originally, boys' showers and locker rooms were the west of the gym, girls' versions to the east; all of these shower/locker rooms have been remodeled into other uses. The carpentry and electrical shop rooms were (and are) on the west side of the first floor. The cooking and sewing rooms were (and are) on the east side; the cooking room remained with that function until the school's closure, with intact appliances such as ranges/ovens. The mechanical drawing room off the northwest corner of the auditorium became the choir room. Restrooms are located on both floors. Interior wall finishes vary from original plaster to recent drywall; hollow-clay tile is visible in the east end storage room on the second floor. Flooring varies by space. Corridors and the stairwells in the original building feature contemporary vinyl floor tiles with rubber wall bases. Maple tongue-and-groove flooring is present in the auditorium, original gym, and select classrooms. Wall-to-wall carpeting is present in many classrooms, support spaces/offices, and at least one corridor. Drop acoustic tile ceilings are present in many spaces, including the auditorium; older, adhesive acoustic ceiling tiles are present in corridors and stairwells. Steam radiators are extant throughout the building, supplemented by electric baseboard heaters. Added interior window treatments include curtains and/or blinds.

Condition

Overall, the condition of the original building is consistent with having been vacant for more than a decade. Sandstone elements on the exterior show delaminating areas. Vegetation is too close to the building, trapping moisture and encouraging biological growth. Many windows are broken and/or boarded over or have been previously replaced with non-glass lites. Exterior doorways are boarded up to discourage unauthorized entry. The roof is leaking in several locations, notably

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in the auditorium (northeast corner is the worst area, but there is standing water and buckling floorboards along the west side as well). Several 2nd floor rooms have ceiling holes and deteriorated floors where water has been entering. Adhesive acoustic ceiling tiles have failed and fallen in many places. There is also evidence of interior vandalism, including broken lockers and busted interior doors and cabinetry.

The condition of the additions and detached buildings on the parcel are extremely poor, to the point where access was not possible. The roof of the pool addition has collapsed into the pool. The corridor leading from the west side of the original building into the south 1953 unit has standing water and broken/hanging ceiling panels. Windows and doors are all blocked for safety/security reasons.

Alterations

The original school building has a moderate degree of integrity on both the exterior and interior. The most visible exterior changes are the 1943 and 1953 additions at the southwest and the 1986 pool addition at the northeast. There are also detached non-historic buildings on the site (eg, 1982 Gymnasium Building). Multiple renovations on the interior have given layers of changes to many of the secondary spaces; however, the primary spaces (auditorium, gymnasium) retain original materials, design, and features. Some classrooms retain original tongue-and-groove maple* flooring, historic blackboards, radiators, trim, and built-in cabinetry; wall-to-wall carpeting may be covering maple flooring in classrooms that appear to be renovated, where built-in cabinetry and blackboards have been previously removed. *Fir flooring is extant in select storage rooms/service spaces/closets.

Original windows are extant although most lites have been broken, boarded over, or replaced with different glazing (eg, plexiglass). Original cladding is intact. The interior floor plan of the original building has been slightly changed, such as the removal/addition of partition walls along the south end of the first floor. Interior finishes have been moderately altered; some changes, such as covering wood floors with wall-to-wall carpet, are removable.

Original interior doors have all been replaced with contemporary versions except in/around the auditorium.

Original hallway lockers are moderately intact; the lockers flush with the corridor walls are originals, whereas the lockers which project from the walls are replacements.

Timeline of known alterations (as shown in architectural drawings, building permits, and other documents):

- 1943 Mock and Morrison designed a small annex to the west, which added six classrooms, three on either side of a central corridor. A new covered concrete walkway connected the annex to the original building.
- Post-1949 earthquake seismic retrofit (eg, masonry ties).
- 1951, remodel of Principal's Office and adjacent spaces in original school building (new acoustic ceiling installed, partition walls removed and added, etc.)
- 1953, Mock and Morrison designed another addition, in two portions (south and north of the 1943 annex). The south unit contained four classrooms along the south side, connected by an east-west corridor along the north side. The north unit contained four classrooms, two multi-stall restrooms, a storage room and janitor closet. The covered concrete walkway (1943) was removed to make way for the south 1953 unit. The existing west entry to the original school was also modified to connect directly into the south 1953 unit; specifically, the existing door frame, sidelights, and transom were removed in favor of new double metal doors in a larger doorframe and a bricked in former transom opening. The 1943 annex received new stucco cladding to match the 1953 units along with new foundation vents, new banding around the windows, metal expansion joints in west facade.
- 1954, minor updates to original building, including new ventilation fans in restrooms, some refinishing of walls/ceilings, new urinals and other plumbing fixtures. Limited removal/addition of partitions in restrooms, library. New shelving, counters/cabinets, acoustic ceiling in library. Renovations to support spaces for health and counseling.
- 1961, renovations to locker rooms; skylights removed/covered in ceiling of lunch room.
- 1963, renovations to Room 101, Nurse's Office, Counselor's Office, conference rooms. Acoustic ceiling added, blackboards and existing trim removed. Draperies, new bulletin boards added. Partition walls removed, added. Music Room (Room 208): new risers built (linoleum covered plywood deck), added acoustic tile ceiling, removed partition wall to enlarge the room. Similar updates to Choir Room (Room 105) plus blackboard removed, new blackboard installed, doorway relocated.

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- 1967, remodel of kitchen, wood and metal shops.
- 1973, Science Building drawings completed; construction presumed 1973-1974. Designed by Robert A. Parker, Architect.
- 1982, Gymnasium Building, designed by Robert B. Price, Architect. (drawings dated 1979)
- 1986, pool addition constructed. Designed by Robert B. Price, Architect. (drawings dated 1982)
- 1984, renovations to library, one of the 1943/1953 annexes too?
- 1990, portable classroom added at northwest corner of parcel (behind Science Building)
- 2000, pool renovations completed; then known as the Eastside Community Pool. (see Certificate of Completion, dated 1/31/2000)

Character-defining features (CDFs)

The architectural elements that contribute to the historic character of the property are restricted to the original building. These are all original elements and highlight the building's function and/or are hallmarks of its Collegiate Gothic Revival design. Exterior CDFs include the massing, the symmetry of the front (south) facade, the brick and stone cladding, multi-lite windows, window locations/openings, and the use of diapering (decorative brickwork) on the east and west facades. On the interior, CDFs include the original wood doors and wooden theater seats (see auditorium), decorative plasterwork (eg, shields within wreaths) in and around the auditorium, decorative plaster wall brackets (see main corridor), maple tongue-and-groove flooring (gym, auditorium, select classrooms), folding partition wall (gym), slate blackboards and associated wood trim/chalk trays, original built-in cabinetry (some classrooms), stage and associated features in the auditorium, stage walls (including wood spindle grilles), stucco wall treatment in auditorium, and original hallway lockers. With regard to the floor plan, the wide main corridor (at both floors) and the primary spaces (auditorium, gym) are the highest priority CDFs. The classrooms show varying integrity in terms of layout, flooring, cabinetry, etc.

Historic Designation Eligibility

The original (1926) school building is recommended as eligible for the Tacoma Heritage Register under Designation Criteria A, C, and F. Under Criterion A (associated with events that have made a significant contribution to the broad patterns of our history), Gault Middle School represents an important phase in the evolution of the Tacoma School District, one of the first six middle schools built between 1924-1926. The addition of these six schools were a direct response to the population boom in Tacoma at that time along with a broad reorganization of the educational system in general. Under Criterion C (embodies the distinctive characteristics of a type, period, or method of construction), Gault Middle School is an excellent example of the Collegiate Gothic Revival style and retains sufficient integrity to showcase the advancements and intended function of intermediate schools in that era – specifically, the rise of vocational/technical skills education along with prominent auditoriums and gymnasiums. Under Criterion F (unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City), Gault Middle School is a long-established, highly visible part of the McKinley neighborhood and East Tacoma.



CP1. South facade of original building (1926) with divided main entries.



CP2. South facade of 1953 south annex (left).



CP3. Southwest corner of original (1926) building with '53 south annex at left.



CP4. SW corner of parcel. From left: 1953 north annex, 1943 annex, 1953 south annex.



CP5. West facade, partial. '53 north annex (L), '43 annex (center).



CP6. NE corner of '53 north annex, looking SW.



CP7. NW corner of original building (brick); north '53 annex at (R). Looking south.



CP8. West facade (partial) of north end of original building, looking SE.

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Current Photographs
All photos taken February 2021
by Susan Johnson, Artifacts Consulting



CP9. West facade (partial), looking SE across courtyard. Arched windows of auditorium visible at upper center.



CP10. Looking S/SE at junction between west end of original bldg (L) & south '53 annex; '43 annex far right.



CP11. East facade (partial) of 1943 annex.



CP12. Looking NW at junction of '43 (L) and north '53 (R) annexes. Partial east facades.



CP13. West facade of pool addition. Looking east.



CP14. South facade of 1973 Science Building. Pool addition at far right. Looking north.



CP15. NE corner of 1973 Science Building. Looking southwest.



CP16. North facade of 1986 pool addition. Science Building at far right. Looking south.



CP17. NE corner and main exterior entry to pool addition. Looking south.



CP18. Looking west at junction between original building (L) & 1986 pool addition (R).



CP19. Detail of CP18. Looking SW.



CP20. NE corner of original building. Looking SW from along East L Street.



CP21. East facade of original building.



CP22. Southeast corner.



CP23. SW corner of Gym (1982), detached building on school parcel.



CP24. SE corner of detached (1990) portable classroom, looking NW at north edge of parcel.



CP25. Detail, cladding, east facade.



CP26. Detail, south facade, above westernmost entry.



CP27. Detail, south facade, westernmost entry.



CP28. Detail, south facade. Note original signage/school name at top.



CP29. Detail, south facade. Looking NW.



CP30. Looking NW from inside the westernmost main/south entry.



CP31. Looking east from inside the westernmost main/south entry.



CP32. Looking east along south side of first floor. Remodeled administration/office spaces at left.



CP33. 1st floor, S end, looking N from easternmost main entryway in S facade. Auditorium in left background.



CP34. Auditorium, looking NW.



CP35. Auditorium. Original seating detail.



CP36. Auditorium. Typical double wood doors, stucco wall covering, plaster garland ornament.

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CP37. Auditorium, looking NE.



CP38. Auditorium, NE corner, looking east. Note water damage from roof leak.



CP39. Auditorium, looking south from stage.



CP40. 1st floor main corridor, looking west. Auditorium is through doors to the right (north wall).



CP41. 1st floor main corridor, looking east. Auditorium is through doorways to the left (north wall).



CP42. 1st floor, main corridor, looking SE at Classroom 104 and SE stairwell.



CP43. Typical classroom (Room 104).



CP44. Typical hallway lockers.



CP45. Lunchroom, looking north. Auditorium is through the doorways in west wall.



CP46. Restroom, first floor.



CP47. Restroom, first floor.



CP48. Looking west from original building into south 1953 annex.



CP49. 1st floor, main corridor, looking S at SW stairwell. (Reflective twin of SE stairwell, previously shown.)



CP50. 1st floor, east corridor looking north.



CP51. 1st floor. Cooking Room (Rm 106), looking south.



CP52. 1st floor. Art Room (Rm 108), looking south.



CP53. 1st floor. Former gymnasium, looking NE.



CP54. 1st floor. Former gymnasium, wooden panels dividing boys side from girls side. Note overhead track. Looking SW.



CP55. 1st floor, typical window. West side corridor.



CP56. SE stairwell, landing between 1st and 2nd floors. Looking north.



CP57. SE stairwell, landing between 1st and 2nd floors. Looking SW.



CP58. 2nd floor, main corridor looking east.



CP59. 2nd floor, Classroom 205. Looking east.



CP60. 2nd floor, Classroom 205, typical historic cabinetry. Looking NE.



CP61. 2nd floor, typical window.



CP62. 2nd floor store room, SE corner of plan, looking north.



CP63. 2nd floor, Classroom 204, looking SE. Note wood floor, blackboard. Water damage to ceiling and floor.



CP64. Looking north over roof of east side of original building. (Taken from Classroom 206/Band Room)



HP1. 1926, SW corner. Image 10362, courtesy of Tacoma Public Library, Northwest Room Image Archives.



HP2. 1940, south facade. Source: WA Dept. of Archaeology & Historic Preservation.



HP3. 1940. Image D10467-A, courtesy of Tacoma Public Library, Northwest Room Image Archives. Richards Studio image.



HP4. 1927. Source: Tacoma Public Library, Richards Image A-1849.

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HP5. 1931. Corridor, looking west; auditorium is to the right. Source: Tacoma Public Library, image Bowen G21-1-186.



HP6. 1949, auditorium. Source: Tacoma Public Library, image Richards A41851-3.

Gault Middle School
Property Name

**Historic Assessment Report
for Tacoma Historic Preservation Office**

53

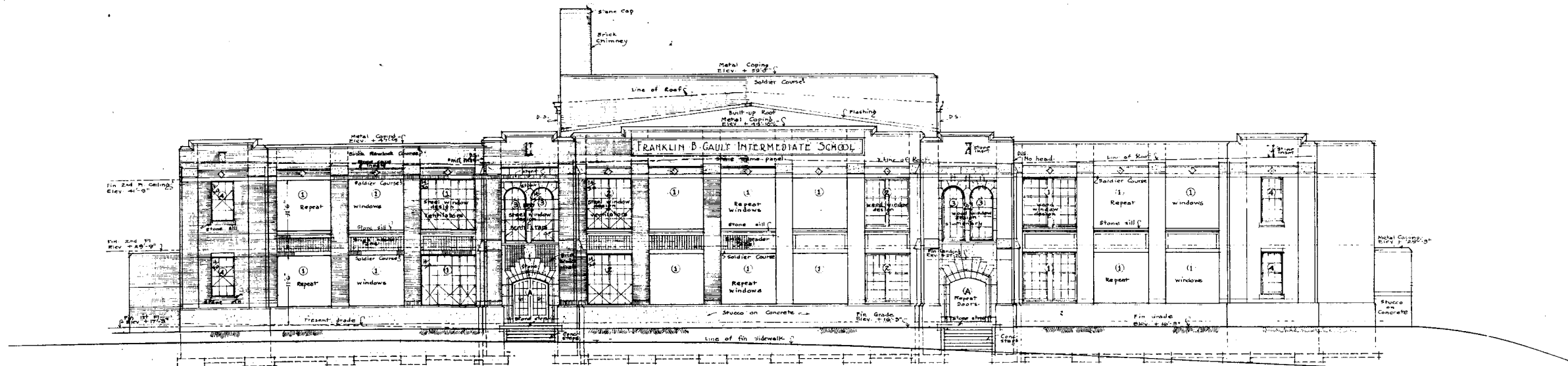
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Historic Photographs

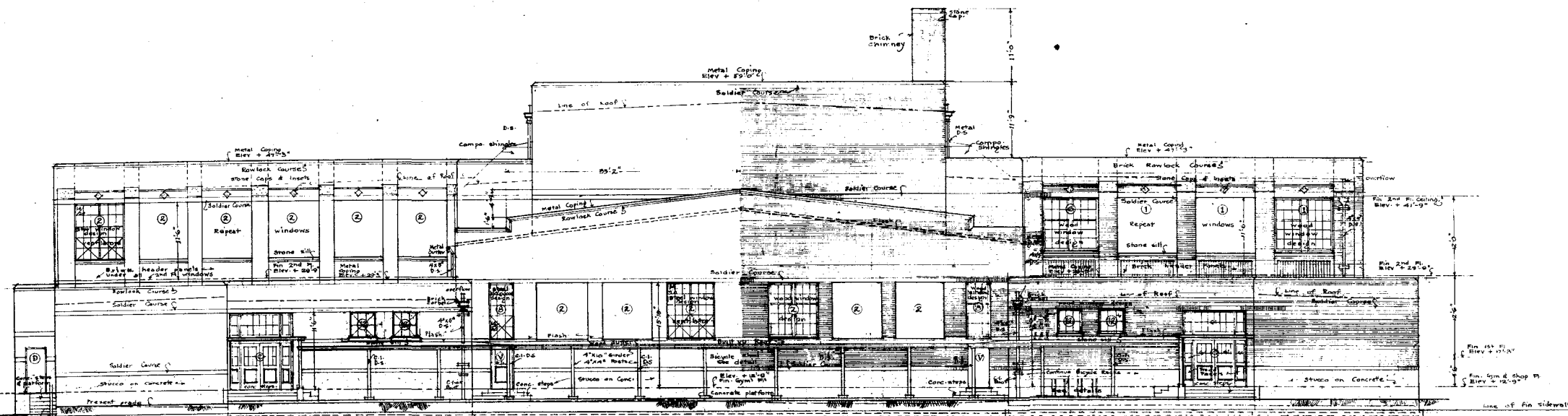


HP7. 1977, southeast corner. Source: Tacoma Public Library, image 10361.

Master Index



SOUTH ELEVATION
FACING DIVISION LANE
Scale 1/8" = 1'-0"



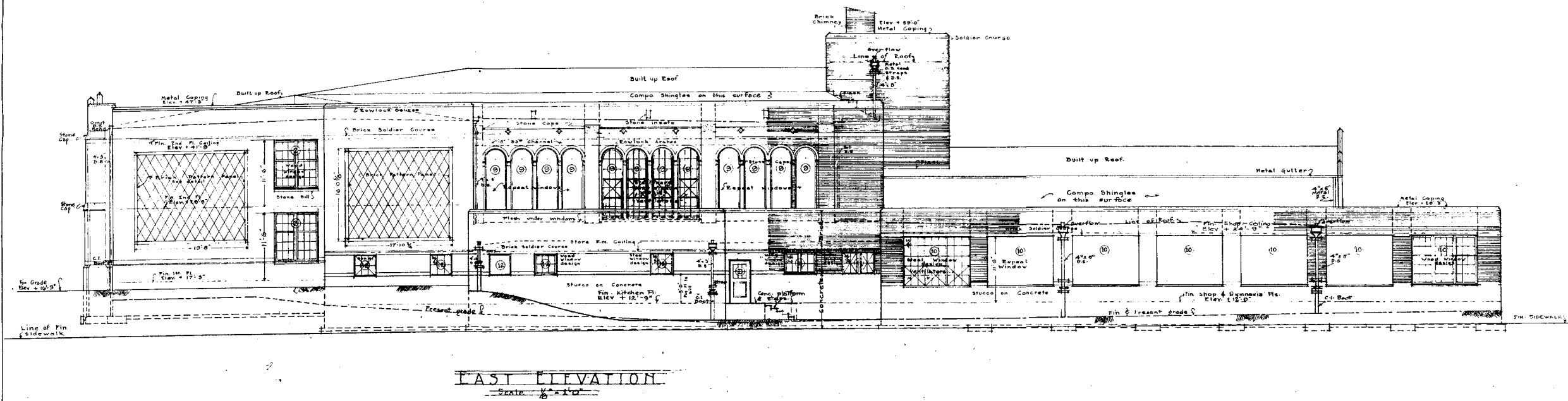
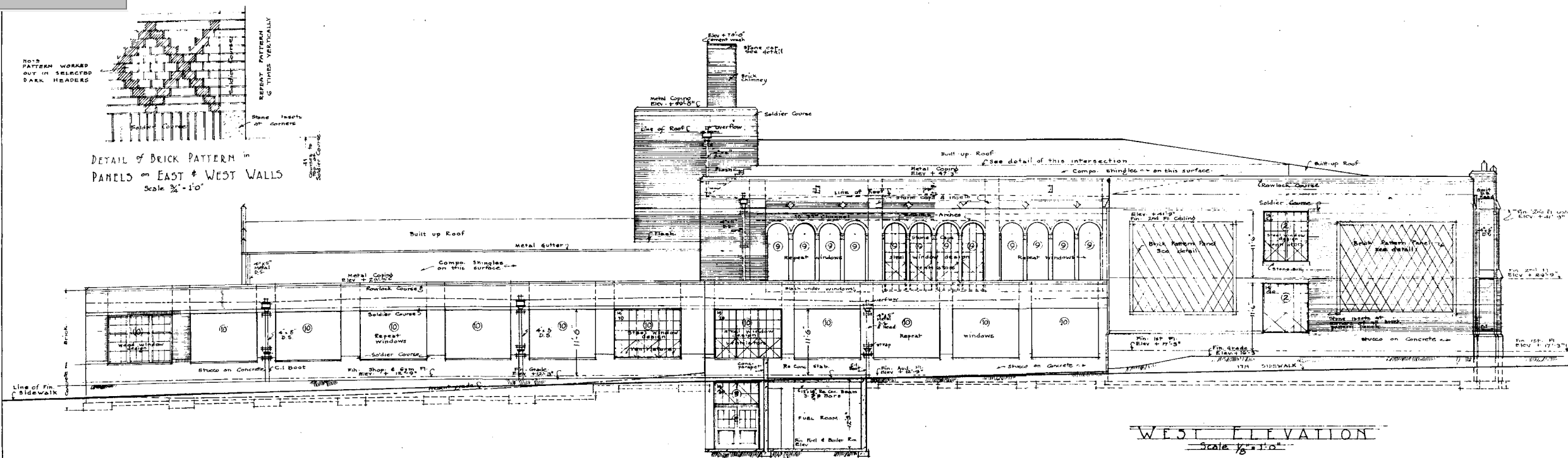
NORTH ELEVATION
Scale 1/8" = 1'-0"

NOTE:
FOR DOOR & WINDOW SCHEDULES
SEE SHEET NO. 6.
NOTE:
ELEV. 1'-0" CORRESPONDS TO
DATE DATA + 20'-0" WHICH IS
THE LEVEL OF FIN. SOLDER COURSE.

NOTE:
FOR LARGER SCALE DETAILS OF SOUTH-WEST &
SOUTH-EAST ENTRANCES SEE SHEET NO. 10.
NOTE:
OPENINGS ON LEFT HALF OF NORTH & SOUTH
ELEVATIONS SHOW STEEL WINDOWS. THOSE
ON RIGHT HALF DOUBLE-HUNG WOOD WINDOWS.
DEBRINGS SAME OVER ALL DOOR TYPES.
TRYS:
STEEL LINTELS OVER ALL SQUARE-HEAD
OPENINGS. SEE SHEDDLE CO. SHEET NO. 11.

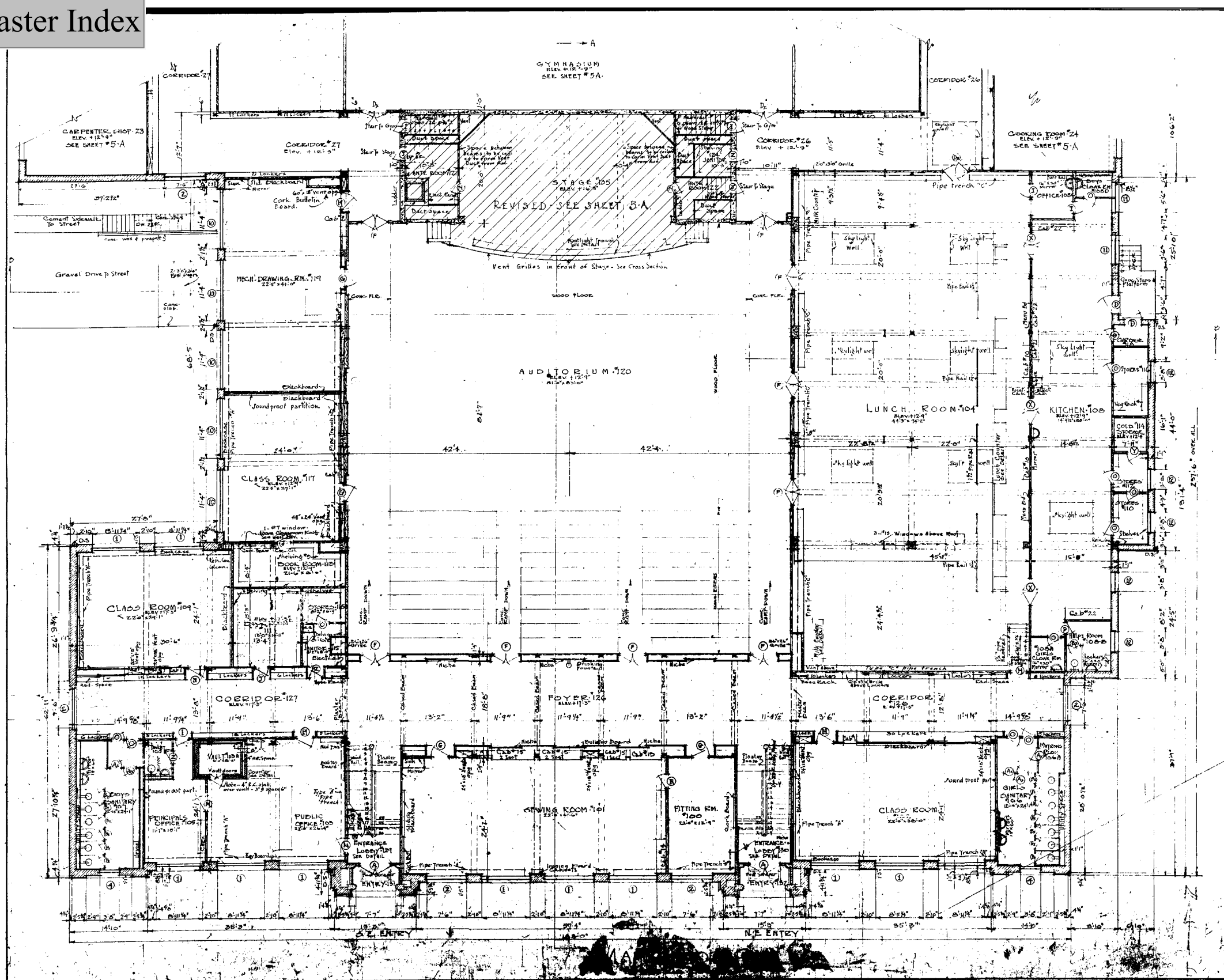
REVISED	NORTH & SOUTH ELEV	COMM. 119
DRAWN BY	FRANKLIN D. GAULT	790
TRACED BY	INTERMEDIATE SCHOOL	
SET NO.	TACOMA WASHINGTON	
	HILL & MOCK	
	Architects Tacoma	
	220 Parkside Bldg.	

Master Index



REVISED	EAST & WEST ELEV.	COMM. NO. 756
DRAWN BY F.J.M.	FRANKLIN D. GAULT	CHECKED BY E.T.M.
TRACED BY R.J.M. (M)	INTERMEDIATE SCHOOL	DATE 5-29-25
SET NO.	TACOMA WASHINGTON	SHEET 11
	HILL & MOCK Architects 229 Perkins Bldg Tacoma	2

Master Index



WINDOW SCHEDULE

WOOD SASH				STEEL SASH			
No.	Size	REMARKS	Unit	No.	Size	REMARKS	Unit
30	Double frame	Double hung	145	35	Triple frame	20-2	1
31	Double frame	Double hung	145	36	Triple frame	20-2	1
32	Double frame	Double hung	145	37	Triple frame	20-2	1
33	Double frame	Double hung	145	38	Triple frame	20-2	1
34	Double frame	Double hung	145	39	Triple frame	20-2	1
35	Double frame	Double hung	145	40	Triple frame	20-2	1
36	Double frame	Double hung	145	41	Triple frame	20-2	1
37	Double frame	Double hung	145	42	Triple frame	20-2	1
38	Double frame	Double hung	145	43	Triple frame	20-2	1
39	Double frame	Double hung	145	44	Triple frame	20-2	1
40	Double frame	Double hung	145	45	Triple frame	20-2	1
41	Double frame	Double hung	145	46	Triple frame	20-2	1
42	Double frame	Double hung	145	47	Triple frame	20-2	1
43	Double frame	Double hung	145	48	Triple frame	20-2	1
44	Double frame	Double hung	145	49	Triple frame	20-2	1
45	Double frame	Double hung	145	50	Triple frame	20-2	1
46	Double frame	Double hung	145	51	Triple frame	20-2	1
47	Double frame	Double hung	145	52	Triple frame	20-2	1
48	Double frame	Double hung	145	53	Triple frame	20-2	1
49	Double frame	Double hung	145	54	Triple frame	20-2	1
50	Double frame	Double hung	145	55	Triple frame	20-2	1

DOOR SCHEDULE

MARK	LOCATION	SIZE	DESCRIPTION	Notes
A	East E. Entrance	2-3/4 x 7-1/2	6-1/2" Solid wood	See detail
B	West Entrance	2-3/4 x 7-1/2	6-1/2" Solid wood	See detail
C	Kitchen	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
D	Class Room	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
E	Lunch Room	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
F	Auditorium	2-3/4 x 7-1/2	6-1/2" Solid wood	See detail
G	Public Office	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
H	Gym	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
I	Jan. Rm.	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
J	Tool Rm.	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
K	Help. Rm.	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
L	Boiler Rm.	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
M	Gym Holding Part	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
N	Gym to Store	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
O	Showers	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
P	Gym to Hall	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
Q	Proj. Rm.	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
R	Lunch Rm. to Kitchen	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
S	Old Storage	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
T	Jan. Clo. - Misc.	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
U	Janitory	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
V	Tool Rm. to Hall	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
W	Hall to Gym	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
X	Corp. Shop to Lunch	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
Y	Jan. Clo. - Misc.	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail
Z	Fly Gallery	3-1/2 x 7-1/2	6-1/2" Solid wood	See detail

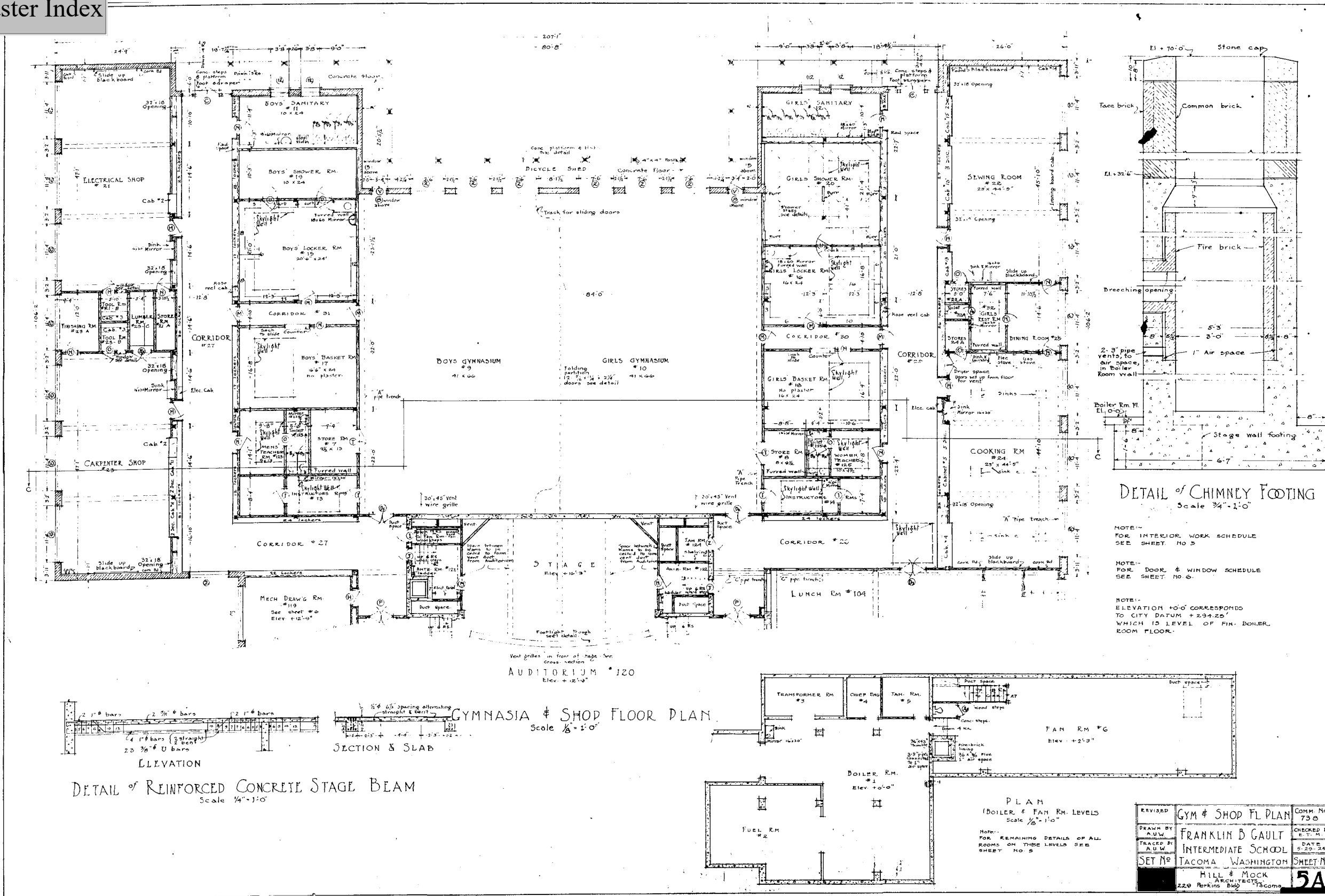
NOTE:- ELEVATION TO 0'0" CORRESPONDS TO CITY DATUM + 2.946.25 WHICH IS ELEV. OF FIN. BOILER RM. FL.

NOTE:- CONTRACTOR IS TO CHECK ALL DIMENSIONS BEFORE STARTING WORK.

NOTE:- OPENINGS IN MASONRY WALLS ARE THE SAME FOR BOTH STEEL & WOOD WINDOWS.

REVISED	MAIN FLOOR PLAN	CUMM No 738
DRAWN BY	FRANKLIN B. GAULT	CHECKED BY
TRACED BY	INTERMEDIATE SCHOOL	DATE
SET NO	TACOMA WASHINGTON	SHEET NO
HILL & MOCK ARCHITECTS 329 PEARSON BLDG TACOMA WASH		

Master Index



DETAIL OF CHIMNEY FOOTING
Scale 3/4" = 1'-0"

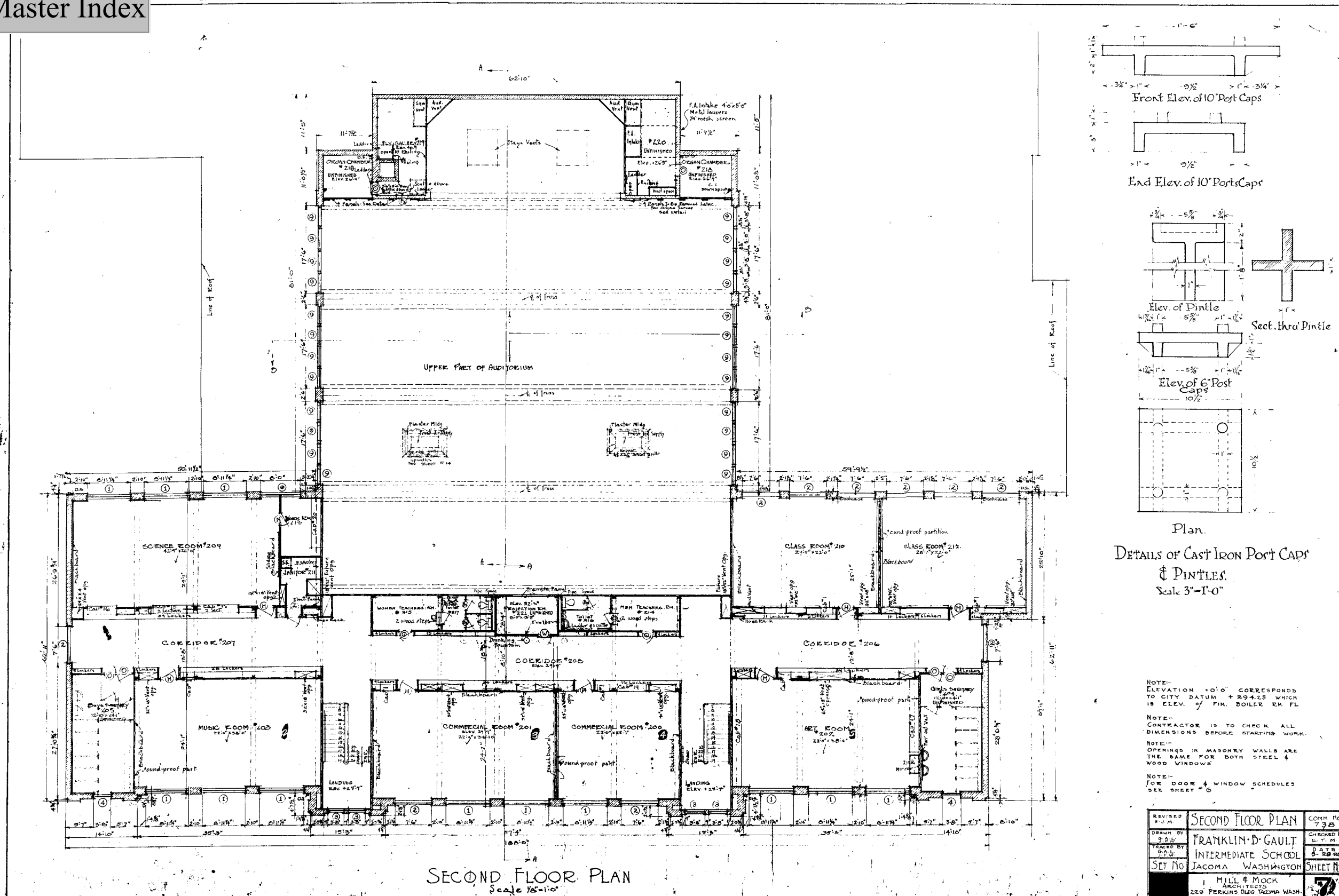
NOTE: FOR INTERIOR WORK SCHEDULE SEE SHEET NO. 5

NOTE: FOR DOOR & WINDOW SCHEDULE SEE SHEET NO. 6

NOTE: ELEVATION +0'-0" CORRESPONDS TO CITY DATUM +294.25' WHICH IS LEVEL OF FIN. BOILER ROOM FLOOR.

REVISED	GYM & SHOP FL PLAN	COMM. No. 73 a
DRAWN BY	FRANKLIN B GAULT	CHECKED BY
TRACED BY	INTERMEDIATE SCHOOL	DATE
SET No.	TACOMA WASHINGTON	SHEET No.
HILL & MOCK ARCHITECTS		5A
220 Perkins Bldg Tacoma		

Master Index



Plan
DETAILS OF CAST IRON POST CAPS
& PINTLES.
Scale 3"=1'-0"

NOTE-
ELEVATION +0'-0" CORRESPONDS
TO CITY DATUM +29.425 WHICH
IS ELEV. OF FIN. BOILER RM FL.

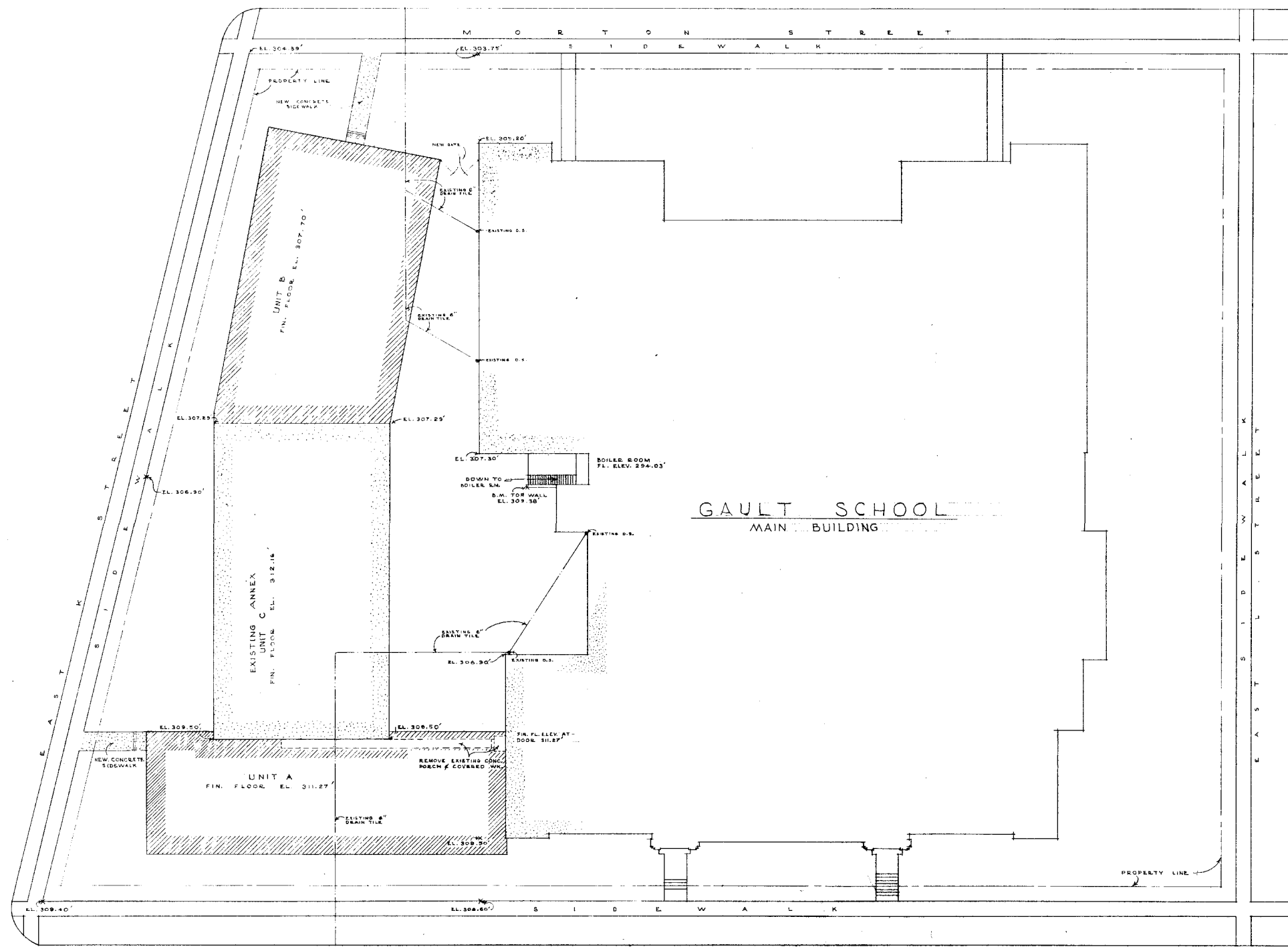
NOTE-
CONTRACTOR IS TO CHECK ALL
DIMENSIONS BEFORE STARTING WORK.

NOTE-
OPENINGS IN MASONRY WALLS ARE
THE SAME FOR BOTH STEEL &
WOOD WINDOWS.

NOTE-
FOR DOOR & WINDOW SCHEDULES
SEE SHEET #6

REVISED N.J.M.	SECOND FLOOR PLAN	COMM NO 7.3.B
DRAWN BY J.P.B.	FRANKLIN D. GAULT	CHECKED BY E.T.M.
RECEIVED BY G.A.B.	INTERMEDIATE SCHOOL	DATE 8-29-25
SET NO	JACOMA WASHINGTON	SHEET NO
HILL & MOCK ARCHITECTS 220 PERKINS BLDG TACOMA WASH.		7

Master Index



INTERIOR FINISH SCHEDULE & ABBREVIATIONS USED

AC	ACoustical TILE	FF	FLOOR FINISH	TI	THERMAL INSULATION
AT	ASPHALT TILE	G	GYPSUM	U	UNFINISHED
B	BIRCH	H	HARDENED	VL	VINYL
CDN	CONCRETE	M	METAL	W	WAX
CT	CERAMIC TILE	ML	METAL LATH	X	EXISTING
CW	COLD WATER PAINT	PW	PLYWOOD	Y	VARIABLE
E	ENAMEL	PT	PAINT		
F	FILE	ST	STAIN	C	CEMENT

ROOM NUMBER	FLOOR	DADO	WALL	TRIM	CEILING
UNIT A					
1	CORRIDOR	AT	W 42	VL	F U G
4-6-6-7	CLASS ROOMS	AT	W 24	VL	F U G
UNIT B					
2	CORRIDOR	AT	W 42	VL	F U G
8-9-10-11	CLASS ROOMS	AT	W 24	VL	F U G
19	BOILER ROOM	CT	U 54	CT	U
20	BOILER ROOM	CT	U 54	CT	U
21-26	OMIT				
22-24	ENTRY	AT	W 42	VL	F U G
23	JANITOR	AT	W 54	G	F E G
18	STORAGE	AT	W 54	G	F E G
25	CLOSET	CON	H 54	G	PT
27	PIPE SPACE	CON	H U	U	U
UNIT C					
3	CORRIDOR	AT	W 24	X	X E X
12-13-14	CLASS ROOMS	AT	W 24	X	X E X
15-16-17	CLASS ROOMS	AT	W 24	X	X E X

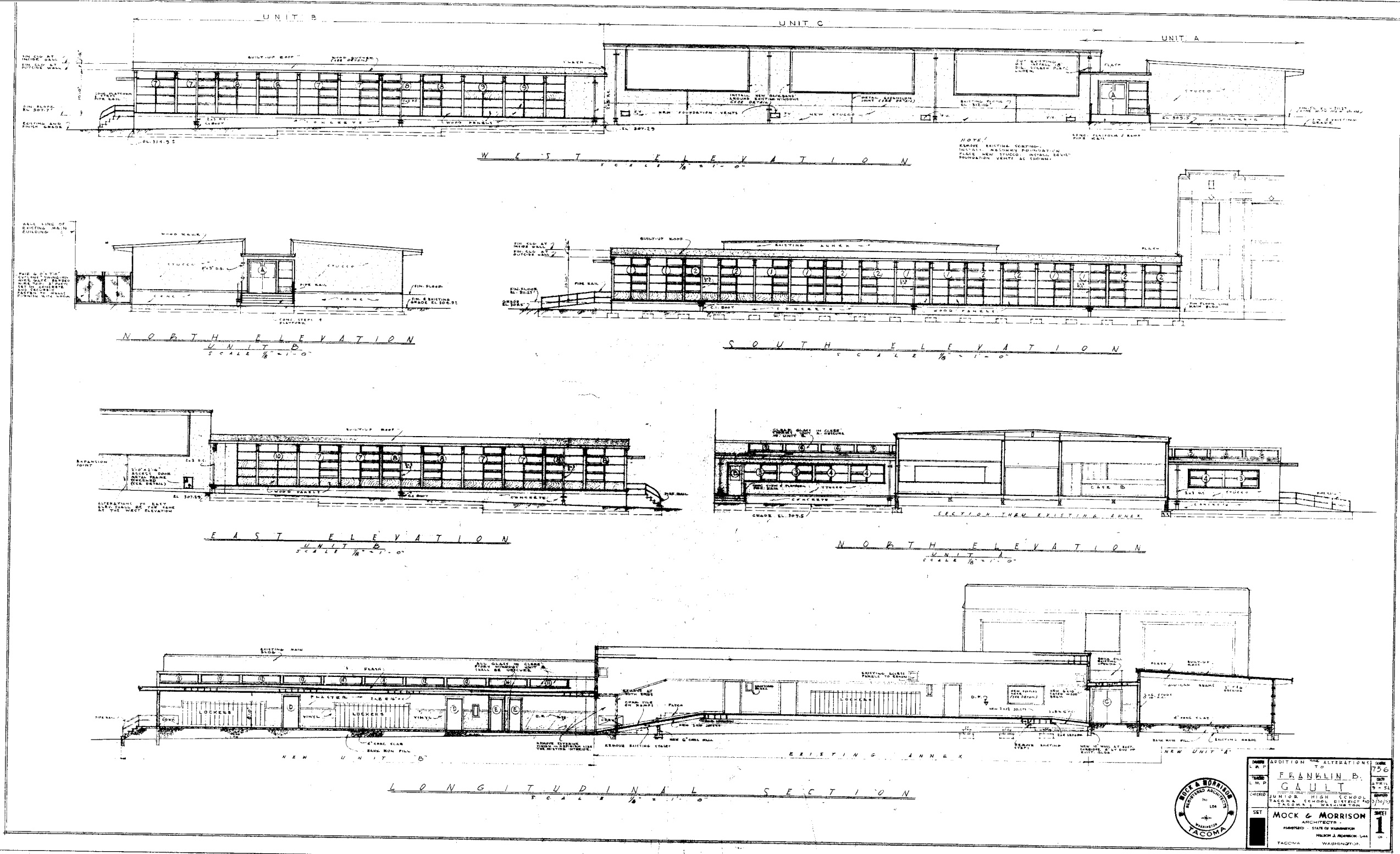
INSTALL CORK TILE ON BENCHES AND WALKS.

P L O T P L A N
SCALE 1/16" = 1'-0"



STAMP: ADDITION TO ALTERATIONS TO FRANKLIN B. GAULT JUNIOR HIGH SCHOOL TACOMA, WASH. ARCHITECTS: MOCK & MORRISON REGISTERED - STATE OF WASHINGTON TACOMA, WASHINGTON. SHEET 3 OF 3.

Master Index



OWNER	ADDITION TO ALTERATIONS TO	758
DATE	FRANKLIN B. GAULT	1953
PROJECT	JUNIOR HIGH SCHOOL, TACOMA SCHOOL DISTRICT NO. 2	3/26/53
ARCHITECT	MOCK & MORRISON	1
LOCATION	TACOMA, WASHINGTON	

MOCK & MORRISON ARCHITECTS TACOMA



SITE PLAN
SCALE: 1"=100'

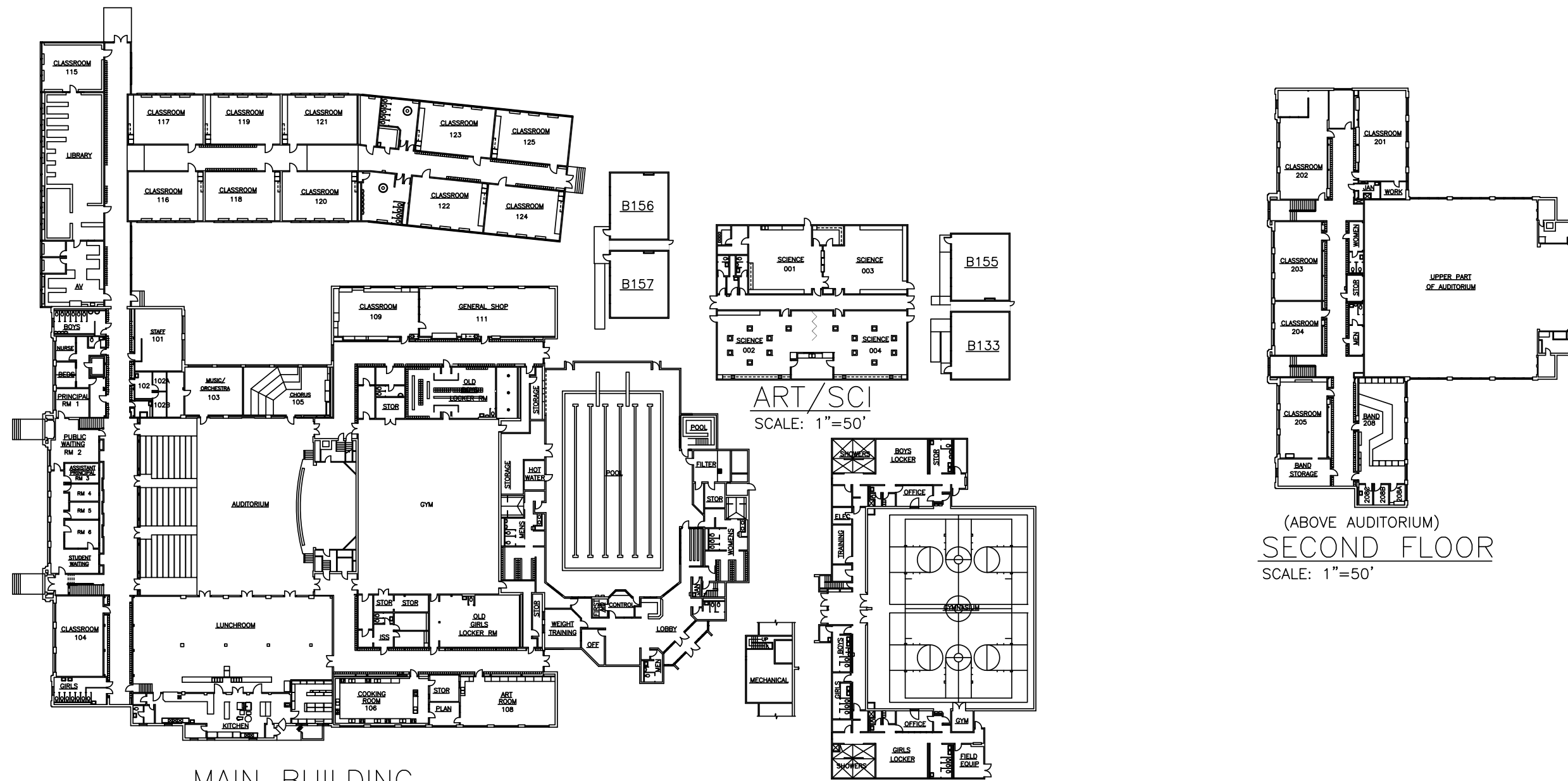
BUILDING OUTLINE IS
INDICATING THE ROOF LINE

GAULT MIDDLE SCHOOL
1115 EAST DIVISION LANE
TACOMA, WA 98404
SITE PLAN

Planning & Construction
Tacoma Public Schools
3223 South Union Avenue, Tacoma WA 98409

1115 E. Division Lane
Tacoma, WA 98404
Property Address

Original & Previous Alteration(s) Drawings

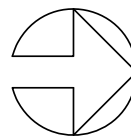


MAIN BUILDING
SCALE: 1"=50'

GYM BUILDING
SCALE: 1"=50'

(ABOVE AUDITORIUM)
SECOND FLOOR
SCALE: 1"=50'

(UNDER STAGE)
BASEMENT
SCALE: 1"=50'



GAULT MIDDLE SCHOOL
1115 EAST DIVISION LANE
TACOMA, WA 98404
FLOOR PLAN

Planning & Construction
Tacoma Public Schools
3223 South Union Avenue, Tacoma WA 98409



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

Property ID: 105126

Location



Address: 1115 E Division Ln, Tacoma, WA 98404
Tax No/Parcel No: 2087360011
Geographic Areas: Pierce County, TACOMA SOUTH Quadrangle, T20R03E10

Information

Number of stories: 2

Construction Dates:

Construction Type	Year	Circa
Built Date	1925	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Education	Education - School
Education	Education - School

Historic Context:

Category
Architecture
Education

Architect/Engineer:

Category	Name or Company
Builder	Steiro & Hansen
Architect	Hill & Mock; Mock & Morrison



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

Property ID: 105126

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
------	-------------	-------

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2010-05-00051, , Tacoma Public School Inventory	3/22/2009	Not Determined	



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

Property ID: 105126

Photos



South (Original)



Historic Image (1940)



East Window Detail (1952 Add.) I



South (1979 Gymm Add.)



E Pool (1982 Add.)



South (Between Main and 1943 and 1952 Add.)



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

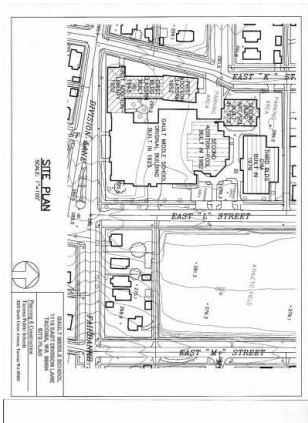
Property ID: 105126



East



East Detail I



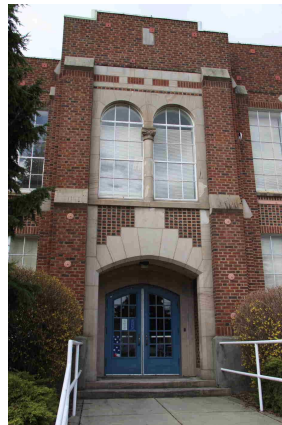
Map



South



South Detail I



South Door Detail I



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

Property ID: 105126

Inventory Details - 3/22/2009

Common name: Gault Middle School
Date recorded: 3/22/2009
Field Recorder: Caroline T Swope, MSHP, PhD
Field Site number: TSI-17

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Brick
Plan	Irregular
Roof Type	Varied Roof Lines

Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Collegiate Gothic

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Significance narrative: The Franklin B. Gault school was named after the man who served as superintendent of Tacoma Schools from 1888-1892. Gault, a native of Ohio, received a B.S. from Cornell in 1877 and a Masters in 1897. In 1901 he earned a doctorate from the University of Wooster. He served as superintendent of city schools for Tama, Iowa from 1877-81, Mason City, Iowa from 1881-83, Pueblo, Colorado from 1883-1888, and Tacoma from 1888-1892. He then organized the University of Idaho, serving as its first president from 1892-1898 and reorganized Whitworth College as its president from 1899-1906 and last served as president of the University of South Dakota from 1906-1913.

In 1923 Tacoma voters authorized an intermediate school building program at a cost of more than \$2.4 million dollars. The goal of the program was to transition Tacoma from the old grade school-high school program (the 8-4 plan) to a more modern grade school-intermediate-high school plan known as the 6-3-3 due to the number of grades in each division. The program provided funds for additions to several elementary schools and build six new schools, Jason Lee, James P. Stewart, Morton M. McCarver, Captain Robert Gray, Allan C. Mason, and Franklin B. Gault. Gault was the last of the six to be constructed. Gault was one of three new middle schools (which included Gray and Mason) that opened on the same day in February 1926.

Architect Roland E. Borhek was originally hired by the school district to design both Gault and Mason schools, but was removed after a disputes concerning massive cost increases at Jason Lee and Stewart Middle Schools. After his dismissal the architectural firm of Hill



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School Property ID: 105126

& Mock was hired to design both Mason and Gault, and the specifications for the two were practically the same. It featured boys' and girls' gymnasiums, 13 instruction rooms, administrative offices, lunchrooms and accessory rooms. A hand painted stage curtain with an image of Mt. Tacoma (Rainier) rising from a tree dotted plain was one of the customized interior pieces.

Builder Dolph Jones produced the winning bid for construction of the 1943 addition but withdrew his offer shortly after it was accepted, explaining that he had bid too low on the project. Federal funds helped pay for the addition with the stipulation that the school would be used for two-shift classes.

During the early 1980s the Tacoma School District entered a joint venture with the city of Tacoma and the Metropolitan Park District to build a swimming pool at Gault. The pool is reserved for the use of Gault students during school hours and is operated by the park district for community use at other times.

An advisory committee recommended razing the current building and replacing it with a middle school in 1991. A vocal group of East Side residents spoke in favor of retaining a neighborhood school that children could walk to. In 2006 school superintendent Charlie Milligan recommended closing Gault and moving its students to McIlvaigh. This decision was based in part on declining enrollments. Community members expressed concern over the potential school closing. Some had intentionally purchased a home within walking distance of the school, and had hoped to see it renovated like Lincoln and Stadium.

Irwin H. Hill was a University of Illinois graduate, originally associated with Tacoma architect George W. Bullard. Ernest Thornton Mock also worked for George W. Bullard, starting as a draftsman. Mock, a Tacoma native, attended Bryant and Emerson schools, and graduated from the Tacoma High School when it was located on the current Central Administration site. Mock's father, Charles Wesley Mock, arrived in Tacoma in 1881 and served as clerk for the school district.

Hill and Mock formed an architectural firm, which lasted from 1918 until 1923. Shortly after Hill's death in 1928 the firm became Mock and Morrison, and in later years was reorganized as just Morrison Architects. The firm designed several dozen buildings, but specialized in school construction.

Nelson John Morrison, a Tacoma native and graduate of Stadium High School, attended the University of California and the University of Pennsylvania, where he received his Bachelors in architecture. He was the first president elected (1954) of the South Western Washington Chapter of the American Institute of Architects. He served as mayor of Fircrest from 1945-52.

Notable works include: Fife High School (1919), Lakeview School (1921, demolished), Central School Puyallup (1923, demolished), Meeker School Puyallup (1923), Mary Lyon Elementary School (1924), Madison Elementary School (1924), McCarver Middle School (1925), Gault Middle School (1926), Puyallup High School (1927), Clover Park Middle School (1928).



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

Property ID: 105126

The original building has excellent integrity. It is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), important persons in state or national history (Criterion B), and embodies the distinctive characteristics of a type, period or method construction (Criterion C). The school is recommended eligible for the National Register of Historic Places

Physical description:

This two-story brick school faces south. The original building, constructed in 1925 occupies the eastern portion of the lot, while the western portion of the structure is from a series of additions (1942 and 1952) and is one story. The rest of the site is occupied by a swimming pool addition to the rear of the main building (1982), an addition to the northwest corner of the main building constructed in 1973 and a separate gym to the north, constructed in 1979. Athletic fields are located on a separate parcel.

The 1925 building is primarily rectangular in plan. It is clad with raked tapestry brick. Most courses are in common bond, but there are some decorative courses. The roof is not visible. The main façade is composed of three major bays of windows flanking either side of the two primary entrances. The primary entrances are accented by projecting from the building's mass. Primary windows are massive, and dominate the façade. Each window bay is composed of a 35 light metal window. The building has two main entrances are heavily accented by stone details, and paired arched windows on the second floor. The windows are separated by columns with Byzantine/Romanesque detailing.

Many of the earlier additions were built as separate structures but subsequent additions have joined them to the main building. A variety of cladding materials and rooflines are used. The additions are all one story, with the exception of the separate gymnasium.

The 1925 building has a significant amount of integrity, and the design details are numerous. Engaged buttresses, a slightly crenellated parapet, decorative brick and stonework indicate a Gothic Revival style, although the paired arched columns are more indicative of Byzantine or Romanesque architecture. This is typical of the early 20th century when academic architects were known for their historical eclecticism.



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School Property ID: 105126

Bibliography:

Tacoma Public Library Historic Building Inventory Database.

Olsen, Winnifred. For the Record: A History of the Tacoma Public Schools 1869-1984. Tacoma School District #10, 1985.

Abe, Debby. "Board to Get School Closure Proposal." Tacoma News Tribune. November 8, 2006. pg. B-1.

Abe, Debby. "Gault, Grant Make Closure List." Tacoma News Tribune. November 4, 2006. A-1

Churchill, Marlowe. "School Study Finds Gault Sturdier Than Some." Tacoma News Tribune. June 10, 1983. A-3.

Gildenhar, Jan. "Gault Pool Decision Postponed." Tacoma News Tribune. July 25, 1982. pg. A-10.

Gordon, Susan. "East Side Residents Protest Razing of Gault." Tacoma News Tribune. November 5, 1991. pg. B-2.

Gordon, Susan. "Residents Rally to Defense of Jason Lee, Gault Schools." Tacoma News Tribune. December 11, 1991. B-7.

Merryman, Kathleen. "A Neighborhood Opens its Doors to Art, Whimsy, Diversity and Community." Tacoma News Tribune. June 12, 2000. pg. B-1.

n.a. "Ask Bids on School Houses." Tacoma News Tribune. March 12, 1943. pg. 13.

n.a. "Brand New." Tacoma News Tribune. February 11, 1953. pg. 12.

n.a. "Dolf Jones Low on School Bid." Tacoma News Tribune. March 24, 1943. pg. 20.

n.a. "Jones Asks Withdrawal of Low Bid." Tacoma News Tribune. March 26, 1943. pg. 4.

n.a. "Mount Tacoma Adorns Gault School Curtain." Tacoma Daily Ledger. May 30, 1926. pg. A-4.

n.a. "Architect Firm Changes Its Name." Tacoma Daily Ledger. May 19, 1929. n.p.

n.a. "Architect Has Hobby." Tacoma News Tribune. September 17, 1939. n.p.

n.a. "Architect Will Attend Parley." Tacoma News Tribune. May 9, 1957. n.p.

n.a. "Death Takes E. T. Mock." Tacoma News Tribune. February 5, 1950. pg. A-1.

n.a. "Ernest T. Mock." Tacoma News Tribune. December 19, 1932. n.p.

n.a. "Nelson John Morrison Dies." Tacoma News Tribune. October 17, 1963. n.p.

n.a. "Pioneer Tacoma Architect Dies." Tacoma News Tribune. October 15, 1928. n.p.

n.a. "Rose Croix Rites for Ernest Mock." Tacoma News Tribune. February 6, 1950. n.p.

SURVEY-INVENTORY FORM
COMMUNITY CULTURAL RESOURCE SURVEY

Site# 71
S T R

TACOMA CULTURAL RESOURCE SURVEY (CENSUS TRACT 620)

700NR3E510

1. NAME Franklin Benjamin Gault Intermediate School
Historic

and/or Common

2. LOCATION 30887 UTM References: Tacoma South 1:24000
Street & Number Zone 10 Easting 544360
Northing 5230540

- not for publication

1115 East Division Lane

City, Town Tacoma - vicinity of

State Washington County Pierce

3. CLASSIFICATION

Ownership: public private both
Status: occupied unoccupied work in progress
Present Use: agriculture commercial educational entertainment government
industrial military museum park private residence
religious scientific transportation other:

4. OWNER OF PROPERTY

Name Tacoma School District No. 10

Street & Number South 8th Street and Tacoma Avenue South

City, Town Tacoma - vicinity of State WA 98402

5. MAJOR BIBLIOGRAPHICAL REFERENCES

Tacoma School District No. 10. History of Tacoma School District No. 10.
W.P.A., n.d.

6. FORM PREPARED BY

Name/Title Office of Historic Preservation

Organization Community Development Department Date July 23, 1980

Street & Number 740 St. Helens - 10th Floor Telephone 593-4960

City or Town Tacoma State WA 98402

7. DESCRIPTION

Condition: excellent good fair deteriorated ruins unexposed

Circle one: unaltered altered

Circle one: original site moved date _____

Describe the present and original (if known) physical appearance
attach photo

A two story brick school building. There are two formally balanced segmental arched recessed entries with stone headers and stone faced true arched windows above. There is buttressing between the window areas. A crenellated parapet is above both entries and at the corners of the building.



Acreage:

8. SIGNIFICANCE

Specific dates

1926


Builder/Architect

Hill and Mock, Architects

a. History The building was completed on March 10, 1926 and was named through a contest held to name Tacoma's intermediate schools in 1924. Franklin Gault was the Superintendent of Tacoma's schools from 1888 to 1892. He was the founder of the high school system in the city. He left Tacoma in 1892 to become President of the University of Idaho but returned in 1900 to become President of Whitworth College when it was located in Tacoma. In 1906 he became President of the University of South Dakota only to return to Sumner (Pierce County), Washington to retire. He came out of retirement to teach mathematics at Stadium High School in Tacoma in 1916. He died in 1918.

b. Evaluation of Significance

Census Tracts 620 and 623 comprise the McKinley Hill residential and commercial neighborhood. It was platted as an addition in 1901 by the Tacoma Land and Improvement Company. Prior to this time the land was logged to supply the lumber mills located north along the City Waterway and Commencement Bay. McKinley Hill began to develop after 1904 when the Northern Pacific Beneficiary Association hospital was built and when streetcar transportation was extended to southeast Tacoma. Development proceeded in pace with the extension of the streetcar line. Further development was stimulated by the Tacoma and Eastern Railroad (Chicago, Milwaukee and St. Paul) depot and freight facility at South 64th Street and McKinley Avenue. This line was the major rail route to Mt. Rainier prior to the popular use of the automobile.

City of Tacoma Planning and Development Services	Page 1 of 3	Director's Rule 04-2021
	Publication: August 23, 2021	Effective: August 23, 2021
	Code & Section Reference: Archaeology, Historic and Cultural Resources TMC 13.12.570	
	Type of Rule: Permit review - Historic	
	Ordinance Authority: Tacoma Municipal Code 13.12.570	
Index: Permit Procedures	Approved  Peter Huffman, Director	Date 8/17/2021

A. Background

The City Council adopted a revised cultural resources review code in October 2019, which included enhanced review of demolition permits for potential impacts to potentially significant historical resources.

Specifically, this revised code requires applicants for demolition permits within Mixed Use Centers and within National Register Historic Districts, and for demolition permits affecting 4000 square feet or greater cumulative square footage on a parcel, to submit a summary demolition report generally describing the affected property. Following a review of up to 30 days, the Historic Preservation Officer may require a more thorough Historic Property Assessment report to be submitted to the Landmarks Preservation Commission (Commission), if the property appears to meet one or more criteria for historic designation in the City of Tacoma.

Upon receipt of the Historic Assessment report, the Commission is tasked with determining whether the property "should" be formally considered for designation to the Tacoma Register of Historic Places, and if so, making such a recommendation to the City Council via the "appropriate" committee. Generally, this means the Infrastructure, Planning and Sustainability Committee (Committee), to which the Planning and Development Services (PDS) department is assigned. The Committee then has 60 days to concur or to dissent; concurrence directs the Commission to take public comment on a proposed historic designation, whereas dissent effectively ends the process.

B. Issues

The current demolition review code provides the Commission broad authority to make recommendations for the historic designation and protection of buildings proposed for demolition, but does not provide any guidance to the Commission regarding the assessment of financial feasibility, alternative outcomes, or mitigation. As a result, the recommendations made by the Commission do not include information needed and expected by the City Council.

As this code has been implemented, there have been concerns relating to the predictability, costs, and the factors included in the Commission's review process. These include the potential for a developer to learn of the historic significance of an affected building only after purchase and planned redevelopment, since many properties that may fall into this process are not historically designated or on a historic inventory, and the expenses associated with retaining consultant services to draft Historic Assessment reports.

Lastly, as currently directed by the demolition review code, the Commission review process does not account for financial or economic impacts of preservation of the subject property, or direct the Commission to consider alternatives. However, during the code development process, questions about potential mitigation for demolitions and alternative outcomes were discussed.

Although not explicitly defined in the code, these considerations are embodied in the word "should." In essence, once a Historic Assessment report has been referred to the Commission, the Historic Preservation Officer has determined that the property to be demolished likely will meet one or more criteria for historic designation. The second part of question, for the Commission to determine, is whether such a property "should" be formally considered as a landmark.

The Commission has been understandably conservative in its exercise of this broad discretionary authority, as there is little guidance in the present code, despite the intent. The Commission has explicitly stated that the scope of its review is limited only to the historic merits of the affected property.

Conversely, the City Council, in recent reviews of Landmarks Commission recommendations, has expressed concern that alternative approaches and/or economic impacts have not been considered during the Commission's review of demolition permits, and thus have not been included in findings and recommendations from the Commission. This puts the City Council in a difficult position.

Lastly, without explicit code guidance, permit applicants can be reluctant to propose mitigation steps or alternative approaches to the Commission ahead of a formal decision about the property's historic significance, as this could be interpreted as an acknowledgement that their property does possess historic merit.

This Director's Rule is intended as an interim measure to address this gap between the Commission's discretionary review of Historic Assessment reports and the City Council's need to have fully vetted recommendations from the Commission.

C. Purpose

PDS strives to provide efficient, high quality, and timely permit services for the communities of the City of Tacoma.

This Director's Rule seeks to further align planning and development permitting activities, and specifically the historic preservation demolition review process, with implementation of Tacoma's Comprehensive Plan in a way that appropriately reflects the need to balance our important historic preservation goals with the City's other policies and priorities, such as affordable housing, economic development, quality vibrant neighborhoods and business districts, an effective multi-modal transportation system, and a sustainable built and natural environment.

D. Director's Rule – Demolition Review Policy

The interim procedures below will guide the historic review of demolition permits to address the observed code gaps until such a time as the relevant code sections can be amended:

1. When the Historic Preservation Officer directs an applicant to submit a Historic Assessment report, per Tacoma Municipal Code (TMC) 13.12.570.B.5, the report shall also include a feasibility analysis to be done by the applicant that addresses potential alternative approaches

and/or mitigation proposals. The report should address whether alternatives that would reduce the impact to historic resources have been considered, or whether there are strategies that have been considered to mitigate such impacts. Mitigation examples may include:

- Avoidance of historic/cultural resources
 - Retention of all or some of a historic structure into a new development
 - Voluntary design review for compatibility of new structure into existing neighborhood context
 - Interpretive/educational measures
 - Off-site/on-site preservation of another historic resource
 - Funding other preservation efforts, such as survey work or support for nonprofit preservation advocacy groups
2. The Historic Preservation Officer shall encourage the Landmarks Preservation Commission to weigh the balance of the public benefit of protecting the subject property against the potential impacts to the development project, and to consider alternatives and mitigations in making the determination as to whether a property “should” be historically designated.
 3. The feasibility analysis and/or mitigation proposals shall be factored into staff reports and recommendations by the Historic Preservation Officer to the Landmarks Preservation Commission, and such staff recommendations shall accompany any recommendations made by the Commission to the City Council.



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

Property ID: 105126

Location



Address: 1115 E Division Ln, Tacoma, WA 98404
Tax No/Parcel No: 2087360011
Geographic Areas: Pierce County, TACOMA SOUTH Quadrangle, T20R03E10

Information

Number of stories: 2

Construction Dates:

Construction Type	Year	Circa
Built Date	1925	<input type="checkbox"/>

Historic Use:

Category	Subcategory
Education	Education - School
Education	Education - School

Historic Context:

Category
Architecture
Education

Architect/Engineer:

Category	Name or Company
Builder	Steiro & Hansen
Architect	Hill & Mock; Mock & Morrison



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

Property ID: 105126

Thematics:

Local Registers and Districts

Name	Date Listed	Notes
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Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2010-05-00051, , Tacoma Public School Inventory	3/22/2009	Not Determined	



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

Property ID: 105126

Photos



South (Original)



Historic Image (1940)



East Window Detail (1952 Add.) I



South (1979 Gymm Add.)



E Pool (1982 Add.)



South (Between Main and 1943 and 1952 Add.)



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

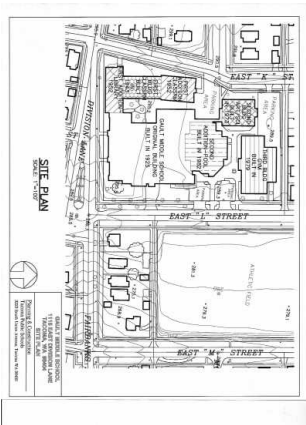
Property ID: 105126



East



East Detail I



Map



South



South Detail I



South Door Detail I



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School

Property ID: 105126

Inventory Details - 3/22/2009

Common name: Gault Middle School
Date recorded: 3/22/2009
Field Recorder: Caroline T Swope, MSHP, PhD
Field Site number: TSI-17

SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Cladding	Brick
Plan	Irregular
Roof Type	Varied Roof Lines

Styles:

Period	Style Details
Mid-Late 19th and Early 20th Century Revivals	Collegiate Gothic

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Significance narrative: The Franklin B. Gault school was named after the man who served as superintendent of Tacoma Schools from 1888-1892. Gault, a native of Ohio, received a B.S. from Cornell in 1877 and a Masters in 1897. In 1901 he earned a doctorate from the University of Wooster. He served as superintendent of city schools for Tama, Iowa from 1877-81, Mason City, Iowa from 1881-83, Pueblo, Colorado from 1883-1888, and Tacoma from 1888-1892. He then organized the University of Idaho, serving as its first president from 1892-1898 and reorganized Whitworth College as its president from 1899-1906 and last served as president of the University of South Dakota from 1906-1913.

In 1923 Tacoma voters authorized an intermediate school building program at a cost of more than \$2.4 million dollars. The goal of the program was to transition Tacoma from the old grade school-high school program (the 8-4 plan) to a more modern grade school-intermediate-high school plan known as the 6-3-3 due to the number of grades in each division. The program provided funds for additions to several elementary schools and build six new schools, Jason Lee, James P. Stewart, Morton M. McCarver, Captain Robert Gray, Allan C. Mason, and Franklin B. Gault. Gault was the last of the six to be constructed. Gault was one of three new middle schools (which included Gray and Mason) that opened on the same day in February 1926.

Architect Roland E. Borhek was originally hired by the school district to design both Gault and Mason schools, but was removed after a disputes concerning massive cost increases at Jason Lee and Stewart Middle Schools. After his dismissal the architectural firm of Hill



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School Property ID: 105126

& Mock was hired to design both Mason and Gault, and the specifications for the two were practically the same. It featured boys' and girls' gymnasiums, 13 instruction rooms, administrative offices, lunchrooms and accessory rooms. A hand painted stage curtain with an image of Mt. Tacoma (Rainier) rising from a tree dotted plain was one of the customized interior pieces.

Builder Dolph Jones produced the winning bid for construction of the 1943 addition but withdrew his offer shortly after it was accepted, explaining that he had bid too low on the project. Federal funds helped pay for the addition with the stipulation that the school would be used for two-shift classes.

During the early 1980s the Tacoma School District entered a joint venture with the city of Tacoma and the Metropolitan Park District to build a swimming pool at Gault. The pool is reserved for the use of Gault students during school hours and is operated by the park district for community use at other times.

An advisory committee recommended razing the current building and replacing it with a middle school in 1991. A vocal group of East Side residents spoke in favor of retaining a neighborhood school that children could walk to. In 2006 school superintendent Charlie Milligan recommended closing Gault and moving its students to McIlvaigh. This decision was based in part on declining enrollments. Community members expressed concern over the potential school closing. Some had intentionally purchased a home within walking distance of the school, and had hoped to see it renovated like Lincoln and Stadium.

Irwin H. Hill was a University of Illinois graduate, originally associated with Tacoma architect George W. Bullard. Ernest Thornton Mock also worked for George W. Bullard, starting as a draftsman. Mock, a Tacoma native, attended Bryant and Emerson schools, and graduated from the Tacoma High School when it was located on the current Central Administration site. Mock's father, Charles Wesley Mock, arrived in Tacoma in 1881 and served as clerk for the school district.

Hill and Mock formed an architectural firm, which lasted from 1918 until 1923. Shortly after Hill's death in 1928 the firm became Mock and Morrison, and in later years was reorganized as just Morrison Architects. The firm designed several dozen buildings, but specialized in school construction.

Nelson John Morrison, a Tacoma native and graduate of Stadium High School, attended the University of California and the University of Pennsylvania, where he received his Bachelors in architecture. He was the first president elected (1954) of the South Western Washington Chapter of the American Institute of Architects. He served as mayor of Fircrest from 1945-52.

Notable works include: Fife High School (1919), Lakeview School (1921, demolished), Central School Puyallup (1923, demolished), Meeker School Puyallup (1923), Mary Lyon Elementary School (1924), Madison Elementary School (1924), McCarver Middle School (1925), Gault Middle School (1926), Puyallup High School (1927), Clover Park Middle School (1928).



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate
School, Gault Junior High School

Property ID: 105126

The original building has excellent integrity. It is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A), important persons in state or national history (Criterion B), and embodies the distinctive characteristics of a type, period or method construction (Criterion C). The school is recommended eligible for the National Register of Historic Places

Physical description:

This two-story brick school faces south. The original building, constructed in 1925 occupies the eastern portion of the lot, while the western portion of the structure is from a series of additions (1942 and 1952) and is one story. The rest of the site is occupied by a swimming pool addition to the rear of the main building (1982), an addition to the northwest corner of the main building constructed in 1973 and a separate gym to the north, constructed in 1979. Athletic fields are located on a separate parcel.

The 1925 building is primarily rectangular in plan. It is clad with raked tapestry brick. Most courses are in common bond, but there are some decorative courses. The roof is not visible. The main façade is composed of three major bays of windows flanking either side of the two primary entrances. The primary entrances are accented by projecting from the building's mass. Primary windows are massive, and dominate the façade. Each window bay is composed of a 35 light metal window. The building has two main entrances are heavily accented by stone details, and paired arched windows on the second floor. The windows are separated by columns with Byzantine/Romanesque detailing.

Many of the earlier additions were built as separate structures but subsequent additions have joined them to the main building. A variety of cladding materials and rooflines are used. The additions are all one story, with the exception of the separate gymnasium.

The 1925 building has a significant amount of integrity, and the design details are numerous. Engaged buttresses, a slightly crenellated parapet, decorative brick and stonework indicate a Gothic Revival style, although the paired arched columns are more indicative of Byzantine or Romanesque architecture. This is typical of the early 20th century when academic architects were known for their historical eclecticism.



Historic Property Report

Resource Name: Gault, Franklin Benjamin Intermediate School, Gault Junior High School Property ID: 105126

Bibliography:

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n.a. "Brand New." Tacoma News Tribune. February 11, 1953. pg. 12.

n.a. "Dolf Jones Low on School Bid." Tacoma News Tribune. March 24, 1943. pg. 20.

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n.a. "Mount Tacoma Adorns Gault School Curtain." Tacoma Daily Ledger. May 30, 1926. pg. A-4.

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n.a. "Architect Will Attend Parley." Tacoma News Tribune. May 9, 1957. n.p.

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n.a. "Nelson John Morrison Dies." Tacoma News Tribune. October 17, 1963. n.p.

n.a. "Pioneer Tacoma Architect Dies." Tacoma News Tribune. October 15, 1928. n.p.

n.a. "Rose Croix Rites for Ernest Mock." Tacoma News Tribune. February 6, 1950. n.p.

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: HDR22-0001

PROPERTY INFORMATION

Building/Property Name:	811 N Ainsworth Replacement
Building/Property Address:	811 N AINSWORTH AVE
Historic/Conservation District:	North Slope
Applicant's Name:	Red Pyramid LLC
Applicant's Address:	1602 Amethyst St SE Olympia, WA 98501
Applicant's Phone:	3605197545
Applicant's Email:	anthony.guido@gmail.com
Property Owner's Name:	CHAVES JORGE

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Other Major Work
Estimated Valuation:	500000

Application Checklist

Features to be Modified:
n/a

Program of Work:

Specifications of Materials and Finishes:

same as in pictures of previous dwelling and as noted in narrative

Building/Roofing Information

87

Roof Height: 27
Roof Pitch: 612
Roof Material: asphalt shingles
Size of 1350SF Footprint

Proposed Material:
All wood exterior facades

Exterior Material:
cedar clapboard 5" OL

Window Information

Window Types:
double hung wood clad

Window Trim:
same as before

Window Material:
wood clad metal

Window Locations:
see elevations

Door Information

Door Types:
same as before

Door Materials:
wood and metal

Door Locations:
same as before

Existing Signage:

Sign Dimensions:

Sign Material:

Logo and Letter Size:

Lighting Specifications:

Removing or Relocating Signage:

Method of Attachment:

811 N Ainsworth Architectural Narrative for Façade Materials and Component Specifications

The currently proposed and formerly approved residence will feature new materials that match or closely resemble the previous residence and maintain the historic character of the neighborhood. The previous house featured cedarwood clapboard siding with a 5" exposure and we have maintained that exact siding in cedarwood on the new residence. Window and door trim sizes, shapes (1x3 jamb and sills with 1x6 head trim) and details have been incorporated into the new residence and maintain the character of the original house. 1x3 corner boards and a 5/4 x 8 baseboard at the foundation are in keeping with the original residence as well. The new windows have been selected to maintain the character of the original house. All street facing windows are double hung except the single square picture window which matches the previous residence while all of the awning style windows are placed on elevations not facing the street and should be unobtrusive. The windows have all been specified as wood clad windows with traditional style to maintain the character of the previous residence. The front porch has been designed to feature similar design language and materiality of the existing residence as well. The new house utilizes the same comp shingle style roofing material the previous residence featured as well. All colors and finishes will be coordinated with the neighboring houses to maintain neighborhood cohesion.

GENERAL NOTES

DIVISION 1 – GENERAL REQUIREMENTS

- These general notes and accompanying drawings are complimentary. All construction shall be as herein outlined and as shown on the drawings.
- All work shall be done in strict compliance with:
 - All state and local current codes
 - International Building Code (IBC) and International Residential Code (IRC), most current adopted edition.
- The contractor shall verify all dimensions and conditions on the drawings and in the field and shall notify the architect of any discrepancies prior to proceeding.
- The drawings shall not be scaled for dimensions.
- The contractor shall provide all necessary temporary support for walls, floors, and roofs prior to the completion of the vertical and lateral support systems.
- Contractor and owner initiated changes shall be submitted in writing to the architect for approval prior to fabrication or construction. Changes shown on shop drawings solely will not satisfy this requirement. Any proposed field changes must have prior written approval from the Architect.

DIVISION 2 – SITE WORK

- Cut slopes for permanent excavations and fills shall not exceed 2 horizontal to 1 vertical.
- All footings shall be excavated below all organic material. Remove all loose material in footing excavation prior to concrete pour.
- All footings shall bear on firm undisturbed soil below the frost line per Local Building Official.
- Concrete foundations supporting wood structures shall a minimum of 8 inches above adjacent grade.
- The finished grade shall fall a minimum of 6 inches within the first 10 feet away from the foundation walls.

DIVISION 3 – CONCRETE

- Minimum concrete compressive strength for shall meet the requirements of Table R402.2 IRC and section 1904 IBC.
- Minimum Foundation sizes shall be per table R403.1 IRC and section 1807 IBC.
- Slab on grade construction shall be a minimum of 4" concrete over 6mil vapor barrier over 4" minimum compacted gravel or sand base. Reinforce with #3 bars at 12" o.c. each way.
- Provide keyed control joints at 20 feet each way maximum. Joint locations shall be approved by Architect.
- Exterior walks and slabs shall have 3/4" tooled joints and 5 feet on center and 1/2" premolded expansion joints at 30 feet o.c.
- All reinforcing bars shall be ASTM A-615 grade 60, 60,000 psi unless noted otherwise (uno). Welded wire mesh shall be ASTM A-185.
- Reinforcing bars shall not be tack welded or field bent.
- Lap all continuous bars a minimum of 40 diameters unless otherwise noted (uno)
- Place all reinforcing bars and concrete per ACI codes and standards.
- Beam pockets in concrete walls shall have 1/2" air space around the beam and end. Posts and beams shall rest on pressure treated wood or metal bearing plates. Ends of beams and girders bearing on concrete or masonry shall not have a bearing of less than 3 inches.
- Anchor bolts shall be A-307. Anchor bolts shall be 1/2" diameter with plate washers 1/4"x3"x3" embedded 7" minimum in concrete at 6 feet o.c. maximum unless otherwise noted. Minimum of 2 bolts per section with one bolt not more than 12" or less than 7 bolt diameters from the each end of the plate section. Anchor bolt spacing shall be 4 feet maximum for buildings over two stories in height.
- Crawl space stem walls shall be dampproofed per section R406 (IRC) and 1805 (IBC). In areas of high water tables and severe soil-water conditions or walls that enclose habitable or usable spaces shall be waterproofed per section R406 (IRC) and 1805 (IBC).
- Install foundation drains with 4" perforated pipe surrounded by 12" clean gravel wrapped in geotextile filter fabric.

Division 6 – WOOD and PLASTICS

- All lumber shall be Douglas Fir Larch, U.N.O., and shall conform to the WHPA grading rules. All lumber with a 2" nominal dimension or less shall be stamped surface dry and shall have a maximum 19% moisture content when surfaced and installed. All lumber with a 3" nominal dimension or greater shall be stamped surface-green and air-dried to a moisture content of 19% or less when installed.
- All lumber shall conform or exceed minimum grades per structural notes.
- Sills, sleepers, plates and posts in direct contact with concrete, earth, and weather shall be pressure treated in accordance to local requirements and Section 2303.1.9 (IBC)
- All headers at bearing walls shall be 2- 2x8 typical U.N.O.
- Double all joists parallel to partition walls.
- All 2x joists connected to flush beams and ledgers shall be connected with Simpson LU series joist hangers. All double 2x and skewed joists shall be connected to flush beams and ledgers with Simpson U series joist hangers. All sloping and or skewed roof rafters shall be connected to flush beams with Simpson LSSU series joist hangers.
- All post to beam connections and post to base connections shall be Simpson post base and caps.
- Metal connectors in contact with pressure treated lumber shall be galvanized. G185 coating minimum or stainless steel.
- Block solid between joists and rafters at bearing walls and intermediate supports. Block or cross-bridge at 8'-0" O.C. max when depth to thickness ratio exceeds 6:1 nominal.
- All plywood shall meet the APA standards with exterior glue. Install roof and floor sheathing with the face grain perpendicular to supports. Stagger end joints a minimum of two joists at roof rafters and floor joists.
- Minimum nailing / fastening requirements shall meet Table 2304.10.1 IBC.
- Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum drywall or equivalent. Where the separation is a floor -ceiling assembly the structure supporting the separation shall also be protected by not less than 1/2" gypsum wallboard or equivalent.
- Cutting and notching stud walls shall not exceed 25% for bearing walls and 40% for non-bearing walls. Boring shall not exceed 40% for bearing walls and 60% for non-bearing walls.
- Provide wall bracing at exterior walls for interior shear walls as indicated on the drawings.
- Pre-manufactured trusses shall be designed for the loads and conditions shown on the drawings in accordance with the specifications of the manufacturer and the IBC. Fabrication and erection shall conform to the latest standards of the manufacturer and IBC Chapter 23, Division III. Design shall be stamped and signed by a licensed structural engineer registered in the state of Washington. Engineering data and installation instructions shall be provided prior to installation.
- Floor joists shall be 18" minimum and Girders shall be 12" minimum from the ground in the crawl space.

Division 7 – THERMAL AND MOISTURE PROTECTION

- Provide a minimum 24" wide strip of R-10 insulation at the edges of concrete slab on grade at conditioned spaces.
- Walls enclosing heated spaces shall be insulated with R-21 insulation inside or a combination of R-10 on the exterior and R-13 interior.
- All heating ducts located in unheated spaces shall be wrapped with 2" of insulation.
- Vapor barrier of 6 mil black visqueen lapped a minimum of 12".
- Minimum insulations values shall be as follows: Floor insulation R-30, Wall insulation R-21, Attic insulation R-49 or R-38 ADV. Vaulted ceilings R-38c.
- Attic insulation shall have a minimum 1" vented air space for attic ventilation.
- Hot water heaters shall be raised above concrete slabs on R-10 insulated pad.
- Provide minimum foundation ventilation for crawl spaces at the ratio of 1 sq ft ventilation per 150 sq ft of crawl space. One ventilation opening shall be located within 3 feet of each corner of the building.
- Provide a minimum attic ventilation of 1/150th of attic space or 1/300th if 50% or 80% of venting is located near the top.
- Vapor retarders shall be installed on the warm side of the insulation. Vapor retarders shall be 15lb building paper or kraft paper, foil back or kraft back insulation.
- Roofing shall be minimum class "A" rated material and as shown on the drawings.
- All roofing shall be installed per the manufacturer's specifications and Chapter 9 IRC.

Division 8 – DOORS and WINDOWS

- All vertical glazing shall be as noted on drawings with a maximum u-value .30 or less. Overhead glazing shall have a maximum u-value of .50. All glazing shall comply with current Washington Sate Energy Code requirements and shall bear compliance stickers until approved by the building department. Doors which are greater than 50% glazing shall be considered windows for energy compliance. Windows shall have ventilation ports.
- All skylights shall be double-glazed with wired or tempered glass.
- All glazing within 18" of the floor and 24" of a door swing shall be tempered glazing. All glazing in walls enclosing stairway landings or within 5 feet of the bottom or top of a stairway where the bottom edge of the glass is less than 60" above the walking surface shall be tempered.
- Safety glazing is required per section 2406 IBC.
- All glazing in doors of doors shall be safety glazing.
- All emergency egress windows from sleeping rooms and basements shall have a minimum clear opening of 5.7 sq ft. with a net opening of 24" high and 20" wide and a finish sill height of 44" above the finished floor.
- Glazing shall conform to IBC chapter 24 and Federal Standard for Architectural Glazing Materials.
- All exterior doors or doors to unheated spaces shall be weather-stripped and have a solid core. Garage / dwelling doors shall have a 20 minute rated door tight fitting door with a self-closing door hinge.

Division 9 – FINISHES

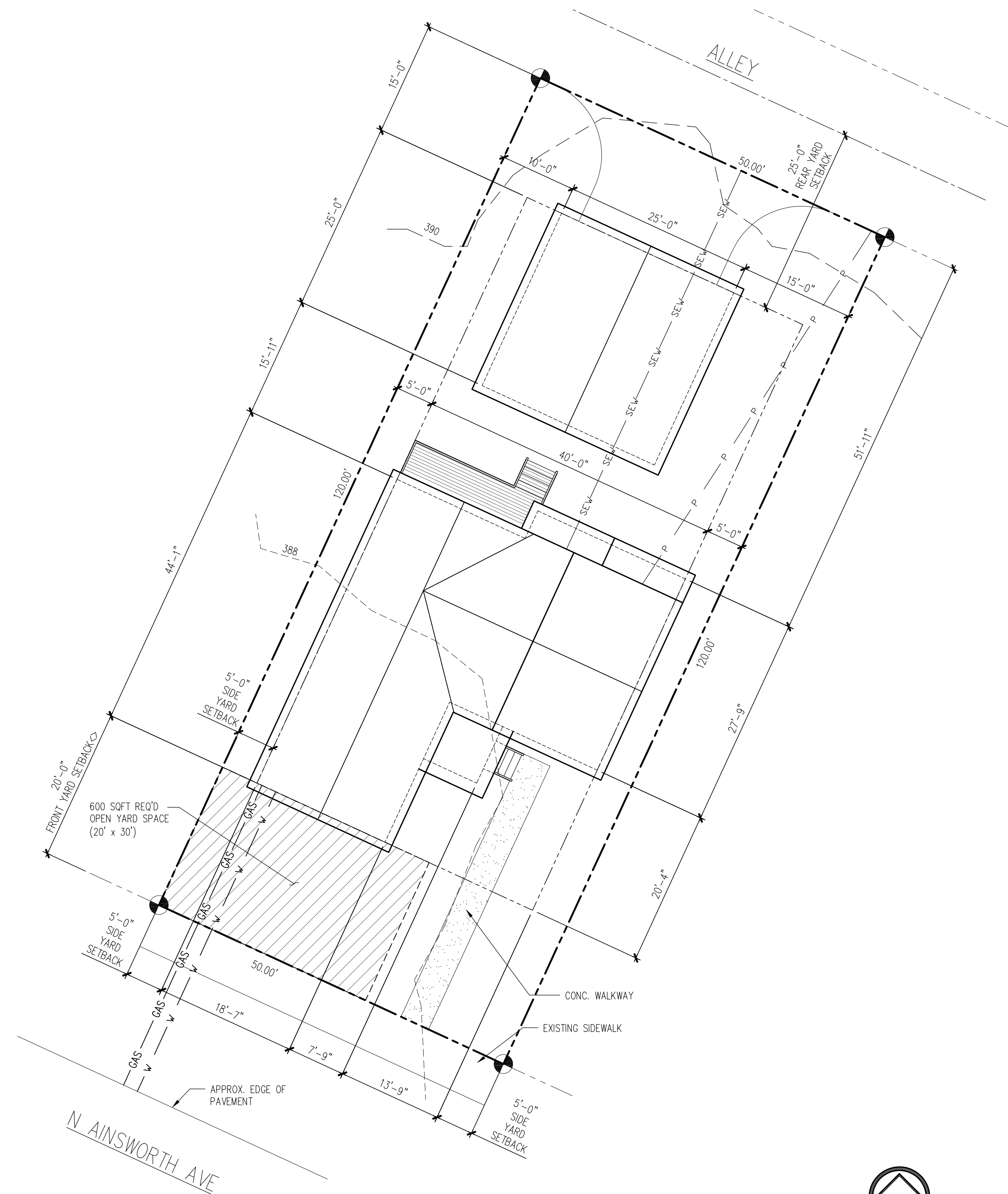
- All walls and ceilings in both areas shall be finished with an approved waterproof gypsum wallboard.
- Showers shall be finished to 70" above the drain inlet to with a smooth, hard, non-absorbent material.
- All utility areas containing laundry facilities shall be finished with an approved waterproof gypsum wallboard or approved water resistant material in wet locations.
- All bath, kitchen, and utility room floors shall be vinyl, tile or other approved non-absorbent material.
- Kitchens, Baths, and Utility rooms shall be painted with a minimum of two coats enamel paint or other approved washable surface material.

Division 15 – MECHANICAL

- All ductwork shall be installed without Impeding on building surfaces.
- Provide and install plumbing and fixtures as indicated on drawings according to the most current adopted edition Uniform Plumbing Code.
- Vent clothes dryers, exhaust fans, and range hoods to the outside and provide back draft dampers. Exhaust fans are required at all kitchens, baths, and laundry rooms. Baths and laundry rooms shall have a minimum of 50 cfm. Whole house exhaust fans and kitchen range hoods shall have a minimum of 150 cfm.
- Provide outside combustion air for all solid fuel-burning appliances such as fireplaces and woodstoves. Provide combustion air for all fuel-burning furnaces per the International Mechanical Code and International Fuel Gas Code.
- Provide tight fitting glass doors at fireplaces. Install fire dampers at all fireplaces.
- Appliances in garages shall be protected from vehicle damage. Pilot lights and burners shall be located 18" minimum above the garage floor.
- Hot water heaters shall be anchored and strapped to resist horizontal movement due to earthquake motion. Temperature and pressure relief valves shall be drained to the outside. The drain shall not be trapped and shall terminate not more than 24" or less than 6" above the ground. Provide drain pan under hot water heaters with drain to outside.
- Provide drain pan under washing machine with drain to outside.
- Hose bibs shall be protected with a listed non-removable backflow preventer. Freeze resistant types shall be installed in all exterior locations.
- Integrated forced air ventilation systems shall have a 6" diameter or equivalent outdoor air inlet connecting to a terminal element on the outside of the building from the return air plenum. The outdoor air inlet shall be equipped with a device that regulates the airflow to a minimum of .35 but not greater than .50 air changes per hour under normal operating conditions. The system shall be designed by a registered HVAC contractor and submitted to the building department for review and approval.
- All HVAC equipment shall meet the most current adopted edition of the Washington State Energy Code.

Division 16 – Electrical

- All electrical wiring and installation shall be as required by state and local codes and the ICC Electrical Code.
- Each dwelling shall have approved smoke detectors interconnected and wired to the electrical source with a battery back up. The smoke detectors shall be installed in each of the sleeping rooms, in a centrally located space adjoining the sleeping rooms, and on each story of the building. Locate per the drawings. Wall mounted smoke detectors shall be located between 6" and 12" from the ceiling.
- Provide GFCI circuits at all exterior locations, baths, kitchens, garages, and as noted on drawings.
- All receptacles shall be grounded type. Receptacles located in kitchens and baths shall be installed above the working surface unless noted otherwise. Receptacles are typically located 12" above the floor, U.N.O.
- Wall switches shall be installed at 42" above the floor, U.N.O. Wall switches connected to duplex receptacles shall solely operate the top outlet.
- All light fixtures shall be left connected to a proper electrical source and in operating condition with proper bulbs installed.



SITE PLAN

PROJECT INFORMATION

TAX ACCOUNT NUMBER: 2038310050
 LEGAL DESCRIPTION: Section 31 Township 21 Range 03 Quarter 44 : NEW TACOMA L 6 & 7 B 3831 INC 10 FT ALLEY VAC

PROJECT DATA:
 JURISDICTION: CITY OF TACOMA
 ZONING: HMR-SRD-HIST

BUILDING LOT COVERAGE:
 LOT AREA: 6,000 SQFT

PROPOSED BUILDING FOOTPRINT
 RESIDENCE: 1,425 SQFT
 GARAGE: 625 SQFT
 TOTAL: 2,050 SQFT

LOT COVERAGE = 2050 SQFT / 6000 SQFT = 34.2%

REQUIRED SETBACKS
 FRONT YARD = 20'
 REAR YARD = 25' (FROM CL OF ADJACENT ALLEY)
 SIDE YARD = 5'

BUILDING HEIGHT:
 MAXIMUM BUILDING HEIGHT = 35'
 PROPOSED BUILDING HEIGHT = 28'-6 1/2"



SCALE : 1"= 10'-0"

ANDY HARFST, DESIGNER
 1115 YAKIMA AVE S #2
 SEATTLE, WA 98144
 360-259-7634

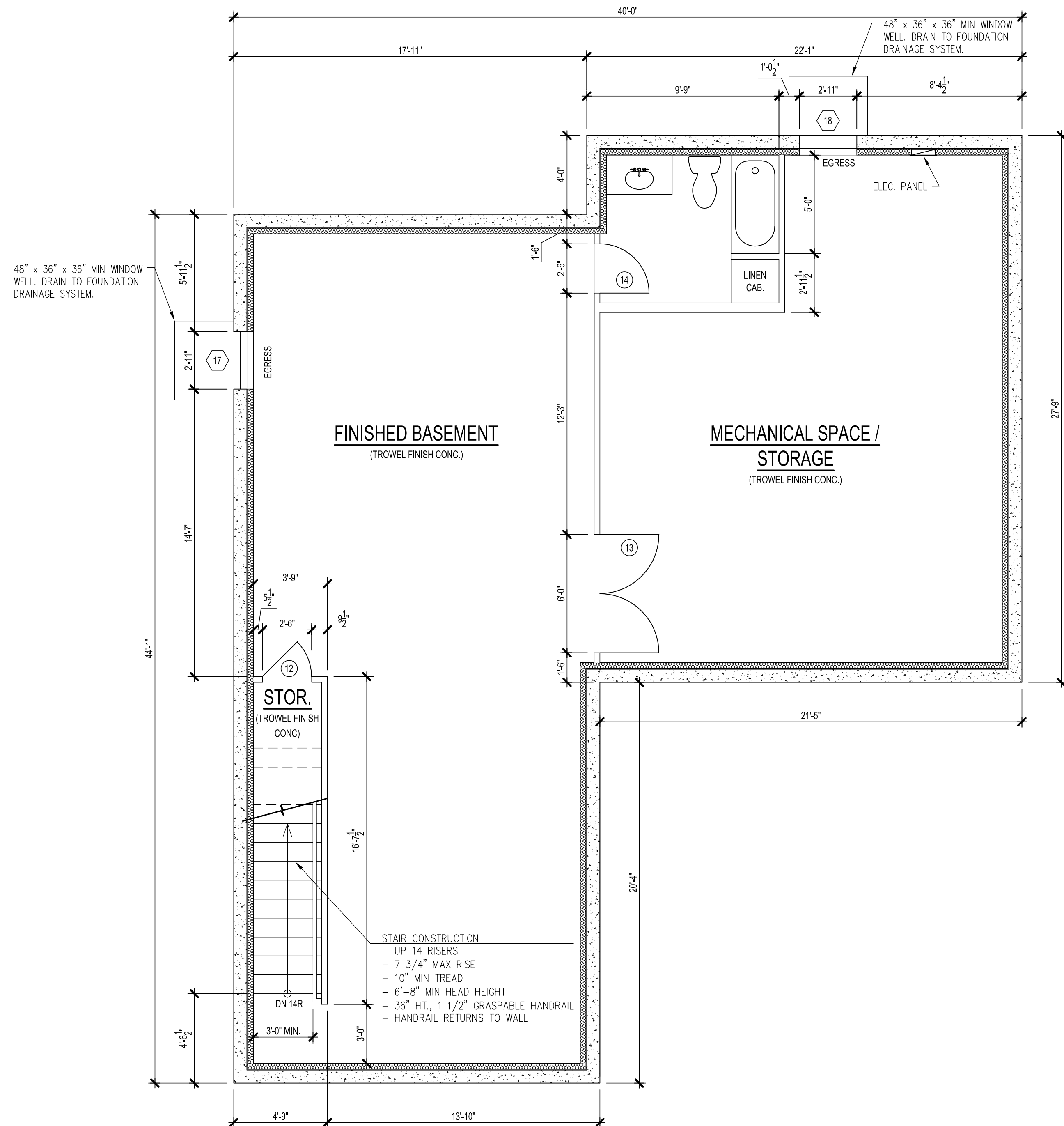
811 N Ainsworth Ave.
 Tacoma, WA 98403

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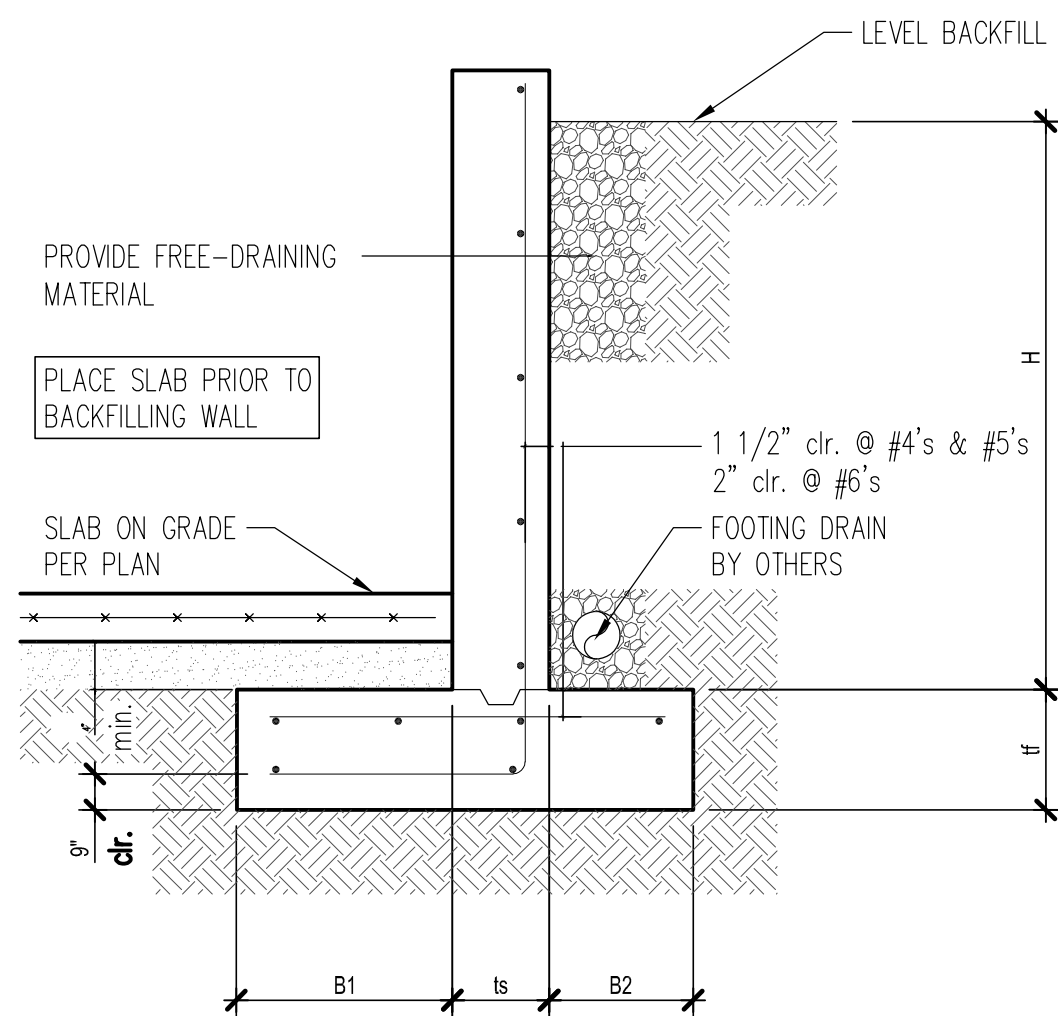
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GENERAL INFORMATION & SITE PLAN

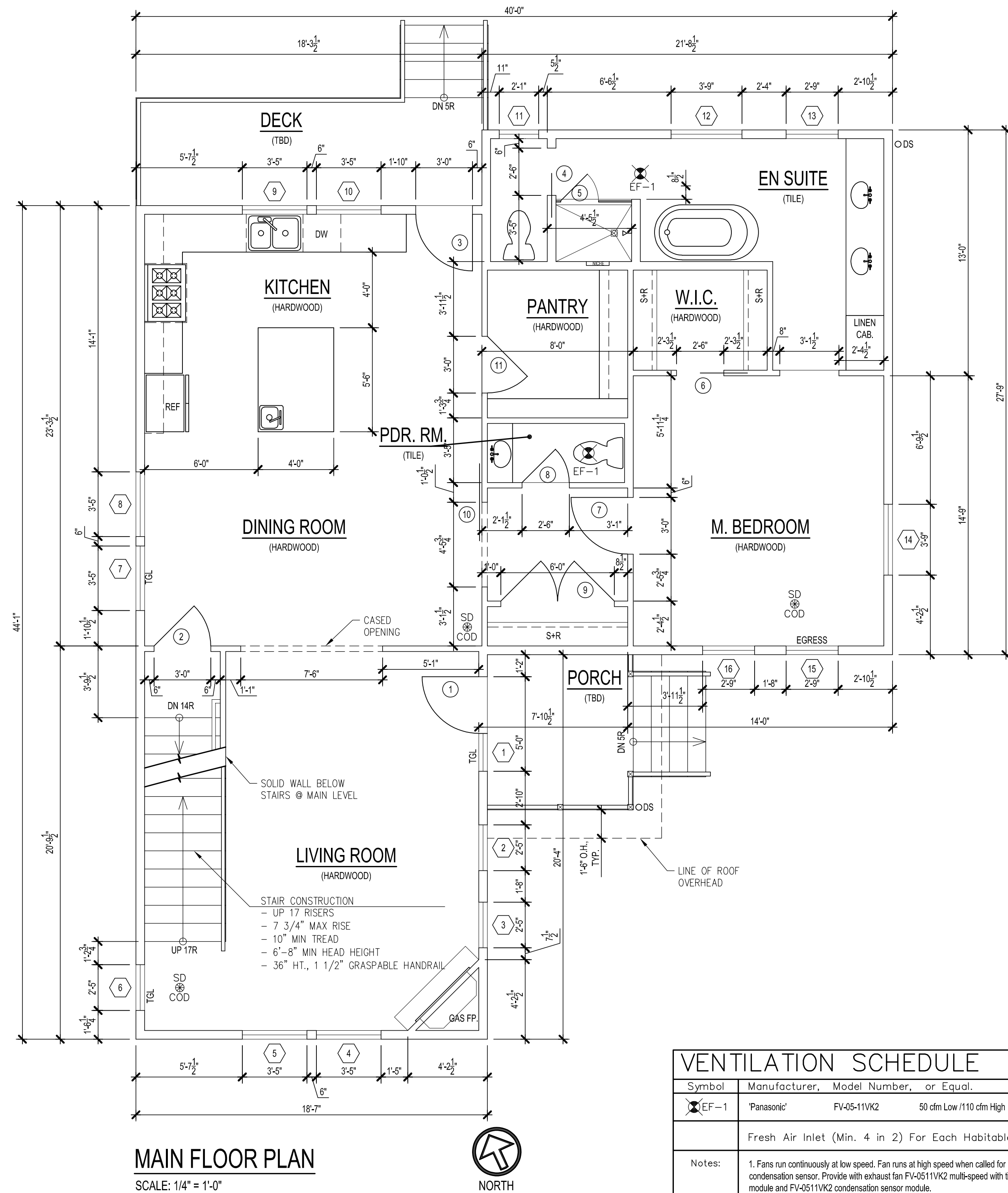
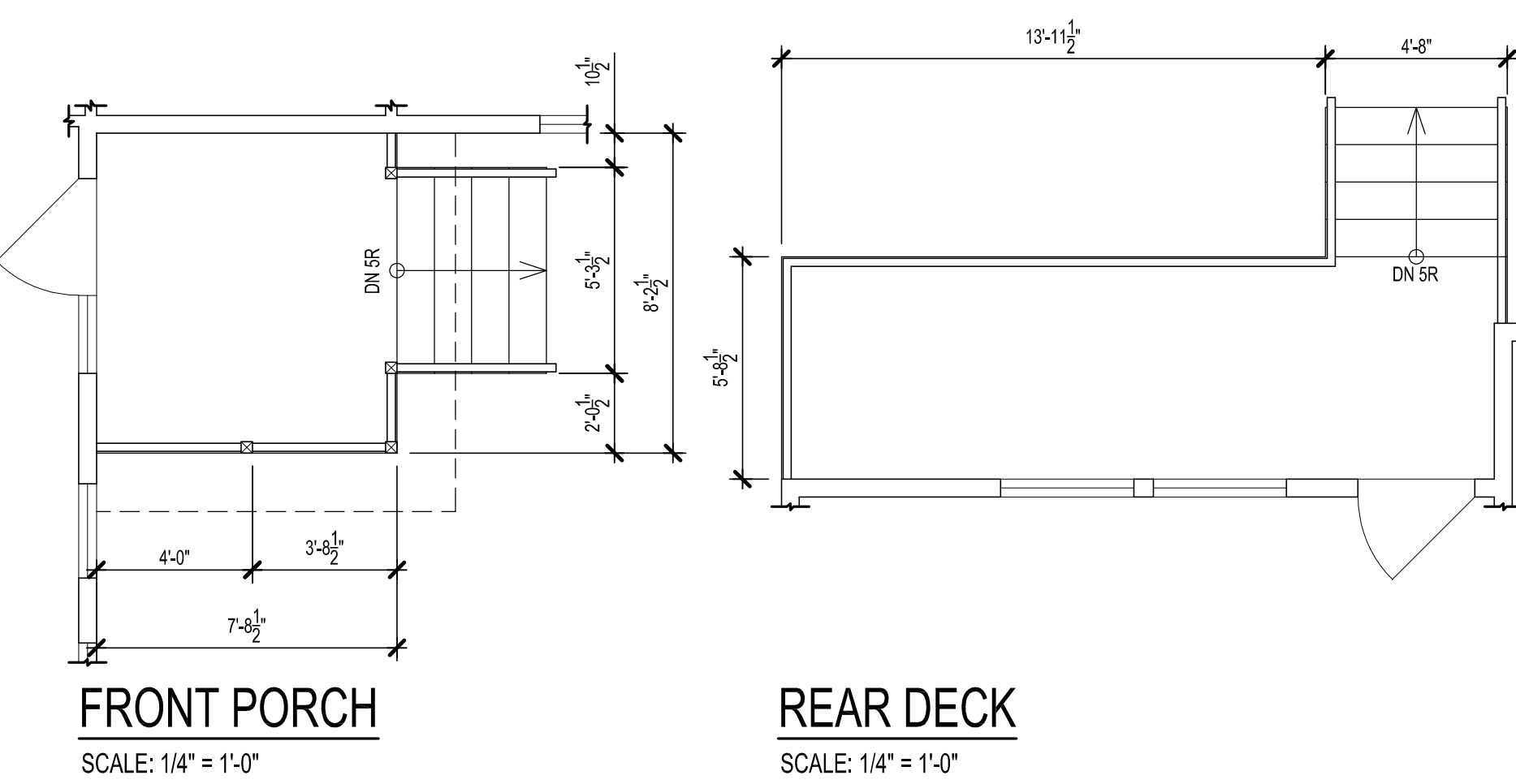


BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



Retaining Wall Schedule (Basement Walls)

H (ft.)	B1	ts	B2	tf	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'-0"	5"	8"	5"	8"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
4'-0"	1'-0"	8"	5"	8"	#4 @ 18"oc	#4 @ 12"oc	-	(2)#4
5'-0"	1'-6"	8"	5"	10"	#4 @ 18"oc	#4 @ 12"oc	-	(3)#4
6'-0"	2'-3"	8"	5"	10"	#4 @ 12"oc	#4 @ 12"oc	-	(4)#4
7'-0"	2'-6"	8"	9"	10"	#5 @ 12"oc	#4 @ 12"oc	-	(5)#4
8'-0"	2'-9"	8"	1'-0"	12"	#5 @ 12"oc	#4 @ 12"oc	#4 @ 18"oc	(6)#5
9'-0"	3'-3"	8"	1'-3"	15"	#6 @ 12"oc	#4 @ 12"oc	#4 @ 18"oc	(6)#5
10'-0"	3'-9"	8"	1'-6"	18"	#7 @ 12"oc	#4 @ 12"oc	#4 @ 18"oc	(7)#5



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



VENTILATION SCHEDULE		
Symbol	Manufacturer, Model Number, or Equal.	
EF-1	Panasonic FV-05-11VK2	50 cfm Low / 110 cfm High
Fresh Air Inlet (Min. 4 in 2) For Each Habitable Rm.		
Notes:	1. Fans run continuously at low speed. Fan runs at high speed when called for by condensation sensor. Provide with exhaust fan FV-0511VK2 multi-speed with time delay module and FV-0511VK2 condensation sensor module. 2. Size calculations based on multiple exhaust fans running continuously using Seattle Residential Code 2015 tables M1507.3.3(1) and M1507.3.3(2) 3. All fans to vent to the outside. 4. Continuous whole-house ventilation of 75 cfm required. EF-1 in laundry room to run continuously on "low". EF-1 in lower floor restroom to run 50% of every 4-hour period on "low" 5. Whole house fans to be max 1.0 sone per SRC M1507.3.4.2	

SMOKE/ CO DETECTORS	
SD COD	SMOKE DETECTOR W/ CARBON MONOXIDE DETECTION
- A carbon monoxide / smoke detection system is required. Locate carbon monoxide / smoke detectors outside of each separate sleeping area. - A carbon monoxide / smoke detector shall be centrally located on each floor - An additional carbon monoxide / smoke detector shall be installed in each location where there is a ceiling height change greater than 24". - Carbon monoxide / smoke detectors are to be 110v, interconnected, with a battery backup. - A carbon monoxide / smoke detector shall be installed in each habitable room.	

NOTES

- ALL DIMENSIONS TO DOORS AND WINDOWS ARE TO FINISHED OPENINGS
- PROVIDE BLOCKING AT ALL TOWEL BARS AND TOILET PAPER HOLDER LOCATIONS
- PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL BATHROOMS.

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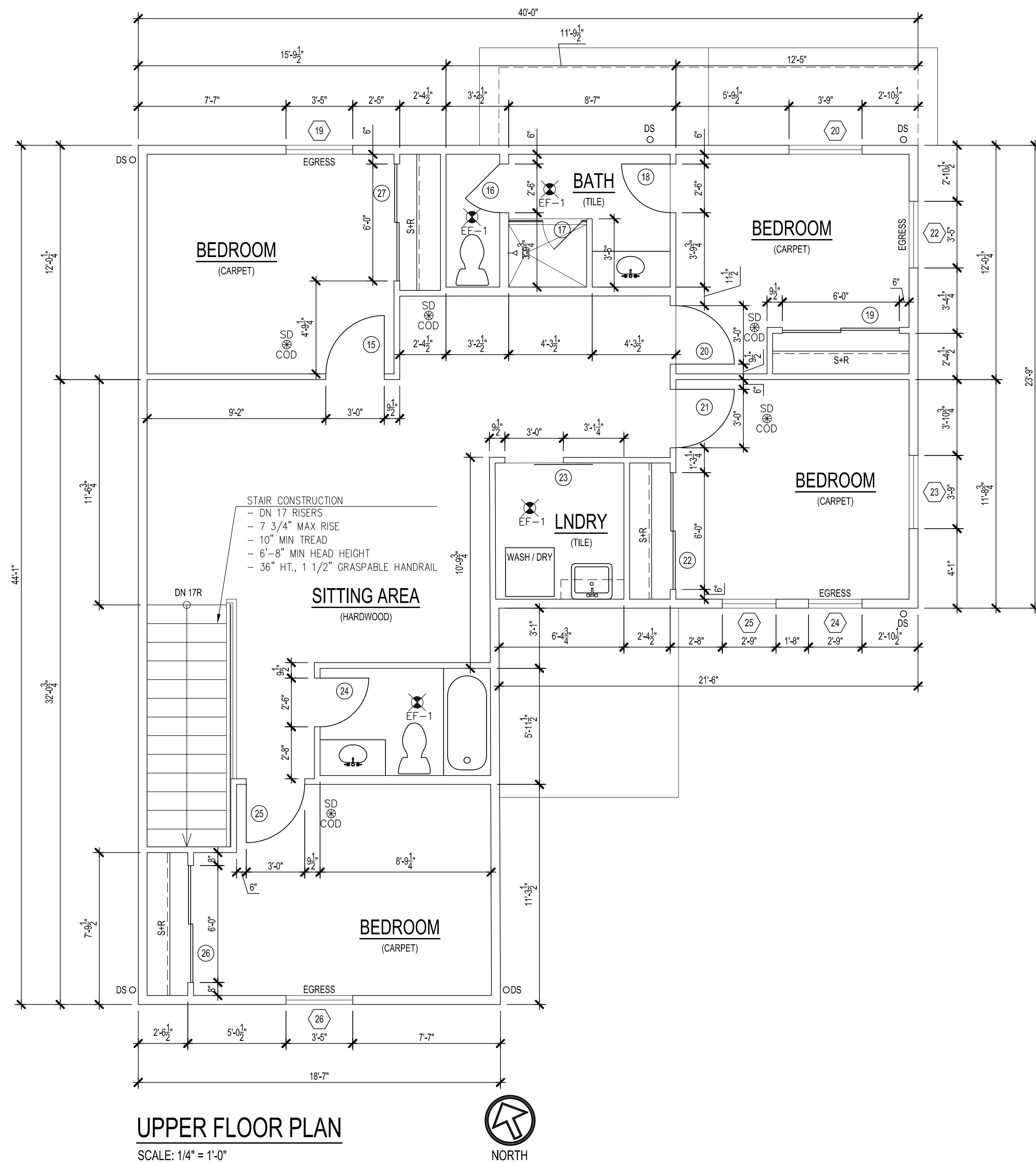
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11/17/2021

SCALE
AS NOTED

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BASEMENT & MAIN FLOOR PLANS



WINDOW SCHEDULE				
MARK	WINDOW SIZE* (WxH)	STYLE	TEMPERED	REMARKS
1	20 X 70	PICTURE	YES	COORDINATE WITH ADJACENT DOOR
2	28 X 49	DOUBLE HUNG		
3	28 X 49	DOUBLE HUNG		
4	35 X 49	DOUBLE HUNG		
5	35 X 49	DOUBLE HUNG		
6	28 X 49	DOUBLE HUNG	YES	
7	35 X 49	DOUBLE HUNG		
8	35 X 49	DOUBLE HUNG		
9	35 X 311	DOUBLE HUNG		
10	35 X 311	DOUBLE HUNG		
11	211 X 311	DOUBLE HUNG		
12	39 X 21	AWNING		
13	29 X 49	DOUBLE HUNG		
14	39 X 21	AWNING		
15	29 X 49	DOUBLE HUNG		EGRESS
16	29 X 49	DOUBLE HUNG		
17	211 X 35	AWNING		EGRESS
18	211 X 35	AWNING		EGRESS
19	35 X 49	DOUBLE HUNG		EGRESS
20	39 X 21	AWNING		
21	OMITTED	OMITTED		OMITTED
22	35 X 49	DOUBLE HUNG		EGRESS
23	39 X 21	AWNING		
24	29 X 49	DOUBLE HUNG		EGRESS
25	29 X 49	DOUBLE HUNG		
26	35 X 49	DOUBLE HUNG		EGRESS

DOOR SCHEDULE				
MARK	DOOR SIZE (WxH)	TYPE	STYLE	REMARKS
1	30 X 70	EXTERIOR	SWING	COORDINATE WITH ADJACENT WINDOW
2	30 X 70	INTERIOR	SWING	
3	30 X 70	EXTERIOR	SWING	
4	24 X 70	INTERIOR	POCKET	
5	20 X 70	INTERIOR	SWING, TEMPERED SAFETY GLAZING	INTEGRATED TOWEL BAR HANDLE, FRAMELESS CONSTRUCTION
6	26 X 70	INTERIOR	POCKET	
7	30 X 70	INTERIOR	SWING	
8	26 X 70	INTERIOR	SWING	
9	(2) 30 X 70	INTERIOR	SWING	
10	48 X 76	INTERIOR	BARN DOOR	COORDINATE WITH DOOR OPENING. BARN DOOR HARDWARE T.B.S.
11	30 X 70	INTERIOR	SWING	
12	26 X 68	INTERIOR	SWING	
13	(2) 30 X 68	INTERIOR	SWING	
14	26 X 68	INTERIOR	SWING	
15	30 X 70	INTERIOR	SWING	
16	26 X 70	INTERIOR	SWING	
17	20 X 70	INTERIOR	SWING, TEMPERED SAFETY GLAZING	INTEGRATED TOWEL BAR HANDLE, FRAMELESS CONSTRUCTION
18	26 X 70	INTERIOR	SWING	
19	(2) 30 X 70	INTERIOR	CLOSET BYPASS	
20	30 X 70	INTERIOR	SWING	
21	30 X 70	INTERIOR	SWING	
22	(2) 30 X 70	INTERIOR	CLOSET BYPASS	
23	36 X 76	INTERIOR	BARN DOOR	COORDINATE WITH DOOR OPENING. BARN DOOR HARDWARE T.B.S.
24	26 X 70	INTERIOR	SWING	
25	30 X 70	INTERIOR	SWING	
26	(2) 30 X 70	INTERIOR	CLOSET BYPASS	
27	(2) 30 X 70	INTERIOR	CLOSET BYPASS	

TYPICAL NOTES

- CONTRACTOR AND SUPPLIER TO VERIFY ALL SIZES, ROUGH OPENING REQ'S, OPERABILITY, AND TOTAL QUANTITIES FOR ALL WINDOWS/DOORS PRIOR TO FRAMING, ORDERING, AND INSTALLATION. ALL WINDOW AND DOOR OPENING DIMENSIONS SHOWN/LISTED ARE FOR NOMINAL SIZE OF WINDOW/DOOR UNLESS NOTED OTHERWISE. FRAMING CONDITIONS IN THE FIELD MAY ADJUST LISTED SIZES +/-
- ALL WINDOWS & DOORS TO HAVE MAX. U-VALUE OF .28 LOW-E, ARGON FILLED.
- ALL WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10.
- ALL WINDOWS & DOORS - MANUFACTURER, COLOR AND FINISH TO BE SELECTED BY OWNER
- VERIFY AND/OR PROVIDE TEMPERED SAFETY GLAZING WHERE REQUIRED BY 2018 IRC SECTION R308. ALL GLAZING IN DOORS TO BE TEMPERED SAFETY GLAZING.
- ALL EXT. DOORS TO UNHEATED SPACES SHALL BE WEATHER-STRIPPED AND HAVE A SOLID CORE.
- FENESTRATION TO BE NFRC 100, LABELED AND CERTIFIED BY MNFR.

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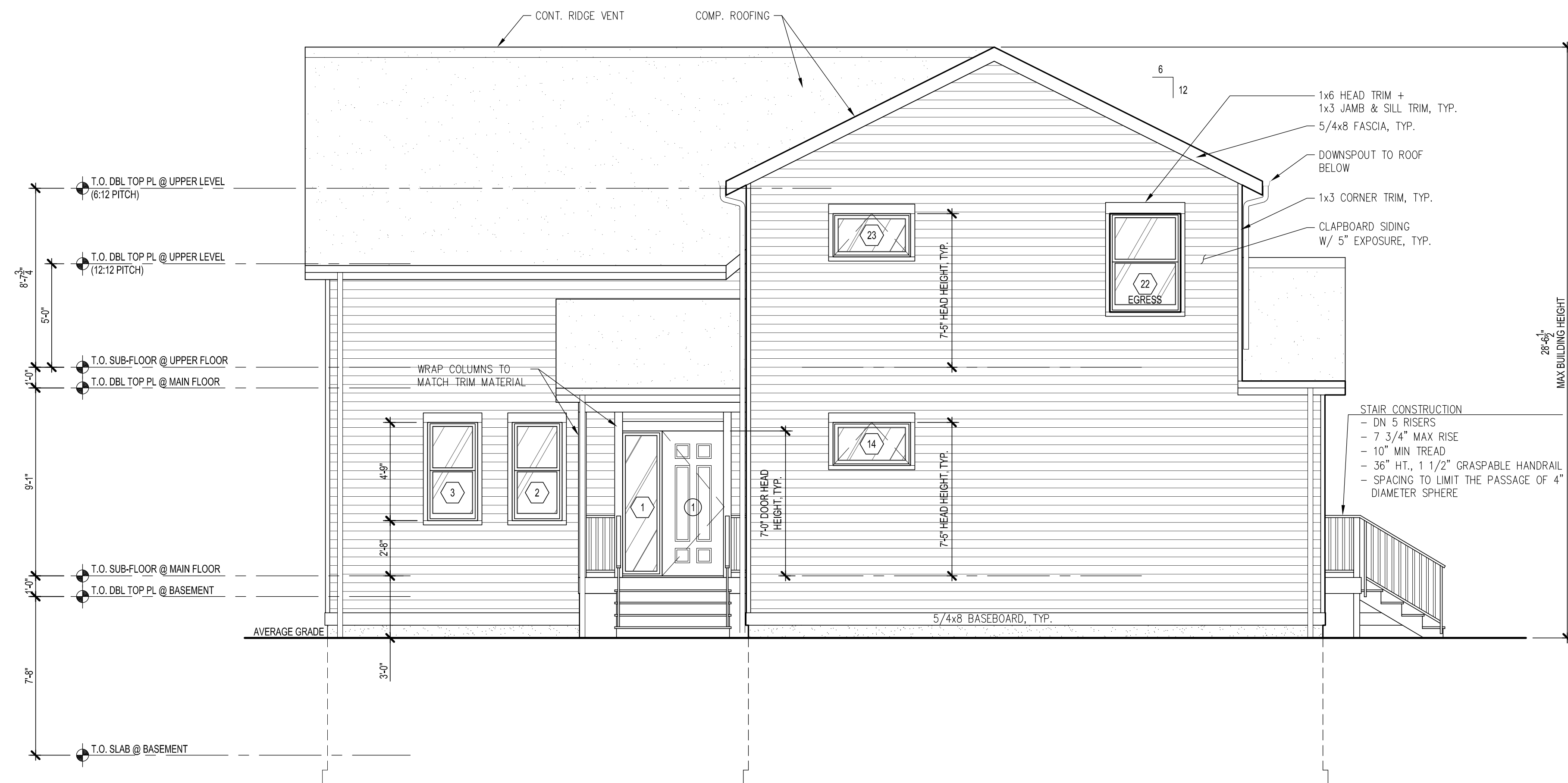
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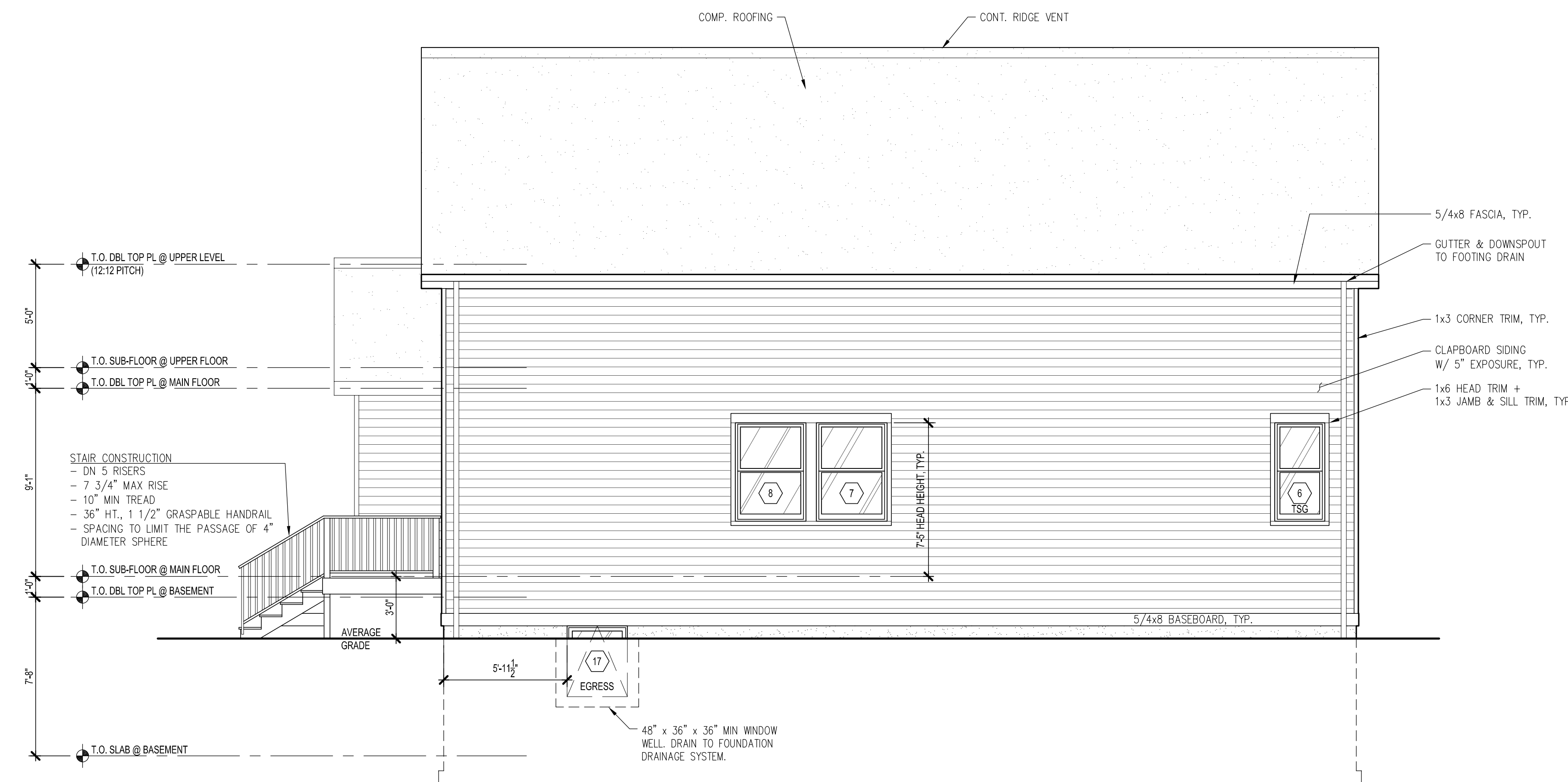
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UPPER FLOOR PLAN & SCHEDULES



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



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

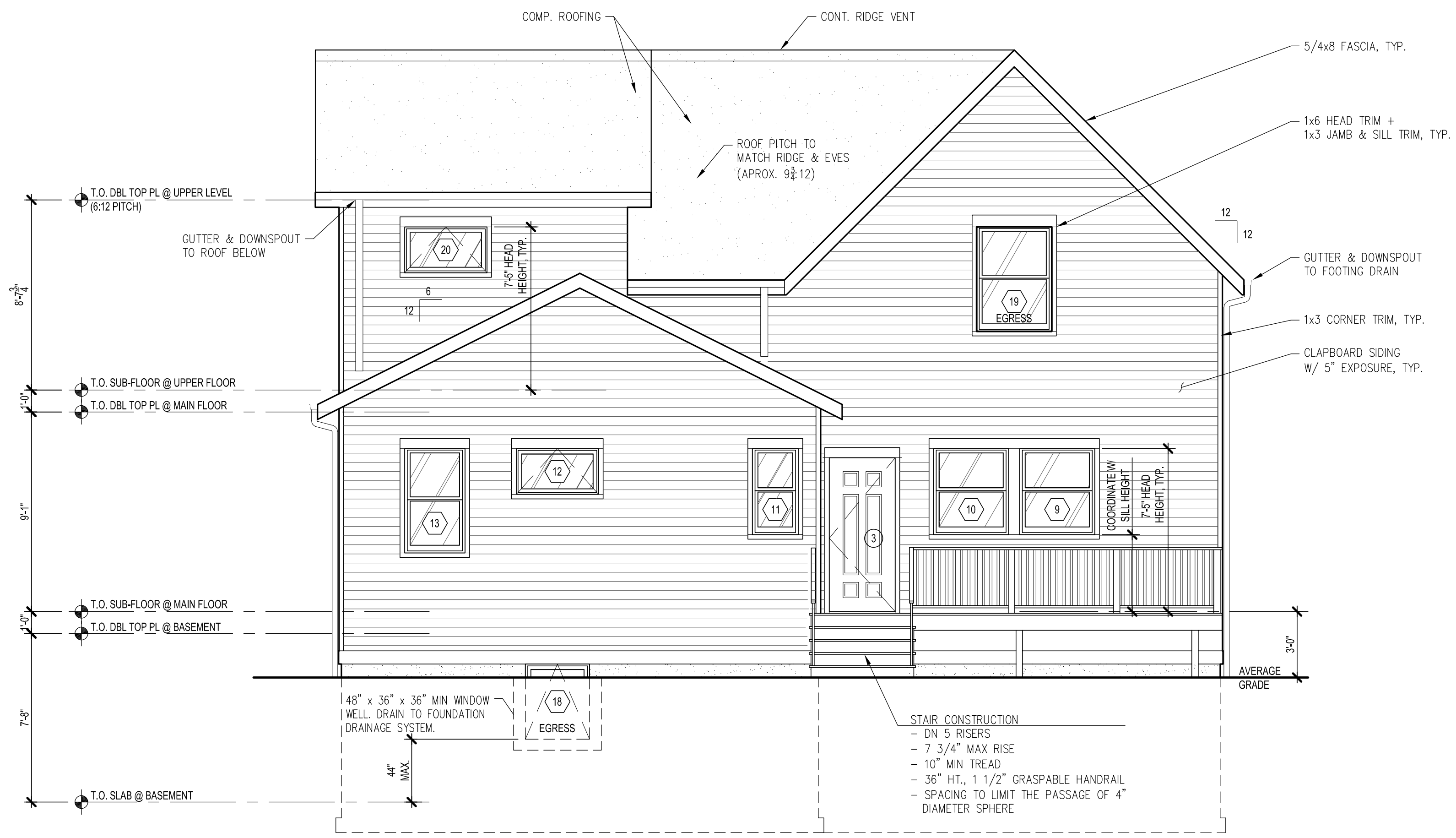
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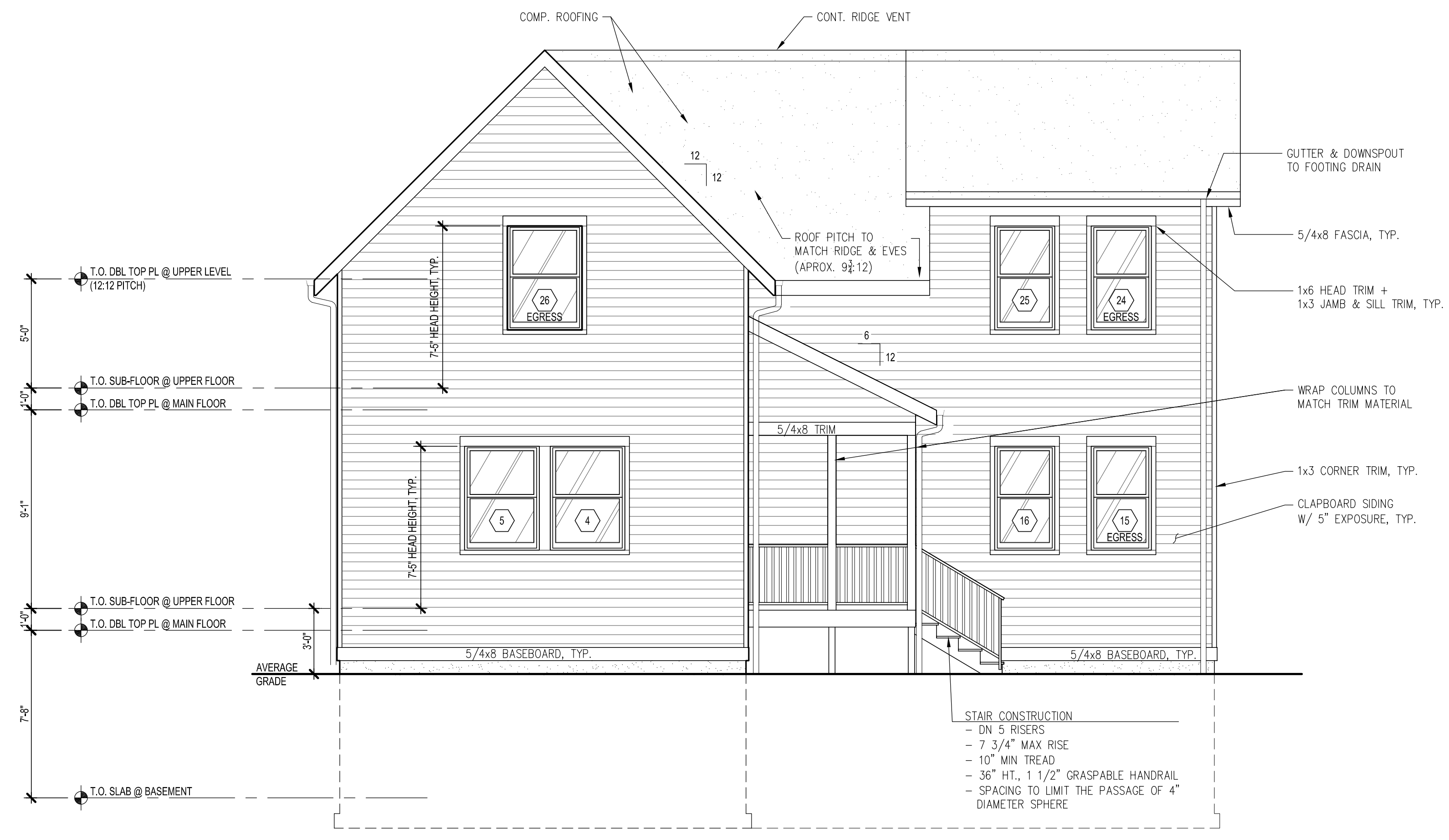
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A-3.0
BUILDING ELEVATIONS



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



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

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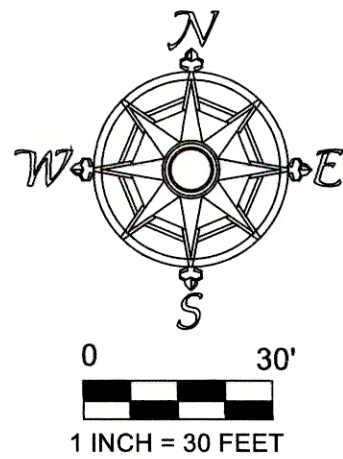
A-3.1
BUILDING ELEVATIONS

RECORD OF SURVEY

LOT 6 AND 7, BLOCK 3831, MAP OF NEW TACOMA, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF TACOMA, STATE OF WASHINGTON

BASIS OF BEARING

N 63°00'00" W ACCORDING TO A MAGNETIC COMPASS BEARING WITH A MAGNETIC DECLINATION OF 15°34' EAST, BETWEEN A FOUND COPPER PIN IN LEAD, IN A MONUMENT CASE 0.20' DOWN, AT THE INTERSECTION OF N. 8TH ST. AND N. AINSWORTH AVENUE. AND A FOUND 3" BRASS DISK AT THE SURFACE WITH A CROSS AND A PUNCH MARK, STAMPED 43143, AT THE INTERSECTION OF N. 9TH ST. AND N. AINSWORTH AVENUE; THERE IS EVIDENCE THAT THE ORIGINAL MONUMENT WAS REMOVED DURING THE CONSTRUCTION OF CITY OF TACOMA WATER LINE PROJECT, NO OTHER RECORD INFORMATION WAS FOUND.



FOUND: ON 4-24-2019 A 3" BRASS DISK IN CONCRETE WITH A CHISELED CROSS AND PUNCH MARK, AT THE ASPHALT SURFACE, STAMPED 43143, IN THE INTERSECTION OF N. 9TH ST. AND N. AINSWORTH AVENUE.

LEGAL DESCRIPTION

LOT 6 AND 7, BLOCK 3831, MAP OF NEW TACOMA, W.T., ACCORDING TO PLAT RECORDED FEBRUARY 3, 1875, IN PIERCE COUNTY, WASHINGTON; TOGETHER WITH THE SOUTHWESTERLY 10 FEET OF ALLEY ABUTTING THEREON, VACATED IN ORDINANCE NUMBER 7739 OF THE CITY OF TACOMA.

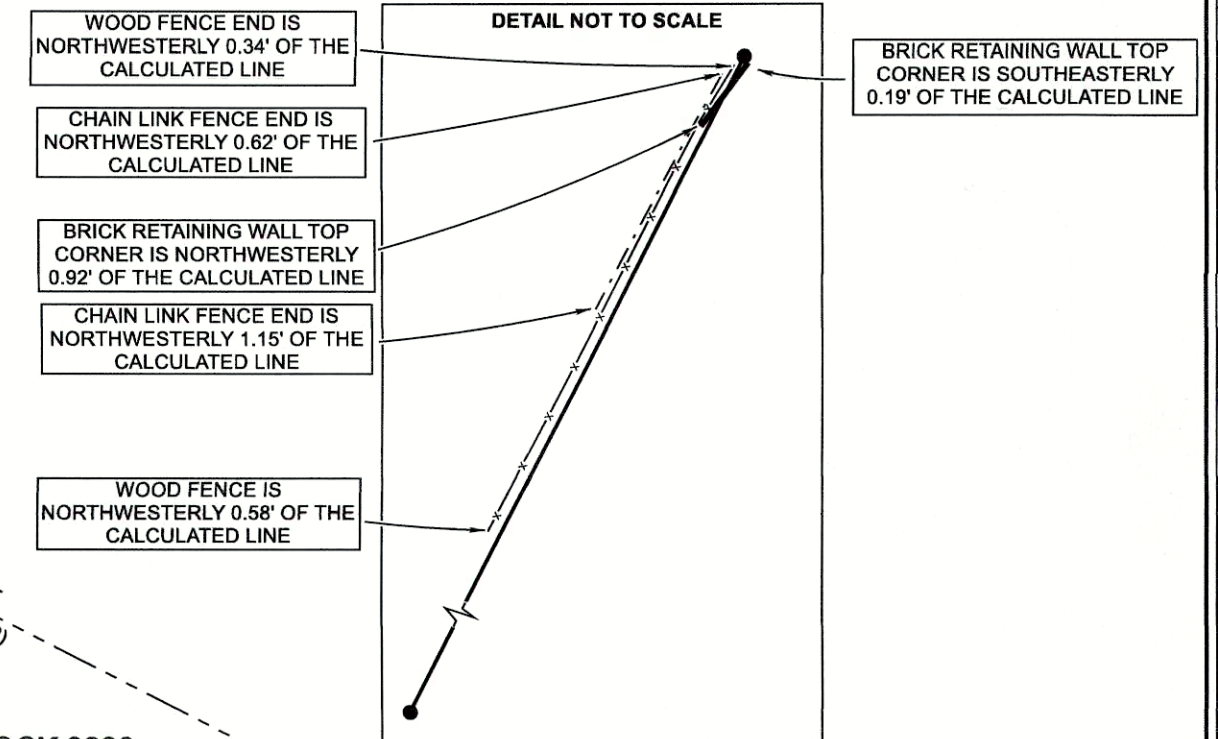
SURVEYOR'S NOTES

- 1) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY (PARCEL NO. 2038310050) TO DETERMINE BOUNDARY LINE LOCATIONS ON THE GROUND DURING A HOUSE REMODEL
- 2) SURVEY INSTRUMENTS USED: 3" NIKON NPL-530 TOTAL STATION, TRIMBLE TSC2 DATA COLLECTOR.
- 3) FIELD METHODS USED: DIRECT FIELD TRAVERSE AND RADIAL OBSERVATIONS.
- 4) THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090 1 (b) & 2 (b).
- 5) THIS SURVEY COMPLIES WITH ALL STANDARDS & GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW & WAC 332-130; THIS SURVEY WAS NOT PERFORMED OR CERTIFIED TO MEET THE MINIMUM STANDARD DETAIL REQUIREMENTS OR ACCURACY STANDARDS FOR ALTA/ACSM LAND TITLE SURVEY. THEREFORE, THE USE OF THIS MAP FOR ISSUANCE OF AN ALTA/ACSM OWNERS EXTENDED COVERAGE POLICY IS STRICTLY PROHIBITED.
- 6) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESERVATIONS, RESTRICTIONS OR COVENANTS OF RECORD.

REFERENCE MATERIAL

(P) MAP OF NEW TACOMA RECORDED FEBRUARY 3RD, 1875 COUNTY OF PIERCE WASHINGTON TERRITORY

FOUND: ON 4-24-2019 A COPPER PIN IN LEAD, IN A CASE 0.35' DOWN AT THE INTERSECTION OF N. 9TH ST. AND N. CUSHMAN AVENUE



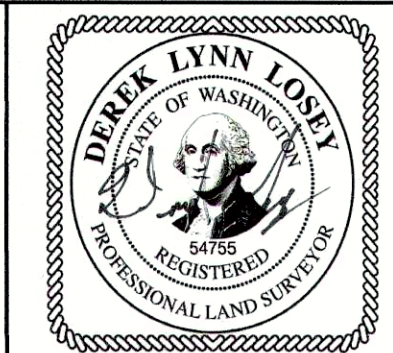
FOUND: ON 4-24-2019 A COPPER PIN IN LEAD, IN A CASE 0.65' DOWN AT THE INTERSECTION OF N. 8TH ST. AND N. CUSHMAN AVENUE

LEGEND	
●	SET A 1/2" REBAR WITH A PLASTIC CAP IMPRINTED WITH DLOSEY PLS 54755
+	MONUMENT AS NOTED
+	CALCULATED POSITION
---	CENTER LINE
---	RIGHT OF WAY
---	BRICK RETAINING WALL TOP
---	CHAIN LINK FENCE
---	WOOD FENCE

INNOVATIVE GEOMATICS LLC
 1524 91st St. East
 Tacoma, Washington 98445
 Phone (253)250-1286

AUDITOR'S CERTIFICATE
 FILED FOR **CONFORMED COPY** _____, 2019
 AT _____ 201905025001 ADIETZ 1 PG _____ AT _____
 PAGE _____ 05/02/2019 01:17:04 PM \$183.00 ATICS LLC
 AUDITOR, Pierce County, WASHINGTON
 RECORDING NO. _____ COUNTY AUDITOR *For Julie Anderson* *5-2-19*

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording act at the request of
 TONY QUIDO
 in April, 2019
 Derek L. Losey PLS 54755 Date



PREPARED FOR
 JORGE CHAVES
 1602 AMETHYST ST SE
 OLYMPIA, WA. 98501

Located in the SE 1/4 of the SE 1/4 of Section 31, T.21N., R.3 E., W.M.

FILE NAME TonyQuido.TRV	DRAWN BY: DLOSEY	CHECKED BY: ALOSEY
SCALE 30 Ft/in	DATE 5-2-2019	SHEET 1/1
JOB TonyQuido	REVISION 1/1	

 This map was drawn with TRAVERSE PC Software







1. ATTIC ACCESS - MINIMUM 22"x30" UBC SECTION 1005.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM BELOW THE FOURTH FLOOR SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WITH 20" HEIGHT 24"). MINIMUM HEIGHT OF SILL TO FLOOR 4". UBC SECTION 1004.4
3. DRILLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALLS AND/OR CEILING AND SOLID CORE WOOD DOOR WITH CLOSER. DRILLING OVER GARAGE REQUIRES ONE HOUR FIRE-RESISTIVE CONSTRUCTION OR LOAD-BEARING WALLS. UBC SECTION 1004.4, DEPARTMENT 1.
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE/ CITY CODE 1998. OVERHEAD PANEL MEMBERS REQUIRED BY EXTERIOR FRONT/REAR OUTLETS. ALSO, IN BATHROOM LAVATORIES, GARAGES AND ALL ELECTRICAL TRUNKS ATTACHED TO SERVICE SHALL APPLIANCES AT STITCHED CORNER TOPS, INCLUDING OF ISLAND COUNTERTOPS. ELECTRICAL COMPONENTS OUTLET SERVING KITCHEN COUNTERTOPS SHALL COMPLY WITH THE SPECIFIC REQUIREMENTS OF ARTICLE 210-52(C) OF THE 1998 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HAND MESSAGE TUB VENTING - NEC 400.4.14.
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH UBC CHAPTER 23 FOR SPANS AND MEMBERS. ALSO FOR LOADS AND HEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADS, MEMBER SIZES AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
6. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP 1 AND 2 OCCUPANCY AND WHICH HAVE OPENING INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FRIED LAYERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 5' OF THE FLOOR. THE CLEAR AREA OF THE LOWER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE. UBC REQUIREMENTS SECTION 312.5.4
7. GLASS - SAFETY GLASS DESCRIBED IN BARRES AND ENCLOSURES FOR SLIDING DOORS, STAIR DOORS AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLASS IN ANY PORTION OF A BUILDING WALL INCLUDING THESE COMPONENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS LESS THAN 60" ABOVE A STAIRWAY SURFACE AND DRUM WALK. GLASSING FRIED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN A 24" ARC OF OTHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. UBC SECTION 2406.1. GLASSING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. UBC SECTION 2406.1.10
8. QUADRANTS - 30" MINIMUM HEIGHT. OPEN QUADRANTS SHALL HAVE INTERMEDIATE BARS OF AN ORNAMENTAL PATTERN SUCH THAT A SPACE OF 8" BETWEEN QUADRANT PAGES THROUGH UNGLAZED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMP, BALCONIES OR PORCHES WHICH ARE MORE THAN 20" ABOVE GRADE OR FLOOR LEVEL, SHALL BE PROTECTED BY A QUADRANT. UBC SECTION 506.
9. MASONRY TIES - TIES IN ALTERNATE COURSED SHALL BE STAGGERED. THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24". AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 36". UBC SECTION 2105.2.3
10. MASONRY WALL WITH STUBS - NOT TO EXCEED 16" ON CENTER. UBC SECTION 2105.2.3
11. PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 1994 UNIFORM PLUMBING CODE (UPC) AND LOCAL REQUIREMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDINGS. REQUIREMENTS SECTION 506. WATER HEATERS GENERATING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLASSING IN ANY PORTION OF A BUILDING WALL INCLUDING THESE COMPONENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS LESS THAN 60" ABOVE A STAIRWAY SURFACE AND DRUM WALK. GLASSING FRIED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN A 24" ARC OF OTHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. UBC SECTION 2406.1. GLASSING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. UBC SECTION 2406.1.10
12. SMOKE DETECTORS - DRILLING HITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRAL LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DRILLING UNIT HAS MORE THAN ONE STORY AND IS DRILLING WITH BATTERIES, A SMOKE DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BACK UPING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. UBC SECTION 905.2 AND 905.2.1
13. STAIRS - STAIR RISERS 4" MINIMUM, RUN 11" MINIMUM, HANDRAILS 34" AND LANDINGS TO COMPLY WITH UBC SECTION 1008.3

WINDOW SCHEDULE

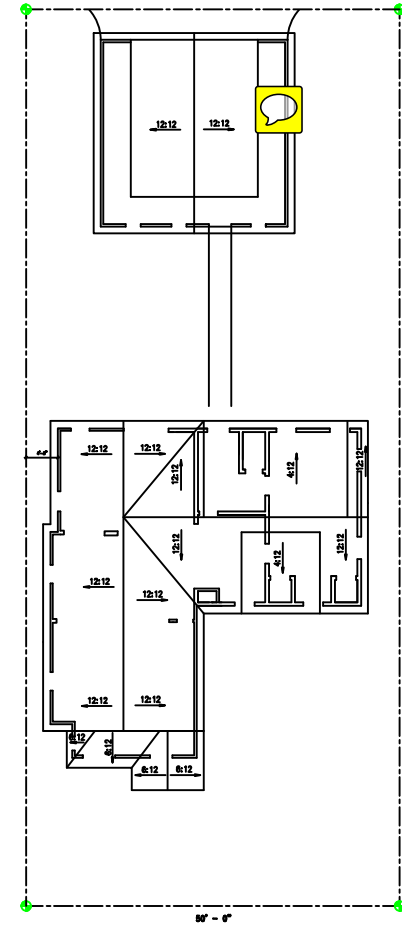
ID	SIZE	TYPE	HDR. HT.	REMARKS
A	10" X 70"	SHSL	80" A.F.F.	TEMPERED GLASS
B	20" X 60"	SHSL	80" A.F.F.	
C	20" X 70"	SHSL	80" A.F.F.	
D	24" RADIUS	FXDL	96" A.F.F.	RAD. ARCH TRANSOM
E	20" RADIUS	FXDL	110" A.F.F.	RAD. ARCH TRANSOM
F	24" RADIUS	FXDL	112" A.F.F.	RAD. ARCH TRANSOM
G	40" X 70"	SHSL	100" A.F.F.	
H	28" X 60"	SHSL	70" A.F.F.	2 MILLED TOGETHER
J	40" X 60"	SHSL	90" A.F.F.	2 MILLED TOGETHER
K	2-20" X 60"	SHSL	70" A.F.F.	1/2" MIN. ARCH TRUSS MILLED @ 8" A.F.F.
L	2-20" X 70"	SHSL	80" A.F.F.	
M	28" X 70"	SHSL	80" A.F.F.	2 MILLED TOGETHER
N	28" X 60"	SHSL	70" A.F.F.	TEMPERED GLASS
P	30" X 15"	FXDL	70" A.F.F.	
Q	40" X 40"	GLAS BLK	60" A.F.F.	
R	40" X 60"	SHSL	70" A.F.F.	1/2" MIN. ARCH TRUSS MILLED @ 8" A.F.F.
S	40" X 70"	SHSL	80" A.F.F.	
T	50" X 15"	FXDL	80" A.F.F.	
U	60" X 20"	FXDL	150" A.F.F.	1/2" MIN. ARCH TRUSS MILLED @ 10" A.F.F.
V	60" X 30"	FXDL	120" A.F.F.	
W	60" X 40"	HSDL	70" A.F.F.	
X	20" RADIUS	FXDL	80" A.F.F.	
Y	40" X 40"	HSDL	80" A.F.F.	

DOOR SCHEDULE

NO.	SIZE	TYPE	REMARKS
1	30" X 60" X 1-3/4"	AS SELECTED	BUILDER / OWNER SELECTED
2	60" X 60" X 1-3/4"	SOLID CORE SLAB	ATRIUM, EXTERIOR - TEMPERED GLASS
3	24" X 60" X 1-3/4"	SOLID CORE SLAB	ATRIUM, EXTERIOR - TEMPERED GLASS
4	18" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
5	18" X 60" X 1-3/4" PR.	HOLLOW CORE SLAB	INTERIOR
6	20" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
7	24" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
8	28" X 60" X 1-3/4" PKGT.	HOLLOW CORE SLAB	INTERIOR
9	28" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
10	28" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR, W/CLOSER
11	28" X 60" X 1-3/4"	METAL	EXTERIOR
12	18" X 60" X 1-3/4" PR.	HOLLOW CORE SLAB	INTERIOR
13	24" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
14	28" X 60" X 1-3/4" PKGT.	HOLLOW CORE SLAB	INTERIOR
15	28" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
16	30" X 60" X 1-3/4" PR.	HOLLOW CORE SLAB	INTERIOR, FRENCH
17	20" X 60" X 1-3/4"	HOLLOW CORE SLAB	INTERIOR
18	80" X 70"	GARAGE DOOR	ALUM. AUTO. DOOR OPENER
19	160" X 70"	GARAGE DOOR	ALUM. AUTO. DOOR OPENER

LEGEND

⊕	STANDARD SWITCH	⊕	FLUORESCENT LIGHT RE: DWGS FOR SIZE	⊕	EXHAUST FAN (50 CFM)
⊕	3 WAY SWITCH	⊕	EXTERIOR FLOOD LIGHTS	⊕	EXHAUST FAN W/LIGHT (50 CFM)
⊕	4 WAY SWITCH	⊕	FLOORS	⊕	COLD WATER
⊕	STANDARD OUTLET 12" A.F.F. (U.L.O.)	⊕	TELEPHONE JACK	⊕	HOT WATER
⊕	220 OUTLET 30" A.F.F. @ UTIL.	⊕	T.V.	⊕	GAS
⊕	1/2" HOT	⊕	CABLE TV OUTLET	⊕	CHANGE IN FLOOR ELEVATION
⊕	GROUND FAULT INTERRUPTOR	⊕	CHIMES (DOOR BELL)	⊕	DISAPPEARING STAIRS RE: DWGS FOR SIZE
⊕	GROUND FAULT INTERRUPTOR WATER PROOFING	⊕	DOOR BELL	⊕	MEDICINE CABINET
⊕	RECESS CAN LIGHT	⊕	SMOKE DETECTOR	⊕	HOSE BIB
⊕	RECESS EYE BALL	⊕	GAS LIGHTER FOR FIREPLACE	⊕	CHANGE ON FLOOR MATERIAL
⊕	INCANDESCENT LIGHT	⊕	CEILING FAN W/LIGHT		
⊕	1X FLUORESCENT LIGHT RE: DWGS FOR LENGTH				



PROPOSED SITE PLAN
SCALE: 1/8" = 1'

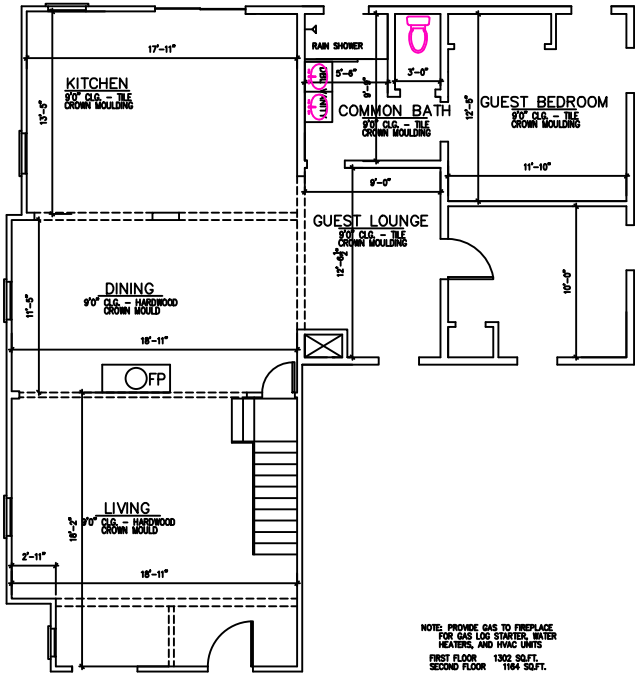


RED PYRAMID, LLC
1802 ALBERTA ST SE
TACOMA, WA 98401
360-818-7545

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811 N Ainsworth Ave.
Tacoma, WA 98403
A Renovation by Red Pyramid, LLC
PERMITTING PLAN SET

DRAWN	ASB
CHECKED	ASB
DATE	7/15/2015
SCALE	AS NOTED
JOB NO.	001
SHEET	1



NOTE: PROVIDE GAS TO FIREPLACE FOR GAS LOG STARTER, WATER HEATERS, AND HVAC UNITS
 FIRST FLOOR 1302 SQ.FT.
 SECOND FLOOR 1194 SQ.FT.
 TOTAL 2496 SQ.FT.

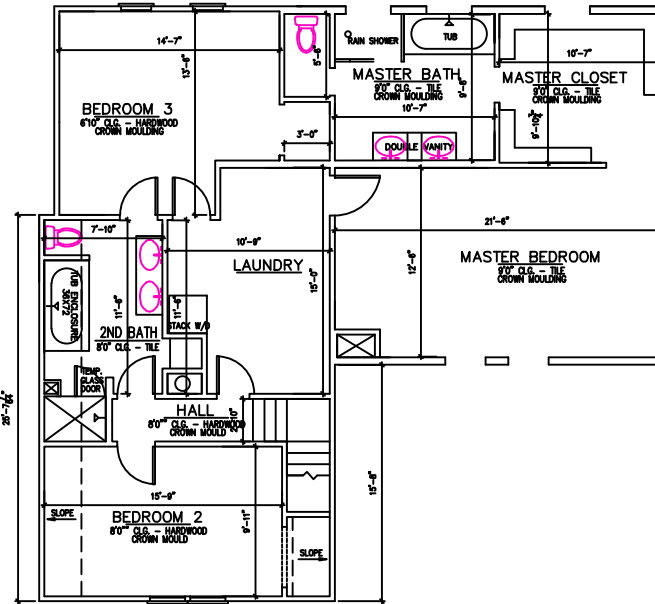
THE FOLLOWING APPLY TO EVERY ROOM:
 *WALL INSULATION TO BE DENSE-PACK CELLULOSE AT MAXIMUM APPLICATION, WHERE POSSIBLE
 *CEILING INSULATION IS TO BE DENSE-PACK CELLULOSE AT MAXIMUM APPLICATION, WHERE POSSIBLE
 *ELECTRICAL AND PLUMBING BY OTHERS
 *NEW DRYWALL
 *NEW FLOORING
 *NEW TEXTURE/PAINT
 *REPLUMB WATER SOURCE/DRAINS WHERE NEEDED
 *NEW MILLWORK/FIXTURES

PROPOSED FIRST FLOOR

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

50' - 0"

120' - 0"



THE FOLLOWING APPLY TO EVERY ROOM:
 *WALL INSULATION TO BE DENSE-PACK CELLULOSE AT MAXIMUM APPLICATION, WHERE POSSIBLE
 *CEILING INSULATION IS TO BE DENSE-PACK CELLULOSE AT MAXIMUM APPLICATION, WHERE POSSIBLE
 *ELECTRICAL AND PLUMBING BY OTHERS
 *NEW DRYWALL
 *NEW FLOORING
 *NEW TEXTURE/PAINT
 *REPLUMB WATER SOURCE/DRAINS WHERE NEEDED
 *NEW MILLWORK/FIXTURES

PROPOSED SECOND FLOOR

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

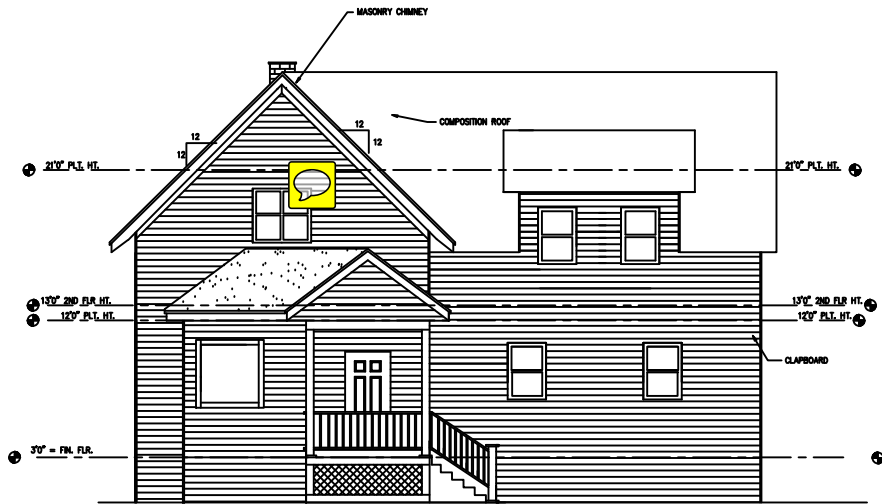
50' - 0"

RED PYRAMID, LLC
 1027 ANNE WATSON ST SE
 TACOMA, WA 98403
 360-519-7245

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 CHECKED
 AND
 DATE
 7/19/2015
 SCALE
 AS NOTED
 JOB NO.
 001
 SHEET
 5



*NOTE ON WINDOWS: SIZE AND DESIGN TO BE CONSISTENT WITH OLDEST EXISTING WINDOWS, LEFT SIDE, 1ST FLOOR

SOUTH ELEVATION

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



NORTH ELEVATION

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

RED PYRAMID, LLC
1027 N. WYSLIST SE
TACOMA, WA 98403
360-518-7245

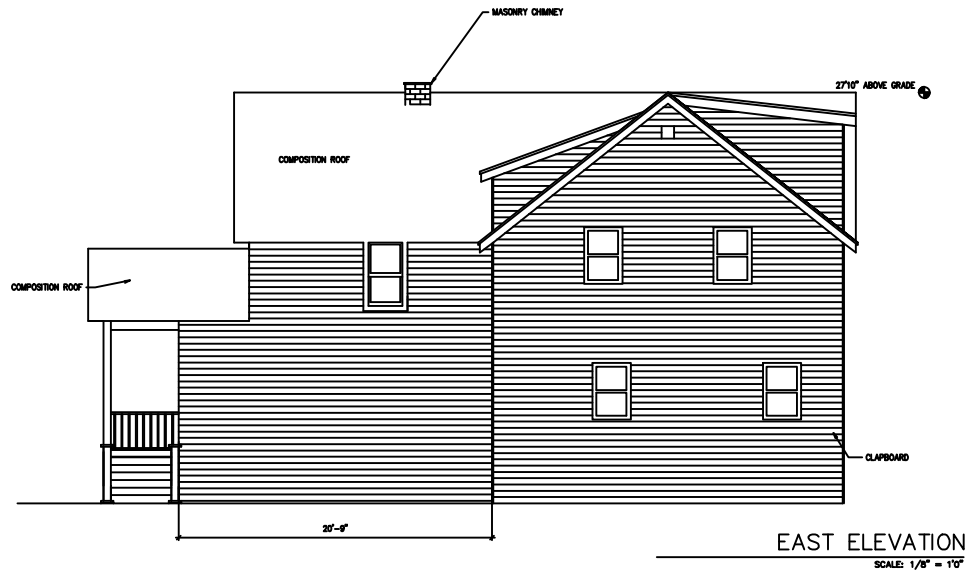
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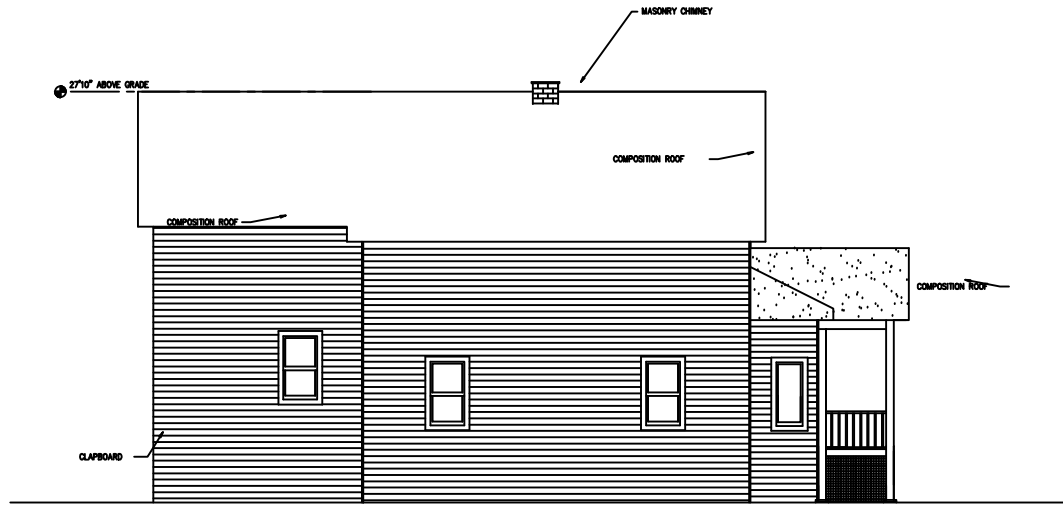
5

OF 46 DG SHEETS



EAST ELEVATION

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



WEST ELEVATION

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

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1027 N WYSLIST SE
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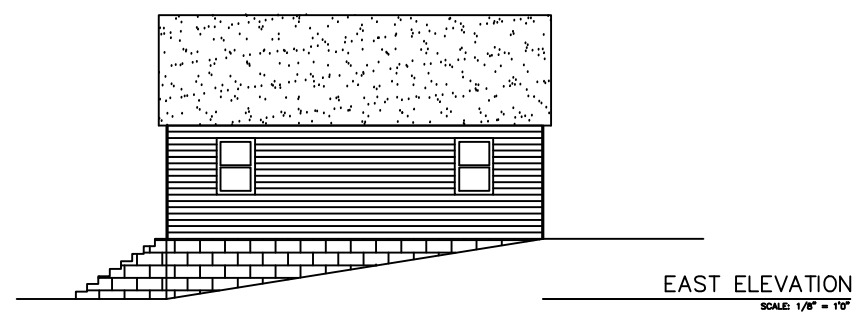
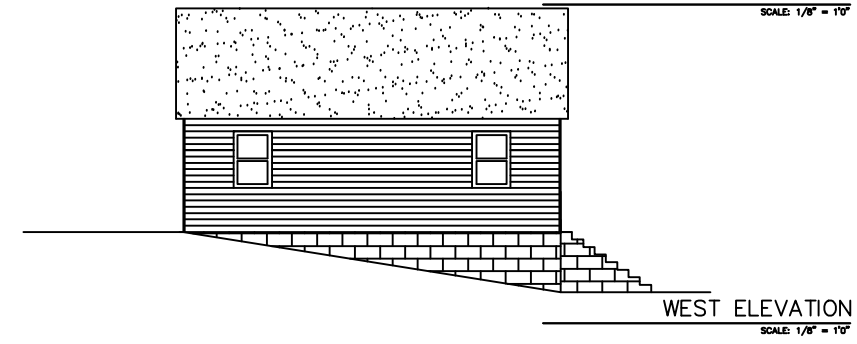
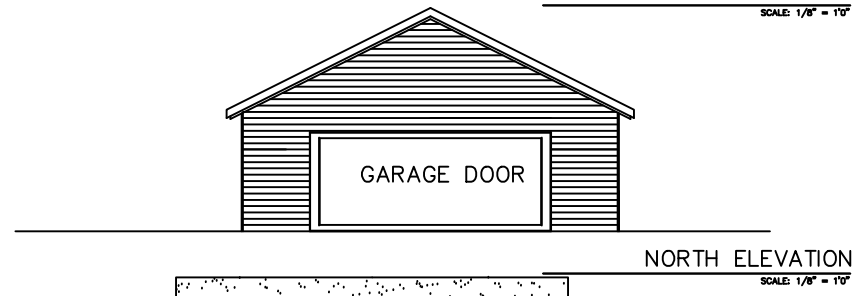
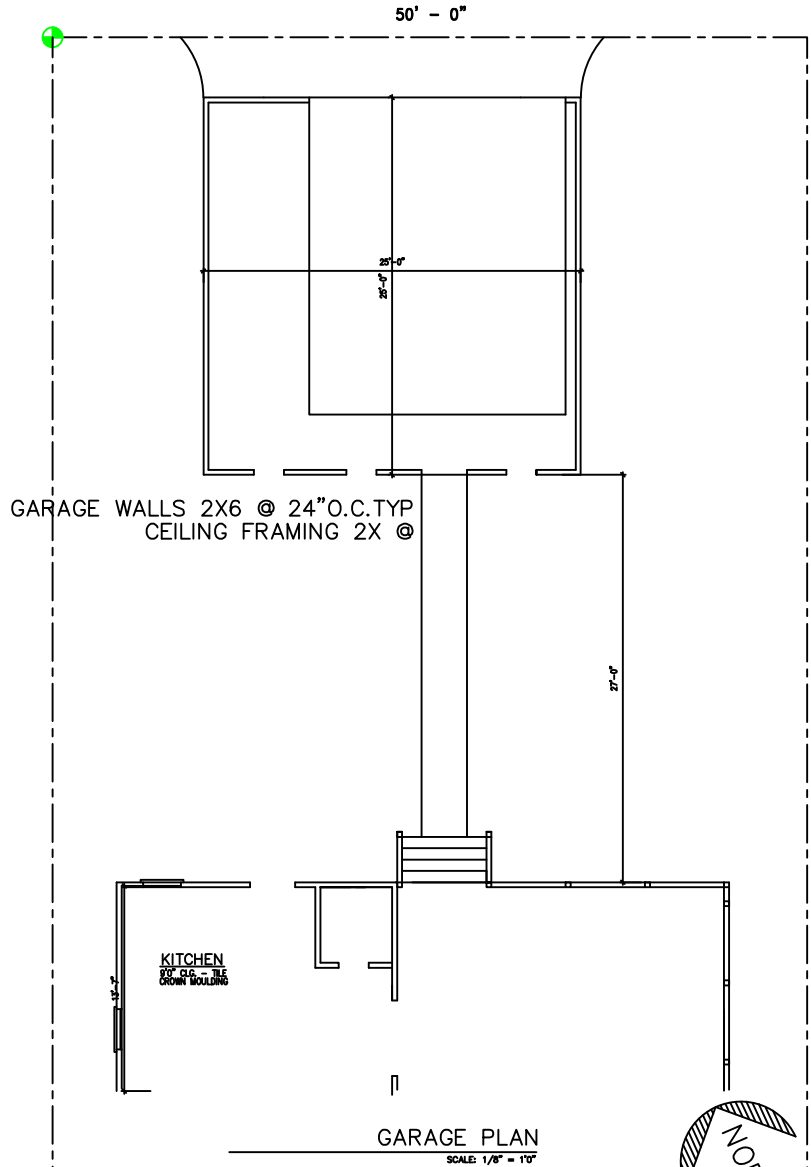
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PERMITTING PLAN SET

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ABG
DATE
7/15/2015
SCALE
AS NOTED
JOB NO.
001
SHEET

6

OF 46 DG SHEETS



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TACOMA, WA 98403
360-518-7245

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CHECKED	ABG
DATE	7/19/2015
SCALE	AS NOTED
JOB NO.	001
SHEET	5
OF	AGDG SHEETS

**COLLEGE PARK HISTORIC SPECIAL REVIEW DISTRICT (PROPOSED)
DRAFT FINDINGS AND RECOMMENDATIONS
LANDMARKS PRESERVATION COMMISSION
MARCH 23, 2022**

A. About the Proposal

On May 3, 2021, a resident of the “College Park” Neighborhood near the campus of the University of Puget Sound submitted a written request for consideration of the neighborhood as a historic special review district overlay zone. This would create a new Tacoma Register Historic District. The proposed area extends roughly from North 21st St to the north, to North Pine Street to the east, along North 8th to the south, along the eastern boundary of the University of Puget Sound Campus along Alder Street to the west, and along the northern boundary of the university campus on North 18th Street to North Union Avenue on the west.

The area included within the proposed local historic district is already listed on the National Register of Historic Places and the Washington State Heritage Register as the College Park Historic District, added in 2017. The nomination for the local register proposes to use the same boundaries as the National Register District.

The College Park National Register Historic District is located in the North End, forming an inverted L shape that borders the University of Puget Sound campus to the north and east. It is south of the Proctor Business District and north of Sixth Avenue commercial corridor. The district is nominated as an example of a cohesive neighborhood that reflects the broad patterns and history of Tacoma as well as for the distinctive characteristics of its structures, which embody early twentieth century architecture.

The period of significance in the district begins in 1890, the year of the oldest structures in the district and shortly after the streetcar lines were extended along Sixth Avenue to Glendale, the establishment of the Point Defiance Line along N 21st turning north on Alder street and the end of the N. K street line at N. 12th and Pine St. The period of significance ends in 1960, at which point 94% of primary structures were completed, with only a few infill structures built on undeveloped lots over the last sixty years.

The district consists of approximately 582 structures, 509 of which are classified as “contributing” in the preliminary building inventory submitted with the nomination package (for the local historic register, accessory structures are not inventoried, and this number reflects only the primary structures on the lot). The district consists primarily of detached residences built prior to World War II, with most constructed between 1910 and 1940 with an average construction date of 1924.

The underlying zoning is presently R2-SRD in the core area of the district, with a small area of R3 south of North 9th Street and R2 north of N 18th Street.

The nominators propose using the existing Wedge-North Slope Historic District Design Guidelines, with certain district specific amendments, as the basis for project review.

B. Evaluation of Significance

The Tacoma Municipal Code 13.07.040 provides a set of criteria by which a proposed historic district should be evaluated. In addition, TMC 13.07.060 provides guidance to the City regarding prioritizing such requests.

The basic historic designation criteria are listed below:

- a. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Is associated with the lives of persons significant in our past; or
- c. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- d. Has yielded or may be likely to yield, information important in prehistory or history; or
- e. Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- f. Is already individually listed on the National Register of Historic Places; or
- g. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

In addition, the code provides specific criteria for historic districts, as follows:

- a. It is associated with events or trends that have made a significant contribution to the broad patterns of our history; and
- b. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction;
- c. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

The College Park Historic National Register District was added to the National Register in 2017 under Criteria A and C, which are the same as their counterparts in the Tacoma Register of Historic Places. The Tacoma nomination also included Criterion G, which is unique to the Tacoma Register of Historic Places. Individual discussion of the criteria follows below in the Findings section.

C. Other Criteria

District Prioritization. TMC 13.07.060 provides additional criteria for “prioritizing” historic district review as follows:

1. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner

The nomination form and building inventories are complete.

2. For proposed historic districts, the area appears to possess a high level of significance, based upon existing documentation or survey data

The district was listed on the National Register of Historic Places in 2017, so the existing documentation is recent. The NR documentation is submitted in lieu of a separate Tacoma Register Nomination form as provided for in the municipal code.

3. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain

See above.

4. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops

*The nomination was accompanied by a petition and postcard survey, and staff has received a number of emails as well. The combined public comment to date is 283 individuals in support of a local historic district and 28 opposed. *Please see additional notes about public support and outreach, below.*

5. Creation of the district is compatible with and supports community and neighborhood plans

There has been extensive discussion about the compatibility with Home In Tacoma policies, which are discussed below.

6. The area abuts another area already listed as a historic district or conservation district

The neighborhood abuts the Buckley Addition National Register District, but is not near any locally designated historic districts. The North Slope Historic District, Buckley's Addition and College Park form a contiguous area of neighborhoods currently listed on the National Register of Historic Places, from North Union to Division Avenue.

7. The objectives of the community cannot be adequately achieved using other land use tools.

Under current land use regulations, there are no alternatives to the public design review process and demolition protections that are part of historic district regulations. Should the historic district not be adopted, it is unlikely that there will be a similar set of regulations addressing community concern regarding compatibility of infill construction and/or demolition of viable structures within the district. Please see additional discussion below.

D. Boundaries

The area included within the proposed local historic district is already listed on the National Register of Historic Places and the Washington State Heritage Register as the College Park Historic District, added in 2017. The nomination for the local register proposes to use the same boundaries as the National Register District.

The guidance in TMC 13.07 is that boundaries should be based upon a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations. Although recommended boundaries may be affected by other concerns, including underlying zoning, political or jurisdictional boundaries and property owner sentiment, to the extent feasible, the boundaries should be based upon a shared historical or architectural relationship among the properties constituting the district.

According to the National Register nomination, the College Park Historic District proposed boundary:

...uses the accepted neighborhood boundary recognized by the residents and community. The boundary follows arterial streets and established boundary lines between neighborhood districts; boundary lines between dissimilar land use zones and the property owned by the University of Puget Sound. To the south of the district is the Sixth Avenue Business District, the boundary line was selected at a natural transition between the newer commercial district and the residential district. The western boundary runs along North Alder Street an arterial street, which is also the principal boundary for the University. A portion of the southern boundary also runs along the boundary of the University

at North 18th Street. Both Union Avenue to the west and 21st Street to the north are higher traffic arterial streets. To the east the boundary represents the recognized boundary for Buckley Addition.

The district includes all or part of several historic plats, including:

- Badgerow Addition (1907), which lies in the northern part of the proposed district and extended from N 18th to N 22nd Street north to south, and from both sides of Lawrence Street to Pine Street west to east. This location took advantage of streetcar lines running along N 21st and Cedar Streets.
- Bullitt Addition (1909), which lies just west of the Badgerow Addition from N 22nd southerly to both sides of N 18th (including property that is now part of the UPS campus), overlapping the Badgerow Addition at Lawrence Street to the east and ending at Union Street to the west.
- Baker's 1st Addition (1889), extending from N 17th to both sides of N 13th to the south, and from both sides of Alder Street to Pine Street.
- College Addition (1923), immediately south of Baker's Addition, including both sides of Alder Street and Cedar Street from Bakers Addition south to N 11th Street.
- Muller-Lindahl Addition (1912) from both sides of Alder Street to Pine Street west to east, from north of N 10th Street to the north, to the centerline of N 9th to the south.

Many of the historical plats extend beyond the historic district area, which is a characteristic shared by other historic districts in the city, although all the plats along the eastern edge terminate at N Pine Street.

The underlying zoning within the College Park Neighborhood includes primarily R2 and R2-SRD. There is an area designated as R3 in the northeastern corner of the proposed district at 21st and Pine Streets, and in the southern part of the district south of North 9th Street.

E. Public Outreach

There has been extensive public outreach regarding the College Park Proposal, which has involved significant advocacy by the nominators, postcard surveys, email distribution lists, a dedicated website and public information sessions, in addition to a public hearing.

Outreach by Supporters

Outreach leading up to the nomination was substantial and included in-person visits to every property in the proposed local historic district. Postcards were mailed to every house, and there has been a Facebook page and website posted for over five years. There have also been three articles written in The News Tribune and Tacoma Weekly. The original submittal contained a petition and a postcard survey, completed by the nominator. The total of public response in the submittal was 283 individuals in support, 28 opposed. Outreach efforts by supporters continues.

Outreach by the City

Upon receipt of the nomination, the Landmarks Commission established a dedicated website (www.cityoftacoma.org/collegeparkHD) and mailed a postcard to all occupants and taxpayers of record within a 400' radius of the district boundaries, announcing two Public Information Sessions and directing interested parties to the website. The Commission also established a College Park Historic District email distribution list that includes 143 recipients. Between June and December 2021, the Commission received over 60 written comments on the College Park proposal.

The Commission has held 14 meetings so far to discuss College Park. In addition to its normal meeting schedule, the Commission held 2 public information sessions dedicated to College Park, on August 11 and September 8, 2021.

On October 10, 2021, the Commission released an opinion survey online and in post card format. The survey was sent to the email distribution list, posted online, and mailed to over 1300 addresses, representing taxpayers of record and occupants of addresses within a 400' radius of the proposed district. By the November 3 deadline, 340 responses had been received.

On February 9, 2022, the Landmarks Commission held a public hearing and received 60 comments. Notice was mailed to taxpayers of record and occupants within 400' of the proposed district boundaries, sent via email distribution list, posted online and in social media, and published in The News Tribune on February 2.

Summary of Public Outreach

There is clear and consistent public support for this proposal, as evidenced by outreach conducted by the nominator as well as the City. The nominators indicate a support level of approximately 55%, with 14% opposed, based upon their petition drive, post card mailers, emails, and social media contacts.

Outreach by the Commission has also indicated a high level of support, between 55 and 60%. For example, the post card opinion survey conducted by the Commission indicated an overall support level of slightly over 52%; among property owners in the district, the percentage was higher at over 58%. Among renters, the support level was 54%.

At the February 9 Public Hearing, 60 comments were received; 67% of the comments (40) were supportive of the district.

Issues Identified from Public Comment and Commission Discussion

1. Questions about the Landmarks Commission review process for College Park, the role and purview of the Commission, and the review criteria. The Commission's review process is defined at 13.07.060, and includes:
 - TMC notes that the Commission or members of the City Council may propose a new historic special review overlay district.
 - Criteria for the prioritization designation of historic district proposals.
 - Other considerations for the Landmarks Commission such as goals and policies in the Comprehensive Plan and Council direction regarding diversity, equity and inclusion.
2. Questions regarding the scope/requirements for design review, noting that there have been shifts in the proposed requirements during the Commission's review.
 - Initial proposal as described on the College Park Historic District Association website described the design review process as being focused on the front façade and stated the intent to follow the model of the Wedge Neighborhood Historic District, which delegates changes that are not visible from public rights of way to staff review (thus not requiring formal design review by the Commission).
 - During the public information sessions on 8/11 and 9/12/21, staff also discussed the district requirements as being similar to the Wedge requirements.
 - At the Commission meeting of 1/12/22, the Commission discussed releasing two alternative versions of the district, including one that reduced the requirements for design review (including exempting window changes in existing openings on secondary elevations, and exempting work that is not visible from right of way), and an alternative that was identical to the North Slope Historic District (design review required for all exterior alterations). The Commission voted to release the more restrictive version for public comment.
3. Equity considerations. The proposed district and its impact on diversity, equity and inclusionary efforts of the City has been a significant topic during the review of the proposal, including public comments and discussion by the Commission.

- Although there are broad policy guidelines adopted by City Council regarding diversity, equity and inclusion, there is not language in preservation policies or regulations specifically addressing these policy objectives; likewise these policy objectives do not appear in the criteria for significance and evaluation of nominations in the historic preservation code.
- The College Park Neighborhood scores “high” to “very high” on the Tacoma Equity Index map. This is a combined index using indicators such as livability, accessibility, economy, educational attainment and environmental health.
- According to the nominator, 103 properties have a taxpayer mailing address outside of the district. These include addresses elsewhere in Tacoma and the United States, and P.O. Boxes. This may indicate rental/investment properties, but it could also include households who prefer to receive their Pierce County Assessor correspondence at a different address. This suggests that the owner-occupied rate is near 80% (103 properties out of 538 parcels).
- The Commission has requested information on social outcomes resulting from historic district designation. The most applicable study found and reported to the Commission in October concluded that generally, the socioeconomic status of neighborhoods with historic districts increases following designation. This includes an observed decrease in poverty, perhaps due to increased home ownership rates and corresponding reductions in rental housing, general increase in income levels, and an increase in the number of college-educated residents. The study did not find a statistically significant change in racial or ethnic composition following historic district designation. Likewise, there was not an observed increase in rental rates, although the authors note that this may be due to the observation that neighborhoods with higher rents are more likely to become historic districts. (Journal of the American Planning Association, titled “*Does Preservation Accelerate Neighborhood Change: Examining the Impact of Historic Preservation in New York City.*”)
- The Landmarks and Planning Commissions recommended the inclusion of an historical overview of redlining and its effect on the College Park Neighborhood. This is to ensure that the historical narrative is inclusive and complete. A statement regarding redlining was added to the nomination document.

Discussion has included:

- The Historic Preservation Program has finite resources. There will be an impact to program resources as a result of adding a new historic district, requiring resources that could be deployed to meet other program objectives. However, it is also possible that an additional historic district could provide support for program expansion that would allow the program to broaden its reach to other neighborhoods.
 - A related observation is that, as long as the City relies on neighborhood advocacy to promote new historic districts, equitable distribution of preservation services will continue to be an issue. Currently program resources limit the amount of proactive work that can be done; thus, residents that are familiar with historic preservation and planning tools will have better access to them.
 - Another measure of equity is the impacts to Tacoma residents resulting from historic designation. Impacts include the financial costs of complying with district requirements for design review and meeting the design guidelines, as well as perceived and real institutional barriers of the design review process. Conservative application of district requirements will have a financial impact on district residents.
4. Several public comments along with commission discussion have questioned the relationship between the College Park Historic District proposal and the Home In Tacoma project. Specifically, concerns from residents both opposed to the district and in support, have questioned the effect of the historic district on Home In Tacoma zoning and policy changes.

- The College Park Historic District would not exempt the neighborhood from zoning changes brought forward by Home In Tacoma. The local historic district would not regulate use.
- However, creation of the district would strongly discourage demolition of existing historic homes. There is already a demolition review requirement for the existing National Register Historic District; however, the demolition protections that come with local district listing are stronger.
- New infill construction within the district would require design review to ensure compatibility with the existing context.

Home In Tacoma’s policy framework has deliberately included language supporting the objectives of historic preservation and providing guidance for future policy development. For example, the land use descriptions for both Low and Mid-Scale residential development include the following statement: “Infill in historic districts is supported to expand housing options consistent with the [land use designation], but must be consistent with the neighborhood scale and defining features, and with policies discouraging demolition.” Some of the applicable Comprehensive Plan and Home In Tacoma policies addressing this question include:

GOAL DD–1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

Policy DD–1.5 Encourage building and street designs that respect the unique built natural, historic, and cultural characteristics of Tacoma’s centers, corridors, historic residential pattern areas and open space corridors, described in the Urban Form chapter.

GOAL DD–13 Protect and preserve Tacoma’s historic and cultural character.

Policy DD–4.1 Ensure that new development is responsive to and enhances the quality, character and function of Tacoma’s residential neighborhoods.

Policy DD–4.13 Review and update Tacoma’s zoning and development standards for residential development to seek opportunities to promote housing supply, choice and affordability while ensuring that infill housing complements neighborhood scale and patterns. Incorporate design standards to achieve quality, context-sensitive infill development in neighborhoods, centers, corridors, and designated historic districts.

Policy DD–4.16 Infill design controls shall be heightened for larger projects as well as for projects located within transition areas such as around Centers and in historic areas.

Policy DD–13.10 Encourage and support adaptive reuse and conversions of historically significant and existing viable older structures through methods including:

- a. Create regulatory incentives that favor housing unit conversion in existing buildings over demolition and replacement
- b. Evaluate subdivision standards for opportunities where flexibility could allow retention of an existing structure
- c. Evaluate incentives and support for reuse and conversion of abandoned houses
- d. Evaluate non-life safety Building Code flexibility for conversion of existing structures (such as ceiling height)
- e. Designate land available for houses being relocated as part of redevelopment

Policy DD–13.11 Discourage the unnecessary demolition of older viable and historically significant structures through a range of methods including:

- a. Develop regulations that encourage new development on vacant or underutilized spaces and reuse of existing structures

- b. Develop a proactive survey program for the identification, documentation and preservation of historically and culturally significant buildings in all areas of the City, particularly those historically underserved and underrepresented
- c. Expand current demolition review code language to protect structures of historical or cultural significance outside of current historic districts
- d. Avoid creating an economic incentive for demolitions within Historic Districts

Policy DD-13.12 Encourage infill that is architecturally compatible within surrounding contexts through appropriate scale and design controls both within Historic Districts and citywide.

Policy DD-13.2 Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources and neighborhood patterns.

5. Neighborhood objectives and need. During the district review process, comments from the public and commission discussion have questioned the need for an historic district to preserve the character and quality of the neighborhood. A typical comment from an individual opposed has been, “the neighborhood has been fine without additional restrictions.” Earlier in the process, the nominator stated the following as goals of the nomination:

- To honor our neighborhood’s unique history and the history of those that came before us, a neighborhood of small middle and working class homes; a modern neighborhood of the early twentieth century.
- To reinforce a sense of history, place, neighborhood identity; promote community pride of place and the cultural heritage of Tacoma.
- To promote stewardship of the environment through sustainable practices and to promote characteristics that improve quality of life and livability within the city.
- To promote good design and quality construction in both streetscapes and buildings.
- It is hoped that a listing will give us a voice in within the city, a venue for open public discussion of community issues. The ability to discuss improvement and changes within the neighborhood and the city at large.
- A public forum for review and discussion (Landmarks Preservation Commission)
- A defined way for the community to keep up to date and involved in city policy, not unlike the North Slope.

It is likely that zoning changes will create upward development pressure within this neighborhood, as it will in other areas of the city. As it currently sits, there are limited provisions for demolition review and no specific design review requirements.

Currently, due to its status as a National Register District, any proposed demolition of an historic contributing building within College Park will require demolition review. This process, which was most recently used for the Wahlgren’s Flower Shop discussion, requires that the Commission review any demolition for individual eligibility for listing on the Tacoma Register of Historic Places.

In order to prevent demolition, the City Council must concur with the Commission’s findings and adopt a resolution that individually adds the structure to the Tacoma Register of Historic Places. In practice, this process is lengthy and cumbersome, and does not directly address the potential impacts to the neighborhood, nor does it consider the merits of a building as a part of the district. Thus designation of a local historic district, which has its own demolition process that presumes a building is historically significant and is designed to identify alternatives to demolition, is a much stronger tool for the prevention of demolition.

Likewise, there currently is no design review component to Home In Tacoma. Although the City is currently developing an urban design framework through its Urban Design Studio, it is unlikely to have any effect on neighborhoods such as College Park, at least in the foreseeable future.

Most low and mid-scale infill development will fall below the initial thresholds set by the Urban Design Studio.

FINDINGS

A. Eligibility

1. The Commission finds that the proposed district meets Criterion A, for its association with the development of Tacoma, which is reflected in the architectural character and development patterns of the neighborhood. The Commission also recommends that a statement providing an overview of the practice of ‘redlining’ be included in the nomination document.

The College Park Historic District in Tacoma, Washington, is nominated as a cohesive and highly-intact neighborhood of dwellings that is significantly associated with and reflect Tacoma’s early development period, and that represents the broad patterns of social and economic history of Tacoma. The nomination focuses on the themes of railroad era development and speculation, the streetcar system and period of rapid economic growth prior to 1940, and the World War II period.

This criterion is the same for both individual landmark nominations as well as historic districts.

2. The Commission finds that the district meets Criterion C, by virtue of the many excellent examples of representative styles. This criterion is similar to both B and C of the district designation criteria.

The district is in an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19th to mid-20th century. Many of the homes in the district were constructed for resale, but there are also many examples of architect designed houses as well. Styles in the district reflect the period of significance and include strong examples of residential architectural styles commonly found in other older neighborhoods of the Pacific Northwest: Queen Anne, Craftsman, Tudor Revival, and Colonial Revival, along with other styles/types including American Foursquare, Prairie and Spanish Revival. Styles from the Post-World War II period are found in smaller numbers, which include Minimal Traditional, and Ranch.

3. The Commission finds that the proposed district does not meet Criterion G. This criterion suggests that the area possesses physical characteristics and/or a location that sets it apart from other areas of a similar age, context or character. The Commission finds that the district does not possess association significant such that the neighborhood contrasts or is set apart from the surrounding areas, and thus does not meet this criterion.
4. In conclusion, the Commission finds that the College Park Neighborhood is eligible for designation to the Tacoma Register of Historic Places.

B. Other District Criteria. The Commission finds that the College Park Neighborhood Historic District proposal meets the “priority” criteria outlined in TMC 13.07.060. Specifically:

1. There is appropriate documentation of eligibility available and survey documentation is already prepared. The nomination form and building inventories are complete.
2. The College Park Neighborhood appears to possess a high level of significance, based upon existing documentation or survey data. Specifically, the district was listed on the National Register of Historic Places in 2017.

3. The Commission finds that a demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops. Outreach conducted by the nominator and by the City, in the form of surveys, email comments, petitions and oral testimony, indicates a high level of support for the district. Support hovers between 55-60% based on hundreds of comments, survey responses and hearing testimony received.
4. The Commission finds that the creation of the district is compatible with and supports community and neighborhood plans. Specifically, there has been significant discussion regarding the compatibility with Home In Tacoma (HIT). The Commission supports the Home In Tacoma policy framework to increase housing availability and choice within Tacoma, and believes that the historic district design review process can be compatible with Home In Tacoma's policy objectives.
5. The College Park Neighborhood area abuts another area already listed as a historic district or conservation district. Specifically, College Park is adjacent to the Buckley Addition National Register District, but is not near any locally designated historic districts. The North Slope Historic District, Buckley's Addition and College Park form a contiguous area of neighborhoods currently listed on the National Register of Historic Places, from North Union to Division Avenue.
6. Under current land use regulations, the objectives of the community, principally to preserve the existing historic built environment of the neighborhood, cannot be adequately achieved using other land use tools. Currently, there are no alternatives to the public design review process and demolition protections that are part of historic district regulations. Should the historic district not be adopted, it is unlikely that there will be a similar set of regulations addressing community concern regarding compatibility of infill construction and/or demolition of viable structures within the district.
7. By virtue of its status as a National Register District, demolition permits within College Park already require review by the Landmarks Preservation Commission under TMC 13.12.570. However, this review focuses on the historic significance of individual properties, not the district or the surrounding context, and requires that a building proposed for demolition be found individually historically significant and for City Council to add the building to the Tacoma Register of Historic Places, in order to prevent the demolition from occurring. Conversely, demolition review within local historic districts is governed by a different process and criteria that focuses on impacts to the surrounding district as well as the subject property, and it is presumed as a matter of policy that historic buildings within the district should be preserved.

C. Boundaries

1. The Landmarks Preservation Commission finds that the boundaries proposed for the College Park Historic District are appropriate, and reflect historic development patterns, street and arterial boundaries, other adjacent historical districts.

D. Equity and Inclusion

1. The Commission finds that the College Park Neighborhood is in a High to Very High Opportunity Area in Tacoma's equity map. The neighborhood has historically been an economically stable neighborhood with high livability, which is a characteristic that remains true today.
2. The neighborhood was graded A and B on the Home Ownership Loan Corporation redlining map, both of which are "low risk" ratings on the redlining map for Tacoma.
3. The Commission finds that the distribution of historic districts in Tacoma is inequitable, and notes a concentration of historic districts north of downtown, including Stadium-

Seminary National Register Historic District, the North Slope Historic District (listed both on the National and Tacoma Registers of Historic Places), the Wedge Neighborhood Historic District (also listed on the National and Tacoma Register), and Buckley's Addition National Register Historic District. The Commission believes that additional proactive advocacy work by the City within underserved geographies is required to address this issue (see recommendations).

4. The Commission has received some comments and feedback from the public indicating that the review of the historic district proposal must only include criteria for designation listed in the Tacoma Municipal Code, particularly with regard to considerations of equity, inclusion and diversity. While the Commission concurs that its recommendation regarding district establishment must be centered on the designation criteria, the Commission disagrees that factors such as equity should be omitted from the discussion. This is consistent with guidance by City Council, the Comprehensive Plan, and feedback from the Planning Commission. The Commission believes that creation of an historic district has broad implications for residents, and discussion that omits such factors is incomplete.

E. Review Process

1. The Landmarks Commission review process for the College Park Historic District has met the requirements for public notice and outreach set by the Tacoma Municipal Code.
2. The Commission has met 14 times over a 9 month period, including 2 public Q&A information sessions, to discuss the proposal. Additional outreach included the distribution of an opinion survey with post card and online response options, the creation of a district website that contained information and background on the proposal, and the creation of an email distribution list.
3. The Commission held a public hearing on February 9, 2022 to receive formal public comment. Notice of the hearing was sent via post card 14 days in advance of the hearing to all addresses and taxpayers of record within the proposed district and with a 400' radius of the boundaries, and was published in The News Tribune on February 2.

RECOMMENDATIONS

The Landmarks Preservation Commission makes the following recommendations:

1. The College Park Historic Special Review District should be established as an overlay zone with the boundaries consistent with the nomination document.
2. Design review in the district should be conducted consistent with the other residential historic districts in Tacoma, as follows:
 - a. Exterior alterations that require permits are subject to design review by the Landmarks Preservation Commission consistent with TMC 13.05.040. Interior alterations and alterations that do not require permits are exempt from historic district requirements.
 - b. Demolition of structures and new construction within the district is subject to Landmarks Commission approval.
 - c. In order to reduce the burden on property owners and residents within the district, the Commission makes the following recommendations:
 - i. Alterations to non-visible elevations should be exempted from the historic district design review requirements. Other exemptions consistent with the existing exemptions in the Wedge and North Slope Historic Districts should be maintained for College Park.
 - ii. When adopted, the design guidelines should give weight to the impact of proposed projects to the overall district, and less weight on individual properties.

- iii. The Commission further recommends that window design guidelines for secondary elevations be relaxed when district design guidelines are adopted.
3. To aid in future historic district and designation initiatives, the Landmarks Commission recommends that the following be implemented at the next appropriate time:
- a. Comprehensive Plan Element and associated regulatory codes should be reviewed during the next code and policy amendment process to assess and evaluate compatibility with the broad City policy of objectives concerning diversity, equity and inclusion, to identify barriers, gaps in preservation policy, and criteria used by the Commission, and to identify additional tools and incentives for owners and residents of historic properties.
 - b. A review of the historic district designation process to clarify the roles and scope of the review by the Landmarks Commission and Planning Commission, and to improve coordination between the two processes.
 - c. Identify additional resources to support researching and proactive creation of historic districts and designation of historic buildings, especially in areas that are underserved by historic preservation, in order to improve familiarity with and access to historic preservation land use tools, promote investment in older neighborhoods, and celebrate neighborhood identity and enhance quality of life.

DRAFT

From: [Marshall McClintock](#)
To: [McKnight, Reuben](#); [Johnson, Susan](#)
Subject: Gault Middle School
Date: Wednesday, March 23, 2022 3:52:24 PM

Reuben, Susan:

Sorry for the lateness, but below is a letter in support of listing the Gault Middle School. Please share with the commission.

Dear Chair Bartoy and Commissioners:

Historic Tacoma urges the Landmarks Preservation Commission to accept staff's recommendation to list the original 1926 Gault Middle School building on the Tacoma Register of Landmark Places. The excellent 2021 Historic Assessment Report by Artifacts Consulting addresses the historic designation criteria thoroughly, and we will not repeat that here. Instead we wish to bring to the Commission's attention other related factors that might inform your decision.

As the Historic Assessment Report points out the Tacoma Public School District engaged Caroline Swope, PhD., in 2009 to conduct a survey of all of the district's historic properties and group them in terms of historic significance. The original Gault school building was among the 11 buildings in that survey ranked as "high priority" for preservation. The school district subsequently listed most of those high priority buildings in the following years. In 2014, Historic Tacoma nominated McKinley Elementary, Oakland Elementary and Hoyt Elementary, three of the remaining priority buildings, to the city's historic register. Gault Middle School was not included at that time only because the Tacoma Public School District was negotiating the sale of the Gault campus to the Puyallup Tribe of Indians. Sadly, that sale did not occur.

In 2020-21 Historic Tacoma conducted a historic inventory of the McKinley Hill Mixed-Use Center for the city's Historic Preservation Office. As part of that effort, we conducted outreach to the McKinley Hill neighborhood that included online surveys as well as other activities. Participants identified the Gault Middle School as one of the most important neighborhood buildings that should be preserved. Other buildings included the Mottet Library and the McKinley (Post) Apartments. McKinley Elementary and Fire Station No. 11 were also mentioned, but they are already listed buildings. Clearly the McKinley Hill neighborhood regards the original Gault Middle School building as an iconic part of their neighborhood.

Finally, McKinley Hill is an under-served neighborhood in terms of historic preservation. Currently only four buildings in the McKinley Hill neighborhood are listed on the Tacoma Register of Landmark Places. They are the Rhode Holgerson house (1890, 618 E.35th St.), McKinley Hill Elementary (1907/1910, 3702 McKinley Ave.), Engine House No. 11 (1909, 3802 McKinley Ave.) and the East 34th Street Bridge (1936/1947). One of the current goals of the city's Historic Preservation Office and Historic Tacoma is to see that more neighborhood-defining historic buildings, like Gault Middle School, in the city's under-served neighborhoods are listed and preserved. We hope that the Landmarks Preservation Commission shares that goal.

Regards,

Marshall R. McClintock
Board, Historic Tacoma

Comments related to College Park Historic District

March 16th

TO: Rueben McKnight

SUBJECT: College Park Historic District.

Because I live in the College Park District I have more than a slight interest in what's going on with the Landmark Commission. So, because I missed most of the last meeting I listened to the audio transcript of the meeting.

Maybe it was the late hour, it could be that the meeting wasn't the most exciting meeting I've ever sat in on (virtually or in person), and while I can be a severe critic of the commission, I must confess that one thing caught my ear: the discussion of the design requirements for the district.

As I understand it, the design requirements for the College Park District appear to be lighter than the requirements established for other historic districts. In my view, this is a subject worth discussing... because it's really important.

In short, to "relax the requirements " (as one commissioner put it) is opening a door to all sort of questions from the other districts... and those questions would be justified. It sets a bad precedent. And it tends to demean our district. It's that simple.

In this case, a "standard" is by definition, the requirements mutually agreed upon by all involved. In the case of the College Park District, I see no substantive reason to deviate from the existing requirements.

Having said that, I'll go back to keeping my eyes and ears focused on the commission and what it's doing.

Thanks for your attention.

David Ullman

David Ullman
3103 North 13th Street
Tacoma, WA 98406

From: lriegel@harbornet.com
To: [McKnight, Reuben](#)
Subject: College Park
Date: Saturday, March 19, 2022 12:41:37 PM

Dear Ruben:

As a resident of the North End, and College Park area, I am very much in favor of preserving the unique quality and historic homes in my neighborhood.

Progress should not be regresssive. Our neighborhood has proven this already at the state level.

Thank you for your all your work and attentive listening.

Sincerely,

Lynn Riegel
2910 North 20th St.
Tacoma, WA 98406

From: [Karen Crampton Tracy](#)
To: [McKnight, Reuben](#)
Subject: College Park Historic District
Date: Saturday, March 19, 2022 6:45:11 AM

March 20, 2022

1911 N Union Ave
Tacoma, WA 98406

Dear Reuben McKnight

As a resident of such a beautiful neighborhood rich in history and community, I support the College Park Historic District nomination.

I grew up in England where its towns and villages tell a story of lives before. This is something you never miss until it's gone. My heart aches with how our cities and towns are being torn down and rebuilt without design standards preserving the historic qualities of its neighborhoods.

College Park Historic District nomination is not about stopping growth, we love and support the growth of our community, many of the larger homes have renovated the insides of the house to support such growth. It's about preserving the historic qualities. Important aesthetics like building height and setbacks can and will destroy the beautiful homes that have such important historic elements.

Over 55% of our community support College Park Historic District me being one of them. Please keep the history of this neighborhood and let it continue to be one of the most beautiful areas in Washington.

Sincerely,

Karen Tracy, MA
Karen Tracy Coaching

Karen Tracy, MA

From: [MARK TRACY](#)
To: [McKnight, Reuben](#)
Subject: College Park Historic District
Date: Saturday, March 19, 2022 6:27:15 AM
Attachments: [Reuben McKnight.docx](#)

Dear Reuben McKnight,

I have attached a brief letter of my support regarding the College Park Historic District, which I will also put in the body of this email. Thank you for considering my thoughts on the matter.

Born and raised in Washington state, I chose to live in this part of Tacoma due to its historical and aesthetic qualities. A resident of Olympia, Federal Way, Kent, Seattle, and Sequim in years past, I decided to get away from urban sprawl and have found my home here worth the investment.

I am excited about the proposed **College Park Historic District** and support the fulfillment of this aim. I support this area as a National Historic District. I support growth in our area, but only with aesthetic and historically approved criteria to maintain--why this area stands out in the state of Washington. And why does it stand out?

Lastly, I support preserving this historical area by implementing design standards, preserving historical quality, and what neighbors and friends in our community desire.

Thank you!

Mark

MARK TRACY

1911 N Union Ave, Tacoma WA 98406 | 253-334-7025 | marktracyart@gmail.com

March 19, 2022

Reuben McKnight
Landmarks Commission Historic Preservation Officer

Dear Reuben McKnight:

Born and raised in Washington state, I chose to live in this part of Tacoma due to its historical and aesthetic qualities. A resident of Olympia, Federal Way, Kent, Seattle, and Sequim in years past, I decided to get away from urban sprawl and have found my home here worth the investment.

I am excited about the proposed **College Park Historic District** and support the fulfillment of this aim. I support this area as a National Historic District. I support growth in our area, but only with aesthetic and historically approved criteria to maintain--why this area stands out in the state of Washington. And why does it stand out?

Lastly, I support preserving this historical area by implementing design standards, preserving historical quality, and what neighbors and friends in our community desire.

Thank you for considering my thoughts.

Sincerely, Mark Tracy

From: [eugene mayer](#)
To: [Johnson, Susan](#)
Subject: College Park Historic District
Date: Sunday, March 20, 2022 5:17:45 PM

Dear Susan Johnson,

As the College Park Historic District has been recognized by the state, it is time for Tacoma to recognize it as well. There is a unique charm to the neighborhood and preserving the architecture of a by gone age, complementing the architecture of the University of Puget Sound, is important. This is not about limiting the number of people living in the area and is not about suppressing HIT, but to retain the architectural nature of the area.

While the University of Puget Sound has continued to construct new buildings on campus over the years, they have maintained the traditional architectural look/feel of the campus and the same should be done for the College Park Historical District.

I strongly support a vote from the Landmarks Commission to approve the College Park Historic District.

Regards,

Eugene Mayer
2906 N. 15th St.
Tacoma

From: [Susan Ryan](#)
To: [McKnight, Reuben](#); [Johnson, Susan](#)
Cc: [Jeffrey J. Ryan](#)
Subject: Wednesday Rec & Finding Draft - request
Date: Sunday, March 20, 2022 7:32:42 PM

Dear Reuben and Susan,

I would like to make a request. I was thinking it would be thoughtful and encouraging for College Park Residents, Planning Commission and City Council Members to learn about the show of support put forth by the preservation community within Tacoma and the State for the College Park nomination. With historic preservation to be encouraged by Landmarks and the Preservation Office this would be a great opportunity to show how this goal is being supported.

These are the names I have noted:

Washington Trust, Historic Tacoma, North Slope Historic District, North End Neighborhood Council, Ross Buffington Landmarks Ex-Officio, Marshall McClintock Landmarks Ex-Officio, Architectural Historian Michael Sullivan and Julie & Jay Turner founding members of NSHD and Buckley HD.

I thank you for your time and trust you will find a way to add them into Landmark's Recommendation and Findings draft report on Wednesday.

Sincerely,
Susan Ryan

From: [Barbara Cordis-Lowe](#)
To: [Johnson, Susan](#)
Subject: College Park Historical District
Date: Monday, March 21, 2022 6:53:48 PM

3/21/2022

To the Landmarks Commission,

Please pass the nomination for The College Park Historical District. The nomination has surpassed the conditions necessary for approval by the Landmarks commission. It feels like your delay in deciding on the district designation is political and waiting for a decision from the city on Home In Tacoma. The residents for the proposed College Park Historic District are not against HIT. We are not trying to stop growth in the purposed district. Although with the affordable housing already in our neighborhoods around the University of Puget Sound it would seem like something the city of Tacoma would like to retain. By accepting The College Park Historical District, design standards of new construction would prevent just anything “going up” and developers would have to meet the aesthetics criteria set before you the Landmarks Commission. That doesn’t sound like too much to ask. Please don’t let the developers wipe away our historic district, one of the last few in Tacoma and quite frankly in our nation. Passing the nomination for The College Park Historic District is the right thing to do.

Sincerely,

Barbara Cordis-Lowe

1002 N. Junett St.

Tacoma, WA 98406

From: [Jennifer McDonald](#)
To: [McKnight, Reuben](#); [Johnson, Susan](#); [Landmarks](#)
Subject: Landmarks College Park Historic District
Date: Tuesday, March 22, 2022 7:19:45 PM

Dear Landmarks Commission,

Please accept this letter as support for Tacoma's Landmarks Commission to accept the National Historic District ruling that was made in 2017 to recognize College Park as a Historic District just as Washington State recognized it with rigorous standards back in 2018. Elliot Barnes stated in a Home in Tacoma meeting that having a historic district accreditation does not jeopardize Home in Tacoma. Design standards within a historic district do not prevent new construction but require builders and designers to meet the neighborhood aesthetic. This is also something that HIT is looking to implement too. So when people say that accepting the National and State recognition of being a Historic District is a way of limiting growth in the community this is an incorrect conclusion. I want Tacoma to be in control of what our neighborhoods and city looks like and not in the hands of developers who are looking to make big profits with subpar construction design. We do not want to repeat the mistakes that were made in the 60's and 70's and we should protect the craftsmanship while increasing the amount of affordable not market rate housing.

Thank you for your consideration and thoughtful decision process.

Best,
Jen McDonald
Living in College Park since 2003

From: [* GAYLE RIEBER PHOTOGRAPHY](#)
To: [Johnson, Susan](#)
Subject: Letter regarding the proposed College Park Historic District
Date: Tuesday, March 22, 2022 8:36:16 PM

Ms Johnson, please forward this letter to the Historic Landmarks Commission.

Greetings. For 43 years I have lived in the neighborhood proposed to be designated the College Park Historic District. That designation would become LOCAL, just as it is designated at the national and state levels.

My home was built in 1911 by a couple who chopped down trees in the area and took them to a local sawmill at the edge of the gulch a half block from their property. This neighborhood is shaded by trees of many ages and heights. Folks walk here and enjoy its shade and its ambiance. The University of Puget Sound campus borders this district and offers community programs we can walk to.

I've been told that this district qualifies for local historic district status according to the requirements outlined in Tacoma's Municipal Code. If this is true and the Landmarks Commission and the Planning Commission and the City Council follow those rules, we should be granted that designation. However, I have not succeeded in finding the section that lists those requirements when I go to the city's website.

I want to see the character of this district maintained. I want to see setbacks from the sidewalk to the front door, some space between houses that are next door to each other. I want to see some roadblocks in the path to destroying old homes in favor of maximum square footage with no design requirements. I want to see exterior home improvements be done with some consideration to maintaining the character of existing streetscapes.

I'm concerned that, without the Historic District designation, this lovely old section of Tacoma will start to look like Anywhere USA.

I hope you will consider this point of view in your deliberations.

Gayle Rieber

2902 North 20th St

98406

253-306-4354

Gaylephoto@comcast.net

From: [Nicholas Bach](#)
To: [Landmarks](#)
Subject: College Park Historic District Nomination
Date: Tuesday, March 22, 2022 10:24:42 PM

Dear Landmarks Commission,

I am writing to express my support for the approval of the College Park Historic District to be added to the Tacoma Register of Historic Places.

I grew up within the boundaries of the College Park Historic District (CPHD) in a 100 year old Victorian home. 30 years later, my husband and I purchased our own home, a 99 year old Craftsman within the CPHD to begin to raise our two children in. The CPHD has many unique homes within it that speak of the pre WWII period, including Craftsman, Tudor Revival and Colonial Revival style homes.

The CPHD was recognized Nationally in 2017, and by the state of Washington in 2018. Both of these authorizations have higher criteria than Tacoma's current codes (TMC 13.07). The College Park Historic District has surpassed the conditions necessary for approval. It is also supported by 55% of the residents that live within the boundaries (Based on an independent survey).

By being added to the Tacoma Register of Historic Places, this would allow the CPHD neighborhood to remain aesthetically cohesive, requiring new builds and remodels to meet certain criteria such as building height, set backs, and neighborhood impacts. It is important to note, CPHD is not against HIT, College Park Historic District existed before HIT was in the works. The CPHD currently offers many affordable housing options for single and multi family homes by using basements, attics, and ADU's for additional housing options. On April 21, 2021 Kevin Bartoy of Tacoma Landmarks Preservation Commission states, "*The current proposal (HIT) will lead to an increase in demolition across the City. Strong policy is needed to encourage adaptive reuse as the most sustainable solution. Historic preservation can help move our City forward in a sustainable manner that uses the resources of the past to serve the needs of the present while not sacrificing those of the future.*" By adopting CPHD into the Historic Register of Tacoma, this would allow for affordable housing options that are sustainable for the community and environment both now and in the future.

This nomination will enable both neighborhood, community, and city preservation of the historic quality homes using the design standards (adopted previously in the Wedge and North Slope District). I strongly support the approval of the College Park Historic District to be added to the Tacoma Register of Historic Places.

Sincerely,
Jenarae and Nicholas Bach

From: [Nicholas Bach](#)
To: [Johnson, Susan](#)
Cc: [Jenarae Bond](#)
Subject: College Park Historical District Nomination
Date: Tuesday, March 22, 2022 10:22:01 PM

Dear Susan Johnson,

I am writing to express my support for the approval of the College Park Historic District to be added to the Tacoma Register of Historic Places.

I grew up within the boundaries of the College Park Historic District (CPHD) in a 100 year old Victorian home. 30 years later, my husband and I purchased our own home, a 99 year old Craftsman within the CPHD to begin to raise our two children in. The CPHD has many unique homes within it that speak of the pre WWII period, including Craftsman, Tudor Revival and Colonial Revival style homes.

The CPHD was recognized Nationally in 2017, and by the state of Washington in 2018. Both of these authorizations have higher criteria than Tacoma's current codes (TMC 13.07). The College Park Historic District has surpassed the conditions necessary for approval. It is also supported by 55% of the residents that live within the boundaries (Based on an independent survey).

By being added to the Tacoma Register of Historic Places, this would allow the CPHD neighborhood to remain aesthetically cohesive, requiring new builds and remodels to meet certain criteria such as building height, set backs, and neighborhood impacts. It is important to note, CPHD is not against HIT, College Park Historic District existed before HIT was in the works. The CPHD currently offers many affordable housing options for single and multi family homes by using basements, attics, and ADU's for additional housing options. On April 21, 2021 Kevin Bartoy of Tacoma Landmarks Preservation Commission states, *"The current proposal (HIT) will lead to an increase in demolition across the City. Strong policy is needed to encourage adaptive reuse as the most sustainable solution. Historic preservation can help move our City forward in a sustainable manner that uses the resources of the past to serve the needs of the present while not sacrificing those of the future."* By adopting CPHD into the Historic Register of Tacoma, this would allow for affordable housing options that are sustainable for the community and environment both now and in the future.

This nomination will enable both neighborhood, community, and city preservation of the historic quality homes using the design standards (adopted previously in the Wedge and North Slope District). I strongly support the approval of the College Park Historic District to be added to the Tacoma Register of Historic Places.

Sincerely,
Jenarae and Nicholas Bach

From: [Todd Bond](#)
To: [Johnson, Susan](#)
Subject: Fwd: College Park Historic District
Date: Tuesday, March 22, 2022 10:28:41 PM

----- Forwarded message -----

From: **Todd Bond** <bndmgc@gmail.com>
Date: Tue, Mar 22, 2022 at 10:26 PM
Subject: College Park Historic District
To: <RMCKNIGH@cityoftacoma.org>

Reuben, In 1991, I purchased a home at 3008 North 8th Street, it was a 3400 sq ft drug house and was the scourge of the neighborhood, with the 23rd Street Crips Gang selling drugs from it. It was on the City of Tacomas list of known crack houses. It required 51 loads to the dump to empty the house. It was zoned as a legal tri-plex. It took me almost ten years to gut it .

I replaced all the Plumbing and Electrical systems, new sheetrock and paint. Replaced the windows, resurfaced the

100 year old hardwood floors myself and repainted the entire home inside and out, installed a new roof and all new sidewalks. It was all worth it. Now it is a beautiful home which adds to the character of the area. It is still a triplex with off street parking which we also added, and adds to the missing middle in terms of density I strongly support the creation of the new College Park Historic District to help maintain the character of this community asset. Thank you Todd Bond

From: [David Ullman](#)
To: [Landmarks](#)
Subject: RE: College Park - A Final Thought For All Commissioners
Date: Tuesday, March 22, 2022 12:23:21 PM

“There may have been a time when preservation was about saving an old building here and there, but those days are gone. Preservation is in the business of saving communities and the values they embody.”

Richard Moe, National Trust for Historic Preservation

“Values” is the operative word here. History reveals that the values that the residents brought to the College Park District from its earliest days to today provided a sound foundation for the values of those living in the district today.

The College Park District is mixed on virtually any level you choose to apply; economically, racially, occupationally, financially and socially. It is not now and never has been a gated community...whether that gate is real or metaphorical. It's that simple.

David Ullman
3103 N.13th Street
Tacoma, WA 98406

From: [Jeffrey J. Ryan](#)
To: [Johnson, Susan](#); [McKnight, Reuben](#)
Cc: [Susan Ryan](#)
Subject: RE: Wednesday Rec & Finding Draft - request
Date: Wednesday, March 23, 2022 2:50:43 PM

Good Afternoon

In rereading the recommendations, there was a lot of discussion on equity, diversity and redlining but no concluding or summary statement? As an open question, this may be interpreted in the future as an issue directly associated with our neighborhood. In our research and based on the conversation by Commissioners, there has been no evidence of any restrictive zoning, covenants or redlining in our district in the past or presently. It would be good to include that fact in the recommendation so that there is no misunderstandings within the findings.

By contrast in the West end last year, there was a down zoning of the building heights, in some of the View Sensitive overlay districts. In the Staff report prepared by Planning, there was a note along the lines of, the sins of the past are not the burden of the present residents to bear. This is the same West end neighborhood in which 9 out of the 11 known additions to the city that contained racist and restrictive covenants were created between mid-1920's and 1950. The review of the VSD revisions was given a pass on this subject even though there was history in their neighborhood of wrong doing. I happen to agree with the approach that blaming the present residents for past errors, even racism, is not right and the blame lies squarely with those who created the city additions and the officials that approved the language contained within those plats, the mayor, council and staff who at the time signed those documents. This is a good history lesson on past injustice within our city and one that needs to be discussed. In our neighborhood there is no such history of restrictive or racist zoning practices, we should not be burden by an unproven accusation by those a few that oppose our nomination or don't like historic district or historic preservation. Racism, equity and redlining are serious issues and should not be used as a weapons against any nomination or community initiative without proof and in no case should it be used against the current residents of a community.

The recommendation should follow the stated requirements of the Tacoma Municipal Code and the Commission needs to follow the required pathway for the nominations review based on the TMC. Under state law and the City Charter, the Commission is part of the Administrative branch of government, not the legislative branch they are not elected representatives. The Commissioners are tasked with following the same Charter and TMC that we followed in our efforts to nominate the district to the Tacoma Register. The Commission cannot add or delete any requires to the nomination process. The TLPC role in reviewing a nomination is to look at the historic standing of the district based on the nomination criteria and the level of support for the nomination by the resident of that district. The Planning Commission reviews the district nominated against the Comprehensive Plan and community goals and policies. The City council takes the commission's recommendations and reviews everything else. Only the council can makes changes to the TMC after following the approved process for a revision. Based on your recommendation and findings we have met all the requirements for listing on

the Tacoma register, the commission needs to follow their oath of office per the City Charter and approve the nomination.

Thank you for your time we look forward to the scheduled vote later today, based on your schedule.

Jeff

Jeffrey J. Ryan, Architect
LEED AP, BD+C
College Park Historic District Association
3017 North 13th St.
Tacoma, WA 98406
v 253.759.0161
c 253.380.3197

Thank you for your email. I have forwarded this to the landmarks@cityoftacoma.org email account for the public record.
Best,

Susan Johnson
(she/her/hers)
Historic Preservation Coordinator
City of Tacoma Planning and Development Services Department
747 Market Street Room 345
Tacoma, WA 98402
Mobile: 253.281.7445
www.cityoftacoma.org/historicpreservation

-----Original Message-----

From: Susan Ryan <sryan@harbornet.com>
Sent: Sunday, March 20, 2022 7:33 PM
To: McKnight, Reuben <RMCKNIGH@cityoftacoma.org>; Johnson, Susan <SJohnson7@cityoftacoma.org>
Cc: Jeffrey J. Ryan <jjryan@harbornet.com>
Subject: Wednesday Rec & Finding Draft - request

Dear Reuben and Susan,

I would like to make a request. I was thinking it would be thoughtful and encouraging for College Park Residents, Planning Commission and City Council Members to learn about the show of support put forth by the preservation community within Tacoma and the State for the College Park nomination. With historic preservation to be encouraged by Landmarks and the Preservation Office this would be a great opportunity to show how this goal is being supported.

These are the names I have noted:

Washington Trust, Historic Tacoma, North Slope Historic District, North End Neighborhood Council, Ross Buffington Landmarks Ex-Officio, Marshall McClintock Landmarks Ex-Officio, Architectural Historian Michael Sullivan and Julie & Jay Turner founding members of NSHD and Buckley HD.

I thank you for your time and trust you will find a way to add them into Landmark's Recommendation and Findings draft report on Wednesday.

Sincerely,
Susan Ryan

From: [Jeffrey J. Ryan](#)
To: [Johnson, Susan](#)
Subject: College Park Sidewalks stamps
Date: Wednesday, March 23, 2022 3:52:00 PM

Hi Susan,

On another topic the Commission chose to not get involved in, this week all the sidewalks were removed at the intersections along N. Cedar from N 16th to N 20th and only a hand full of the stamps were set aside, saved. Perhaps a half dozen or so of the stamp remain out of the 39 contractor stamps and 27 street name stamps that were a part of our district for over 110 years. But as I recall the Chair noted that it would be best left up to the city.

While we photographed and inventoried as many as we could, retention of these stamps which were noted in our NR nomination, would have been a better solution.

Just for future reference.

Jeff

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