

Members

Kevin Bartoy, Chair
Jennifer Mortensen, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Roger Johnson
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: February 9, 2022
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Zoe Scuderi, Historic Preservation Intern
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. During the Public Hearing, microphones will be turned on for comments.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on February 9th, 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 02/09/22", and clearly indicate which agenda item(s) you are addressing.

	PAGE	TIME
1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS		
2. ROLL CALL		
3. CONSENT AGENDA		
A. Excusal of Absences		
B. Approval of Minutes: N/A		
C. Administrative Review: 719 N L basement egress		
4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING		
A. College Park Historic District		45 m
5. DESIGN REVIEW		
A. 1944 Pacific (Union Depot Warehouse Historic District) Wireless installation (HDR22-0004)	Lester Cooley, Sage-Hill	9-24 10 m
B. 518 N J St (North Slope Historic District) Window replacements, front door replacement (HDR21-0035)	Karen Matheny, Washington Energy Services	25-78 20 m
6. BOARD BRIEFINGS		
A. 725 Broadway (Old City Hall Historic District) New construction	Michael Stapleton, Christopher Jones Architects	25 m
7. BOARD BUSINESS/COMMUNICATION ITEMS		
A. Prairie Line Trail Phase 2	Staff	79-90 5 m
8. CHAIR COMMENTS		

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¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском?
ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact TacomaFIRST 311 at (253) 591-5000

STAFF REPORT

February 9, 2022

PUBLIC HEARING

General Procedural Notes:

The Landmarks Preservation Commission will hear public comments today regarding nominating the College Park Historic Special Review District to the Tacoma Register of Historic Places as a Historic Special Review District overlay zone. The Commission will use public comment received to assist in developing its recommendations to the Planning Commission and City Council.

Hearing documents and an overview of the proposal are available at www.cityoftacoma.org/collegetparkHD.

AGENDA ITEM 4A: College Park Historic Special Review District*Staff***BACKGROUND**

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. It is south of the Proctor Business District and north of Sixth Avenue commercial corridor.

Map of proposed district boundaries



STANDARDS FOR REVIEW

Tacoma Municipal Code 13.07 provides criteria for considering nominations to the Tacoma Register of Historic Places.

The College Park Historic District is nominated under Criterion A 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.

The district is also nominated under Criterion C as an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19th to mid-20th century.

EFFECTS OF DESIGNATION

Should the College Park Historic Special Review District be adopted by City Council, it will introduce a design review requirement for visible exterior alterations to historic structures within the district, as well as require design review for new construction. Design guidelines would be adopted to guide the design review process. Similar guidelines are established for the Wedge Neighborhood Historic District as well as the North Slope Historic District.

Interior remodeling, work that is exempt from permit requirements, and certain types of work, including landscaping, electrical and plumbing, would be exempt from review.

The establishment of an historic district does not affect land use or the underlying zoning. For new infill construction, a proposal would need to meet the applicable guidelines for height, scale, massing, materials and other elements, but the use would not be reviewed by the Landmarks Commission. The creation of an historic district will not prevent apartments or other multifamily housing from being constructed, if it meets the design guidelines.

PRIOR ACTIONS

On October 13, 2021, the Commission adopted a revised review schedule for the College Park Historic District. The revised schedule is below:

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

NOTICE

Notice of this hearing was sent on January 26, 2022 via postcard mailer to occupants and taxpayers of record within 400' of the proposed district, as well as to the Landmarks Commission's general hearing and distribution lists. Email notification was sent to the Landmarks College Park Historic District email distribution list, and notice of hearing was published in the News Tribune on February 2. Lastly, the hearing notice was posted to the historic preservation social media accounts.

ACTION REQUESTED

The purpose of this hearing is to receive public comment on the proposed nomination. The Commission may elect to leave the comment period open for ten days following this hearing.

DESIGN REVIEW

AGENDA ITEM 5A: 1944 Pacific Ave

Lester Cooley, Sage-Hill

BACKGROUND

Built in 1909, this is a contributing property in the Union Depot/Warehouse District. The applicant is proposing replacing and relocating the existing rooftop wireless antenna array. The existing antenna array is located at the south end of the roof; the new location is proposed for the east side of the roof.

The installation will also require a commercial building permit and must meet zoning requirements for wireless installation in the Downtown zone, regarding setback, screening, and location. Typically, the Landmarks Commission has discouraged screening of rooftop installations on historic buildings, as they increase the visual mass of the addition. No screening is currently proposed.

REQUESTED ACTION

Approval of the above scope of work.

STANDARDS

Design Guidelines & Requirements for the Union Depot/Warehouse Special Review District:

Applicable design guideline(s):

1. **Height.** The centerpiece and height benchmark for the districts is the Union Station, with its dome cap height of approximately 96 feet above Pacific Avenue. Wing parapet walls are 30 feet in height above Pacific Avenue. No new buildings constructed in the districts shall exceed 85 feet in height. In the rehabilitation of existing buildings, their existing height should be maintained and the parapets and cornices should be kept intact. Any rooftop additions, penthouses, building systems equipment, or roof-mounted structures should be set back from existing parapet walls sufficiently to conceal them from view from street level.

ANALYSIS

1. This property is a contributing structure in the Union Depot/Warehouse Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The proposed new array is of comparable size and visual impact to the existing one.
3. The existing rooftop antenna array is most visible from the south/southeast.
4. The proposed new array and new location would be most visible from the east, along Pacific Ave., but not easily viewed from the sidewalk.
5. Screening is generally not encouraged by the Commission as it increases visual mass of rooftop additions.

RECOMMENDATION

Staff recommends approval of the application.

AGENDA ITEM 5B: 518 N J Street (North Slope Historic District)

Karen Matheny, Washington Energy Services

BACKGROUND

Built in 1904, this house is a contributing building in the North Slope Historic District. This is a proposal to replace 15 windows with Anderson E-series aluminum clad wood windows in white and the entry door with a 5 panel Shaker style fiberglass door in black. Of the windows proposed for replacement, four are non-historic replacement vinyl windows. The remaining windows are single paned wood windows in double hung (mostly 1/1), and awning, hopper or fixed sash picture windows. Two of the windows include a transom window in an upper section separated by a transom bar over a fixed sash picture window (living room bay window and a similar window on the rear elevation) that are proposed to be replaced with a single fixed sash. One of these transom windows has leaded, decorative lites.

Reasons cited for the replacement include condition, presence of lead paint, lack of operability, and thermal performance. In support of this rationale, the applicant has included a window inventory noting concerns that is number keyed to a floor plan, as well as photographs of each window. Several windows have had storm windows installed, including windows 2, 3, 7 and 8. Staff has provided the design guidelines for windows to the applicant.

STANDARDS

Design Guidelines for Wedge and North Slope Historic Districts:

WINDOWS

1. Preserve Existing Historic Windows. Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.
2. Repair Original Windows Where Possible. Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the conditions, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows painted shut, deteriorated paint surface (interior or exterior) and loose joinery. These conditions alone do not justify window replacement. Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company.
3. Replace windows with a close visual and material match. When repairing original windows is not feasible, replacement may be considered.
 - a. Where replacement is desired, the new windows should match the old windows in design and other details, and, where possible, materials.
 - b. Certain window products, such as composite clad windows, closely replicate original appearance and therefore may be appropriate. This should be demonstrated to the Commission with material samples and product specification sheets.
 - c. Changing the configuration, style or pattern of original windows is not encouraged, generally (for example, adding a highly styled divided light window where none existed before, or adding an architecturally incompatible pattern, such as a Prairie style gridded window to a English Cottage house).
 - d. Vinyl windows are not an acceptable replacement for existing historic windows. Depending on specific project needs, replacement windows may include:
 - e. Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and

square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.

- f. An insert window is a fully contained window system (frame and sashes) that is “inserted” into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.
4. Non-historic existing windows do not require “upgrading.” Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to “upgrade” a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a nonhistoric aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.
5. New Window Openings/Changing Window Openings.
 - a. Enlargement or changes to the configurations of existing window openings is to be avoided on the primary elevation(s) of a historic building within the district. In specific cases, such as an egress requirement, this may not be avoidable, but steps should be taken to minimize the visual impact.
 - b. Changes to window configurations on secondary (side and rear) elevations in order to accommodate interior remodeling are not discouraged, provided that character defining elements, such as a projecting bay window in the dining room, are not affected. A typical example of this type of change might be to reconfigure a kitchen window on the side of a home to accommodate base cabinets.
 - c. In general, openings on buildings in the historic district are vertically oriented and are aligned along the same height as the headers and transoms of other windows and doors, and may engage the fascia or belly band that runs above the window course. This pattern should be maintained for new windows.
 - d. Window size and orientation is a function of architectural style and construction technique. Scale, placement, symmetry or asymmetry, contribute to and reflect the historic and architectural character of a building.

DOORS

1. Retain historic entry doors whenever feasible. Replacement doors should, where possible, match the original door in design and other details, and materials. In many cases, for security or cost reasons, a non-custom door in alternative materials may be proposed; in these cases, the door should appear to be wood (painted fiberglass doors molded with panel indents may be acceptable; faux wood finishes tend to be inappropriate) and should be compatible with the architecture of the house (Craftsman doors should not be proposed for Victorian era houses, for example).

ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The four upstairs windows have been previously replaced with vinyl single-hung sashes and replacement with historically compatible Anderson clad windows appears to meet the guidelines.
3. The main floor windows are original to the house, some with added exterior aluminum storm windows. Condition appears to range from good to fair, with condition issues including painted shut, peeling paint, cracked glass, and cracked glazing (putty). The guidelines state these conditions “do not necessarily warrant” replacement, but also recommend a consideration of the overall scope of the project.
4. The main floor windows at the rear and side elevations are minimally visible, and replacement of these windows would be of minor visual impact to the surrounding neighborhood.

5. The front elevation windows are highly visible from the right-of-way. The proposed scope includes removing two transom windows, one each at the front and rear of the house (#3 and #7 in window survey), along with their supporting transom bars, and replacing them with a single fixed pane sash. The transom window, especially on the front of the house, is a character-defining feature and should be retained if possible.
6. In general, the proposed replacement windows are high quality and meet the precedents of other window projects within the district.
7. The front door is original to the house. No condition issues or justification for replacement have been shared.
8. The proposed new front door is a 5-panel, Shaker style fiberglass smooth finish pre-painted model. Spec sheet is included.

RECOMMENDATION

Staff recommends approval for the replacement of all four upstairs windows and retention of the transom sash and bar for windows #3 and 7. For the remaining windows, especially side and rear elevation openings, as well as front door, staff defers recommendation.

BOARD BRIEFINGS

AGENDA ITEM 6A: 725 Broadway (Old City Hall Historic District)

Staff

BACKGROUND

This is a proposed new construction in the Old City Hall Historic District of an 8 story, 170,000 SF residential and commercial building on the present site of the “graffiti garages,” a non-contributing structure in the district. This proposal will require the approval of the proposed design as well as the approval for the demolition of the existing structure.

The existing building, known historically as the Hotchkiss-McNeely, is a three-story, reinforced concrete utilitarian building constructed in 1916. Designed by architects, Woodroffe & Griffin, it was historically used as a utilitarian commercial space for automobile-related business. In the 1970’s, the three continuous buildings combined into one large garage and have been used as a parking facility since. The building has been significantly altered. Most recently it has fallen into significant disrepair and is being occupied intermittently by transients despite attempts to secure the building.

A design briefing is linked here (due to file size):

https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Agendas-Minutes/2022-Packets/725%20Broadway_Packet_20220201.pdf

STANDARDS

The Old City Hall Historic District Design Guidelines apply to this project. The guidelines can be accessed here: https://cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Districts/OCH-Design%20Guidelines.pdf.

ACTION REQUESTED

This is a briefing. No action is requested.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 7A: Communication Items

Staff

1. **Prairie Line Trail Phase 2**

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: HDR22-0004

PROPERTY INFORMATION

Building/Property Name:	Tac Everest College
Building/Property Address:	1944 PACIFIC AVE
Historic/Conservation District:	Union Depot/Warehouse
Applicant's Name:	Lester Cooley
Applicant's Address:	13630 SR 9 SE Snohomish, WA 98296
Applicant's Phone:	4255302945
Applicant's Email:	les@sage-hill.com
Property Owner's Name:	HARMON BUILDING SPE LLC

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Commercial
Type of Work:	Other Minor Work
Estimated Valuation:	67000.00

Application Checklist

Features to be Modified:



Submittal Information

Permit: HDR22-0004

Applied: 01/21/2022

Planning & Development Services

747 Market St.

Tacoma, WA 98402

APPLICATION CHECKLIST

Elevation Drawings	CHECKED
Illustrations	UNCHECKED
Material Samples	UNCHECKED
Photographs	CHECKED
Site Plan	CHECKED

HISTORIC DISTRICT

District	Union Depot/Warehouse
Guideline Certification	CHECKED

PARCEL AND ZONING INFORMATION

Accessibility Index	Very High
BLDINSAREA	Downtown
City Council District	2
Easements	E-3639
Economy Index	Very Low
Education Index	High
Erosion Control Inspector	Scott Haydon
Historic District	Y
Land Use Designations	Major Institutional Campus
Liquefaction Susceptibility	very low
Livability Index	Very Low
Mixed Use Center	Downtown
Mixed Use Center Type	CBD
Neighborhood Council District	NEW TACOMA
Overall Equity Index	Very Low
OVERTIMEPARKING	B
Reduced Parking Area	{7B1860C1-ED5B-419E-B88C-61BD3C11A7EA}
SITEINSAREA	Northeast
Wastewater Subbasin	C05
Wind Zone	1.38
Zoning District	DMU-HIST

PROJECT DETAILS

Estimated Valuation	67000.00
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REVIEW TYPE**Application Type**

Commercial

Type of Work

Other Minor Work

Contacts:

Contact Type

Name

Email

Applicant

Lester Cooley

les@sage-hill.com

Owner

Lester Cooley

les@sage-hill.com



January 21, 2022

Landmarks Commission
Union-Depot/Warehouse Historic District
Harmon Building - 1944 Pacific Ave

RE: Existing Verizon rooftop equipment/antenna platform being relocated

Dear Landmarks Commission,

Verizon Wireless has existing equipment/antenna platform (platform) located in the southeast area of rooftop that due to structural concerns needs to be relocated. During the structural review the option was on the east side center area of rooftop. The proposed new location near the east center of rooftop is less visible north and south on Pacific Avenue than existing location. Note that on the west side of rooftop another wireless carrier has antennas which limited relocation area.

The proposed platform itself is reduced in size to 19' x 12' (existing is 30' x 15') to best fit in the proposed new location. The parapet wall on eastside of rooftop is much taller than on south end and from my review appears this location may be better visibly than the existing.

Please review, I provided the drawings used for building permit showing roof plan and elevations, 4 photo simulations views from each side of building and a rooftop picture showing existing and proposed locations as reference. Contact me with any additional questions or concerns you may have.

Sincerely,

Lester Cooley, Verizon Representative



TAC EVEREST COLLEGE

(ANTENNA MOD)
1944 PACIFIC AVE
TACOMA, WA 98402
PIERCE COUNTY



19401 40TH AVE. W., SUITE 304
LYNNWOOD, WA 98036
PHONE: (425) 740-6392
WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC

PREPARED BY: ME

APPROVED BY: GJV

GA	11/18/21	ISSUED FOR LEASE EXHIBIT
GA	11/9/21	ISSUED FOR LEASE EXHIBIT
GA	10/26/21	ISSUED FOR LEASE EXHIBIT

PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
A-1.0

PROJECT NUMBER
20212253712

SECTION 4 TOWNSHIP 20 RANGE 03 QUARTER 33:
TACOMA LD COS 4TH L 18 THRU 23 B 1904

GENERAL NOTE:
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF WIDTHS HAVE NOT BEEN OBTAINED FROM A SURVEY AND ARE APPROXIMATE.

GENERAL NOTE:
ALL ROOF WORK/REPAIR TO BE COORDINATED WITH BUILDING OWNERS ROOFING CONTRACTOR TO MAINTAIN ANY REMAINING WARRANTY

Other antennas- not shown on drawings but can see in #4 view of photo sims

New location of proposed 19' x 12'

Approx. 59'

Existing 30' x 15' platform to be removed.

PARCEL NUMBER:
2019040032
ZONING: DMU

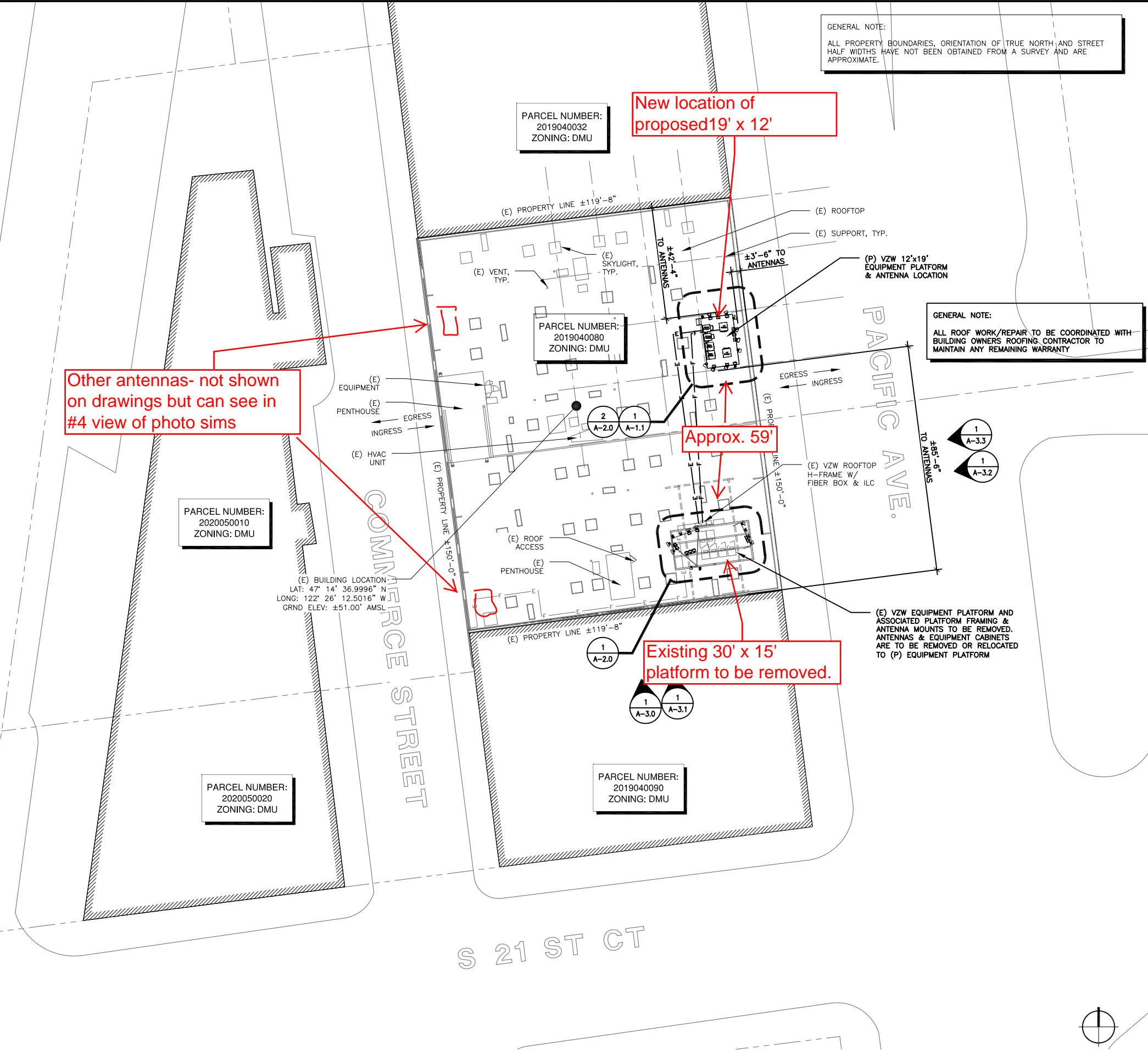
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ZONING: DMU

PARCEL NUMBER:
2020050010
ZONING: DMU

PARCEL NUMBER:
2020050020
ZONING: DMU

PARCEL NUMBER:
2019040090
ZONING: DMU

(E) BUILDING LOCATION
LAT: 47° 14' 36.9996" N
LONG: 122° 26' 12.5016" W
GRND ELEV: ±51.00' AMSL



2 LEGAL DESCRIPTION



3 VICINITY MAP

LEGEND		
EXISTING		NEW
— SAS —	SANITARY SEWER	— SAS —
— STS —	STORM SEWER	— STS —
— W —	WATER MAIN	— W —
	SANITARY MANHOLE ELEVATIONS	
	STORM STRUCTURE ELEVATIONS	
---	PROPERTY LINE & R.O.W.	---
	SURFACE DRAINAGE	
○	LIGHT STANDARD	●
○	STREET LIGHT	●
672.75	SPOT ELEVATION	672.75
672	CONTOUR	672
— G — G —	GAS MAIN	— G — G —
⊙	MANHOLE	⊙
○	CATCH BASIN	●
⊕	FIRE HYDRANT	⊕
---	EASEMENT LINE	---
---	FENCE	---
— UE/UT —	BURIED UTILITY	— UE/UT —
⊕	UTILITY POLE	⊕
— OE/OT —	OVERHEAD UTILITY LINE	— OE/OT —
	BUILDING	

4 LEGEND

1 OVERALL SITE PLAN

SCALE: 1" = 20' (22x34), 1" = 40' (11x17)





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PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

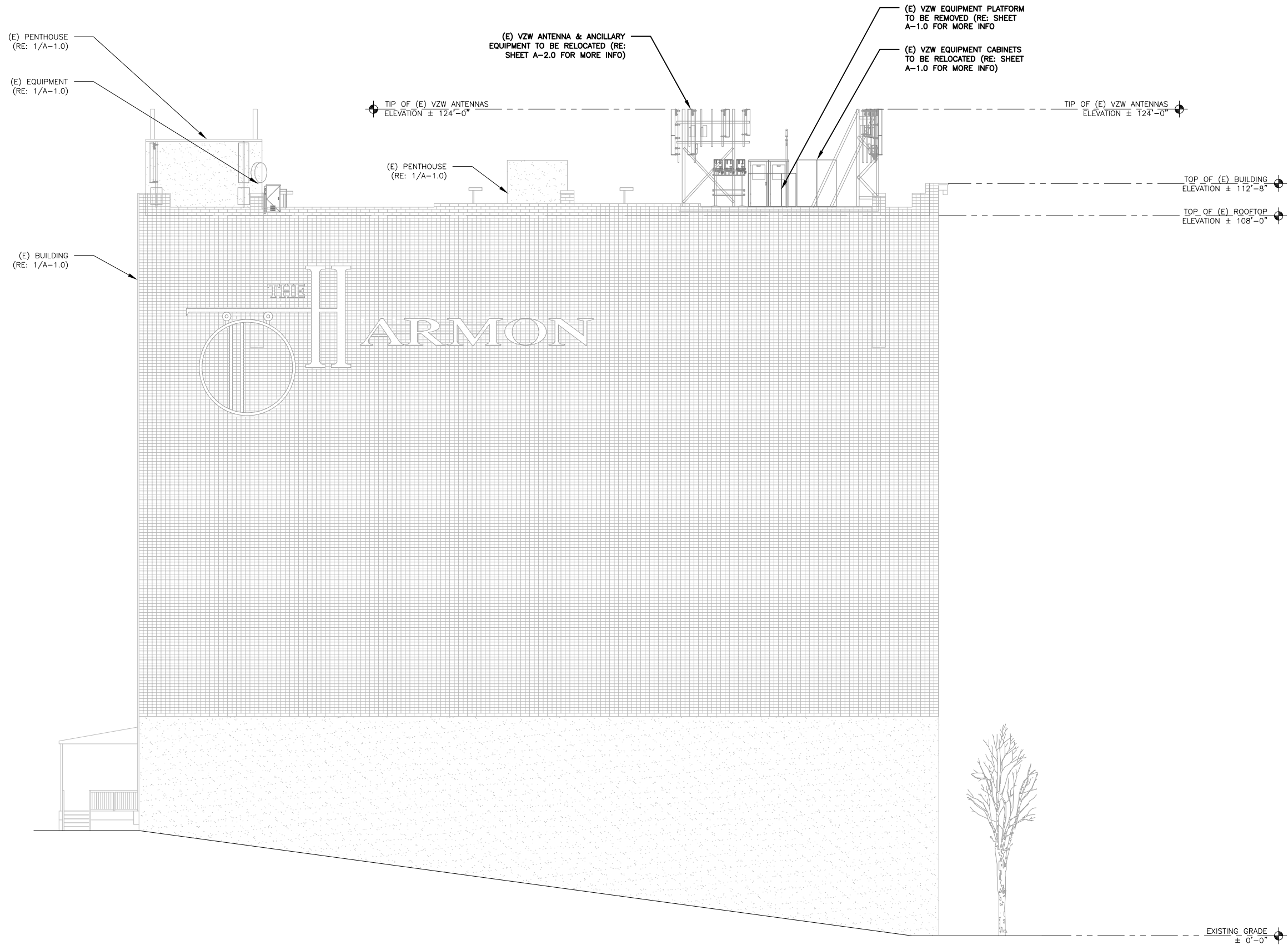
SHEET NAME

EXISTING SOUTH ELEVATION

SHEET NUMBER

A-3.0

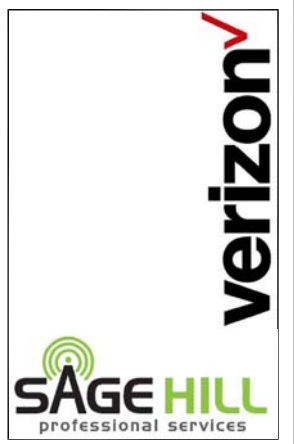
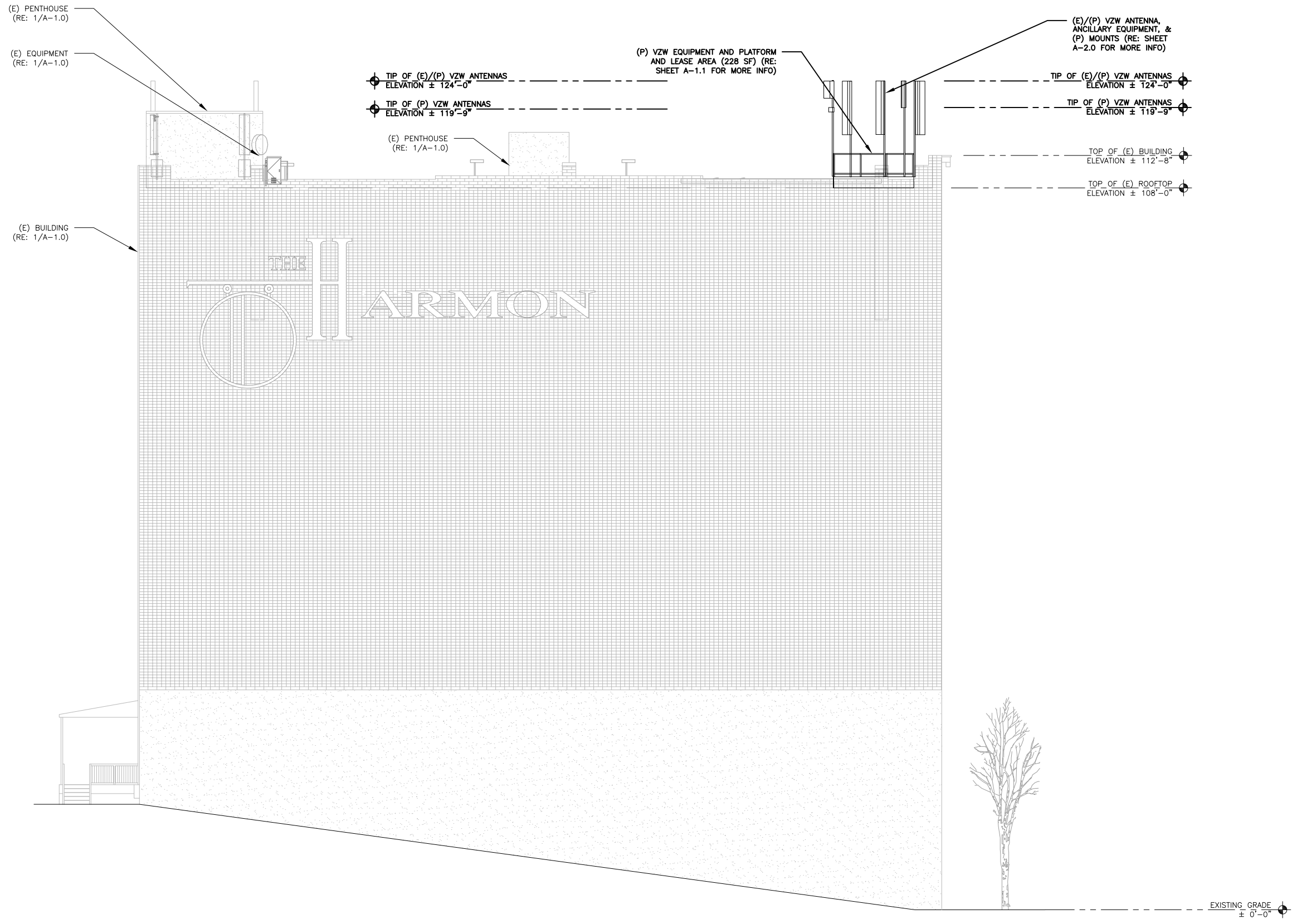
PROJECT NUMBER
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1 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)





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CAMP+ ASSOCIATES

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PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
PROPOSED SOUTH ELEVATION

SHEET NUMBER
A-3.1

PROJECT NUMBER
20212253712

1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)



GA	11/18/21	ISSUED FOR LEASE EXHIBIT
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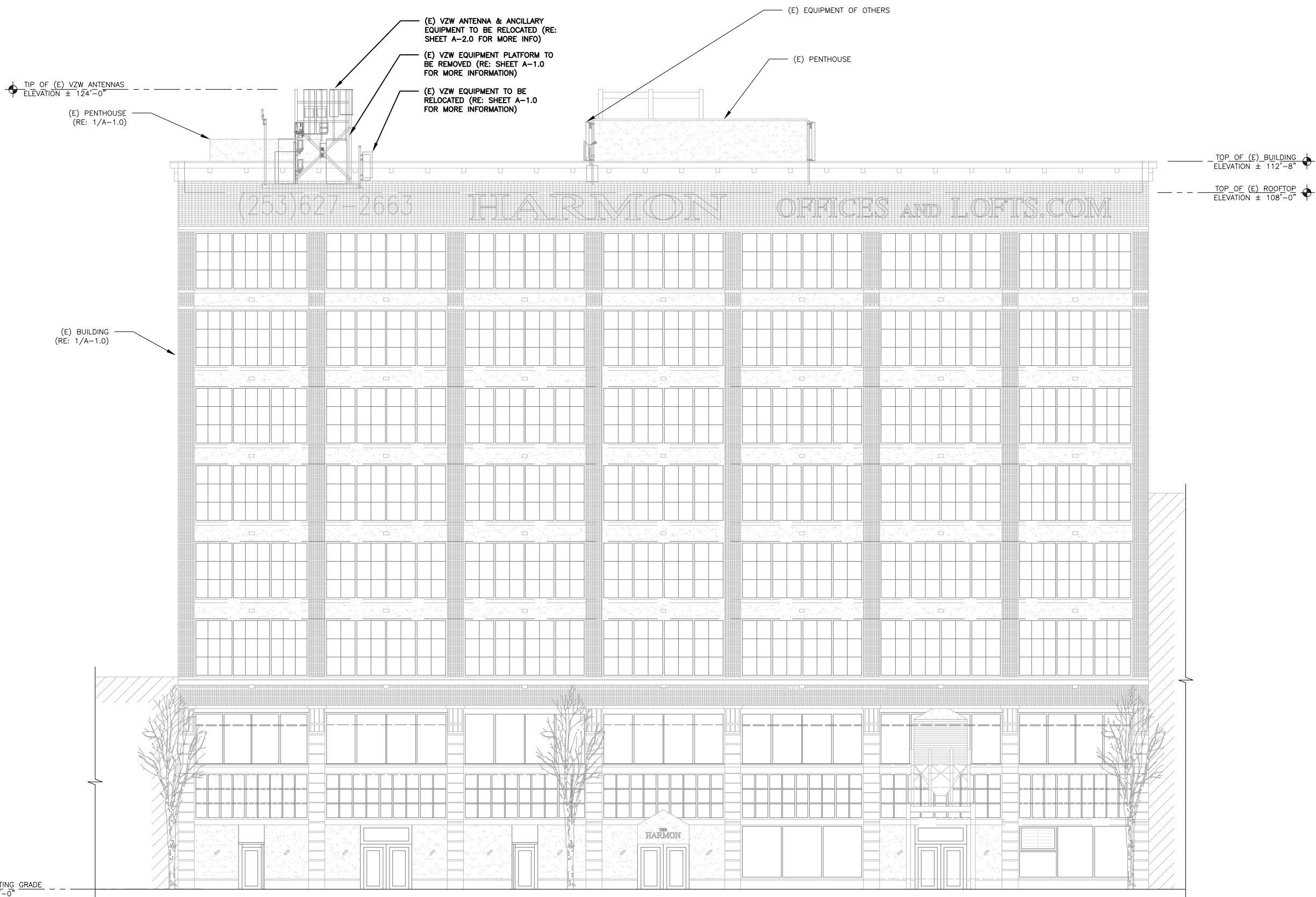
PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
EXISTING EAST ELEVATION

SHEET NUMBER
A-3.2

PROJECT NUMBER
20212253712



1 EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)





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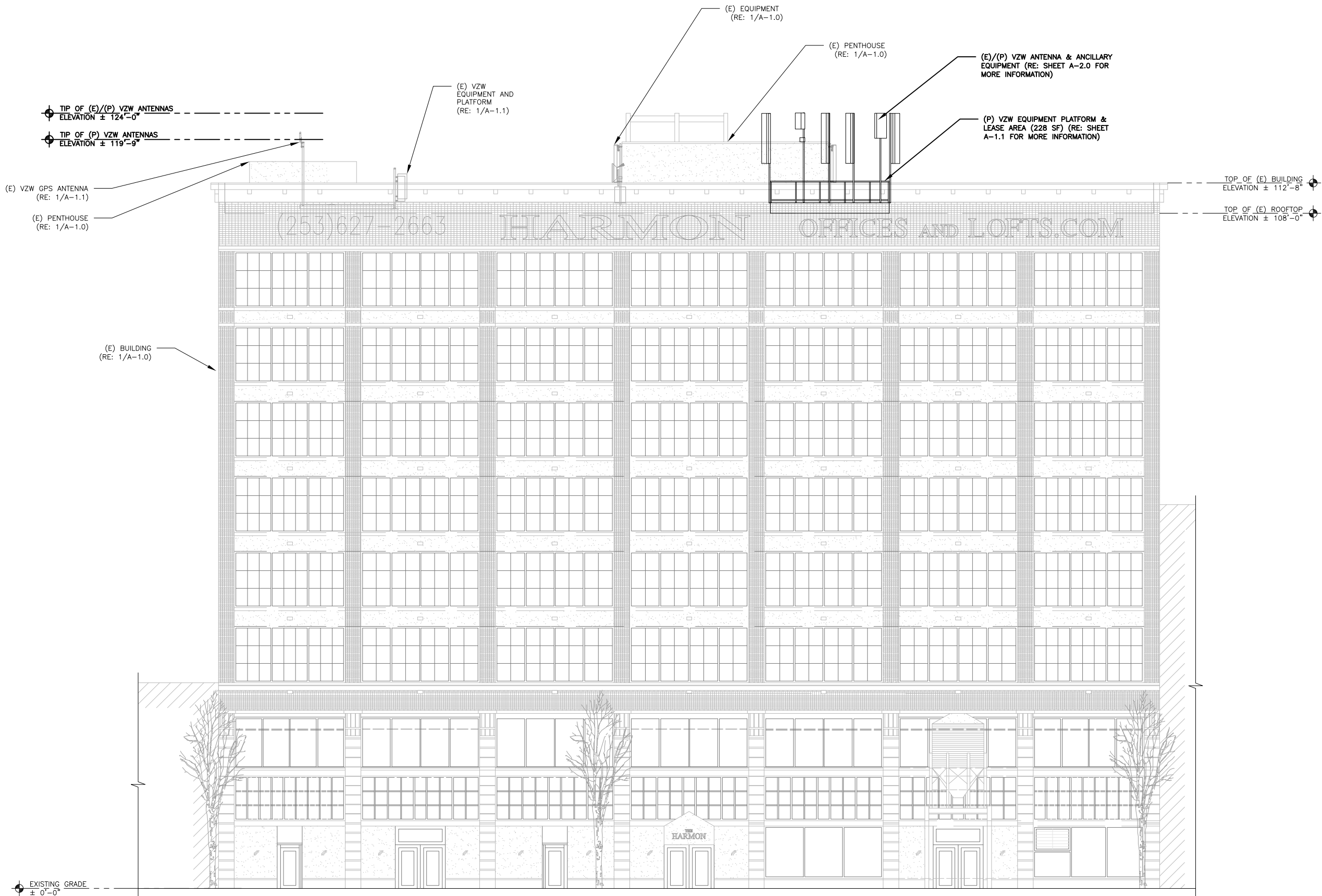
PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME
PROPOSED EAST ELEVATION

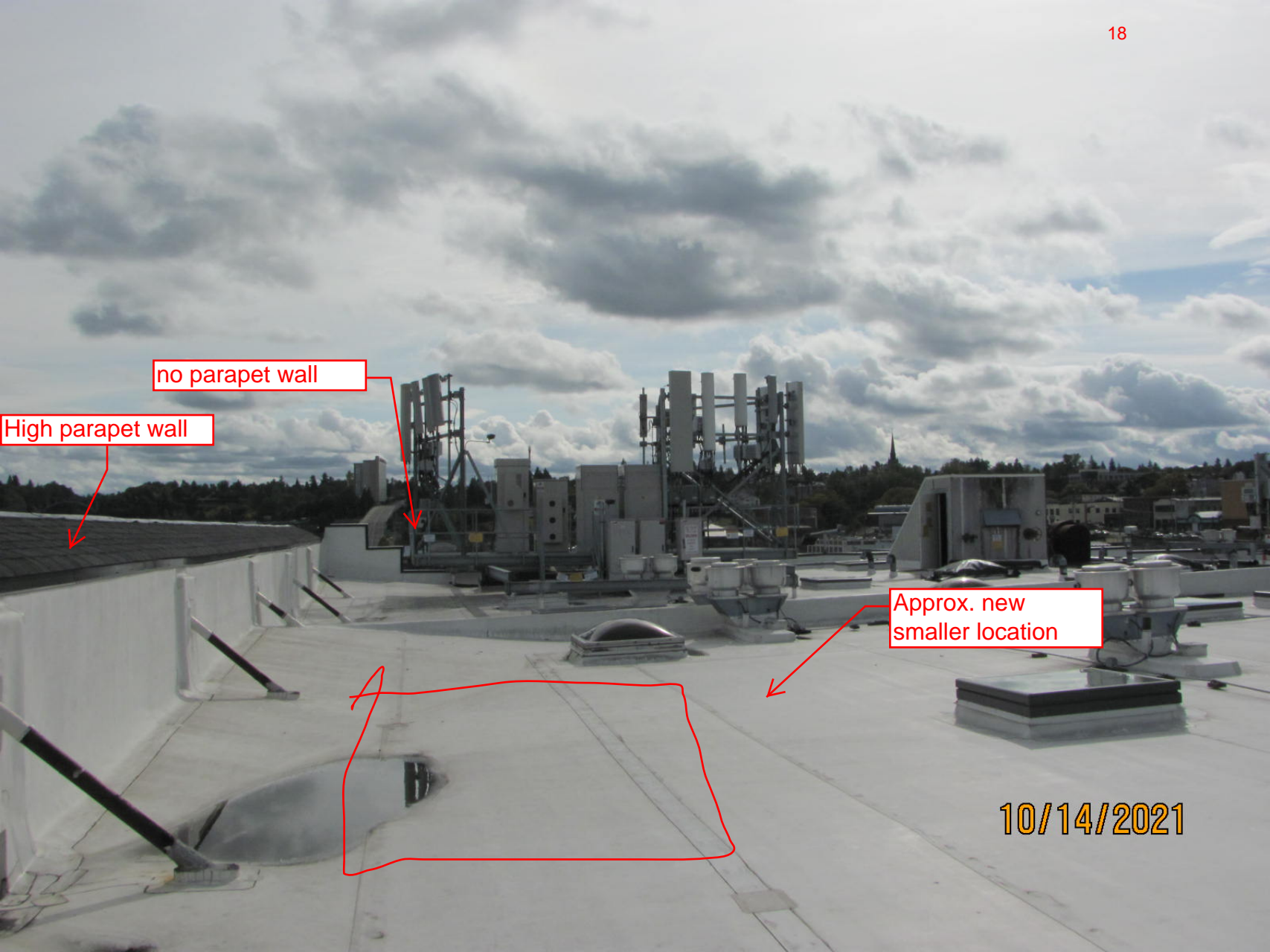
SHEET NUMBER
A-3.3

PROJECT NUMBER
20212253712



1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)





no parapet wall

High parapet wall

Approx. new smaller location



10/14/2021

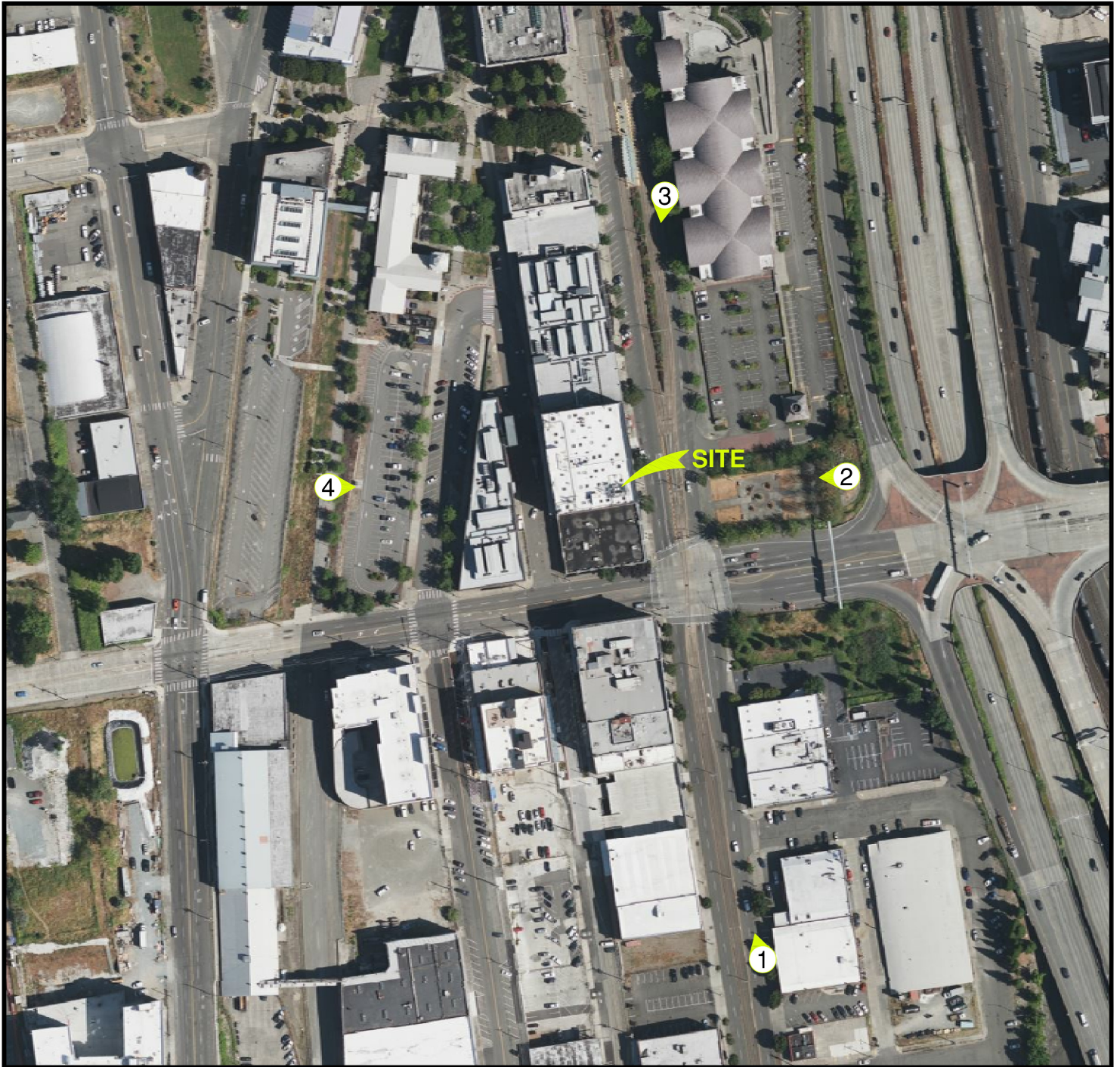
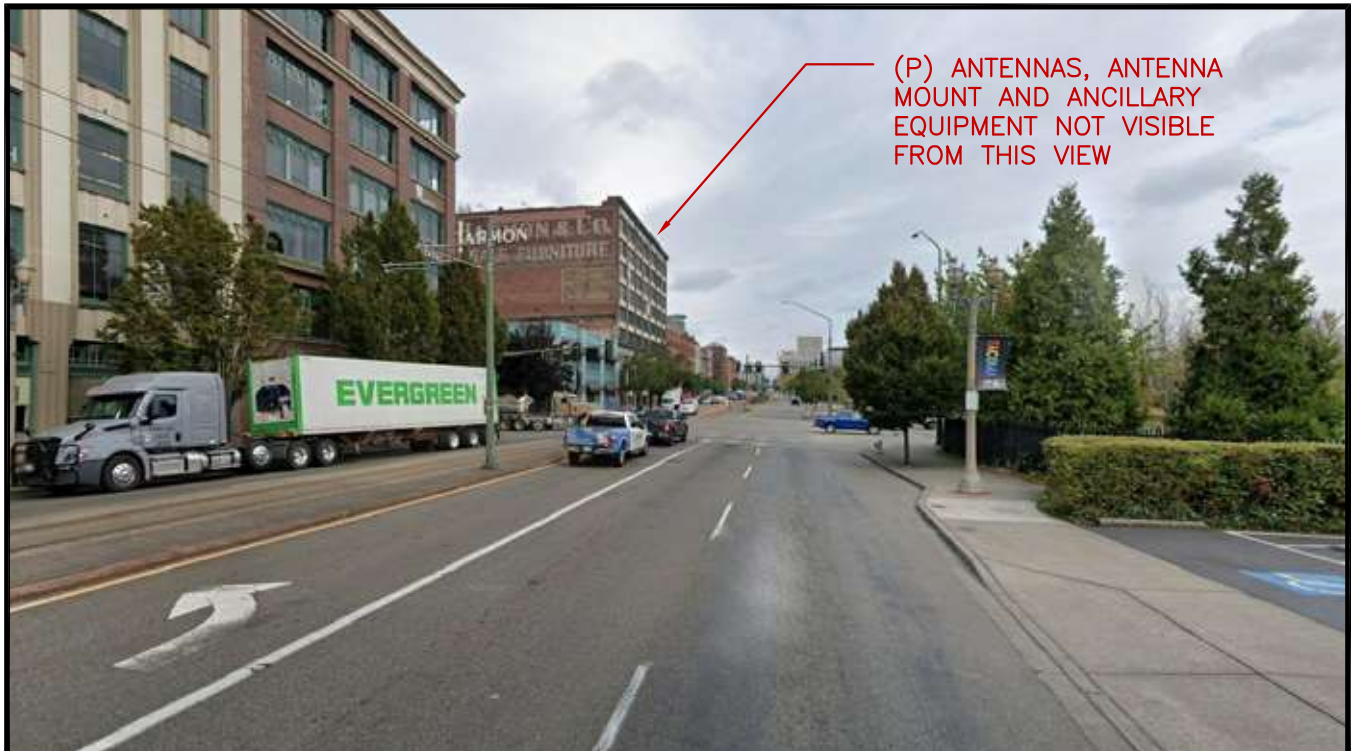


PHOTO SIM LOCATION MAP

VIEW #1 LOOKING NORTH

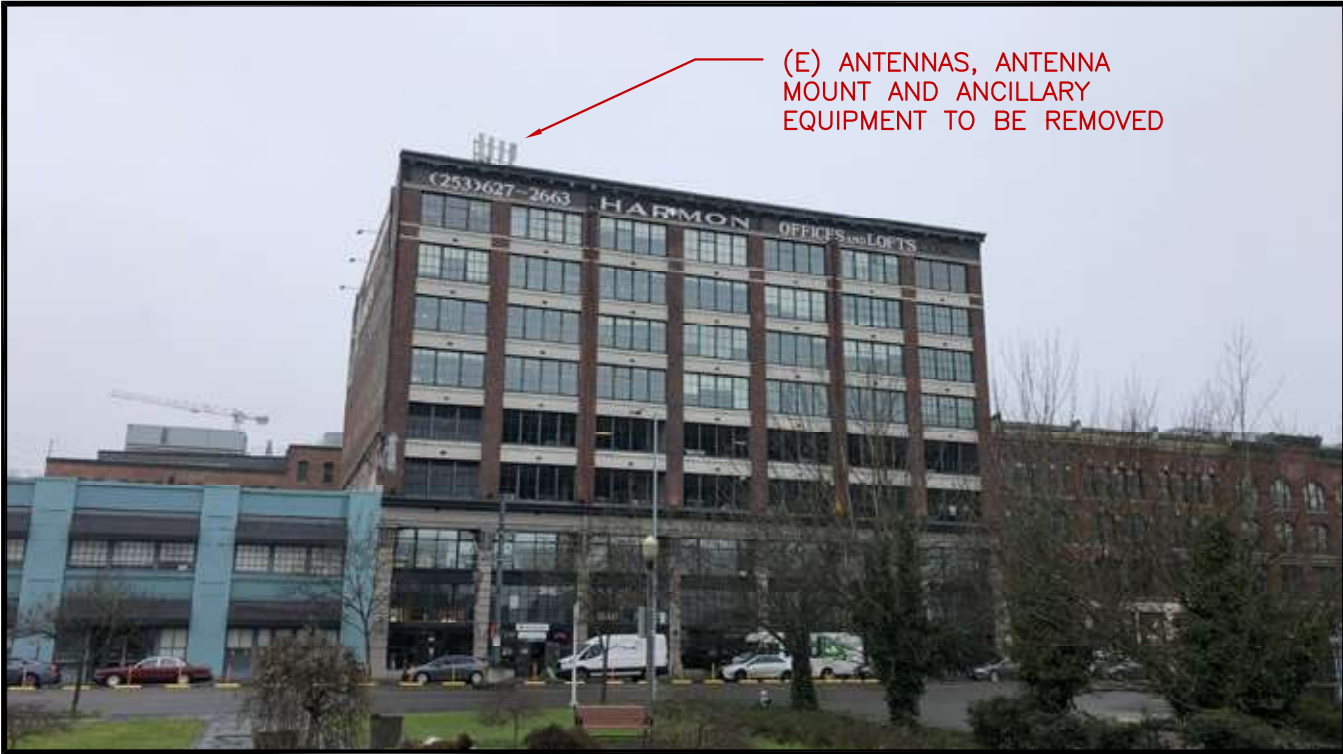


EXISTING

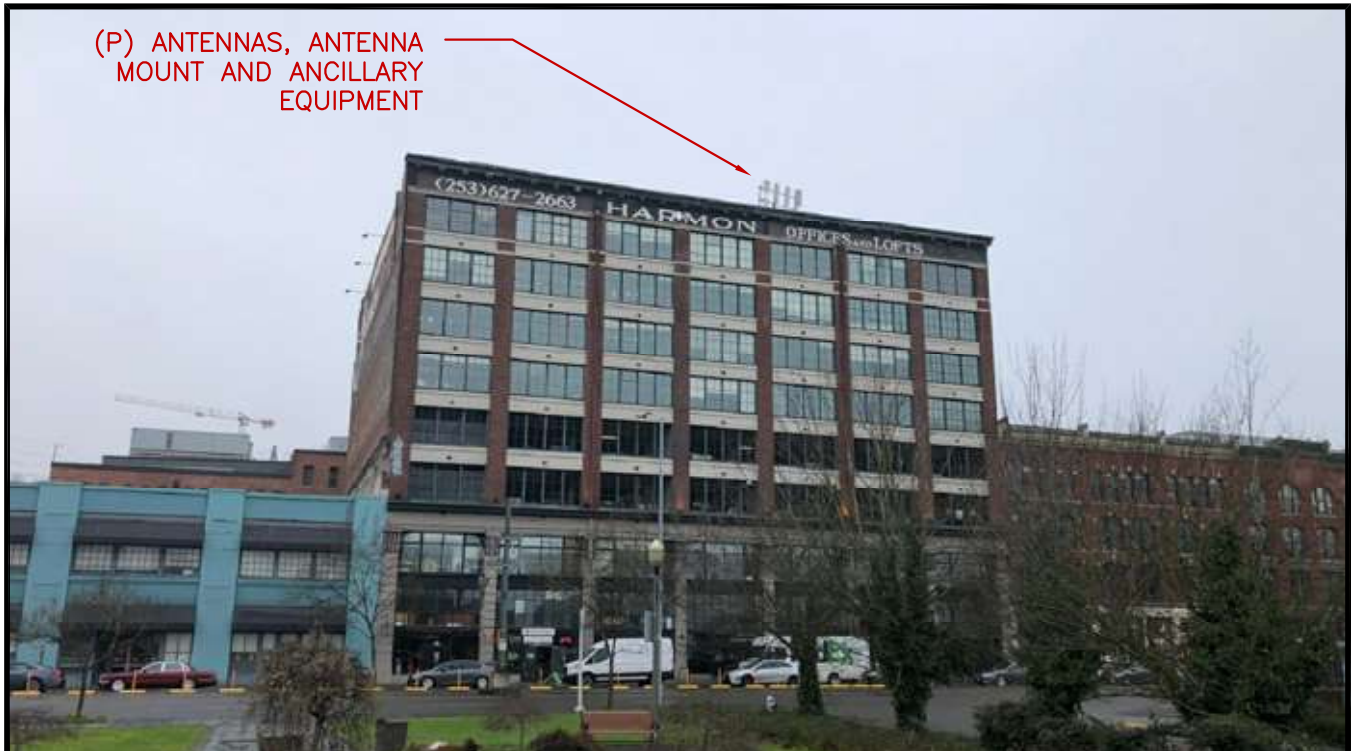


PROPOSED

VIEW #2 LOOKING EAST

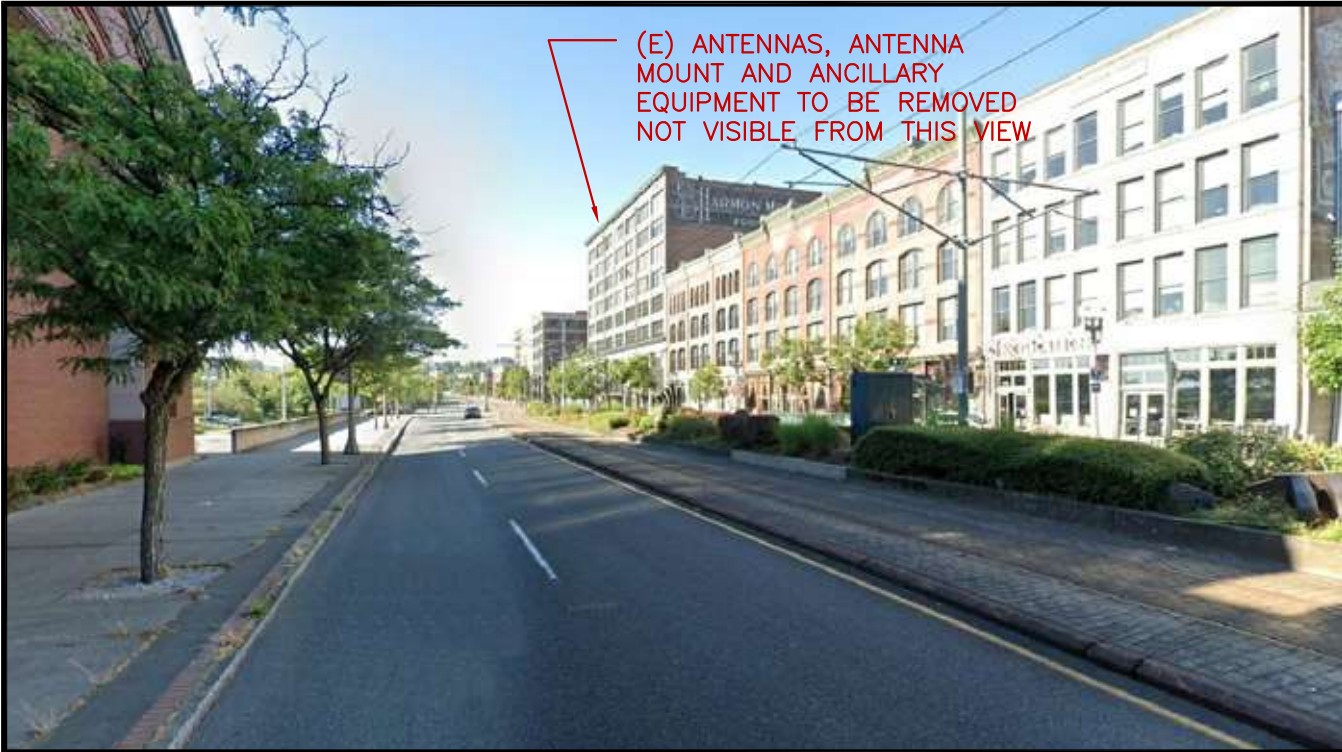


EXISTING

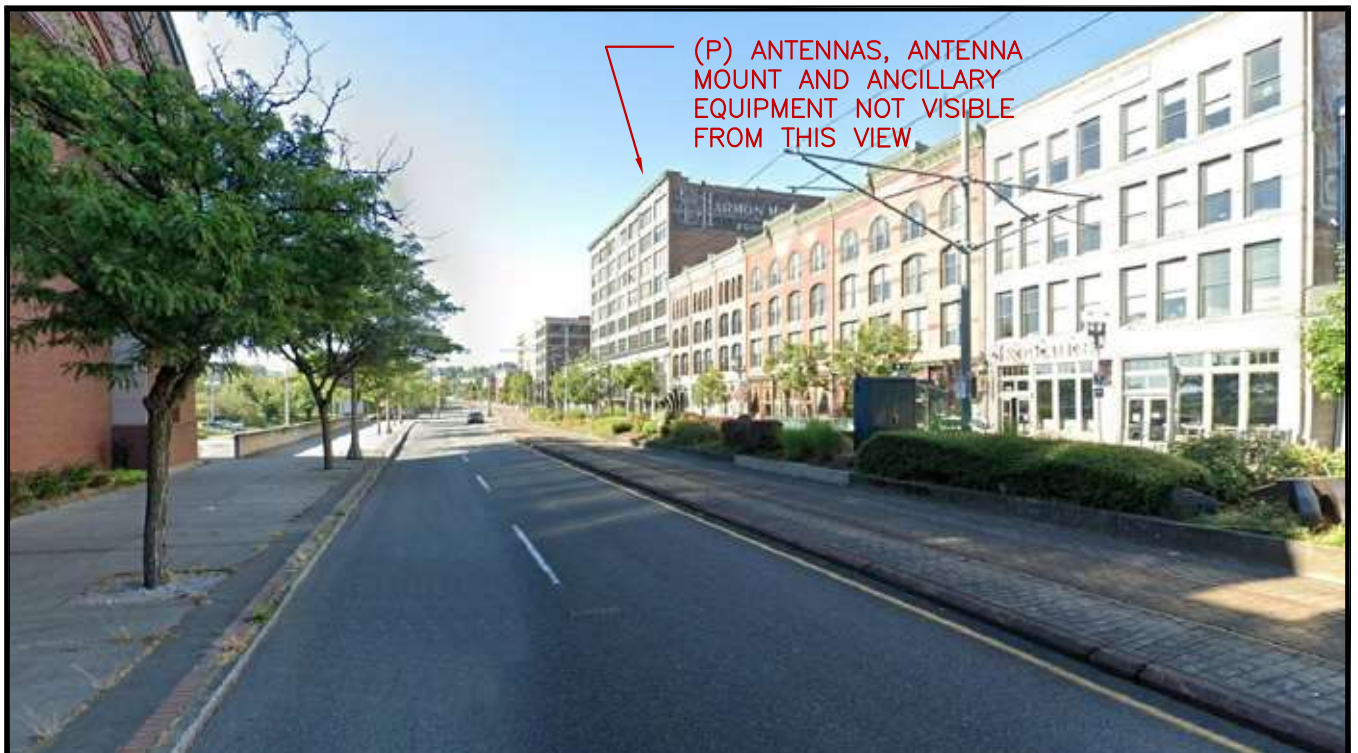


PROPOSED

VIEW #3 LOOKING SOUTH



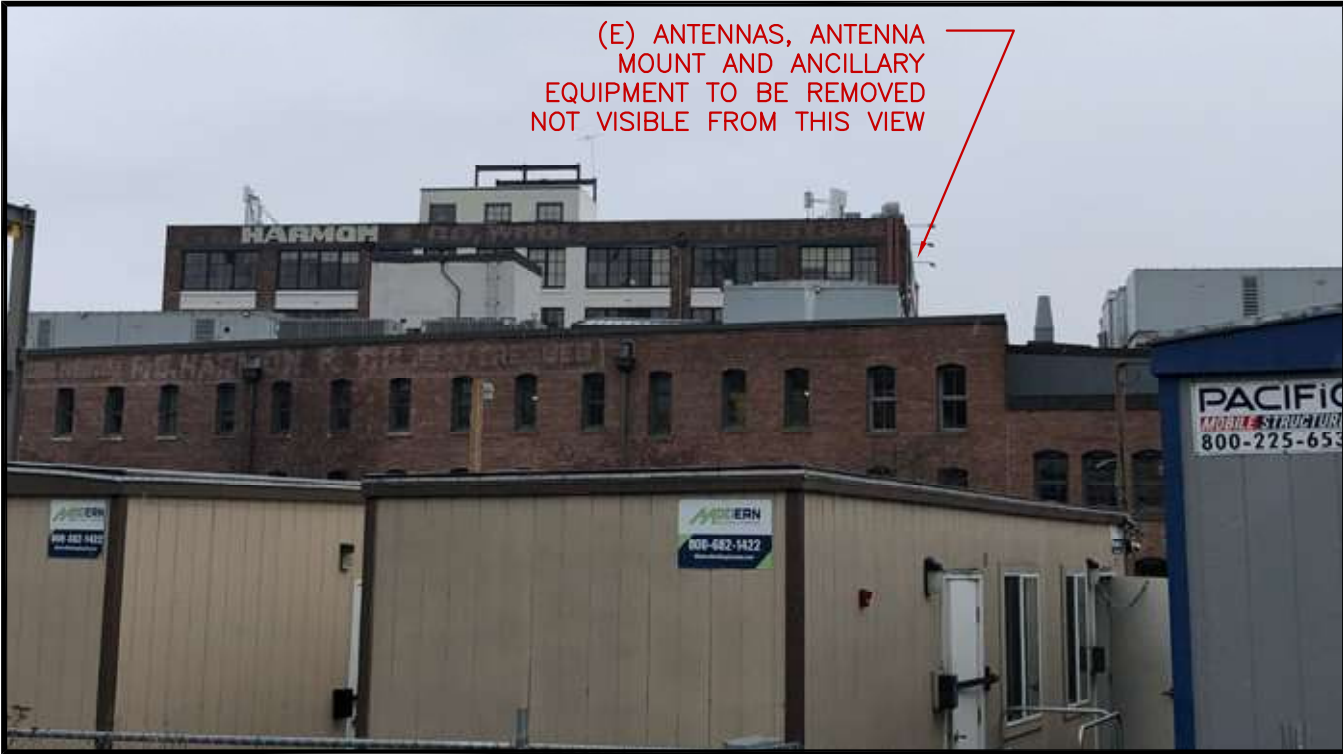
EXISTING



PROPOSED

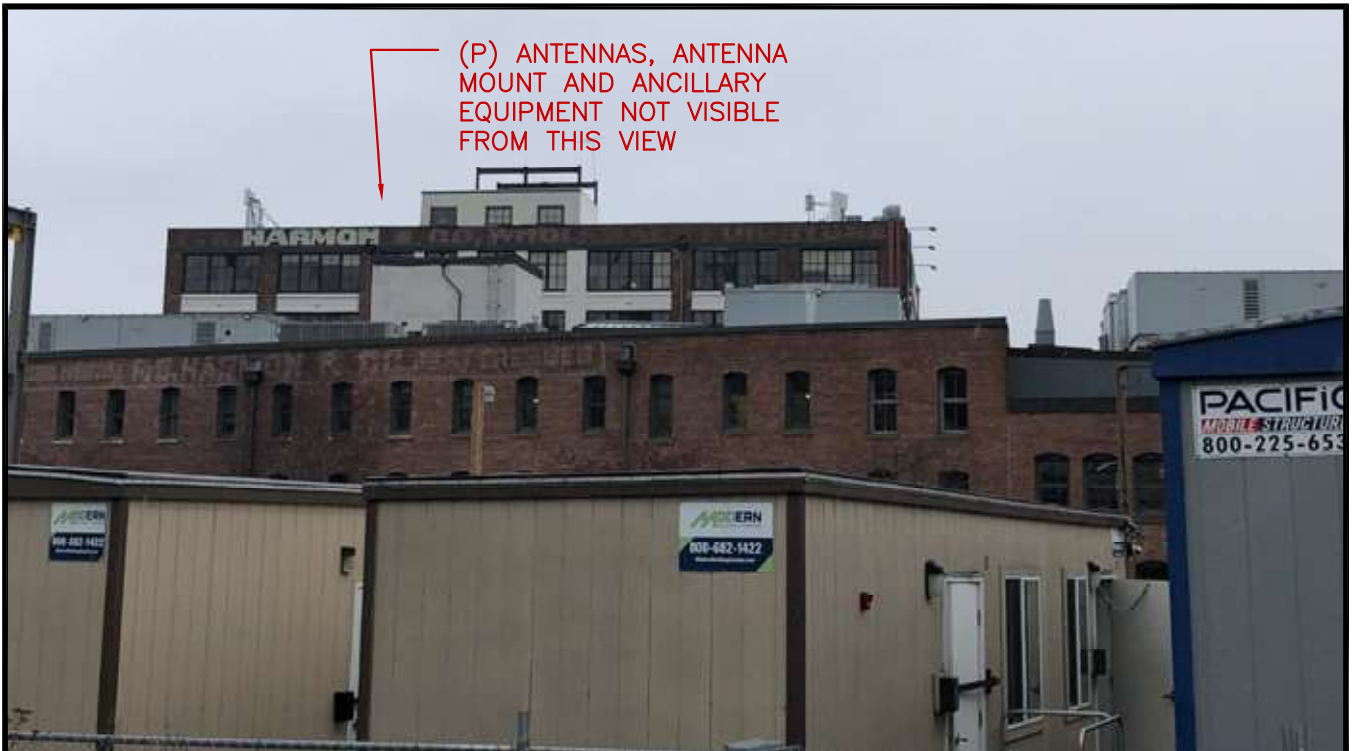
VIEW #4 LOOKING WEST

(E) ANTENNAS, ANTENNA
MOUNT AND ANCILLARY
EQUIPMENT TO BE REMOVED
NOT VISIBLE FROM THIS VIEW



EXISTING

(P) ANTENNAS, ANTENNA
MOUNT AND ANCILLARY
EQUIPMENT NOT VISIBLE
FROM THIS VIEW



PROPOSED

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: HDR21-0035

PROPERTY INFORMATION

Building/Property Name:	518 N J St
Building/Property Address:	518 N J ST
Historic/Conservation District:	North Slope
Applicant's Name:	Washington Energy Services
Applicant's Address:	3909 196th St SW Lynnwood, WA 98036
Applicant's Phone:	2063786648
Applicant's Email:	PERMITS@WASHINGTONENERGY.COM
Property Owner's Name:	HALE SUSAN L

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Window Replacement/Restoration
Estimated Valuation:	29200

Application Checklist

Features to be Modified:

Scope of work and additional comments

Can the existing windows be feasibly replaced?

- The original windows are in poor condition and covered in lead paint. Some are painted shut, and have no screens for venting.
- The original windows do not contain any coming or designs that we will be changing.
- The original windows are all single pane windows with low thermal efficiency and do not cut down the sound from outside.

Do all need to be replaced?

- Some of the windows have been changed to vinyl, so it would be ideal for the home to be consistent.
- Any non-vinyl window would be a thermal weak spot if not changed.

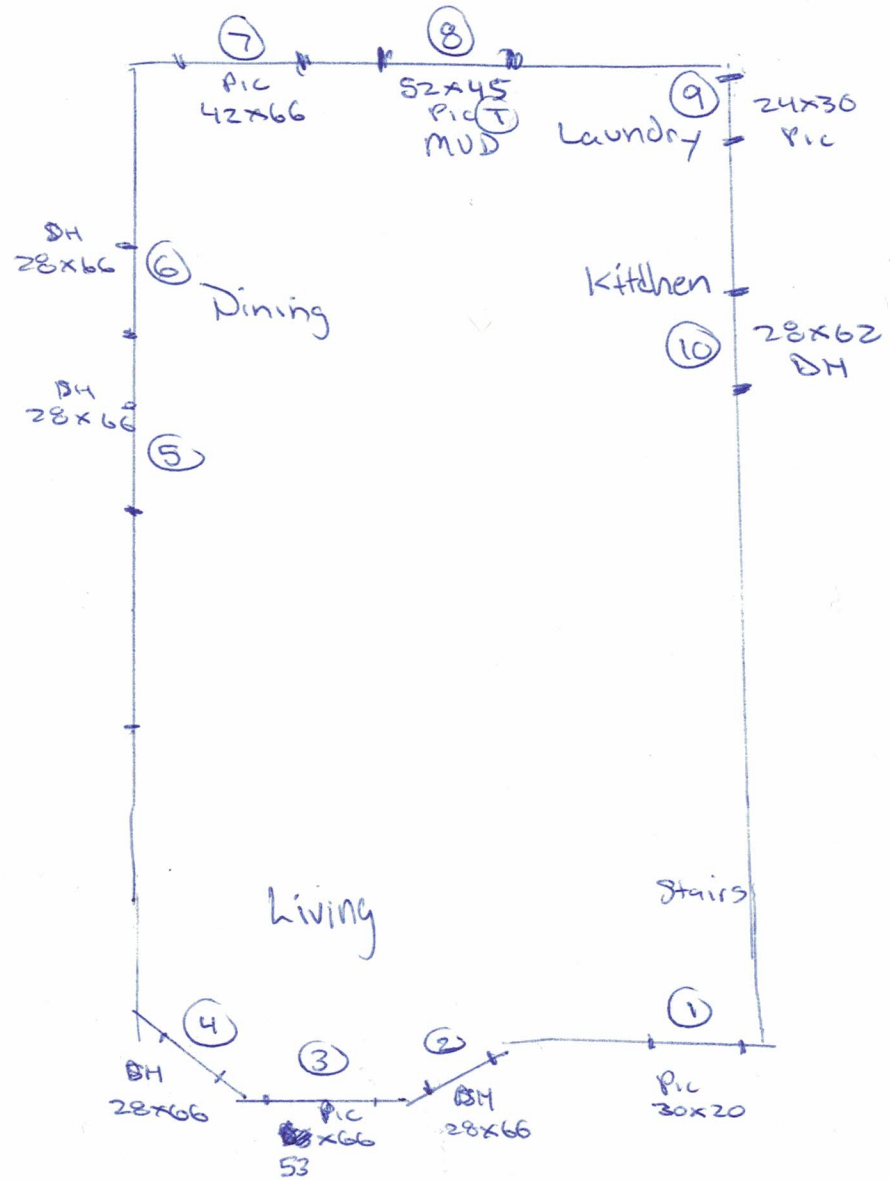
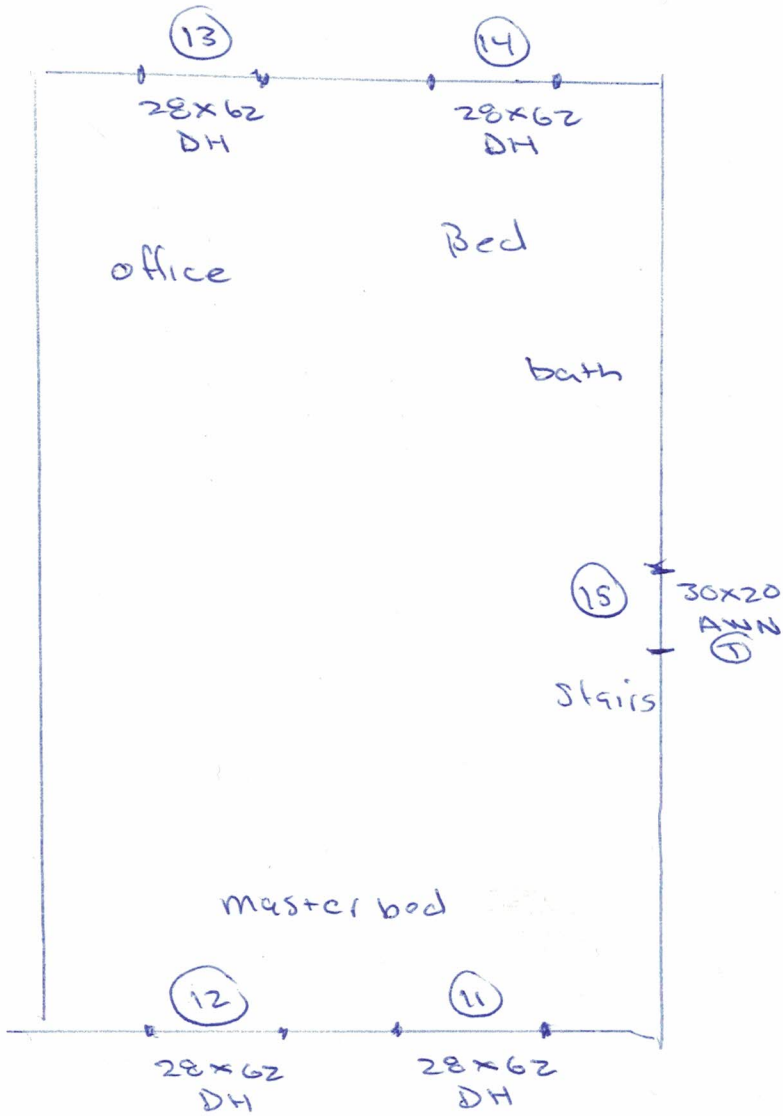
Have other steps been taken to improve energy use in the house (such as high efficiency furnace or heat pump, insulation, etc.)*

- The homeowner recently has upgraded her furnace. Unfortunately, much of the energy is going right out the windows leaving her with high power costs
- Storm windows could be applied. However, you are then covering up the original windows with an option that is not efficient and creates moisture that can cause mold
- These do not improve the aesthetic of the home, and make it very difficult to open the windows for venting

We are proposing Andersen's Architectural E-series Extruded aluminum clad wood window <https://www.andersenwindows.com/windows-and-doors/series/e-series/> that will retain the character of the home with timeless look. Upgrading the home to be Energy Star compliant. The interior is solid wood (not veneer). This is the series often used when restoring historic buildings. Here is just one example: <https://www.mortarr.com/project/gloversville-public-library-gloversville-ny/>.



SUSAN HALE
518 N J ST
TUCUMAWA 98403



Window Inventory

- 1) Window by front door. Single pane wood. Original to home. **Concerns:** Lead paint, not tempered to code, not Energy Star compliant, non original storm window.
- 2) Front living 1. Single pane wood. Original to home. **Concerns:** Lead paint, painted shut, no screen, not Energy Star compliant, non original storm window.
- 3) Front living 2. Single pane wood. Original to home. **Concerns:** Lead paint, not Energy Star compliant, non original storm window.
- 4) Front living 3. Single pane wood. Original to home. **Concerns:** Lead paint, painted shut, no screen, not Energy Star compliant,
- 5) East dining 1. Single pane wood. Original to home. **Concerns:** Lead paint peeling, wood rotting, painted shut, no screen, not Energy Star compliant.
- 6) East dining 2. Single pane wood. Original to home. **Concerns:** Lead paint peeling, broken glass, wood rotting, painted shut, no screen, not Energy Star compliant.
- 7) South Dining. Single pane wood. Original to home. **Concerns:** Lead paint peeling, not Energy Star compliant,
- 8) Mud. Single pane wood. Original to home. **Concerns:** Lead paint, not Energy Star compliant, broken plastic storm window.
- 9) Laundry. Single pane wood. Original to home. **Concerns:** Lead paint peeling, wood rotting, not Energy Star compliant.
- 10) Kitchen. Single pane wood. Original to home. **Concerns:** Lead paint peeling, painted shut, no screen, not Energy Star compliant.
- 11) Front bed. Dual pane vinyl. Not original to home. **Concerns:** Cheap vinyl frames, not Energy Star compliant, not consistent with the home.
- 12) Front bed, window 2. Dual pane vinyl. Not original to home. **Concerns:** Cheap vinyl frames, not Energy Star compliant, not consistent with the home.
- 13) Back bed (2). Dual pane vinyl. Not original to home. **Concerns:** Cheap vinyl frames, not Energy Star compliant, not consistent with the home.
- 14) Back bed (3). Dual pane vinyl. Not original to home. **Concerns:** Cheap vinyl frames, not Energy Star compliant, not consistent with the home.
- 15) Window by stairs. Single pane wood. Original to home. **Concerns:** Lead paint, not tempered to code, not Energy Star compliant, non original storm window.





Chisel
Pockets

HUSKY
1 1/2\"/>IN



REMOVE

CHISEL POCKET

4

3

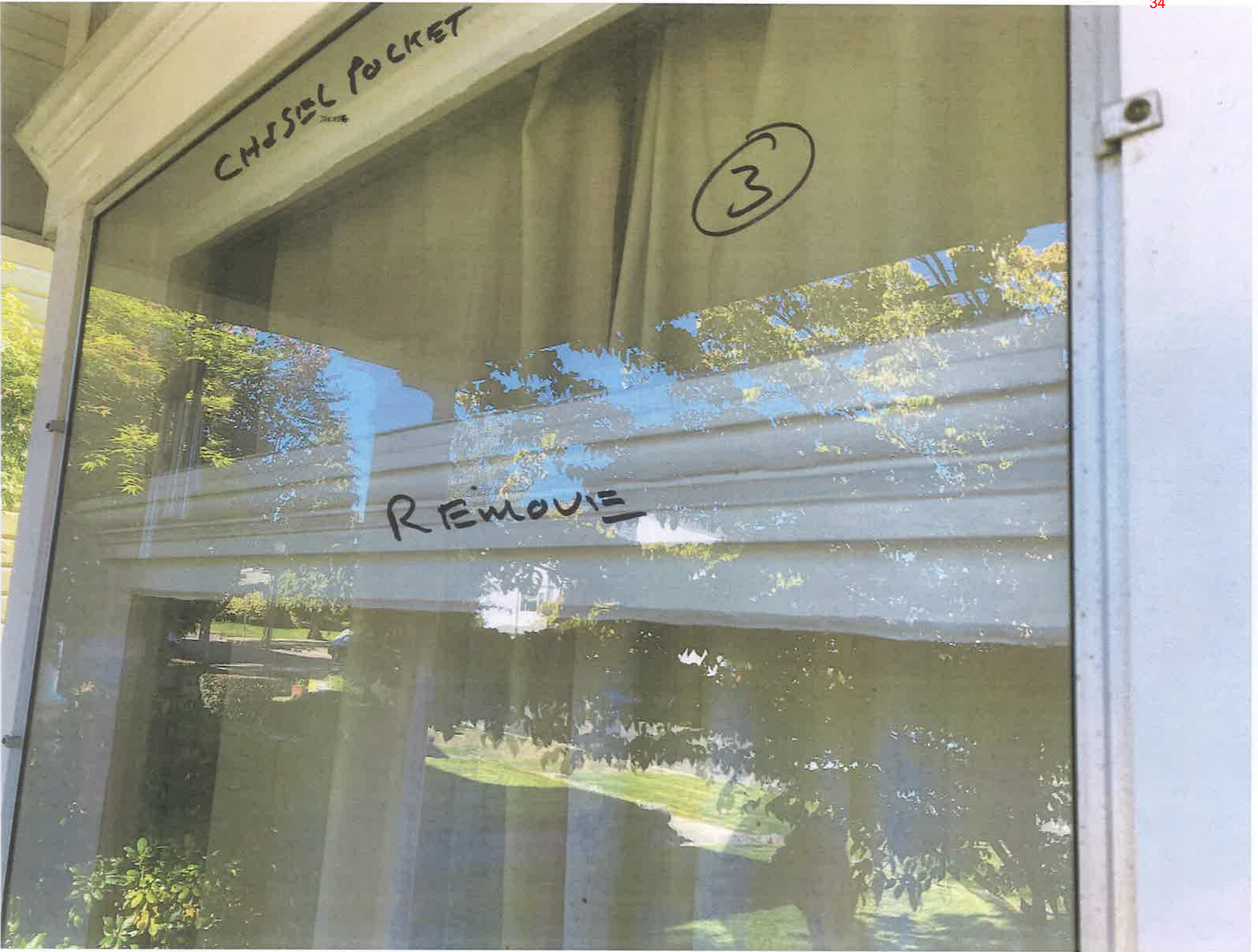
2



CHASEL POCKET

③

REMOVE





#5 window, condition detail



#6 window, condition detail

37







7









#8

44



Full
From
out









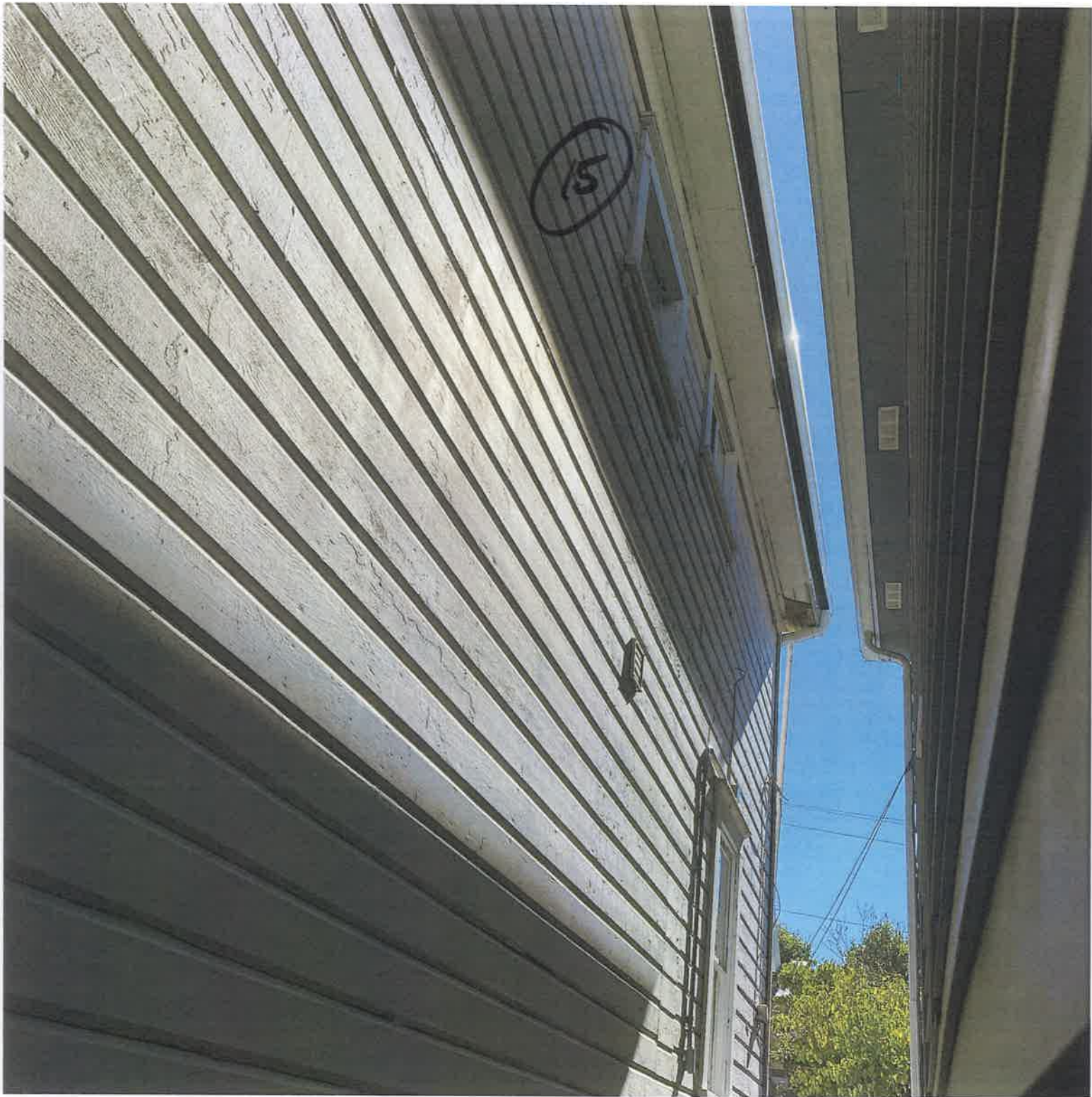
#9
condition
detail







#11, 12, 13,
14 all vinyl
replacement
sashes









SOLD BY:
 Washington Energy Services Co Fife
 3909 196th St SW
 Lynnwood, WA 98036-5732
 Fax: 425-778-5601

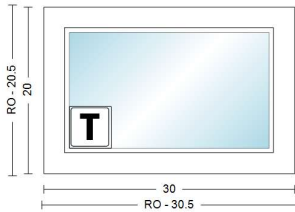
SOLD TO:

QUOTE DATE
8/27/2021

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
hale, susan	Unassigned Project	1217025		
ORDER NOTES:		DELIVERY NOTES:		

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed	front	\$909.80	\$909.80



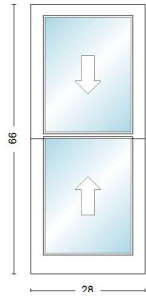
RO Size = 30 1/2" x 20 1/2"

Unit Size = 30" x 20"

SCA2618, Unit, E-Series Picture Window, 2 7/8" Frame Depth, No Flange, Direct Set (1 Piece), White 2604 Exterior Frame, Vertical Grain Douglas Fir w/Unfinished Interior Frame, Fixed, Direct Set (1 Piece), Align w/Stationary Stops, Dual Pane Low-E4 Tempered Argon Fill Ovolo Glass Stop

Unit #	U-Factor	SHGC
A1	0.29	0.33

Comments:

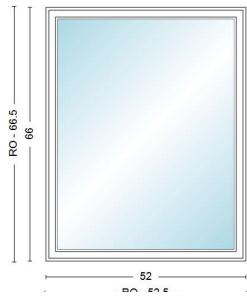


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Active/Active	front living	\$1,913.94	\$1,913.94
RO Size = 28" x 66"		Unit Size = 28" x 66"			

TRET 2' 4"X5' 6", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Active/Active, Dual Pane Low-E4 HeatLock Standard Argon Fill Ovolo Glass Stop Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 28 x 66 Less than 8 degrees Full Fiberglass White 2604

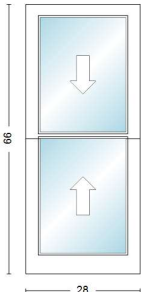
<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Comments:</u>
A1	0.28	0.3	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Stationary	front living 2	\$1,913.58	\$1,913.58
RO Size = 52 1/2" x 66 1/2"		Unit Size = 52" x 66"			

CAX 4' 4"X5' 6", Unit, E-Series Picture Window, 2 7/8" Frame Depth, No Flange, Sash Set, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Stationary, Sash Set (2 Piece), Align w/Stationary Stops, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Comments:</u>
A1	0.29	0.33	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	1	Active/Active	dining 2	\$1,913.94	\$1,913.94

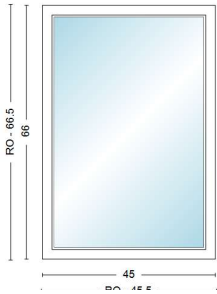
RO Size = 28" x 66" Unit Size = 28" x 66"

TRET 2' 4"X5' 6", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Active/Active, Dual Pane Low-E4 HeatLock Standard Argon Fill Ovolo Glass Stop Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 28 x 66 Less than 8 degrees Full Fiberglass White 2604

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>
A1	0.28	0.3

Comments:



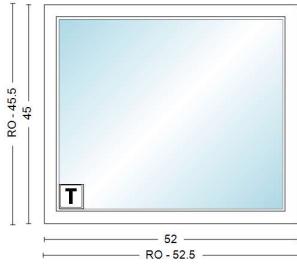
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	1	Fixed	pic dining	\$1,688.74	\$1,688.74

RO Size = 45 1/2" x 66 1/2" Unit Size = 45" x 66"

SCA 3' 9"X5' 6", Unit, E-Series Picture Window, 2 7/8" Frame Depth, No Flange, Direct Set (1 Piece), White 2604 Exterior Frame, Pine w/Primed Interior Frame, Fixed, Direct Set (1 Piece), Align w/Stationary Stops, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>
A1	0.29	0.33

Comments:

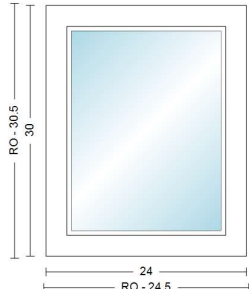


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
800	1	Fixed	south mud	\$1,975.06	\$1,975.06
		RO Size = 52 1/2" x 45 1/2"	Unit Size = 52" x 45"		

SCA 4' 4"X3' 9", Unit, E-Series Picture Window, 2 7/8" Frame Depth, No Flange, Direct Set (1 Piece), White 2604 Exterior Frame, Pine w/Primed Interior Frame, Fixed, Direct Set (1 Piece), Align w/Stationary Stops, Dual Pane Low-E4 Tempered Argon Fill Ovolo Glass Stop

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>
A1	0.29	0.33

Comments:

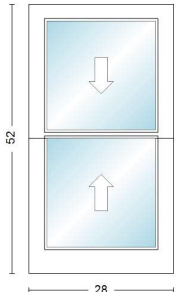


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
900	1	Fixed	sw laundry	\$753.79	\$753.79
		RO Size = 24 1/2" x 30 1/2"	Unit Size = 24" x 30"		

SCA2026, Unit, E-Series Picture Window, 2 7/8" Frame Depth, No Flange, Direct Set (1 Piece), White 2604 Exterior Frame, Pine w/Primed Interior Frame, Fixed, Direct Set (1 Piece), Align w/Stationary Stops, Dual Pane Low-E4 Standard Argon Fill Ovolo Glass Stop

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>
A1	0.29	0.33

Comments:



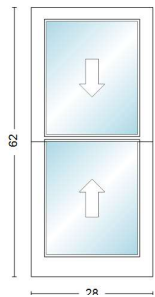
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1000	1	Active/Active	kitchen	\$1,647.52	\$1,647.52

RO Size = 28" x 52" Unit Size = 28" x 52"

TRET 2' 4"X4' 4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Active/Active, Dual Pane Low-E4 HeatLock Standard Argon Fill Ovolo Glass Stop Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 28 x 52 Less than 8 degrees Full Fiberglass White 2604

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Comments:</u>
A1	0.28	0.3	



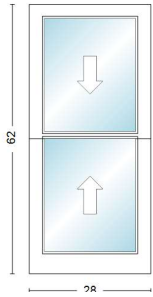
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1100	1	Active/Active	front 2nd	\$1,837.75	\$1,837.75

RO Size = 28" x 62" Unit Size = 28" x 62"

TRET 2' 4"X5' 2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Active/Active, Dual Pane Low-E4 HeatLock Standard Argon Fill Ovolo Glass Stop Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 28 x 62 Less than 8 degrees Full Fiberglass White 2604

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Comments:</u>
A1	0.28	0.3	



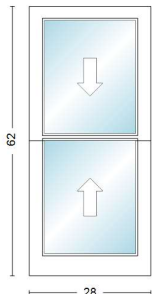
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1200	1	Active/Active	front 2nd 2	\$1,837.75	\$1,837.75

RO Size = 28" x 62" Unit Size = 28" x 62"

TRET 2' 4"X5' 2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Active/Active, Dual Pane Low-E4 HeatLock Standard Argon Fill Ovolo Glass Stop Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 28 x 62 Less than 8 degrees Full Fiberglass White 2604

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Comments:</u>
A1	0.28	0.3	



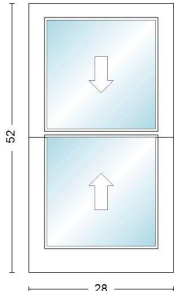
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1300	1	Active/Active	2nd story	\$1,837.75	\$1,837.75

RO Size = 28" x 62" Unit Size = 28" x 62"

TRET 2' 4"X5' 2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Active/Active, Dual Pane Low-E4 HeatLock Standard Argon Fill Ovolo Glass Stop Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 28 x 62 Less than 8 degrees Full Fiberglass White 2604

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Comments:</u>
A1	0.28	0.3	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1400	1	Active/Active	2nd story	\$1,647.52	\$1,647.52
RO Size = 28" x 52"		Unit Size = 28" x 52"			

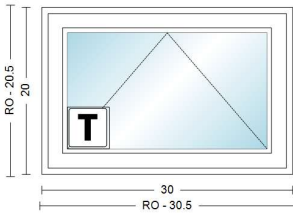
TRET 2' 4"X4' 4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Active/Active, Dual Pane Low-E4 HeatLock Standard Argon Fill Ovolo Glass Stop Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, White, 2604, Full, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 28 x 52 Less than 8 degrees Full Fiberglass White 2604

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>
A1	0.28	0.3

Comments:

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1500	1	Vent	stairs	\$1,044.51	\$1,044.51
RO Size = 30 1/2" x 20 1/2"		Unit Size = 30" x 20"			



AAX2618, Unit, E-Series Awning, 2 7/8" Frame Depth, No Flange, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Primed Interior Frame, Pine w/Primed Interior Sash/Panel, Vent, Dual Pane Low-E4 Tempered Argon Fill Ovolo Glass Stop Folding, White, Standard, High Performance Keeper, White, Full, Fiberglass

WHT LH HARDWARE KIT AWN BAG W6204PKAKW7 PN:9078344

Insect Screen 1: E-Series Awning, AAX2618 Full Fiberglass White System 3 No Blind or Shade

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>
A1	0.31	0.28

Comments:

SUB-TOTAL:	\$24,749.53
FREIGHT:	\$0.00
LABOR:	\$7,646.00
TAX:	\$0.00
TOTAL:	\$32,395.53

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



GOD
Bless
OUR
HOME

518





LEAVE

ADD 1/3 OR NEW







5/4x6

LEAVE

REPLACE

5/4x6

REPLACE

GO
Bless
our
...

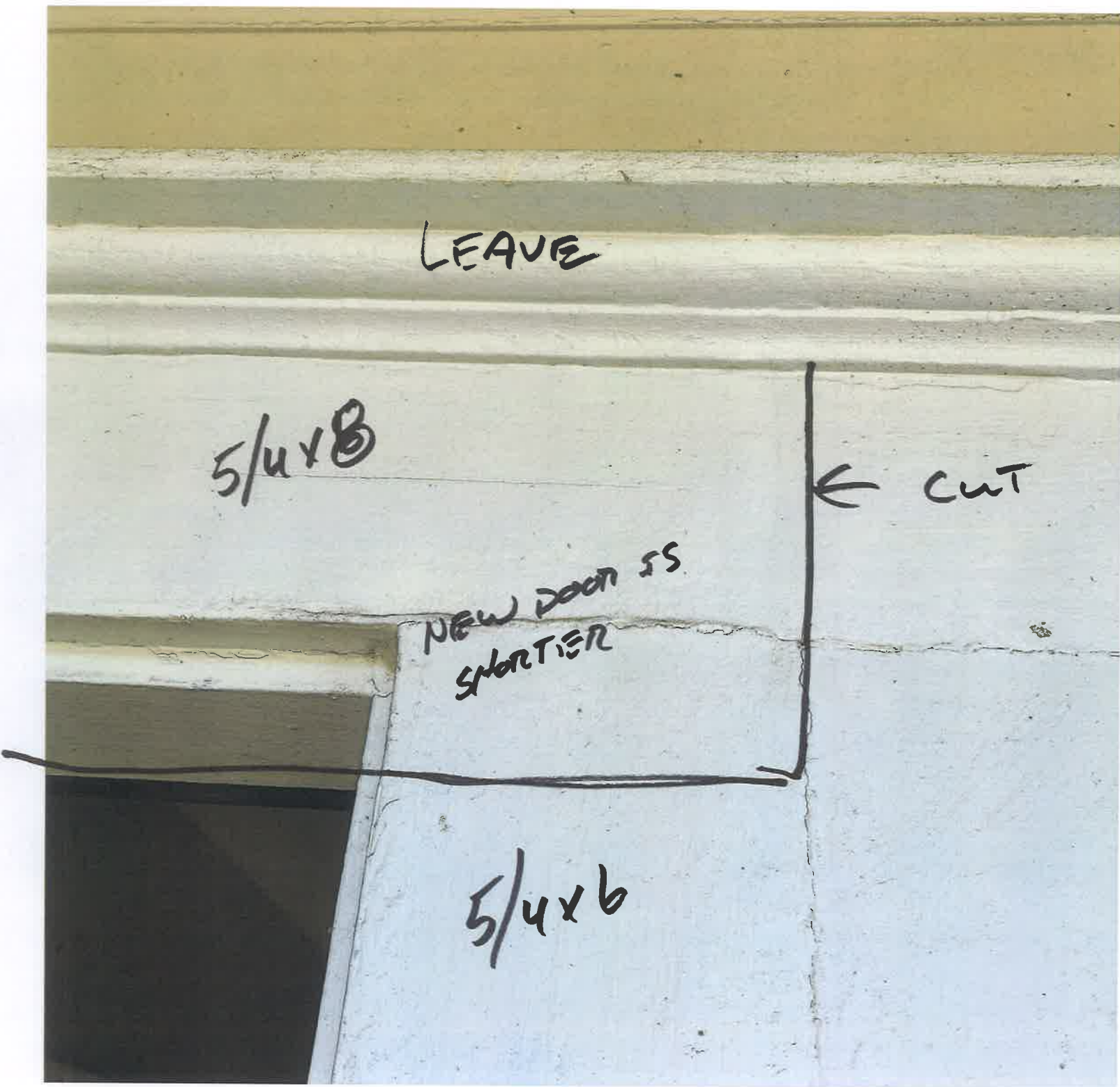
LEAVE

5/4x8

← CUT

NEW DOOR SS
SHORTER

5/4x6







5/4x6

LEAVE



5/4 x 8



Washington Energy Services

Address: 3909 196th st SW
Lynnwood, WA 98036

**Quote**

Page 1 of 1

Quote Number: Date: 9/22/2021

Sales Person: Greg Serna

Website: www.washingtonenergy.com
Email: GSerna@washingtonenergy.com

Customer Information

Name:	<input type="text"/>
Address:	<input type="text"/>
Phone 1:	<input type="text"/>
Phone 2:	<input type="text"/>
Fax:	<input type="text"/>
Contact:	<input type="text"/>
Job Name:	<input type="text"/>

Specifications

U.D. = 35-1/2" x 81-3/4"
O.M. of Brick Mould = 38" x 83"

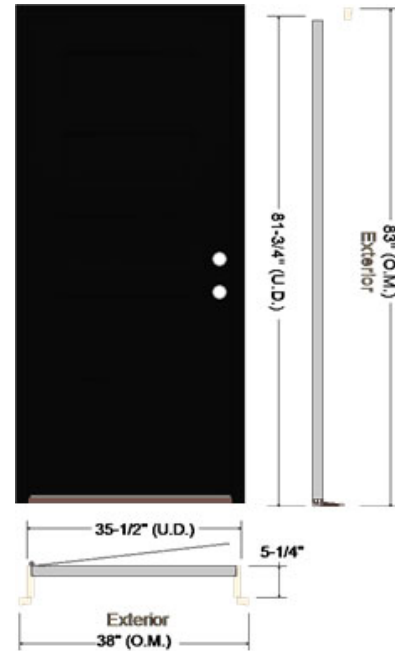


Image is viewed from Exterior!

Installed Sale

Item Description	Qty	Price	Extended
Includes all labor and materials to install the door system to code. Includes removal and disposal of old doors, all interior and exterior trim replaced. Lifetime product and installation warranty. Kwikset knob and deadbolt standard.			
2' 10" x 6' 8" SF-5PSHK Smooth Fiberglass Shaker Door - Left Hand Inswing	1	1,574.22	\$1,574.22
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Face Plate w/Radius Corners Latch Preps w/Full Lip Radius (Standard) Strike Prep w/Deadbolt Radius 1" x 2-1/4 (Standard - Kwikset-5063) Strike Prep	1	19.32	\$19.32
Set of US10B Oil Rubbed Bronze Commercial Weight Ball Bearing Hinges	1	0.00	\$0.00
White Cap WeatherGuard Frame - 5-1/4" Jamb w/Brick Mould Exterior Trim (Applied)	1	373.52	\$373.52
Brown Super-Q Weatherstrip	1	27.37	\$27.37
Adjustable - Bronze Sill	1	49.91	\$49.91
PREFINISH: Paint Door Panel Interior & Exterior CARBON ; Paint Frame Interior and Exterior (and Exterior Trim) CARBON	1	832.37	\$832.37
Item Total			\$2,876.71

Colors shown may vary from actual application, please refer to a sample chip for actual color!

Order Sub Total: \$2,876.71

Tax: \$0.00

Order Total: \$2,876.71

Distributed by:

CODEL
ENTRY SYSTEMS®

Version #: 3.35
Version Date: 4/15/2021

Smooth Fiberglass Collection

► SF5PSHK 5-PANEL SHAKER SM EXTERIOR DOOR

[Request A Quote](#)
[Find A Dealer](#)

DESCRIPTION

Codel's Smooth Fiberglass doors are a long lasting solution with all the benefits of fiberglass. Made with exclusive Fiberglass Reinforced Plastic (FRP) Collection doors will never rust or delaminate like wood. With a clear skin, our doors resist the appearance of scratches and scuffs. The newest designs. Each of its panels can be cutout in a variety of top selling shaker designs and an elegant option.

AVAILABLE SIZES

Heights	Widths
6'8"	2'8", 2'10",

COATING OPTIONS

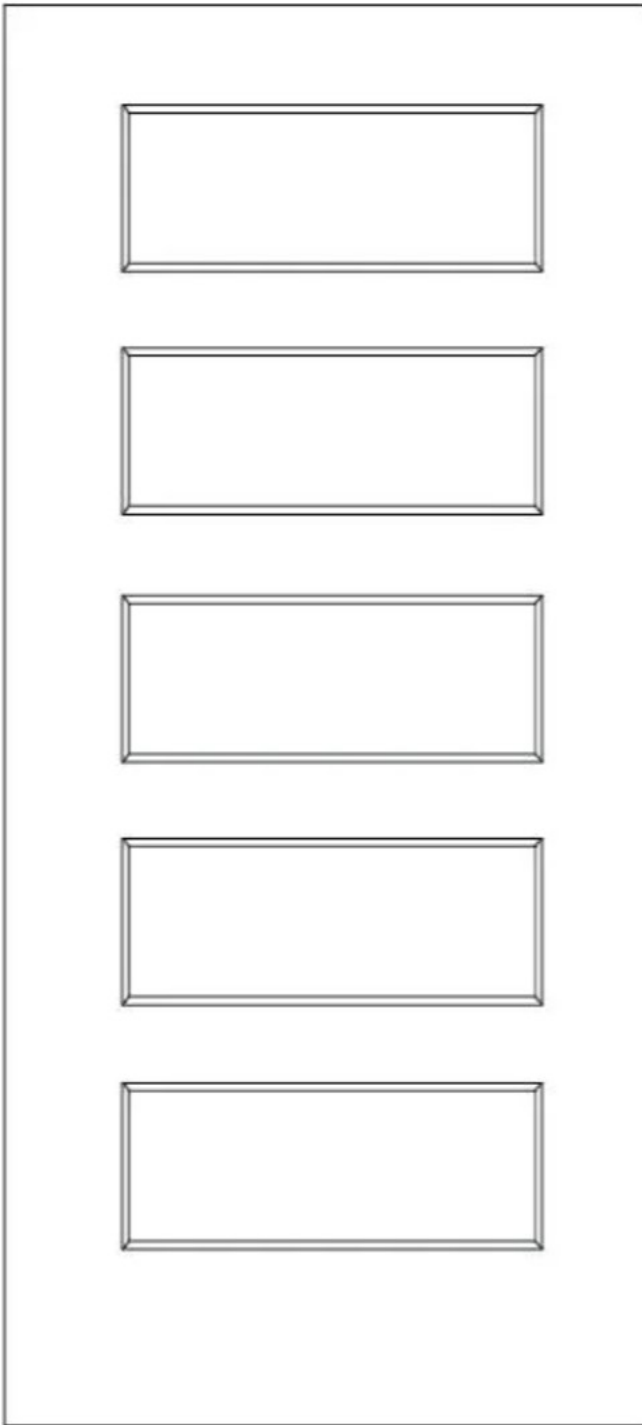
Select from the dropdown a different style option.



Artichoke



Carbon



tion

SMOOTH FIBERGLASS

ng alternative to steel doors that provide all
Hydroshield technology, the Smooth
ke steel. Made with pre-pigmented white
es. The 5-Panel Shaker design is one of our
t to add a modern doorlite. It is one of the
n for any home.



on. Click or tap an image for a closer look.



Ballard



Bright



Burgundy



Concrete



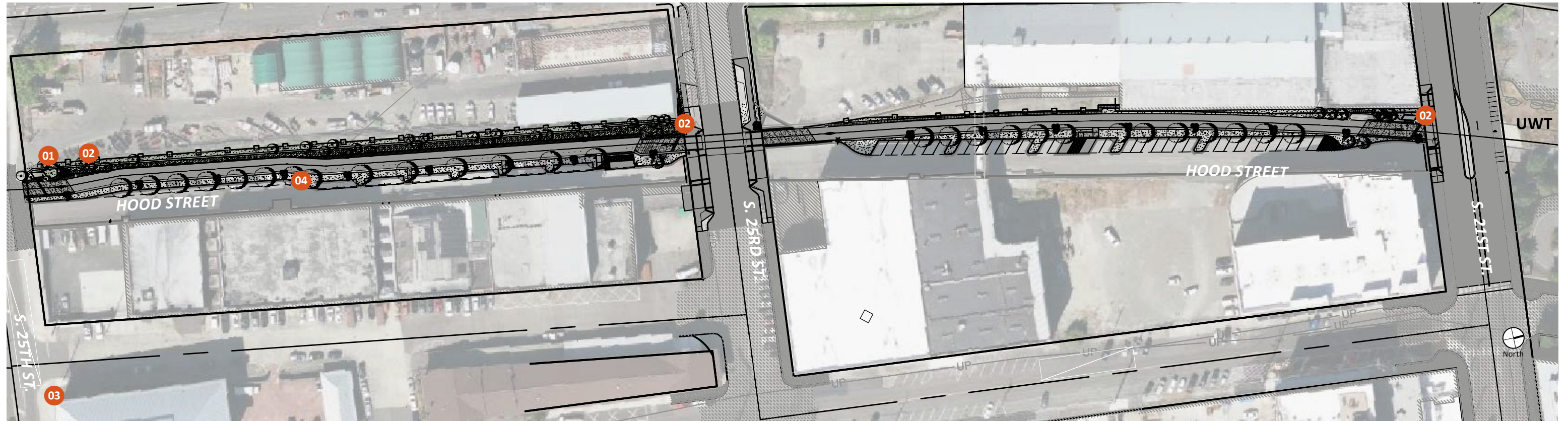
Cougar



Daffodil

Signage & Wayfinding Signage Location Plan

DESIGN



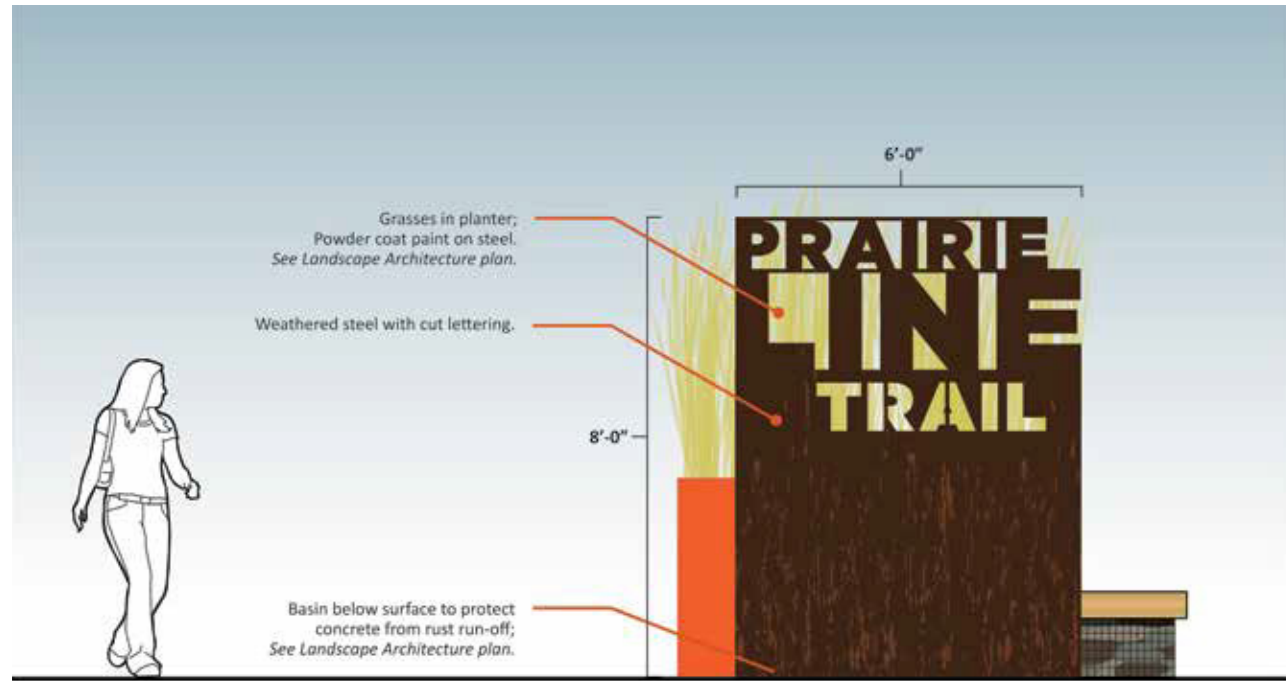
NOT TO SCALE

LEGEND

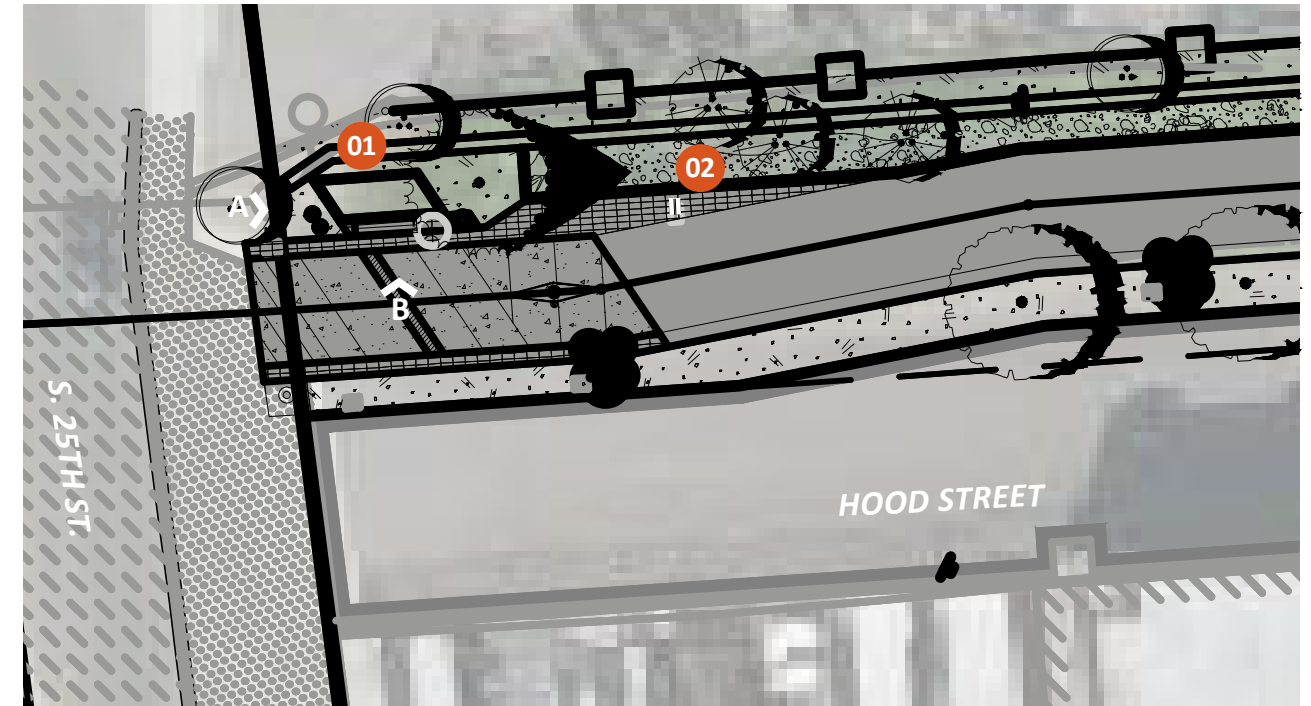
- 01** Primary Gateway
- 02** Primary Directional
- 03** Secondary Directional - *Similar to Primary Directional, located off-site and without PLT mark.*
- 04** Interpretive - *Includes one Historic Interpretive*

Signage & Wayfinding - Primary Gateway Located near Hood Street & S. 25th Street Intersection

DESIGN

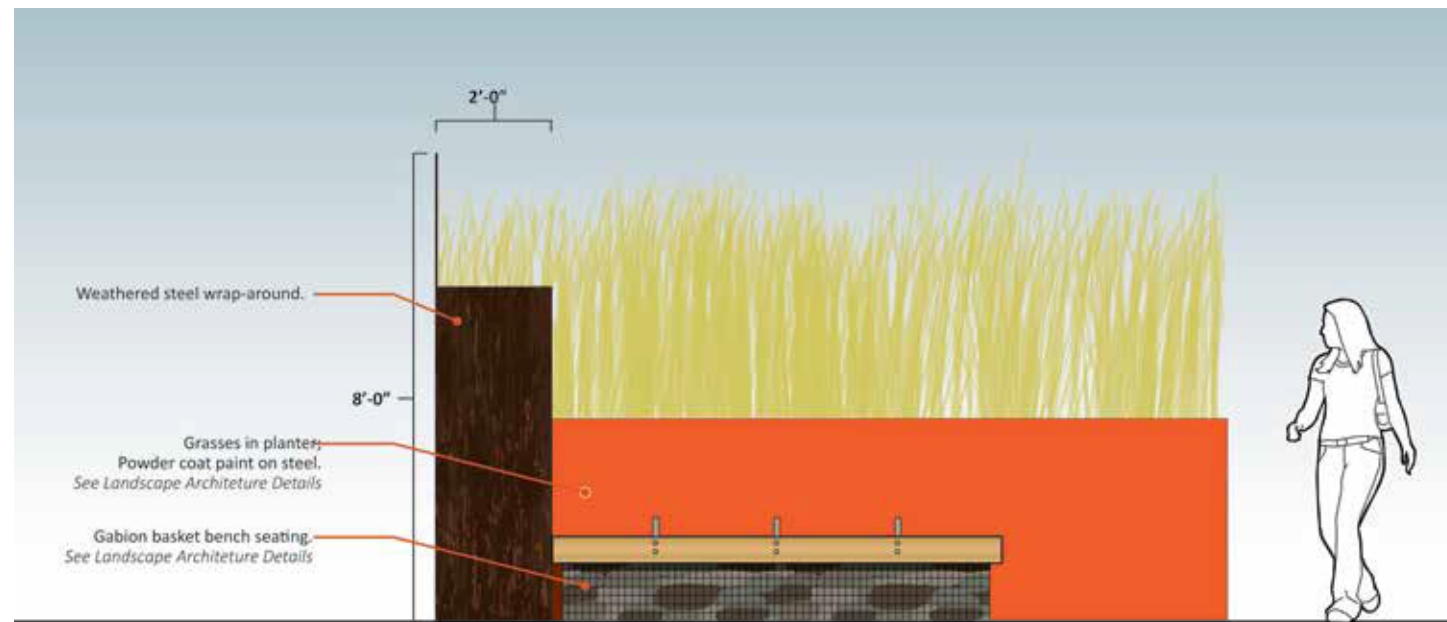


01 PRIMARY GATEWAY: ELEVATION A
Primary view when entering trail from 25th Street
 NOT TO SCALE



SITE PLAN detail

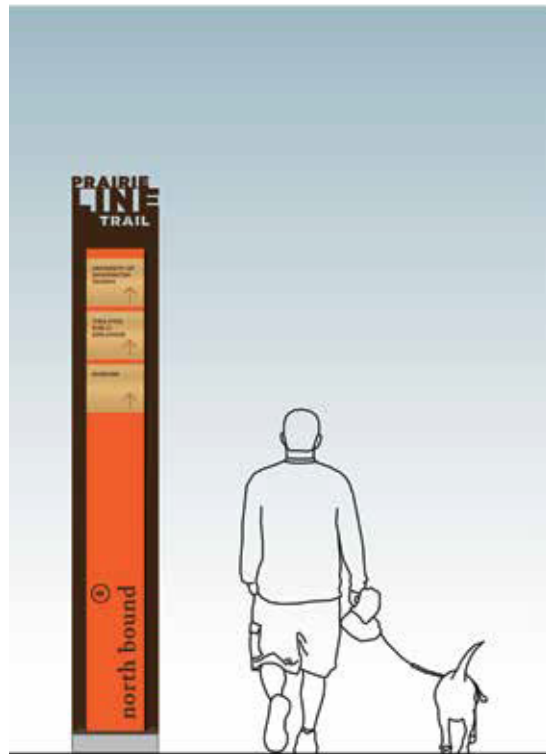
NOT TO SCALE North



01 PRIMARY GATEWAY: ELEVATION B
View of wrap-around when facing Hood St
 NOT TO SCALE

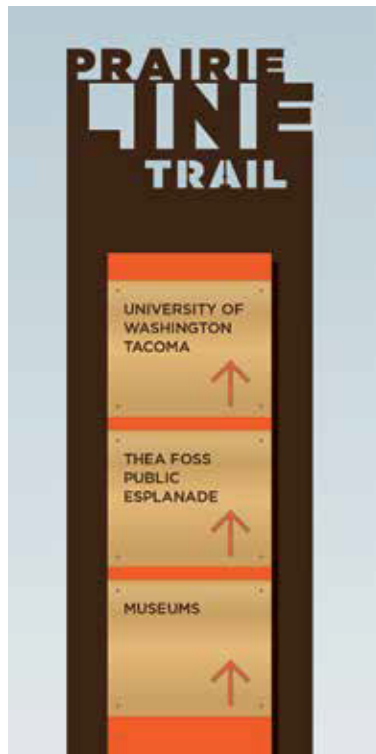
Signage & Wayfinding - Primary Directional Located near Hood Street & S. 25th Street Intersection

DESIGN



02 PRIMARY DIRECTIONAL: ELEVATION A
North bound view

NOT TO SCALE

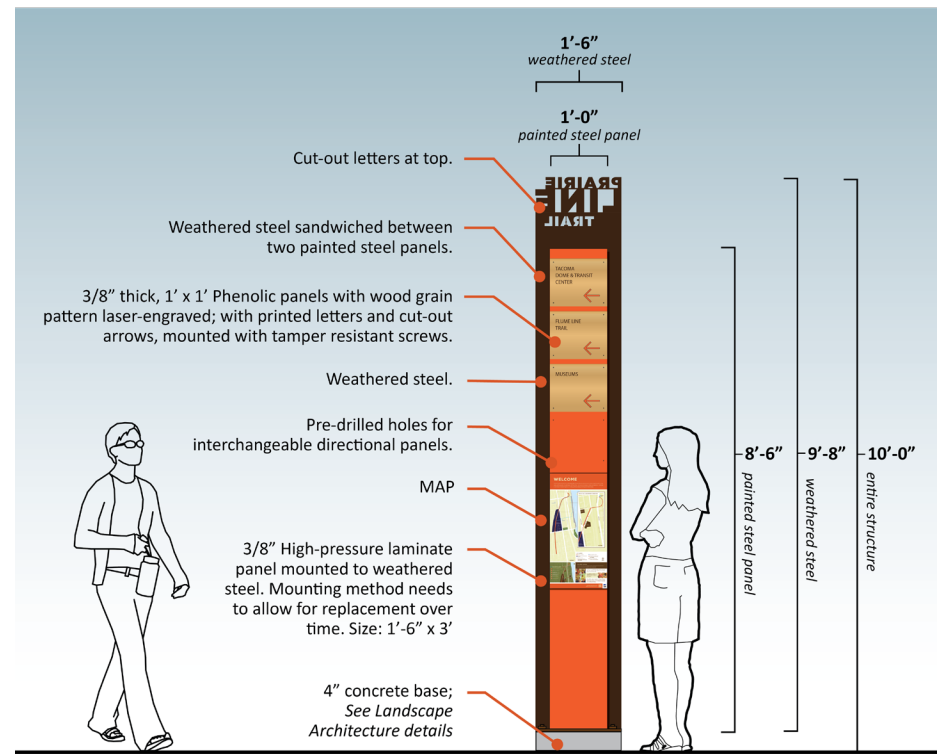


DIRECTIONAL DETAIL:
ELEVATION A



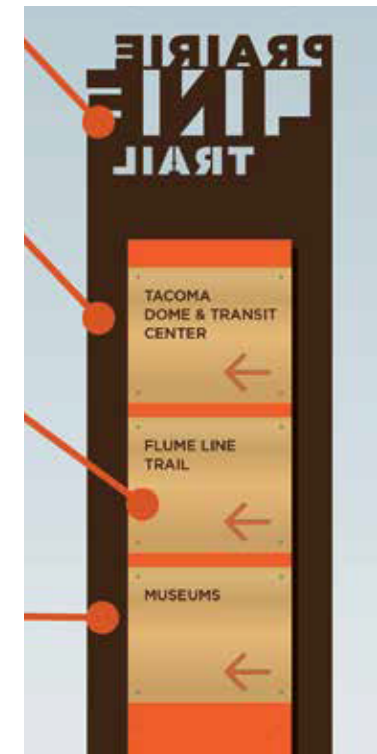
02 PRIMARY DIRECTIONAL: ELEVATION B
Side view

NOT TO SCALE

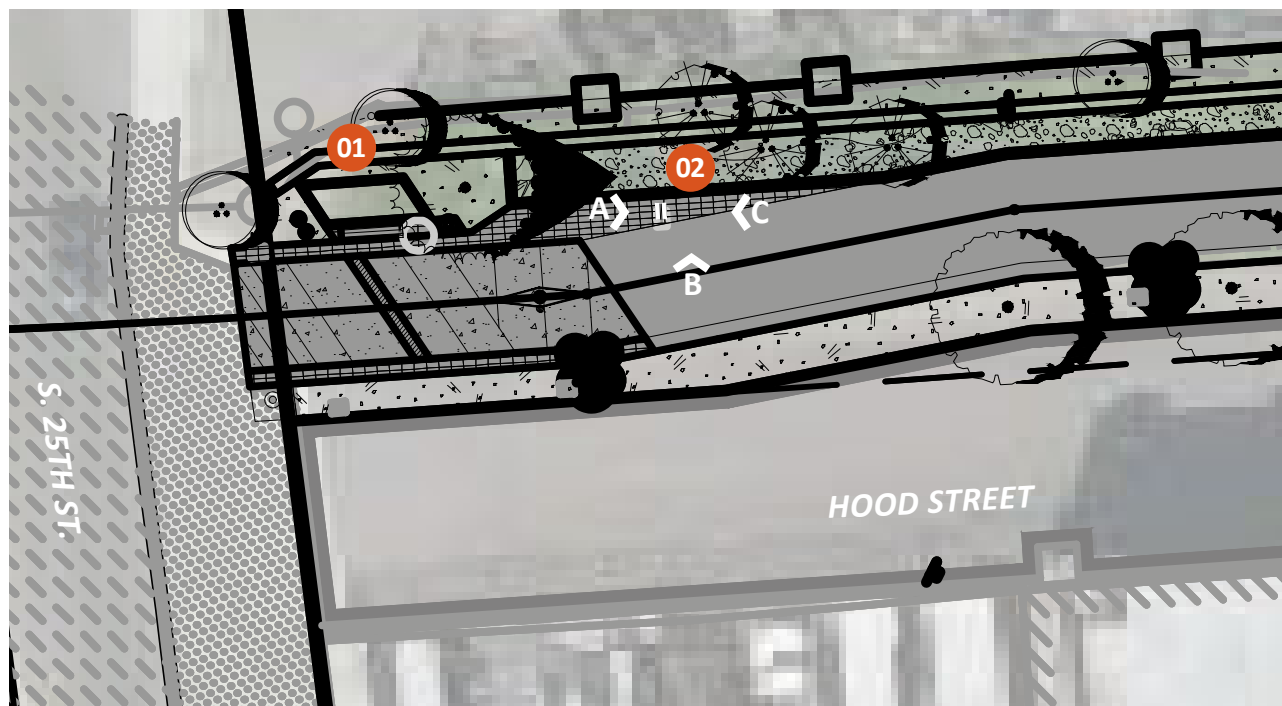


02 PRIMARY DIRECTIONAL: ELEVATION C
South bound view

NOT TO SCALE



DIRECTIONAL DETAIL:
ELEVATION C



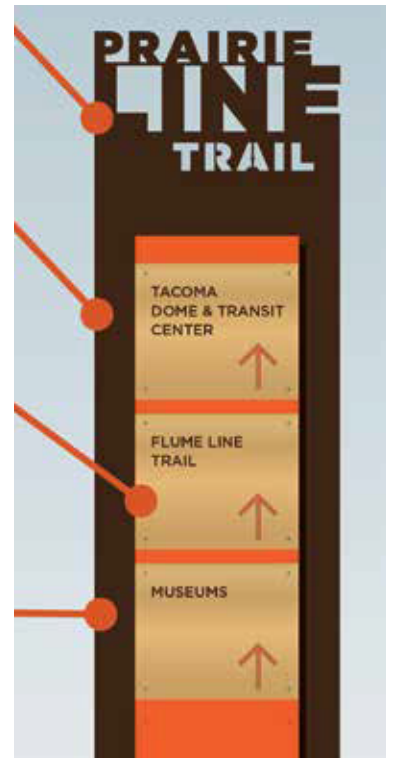
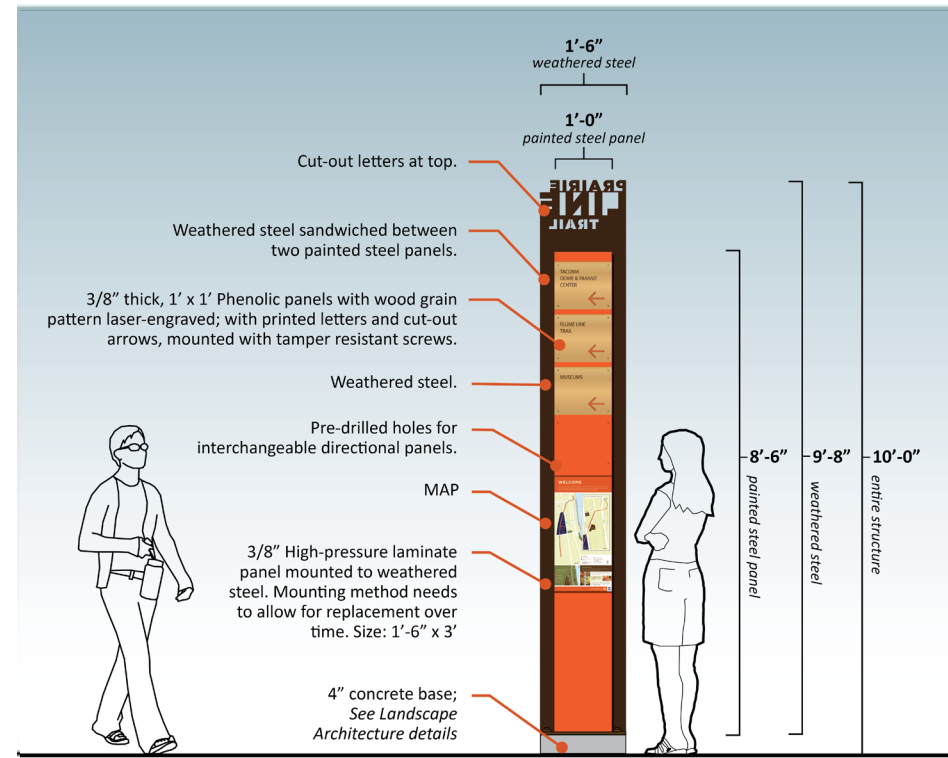
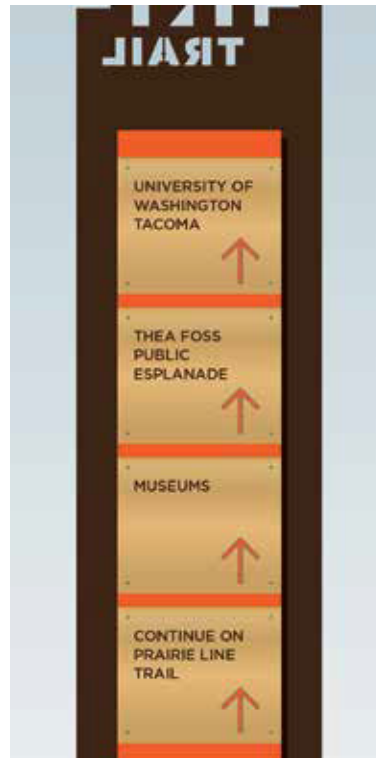
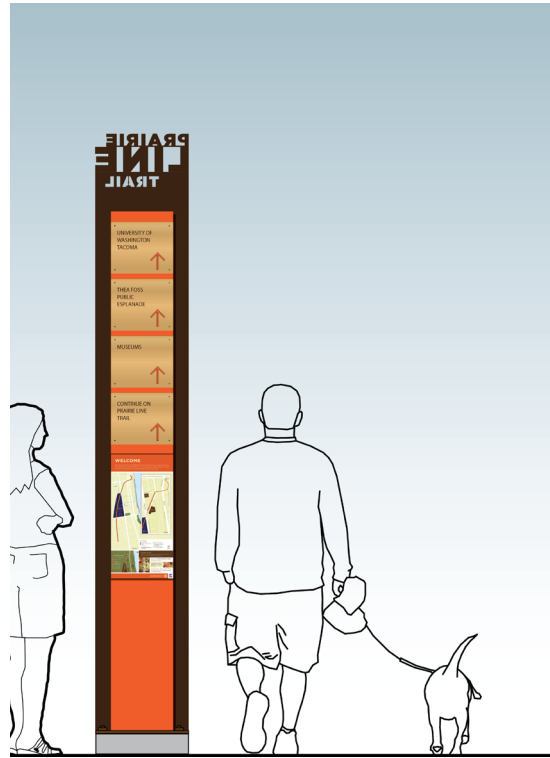
SITE PLAN detail

NOT TO SCALE

Signage & Wayfinding - Primary Directional

DESIGN

Located near Hood Street & S. 23rd Street / Hood Street & S. 21st Street Intersection



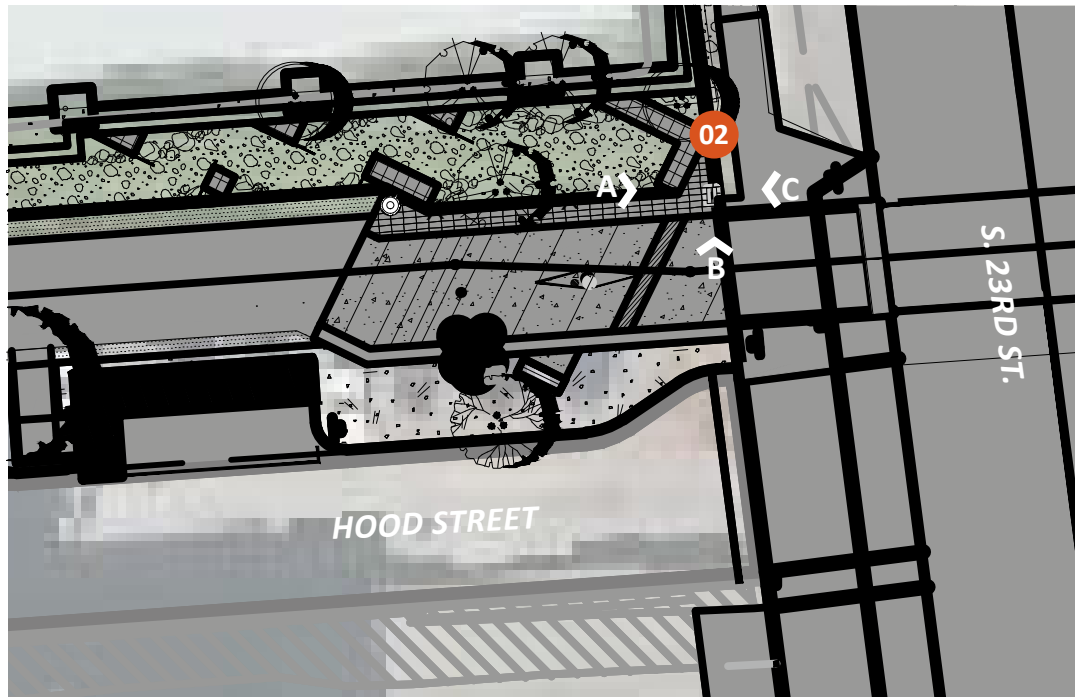
02 PRIMARY DIRECTIONAL: ELEVATION A
North bound view
NOT TO SCALE

DIRECTIONAL DETAIL:
ELEVATION A

02 PRIMARY DIRECTIONAL: ELEVATION B
Side view
NOT TO SCALE

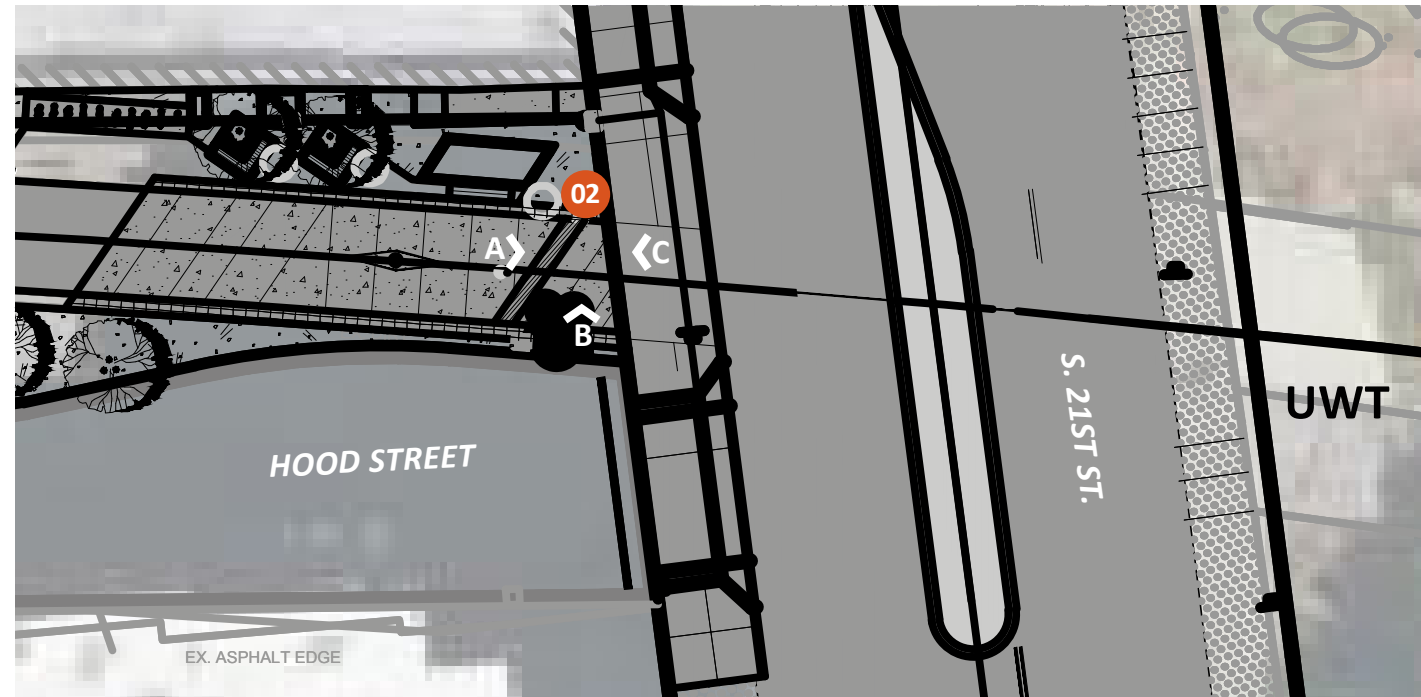
02 PRIMARY DIRECTIONAL: ELEVATION C
South bound view
NOT TO SCALE

DIRECTIONAL DETAIL:
ELEVATION C



SITE PLAN detail

NOT TO SCALE North

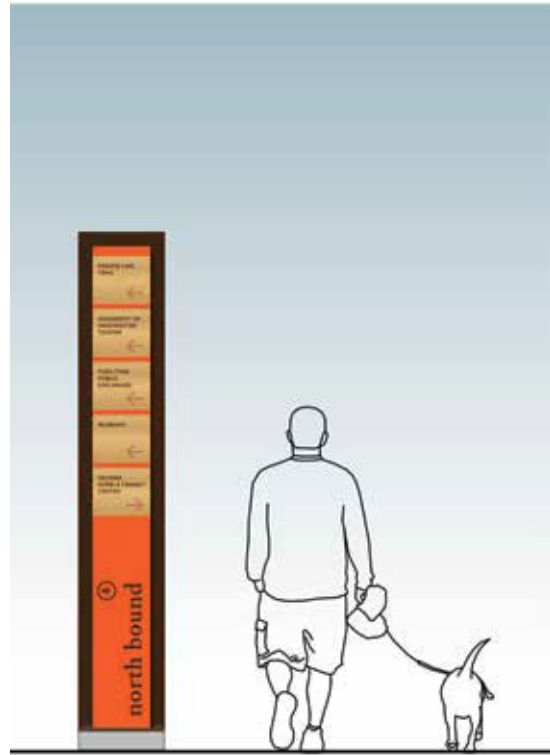


SITE PLAN detail

NOT TO SCALE North

Signage & Wayfinding - Secondary Directional

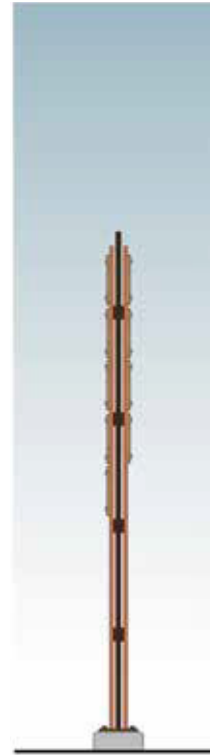
DESIGN



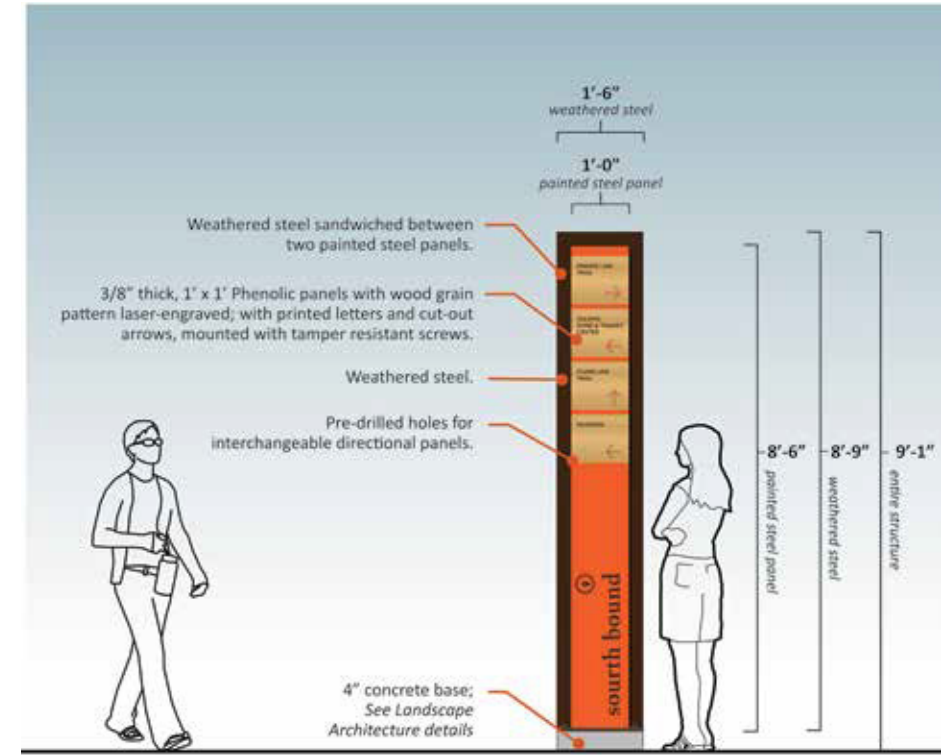
03 SECONDARY DIRECTIONAL: ELEVATION A
North bound view
NOT TO SCALE



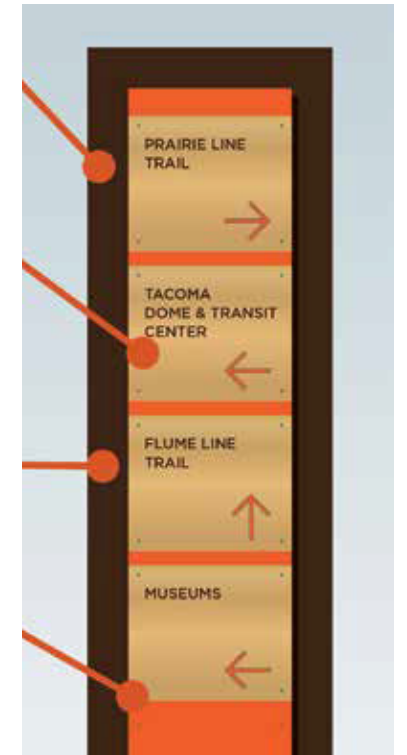
DIRECTIONAL DETAIL:
ELEVATION A



03 SECONDARY DIRECTIONAL: ELEVATION B
Side view
NOT TO SCALE



03 SECONDARY DIRECTIONAL: ELEVATION C
South bound view
NOT TO SCALE



DIRECTIONAL DETAIL:
ELEVATION C

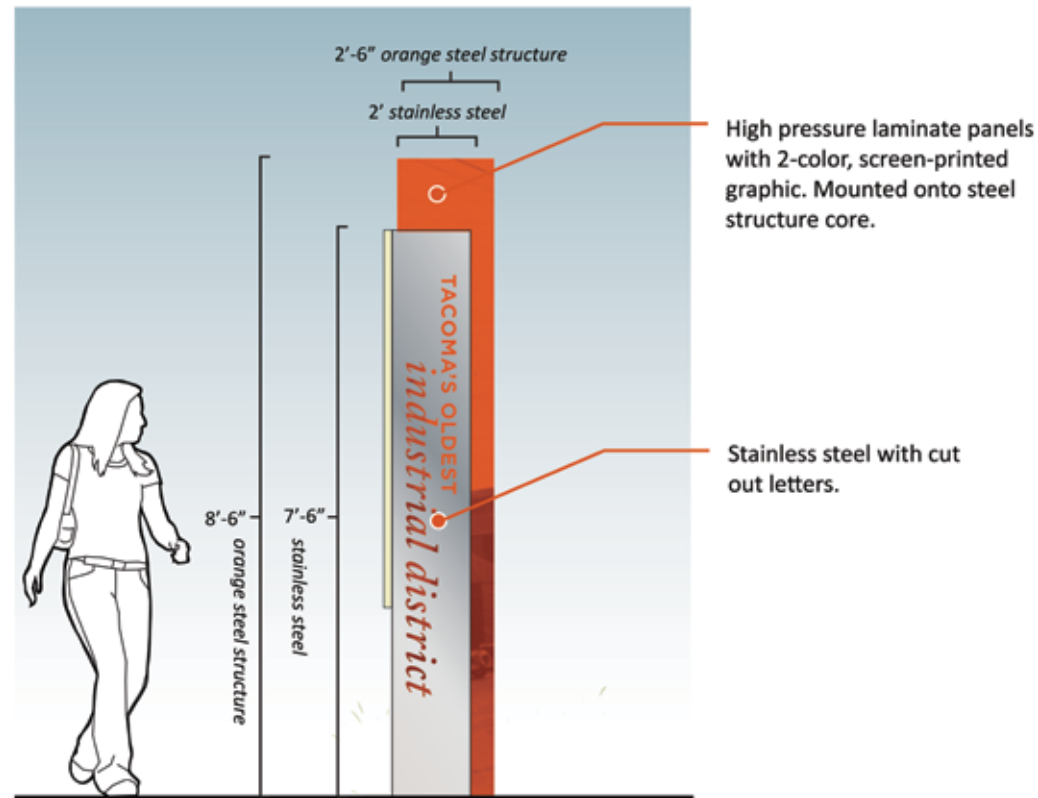


SITE PLAN detail

NOT TO SCALE

Signage & Wayfinding - Historic Interpretive

DESIGN

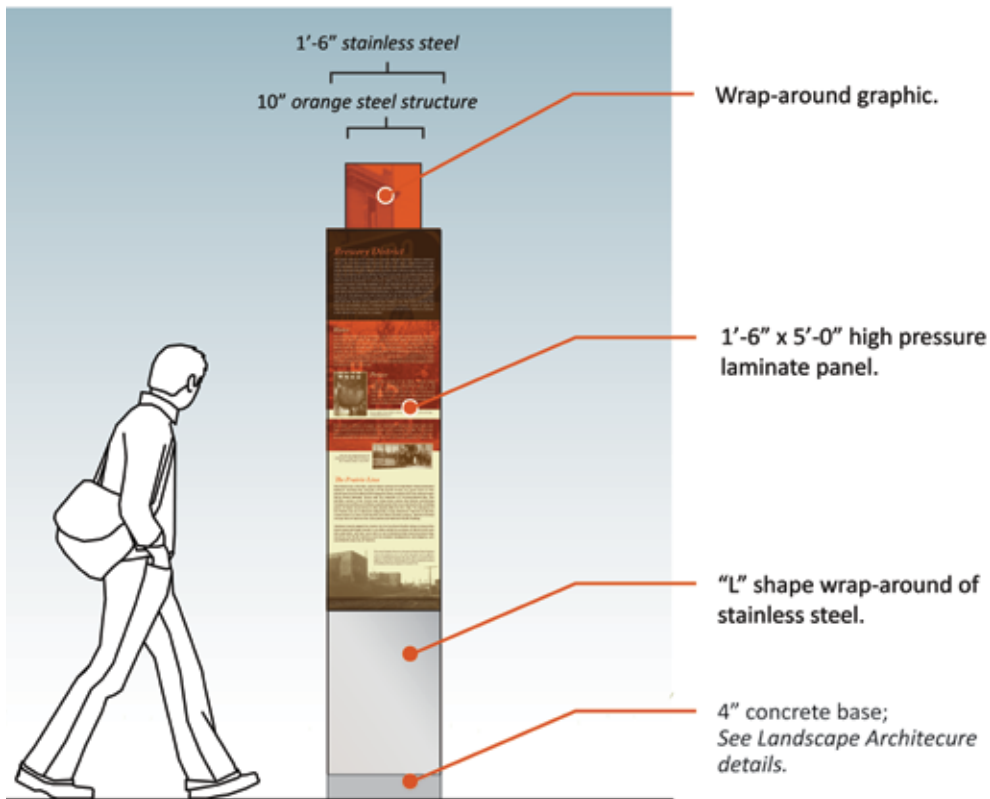


04 HISTORIC INTERPRETIVE: ELEVATION A
Walking north along trail toward 15th St

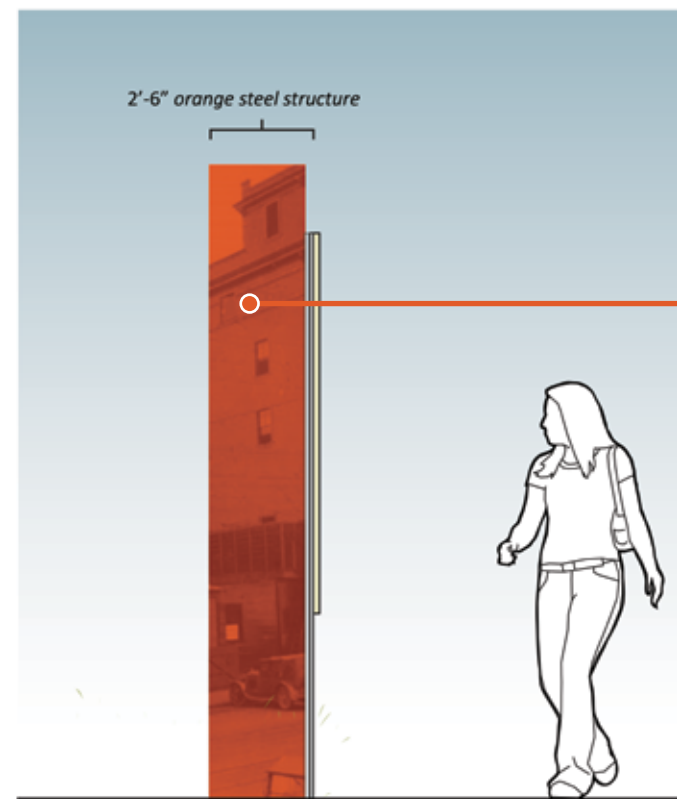


SITE PLAN detail

NOT TO SCALE North



04 HISTORIC INTERPRETIVE: ELEVATION B
Primary view, looking toward Hood St



04 HISTORIC INTERPRETIVE: ELEVATION C
Walking south along trail toward Pacific Ave



WRAP AROUND, SCREEN-PRINTED IMAGE
Shown here flattened

Signage & Wayfinding - Historic Interpretive

DESIGN

PANEL LAYOUT

Brewery District

The upper section of the Prairie Line passes through Tacoma's oldest industrial district, an area that became defined by some of the state's largest breweries. By 1909, the stately brick complex of the Pacific Brewing & Maltting Company on 25th Street produced 200,000 oak barrels of pilsner beer and ale a year. The Columbia Brewing Company, which bordered the Prairie Line, sat on two deep artesian wells and put out about 50 barrels a day. The outlawing of alcohol between 1916 and 1933 forced the breweries to survive by making soap and soft drinks—Columbia Brewery became Columbia Bottling Co. and manufactured iconic sodas such as Birch Beer, Green River and Chocolate Soldier. When beer went back on sale in April 1933 they thrived as Columbia Brewing, Inc., selling barrels, bottles and later cans of Alt Heidelberg beer and Columbia Ale. By the mid 1950s, the landmark Heidelberg Brewing Company occupied both sides of the Prairie Line between 23rd and 21st Streets and operated beer bridges over the tracks between the brewing and bottling plants. Heidelberg Brewing Company closed for good in 1979, the last of four major breweries and several smaller beer makers to operate in the district over more than a century.

Water

The Tacoma hillside along the Prairie Line is laced with natural springs, streams and sweet, deep artesian well water. During the late 1900s the breweries, steam powered factories and many stables and wagon works in the industrial? brewery? district paid the railroad highly for this prized property, noting that fresh water coming right out of the ground was like gold. The highest prices paid for city lots in Tacoma were not downtown on Pacific Avenue, but in the brewery/warehouse district along the mainsteam Prairie Line, with its direct connection to the cities and towns along the Northern Transcontinental Railroad and to the seawater, ships and distant ports of the Pacific.

Power

In the first decade of the 1900s, Tacoma began building a pioneering hydroelectric dam on the Nisqually River, creating one of America's first municipally owned electric utilities. The transmission lines crossed the river delta and followed the Prairie Line into the city and the imposing Nisqually Power Station at 25th and Holgate.

A new copper brew kettle is being installed on top of several logs at Columbia Breweries.

From there, a network of power lines illuminated downtown street lights and signs, powered streetcars and filled homes with incandescent light. While steam engines continued to drive the railroads, electricity powered the city of Tacoma, and for decades the two technologies were on full display along the Prairie Line.

This was the Pacific Brewing & Maltting Co. Sample Room known as the "Potomac House" circa 1907.

The Prairie Line

The Prairie Line is the final, westernmost section of the Northern Transcontinental Railroad, reaching the saltwater of the Pacific Ocean. Its name refers to the glacial prairie at the delta of the Nisqually River, crossed in 1873 by railroad crews laying tracks between Tenino and the tidewater of Commencement Bay. The terminal section of the Prairie Line drops down across the hillside overlooking Commencement Bay and follows a gentle grade that was matched to the climbing power of steam locomotives in the decade after the Civil War. The steepness of the Prairie Line as it descends diagonally across downtown Tacoma is like the frozen hand of a clock, marking the time when Chinese contract laborers finished the last mile of track on the transcontinental Northern Pacific Railway.

Abraham Lincoln signed the charter for the Northern Pacific railway between the Great Lakes and Puget Sound in July 1864, while the outcome of the Civil War was still undecided. Just nine years later, it was determined that Commencement Bay would be the Pacific terminus and the western headquarters and shipping port would be the new city of Tacoma.

The rear of Columbia Breweries showing the Northern Pacific Railway tracks and properties across the tracks that faced west to Jefferson Avenue, including J.J. Gumbake Auto Tops, which were located at 2121 Jefferson Avenue from 1918 through 1925. Copier of old prints ordered by Heidelberg Brewing Company in December 1954.

NOT TO SCALE

Signage & Wayfinding - Historic Interpretive

DESIGN

CONTENT ON PANEL

BREWERY DISTRICT

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Draft date 8.14.15



Caption 1

A new copper brew kettle is being installed on top of several legs at Columbia Breweries.



Caption 2

This was the Pacific Brewing & Malting Co. Sample Room known as the "Potomac House" circa 1907.



Caption 3

The rear of Columbia Breweries showing the Northern Pacific Railway tracks and properties across the tracks that faced west to Jefferson Avenue, including J.J. Gunlocke Auto Tops, which were located at 2121 Jefferson Avenue from 1918 through 1925. Copies of old prints ordered by Heidelberg Brewing Company in December 1954.

Signage & Wayfinding - Historic Interpretive

DESIGN

IMAGERY ON PANEL



IMAGE 1
Columbia Breweries Building



IMAGE 2
Copper Brew Kettle



IMAGE 3
Directional plywood sign for the DFWA



IMAGE 4
Undated pre-Prohibition



IMAGE 5
Pacific Brewing & Malting Co. Sample Room

Existing Phase 1 signage example

WELCOME

Discover the historic Prairie Line, which helped shape Tacoma's character and now serves as a place to experience the city's story, culture, and community. As a public space, the Prairie Line - once an area of commerce, arrivals, and departures - invites you to come home to Tacoma through acts of creating, gathering, playing, exercising, and communicating.



MAP LEGEND

- PRAIRIE LINE TRAIL
- UNIVERSITY OF WASHINGTON TACOMA
- ONE MILE LOOP
- PEDESTRIAN CROSSING USE CROSSWALK AND PROCEED WITH CAUTION
- LINK LIGHT RAIL STOP
- PEDESTRIAN CONNECTION TO THEA FOSS WATERWAY USE STAIRWAY
- BICYCLE CONNECTION TO THEA FOSS WATERWAY

NORTH

WALKING LOOP

- CHILDREN'S MUSEUM OF TACOMA
- TACOMA ART MUSEUM
- UNIVERSITY OF WASHINGTON TACOMA
- WASHINGTON STATE HISTORY MUSEUM
- BRIDGE OF GLASS
- MUSEUM OF GLASS

EXPLORE TACOMA!

The Prairie Line Trail's route through downtown Tacoma and to the waterfront lets you check out city sites that exemplify Tacoma's unique spirit.

Exhibits at the **Washington State History Museum** relay the personal, local, regional, and national stories that built the state.

The **Children's Museum of Tacoma** focuses on growth and learning in a hands-on atmosphere.

The artistic side of Tacoma - whose beautiful natural surroundings inspire many artists - pulses through the displays at the **Tacoma Art Museum** and the **Museum of Glass**.

FOR MORE INFORMATION VISIT WWW.CITYOFTACOMA.ORG/PLT

In early 1873,
as tracks were fast being laid toward Puget Sound, towns around Puget Sound were still competing for the terminus.

On July 14, 1873, the telegram finally came:
"We have located the terminus on Commencement Bay."

At 4 p.m. on December 16, 1873 the final spike was struck marking Tacoma as the western end of the Transcontinental.



Existing Phase 1 interpretive signage example

WHERE THE SAILS meet the rail

The Prairie Line

The Prairie Line is a section of railroad track that runs from Tenino, Washington, to Tacoma's waterfront. The name refers to the track's route across the prairie east of the Nisqually River delta, but has come to be closely associated with the downtown Tacoma portion of the route.

With the construction of this route from the Columbia River in December 1872, and completion of the Northern Pacific Railroad in 1883, the first connection of Puget Sound to the greater United States was completed. This transformative achievement brought access to the Puget Sound for the people and commerce of the nation, spurring growth and change in the region.

Development

Back when European settlers first began arriving to the Pacific Northwest in the mid-1800s, the area that became downtown Tacoma was home to the Puyallup Tribe of Indians. In 1864, President Abraham Lincoln signed legislation chartering a railroad line between the Midwest and the Puget Sound, and in July 1873, after years of study, the Northern Pacific Railroad board chose Commencement Bay as the Puget Sound railroad terminus.

Once the connection to the east was complete, the city's downtown, waterfront, and neighborhoods grew up around them. Tacoma adopted booster mottos like "City of Destiny" and "Where the Sails Meet the Rail." Growth boomed, with city population soaring from 1,000 to 26,000 between 1880 and 1890 alone.

The Prairie Line rail corridor guided Tacoma's city planning and shaped its unique character. Breweries, warehouses, businesses, and other institutions were all designed and constructed to access the rails.

A hub of activity, the Prairie Line tracks saw thousands of people travel to Tacoma and meet new visitors as they came off the train. For 130 years, daily life in Tacoma ran against a backdrop of curved rails, hulking trains, and the industrial noises and smells of the railroad.

A New Direction

In 2003, the downtown portion of the Prairie Line was removed from service to make way for construction of the Sound Transit Tacoma light rail. Yet, even after the trains ceased to roll, the formative influences they carried on the city remained. The line's pathway, grade, and alignment as designed for 1873 locomotives were ready to serve a new purpose.

Today, through the Prairie Line Trail, the route continues to catalyze change and development, just as it always has. The historic corridor is now a pathway for movement and interactions powered by people rather than locomotives. The trail honors Tacoma's character and history, and serves as a forum for art and beauty in a space long claimed by commerce. While inviting people to inhabit and enjoy the area, the trail is also actively healing the environmental impacts a century of industry had on the region. As a City Initiative, the Prairie Line Trail is an ongoing effort to reclaim this space for people and the environment - and to invite everyone to enjoy it.



Existing Phase 1 interpretive signage example

BUILDING A HEALTHY environment

Did You Know?


The trees and plants along this trail add color and character to your walk, but did you know they're working hard too?

The plants and trees you see and the soil below are filtering the stormwater. Their roots-making systems of gravity are called bio-retention cells, and the filtering they do plays a big part in keeping the water around the trail healthy and clean. These bio-retention cells are part of a continuing effort to maintain Environmental Day, especially the newly renovated The Foss Waterway.

Cleaning the Thea Foss Waterway

Efforts to clean the waterway began in the 1980s, to repair damage caused by 100 years of dumping byproducts from manufacturing operations into the waterway. The United States Environmental Protection Agency (USEPA) designated the Thea Foss Waterway as a Superfund site in 1981.

With this designation, Tacoma's city leaders immediately set to work. Their proactive plan, which included having near-shore land for future development, not only cleaned the contaminated waterways, it also created an opportunity for downtown Tacoma to grow.



The initial cleanup was completed in 2006, costing a total of \$105 million. The City partnered and worked with many groups, including nonprofits and businesses to clean the waterway. Financial contributions came from many businesses to help correct harmful past practices and create a better future.

Keeping the Waterway Healthy

Keeping Tacoma's waterways clean is an ongoing effort. Through continued planning and partnerships with government agencies, area businesses, community leaders, and local business groups, the city's bio-retention cells continue to grow up to help clean rain water runoff and protect the Puget Sound.

The goal is to clean rain water runoff after a rainfall event. This is done by allowing rain to infiltrate the ground and filter out pollutants in the ground and flow to the waterway.

Protecting the Puget Sound takes continued care to finding and stopping pollution sources. Using scientific and analytic methods, pollutants are detected, and inspectors then work with those responsible for the contamination to solve the problem. Most of the time, the companies or individuals releasing the pollutants are unaware just informing them of the problem brings about a solution.

Supporting monitoring pollutants, Tacoma has developed innovative methods for ensuring a healthy environment. For example in this watershed alone Tacoma has installed:

- A larger regional bio-retention facility within the University of Washington Tacoma's portion of the Pacific Line Trail, treating 42 acres.
- 14 Bio-retention cells were installed along Pacific Avenue, and approximately 22 acres.

In addition, the Center for Urban Waters (CUW) on the Foss waterway brings together scientists, analysts, engineers, and policymakers dedicated to Tacoma's clean water and sustainable future. Thanks to these forward-thinking efforts, Tacoma is now a model to other communities looking to solve their own environmental concerns.