

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 28, 2021
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

- Reuben McKnight, Historic Preservation Officer
- Lauren Hoogkamer, Assistant Historic Preservation Of
- 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/85809414087>, or by dialing +1 (253) 215-8782 and entering the meeting ID **858-0941-4087**, 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, put in the subject line "LPC Meeting 4/28/21", 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. Approval of Minutes: 3/24/21; 4/14/21
 - C. Administrative Review:
 - 1010 N. L St.—garage remodel
 - 824 N. M St.—chimney removal

		Page #	Time
4.	DESIGN REVIEW		
	A. 620 N. Ainsworth (North Slope Historic District) <i>Garage & deck remodel</i>	Adam Walkiewicz, Owner 16	5
	B. Rialto <i>Security enhancements</i>	Erin Anderson, KPG 35	10
5.	PRESERVATION PLANNING/BOARD BUSINESS		
	A. Events	Staff	5
5.	CHAIR COMMENTS		

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Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Administrative Assistant
Zoe Scuderi, Historic Preservation Intern



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Date: March 24, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
Jennifer Mortensen, Vice-Chair
Jonathan Hart
Sarah Hilsendeger
Roger Johnson
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
Deborah Cade
Leah Jaggars

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan
Zoe Scuderi

Others Present:

Erin Anderson, *KPG*
Mark D'Andrea, *Public Works*
Sean McBroom
Amy McBride, *Arts Administrator*
Asia Tail, *Cultural Consultant*
Elliott Barnett, *Senior Planner*

Commissioner Members Excused:

N/A

Commission Members Absent:

Alex Morganroth

Chair Kevin Bartoy called the meeting to order at 5:31 p.m.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **INTERN WELCOME**
4. **CONSENT AGENDA**

The agenda was approved as submitted.

a. **Approval of Minutes: February 10, 2021**

Commissioner Hilsendeger submitted an amendment to the meeting minutes for section 5.a. 310 S. 9th St., Rialto Theatre as follows:

- ~~Commissioner Hilsendeger~~ *Vice-Chair Mortensen* had questions regarding the entry points, fencing, and reversible options.

The minutes of the meeting on February 10, 2021 were approved as amended.

b. **Excusal of Absences:**

- Alex Morganroth

5. BOARD BRIEFINGS

a. 310 S. 9th St., Rialto Theatre (Individual Landmark) Security Enhancements

Mr. McKnight read the staff report as provided in the packet.

Erin Anderson, KPG, provided a project summary and updates since the last briefing the Commission had with Mark D'Andrea, Public Works. Information on code requirement was also presented. There were four options for consideration – roll down gates, accordion gates, swinging gates, and custom swinging gates. The pros and cons of each option were explained.

Commissioner Hilsendeger had clarifying questions about adding gates to the three side doors. Ms. Anderson explained that code requirement made the original proposal to modify the doors infeasible; therefore, the gates were considered. Mr. D'Andrea added that, per the Commission's input from the previous briefing, more temporary solutions had been explored to avoid permanent changes to the building structure. Commissioner Williams preferred the sliding gates and wanted them to match at all three doors and the arcade, as well as minimally visible from outside the building. Furthermore, the Commission provided comments on the attachment points (columns vs. floor) and attachment mechanism of the gates. Several Commissioners commented on the sturdiness level of sliding gates.

Mr. D'Andrea informed the Commission that they would return to the Commission with an updated and more detailed plan towards the end of April.

b. Totem Pole (Individual Landmark) Deaccessioning

Mr. McKnight read the staff report as provided in the packet.

Amy McBride, Tacoma Arts Administrator, provided an overview of the deaccession review request and its reasoning. Asia Tail, Cultural Consultant, further explained the unknown and inauthentic origin of the totem pole, along with response from the Tlingit and Haida Tribe. The carving style and different painted looks of the totem pole over time also contributed to misinformation about the art forms of the Coast Salish peoples of this region. Ms. McBride continued with removal options and invited questions from the Commission.

The Commission was in agreement with the presentation and supportive of the deaccessioning request.

Commissioner Williams made a motion: *"I move that we move this forward to deaccession, and remove from the Tacoma Historic Register with a public hearing."*

Commissioner Hart seconded the motion. It passed unanimously.

Chair Bartoy encouraged the Commission to put this review into a larger context of equity and anti-racism work, and think about efforts that could be done to address that such as reviewing landmarks on the Tacoma Historic Register.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. Home in Tacoma Update

Mr. McKnight briefed the Commission on the timeline for submitting comments to the Planning Commission.

Elliott Barnett, Senior Planner, stated the objectives of his presentation. He covered the overall goals of the project, housing patterns reinforced by past systemic racism, housing and historic preservation goals, community engagement efforts to date, and current proposals in details along with specific scenarios. Additionally, ways to prevent loss of historic assets, the content of the project package, and public comment timeline were presented.

Commissioner had questions regarding re-designation of commercial buildings to house residential units. Commissioner Sundstrom commented on disability accommodation in single-family units, and code requirement update in relation to zoning changes to allow Accessory Dwelling Units (ADUs). In terms of mindful demolitions,

Vice-Chair Mortensen inquired about review process for demolitions of properties that were not within historic districts. Commissioner Cade had questions about engagement efforts to inform the public in the midst of challenges such as virtual meetings and gathering restrictions. Commissioner Hilsendeger asked about potential changes of land use requirements and wanted to encourage reuse/conversion of structures over demolition. Commissioner Stewart's questions involved changes proposed around transit routes and the criteria for such changes as transit routes had varying quality levels in different neighborhoods. Chair Bartoy emphasized that historic districts were not exempt from the project and actually could be compatible for redevelopment patterns proposed. He strongly advocated for density and more creative solutions to address the housing crisis issues. He also commented on the lack of diversity of properties on the Tacoma Historic Register.

The main points that the Commission wanted to incorporate in their letter to the Planning Commission featured:

- Preservation being part of the solution, not a barrier to the solution
- Demolition protection for properties beyond historic buildings and districts
- Salvage requirements
- Incentives for adaptive reuse outside of historic districts
- Preservation of quality and characters of neighborhoods
- Transit infrastructures

Mr. McKnight would work with Chair Bartoy to draft the letter.

b. Historic District Discussion

Mr. McKnight provided context information for the discussion.

Commissioner Sundstrom indicated that there had been email exchanges in a group called Congress of Residential Architecture in Seattle, stemmed from the recent upzoning legislation in Seattle and the attempt to be exempt by the Wallingford Historic District. She was concerned that neighborhoods in Tacoma would attempt similar scenarios to be excluded from housing and zoning changes in the City. The emails discussed historic preservation being rooted in racism, redlining, and wealth disparity.

Mr. McKnight explained the establishment of historic districts at the local jurisdiction level and provided analysis on the possibility of similar attempts in Tacoma.

Commissioners discussed and expressed that residents of historic neighborhoods varied in age, background, and perspective. The overgeneralized notion of historic districts being opposed to changes was not necessarily accurate. Historic preservation was also multi-faceted and involved more than simply preserving buildings.

c. Events & Activities Update

- Virtual tour "Tacoma's West End – the History that Formed a Hidden Neighborhood," scheduled for 7:00 p.m. on March 26, 2021, could be viewed on Facebook or YouTube.

7. CHAIR COMMENTS

The meeting was adjourned at 8:30 p.m.

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

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Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Administrative Assistant
Zoe Scuderi, Historic Preservation Intern



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Date: April 14, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
Sarah Hilsendeger
Roger Johnson
Alex Morganroth
Lysa Schloesser (late arrival)
Holly Stewart
Carol Sundstrom
Jeff Williams
Deborah Cade
Leah Jaggars

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan
Zoe Scuderi

Others Present:

Michael Bianchi
Adam Brooks

Commissioner Members Excused:

Commission Members Absent:

Jennifer Mortensen, Vice-Chair
Jonathan Hart

Chair Kevin Bartoy called the meeting to order at 5:32 p.m.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**

The agenda was approved as submitted.

a. Excusal of Absences:

- N/A

4. **SPECIAL TAX VALUATION**

a. **1002 S. Anderson St. (Individual Landmark)**

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

Commissioner Johnson made a motion: *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1002 S. Anderson Street. for \$238,992.00."*

The motion was seconded by Commissioner Morganroth. It passed unanimously.

5. DESIGN REVIEW

a. 710 N. Cushman Ave. (North Slope Historic District) *New garage*

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

Commissioner Johnson commented that the garage would fit nicely in the neighborhood.

Commissioner Williams made a motion: *"I move that the Landmarks Preservation Commission approve the application for 710 N Cushman Ave., as submitted."*

The motion was seconded by Commissioner Johnson. It passed unanimously.

b. 1505 N. 6th St. (North Slope Historic District) *Retroactive window replacement*

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

The applicant mentioned financial issues related to the property, and indicated that he had only wanted to find a solution acceptable to the Commission so that the property could be finished for sale.

The Commission had comments about the "vinyl creep," where vinyl had gradually been used to in place of the original materials and its collective presence might have a negative impact on the historic element of a neighborhood. Commissioner Hilsendeger also wanted to see drawings of the proposed windows before the Commission made a decision. Other Commissioners asked additional questions about the original windows and concurred on the request to see new replacement options that would meet the Commission's guidelines.

Commissioner Williams made a motion to defer the application until the proposal was complete with submittal of proper replacement windows design. The motion was seconded by Commissioner Johnson. It passed unanimously.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. Home in Tacoma Response Letter

Mr. McKnight reported to the Commission that a letter on behalf of the Commission had been submitted to the Planning Commission in regards to the Home In Tacoma Project.

b. Group Photo

The Commission took a group photo (screenshot) for the upcoming Planning's Newsletter.

c. Events & Activities Update

- Information about the upcoming Historic Preservation Month was available at HPMonthTacoma.com. There would be various interactive activities to engage the community.
- Nominations were still being accepted for the Historic Preservation Awards.
- Video series in collaboration with the Puyallup Tribe and Pretty Gritty Tours were underway.
- New video series called "How Tacoma was shaped" was launched

7. CHAIR COMMENTS

Chair Bartoy and Mr. McKnight briefed the Commission on the City Council's decision regarding the property at 201 North Yakima. The building would not be placed on the Tacoma Historic Register. The City Council expressed appreciation for the Commission on their review process. Further discussion ensued about the nomination timeline and other factors that were taken into consideration.

The meeting was adjourned at 6:45 p.m.

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STAFF REPORT

April 28, 2021

DESIGN REVIEW

AGENDA ITEM 4A: 620 N. Ainsworth Ave. (North Slope Historic District)

Adam Walkiewicz, Owner

BACKGROUND

Built in 1905, this is a contributing property in the North Slope Historic District. The applicant is proposing to replace the existing rear deck with a new 306sf deck. The deck will be Trex with a wooden guardrail that matches the existing materials. The deck is not visible from the right of way. The property currently has a detached 12'x20' garage; the applicant is proposing a 22'x24' addition to the garage. The addition would have 8" bevel wood siding and wood trim to match the existing structure. They would like to use new wood or Milgard vinyl windows. The windows will face the backyard and will not be visible from the right of way. Vinyl with faux wood grain is proposed for the garage and man door. These materials are discouraged by the district design guidelines. Staff proposes smooth-faced, non-vinyl doors and windows. The addition will be the same height and roof pitch as the existing garage.

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 deck is compatible with the existing materials and design of the home. It is not visible from the right of way.
3. The garage is alley-accessed and sited towards the rear of the lot.
4. The garage will be minimally visible from the right of way.
5. The garage addition height and size is compatible with the district and the existing structures.
6. The garage addition design is compatible with the existing garage.
7. The proposed materials for siding meet the design guidelines; however, faux wood grain vinyl doors and windows are discouraged by the design guidelines. Staff proposes smooth-faced, non-vinyl doors and windows.

RECOMMENDATION

Staff recommends approval of the application with the specification that the doors and windows not be vinyl or textured.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 620 N. Ainsworth Ave., as submitted.

Recommended language for deferral:

I move that the Landmarks Preservation Commission defer the application for 620 N. Ainsworth 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 620 N. Ainsworth Ave., based on the following [cite design guidelines].

AGENDA ITEM 4B: 310 S. 9th St., Rialto Theatre (Individual Landmark)

Erin Anderson, KPG

BACKGROUND

The Rialto Theater's entrances/alcoves along Court C are currently being utilized by transients, potentially putting staff, passersby and the historic theater at risk. On February 10th, the applicant briefed the Commission on proposed security enhancements that are similar to that constructed on the east side of the Pantages Theater (along Commerce Street), and are designed to restrict entry, reduce maintenance and calls to the Tacoma Police Department, and limit vandalism and staff exposure to blood-borne pathogens and other infectious materials. Based on that feedback, the design team presented the Commission with options for feedback on March 24. The proposed project includes adding horizontal security grilles that will remain open when occupants are in the building at the main entrance arcade as well as the east doorways of the Rialto Theater.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS**Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings.**

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
2. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
3. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. The proposed grilles are intended to be temporary and removable and attachment points repairable back to its original state. This meets the Secretary of the Interior's Standard that new additions shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. Grille head track will be attached to the existing masonry along the interior alcove of the main entrance rotunda and east elevation. Placement of track is minimally invasive and easily removable from its location. Grilles head tracks will be attached with angle header and ½" screws
3. Horizontal sliding steel grilles are proposed for the main exit. They shall be openable from the inside without use of a key or special knowledge or effort during periods that the space is occupied. Proposed styles include Mobilfex Model #S-18 in a Clear Anodized finish, or Plexiglas pass-through protection steel caging around East elevation staircases.

RECOMMENDATION

Staff recommends approval.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 310 S. 9th St., Rialto Theatre, as submitted.

Recommended language for deferral:

I move that the Landmarks Preservation Commission defer the application for 310 S. 9th St., Rialto Theatre, 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 310 S. 9th St., Rialto Theatre, based on the following [cite design guidelines.]

AGENDA ITEM 5A: Events & Activities Update

Staff

2021 Programs

1. Puyallup Tribe Traditional Place Names Video Series (April)
2. How Tacoma was Shaped Video Series
 - I. [How Transportation Shaped Tacoma](#) (posted)
 - II. How Fire Shaped Tacoma (TBD July)
 - III. How Art Shaped Tacoma (TBD October)
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 10th, 7pm on YouTube)
 - IX. Foss Waterway Seaport Elementary Program Salmon Release (TBA)
 - X. Job Carr Cabin Craft Saturday (May 15th @ Job Carr Cabin Museum, 11-1pm)
 - XI. Foss Waterway Seaport Salish Sea Heroes (May 20th, 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. Heritage Café Series



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

APPLICATION FOR DESIGN REVIEW

Permit Number: HDR21-0009

PROPERTY INFORMATION

Building/Property Name:	The Walkiewicz Residence Detached Garage
Building/Property Address:	Addition and replace existing deck
Historic/Conservation District:	620 N AINSWORTH AVE
Applicant's Name:	North Slope
Applicant's Address:	Tzzy Wong
Applicant's Phone:	12181 - C Street South TAcoma, WA 98444
Applicant's Email:	2532325342
Property Owner's Name:	tzzywong@aol.com
Property Owner's Address:	

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Detached Garage
Estimated Valuation:	52000

Application Checklist

Features to be Modified:	Remove existing deck and replace with new deck. Add new garage to existing garage
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Specifications of Materials and Finishes:

Deck material will be "Trex" with wooden guardrail to match existing. New garage siding to match existing 8" bevel siding, blue color to match existing exterior wall siding with 4" white trims around windows and door.

Roof Height:

Roof Pitch: 4.5

Roof Material:

Size of Construction: 528 S.F.

Proposed Material:

Roof to match existing asphalt singles and 8" Bevel siding to match existing

Exterior Material:

Wood siding and asphalt shingles

Window Information**Window Types:**

Single hung

Window Trim:

4" Cedar White Trim

Window Material:

Wood or White Milgard vinyl window

Window Locations:

Garage facing inward into the interior yard

Door Information**Door Types:**

2 Garage roll up doors

1 man door facing the

Door Materials:

Vinyl garage roll doors will be with 8 panels and wood grain in print on the panel.

Vinyl man door with 4 panels wood grain in print

Door Locations:

2 Garage roll up doors facing the alley

1 man door facing the interior yard

Existing Signage:	No
Sign Dimensions:	
Sign Material:	
Logo and Letter Size:	
Lighting Specifications:	
Removing or Relocating Signage:	
Method of Attachment:	

The Walkiewicz Residence Detached Garage Addition

620 -N Ainsworth Ave Tacoma, WA 98403

PARCEL # 2036320020
RTSQQ: 03-20-05-22

OWNER:
Admin and Blair Walkiewicz
17301 - W Street
Tacoma, WA 98403
Blair 253-279-2024
PHONE: 253-232-5342
Tzzywong@aol.com

ARCHITECT:
TZZY WONG
17301 - W Street
Tacoma, WA 98403
Blair 253-232-5342
Tzzywong@aol.com

EXISTING BUILDING INFORMATION:
CONSTRUCTION: SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE: V-B
EXISTING FLOOR AREA: 1,900 S.F.
EXISTING BASEMENT AREA: 848 S.F.
EXISTING DETACHED GARAGE: 240 S.F.
NEW DETACHED GARAGE ADDITION: 306 S.F.
TOTAL GARAGE AREA: 768 S.F. OK less than 975 S.F.

LAND: 6,500 S.F. (0.149 Acres)

SCOPE OF WORK:
To construct a new 22' x 24'-6" = 539 S.F. addition to an existing 12'x20' detached garage
Remove and replace an existing 164 S.F. deck with 305 S.F. new deck

INDEX OF DRAWINGS:
A1.1 COVER SHEET, SITE PLAN
A2.1 GARAGE FLOOR PLAN and GARAGE ROOF PLANS
A2.2 EXISTING and NEW DECK PLANS
A2.3 EXTERIOR ELEVATIONS and SECTION
S2.1 STRUCTURAL NOTES and DETAILS
S2.2 DECK JOIST FRAMING PLAN, DETAILS and DECK FOUNDATION
S3.1 GARAGE ROOF FRAMING PLAN and DETAILS

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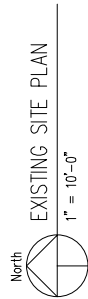
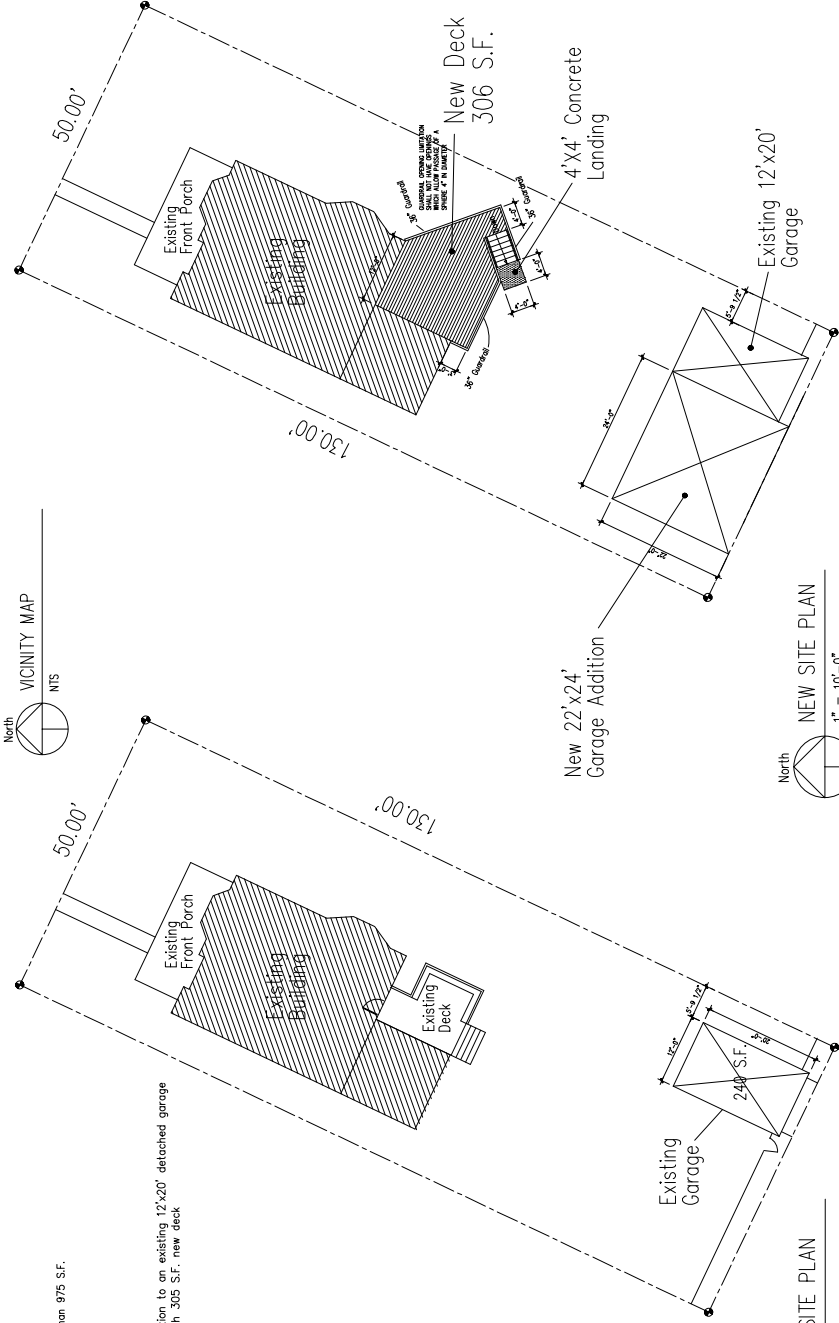
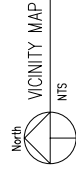
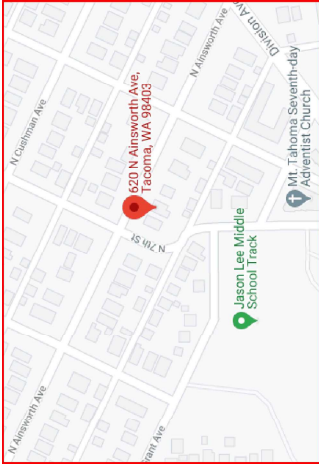
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The Walkiewicz Residence
Detached Garage Addition
620 - N Ainsworth Ave
Tacoma, WA 98403



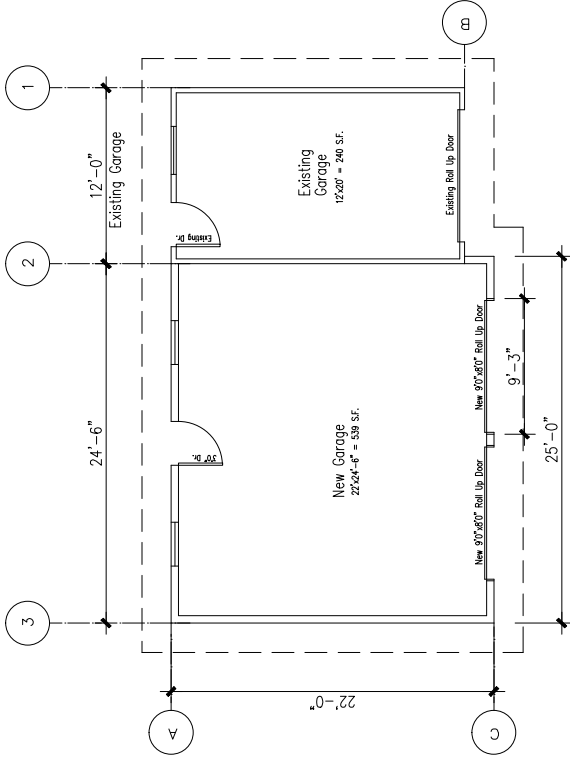
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JOB NO.:
DRAWN:
DATE: 03/05/21
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 lzywong@aol.com

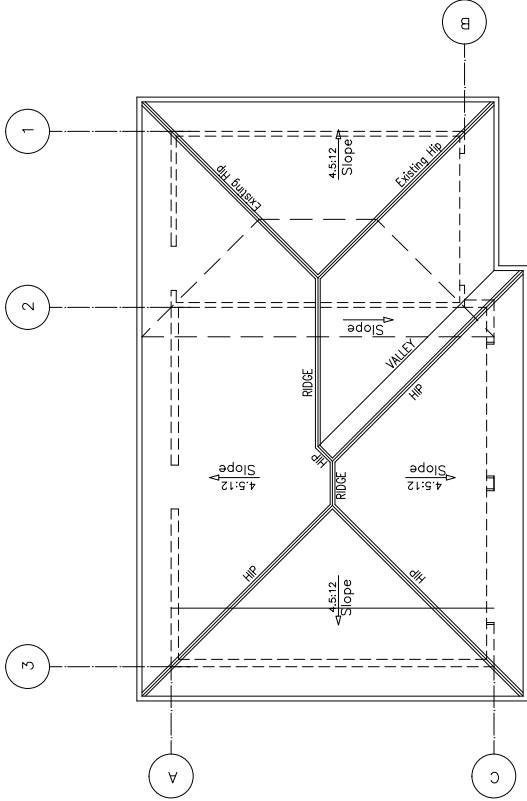
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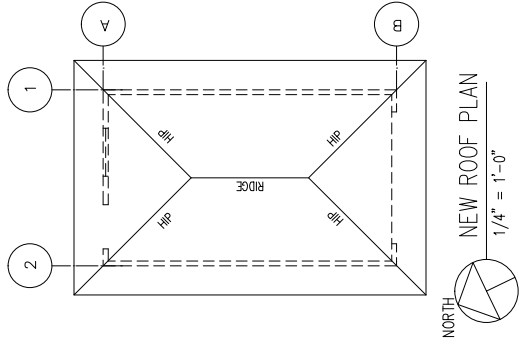
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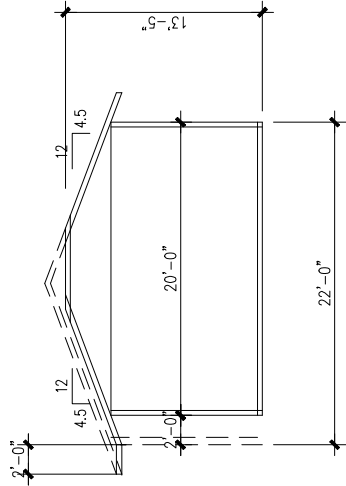
GARAGE FLOOR PLAN
 1/4" = 1'-0"
 NORTH



NEW ROOF PLAN
 1/4" = 1'-0"
 NORTH



NEW ROOF PLAN
 1/4" = 1'-0"
 NORTH



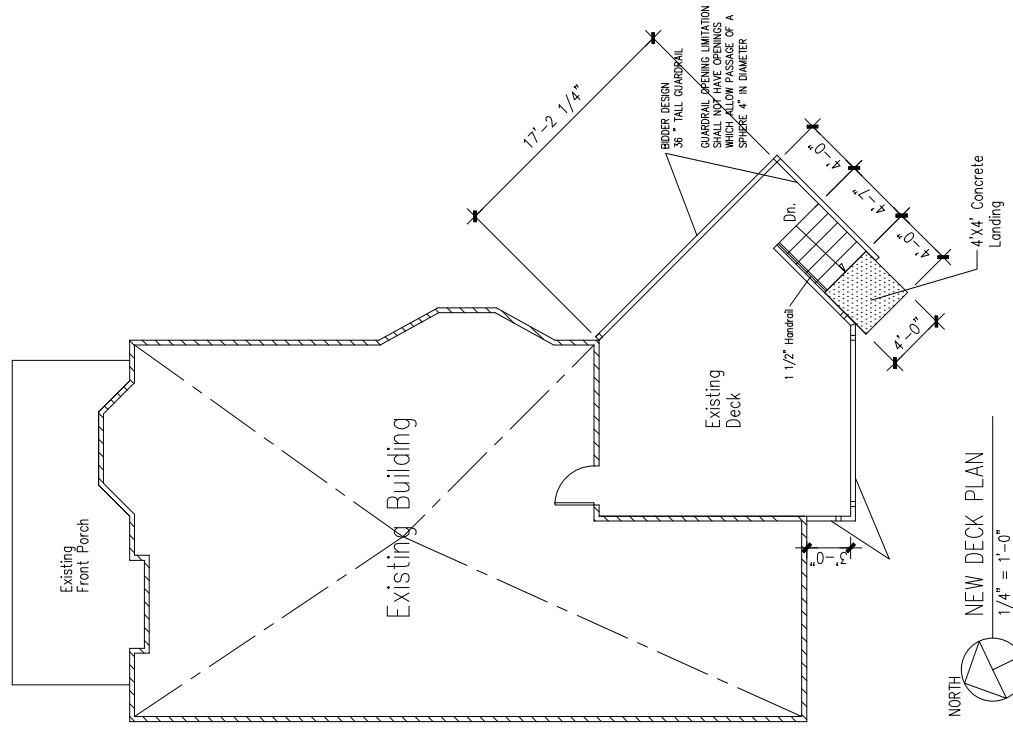
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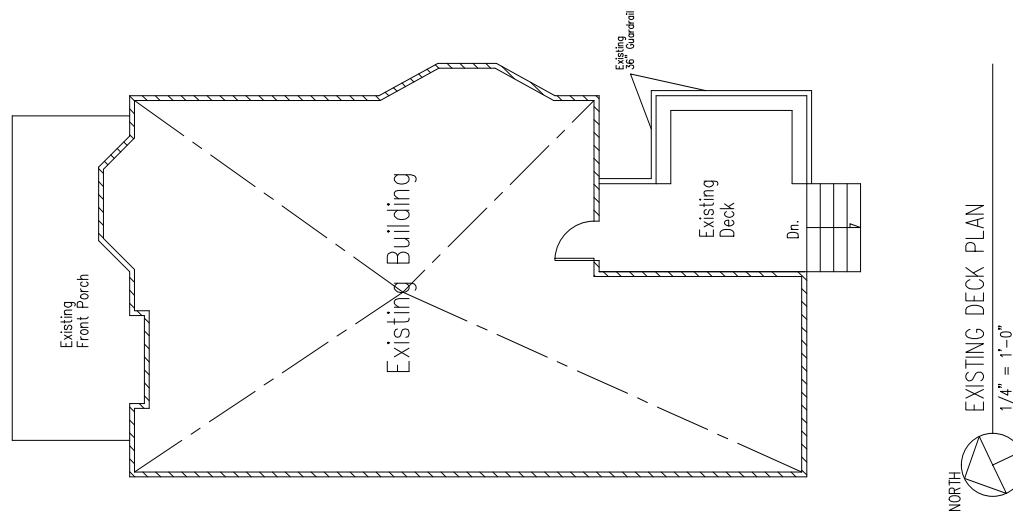


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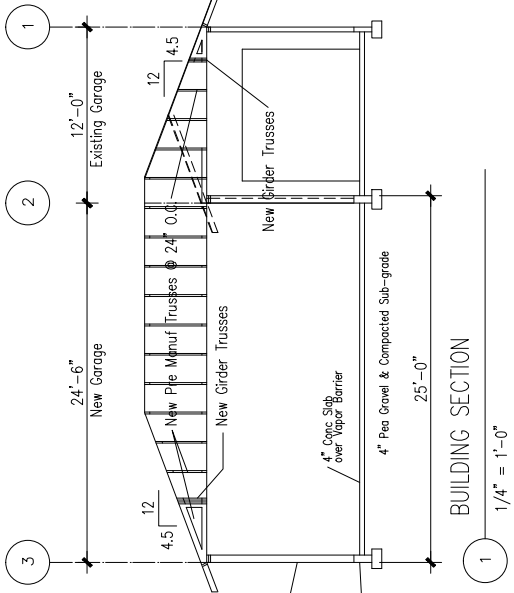
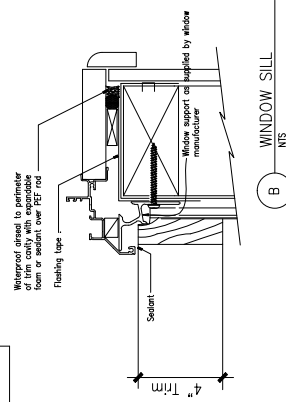
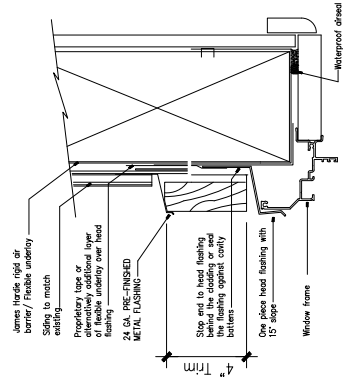
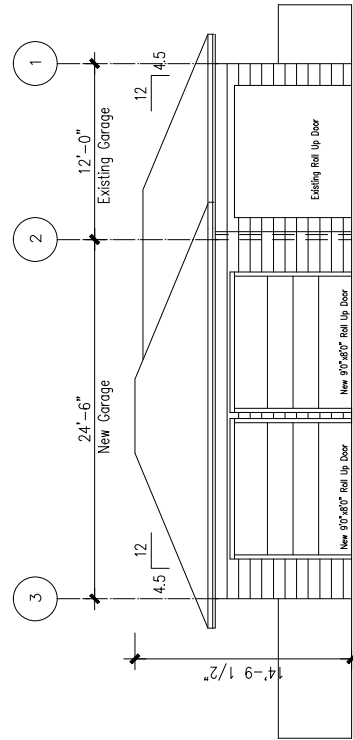
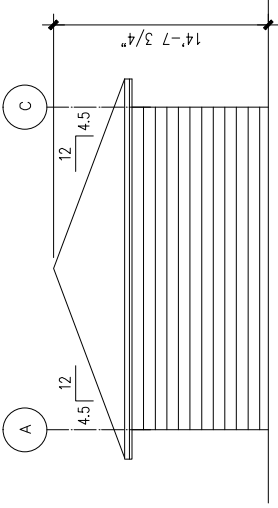
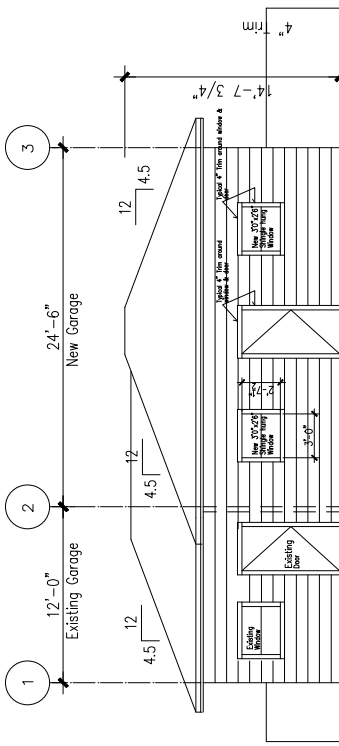
A2.2
 JOB NO.:
 DATE: 03/05/21



NEW DECK PLAN
 1/4" = 1'-0"
 New Deck Area = 305 S.F.



EXISTING DECK PLAN
 1/4" = 1'-0"
 Existing Deck Area = 164 S.F.



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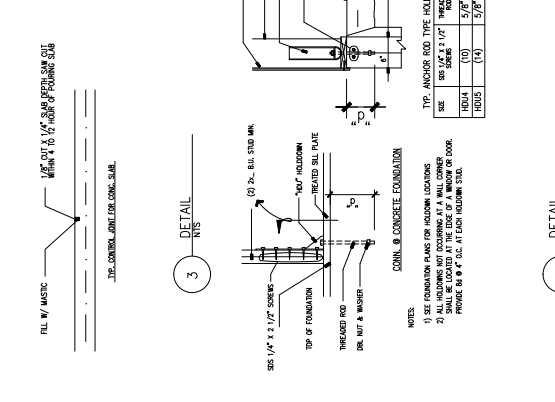
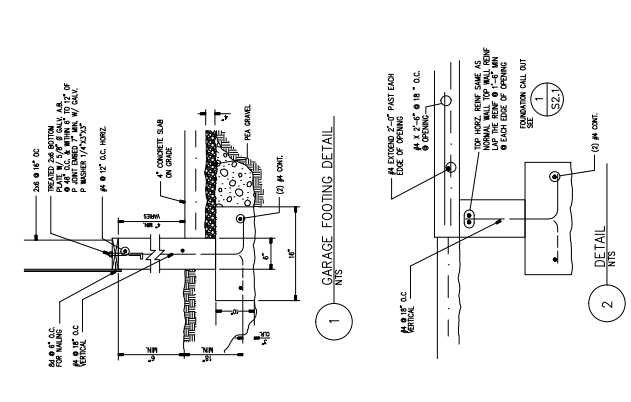
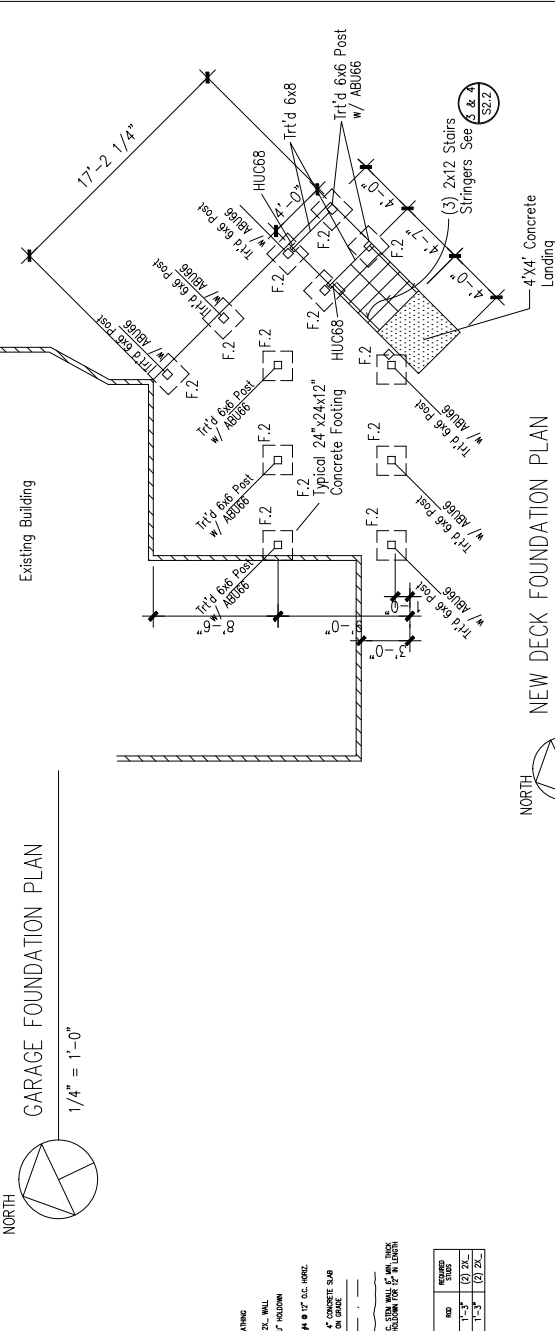
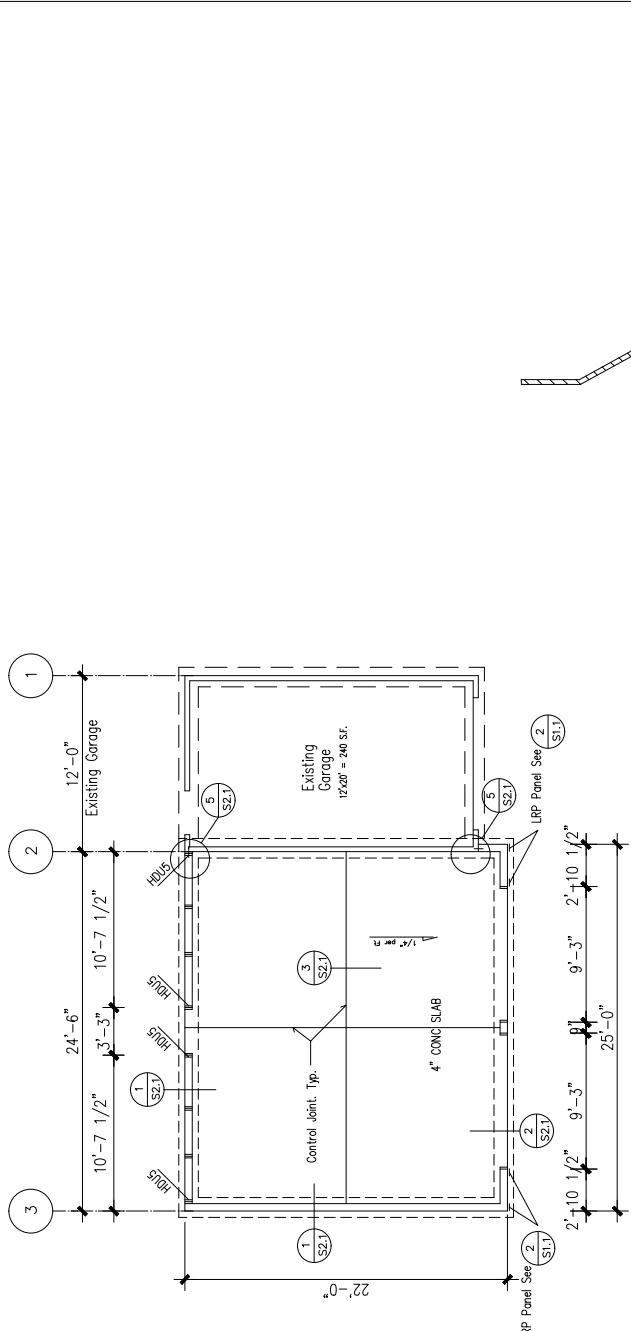
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A3.1	
ISS. NO.:	DATE: 03/05/21
DRAWN:	
DATE:	

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12181 - "C" Street
 Detached Garage Addition
 The Walkiewicz Residence
 620 - N Ainsworth Ave
 Tacoma, WA 98403

REVISION:
 EXHIBIT SET
 S2.1
 JOB NO:
 DRAWING:
 DATE: 03/05/21

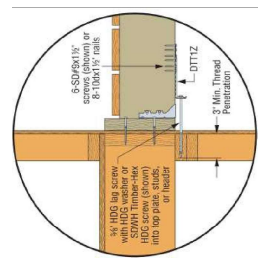
REGISTERED ARCHITECT
 TONY M. COO
 STATE OF WASHINGTON



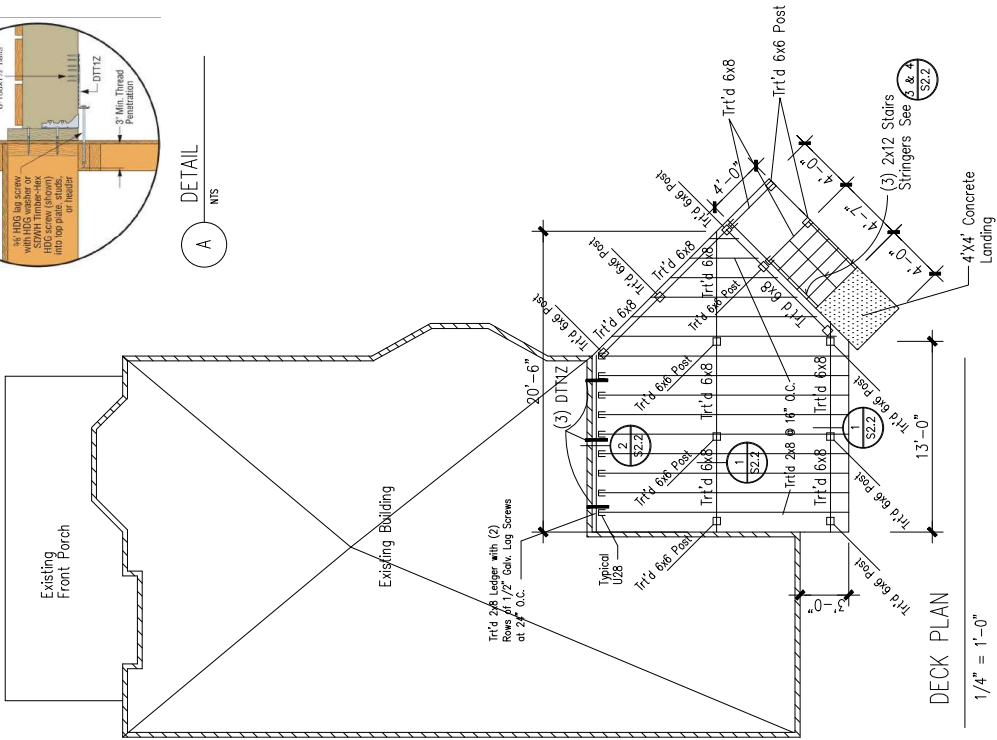
ITEM	DESCRIPTION	QUANTITY	UNIT
1	2x4 WALL	17'-2 1/4"	LF
2	1x4 FLOOR	17'-2 1/4"	LF
3	4" CONCRETE SLAB ON GRADE	17'-2 1/4"	LF
4	TRT'D 6X6 POST	1	EA

NOTES:
 1) SEE FOUNDATION PLANS FOR HOLDING LOCATIONS
 2) ALL HOLDINGS NOT OCCUPYING A WALL CORNER SHALL BE SET IN THE CENTER OF THE HOLDING
 PROVIDE 6x6 O.C. AT LEAD HOLDING SIDE.

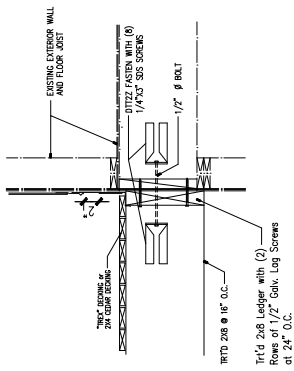




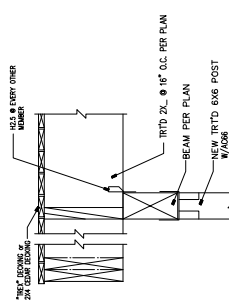
A NTS
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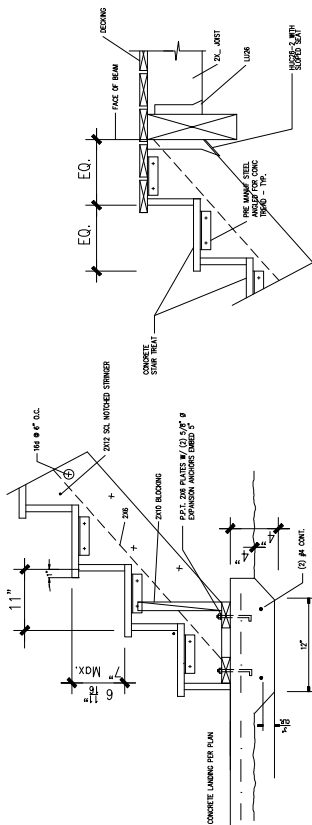
DECK PLAN
 1/4" = 1'-0"



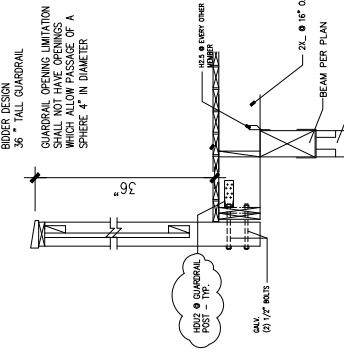
2 SECTION NTS



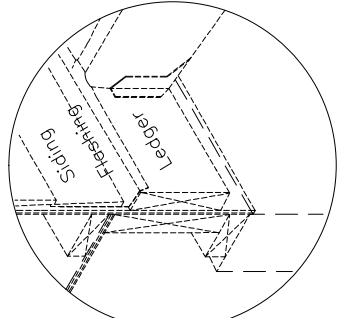
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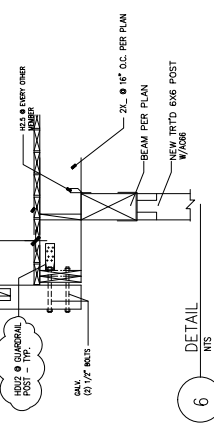
3 SECTION NTS



4 DETAIL NTS



5 FLASHING DETAIL NTS



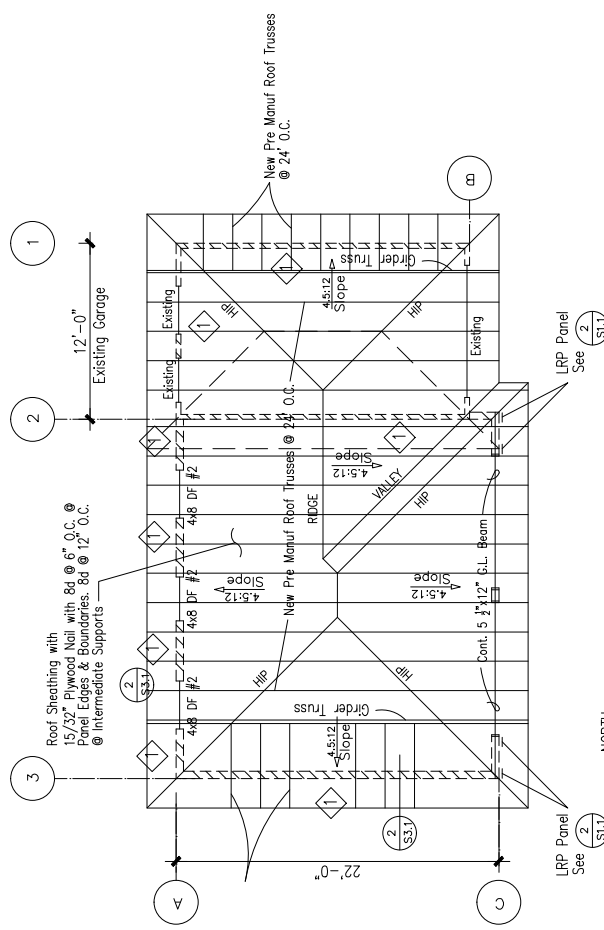
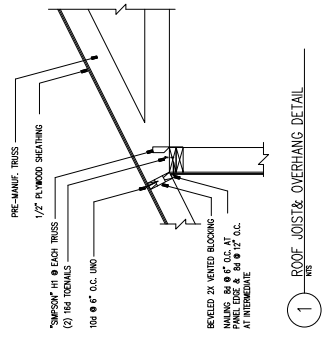
6 DETAIL NTS

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REVISION:
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 DRAWN:
 DATE: 03/05/21



SHEARWALL NAILING SCHEDULE				
MARK	WALL TYPE	PANEL EDGE NAILING (1), (2)	INTERMEDIATE NAILING (2)	BOTTOM FLAT AND/OR RABBING OR NAILING (3)
◊	1/2" CDX PLYWOOD OR OSB ONE SIDE	8d # 6" O.C.	8d # 12" O.C.	5/8" ALB. # 4# O.C.

- SHEARWALL SCHEDULE NOTES:**
- 1) BLOCK ALL PANEL EDGES
 - 2) ALL SHEARWALLS TO BE 16" MINIMUM
 - 3) 2x STUDS SHALL BE HIPPED OR BETTER, KUM-DRIP
 - 4) USE 2x STUDS AND PLATES @ PANEL EDGES
 - 5) ANCHOR BOLTS SHALL HAVE MINIMUM 5" BY 3/4" THROUGH BOLTS

REVISION: _____
 PERMIT SET
 SHEETS

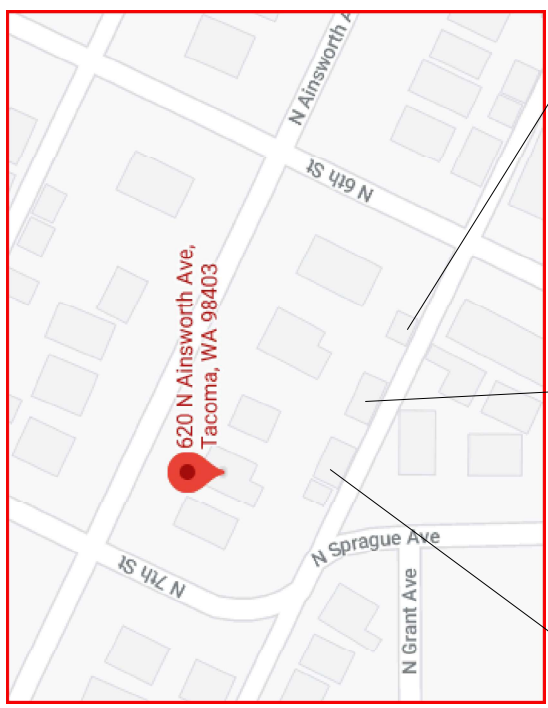
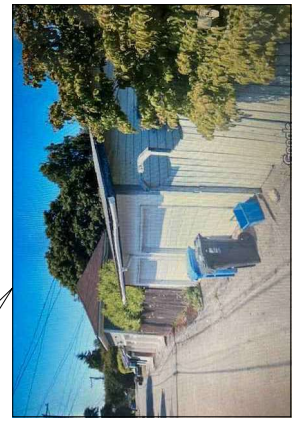
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JOB NO. _____
 DRAWN _____
 DATE: 09/05/21 TW



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 12181 - "C" Street















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

APPLICATION FOR DESIGN REVIEW

Permit Number: HDR21-0017

PROPERTY INFORMATION

Building/Property Name:	Rialto Theater Security Enhancements
Building/Property Address:	310 S 9TH ST
Historic/Conservation District:	N/A
Applicant's Name:	Erin Anderson
Applicant's Address:	2502 Jefferson Tacoma, WA 98402
Applicant's Phone:	
Applicant's Email:	erin@kpg.com
Property Owner's Name:	CITY OF TACOMA - GG
Property Owner's Address:	

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Commercial
Type of Work:	Other Minor Work
Estimated Valuation:	20000

Application Checklist

Features to be Modified:

Security grilles to be added to rotunda arches and 3 door ways on the east side of the building.

Specifications of Materials and Finishes:

Part 1 General

1.01 General

A. Supply and install where indicated

folding aluminum closure model "SYSTEM S-18" as manufactured by MobilFlex Inc.

Clear Anodized finished

Roof Height:
Roof Pitch:
Roof Material: n/a
Size of Construction: n/a

Proposed Material:
Aluminum

Exterior Material:
Aluminum

Window Information

Window Types:
n/a

Window Trim:
n/a

Window Material:
n/a

Window Locations:
n/a

Door Information

Door Types:
Security Grilles

Door Materials:
Aluminum

Door Locations:
Front entrance Rotunda arches and 3 existing doorways on east side of building.

Existing Signage:	No
Sign Dimensions:	
Sign Material:	
Logo and Letter Size:	
Lighting Specifications:	
Removing or Relocating Signage:	
Method of Attachment:	

PROJECT SUMMARY:

PROJECT ADDRESS:
 RIALTO THEATER
 901 MARKET STREET
 TACOMA, WASHINGTON 98402

PROJECT SUMMARY:
 PROJECT INCLUDES ADDING HORIZONTAL SLIDING SECURITY GATES THAT WILL REMAIN OPEN WHEN OCCUPANTS ARE IN THE BUILDING AT THE MAIN ENTRANCE ARCADE AS WELL AS THE MAIN ENTRANCE TO THE ROTUNDA. THE ADDITION OF THESE GATES WILL BE FOR THE PURPOSES OF SECURITY TO PROTECT THE BUILDING FROM VANDALISM AND ENCAMPMENTS. GATES WILL BE REMOVED AND ATTACHMENT POINTS REPAIRED BACK TO ITS ORIGINAL STATE.

PIERCE COUNTY PARCEL NUMBER:
 2008070010

LEGAL DESCRIPTION:
 Section 04 Township 20 Range 03 Quarter 22 - NEW TACOMA L 1 THRU 3 B 907
 EXISTING LOT AREA - 10,800 SF (0.248 Acres)

OWNER:
 CITY OF TACOMA

APPLICABLE CODES:
 2018 INTERNATIONAL BUILDING CODE
 2009 ANSI A117.1 ACCESSIBILITY CODE

ZONING CODE/LAND USE:
 DCC - DOWNTOWN COMMERCIAL CORE
 EXISTING USE: THEATER

CLASSIFICATION OF EXISTING BUILDING:
 (PER IBC SECTION 302 AND TABLE 1004.1.2)

BUILDING USE:
 = A2 WITH ACCESSORY B
 (NO CHANGE OF USE)
 EXISTING BUILDING AREA = 10,800 SF
 EXISTING CONSTRUCTION TYPE = I/A-4
 YEAR BUILT = 1919

CODE SUMMARY:

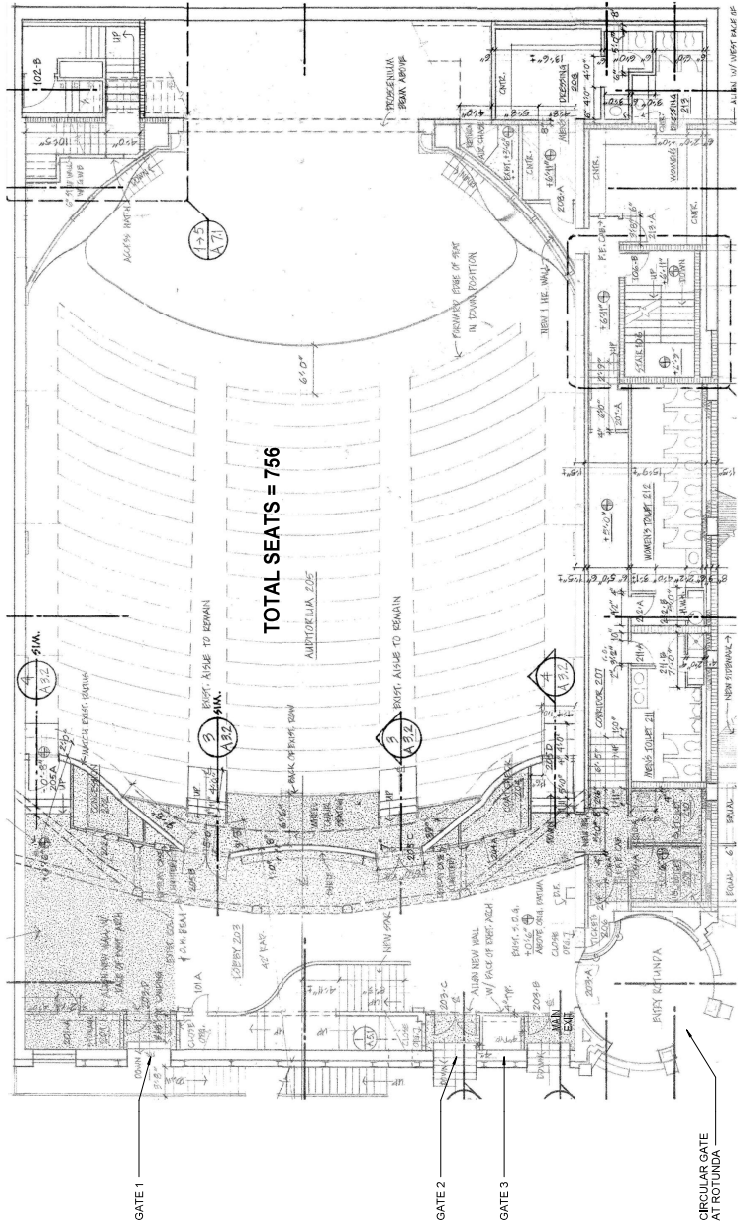
2018 IBC

1010.1.4 SIZE OF DOORS
 The required capacity of each door opening shall provide a minimum clear opening width of 32 inches.

1010.1.4.3 SPECIAL PURPOSE HORIZONTAL SLIDING, ACCORDIAN OR FOLDING DOORS
 Special purpose horizontal sliding, accordion or folding doors shall be permitted to be a component of a means of egress and shall comply with the following:

- The door shall be power operated and shall be capable of being operated manually in the event of power failure.
- The door shall be operable by a simple method from both sides without special knowledge or effort.
- The force required to operate the door shall not exceed 30 pounds to set the door in motion and 15 pounds to close or open the door.
- The door shall be capable of being operated manually with a force of 250 pounds applied perpendicular to the door.
- The door assembly shall comply with applicable fire protection rating.
- The door shall have an integrated standby power supply.
- The door shall be capable of being operated manually with a force of 250 pounds.
- The door shall open to the min. required width within 10 seconds after activation.

101.1.4.5 SECURITY GRILLES
 Grilles shall be permitted at the main exit and shall be operable from the inside without use of a key or special knowledge or effort during periods that the space is occupied. The grilles shall remain secured in the full-open position during the period of occupancy by the general public. Where there are two or more means of egress are required, not more than one-half of the exits or exit access doorways shall be equipped with horizontal sliding gates.



1 LEVEL 1 - LIFE SAFETY PLAN
 1/8" = 1'-0"

No.	Description	Date



KPG
 SEATTLE Tacoma Wenatchee
 317 344-5242
 WWW.KPG.COM

DRAFT PERMIT SET



ONE INCH AS DRAWN

RIALTO SECURITY ENHANCEMENTS
 901 MARKET STREET, TACOMA, WA

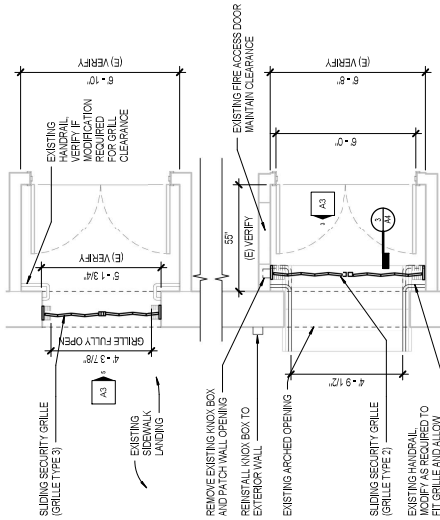
LIFE SAFETY INFORMATION

A2

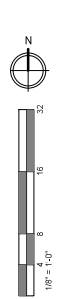
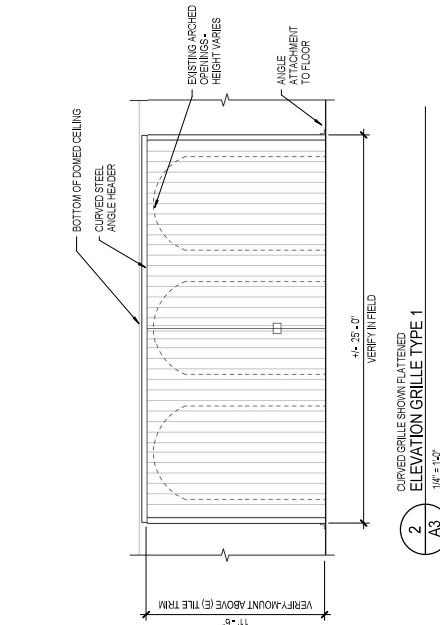
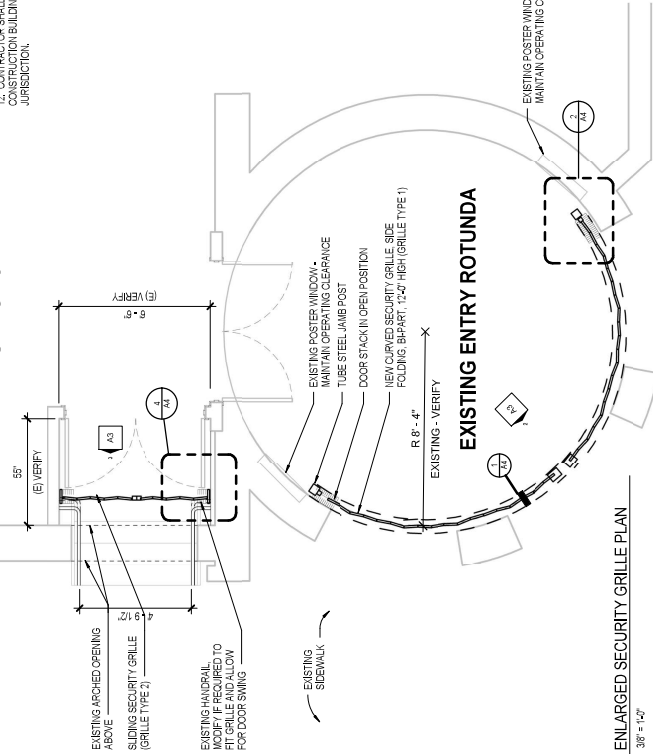
ARCHITECTURAL GENERAL NOTES


1. DRAWINGS ARE IN PART PERMANENT AND DO NOT NECESSARILY SHOW COMPLETE DETAILS OF CONSTRUCTION WORK OR MATERIALS PERFORMANCE OR INSTALLATION. DRAWINGS DO NOT NECESSARILY SHOW HOW CONSTRUCTION DETAILS, OTHER ITEMS OR WORK AND EQUIPMENT MAY AFFECT A PARTICULAR INSTALLATION.
2. FEATURES NOT FULLY SHOWN ON PLANS OR DETAILS ARE TO BE PROVIDED AS INDICATED FOR SIMILAR CONDITIONS.
3. THE OWNER SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DOCUMENTS. ANY SUCH VARIATIONS SHALL BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR COST TO RECTIFY THE SAME.
4. ALL DIMENSIONS TO WALLS SHOWN ON DRAWINGS ARE TAKEN FROM FACE OF STUDS, FACE OF CONCRETE, FACE OF CMU, OR FACE OF SIP PANELS.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THE GRAPHIC SCALE SHOWS THE TILE BLOCK DOES NOT MEASURE ON INCH, THE DRAWING HAS BEEN SCALED.
6. VERIFY DIMENSIONS, SUCH AS OPENING SIZES, SUMMIT FLOOR CROSS, WINDOW AND OTHER PENETRATIONS AGAINST REQUIREMENTS OF SPECIFIED PRODUCTS, CONDITIONS, ELEVATIONS, ETC. PERTAINING TO WORK BEFORE PROCEEDING.
7. PROVIDE ALL SUB-FRAMING AND BLOCKING AS REQUIRED TO RECEIVE WORK BY OTHERS.
8. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
9. ALL OPENINGS SHALL BE CAULKED, SEALED, OR WEATHER STRIPPED.
10. NOT ALL ELEMENTS ARE SHOWN ON ARCHITECTURAL DRAWINGS. SEE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, OR INSTRUMENTATION DRAWINGS.
11. ALL CLEAR DIMENSIONS ARE TO BE EXACTLY WITHIN 1/8" FOR THE FULL HEIGHT/WIDTH OF WALLS/CROSS OPENINGS, ETC. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTIONS FROM THE OWNER.
12. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY THE AUTHORITY HAVING JURISDICTION.

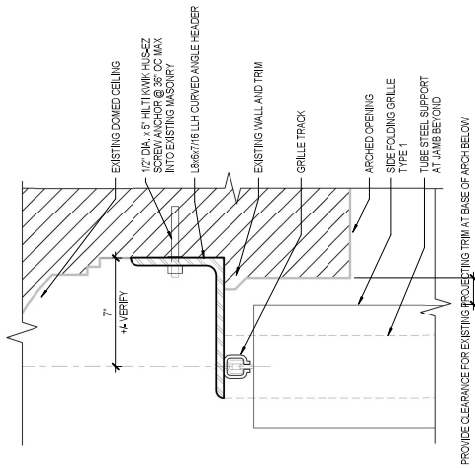
EXISTING LOBBY



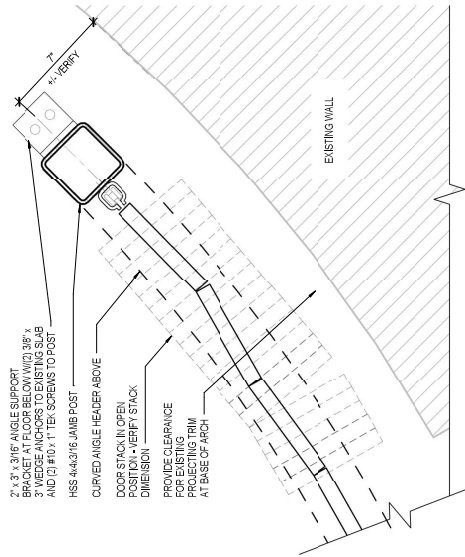
EXISTING ENTRY ROTUNDA



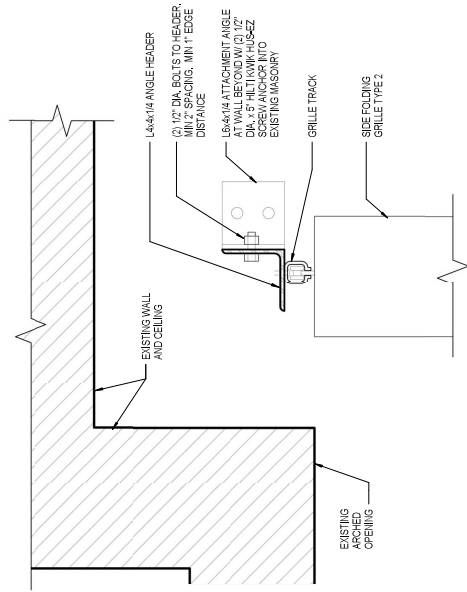
			ENLARGED SECURITY GRILLE PLAN AND ELEVATIONS	A3
RIALTO SECURITY ENHANCEMENTS 901 MARKET STREET, TACOMA, WA				
DRAFT PERMIT SET				
9813 REGISTERED ENGINEER STATE OF WASHINGTON KYLE R. GARDNER 2017 384 5th Ave #400 (206) 258-1842 www.kpg.com				
Date	Description			



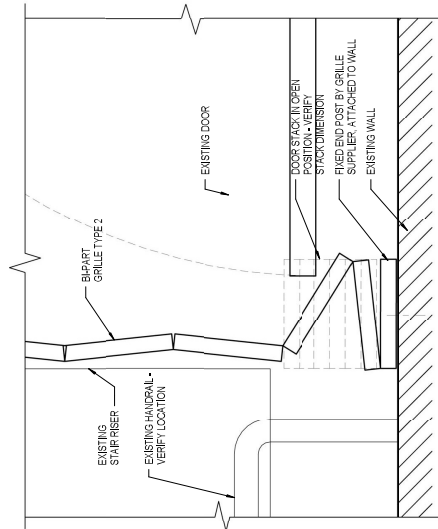
1 GRILLE HEAD TRACK SECTION AT GRILLE TYPE 1
3" = 1'-0"



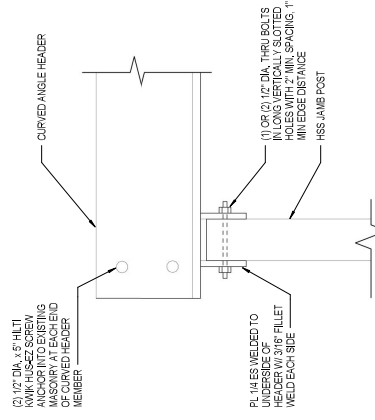
2 ENLARGED JAMB PLAN AT GRILLE TYPE 1
3" = 1'-0"



3 GRILLE HEAD TRACK SECTION AT GRILLE TYPE 2
3" = 1'-0"



4 ENLARGED JAMB PLAN AT GRILLE TYPE 2
3" = 1'-0"



5 JAMB POST TO HEADER CONNECTION
3" = 1'-0"

No.	Description	Date



ONE INCH AS DRAWN

RIALTO SECURITY ENHANCEMENTS
901 MARKET STREET, TACOMA, WA

DETAILS

A4

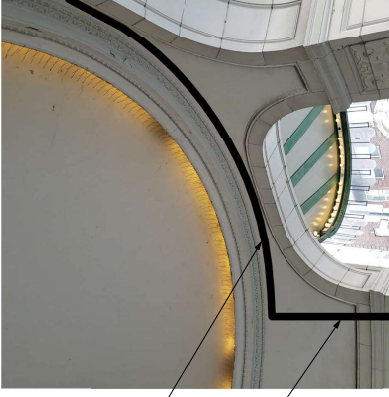


ROTUNDA INTERIOR ELEVATION EAST

MOUNT GRILLE JAMB POST
CLEAR OF POSTER WINDOW



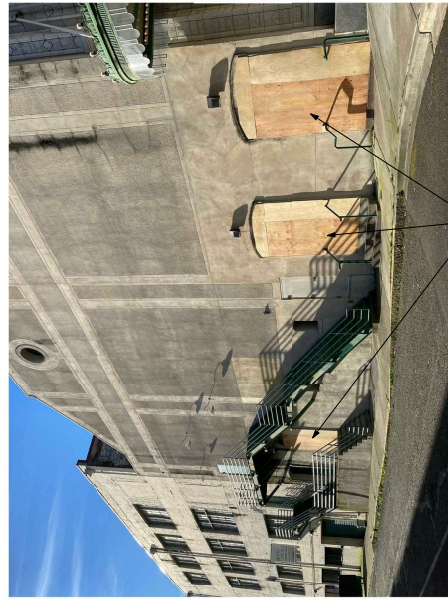
ROTUNDA PILASTER



ROTUNDA INTERIOR ELEVATION NORTH

MOUNT GRILLE HEADER
TO CLEAR JAMB POST AND
EXISTING GRILLE TRIM

JAMB POST AND GATE TO
CLEAR EXISTING TRIM

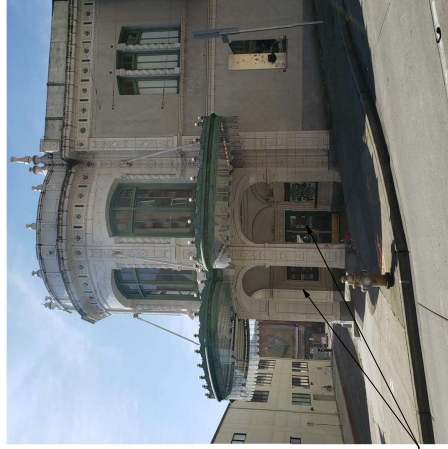


EAST ELEVATION

NEW SECURITY GRILLES TO
REPLACE EXISTING PLYWOOD



EAST ELEVATION



NORTH ELEVATION

NEW SECURITY GRILLES AT
EACH ROTUNDA ARCH

1 SITE PHOTOS
Scale: 1" = 1'-0"

No.	Description	Date



DRAFT
PERMIT SET



ONE INCH
AS DRAWN

RIALTO SECURITY ENHANCEMENTS
901 MARKET STREET, TACOMA, WA

SITE PHOTOS

A5

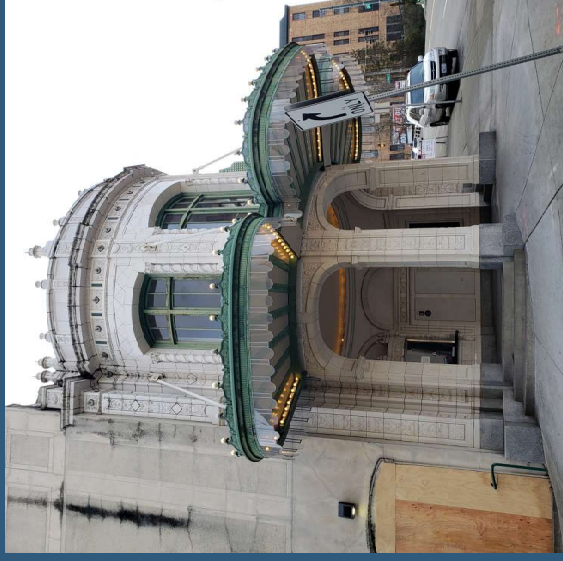
RIALTO THEATER

Existing/Security Enhancements

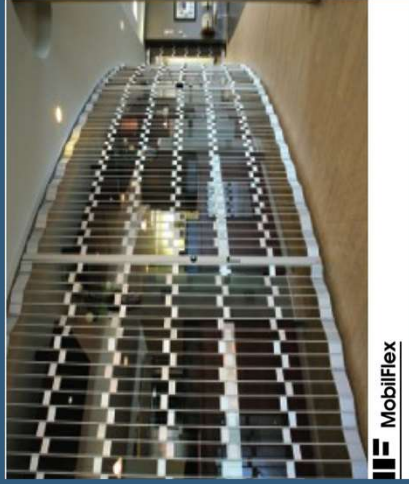
April 21st, 2021

Project Summary:

- **Preserve** the Rialto Theater from loitering, encampments, and vandalism.
- Architect and Engineering team ready to implement security enhancements.



RIALTO THEATER Existing/Security Enhancements



MobilFlex



- Grille choice:
MobilFlex.com
- Model #S-18
 - Clear Anodized finish



KPG

Rialto Theater Existing/Security Enhancements

Coming next:

- Submit for permit.

Questions/Comments?



2021 VIRTUAL
HISTORIC PRESERVATION MONTH
CITY COUNCIL

PROCLAMATION

May 4th, 2021 • 5-5:30PM on ZOOM

hpmonthtacoma.com

Photo by [unreadable]

CITY OF TACOMA HISTORIC PRESERVATION OFFICE PRESENTS:

WYS MINI-SERIES • PART 1

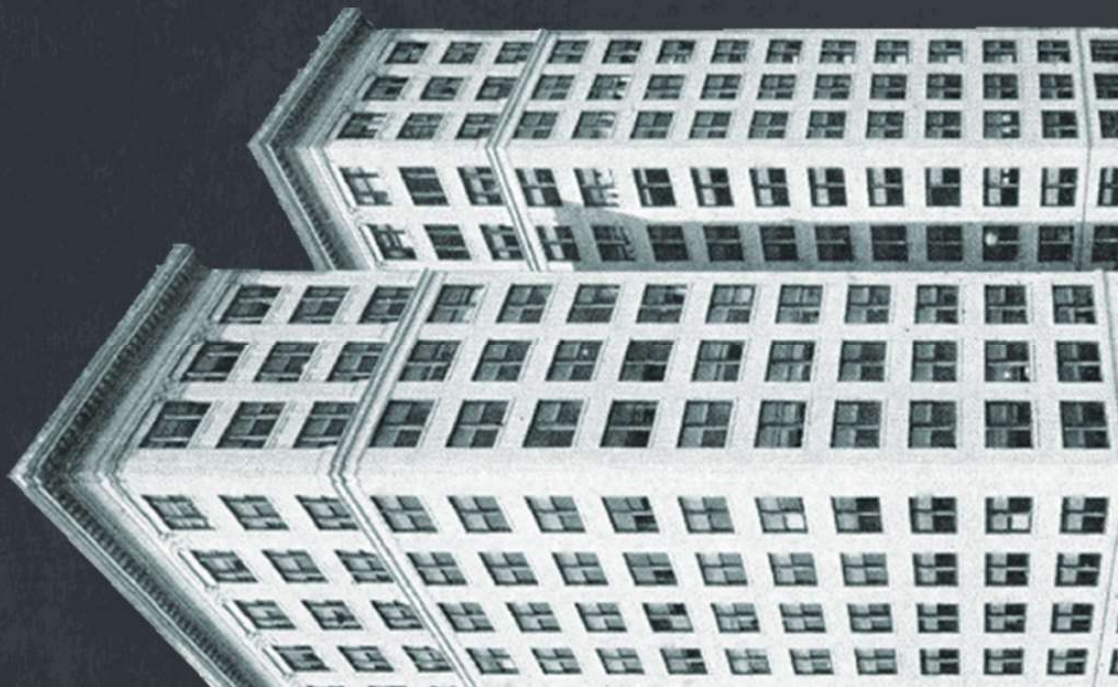
"Murder at the Washington Building"

A PRETTY GRITTY TOURS PRODUCTION

THURSDAY, MAY 6 • 6PM ON [facebook](#) | [YouTube](#)



tacoma public library
Start here. Go anywhere.



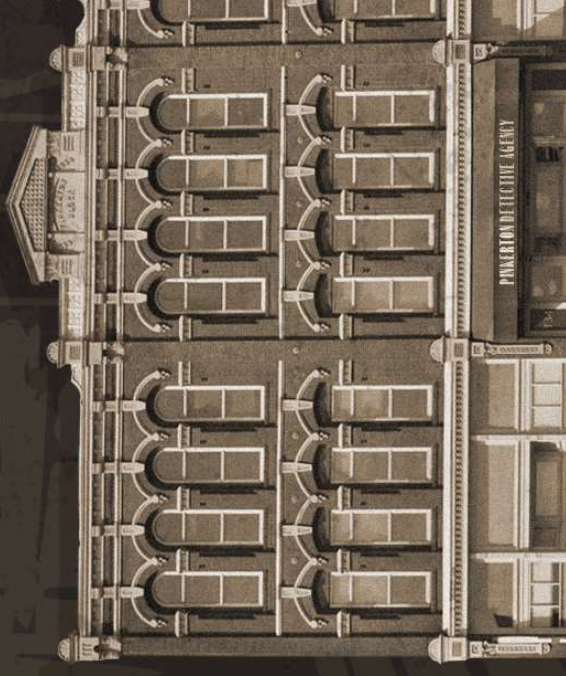
CITY OF TACOMA HISTORIC PRESERVATION OFFICE PRESENTS:

WAYS TO FERRY PART 2

"Tension at the Dinkerton Detective Agency"

A PRETTY GRITTY TOURS PRODUCTION

THURSDAY, MAY 13 • 6PM ON [facebook](#) | [YouTube](#)



CITY OF TACOMA HISTORIC PRESERVATION OFFICE PRESENTS:

WAYS MINI-SERIES PART 3

"Deception at the Gamble House"

A PRETTY GRITTY TOURS PRODUCTION

THURSDAY, MAY 20

6PM on  facebook |  YouTube



Report #1024



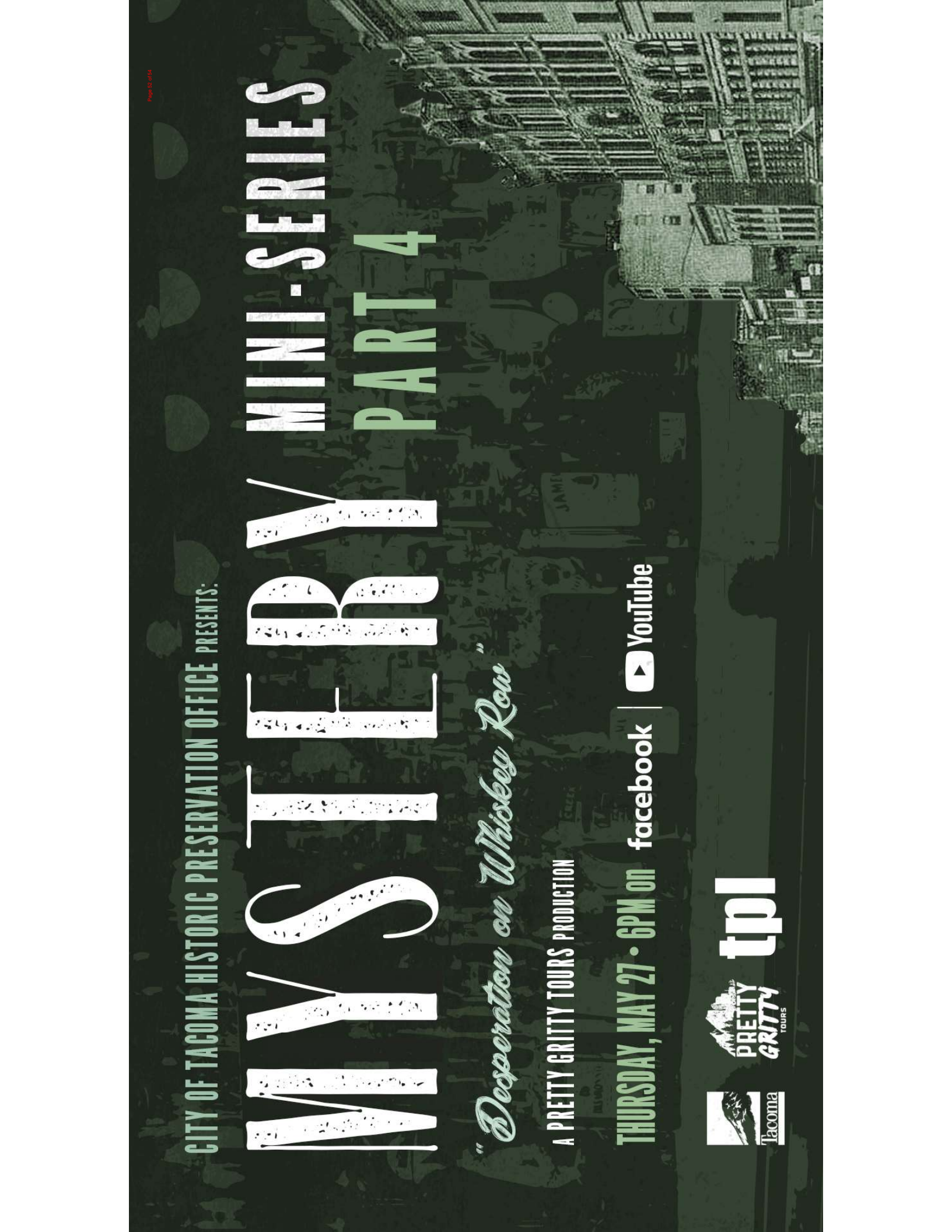
CITY OF TACOMA HISTORIC PRESERVATION OFFICE PRESENTS:

WAYS TO FLEE PART 4 MINI-SERIES

"Desperation on Whiskey Row"


A PRETTY GRITTY TOURS PRODUCTION

THURSDAY, MAY 27 • 6PM ON [facebook](#) | [YouTube](#)



2021 VIRTUAL
HISTORIC PRESERVATION
AWARDS

MAY 28 • 6PM on **zoom**

HISTORIC  | hpmmonthtacoma.com
PRESERVATION MONTH



Tacoma's Historic Preservation Office
Presents

TACOMA NOIR

A FOUR-PART MURDER MYSTERY BASED ON
TACOMA'S HISTORY

