

**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:** April 14, 2021  
**Time:** 5:30 p.m.  
**Location:** Virtual (see below)

**Staff**

- Reuben McKnight, Historic Preservation Officer
- Lauren Hoogkamer, Assistant Historic Preservation Officer
- BT Doan, Administrative Assistant

**INFORMATION ABOUT VIRTUAL MEETINGS**

In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/84109899184>, or by dialing +1 (253) 215-8782 and entering the meeting ID **841 0989 9184**, 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 14th, 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](mailto:landmarks@cityoftacoma.org), put in the subject line "LPC Meeting 4/14/21", and clearly indicate which agenda item(s) you are addressing.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**
  - A. Excusal of Absences
  - B. Administrative Review:
    - 1510 N. 10<sup>th</sup>—garage demo/pool installation
    - 1010 N. L—removal of second entry
    - 1420 N. 5<sup>th</sup>—window replacement
    - 1102 A St.—Temporary pergola

		<b>Page #</b>	<b>Time</b>
4.	<b>SPECIAL TAX VALUATION</b>		
	A. 1002 S. Anderson St. (Individual Landmark)	11	5
5.	<b>DESIGN REVIEW</b>		
	A. 710 N. Cushman Ave. (North Slope Historic District) <i>New Garage</i>	20	5
	B. 1505 N. 6 <sup>th</sup> St. (North Slope Historic District) <i>Retroactive window replacement</i>	29	10
6.	<b>PRESERVATION PLANNING/BOARD BUSINESS</b>		
	A. Home in Tacoma Response Letter	52	5
	B. Group Photo		3
	C. Events		5
5.	<b>CHAIR COMMENTS</b>		

*This agenda is for public notice purposes only. Complete applications are posted online at [www.cityoftacoma.org/lpc-agenda](http://www.cityoftacoma.org/lpc-agenda).*



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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

April 14, 2021

**SPECIAL TAX VALUATION**

**BACKGROUND**

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

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

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

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

**AGENDA ITEM 4A: 1002 S. Anderson St. (Individual Landmark)**

Staff

**ANALYSIS**

Property Eligibility:	Individual Landmark on the Tacoma Register of Historic Places
Rehabilitation Cost Claimed:	\$238,992.00
Assessed Improvement Value Prior to Rehabilitation:	\$160,400.00
Rehabilitation Percentage of Assessed Value:	149%
Project Period:	8/01/19 – 2/01/20
<b>Corrected Project Period</b>	<b>8/1/19-3/1/20 (7 months)</b>
Appropriateness of Rehabilitation:	Exterior restoration and interior remodel of house and garage, completed before listing on the landmarks register.

**RECOMMENDATION**

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for the amount of \$238,992.00.

Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1002 S. Anderson Street. for \$238,992.00*

## DESIGN REVIEW

### AGENDA ITEM 5A: 710 N. Cushman Ave. (North Slope Historic District)

Michael Bianchi, Owner

#### BACKGROUND

Built in 1904, this is a contributing property in the North Slope Historic District. The applicant is proposing to build a new 492 SF 1-story detached garage at rear-end of property. The garage roof ridge would be 14' high with a 5/12 roof pitch and composite roofing. The garage will have cedar clapboard siding, as well as cedar shingle siding in the pediment above the garage door. All siding and trim will be painted to match the existing house. The entry door will be a six paneled steel door and the garage door will be a thermacore, steel, insulated, paneled, carriage style door. The garage door is accessible via an alley that runs along the southern-end of the property. No work is being done to the main house.

#### ACTION REQUESTED

Approval of the above scope of work.

#### STANDARDS

##### Design Guidelines for the North Slope Special Review District: Garages & Parking and New Construction

1. **Alley accessed parking is the typical and predominant residential parking configuration in the district.** Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).
2. **Minimize views of parking and garages from the public right-of-way.** Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.
3. **New accessory structures such as garages and detached accessory dwelling units should utilize a similar material palette and configuration to historic primary structures on the lot.** New accessory structures should meet the guidelines for new construction exterior materials, windows and roof form and shape. Garages should orient vehicle doors to the alley when possible and maintain a simple roof plan.
  1. **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.
  2. **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.
  3. **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.

4. **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.

5. **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.
6. **Goals:** Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope and Wedge Neighborhoods were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood.

**Guideline:**

1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.
  2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.
  3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.
  4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.
  5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).
  6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible.
7. **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. **Windows.** 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. Commonly, windows were also surrounded with substantial trim pieces or window head trim.

## 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 garage is alley-accessed and sited towards the rear of the lot.
3. The garage will be minimally visible from the right of way.
4. The garage height and size is compatible with the district and the existing house.
5. The garage design is compatible with the district and comparable to neighboring garages.

## RECOMMENDATION

Staff recommends approval of the application.

### Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the application for 710 N Cushman Ave., as submitted.*

### Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer the application for 710 N Cushman Ave., pending submittal of [cite additional information needed to review application].*

### Recommended language for denial:

*I move that the Landmarks Preservation Commission deny the application for 710 N Cushman Ave., based on the following [cite design guidelines].*

<b>AGENDA ITEM 5A: 1505 N. 6th St. (North Slope Historic District)</b>
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*Adam Brooks, Owner*

## BACKGROUND

Built in 1903, this is a contributing property in the North Slope Historic District. A Stop Work Order was issued in January for the replacement of the historic wood windows with new vinyl windows. The owner was not aware of the permit requirements, was delayed by technological trouble, and is now facing financial difficulties. The owner has included a letter explaining the situation and describing the original windows are highly deteriorated and falling apart; although no evidence of the window conditions was provided. Staff recommended that the owner provide their best proposal to remedy the situation. The owner is now proposing to replace the vinyl windows on the front façade, which is most visible, with double-hung Marvin Elevate fiberglass windows, which will include a replica of the original unique grid pattern. The applicant verbally confirmed the window specs but has not provided an updated bid with the required specifications and description of the grid pattern. Staff has requested an updated scope and bid, which the owner is working to confirm.

## ACTION REQUESTED

Approval of the above scope of work.

## STANDARDS

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

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

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

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

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

Depending on specific project needs, replacement windows may include:

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

**6. Sustainability and thermal retrofitting.**

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

**ANALYSIS**

1. This property is a contributing property in the North Slope Historic District, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 modifications.
2. The applicant states that the original windows were highly deteriorated and could not be repaired; however, no evidence has been provided and the applicant no longer has the original windows.
3. Vinyl windows are not an allowed replacement material in the historic district.
4. The proposed replacement windows meet the district design guidelines for replacement materials and will be a close visual match to the historic windows including the unique grid pattern, according to the applicant. Staff has requested an updated proposal with specifications.

**RECOMMENDATION**

Staff defers recommendation.

Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the application for 1505 N. 6<sup>th</sup> Street, as submitted.*

Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer the application for 1505 N. 6<sup>th</sup> Street, pending submittal of [cite additional information needed to review application].*

Recommended language for denial:

*I move that the Landmarks Preservation Commission deny the application for 1505 N. 6<sup>th</sup> Street, based on the following [cite design guidelines.]*

**PRESERVATION PLANNING/BOARD BUSINESS****AGENDA ITEM 6A: Home in Tacoma**

Staff

Staff has attached the public hearing comment letter that was provided to the Planning Commission.



<b>AGENDA ITEM 6B: Group Photo</b>
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*Staff*

Landmarks Preservation Commission group photo for the Planning Manager's newsletter.

<b>AGENDA ITEM 6C: Events &amp; Activities Update</b>
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*Staff*

**2021 Events**

1. Puyallup Tribe Traditional Place Names Video Series (April)
2. How Tacoma was Shaped Video Series
  - I. How Transportation Shaped Tacoma (April)
3. **Historic Preservation Month: Mysterious Tacoma**
  - I. DTOG Walk Tacoma: Puyallup Tribe Walking Tour (Virtual All Month)
  - II. DTOG Walk Tacoma: Downtown Mural Walk (Virtual All Month)
  - III. Fort Nisqually Fort From Home Virtual Series
  - IV. Browns Point Lighthouse Mystery (All Month @ Browns Point Lighthouse)
  - V. City Council Proclamation (May 4 @ 5pm)
  - VI. Virtual Mystery Series (May 6,13,20,27 TBA)
  - VII. Find the Falcon Activity
  - VIII. THS Unsolved Mysteries: Tacoma Edition (May 10<sup>th</sup>, 7pm on YouTube)
  - IX. Foss Waterway Seaport Elementary Program Salmon Release (TBA)
  - X. Job Carr Cabin Craft Saturday (May 15<sup>th</sup> @ Job Carr Cabin Museum, 11-1pm)
  - XI. Foss Waterway Seaport Salish Sea Heroes (May 20<sup>th</sup>, TBD)
  - XII. Foss Waterway Seaport Mysteries of Tacoma on the Water (TBD)
  - XIII. Historic Preservation Awards (May 28 @ 6pm)
  - XIV. HT What it Means to be a Landmark (TBD)
4. Northeast Tacoma Virtual Tour (June TBA)
5. Fall Heritage Café Series



RECEIVED  
ASSESSOR TREASURER

MAR 18 2021



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

Fee: \$150.00 Chapter 84.26 RCW

CUSTOMER SERVICE

File With Assessor by October 1

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

## I. Application

County: Pierce

Property Owner: Jeff Williams and Mark Pinto

Parcel No./Account No: 4890000050

Address: 8032 SW 222nd Pl, Vashon, WA 98070

Legal Description: See attached legal description

Property Address (Location): 1002 S. Anderson Street, Tacoma

Describe Rehabilitation: Whole house and garage remodel including new framing, new partition walls, foundation repair, new roof, new insulation, new drywall, new plumbing, new electrical, new windows, all new heating and ducting system.

Property is on: (check appropriate box)

National Historic Register

Local Register of Historic Places

Building Permit No: BLDRA19-0404

Date: 7/25/19

Jurisdiction: Pierce/Tacoma

County/City

Rehabilitation Started: 8/1/19

Date Completed: 2/1/20

Actual Cost of Rehabilitation: \$238,992

## Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

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



Ashly Burgado  
*Ashly Burgado*

Signature(s) of All Owner(s):

*[Handwritten signatures]*

## II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation:

160,400

Date: 3-26-21

*[Handwritten signature]*  
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (800) 451-7985.

# Landmarks Preservation Commission

Planning and Development Services Department



## SPECIAL TAX VALUATION

### APPLICATION CHECKLIST

Please include the following items to ensure timely processing.

- City of Tacoma Application Fee payable to City of Tacoma—\$100 for single family residential; \$300 for commercial/multifamily residential (required by Council Resolution 36804)
- Pierce County Assessor/Treasurer Fee payable to Pierce County—\$150
- Special Tax Valuation Application Form (**on next page**)
- Notarized Affidavit of Expenses
- Itemized expense summary sheet
- Project photographs (before and after)

Applicant Name: Jeff Williams  
 Phone Number: 253-303-1135  
 Email Address: jeff.williams@windermere.com

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

Return completed applications to:

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

Questions?

Pierce County Assessor-Treasurer (253) 798-6111  
 Tacoma Historic Preservation Office (253) 591-5254/ [Landmarks@cityoftacoma.org](mailto:Landmarks@cityoftacoma.org)  
 Visit [CityofTacoma.org/HistoricPreservation](http://CityofTacoma.org/HistoricPreservation) for additional information.



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

Fee: \$150.00 Chapter 84.26 RCW

**File With Assessor by October 1**

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

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Address: 8032 SW 222nd Pl, Vashon, WA 98070

Legal Description: See attached legal description

Property Address (Location): 1002 S. Anderson Street, Tacoma

Describe Rehabilitation: Whole house and garage remodel including new framing, new partition walls, foundation repair, new roof, new insulation, new drywall, new plumbing, new electrical, new windows, all new heating and ducting system.

Property is on: (check appropriate box)     National Historic Register     Local Register of Historic Places

Building Permit No: BLDRA19-0404    Date: 7/25/19    Jurisdiction: Pierce/Tacoma  
County/City

Rehabilitation Started: 8/1/19    Date Completed: 2/1/20

Actual Cost of Rehabilitation:    \$238,992

## Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

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



Ashly Burgado  
*Ashly Burgado*

Signature(s) of All Owner(s):

*[Handwritten signatures]*

## II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (800) 451-7985.

Reference: Statutory Warranty Deed 40227046-804-JL4

**EXHIBIT A**  
**Legal Description**

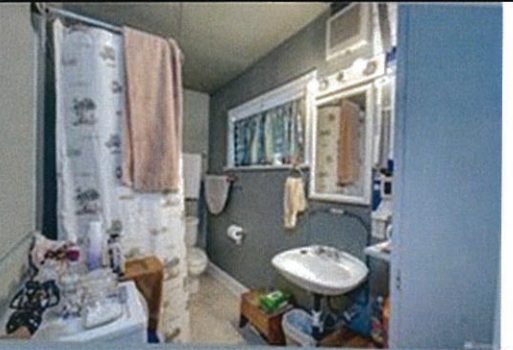
BEGINNING AT A POINT 22 FEET SOUTH AND 20 FEET EAST OF THE NORTHEAST CORNER OF LOT 4, BLOCK 1, KELLOGG'S ADDITION TO THE CITY OF TACOMA, PIERCE COUNTY, W. T., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 18, RECORDS OF PIERCE COUNTY, WASHINGTON;

THENCE SOUTH 50 FEET;  
THENCE WEST 91 ½ FEET;  
THENCE NORTH 50 FEET ALONG THE EAST LINE OF A 10 FOOT ALLEY;  
THENCE EAST 91 ½ FEET TO THE POINT OF BEGINNING, THE SAME BEING A PART OF LOTS 3 AND 4 IN SAID BLOCK 1;

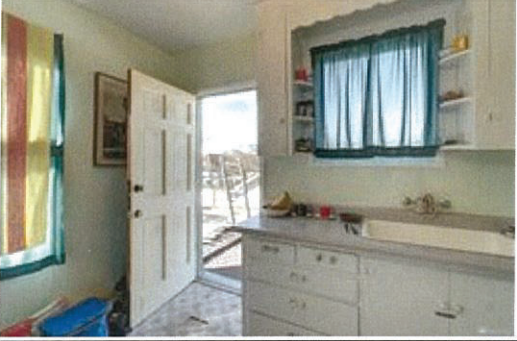
TOGETHER WITH THAT PART OF ANDERSON STREET VACATED BY ORDINANCE NO. 2085 OF THE CITY OF TACOMA, ABUTTING THEREON AND ATTACHED THERETO;

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.















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

## APPLICATION FOR DESIGN REVIEW

Permit Number: HDR21-0002

### PROPERTY INFORMATION

<b>Building/Property Name:</b>	Bianchi Garage
<b>Building/Property Address:</b>	710 N CUSHMAN AVE
<b>Historic/Conservation District:</b>	North Slope
<b>Applicant's Name:</b>	Weddermann Architecture
<b>Applicant's Address:</b>	2302 A st Tacoma, WA 98405
<b>Applicant's Phone:</b>	2539736611
<b>Applicant's Email:</b>	cassie@weddermann.com
<b>Property Owner's Name:</b>	BIANCHI MIKE A & CASEY ERIN A
<b>Property Owner's Address:</b>	

### PROJECT SCOPE AND DESCRIPTION

#### Project Details

<b>Application Type:</b>	Residential
<b>Type of Work:</b>	Detached Garage
<b>Estimated Valuation:</b>	61500

#### Application Checklist

**Features to be Modified:**  
New Construction

**Program of Work:**

Page 21 of 54

**Specifications of Materials and Finishes:**

Yes

**Roof Height:** 14  
**Roof Pitch:** 5  
**Roof Material:** Composite to match existing  
**Size of Construction:** 492

**Proposed Material:**

**Exterior Material:**  
 6" Reveal Cedar Siding, painted to match existing house. Cedar shingle Siding, painted to match existing house.

**Window Information**

**Window Types:**  
 NA

**Window Trim:**  
 NA

**Window Material:**  
 NA

**Window Locations:**  
 NA

**Door Information**

**Door Types:**  
 Garage and 36"x84"

**Door Materials:**  
 Steel

**Door Locations:**  
 North and South Elevations

**Existing Signage:**

**Sign Dimensions:**

**Sign Material:**

**Logo and Letter Size:**

**Lighting Specifications:**

**Removing or Relocating Signage:**

**Method of Attachment:**

**WEDDERMANN ARCHITECTURE**  
 JENNIFER WEDDERMANN, AIA LEED AP  
 2302 A STREET  
 TACOMA, WA 98405  
 (253) 933-6811  
 JENNIFER@WEDDERMANN.COM

7815 REGISTERED ARCHITECT  
  
 JENNIFER WEDDERMANN  
 STATE OF WASHINGTON

**PROJECT**  
 Mike Bianchi  
**Blanchi Garage**  
 710 N. CUSHMAN AVE  
 TACOMA, WA 98403

REVISIONS	INFO	COVER	PERMIT SET
	07.20.21 21005 Mike Bianchi		15000021-04-01-01
	Rev# Description		

SHEET NAME	SHEET NO.
	A0.0

**ARCHITECTURAL ABBREVIATIONS**

ADD'L	ADDITIONAL	GALV	GALVANIZED
ABOVE	ABOVE FINISH FLOOR	GL	GLULAM
ALT	ALTERNATE	HORZ	HORIZONTAL
ALUM	ALUMINUM	INSUL	INSULATION
APPROX	APPROXIMATELY	INT	INTERIOR
BIT	BETWEEN	MIN	MINIMUM
CLG	CENTER LINE	NTS	NOT TO SCALE
CLG	CEILING	N.I.C.	NOT IN CONTRACT
CONC	CONCRETE	P.T.	PRESSURE TREATED
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CPT	CARPET	SG	SAFETY GLAZING
DIS	DOWNSPOUT	SM	SIMILAR
DWG	DRAWING	SHT MTL	SHEET METAL
EQ	EQUAL	TST	TUBE STEEL
EXT	EXISTING	TYP	TYPICAL
EXT	EXTERIOR	UNO	UNLESS NOTED OTHERWISE
FOC	FACE OF CONCRETE	VERT	VERTICAL
FS	FIBER CEMENT	W/	WITH
FC	FACTORY FINISH	WRB	WEATHER RESISTIVE BARRIER
FF	FACTORY FINISH		

**APPLICABLE CODES**

- 2018 INTERNATIONAL RESIDENTIAL CODE (INCLUDING JURISDICTION AMENDMENTS)
- 2018 INTERNATIONAL BUILDING CODE (INCLUDING IBC 2015-WBSC AMENDMENTS, JULY 1, 2016, W/IFGC-2015 AND ANS1-2009)
- 2018 INTERNATIONAL MECHANICAL CODE (INCLUDING IMC 2015-WBSC AMENDMENTS, JULY 1, 2016, W/IFGC-2015, NFPA-54, NFPA-58)
- 2018 INTERNATIONAL FIRE CODE (INCLUDING IFC 2015-WBSC AMENDMENTS, JULY 1, 2016)
- 2018 UNIFORM PLUMBING CODE (INCLUDING UPC 2015-WBSC AMENDMENTS, JULY 1, 2016)
- 2014 NATIONAL ELECTRICAL CODE (NFPA 70) - SEE DEPT. OF LA ADOPTION AMENDMENTS
- 2015 INTERNATIONAL FUEL GAS CODE (WAC 51-50)
- 2018 WASHINGTON STATE ENERGY CODE (WAC 51-11C)

**GENERAL PROJECT NOTES**

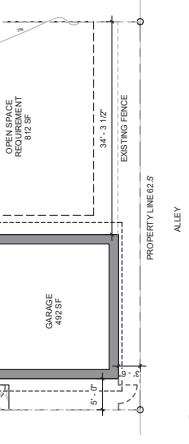
- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT BC AS ADOPTED AND AMENDED BY THE JURISDICTION.
- REFER TO DIMENSIONS ONLY - DO NOT SCALE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, CONFIGURATIONS AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY WORK. ANY CHANGES TO THESE UTILITIES OR ANY ERRORS, INCONSISTENCIES, OR INTENDED CHANGES BEFORE THEIR SPECIFIC EXECUTION.
- ALL WINDOWS SHALL BE DUAL GLAZED, MATCHED TO EXISTING SASH, WITH A U-VALUE OF .28 IN THE PLANS. THE WINDOW MANUFACTURER IS TO BE RESPONSIBLE FOR THE STRUCTURAL STRENGTH OF THE WINDOW UNDER WIND LOADS.
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH SMOKE ALARMS CONFORMING TO THE BC ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- ALL GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN THE PERTINENT SECTIONS OF THE BC SHALL BE TEMPERED GLASS.
- CAULKING SHALL BE PROVIDED AT ALL SASHES, DOOR SILLS, MUD SILLS AND AROUND ALL OTHER PENETRATIONS. THE WINDOW MANUFACTURER IS TO BE RESPONSIBLE FOR THE APPLICATION OF ALL BREAKERS IN PLATES OR FIRE BLOCKING. HORIZONTAL BEAMS SHALL BE STOPPED AT 10" O.C.
- FIRE BLOCKING SHALL BE PROVIDED EVERY 16" O.C. IN ALL HORIZONTAL AND VERTICAL STUD BAYS.
- METAL FLASHING SHALL BE PROVIDED AT ALL POINTS REQUIRING WATERPROOFING ABOVE ALL EXTERIOR WINDOW AND DOOR TRIM, AND ALL OTHER PROTRUDING ELEMENTS.
- ALL BATH EXHAUST SHALL BE VENTED TO THE OUTSIDE.
- ANY HEATING OR COOLING EQUIPMENT LOCATED IN A GARAGE, AND WHICH GENERATES A GLOW SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS, SHALL BE INSTALLED A MINIMUM OF 18" ABOVE FLOOR LEVEL.
- SOLID CONDUIT TO RESIDENCE SHALL BE SELF-CLOSING AND TIGHT FITTING 1.31" X 0.6"
- EVERY DWELLING UNIT SHALL BE PROVIDED WITH CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE THE GARAGE. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL-203A AND SHALL BE INSTALLED PER IBC 907.2.10.3 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PARALYZING HIMSELF WITH THE CONTENT OF THESE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- IN THE EVENT THE CONTRACTOR FINDS A CONFLICT OR DISCREPANCY WITH THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT THE ARCHITECT'S WRITTEN APPROVAL, THE CONTRACTOR SHALL BE PROCEEDING AT THEIR OWN RISK & ASSOCIATED LIABILITY.
- THESE DRAWINGS SERVE TO REPRESENT DESIGN INTENT AS DIRECTED BY THE OWNER & ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE TO LOCATE METHODS OF CONSTRUCTION RELATIVE TO DIMENSIONS TO BE TAKEN. IT IS THE CONTRACTOR'S OWNERS RESPONSIBILITY TO WORK WITHIN THE PARAMETERS OF THE AGENCY COMPLIANCE.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING THE WBSC REQUIREMENTS AND MEET ANY AND ALL REQUIREMENTS FOR COMPLETING A PROPERTY INSULATED AND AIR SEALED (W/ AIR BARRIER) GARAGE. THIS INCLUDES MEETING WBSC REQUIREMENTS FOR LIMITING AIR INFILTRATION.

**DRAWING INDEX**

NUMBER	NAME
A0.0	COVER
A2.1	LANDMARK REVIEW FLOOR PLAN, ROOF PLAN AND ELEVATIONS

**LEGAL DESCRIPTION**

Section 31 Township 21 Range 03 Quarter 44  
 NEW TACOMA E 1/2 OF L 7, L 8 & 9 B 3/30 INC  
 PART ALLEY WAC



**1 SITE PLAN**  
 1" = 10'-0"

**GENERAL NOTES - SITE**

- ALL BEST MANAGEMENT PRACTICES (BMP) ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND REPAIRED AS REQUIRED TO MEET EXTENDED FUNCTIONAL LIFE.
- ALL TEMPORARY BANS SHALL BE REMOVED WITHIN 30 DAYS AFTER FROM OCTOBER 1ST TO APRIL 30TH. NO SOILS SHALL REMAIN UNPROTECTED FROM EROSION THROUGHOUT CONSTRUCTION PER 1ST TO SEPTEMBER 30TH. NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. THIS CONDITION APPLIES TO ALL ALL AREAS TO REMAIN UNDISTURBED UNDO AND RESEEDED AT COMPLETION OF CONSTRUCTION.

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THIS DESIGN IS THE PROPERTY OF THE ARCHITECTURAL DESIGN FIRM WEDDERMANN ARCHITECTURE. ALL RIGHTS ARE RESERVED. NO PART OF THIS DESIGN OR CONSTRUCTION CREATION WITHOUT THE PERMISSION OF WEDDERMANN ARCHITECTURE.



**WEDDERMANN ARCHITECTURE**  
 JENNIFER WEDDERMANN, M.A. LEED AP  
 2002 A STREET  
 TACOMA, WA 98405  
 (253)93-93811  
 JENNIFER@WEDDERMANN.COM

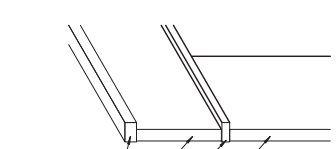
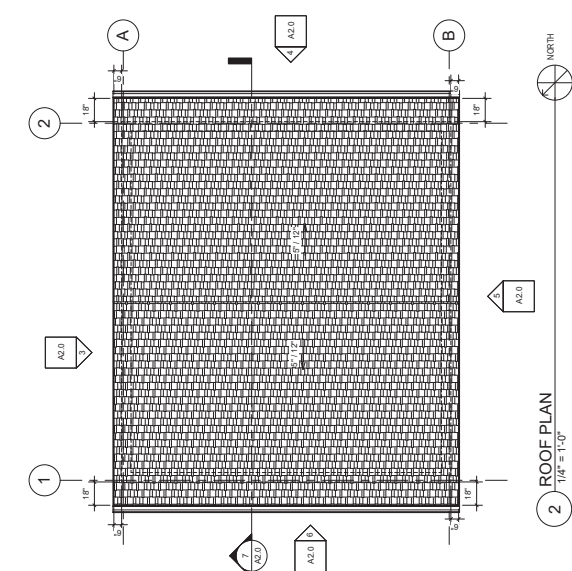
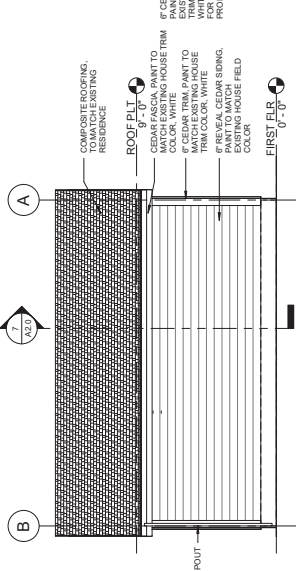
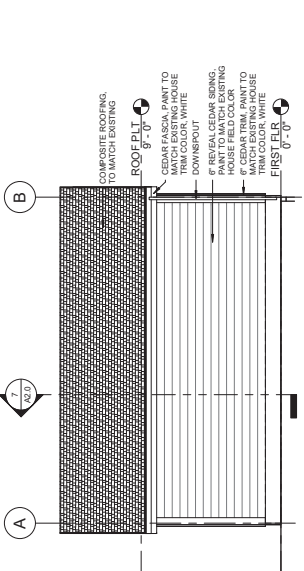
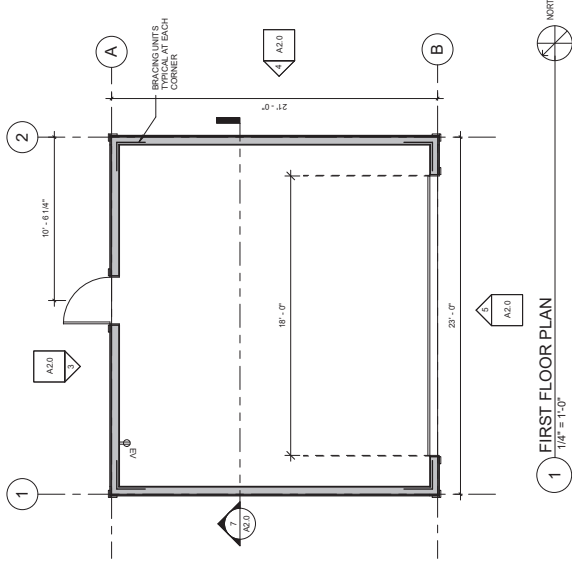
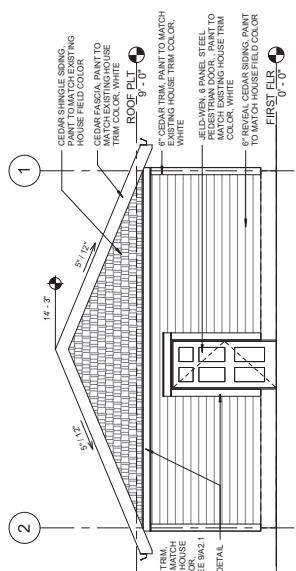
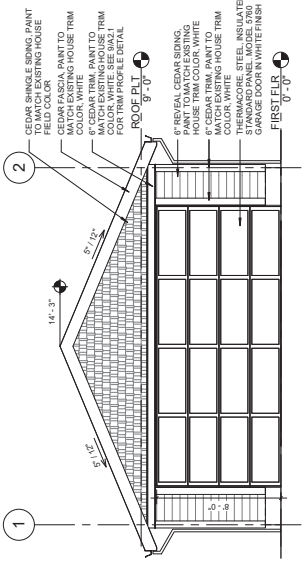
7815 REGISTERED ARCHITECT  
 JENNIFER WEDDERMANN  
 STATE OF WASHINGTON

**PROJECT**  
 Blotch Garage  
 710 N. CUSHMAN AVE  
 TACOMA, WA 98403

REVISIONS	INFO	PERMIT SET
Rev#	Date	Description
1	07.23.21	21005
2	12.23.21	Changes
3	01.20.22	REVISED 16-02-2022

**SHEET NAME**  
 LANDMARK REVIEW FLOOR PLAN,  
 ROOF PLAN AND ELEVATIONS

**SHEET NO.**  
 A2.1



**10 EXISTING HOUSE PAINT COLORS**  
 1/12" = 1'-0"

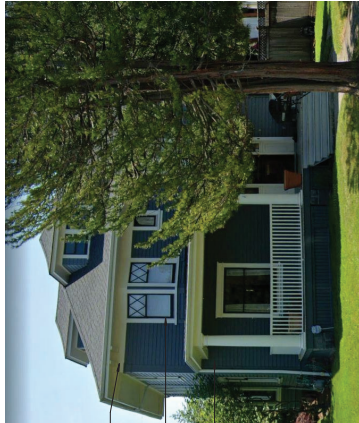
HOUSE FIELD COLOR:  
 RODOA EXTERIOR PAINT, #028, DARK GRAY, VELVET FLAT

TRIM:  
 RODOA EXTERIOR PAINT, #011 (OFF WHITE) FLAT

SHEDDING WILLIAMS BLACK, MAGIC FLAT BLACK WINDOW TRIM



RODOA EXTERIOR PAINT, SUGAR DUST # 011 (OFF WHITE) FLAT  
 SHERWIN WILLIAMS BLACK MAGIC FLAT  
 BLACK WINDOW TRIM  
 RODOA EXTERIOR PAINT, #028, DARK GRAY, VELVET FLAT



RODOA EXTERIOR PAINT, #011 (OFF WHITE) FLAT  
 SHERWIN WILLIAMS BLACK MAGIC FLAT  
 BLACK WINDOW TRIM  
 RODOA EXTERIOR PAINT, #028, DARK GRAY, VELVET FLAT









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

# APPLICATION FOR DESIGN REVIEW

Permit Number: HDR21-0007

## PROPERTY INFORMATION

<b>Building/Property Name:</b>	windows
<b>Building/Property Address:</b>	1505 N 6TH ST
<b>Historic/Conservation District:</b>	North Slope
<b>Applicant's Name:</b>	Adam Brooks
<b>Applicant's Address:</b>	1505 north 6th st Tacoma, WA 98403
<b>Applicant's Phone:</b>	
<b>Applicant's Email:</b>	mfcns@hotmail.com
<b>Property Owner's Name:</b>	RAINBOW RENOVATION LLC & EQUITY TRUST
<b>Property Owner's Address:</b>	

## PROJECT SCOPE AND DESCRIPTION

### Project Details

<b>Application Type:</b>	Residential
<b>Type of Work:</b>	Window Replacement/Restoration
<b>Estimated Valuation:</b>	8000

### Application Checklist

**Features to be Modified:**

---

**Specifications of Materials and Finishes:**

**Roof Height:**  
**Roof Pitch:**  
**Roof Material:**  
**Size of Construction:**

**Proposed Material:**

**Exterior Material:**

**Window Information**

**Window Types:**

**Window Trim:**

**Window Material:**

**Window Locations:**

**Door Information**

**Door Types:**

**Door Materials:**

**Door Locations:**

**Existing Signage:**

**Sign Dimensions:**

**Sign Material:**

**Logo and Letter Size:**

**Lighting Specifications:**

**Removing or Relocating Signage:**

**Method of Attachment:**



**Griffith, John**

---

**From:** friends of sunny <friendsofsunny@hotmail.com>  
**Sent:** Friday, April 2, 2021 3:55 PM  
**To:** Griffith, John  
**Subject:** Letter

To whom it may concern:

First off I would like apologize for this inconvenience. I have never heard of or much less dealt with a "historic review board." If I had I would have gone through the proper channels to begin with.

The windows that were existing in the house were old and in disrepair. A few cracked panes, others painted shut that even after trying to free them, the wooden frames came apart while trying lift them. Others only lifted an inch or two before stopping.

I bought this house with the intention to give it a face lift and sell it for profit. I used hard money and am still incurring heavy interest payments.

If I could have left the old windows in I would have from strictly a financial point of view between the \$8k I spent to replace them, the time it took to order them which resulted in another month of interest payments. Now add on to that the time for fixing this situation.

My only point is that I did not do this to be "sneaky" or "get one over." It would have saved me much much more time and money to leave the existing ones installed.

I was informed though that you can not sell a house that the windows did not function properly.

I have talked to a few window companies so far, one verbal bid for wood windows was \$25k, the other is \$15k for just the windows, installation not included.

I am currently awaiting a bid just to replace the front windows of the house as I was told this might be an acceptable solution for everyone.

Just received a bid for just front five windows for \$9,000 which I will try and attach as well.

Financially speaking I am in a hard spot. Having lost my job to covid last year, this house, the issues I had with two separate contractors, the hard money loan which I have had to get extended twice so far as of this date.

I know my finances are not the concern or issue at this point but if there is anything we can come up with that would help I would be very appreciative as I have run out of money.

I am looking for other loans at this time to try and get this all wrapped up as quickly as possible.

Once again I apologize for this and it was not in anyway intentional.

Thank you for the time and consideration,

Adam Brooks

907-351-8171

Sent from my iPhone

## ESTIMATE



**Ryan Burgess**  
 1505 North 6th Street  
 Tacoma , Wa 98403  
 (425) 577-9128

**Stellar Home exteriors**

Tacoma, Wa 98403

Phone: (425) 405-8836

Email: joshsimmonsstellarhomeexterior@gmail.com

Web: www.stellarhomeexteriors.com

Estimate # 004679  
 Date 03/23/2021

**Description****Total**

Measure Furnish and Install 5 Marvin Elevate insert windows with SDL grids	\$9,175.00
--	------------

white exterior white painted wood interior.

White hardware.

Delivery ,Block frame pocket installation.

Removal of all debris included

3 picture windows two casement windows

No painting included

<b>Subtotal</b>	<b>\$9,175.00</b>
10.1%	\$926.68
<b>Total</b>	<b>\$10,101.68</b>
<b>Deposit Due</b>	<b>\$5,050.84</b>

# STELLAR

HOME EXTERIORS  
WINDOW AND GLASS REPLACEMENT



**425-405-8836**

**STELLARHOMEEXTERIORS.COM**

**JOSHSIMMONSSTELLARHOMEEXTERIOR@GMAIL.COM**



## GENERAL INFORMATION SHEET WINDOW INSTALLATION

## PROCESS

1. Critical measurement- We will send an installer to measure for exact sizes within 7 business days of signing contract. You do not need to be home for the measure unless otherwise specified as our installer can generally measure from the outside of your home.
2. Ordering product- After measurements are taken, we will order your products from the manufacturer. It will take generally 2-4 weeks (wood windows longer) to receive the product. We will update you once we receive confirmation from the manufacturer of your order.
3. Scheduling installation- We will schedule installation once we receive the product into our warehouse and have had a chance to check it in.
4. Installation day(s)- Our crew will generally arrive between 8:00A to 10:30A to start work. Once we arrive, our lead installer will speak with you about the installation process and what to expect over the course of installation.
5. Payment- 50% deposit due upon signing; 50% due on last day of installation. If job is financed, finance paperwork completed and submitted within 48 hours of last day of installation and prior to final walk-through.

## WHAT YOU NEED TO DO IN PREPARATION FOR INSTALLATION

1. Please remove drapes, blinds, and shutters from the window/door openings. They should be reattached once the sealant is dry. We can offer to remove blinds/drapes and reinstall for a charge (please consult with your rep). We will not remove interior shutters as these typically require professional assistance. There is a good chance that your window treatments may need to be mounted in a different position to accommodate the new windows. Please discuss with our rep if you have any questions.
2. Please move furniture and other objects at least 3 feet from opening to allow for access, possibly more if necessary. Our workmen will need to do work from both inside and outside. If there are wall pictures or other precious components, please relocate those to avoid damage. If Stellar Home Exteriors staff moves furniture we cannot be held liable for accidental damage.
3. Shrubbery close to window area should be tied back or trimmed back to provide access and avoid damage.
4. Please cover any items that you wish to not have construction dust settle on. Although we lay drop clothes around the window area and exercise reasonable precaution to contain dust, it is difficult to contain all dust during the construction process.
5. We recommend that you consult with an alarm specialist to disconnect the alarm wires from your windows prior to us coming out. We will do our best to remove alarm wires from existing windows and leave the wires exposed for reconnection if at all possible, but cannot be held liable for accidental damage. The alarm contacts typically cannot be salvaged and wires can be damaged in the course of window installation. Please contact a professional alarm company to reconnect and/ or repair as necessary your alarm system as we are not experts in this area of work.
6. If we are enlarging a window/ door opening and there are electrical wires/ outlets/light fixtures in the way, please arrange to have an electrician move the wires prior to window installation, unless other arrangements have been made with us.
7. Finishing and painting is not included with our work. Unless other arrangements have been made with us, please plan to have a painter do touch up and paint work. Generally, the painter's scope of work will include filling nail holes, caulking trim seams, touching up new paint lines from newly installed trim, painting over caulk lines, and in some cases painting windows or doors. On the exterior, we will caulk the joints between trim and siding and window. On the interior, we will caulk the joint between window and interior liner (except when wood stained liners are involved).
8. On the last day of installation, please make arrangements to be present or to have a representative of yours be present for a final walk-through of the work. Once the walk-through is complete, please have check or CC payment ready for the balance due. You can choose to forego the walk-through but final payment will still be due on the final day of work (thank you).

## GENERAL NOTES

1. We will wash the glass on the new windows but perfect washing cannot be guaranteed for a variety of reasons including inclement weather conditions.
2. As with any type of construction work, possible cracks in drywall and siding may occur during the installation process.

Although this does not happen often, minor repair may be required to patch the drywall or siding after window installation.

3. While our installers will make every effort to not damage ceramic tile around existing windows, it is possible that ceramic tile may need to be repaired/ replaced after window installation. Please consult with a professional tile company for guidance. We cannot be held liable for tile damage as many tiles are fragile from age or composition.

Initial:

Stellar Home Exteriors herein referred to as 'contractor' and owner of property herein referred to as 'purchaser' here to covenant and agree to the following:

- 1) Contractor to provide standard quality, defect-free materials supplied and/or installed in a workmanlike and timely manner. Contractor shall not be responsible for delays caused by weather, subcontractors, manufacturers, acts of God or other circumstances beyond the contractor's control.
- 2) The contractor agrees to pay all state sales tax, social security and unemployment compensation taxes on materials and labor furnished under this contract as required by U.S. government and Washington State law.
- 3) This contract shall become binding upon the acceptance in writing between contractor and purchaser, or upon commencement of work. This contract upon such acceptance contains all and the only agreement between contractor and purchaser, and that no representative of contractor has made statements, representations or agreements, verbal or written, modifying or adding to the terms and conditions herein set forth. Separate agreements made with our workman are not recognized.
- 4) Any alterations or deviations from the specifications involving extra cost of materials or labor will only be executed upon written orders, and will become an extra charge over the sum mentioned in this contract. All agreements must be in writing and will be billed as an addendum item on the original order. Separate agreements, verbal or written, made with our workman may not be recognized.
- 5) In the event of the cancellation of this contract after the 3-day rescission period allowed by law, 25% of total contract including sales tax will be retained by the contractor as liquidation costs for breach of contract. If work has been performed or custom or non-returnable products have been made such as windows or siding, the balance due and payable will include the deposit amount plus any additional costs beyond the deposit amount incurred by the contractor as a result of products made or work completed prior to the cancellation.
- 6) The contractor hereby agrees to hold the purchaser harmless and to indemnify the purchaser against any and all claims which may arise during the course of the work as a consequence of the negligent acts or deliberate omissions of the contractor. The purchaser hereby agrees to hold the contractor harmless and to indemnify the contractor against any and all claims which may arise during the course of the work as a consequence of the negligent acts or deliberate omissions of the purchaser.
- 7) You are hereby notified that the contractor intends to file a material lien for the aforementioned labor and materials unless the total price is paid as agreed. All surplus material is the property of the contractor. A property lien may be filed by the contractor if full payment is not made within 45 days of the final installation date.
- 8) Any controversy or claim arising out of or relating to this contract or any breach thereof shall be settled in accordance with the arbitration rules of the consumer business arbitration tribunal or the better business bureau.
- 9) Other provisions of contract:
  - a) The purchaser is to provide appropriate building permits {if required) and sufficient insurance

to cover all materials on their property during project. Purchaser will make arrangement to allow workman continuous access to said property until job is complete.

b) When the work is finished the contractor agrees to clean up the construction site and remove old windows, siding, and related materials. Although contractor will make every effort to clean the site well, minor amounts of construction dust may remain and window glass may not be perfectly cleaned after job completion.

c) Blinds, shutters, and other window treatments are to be removed by purchaser prior to window installation unless other arrangements have been made. Any breakable wall objects located near a window should be taken down prior to window installation. Furniture or other items should be moved approximately 3 feet away from any window or door. If contractor removes window treatments or other wall objects, or moves furniture, appliances, or other items, contractor will not under any circumstance be held liable for the damage and replacement/repair cost of the window treatment, wall objects, furniture, appliances, or other items. For purchaser convenience, contractor will remove/reinstall blinds for \$10ea and will be added to the contract. Contractor under no circumstance will remove interior shutters.

d) Purchaser shall tie back or remove shrubbery near windows/doors/siding if this is a concern to the purchaser.

e) Purchaser is responsible for the reinstallation of the alarm system. As normal practice, contractor will leave alarm wires exposed to the interior (if possible) so that a professional alarm company can locate the wire for reconnection. Alarm contacts typically cannot be salvaged. Purchaser understands that in some cases alarm wires can be damaged in the process of window removal/installation and contractor cannot be held liable for repair/replacement.

f) The work to be performed does not include dry rot or insect damage repair, or any sub-surface repair, unless specified in writing on the contract or addendum. If sub-surface damage is discovered during installation and must be repaired in order to finish the work, as ordered, the purchaser agrees to assume any reasonable additional costs {upon written approval} or make separate arrangements for repair at their option, so as long as the separate arrangement for repair does not disrupt the work schedule for the contractor.

g) The work to be performed does not include painting or finishing wood that might be used to trim windows. Windows and doors will be caulked outside and inside as needed. In order to provide optimal seal, caulking to the exterior must be tooled or spread, and will need to be painted. Caulking should be given at least 1week to dry before painting.

h) The contractor is not responsible for damage to house components, including but not limited to, exterior siding (unless contractor is hired to replace siding and damages the new siding during installation). trim, gutters & downspouts, roofing, existing interior tile, granite, composite liners around windows, cracks in plaster and/or drywall, electrical or phone/internet cables, during the normal course of installation of contracted work, as these products on older homes tend to be more vulnerable to the movements related to window, door, or siding replacement. All major electrical work will be performed by a certified, licensed and bonded electrician, and will be billed directly to the purchaser by the electrician, unless specified otherwise on the contract. The purchaser is responsible for moving electrical wires, boxes, etc... prior to siding replacement, unless specified otherwise on the contract. If the contractor removes electrical/internet/phone cables, etc., or during the normal course of work, the contractor will not be held responsible for damage to these components.

i) If purchaser cancels the scheduled installation date the day prior to or the same day, a \$300 charge will be added to the contract price.

10) All checks or money orders issued are to be made to Stellar Home Exteriors. Final payment is due on the last day of installation after a final walk-through with contractor's installation lead, and all checks are to be given to contractor's installation lead and credit card payments processed after final walk-through on that last day of installation. Purchaser shall make arrangements to be present or to have a representative be present for the final walk-through, unless the purchaser chooses to forego the walk-through at which point final payment will be due on the last day of installation. Purchaser may choose to withhold an amount equivalent to the fair replacement/repair cost, up to 10% of the contract amount, for minor punch list items including but not limited to screen replacement/repair, broken locks, caulking issues, or other issues that fall under contractor's responsibility. The contractor will not be

short-paid for any verified manufacturer related warranty work discovered during the installation process. The contractor will work directly with the manufacturer, on behalf of the purchaser, to resolve these manufacturer's warranty issues.

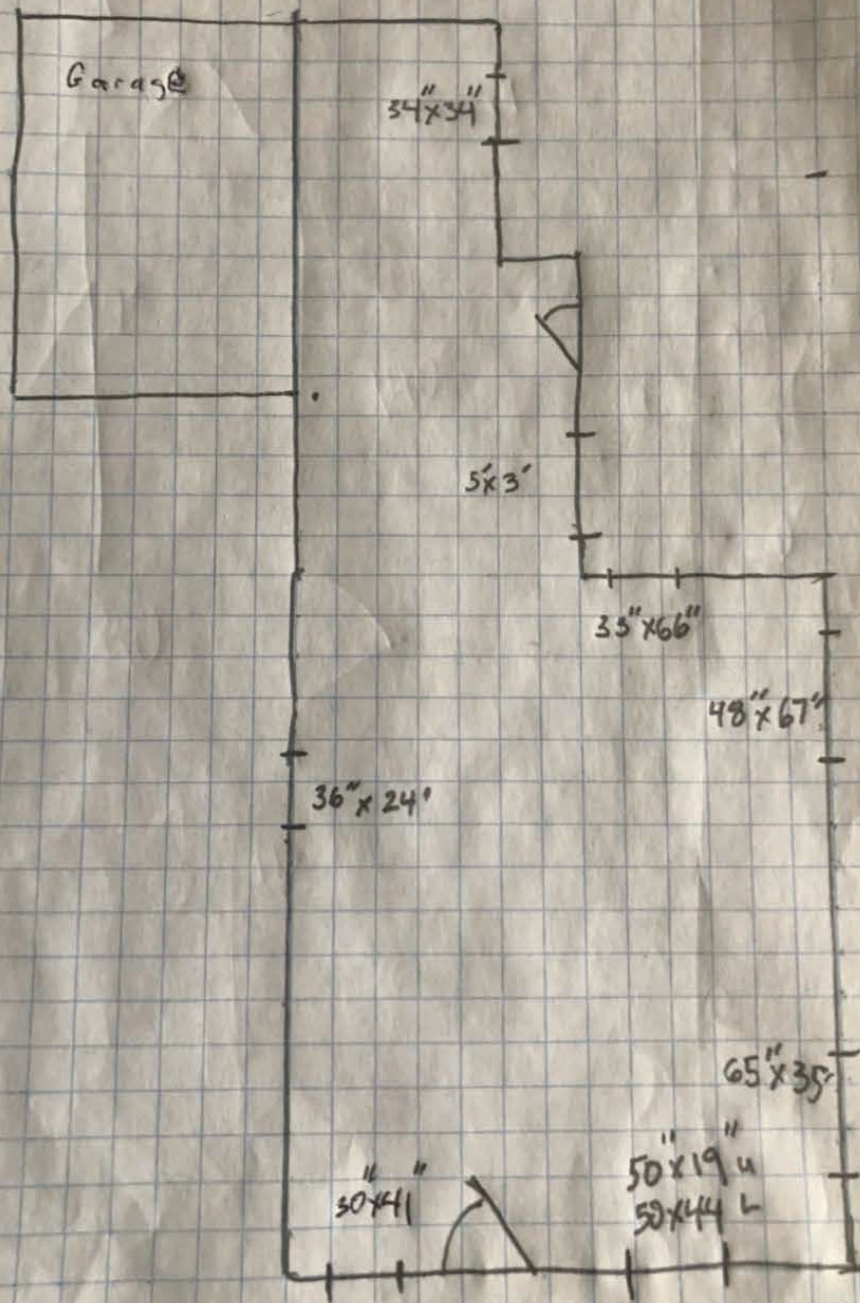
11) Warranty: Stellar Home Exteriors provides a limited 10-year installation warranty. This warranty covers incorrect installation that causes windows, doors, siding, or other products to not function to its intended performance levels. Stellar Home Exteriors reserves the right to repair or replace the product to the manufacturer's accepted performance levels. Product failure is not covered by Stellar Home Exteriors but will instead be covered by the manufacturer of that product under the terms and conditions of their warranty. The applied caulking around the windows, doors, siding should be maintained by the purchaser and is not covered by the contractor unless the caulking was missing or misapplied. Stellar Home Exteriors will not be responsible for incidental or consequential damages, for product failure and/or damage as a result of acts of God such as but not limited to earthquakes, volcanic eruption, floods, etc., and for the misuse of the product.

12) Purchaser agrees to the terms of this contract and upon signing this contract represents and warrants that he/she is the owner of the property to improve. In the event that payment terms are not met, purchaser agrees to pay a 1-1/2% per month late fee. Purchaser also agrees to pay any reasonable collection costs or attorney fees if applicable. In the event the purchaser/owner shall sell or dispose of the land and premises or commit an act of bankruptcy or allow a judgment or lien to be registered against the land or premises, the whole of the unpaid balance is immediately due and payable to the contractor.

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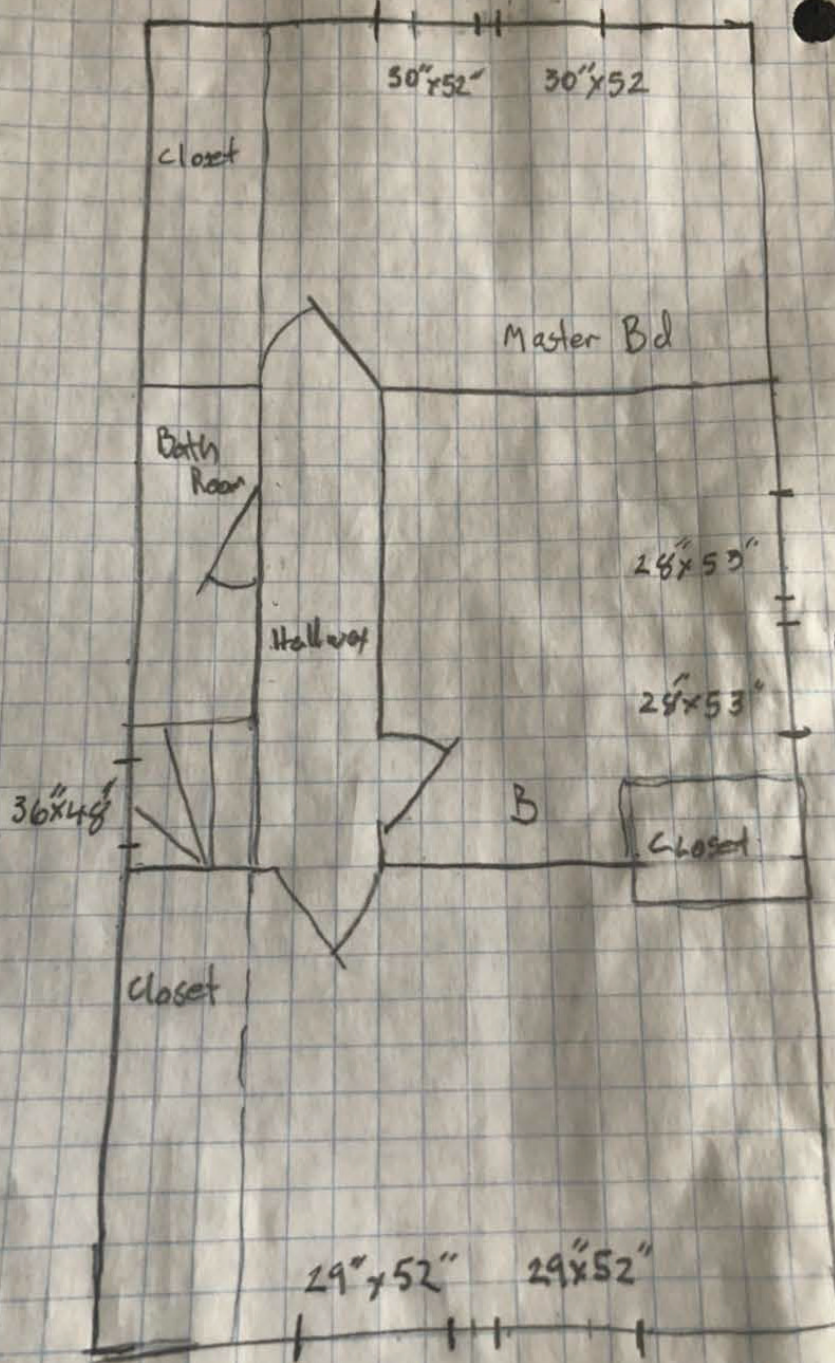
Ryan Burgess

# MAIN FLOOR





# Second floor













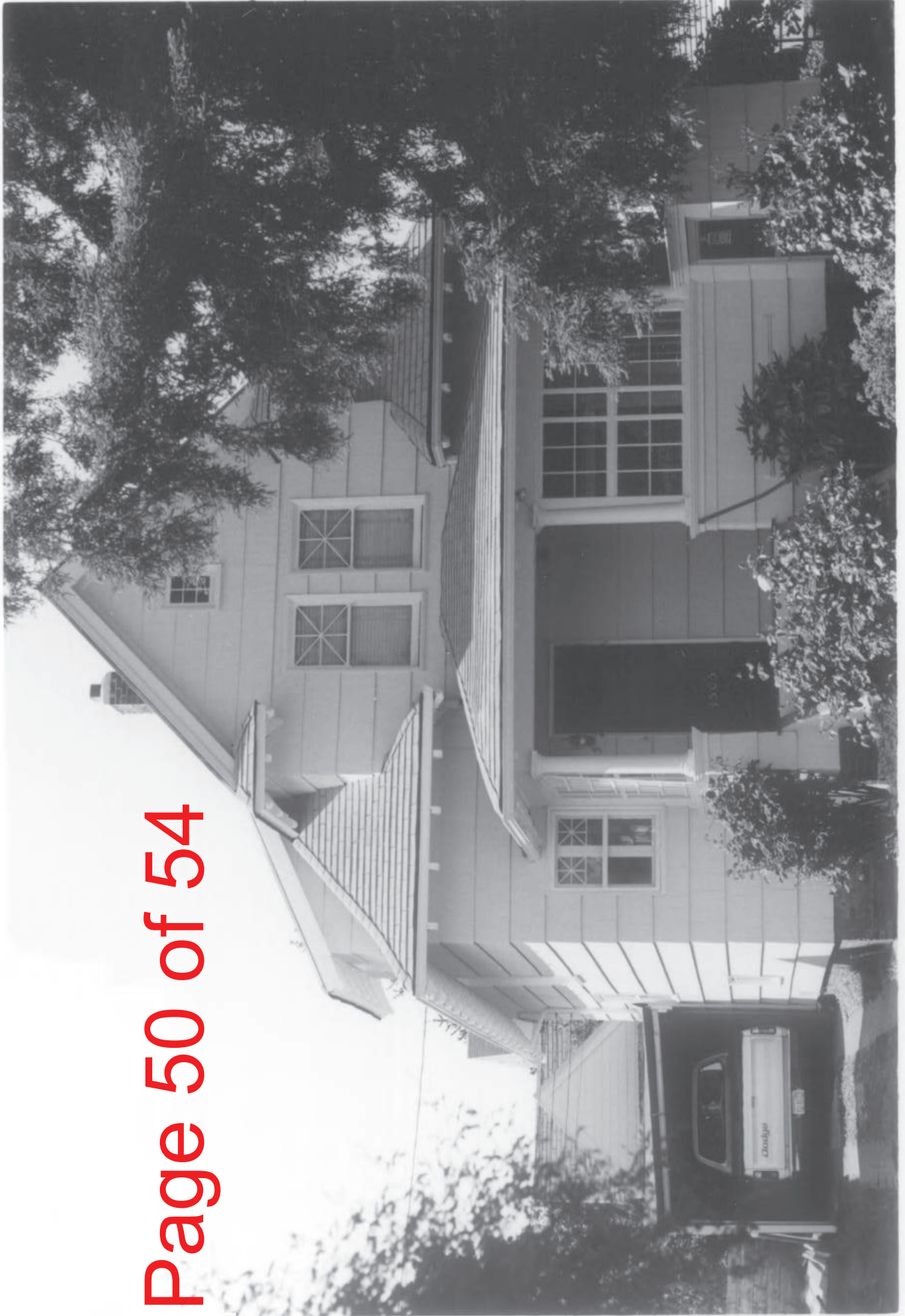








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City of Tacoma  
Landmarks Preservation Commission

April 6, 2021

Anna Petersen, Chair  
Tacoma Planning Commission  
747 Market St Rm 345  
Tacoma, WA 98402

RE: Home in Tacoma

Dear Chair Petersen:

The City of Tacoma's Landmarks Preservation Commission (LPC) thanks the Planning Commission for the opportunity to provide comments on the Home in Tacoma proposal, and appreciates the outreach by City staff to present the proposal and gather our initial feedback on the policy phase of Home in Tacoma. I am pleased to offer the following comments on behalf of the LPC.

**The LPC firmly believes that preservation is part of the solution for the challenge of affordable housing in Tacoma.** Tacoma is a city that retains much of its historic character, and residents and visitors alike benefit from our rich historic built environment. Retaining that sense of place and identity is an important consideration in the development of housing policy.

The current proposal is a significant change for the City and one that will hopefully address the issue of affordability, choice, and availability. However, the transition away from single-family zoning will result in marked changes to Tacoma's built environment and must be undertaken in a careful and inclusive manner in order to retain the character, identity, and essential qualities of our City.

Many of our denser historic residential areas, such as the North Slope Historic District, possess a historic mixed density of buildings, including apartment buildings, duplexes and triplexes as well as single-family homes. Historically, these areas were well served by streetcars and were dense, walkable areas. Some of the outcomes the Home in Tacoma policies seek to achieve already exist due to the historical development of some of our neighborhoods prior to the first zoning codes in Tacoma.

Overall, the primary concern of the LPC is the protection of the essential characteristics and qualities of our neighborhoods and their built environment, which make our City a place that we are proud of and that makes others want to call this place home. We look forward to continuing to work on future design guidelines that will help protect the historical and cultural character of our City while moving it forward into the future.

The LPC offers the following recommendations around three key themes that need to be addressed in moving forward with this proposal: New Development, Equity and Anti-Racism, and Sustainability.

### **New Development**

New development should be focused on currently vacant spaces first, and then on adaptive reuse of existing structures, particularly those that have historical or cultural value to the community. If demolition

is proposed, policies should prioritize underutilized spaces (e.g., prioritizing proportionally small structures on large lots), and existing structures that are non-contributing or non-conforming to the historical development of a neighborhood.

The LPC does not believe that exempting historic districts from zoning changes resulting from Home in Tacoma is appropriate. However, we do anticipate a marked increase in the number of requests for demolition permits in these areas. This would affect City staff and LPC resources significantly and result in large impacts to level of service.

Recommendations:

- Prioritize development on vacant land first.
- Provide regulatory incentives to prioritize adaptive reuse of viable structures.
- Ensure design compatibility for infill and new development through strong design standards/guidelines and a robust public design review process, both within existing historic districts and citywide. Key considerations include context- appropriate scale, materials, massing and form.
- Adopt policies and regulations to dis-incentivize demolition (e.g., limit development potential on parcels where a historically designated structure is proposed for demolition).
- Focus demolition on underutilized spaces and existing structures that are non-contributing or non-conforming.
- Address the resource strain to City staff and the LPC if policies increase the request for demolition within historically designated zones and districts.

### **Equity and Anti-Racism**

Current City code includes demolition review of existing City landmarks, structures within historic districts, and limited review for other structures citywide, but does not include most single-family residential structures in the City. Designated landmarks and historic districts in our City do not currently represent the geographic and cultural diversity of our City's history. If demolition review continues in its current state, the demolition related impacts from Home in Tacoma would not be mitigated. Historic resources representing underserved parts of the community would be disproportionately affected. In stark terms, this would mean that this proposal would have potentially racist consequences in essentially erasing the physical remnants of our City's diverse history. There needs to be a recognition of this fact and measures taken to address it moving forward.

In addition to addressing the potential loss of historic resources in underrepresented neighborhoods in Tacoma, it is just as important to have policies and regulations that prevent the physical displacement of these communities. Some of the most affordable housing currently exists in these neighborhoods, particularly in Central Tacoma, South Tacoma, and the East Side. This affordability means that these neighborhoods will face increased development pressure within the scope of the current proposal.

It is clear that the current proposal addresses "affordability" and not necessarily the "crisis" of housing in Tacoma. It is unclear for whom the proposed housing will be "affordable." There are significant racial and socioeconomic issues that underlie the issue of "affordability" and of the "crisis" that are not being addressed in this proposal. There are underserved and underrepresented communities who are suffering as part of a real housing "crisis" in our City, and the current proposal does not recognize or address this issue.

**Recommendations:**

- Recognize that the demolition of viable and historically significant structures outside of current historic districts, which are located primarily in North Tacoma, is a significant equity issue.
- Expand current demolition review code language to protect structures of historical or cultural significance outside of current historic districts
- Devote funding and resources to the proactive identification, documentation, and preservation of historically and culturally significant buildings in all areas of the City, particularly those historically underserved and underrepresented.
- Create policies and regulations to address the preservation of existing affordable housing stock and prevent or mitigate displacement by prioritizing home ownership and the retention of existing communities.
- Be transparent in regards to who benefits from this effort to address “affordability” and who is left out, particularly in regards to the “crisis” of homelessness and the issue of home ownership.

**Sustainability**

The current proposal will lead to an increase in demolition across the City. The waste stream impacts from redevelopment resulting from Home in Tacoma implementation will be significant. Demolition is often the least sustainable solution, with the most sustainable building being the one that is currently standing. Strong policy is needed to encourage adaptive reuse as the most sustainable solution. This is in line with the City’s sustainability goals. 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.

**Recommendations:**

- Provide regulatory incentives to prioritize adaptive reuse of viable structures.
- Adopt robust architectural salvage requirements for demolition permits, when demolition is the preferred alternative.

We look forward to continuing our collaboration with the Planning Commission on these issues as the current proposal moves forward to City Council and on the resulting amendments to the Land Use Code and related development guidelines.

Sincerely,



Kevin Bartoy, Chair  
Tacoma Landmarks Preservation Commission