

Members

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



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

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

Date: October 23, 2019

Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248

Time: 5:30 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 10/9/19

4. SPECIAL TAX VALUATION

- | | | |
|--|--|--------|
| A. 812 North 11 th St. (North Slope Historic District) | Michael Sullivan, Artifacts Inc. | 5 mins |
| B. 2105 South C St. JD Aubrey Wagon & Auto Works (Individual Landmark) | Michael Sullivan, Artifacts Inc. | 5 mins |
| C. 2109-2115 South C St., Hunt-Mottett Warehouse (Individual Landmark) | Michael Sullivan, Artifacts Inc. | 5 mins |
| D. 2112 Pacific Avenue (Union Depot/Warehouse Historic District) | Michael Sullivan, Artifacts Inc. | 5 mins |
| E. 565 Broadway, Elks Temple (Old City Hall Historic District) | Michael Sullivan, Artifacts Inc. | 5 mins |
| F. 1101 A St., Suite 3, Perkins Building (Individual Landmark) | Curtis Costner, 1101 LLC | 5 mins |
| G. 1102 A St., Federal Building (Individual Landmark) | John Hunt, Power Properties Consultants Inc. | 5 mins |
| H. 1115 N. 11 th St. (North Slope Historic District) | Tanya and Roger Sita, Owners | 5 mins |

5. BOARD BRIEFINGS

- | | | |
|--|-------------------|---------|
| A. 711-25 East 25 th Street, Carman Manufacturing (Individual Landmark) | Chuck Eide, UHaul | 10 mins |
|--|-------------------|---------|

6. PRESERVATION PLANNING/BOARD BUSINESS

- | | | |
|--|-------|---------|
| A. Amendments to the Guidelines, Bylaws, and Inventory | Staff | 10 mins |
| B. Events & Activities Update | Staff | 5 mins |

7. CHAIR COMMENTS

Next Regular Meeting: November 13, 2019, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at www.cityoftacoma.org/lpc-agenda. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



The City of Tacoma does not discriminate on the basis of handicap in any of its programs or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 591-5056 (voice) or (253) 591-5820 (TTY).

Members

Kevin Bartoy, Chair
Roger Johnson, Vice-Chair
Alex Morganroth
Jennifer Mortensen
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
Marshall McClintock, North Slope Ex-Officio

Staff

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



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Date: October 9, 2019

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

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
BT Doan

Others Present:

Kesh Chavda, Kesh Design Lines LLC
Michael Carey, Urban Forest Program Manager
Melissa Blanchad
Aaron Blanchad

Commissioner Members Excused:

N/A

Commission Members Absent:

N/A

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

Agenda was approved as submitted.

a. Excusal of Absences

N/A

b. Approval of Minutes: 9/25/2019

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

4. BOARD BRIEFINGS

a. 507 South Ainsworth (Wedge Neighborhood Historic District)

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

Kesh Chavda, Kesh Design Lines LLC, indicated that the staff report covered the information well; he had no additional comment. Commissioner McClintock provided a picture of the house from 1939, noting that the current windows were not original and neither were the windows in the picture. There are similar houses in the neighborhood that were designed by the same architects and have the 2nd floor porch like in the proposed plan. Commissioner Williams commented that the porch would most likely require additional posts to comply with code regarding spacing between them. He would also like to see the doors on the 2nd floor to resemble more of the original door, 2/3 lite door. Commissioner McClintock suggested, to preserve the original look as much as possible, keeping one of the windows on the 2nd floor. Chair Bartoy noted that beside the door and window on the 1st floor, the façade looked preserved per historic documents. Commissioner Williams stated that he would be on agreeable to replacing the right window with a door as long as the door would mimic the front one (2/3 lite), and

wanted to keep the left window. Commissioner Sundstroms added that she would like the new door to be narrow to retain the width of the opening in place. Chair Bartoy indicated that he struggled with such extensive changes in both look and function (doors and porch on the 2nd floor). The owner noted that he would like to have both windows turned into doors to provide access to the porch from both rooms.

5. PRESERVATION PLANNING/BOARD BUSINESS

a. Heritage Trees

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

Michael Carey, Urban Forest Program, gave opening remarks and an overview of the program. There are numerous outdated tree ordinances, especially on tree trimming and removal. Some have not been updated since 1927, which calls for a municipal code update. It is necessary for the city to provide more resources to the community. There is a lack of awareness and knowledge on tree planting, maintenance, City's vs. property owner's responsibilities, etc.

Mr. Carey went on to present a 2018 tree canopy assessment, leading to a recommendation for a landmark tree protection ordinance. He explained that there were two models in consideration – voluntary designation and non-voluntary (mandatory) designation. The Commission agreed that the mandatory designation would probably be more efficient. Followed was a discussion around potential criteria of the mandatory designation if that moved forward.

b. Call for New Commissioners

Mr. McKnight indicated that there were several open positions. An announcement to fill the positions will be released soon.

- One (1) architect position
- Two (2) professional positions
- One (1) at-large position
- Two (2) ex-officio positions

c. Events & Activities Update

Mr. McKnight reported that the Sustainability in Historic Preservation lecture by Professor Merlino (University of Washington), as part of the Historic Preservation lecture series, would take place on October 10 at 5:30 p.m. The lecture would be livestreamed on Facebook for those unable to attend in-person.

6. CHAIR COMMENTS

The meeting was adjourned at 7:03 p.m.

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



STAFF REPORT

October 23, 2019

SPECIAL TAX VALUATION

OVERVIEW

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: 812 North 11th Street (North Slope Historic District)

Michael Sullivan, Artifacts Inc.

ANALYSIS

Property Eligibility:	Contributing property in the North Slope Historic District
Rehabilitation Cost Claimed:	\$925,749.39
Assessed Improvement Value Prior to Rehabilitation:	\$225,900
Rehabilitation percentage of assessed value:	410%
Project Period:	10/1/17 – 9/30/19 (24 months)
Appropriateness of Rehabilitation:	Exterior restoration and interior rehabilitation including plumbing, flooring, fixtures, kitchen remodels, and repair of the windows, entryways, porches, and stairs.

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 \$925,749.39.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application 812 North 11th Street, in the amount of \$925,749.39.

AGENDA ITEM 4B: 2105 South C Street, JD Aubrey Wagon & Auto Works (Individual Landmark)
--

Michael Sullivan, Artifacts Inc.

ANALYSIS

Property Eligibility:	Individual Landmark on the Tacoma Register of Historic Places
Rehabilitation Cost Claimed:	\$402,874.60
Assessed Improvement Value Prior to Rehabilitation Claimed:	\$827,200
Adjusted Assessed Improvement Value Prior to Rehabilitation:	\$1,196,280
Rehabilitation percentage of assessed value:	49% adjusted to 34%
Project Period:	1/10/2017 – 1/1/2019 (24 months)
Appropriateness of Rehabilitation:	Exterior and interior work including creation of office space, new HVAC, bathrooms, staircases, doors, and brick and window repair.

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 \$402,874.60. Staff has corrected the assessed improvement value which was incorrect due to a clerical error.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2105 South C Street, in the amount of \$402,874.60.

AGENDA ITEM 4C: 2109-2115 South C Street, Hunt-Mottet Warehouse(Individual Landmark)

Michael Sullivan, Artifacts Inc.

ANALYSIS

Property Eligibility:	Individual Landmark on the Tacoma Register of Historic Places
Rehabilitation Cost Claimed:	\$8,631,300.85
Adjusted Rehabilitation Cost:	\$8,561,018.46
Assessed Improvement Value Prior to Rehabilitation Claimed:	\$10,000
Adjusted Assessed Improvement Value Prior to Rehabilitation:	\$575,800
Rehabilitation percentage of assessed value:	86,313% adjusted to 1,487%
Project Period:	10/1/17 – 9/27/2019 (24 months)
Appropriateness of Rehabilitation:	Exterior and interior work including creation of apartments and commercial space and new HVAC, bathrooms, walls, staircases, windows, elevators, entryways, and fire suppression system.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for the adjusted amount of \$8,561,018.46. Staff subtracted \$70,282.39 for ineligible expenses including appliances and signage. Staff also corrected the assessed improvement value which was incorrect due to a clerical error.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2109-2115 South C Street, in the adjusted amount of \$8,561,018.46.

AGENDA ITEM 4D: 2112 Pacific Avenue (Union Depot/Warehouse Historic District)
--

Michael Sullivan, Artifacts Inc.

ANALYSIS

Property Eligibility:	Contributing property in the Union Depot/Warehouse Historic District
Rehabilitation Cost Claimed:	\$853,556.12
Adjusted Rehabilitation Cost:	\$849,455.04
Assessed Improvement Value Prior to Rehabilitation Claimed:	\$5,014,100
Adjusted Assessed Improvement Value Prior to Rehabilitation:	\$893,482
Rehabilitation percentage of assessed value:	17% adjusted to 95%
Project Period:	1/10/17 – 1/1/2019 (24 months)
Appropriateness of Rehabilitation:	Exterior and interior work including creation of apartments and commercial space and new HVAC, bathrooms, walls, staircases, windows, elevators, entryways, and fire suppression system.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for the adjusted amount of \$849,455.04. Staff subtracted \$4,101.08 for ineligible expenses including appliances. Staff also corrected the assessed improvement value which was incorrect due to a clerical error.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2112 Pacific Avenue, in the amount of \$849,455.04.

AGENDA ITEM 4E: 565 Broadway, Elks Temple (Old City Hall Historic District)
--

Michael Sullivan, Artifacts Inc.

ANALYSIS

Property Eligibility:	Contributing property in the Old City Hall Historic District
Rehabilitation Cost Claimed:	\$34,558,225.52
Assessed Improvement Value Prior to Rehabilitation:	\$35,300
Rehabilitation percentage of assessed value:	97,899%
Project Period:	5/1/17 – 4/30/2019 (24 months)
Appropriateness of Rehabilitation:	Complete exterior and interior rehabilitation and restoration of the vacant Elks Temple.

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 \$34,558,225.52.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 565 Broadway, in the amount of \$34,558,225.52.

AGENDA ITEM 4F: 1101 A Street, Suite 3, Perkins Building (Individual Landmark)

Curtis Costner, 1101 LLC

ANALYSIS

Property Eligibility:	Individual Landmark on the Tacoma Register of Historic Places
Rehabilitation Cost Claimed:	\$314,407.56
Assessed Improvement Value Prior to Rehabilitation:	\$222,100
Rehabilitation percentage of assessed value:	142%
Project Period:	2/1/18 – 10/1/2018 (8 months)
Appropriateness of Rehabilitation:	Interior remodeling.

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 \$314,407.56.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1101 A Street, suite 3, in the amount of \$314,407.56.

AGENDA ITEM 4G: 1102 A Street, Federal Building (Individual Landmark)
--

John Hunt, Power Properties Consultants Inc.

ANALYSIS

Property Eligibility:	Individual Landmark on the Tacoma Register of Historic Places
Rehabilitation Cost Claimed:	\$1,096, 575.03
Adjusted Rehabilitation Cost:	\$1,088,821.37
Assessed Improvement Value Prior to Rehabilitation:	\$2,883,700
Rehabilitation percentage of assessed value:	38% adjusted to 37.76%
Project Period:	9/1/17 – 8/31/19 (24months)
Appropriateness of Rehabilitation:	Building rehabilitation.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for the adjusted amount of \$1,088,821.37. Staff subtracted \$ 7,753.66 for ineligible expenses including monument signage.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1102 A Street, in the amount of \$1,088,821.37.

AGENDA ITEM 4H: 1115 North 11th Street (North Slope Historic District)
--

Tanya and Roger Sita, Owners

ANALYSIS

Property Eligibility:	Contributing property in the North Slope Historic District
Rehabilitation Cost Claimed:	\$369,617.25
Adjusted Rehabilitation Cost:	\$350, 433.64
Assessed Improvement Value Prior to Rehabilitation:	\$116,500
Rehabilitation percentage of assessed value:	317% adjusted to 301%
Project Period:	6/1/18 – 1/10/2019 (8 months)

Appropriateness of Rehabilitation:

Full house remodel including roof, paint, siding, windows, plumbing, new kitchen and bathroom, and electrical.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for the adjusted amount of \$350,433.64. The rehabilitation cost claimed was corrected by the owner.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1115 North 11th Street, in the amount of \$350,433.64.

BOARD BRIEFINGS

AGENDA ITEM 4A: 711-25 East 25th Street, Carman Manufacturing (Individual Landmark)

Chuck Eide, UHaul

BACKGROUND

Built between 1893 and 1907, this is an individual landmark on the Tacoma Register of Historic Places. The applicant is proposing to rehabilitate the deteriorated structure as a U-Haul Moving and Self-Storage Facility. Images of the existing conditions and the proposed new exterior are included in the packet.

ACTION REQUESTED

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

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 6A: Amendments to Guidelines, Bylaws, and Inventory

Staff

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

Inventory

No proposed changes.

Design Guidelines

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

Bylaws

Adopt language pertaining to Detached Accessory Dwelling Units.

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

AGENDA ITEM 6B: Events & Activities Update

Staff

2019 Events

1. 6th Annual Holiday Heritage Swing Dance: Save the First Dance (6-9pm @ McMenamins Elks Temple, November 8th)
2. Lecture Series:

- I. Professor Andrew Gomez: Oral History and Race in Tacoma (5:30pm @ Honey at Alma Mater, November 14th)

2020 Events

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



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

RECEIVED ASSESSOR TREASURER

SEP 25 2019

File With Assessor by October 1

File No: _____

CUSTOMER SERVICE

I. Application

County: Pierce

Property Owner: Riley Apartments LLC

Parcel No./Account No: 2040170010

Mailing Address: 923 North Yakima Avenue, Tacoma WA 98403

Legal Description: Section 31 Township 21 Range 03 Quarter 14 : NEW TACOMA NLY 55 FT OF L 1 & 2 & NLY 55 FT OF 3 & 4 B 4017 TOG/W SLY 10 FT OF ALLEY ETN 4423286 PROBLEM WITH LEGAL WORKED ON INTENT 03/06/2017MC.

Property Address (Location): 812 North 11th Street, Tacoma WA 98402

Describe Rehabilitation: Exterior restoration & interior renovation of the historic Riley Apartments building. New plumbing, flooring, fixtures, kitchens. Repair of historic windows, entryways, porches, stairs. Overall floor plan retained.

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

Building Permit No: multiple

Date: _____

Jurisdiction: Tacoma (City)

County/City

Rehabilitation Started: 10/01/2017

Date Completed: 09/30/2019

Actual Cost of Rehabilitation: \$ 925,749.39

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.

Signature(s) of All Owner(s):

[Handwritten Signature]

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:

\$ 225,900

Date: 9-25-19

[Handwritten Signature]
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. 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 1-800-451-7985.

812 North 11th Street
Tacoma, WA 98403



Front (west) facade, March 2017.



Front (west) facade, September 2019.



Southwest corner, March 2017.



Southwest corner, September 2019.

812 North 11th Street
Tacoma, WA 98403



South facade, March 2017.



South facade, September 2019.

812 North 11th Street
Tacoma, WA 98403



Southeast corner, March 2017.



Southeast corner, September 2019.

812 North 11th Street
Tacoma, WA 98403



Northeast corner and north (alley) facade, March 2017.



Northeast corner and north (alley) facade, September 2019.

812 North 11th Street
Tacoma, WA 98403



Main floor, looking east. March 2017.



Main floor, looking east. September 2019.

812 North 11th Street
Tacoma, WA 98403



Main floor kitchen, March 2017.



Main floor kitchen, September 2019.

812 North 11th Street
Tacoma, WA 98403



Interior, upper floor, looking west from hallway at entries to 2 units, SW and NW. March 2017.



Interior, upper floor, looking west from hallway at entries to 2 units, SW and NW. September 2019.

812 North 11th Street
Tacoma, WA 98403



Interior, upper floor, typical apartment. Southwest corner unit, looking south. March 2017.



Interior, upper floor, typical apartment. Southwest corner unit, looking south. September 2019.

812 North 11th Street
Tacoma, WA 98403



Interior, upper floor, typical apartment. March 2017.



Interior, upper floor, typical apartment. September 2019.

812 North 11th Street
Tacoma, WA 98403



Interior view of typical bathroom. March 2017.



Interior view of typical bathroom. September 2019.



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

RECEIVED
ASSESSOR TREASURER

SEP 30 2019

CUSTOMER SERVICE

File With Assessor by October 1

File No: _____

I. Application

County: Pierce

Property Owner: Horizon Commerce Partners LLC

Parcel No./Account No: 2021050020

Mailing Address: 2125 Commerce St., Suite 200, Tacoma WA 98402

Legal Description: Section 09, Township 20, Range 03, Quarter 22:
Tacoma LD COS 5th L 2 & 3 B 2105

Property Address (Location): 2105 South C Street, Tacoma WA 98402

Describe Rehabilitation: Exterior & interior rehabilitation of the former Aubry Wagon Shop. Conversion of open volumes to offices at the 2nd and 3rd floors. New HVAC, bathrooms, partition walls, staircases, etc. Window repair. Brick walls repointed, repainted. New entry doors.

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

Building Permit No: (multiple) Date: (multiple) Jurisdiction: Tacoma (City)
County/City

Rehabilitation Started: 1.10.2017 Date Completed: 1.1.19

Actual Cost of Rehabilitation: \$ 402,874.60

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.

Signature(s) of All Owner(s):

[Signature]

CEO Horizon Partners N.W

ITS MANAGING MEMBER

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: \$ 827,200

Date: 10-1-19

[Signature]
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. 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 1-800-451-7985.

SPECIAL TAX VALUATION
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK
Required for submittal per WAC 254.20.090

I/We, Michael R. Bartlett, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.

MICHAEL R. BARTLETT / _____
Applicant Name Co-Applicant Name

[Signature] / _____
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this 24 day of September, 2019, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Cammy M Goins Wittrell
NOTARY PUBLIC
Printed Name: Cammy M Goins-Wittrell
Residing at Pierce County
My commission expires 4-9-2023



East facade in August 2014, pre-work.



East facade in September 2019, showing completed work.



North facade in August 2014, pre-work.



Northwest corner and north facade after work, September 2019. Note restoration of 2nd floor window.



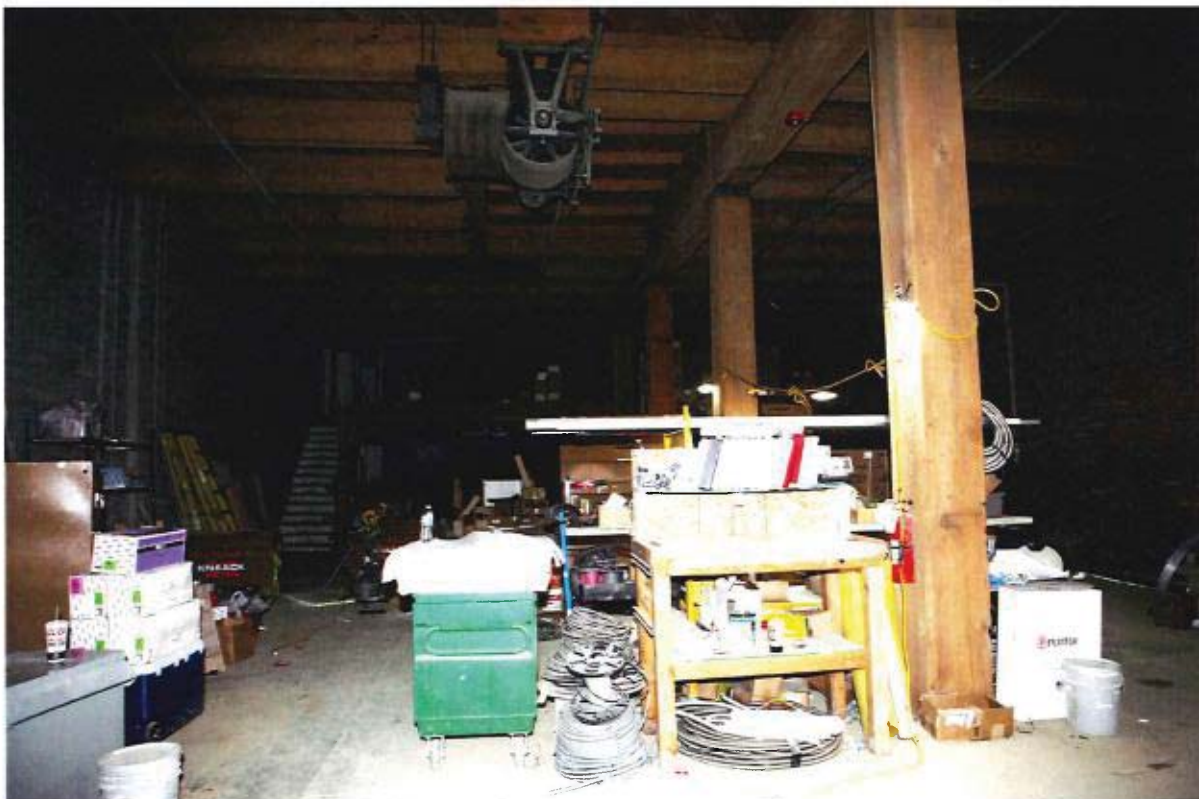
West facade, pre-work. (August 2014)



West facade, showing completed work, September 2019.



Commerce St. (1st floor) level, looking west, 2013.



Commerce St. (1st floor) level, looking west, September 2019.



2nd floor (South C St. level) looking northwest pre-work, 2013.



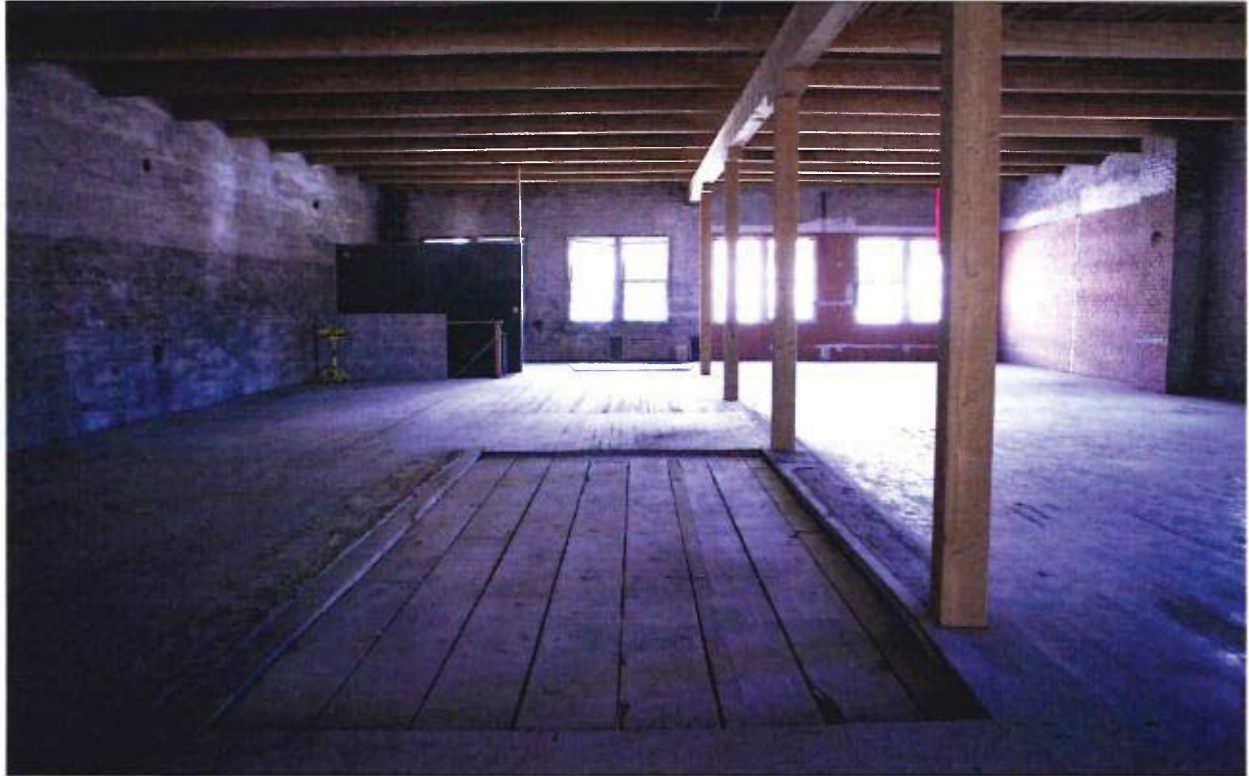
2nd floor (South C St. level) looking west showing typical tenant improvements, September 2019.



2nd floor (South C St. level) looking east pre-work, 2013.



2nd floor (South C St. level) looking east, September 2019.



3rd floor looking west, pre-work. (2013)



3rd floor looking west showing completed work. (2019)



3rd floor, looking north along west wall. 2016.



3rd floor, looking northwest at west wall. Roof/structural reinforcements visible. 2019.



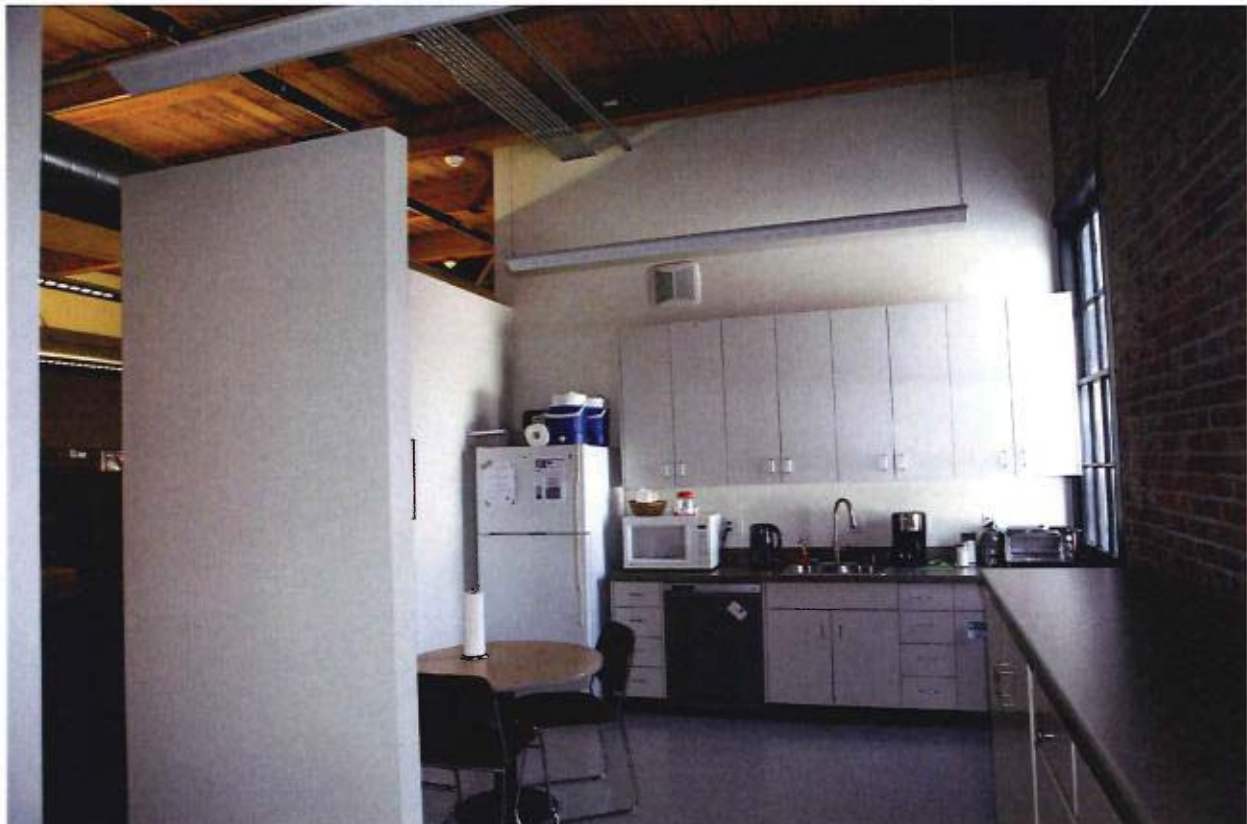
New (added) northwest stairwell, at 3rd floor. 2019.



Typical new (added) restrooms, 3rd floor. 2019.



Window repair detail, looking northeast. September 2019.



Typical tenant improvements, 3rd floor, looking west along north wall. September 2019.



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

RECEIVED ASSESSOR/TREASURER

SEP 30 2019

CUSTOMER SERVICE

File With Assessor by October 1

File No: _____

I. Application

County: Pierce

Property Owner: Horizon Commerce Partners LLC Parcel No./Account No: 2021050030

Mailing Address: 2125 Commerce St., Suite 200, Tacoma WA 98402

Legal Description: Section 09, Township 20, Range 03, Quarter 22: Tacoma LD COS 5th L 4 THRU 7 B 2105

Property Address (Location): 2109-2115 South C Street, Tacoma WA 98402

Describe Rehabilitation: Exterior & interior rehabilitation of the former Hunt-Mottet Warehouse. Conversion of open volumes to apartments and commercial spaces. New HVAC, bathrooms, partition walls, staircases, etc. New windows, entryways, fire suppression, elevator.

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

Building Permit No: (multiple) Date: (multiple) Jurisdiction: Tacoma (City)
County/City

Rehabilitation Started: 10/01/2017 Date Completed: 09/27/2019

Actual Cost of Rehabilitation: \$ 8,631,300.85

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.

Signature(s) of All Owner(s):

MR Bartlett
MICHAEL R BARTLETT CEO
HORIZON PARTNERS N.W 177 MANALIMU MEMPHIS

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: \$ 10,000

Date: 10-1-19

Denise Stevens
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. 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 1-800-451-7985.

SPECIAL TAX VALUATION
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK
Required for submittal per WAC 254.20.090

I/We, Michael R Bartlett, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.

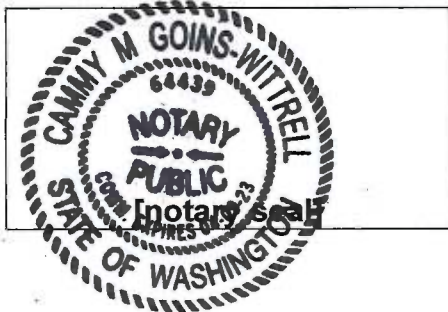
Michael R Bartlett / _____
Applicant Name Co-Applicant Name

MRB / _____
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON)
County of Pierce) ss.

On this 24 day of September, 2019, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Cammy M Goins-Wittrell
NOTARY PUBLIC
Printed Name: Cammy M Goins-Wittrell
Residing at Pierce County
My commission expires 4-9-2023



Southwest corner in 2013, pre-work.



Southwest corner in September 2019, showing completed work. New upper stories not counted in project costs.



West facade detail, pre-work. (2013)



West facade detail, completed work. (2019)



Southeast corner in 2013, pre-work.



Southeast corner, September 2019. Four upper stories added.



East facade detail. 2013.



East facade detail. 2019.



1st floor, typical open space with large wood posts. (2013)



1st floor, typical open space with large wood posts, added steel and concrete reinforcement. September 2019.



2nd floor, typical open space with large wood posts. 2013.



2nd floor, showing new apartment typical throughout this floor and above. September 2019.



Typical stairwell pre-work. 2013.



Typical new stairwell. September 2019.



Windows, east wall pre-work. (2016)



Window, typical, east wall. New wood framed casements. September 2019.



New commercial space, SW corner of 2nd floor (Incline Cider). 2019.



New commercial space, east side of 1st floor, looking west. 2019.



New utilities. 2019.



Replacement window detail, looking southeast. 2019.



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

REGISTERED ASSESSOR PER SEP 30 2019

File With Assessor by October 1

File No: _____ CUSTOMER SERVICE

I. Application

County: Pierce

Property Owner: Hunt Mottet Partners LLC Parcel No./Account No: 2021040031

Mailing Address: PO Box 5307, Walnut Creek CA 94596

Legal Description: Section 09, Township 20, Range 03, Quarter 22: TACOMA LD COS 5TH L 6 THRU 12 B 2104 EASE OF REC APPROVED SUBD BY CY OF TACOMA PLAN DEPT 11/08/17 COMB OF 202104-003-0 & 004-0 SEG 2018-0259 JP 11/09/17 JP

Property Address (Location): 2112 Pacific Avenue, Tacoma WA 98402

Describe Rehabilitation: Exterior & interior rehabilitation of the former Hunt Mottet Annex. Conversion of open volumes to apartments and commercial spaces. New HVAC, bathrooms, partition walls, staircases, etc. New windows, entryways, fire suppression, roof patio.

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

Building Permit No: (multiple) Date: (multiple) Jurisdiction: Tacoma (City)
County/City

Rehabilitation Started: 1-10-17 Date Completed: 1-1-19

Actual Cost of Rehabilitation: \$ 853,556.12

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.

Signature(s) of All Owner(s):

[Handwritten Signature]
CEO Horizon PARTNERS N.W
IT'S MANAGING MEMBER

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: \$ 5,014,100

Date: 10-1-19

[Handwritten Signature]
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. 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 1-800-451-7985.

SPECIAL TAX VALUATION
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK
Required for submittal per WAC 254.20.090

I/We, Michael R Bartlett, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

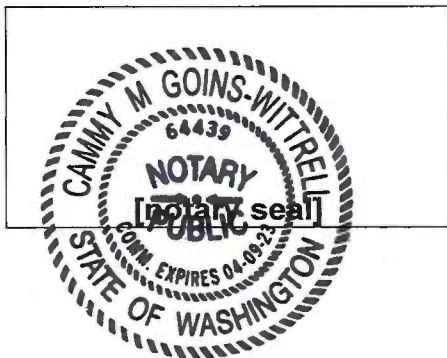
I certify the foregoing statement to be true and correct.

MICHAEL R BARTLETT /
Applicant Name Co-Applicant Name
MR Bess
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON)
County of Pierce) ss.

On this 24 day of September, 2019, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Cammy M Goins-Witthell
NOTARY PUBLIC
Printed Name: Cammy M Goins-Witthell
Residing at Pierce County
My commission expires 4-9-2023



West facade in 2017, pre-work.



West facade and roof in September 2019, showing completed work.



Southwest corner in 2017, pre-work.



Southwest corner after work, September 2019.



East facade, 2017.



East facade, September 2019.



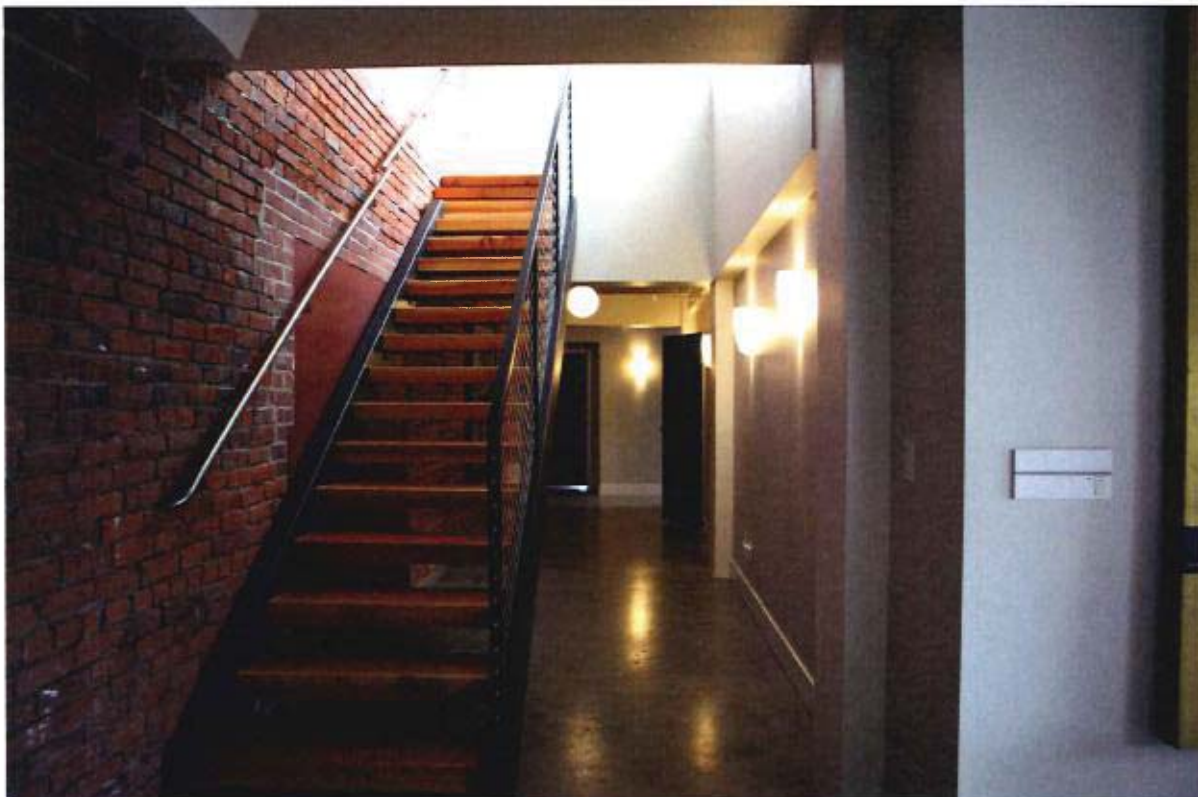
Largest apartment (3rd floor), looking northwest. Completed work, September 2019.



Largest apartment (3rd floor), looking east through bedroom. Completed work, September 2019.



3rd floor, largest apartment, looking west. September 2019, finished work.



3rd floor, stairs to roof. Looking east. Additional apartment entries in background. Completed work, September 2019.



Typical metal sash window detail, looking east. September 2019.



Typical apartment showing completed work. September 2019.



New (added) typical restroom. September 2019.



New (added) typical corridor. September 2019.



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: ELKs Temple Properties LLC
Phone Number: (509) 223-0109
Email Address: clonginetti@mcmermans.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
Visit CityofTacoma.org/HistoricPreservation for additional information.



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

RECEIVED ASSESSOR TREASURER

SEP 30 2019

File With Assessor by October 1

File No:

CUSTOMER SERVICE

I. Application

County: Pierce

Property Owner: Elks Temple Properties LLC

Parcel No./Account No: 2005050082

Mailing Address: 430 N. Killingsworth, Portland OR 97217

Legal Description: Section 33 Township 21 Range 03 Quarter 33 Plat NEW TACOMA PARCEL B OF BLA 2013-04-23-5002 DESC AS L 28 THRU 32 B 505 TOG/W POR OF L 28 OF SD B LY SLY OF FOLL DESC LI COM AT ELY COR COMMON TO L 24 & 25 OF SD B TH S 22 DEG

Property Address (Location): 565 Broadway, Tacoma WA 98403

Describe Rehabilitation: Exterior & interior rehabilitation of the long vacant 1916 Elks Temple, including 1937 north annex. Interior ballroom restored. Interior athletic facilities, clubroom and Lodge Hall converted to hotel with various restaurants/bars, gift shop and brewery.

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

Building Permit No: (multiple) Date: (multiple) Jurisdiction: Tacoma (City) County/City

Rehabilitation Started: 05/01/2017 Date Completed: 04/30/2019

Actual Cost of Rehabilitation: \$ 34,558,225.52

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.

Signature(s) of All Owner(s):

[Handwritten signature]

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: \$ 35,300

Date: 10-1-19

[Handwritten signature: Denise Stevens]


Assessor/Deputy

For tax assistance, visit http://dor.wa.gov/content/taxes/property/default.aspx or call (360) 570-5900. 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 1-800-451-7985.

SPECIAL TAX VALUATION
 AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK
 Required for submittal per WAC 254.20.090

I/We, ELKS Temple Properties LLC, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.


ELKS Temple Properties LLC / _____
 Applicant Name Co-Applicant Name
 / _____
 Applicant Signature Co-Applicant Signature
Christopher Leggett
 Authorized Signatory

STATE OF OREGON)
) ss.
 County of Multnomah)

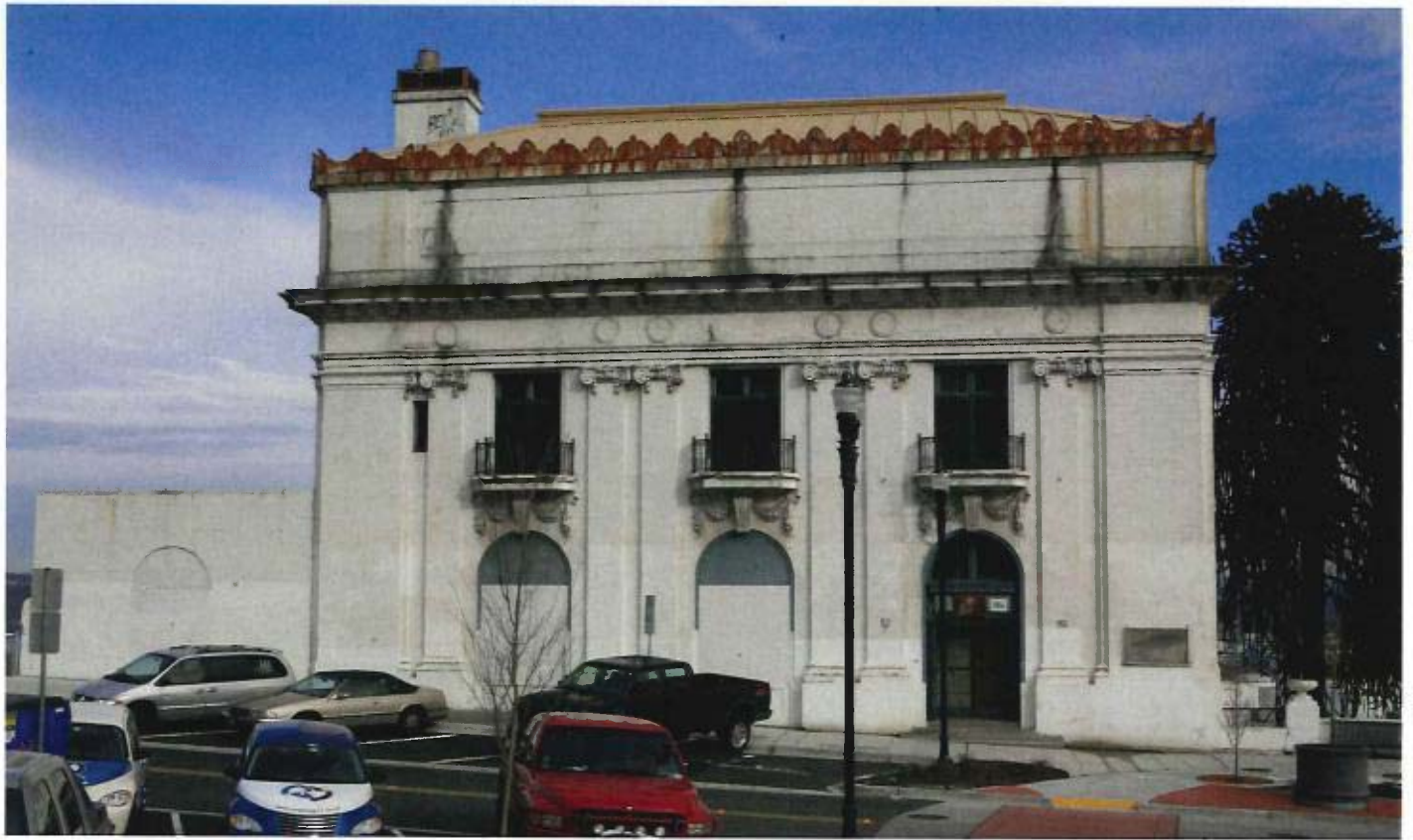
On this 12th day of September, 2019, before the undersigned, a Notary Public in and for the state of Oregon, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.





 NOTARY PUBLIC
 Printed Name: Chelsea Fitzgerald
 Residing at Multnomah
 My commission expires June 10, 2022



West facade in 2016, pre-work.



West facade in 2019, showing completed work.



Southeast corner in 2017, pre-work.



Southeast corner after work, 2019.



Partial east facade, missing the north annex. (2017)



East facade including north annex, showing completed work. 2019.



Commerce Street (east) entry, looking southwest. 2017.



Commerce Street (east) entry, looking southwest. 2019.



Northeast corner pre-work, 2017.



Northeast corner showing completed work, 2019.



North facade pre-work, 2017.



North facade showing completed work, 2019.



West facade detail, showing typical concrete deterioration on exterior. 2016.



West facade detail, showing exterior walls repaired. 2019.



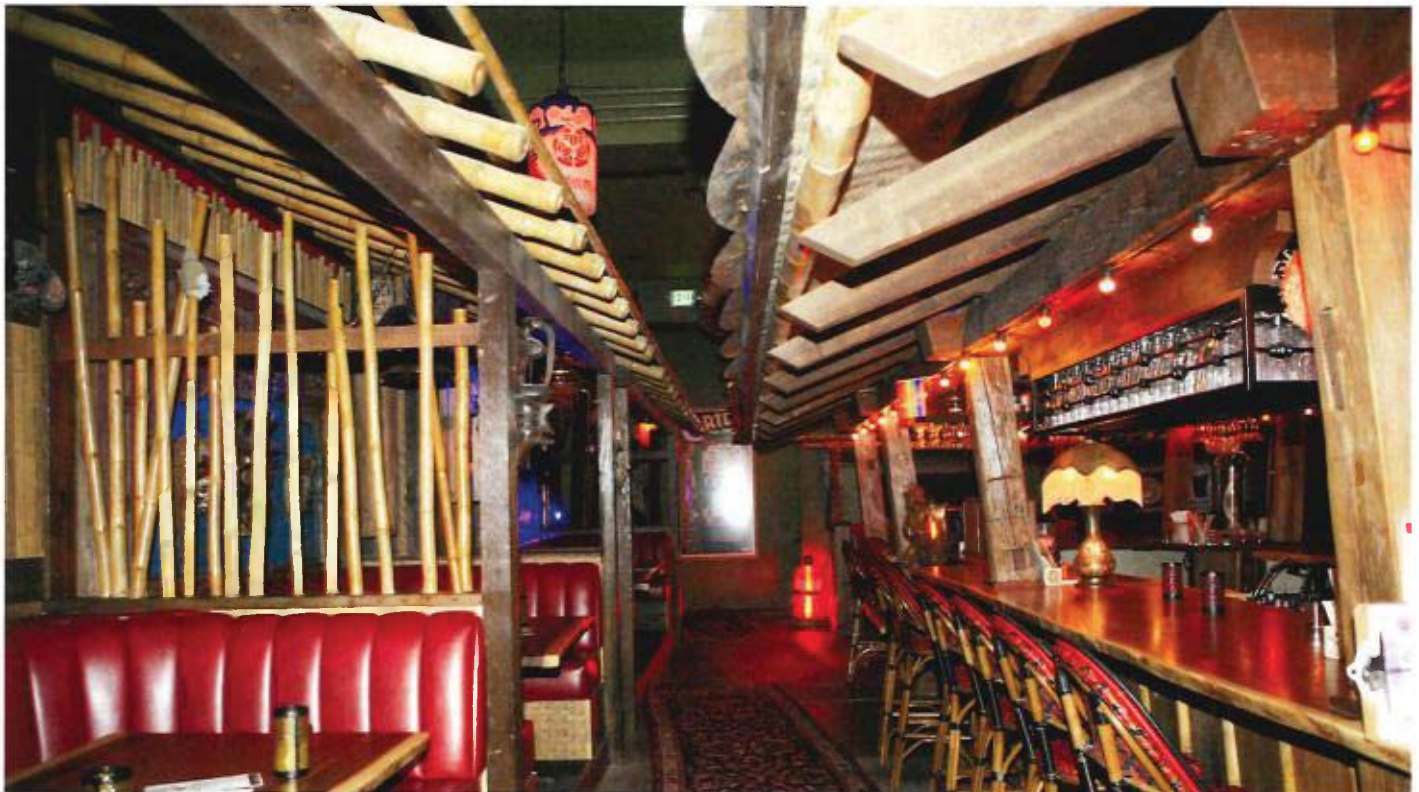
Entry hall at Commerce Street (basement), looking south/southeast. 2017.



Entry hall at Commerce Street (basement), looking south. 2019.



Main basement space (former pool room) looking north. 2016.



Main basement space (former pool room) looking west. 2019.



Basement of Annex, northeast corner pre-renovation. 2017.



Basement of Annex, northeast corner showing part of added brewery operations. 2019.



Ballroom at second floor, looking west from mezzanine. 2016.



Ballroom at second floor, looking west from mezzanine. 2019.



Mezzanine between ballroom and Broadway level, looking west. 2016.



Mezzanine between ballroom and Broadway level, looking west. 2019.



Mezzanine between ballroom and Broadway level, looking north. 2016.



Mezzanine between ballroom and Broadway level, looking north. 2019.



Main entryway at Broadway, looking west, pre-work. (2016)



Main entryway at Broadway, looking east, showing completed work. (2019)



Main clubroom at Broadway level looking east/southeast, pre-work. (2016)



Main restaurant (former clubroom) at Broadway level looking east, showing completed work. (2019)



Main clubroom, Broadway level, facing northwest. Nonhistoric drop ceiling present. 2016.



Main restaurant (former clubroom), Broadway level, facing northwest. 2019.



Former Lodge Room (top floor), looking east. 2016.



Former Lodge Room (top floor), looking east. 2019.



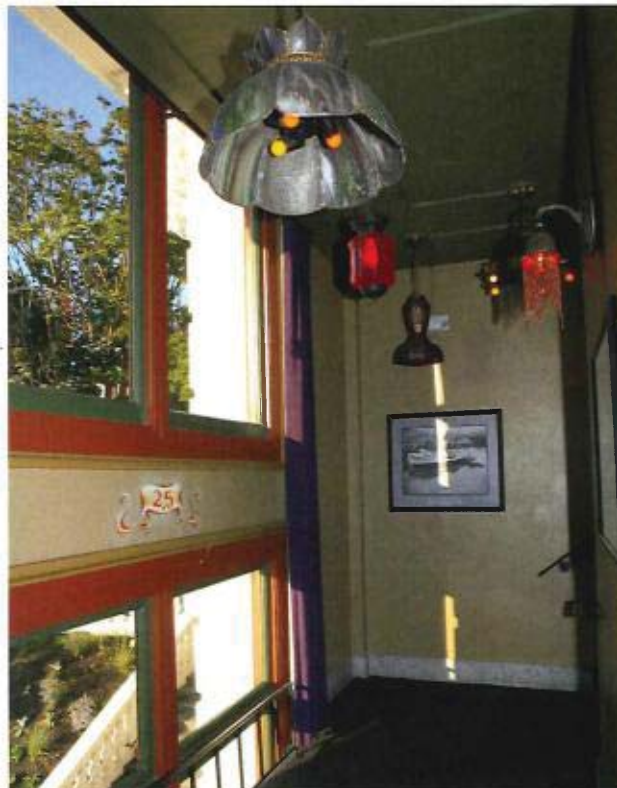
Former Lodge Room (top floor), upper wall and ceiling detail. 2016.



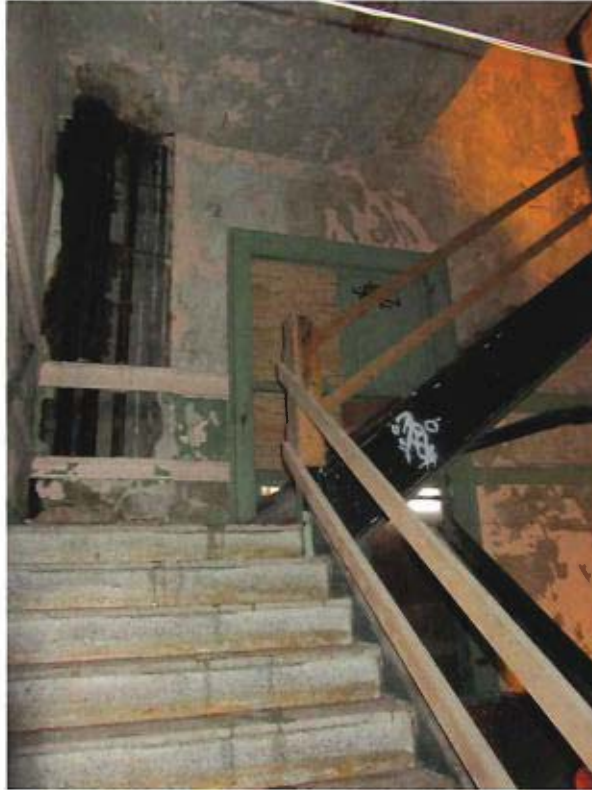
Former Lodge Room (top floor), upper wall and ceiling detail. 2019.



Southeast stairwell landing, typical condition. 2016.



Southeast stairwell landing, showing completed work. 2019.



Southwest stair, typical condition before rehabilitation. 2016.



Southwest stair, typical condition after completion of project. 2019.



SPECIAL TAX VALUATION APPLICATION CHECKLIST

*Please include the following items in your application packet to ensure timely processing.
(see the following page for the application form).*

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

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 Officer (253) 591-5220

SPECIAL TAX VALUATION
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK
Required for submittal per WAC 254.20.090

I/We, 1101, LLC, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.

<u>Curtis Costner</u>	/	
Applicant Name		Co-Applicant Name
	/	
Applicant Signature		Co-Applicant Signature


STATE OF WASHINGTON)

County of Pierce) ss.
)

On this 26th day of September, 2019, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.




NOTARY PUBLIC in and for the state of Washington
Printed Name: Juliet Coulter
Residing at Tacoma
My commission expires 2/9/2021



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

**RECEIVED
ASSESSOR TREASURER**

SEP 27 2019

File With Assessor by October 1

File No: _____

I. Application

CUSTOMER SERVICE

County: Peirce

Property Owner: 1101, LLC

Parcel No./Account No: 9004890030

Address: 1101 A Street, 201/STE 3

Legal Description: Commercial Unit 3, Perkins Building, a condo, according to declaration recorded under recording number 200406020282, and as amended by instruments recorded under recording numbers 200608311271, 200608311272, 200810281130, 200911240185, and 201305140463, and any amendments thereto, and as identified on Survey Map and Plans recorded under recording number 200406025001 and as amended by instrument recorded under recording number 200810285006, in Pierce County, Washington.

Property Address (Location): 1101 A STREET, SUITE 3 TACOMA, WA 98404

Describe Rehabilitation: Tenant Improvement within Suite including stair demo, floor infill, new stair, and partition walls.

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

Building Permit No: BLDCA17-0611 Date: 01/22/18 Jurisdiction: Pierce / Tacoma
County/City

Rehabilitation Started: February 2018 Date Completed: October 2018

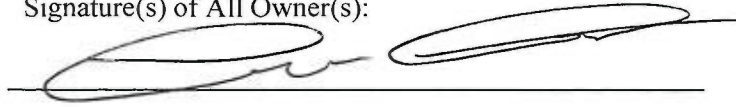
Actual Cost of Rehabilitation: \$314,407.56

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am 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.

Signature(s) of All Owner(s):

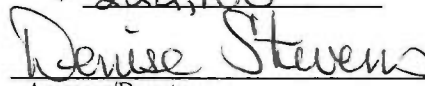


II. Assessor

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: \$ 222,100

Date: 10-1-19



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) 486-2342. Teletype (TTY) users may call (800) 451-7985.

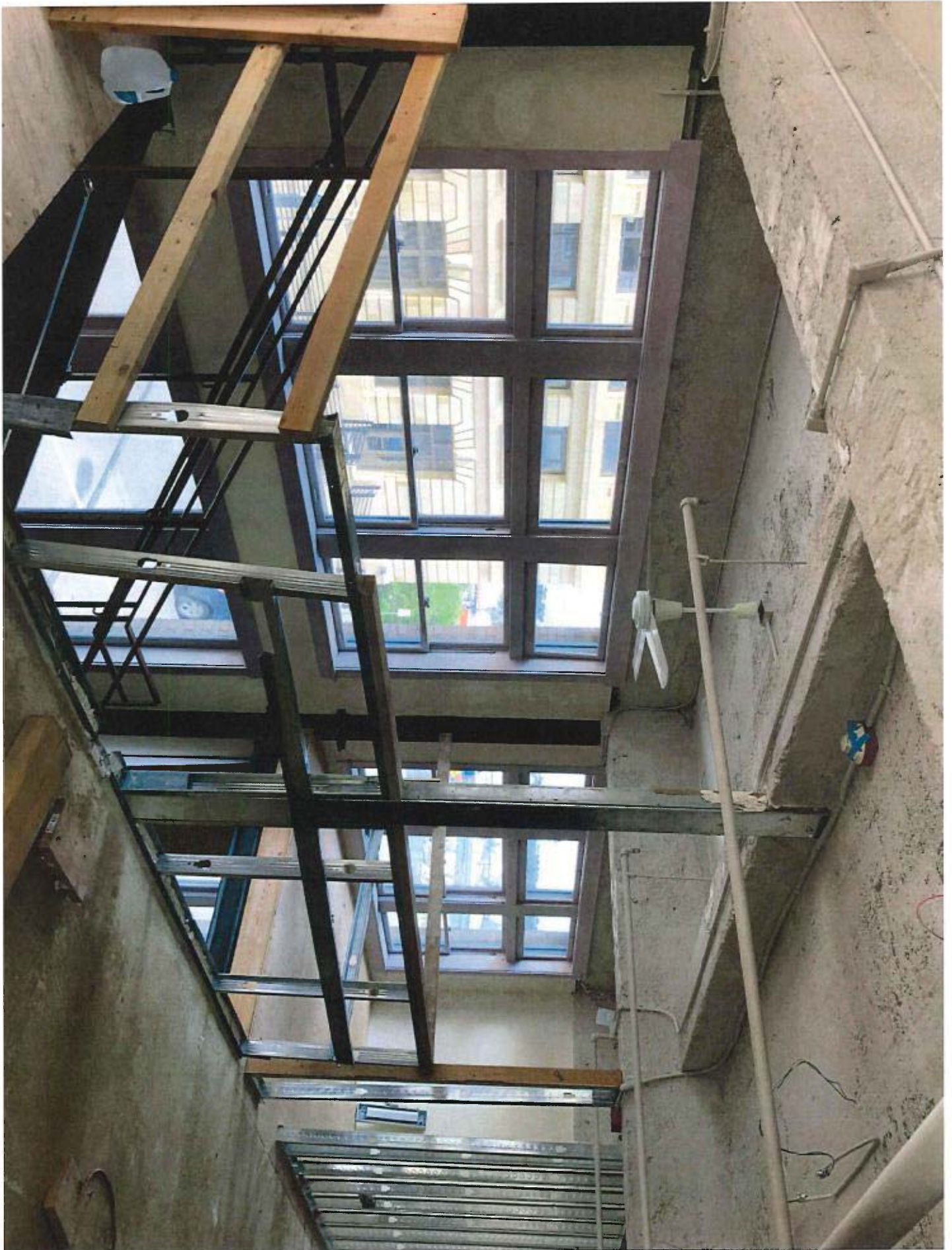




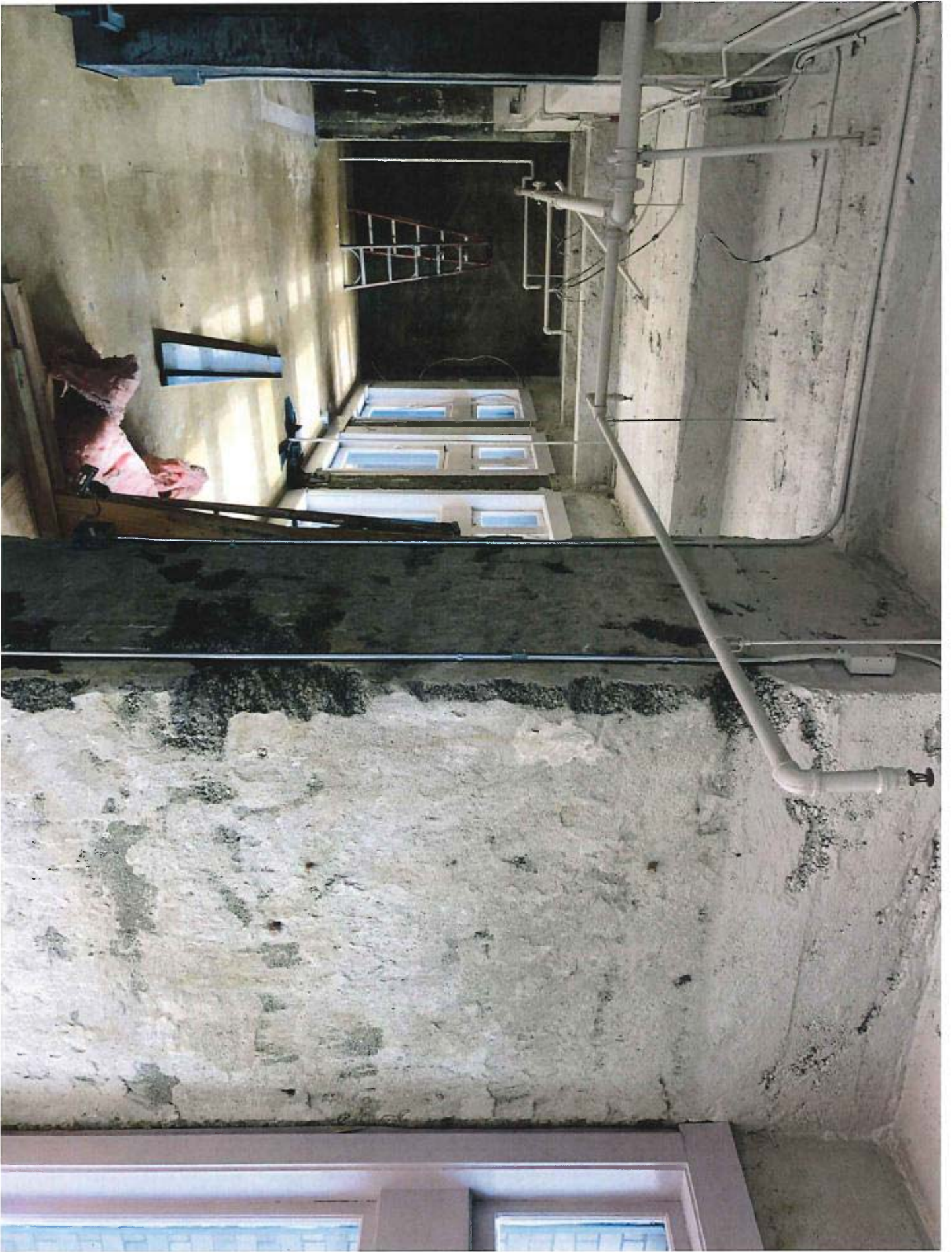












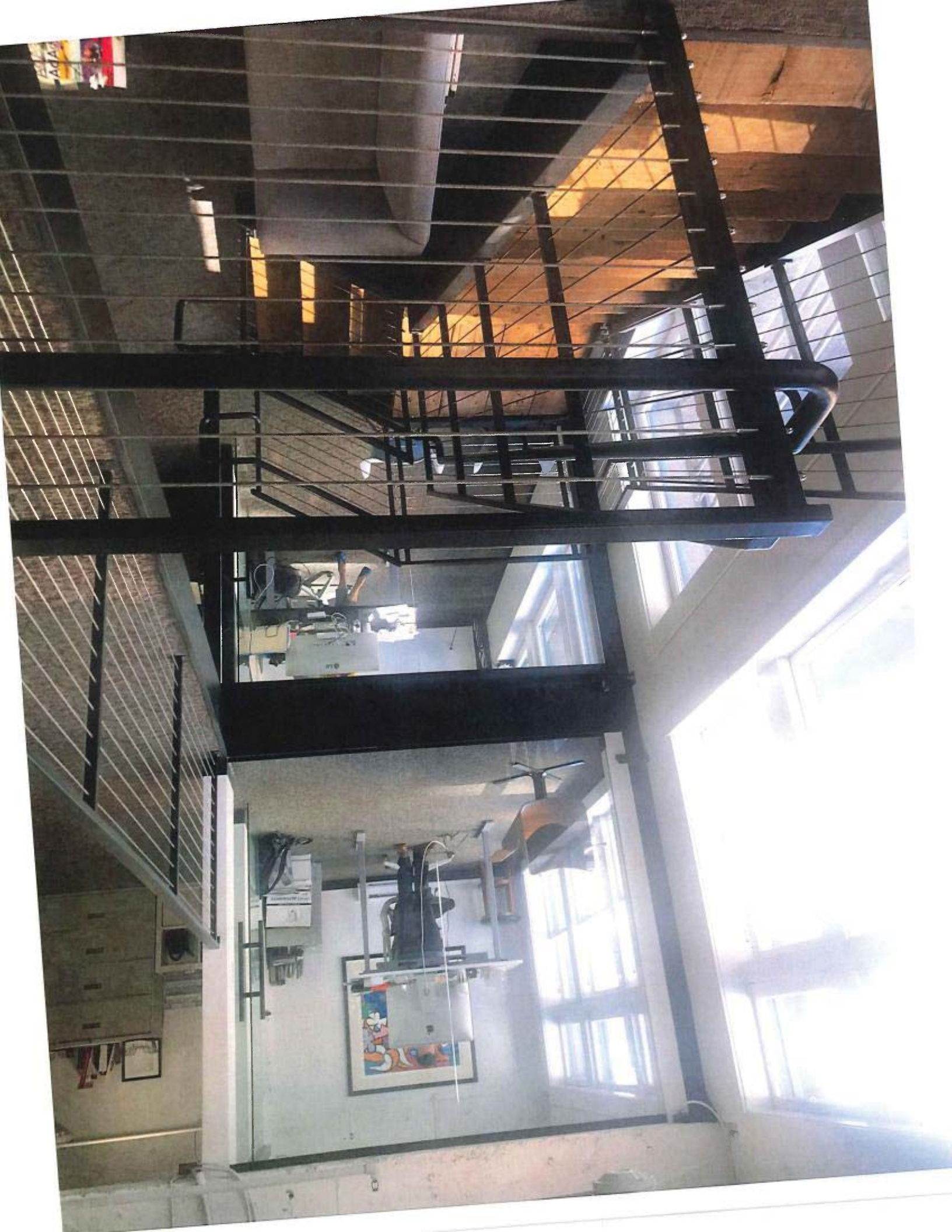


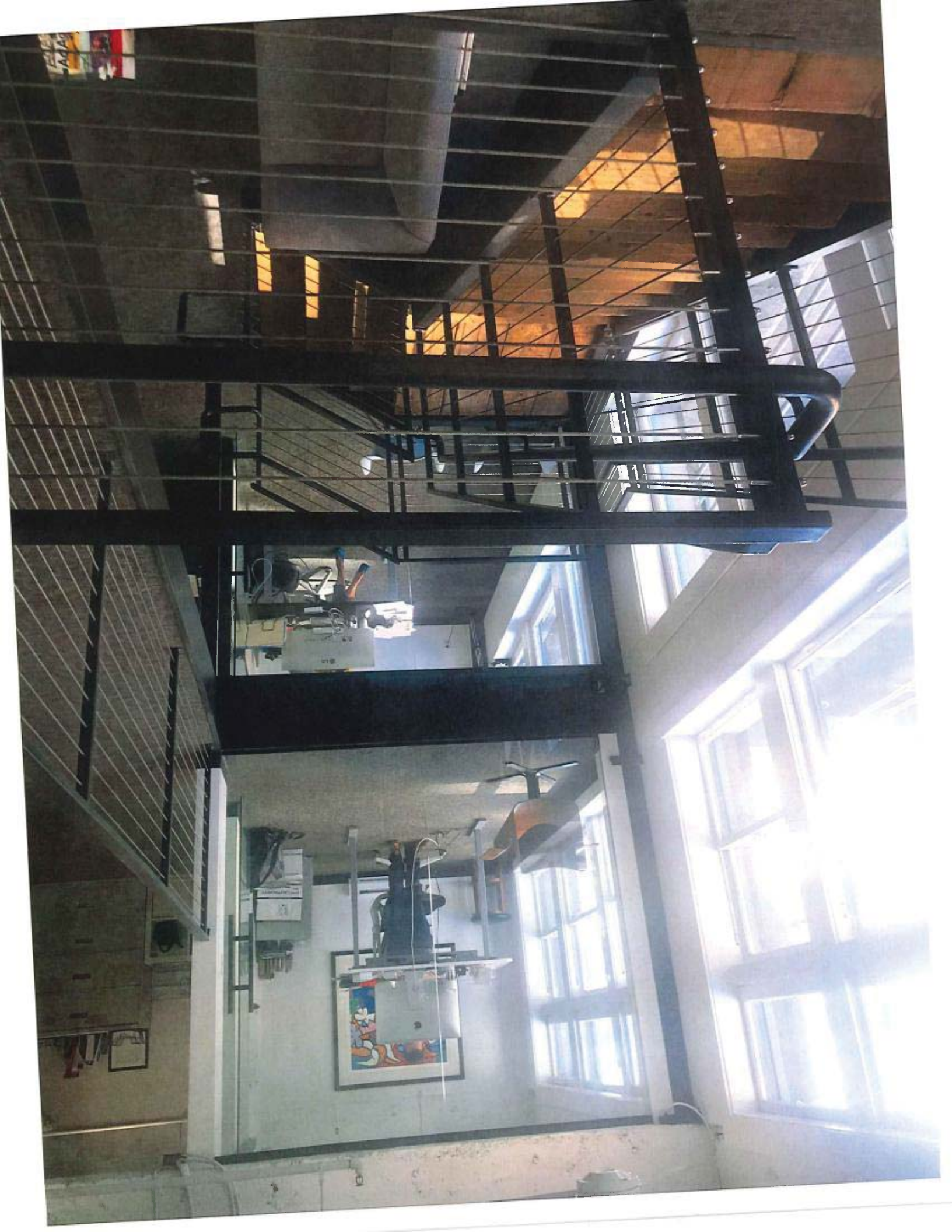












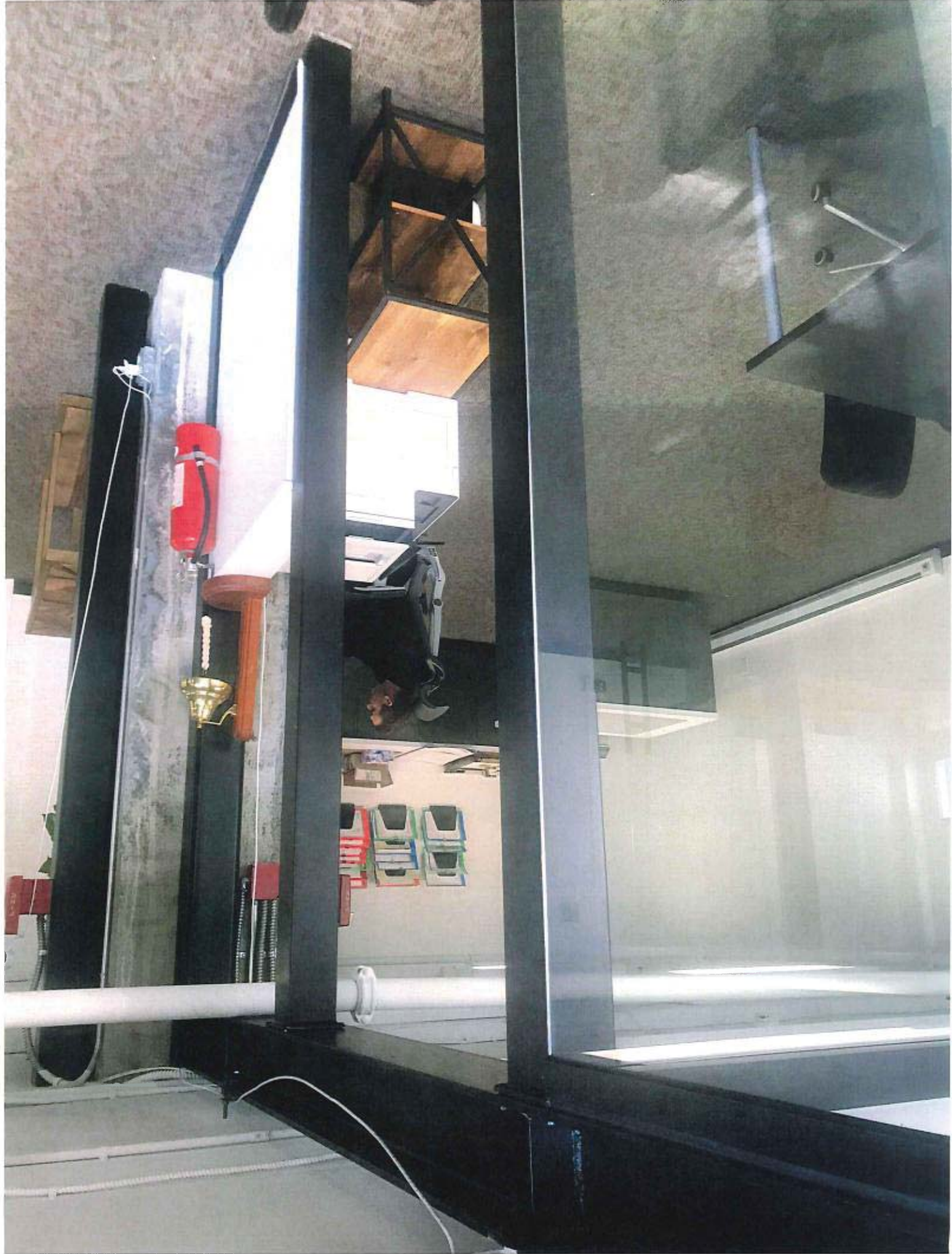


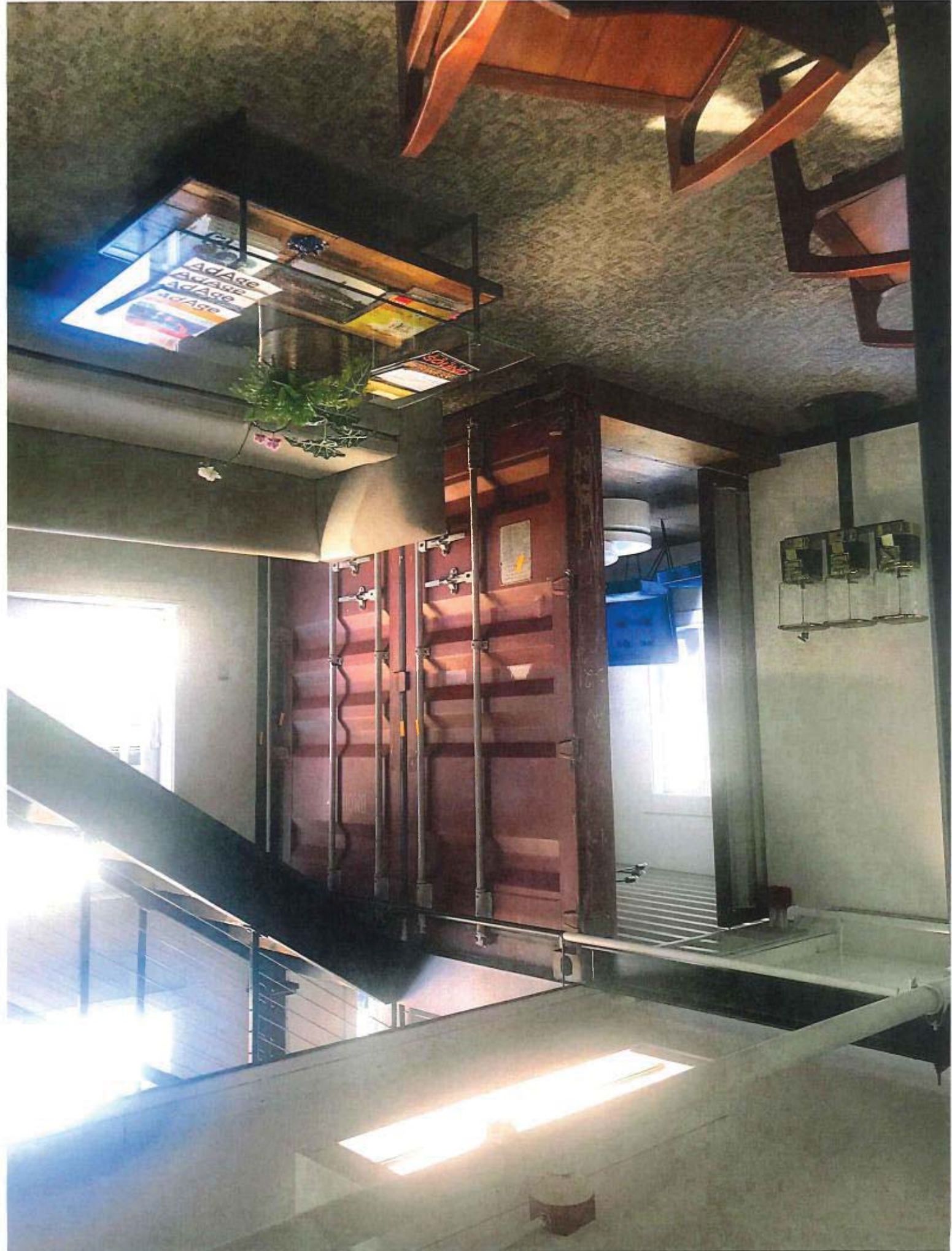














Landmarks Preservation Commission

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: Patrick Rhodes & John Hunt (representative)
Phone Number: (253) 214-2122
Email Address: JHUNT@PWRPROP.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
Visit CityofTacoma.org/HistoricPreservation for additional information.



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY

Fee: \$150.00

Chapter 84.26 RCW

RECEIVED
ASSESSMENT DIVISION
SEP 30 2019

File With Assessor by October 1

File No: _____ **CUSTOMER SERVICE**

I. Application

County: Pierce

Property Owner: A Street Associates, LLC Parcel No./Account No: 2011020010

Address: 31620 23RD AVE S STE 218, FEDERAL WAY WA 98003-5049

Legal Description: Section 04 Township 20 Range 03 Quarter 23 : NEW TACOMA L 1 THRU 12 B 1102

Property Address (Location): 1102 A St., Tacoma

Describe Rehabilitation: A Street Associates, LLC completed a rehabilitation of the former Tacoma Post Office, Court House and Custom House in 2019. The building, which continues to support the U.S. Post Office on the first floor, was rehabilitated with upgrades to meet fire code and the Americans with Disabilities Act. Spaces no long required by federal agencies were restored and converted to leased office and retail space.

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

Building Permit No: _____ Date: _____ Jurisdiction: _____
County/City

Rehabilitation Started: 9-1-2017 Date Completed: 8-31-2019

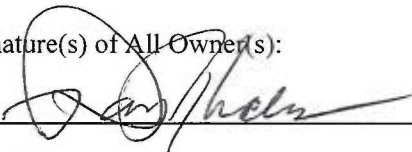
Actual Cost of Rehabilitation: \$1,096,575.03

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.

Signature(s) of All Owner(s):

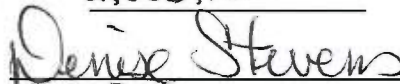


II. Assessor

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: 2,883,700

Date: 10-1-19



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.

SPECIAL TAX VALUATION
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK
Required for submittal per WAC 254.20.090

I/We, A Street Associates Patrick Rhodes, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.

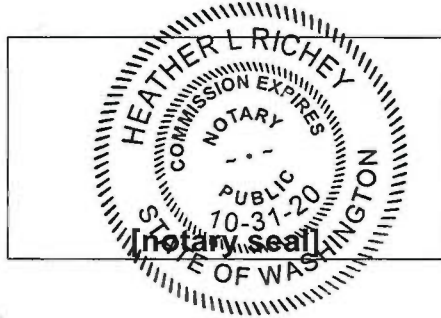
Patrick Rhodes, Manager for A Street Associates, LLC
Applicant Name Co-Applicant Name

[Signature] / _____
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON)
County of Pierce) ss.
)

On this 12th day of September, 2019, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Heather L. Richey
NOTARY PUBLIC
Printed Name: Heather L. Richey
Residing at Federal Way, WA 98003
My commission expires 10-31-20

Special Valuation Application for 1102 A Street, Tacoma, WA: Supporting Documentation

Prepared by: A Street Associates with Chrisanne Beckner

September 2019

A Street Associates, owners of Court House Square, a four-story former government building at 1102 South A Street in Tacoma, WA, is requesting special valuation for the building, which was rehabilitated in phases, with the final phase taking place between 2017 and 2019. This is the project's first application for special valuation. The 24-month period covered by the present application relates to work completed between September 1, 2017 and August 31, 2019.

1102 A Street, formerly known as the Tacoma Post Office, Courthouse, and Customs House, faces east on A Street between S 11th Street and S 12th Street in downtown Tacoma (Pierce County Parcel 2011020010) (Figure 1). It is located in Section 4 of Township 20, Range 3. It is a four-story building above a full basement (five floors total) and includes 73,198 square feet of floor space. The building was listed in the Tacoma Register of Historic Places in 1975 and listed in the Washington Heritage Register and the National Register of Historic Places in 1991 under the multiple property document, *Historic U.S. Post Offices in Washington, 1893–1941 (#91000657)*. The building was designed by federal architect James Knox Taylor and constructed in 1910 with a period of significance dating from 1910 to 1941.

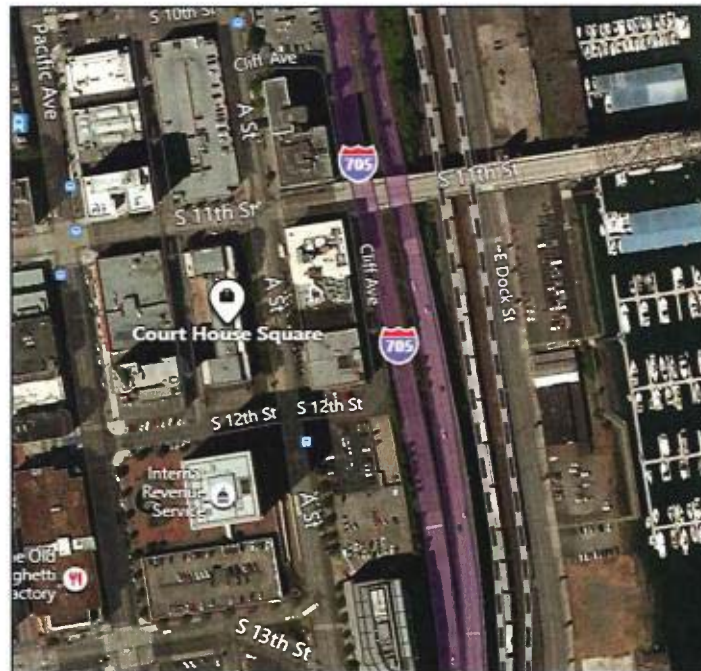


Figure 1. Court House Square, 1102 A St., Tacoma.

The building was constructed to serve as a home for U.S. federal offices in Tacoma. Designed in the Second Renaissance Revival style, the building is significant under Criterion A for its association with government and under Criterion C for its architectural character. As noted by H. J. Kolva and Steve Franks in their National Register of Historic Places nomination for the building,

Constructed of Bedford limestone, the Tacoma Federal Building is a fine example of the Second Renaissance Revival design style. Distinguishing features include the horizontal rustication of the first story and building corners, the different articulation of each floor, projecting cornice with modillions, and balustrated parapet. The building is formal in its execution of an academic design style and carries the same design philosophy of the federal buildings in Spokane (1909), Seattle (1909; razed in 1950s), and Yakima (1912). They contrast with the rustic Richardson Romanesque style of the state's first federal building in Port Townsend (1893), and are of a grander scale than the subsequent buildings of Olympia (1914) through Wenatchee (1918). Finally, the design reflects the policies of the Supervising Architect, James Knox Taylor, in the adherence of the Beaux-Arts design tradition as the appropriate mode for federal architecture (Kolva and Franks 1989).

In 2010, when the building was surplus by the U.S. government, present owner Patrick Rhodes formed A Street Associates in order to purchase and rehabilitate the building, converting it from government to commercial use. Although rehabilitation activities began as early as 2010, significant work was completed within the 24-month period dating from 2017 to 2019. During that period, the following work was completed:

- Electrical systems were upgraded;
- Plumbing systems were upgraded;
- Interior woodwork including bookcases, counters, chair rails, and base molding were refinished and/or replaced;
- Wood floors were refinished and, where necessary, vinyl floors were installed;
- Fire doors were installed to meet fire and life safety code;
- Drywall was repaired, replaced and painted as needed;
- Site work was completed on the driveway and around the plazas;
- Exterior lighting was added.

The building's rehabilitation has preserved the most significant interior and exterior features of the building and provided opportunities for the building's reuse. Presently, the U.S. Post Office continues to occupy its traditional space in parts of the basement and main floor, while surplus space on all five floors has been transformed into office and retail space. The building's exterior remains relatively unaltered, with the exception of new plazas north and south of the building, and the restored three-door entry on the façade. Significant features on the building's interior, including traditional traffic patterns, the post office counter and mailboxes, the building's wood floors, wood picture rails and baseboards, lighting fixtures, wood doors, wood-framed, double-hung windows, and plaster cornice ornament have been retained and restored. In one former courtroom, even the jury box and bench seating remains in place.

The rehabilitation was meticulously planned, executed, and documented to ensure it met the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Photos below compare the building's condition before and after its rehabilitation (Figures 2–61).

Figures:

Figure 1. Court House Square, 1102 A St., Tacoma. 1

Exterior of Building, Before and After Rehabilitation

Figure 2. 1102 S A Street, north elevation (Kolva and Franks, 1989). 5

Figure 3. 1102 A Street, north elevation (C. Beckner, 2019). 5

Figure 4. 1102 A Street, east elevation (Kolva and Franks, 1989). 6

Figure 5. 1102 A Street, east elevation (C. Beckner, 2019). 6

Figure 6. 1102 A Street, south elevation (Kolva and Franks, 1989). 7

Figure 7. 1102 A Street, south elevation (C. Beckner 2019). 7

Basement Level (First Floor) before Rehabilitation

Figure 8. Basement level volumes before rehabilitation (2012). 8

Figure 9. Basement level restroom and painted brick walls (2012). 8

Figure 10. Basement level volumes at the south entrance (2012). 8

Basement Level (First Floor) after Rehabilitation

Figure 11. Kitchen space in the rehabilitated basement (2019). 9

Figure 12. Basement corridors with original brick and wood doors (2019) 9

Figure 13. Seating for the basement sandwich shop (2019). 9

Figure 14. Basement corridor providing access to commercial spaces (2019). 10

Figure 15. Basement tenant space (2019). 10

Figure 16. Basement level men’s and women’s restrooms (2019). 10

Main Floor (Second Floor) before Rehabilitation

Figure 17. Main floor corridor with post office counter on the left (2012). 11

Figure 18. Main floor corridor to the north exit (2012). 11

Figure 19. Example of unused main floor storage space (2012). 11

Main Floor (Second Floor) after Rehabilitation

Figure 20. Main floor with original vestibule, windows, and floor (2019). 12

Figure 21. Rehabilitated main floor storage room (2019). 12

Figure 22. Main floor coffee counter with mobile seating (2019). 12

Figure 23. Coffee counter on main floor (2019). 13

Figure 24. Commercial kitchen on main floor (2019). 13

Figure 25. Bar and restaurant space, main floor (2019). 13

Figure 26. Main floor offices on the building’s south end (2019). 14

Figure 27. Former service counter, main floor (2019). 14

Figure 28. Corridor leading to the north exit, main floor (2019). 14

Third Floor before Rehabilitation

Figure 29. Third Floor corridor (2012). 15

Figure 30. Interior office space, third floor (2012). 15

Figure 31. Double-loaded corridor, third floor (2012). 15

Third Floor after Rehabilitation

Figure 32. Third-floor corridor with restored features (2019)..... 16

Figure 33. Third floor elevator and stairs with added fire doors (2019). 16

Figure 34. Rehabilitated office space, third floor (2019)..... 16

Figure 35. Rehabilitated office space, third floor (2019)..... 17

Figure 36. Rehabilitated office space, third floor (2019)..... 17

Figure 37. Private, third-floor conference rooms for tenant use (2019)..... 17

Figure 38. Interior office space, third floor (2019). 18

Figure 39. Third floor corridor, with all original materials in place (2019)..... 18

Figure 40. Third floor office space supporting a new use (2019). 18

Fourth Floor before Rehabilitation

Figure 41. Fourth-floor courtroom before rehabilitation (2012)..... 19

Figure 42. Fourth-floor corridor before rehabilitation (2012)..... 19

Figure 43. A second courtroom on the fourth floor (2012)..... 19

Fourth Floor after Rehabilitation

Figure 44. Fourth-floor courtroom, relatively untouched by the rehabilitation (2019)..... 20

Figure 45. The fourth-floor corridor between offices (2019). 20

Figure 46. Fourth-floor events space (2019)..... 20

Figure 47. Fourth-floor events space (2019)..... 21

Figure 48. Office space on the fourth floor (2019). 21

Figure 49. Original restroom, restored, fourth floor (2019)..... 21

Figure 50. Interior office space on the fourth floor (2019)..... 22

Figure 51. Rehabilitated office space, fourth floor (2019)..... 22

Figure 52. Fire doors added to fourth floor corridor (2019)..... 22

Fifth Floor before Rehabilitation

Figure 53. Fifth-Floor restroom and storage corridor (2012). 23

Figure 54. Fifth-floor courtroom and corridor (2012)..... 23

Figure 55. Fifth-floor courtroom seating (2012)..... 23

Fifth Floor after Rehabilitation

Figure 56. Fifth-floor corridor with door to stair and restroom (2019)..... 24

Figure 57. Rehabilitated fifth-floor corridor (2019)..... 24

Figure 58. The fifth-floor courtroom, as it remains today (2019)..... 24

Building Site after Rehabilitation

Figure 59. South elevation with new signage, repaired driveway (2019). 25

Figure 60. The building’s southeast plaza (2019). 25

Figure 61. The building’s northeast plaza (2019)..... 25



Figure 2. 1102 S A Street, north elevation (Kolva and Franks, 1989).



Figure 3. 1102 A Street, north elevation (C. Beckner, 2019).

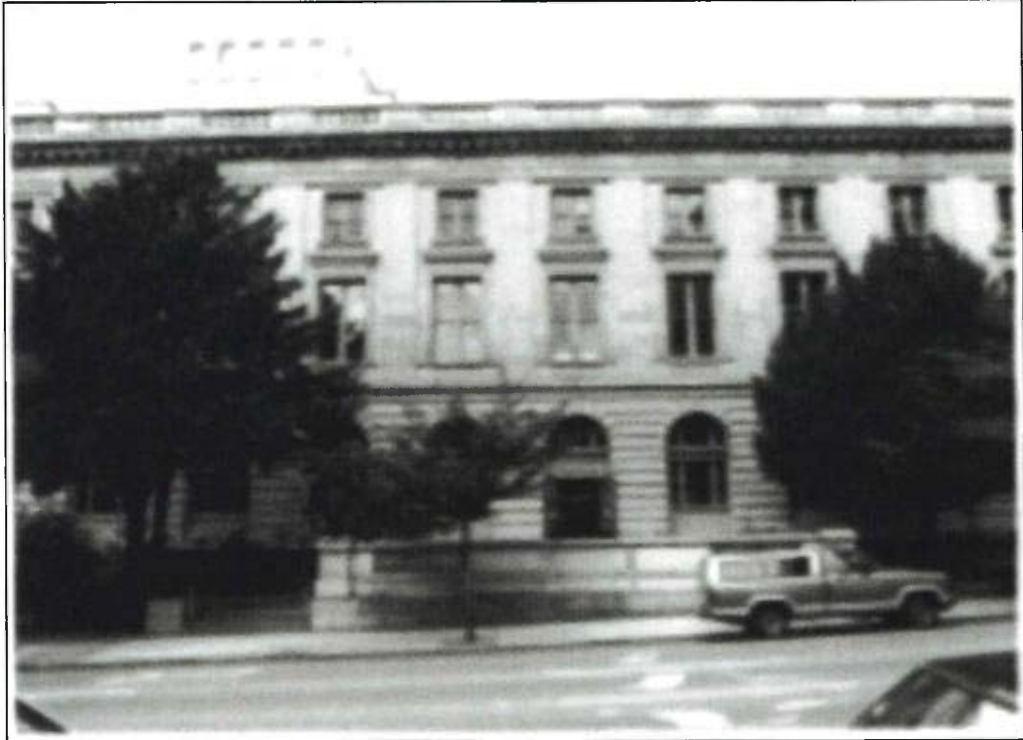


Figure 4. 1102 A Street, east elevation (Kolva and Franks, 1989).



Figure 5. 1102 A Street, east elevation (C. Beckner, 2019).



Figure 6. 1102 A Street, south elevation (Kolva and Franks, 1989).



Figure 7. 1102 A Street, south elevation (C. Beckner 2019).

Basement Level (First Floor) before Rehabilitation



Figure 8. Basement level volumes before rehabilitation (2012).

Before: Volumes were open, systems were visible along the ceiling, and the space still held storage rooms and locker rooms traditionally devoted to the U.S. Post Office. The rehabilitation turned this space into leasable office and retail space.



Figure 9. Basement level restroom and painted brick walls (2012).

Before: Facilities, including restrooms, required upgrades to support tenants and customers.

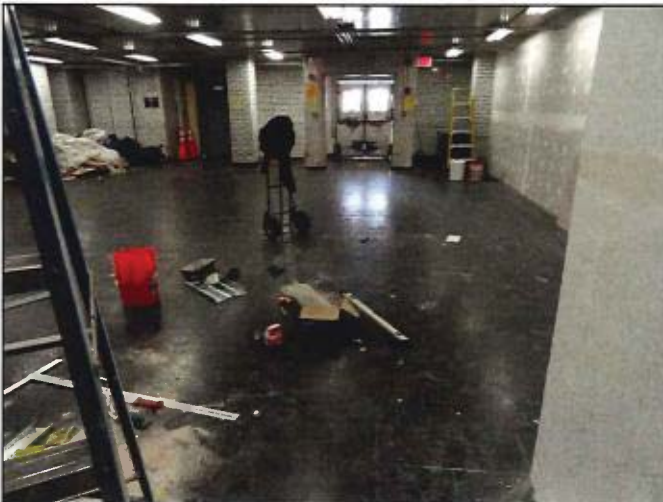


Figure 10. Basement level volumes at the south entrance (2012).

During: Spaces were divided to create separation between the portion of the basement that would remain in the hands of the U.S. Post Office and those that would be prepared for new tenants.

Basement Level (First Floor) after Rehabilitation



Figure 11. Kitchen space in the rehabilitated basement (2019).

After: The rehabilitation maintained original features like the glazed brick and floor tiles, but added appropriate lighting, enclosed spaces, and upgraded plumbing for commercial kitchens. The basement now serves a sandwich shop, artists lofts, and an ice cream manufacturer, as well as the U.S. Post Office.



Figure 12. Basement corridors with original brick and wood doors (2019).

After: During the rehabilitation, sensitive features like painted brick were cleaned and repaired, as were wood doors, and original light fixtures. Additional lighting and fresh paint was added as needed.



Figure 13. Seating for the basement sandwich shop (2019).

After: Access to tenant spaces is provided through a rehabilitated entry on the building's south elevation. Glazed brick remains in place, new walls define tenant spaces; and enhanced lighting, exposed systems, and original flooring match the utilitarian character of the space.



Figure 14. Basement corridor providing access to commercial spaces (2019).

After: Once open volumes have been partially enclosed, retaining original traffic patterns. Exposed systems, utilitarian lighting, and updated flooring enhance public spaces.



Figure 15. Basement tenant space (2019).

After: Tenant spaces like this one retain original wood-framed windows, original flooring, and original lighting, where appropriate. Electrical and plumbing systems have been upgraded, and a sprinkler system has been added to meet fire and life safety code.



Figure 16. Basement level men's and women's restrooms (2019).

After: Larger restrooms with upgraded plumbing were added to support the expanded use at the basement level.

Main Floor (Second Floor) before Rehabilitation

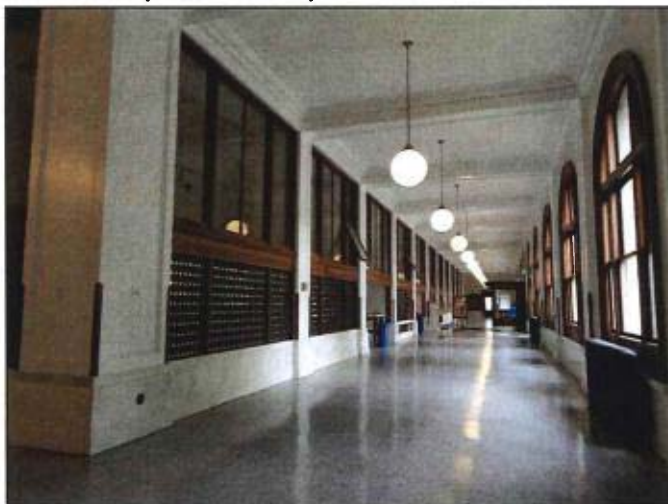


Figure 17. Main floor corridor with post office counter on the left (2012).



Figure 18. Main floor corridor to the north exit (2012).



Figure 19. Example of unused main floor storage space (2012).

Before: The building's main floor includes a post office counter with pivoting windows above, pendant lights, and wood-framed windows and doors facing east—all of which have been maintained in the rehabilitation. The rehabilitation also restored the building's original three-door entry.

Before: Corridors were open, office spaces were unused, and elevators and stairs were not protected by fire doors. The building did not include a sprinkler system.

Before: The main floor included volumes once used by federal offices that were now vacant and inaccessible to the public.

Main Floor (Second Floor) after Rehabilitation



Figure 20. Main floor with original vestibule, windows, and floor (2019).

After: The main floor retains its primary character-defining features, including its wide corridor with terrazzo floors, large windows, pendant lights, and wooden vestibule. As the main floor was traditionally accessible to the public, the project carefully maintained as much of its historic character as possible.

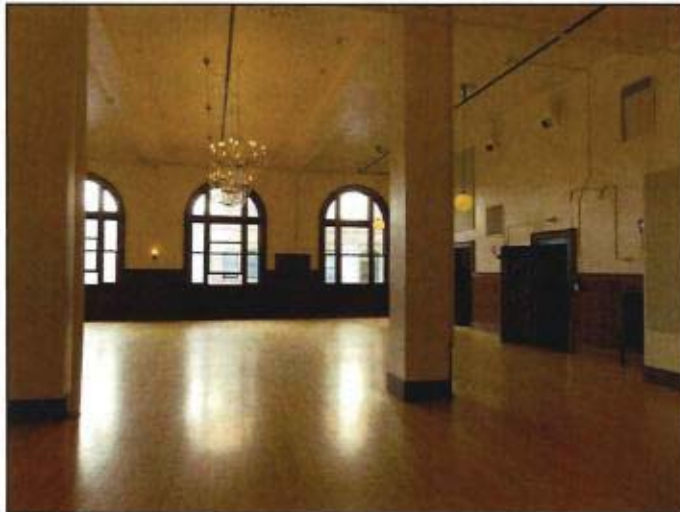


Figure 21. Rehabilitated main floor storage room (2019).

After: Floors were covered, walls were painted, wood paneling, window frames, and baseboards were cleaned and repaired, lighting was upgraded, and the space was opened to the public as part of a main floor coffee counter (compare to photo 17). Note that the building's original vault remains (right).



Figure 22. Main floor coffee counter with mobile seating (2019).

After: As the post office now requires a smaller footprint, a portion of the backroom offices was opened up for a new coffee counter, and public restrooms were constructed off the main corridor, retaining traditional traffic patterns, flooring, lighting, windows, and doors but providing space for additional use.



Figure 23. Coffee counter on main floor (2019).

After: The coffee counter was added to the north end of the post office counter. Pivoting windows and other structural elements of the space remain unchanged.

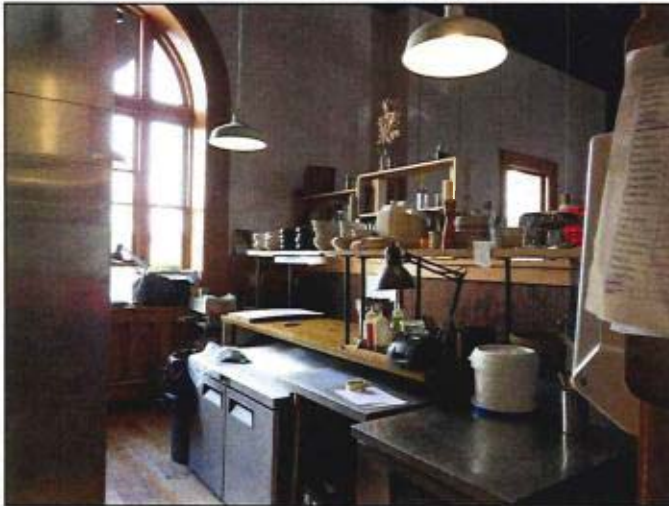


Figure 24. Commercial kitchen on main floor (2019).

After: The building's north end once included federal offices. All divided spaces remain as designed. The rehabilitation repurposed the building's northeast office, added a commercial kitchen, bar and restaurant space, as well as an outdoor plaza for summer seating. Note that wood trim, windows, and volumes remain.



Figure 25. Bar and restaurant space, main floor (2019).

After: The rehabilitation upgraded flooring and pendant lights, upgraded plumbing, and added new furnishings, like the bar and chairs, leaving significant features like the original windows in place.

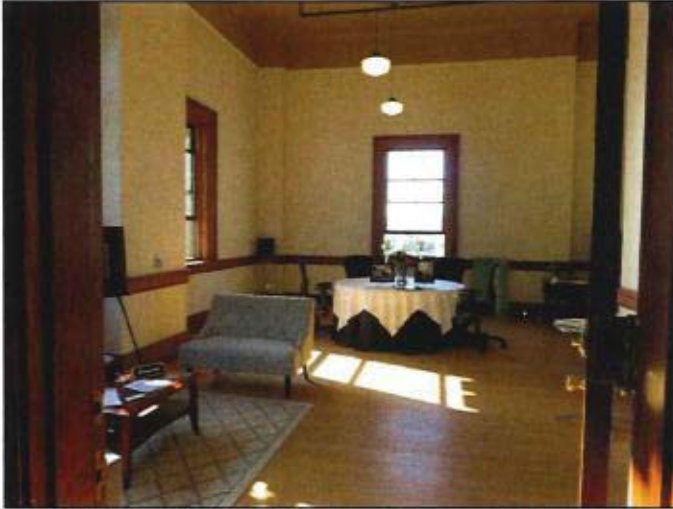


Figure 26. Main floor offices on the building's south end (2019).

After: As on the north end, the building's south end once included federal offices. The rehabilitation restored original flooring, cleaned and repaired wood trim, picture rails, and baseboards, and opened these spaces to commercial tenants.



Figure 27. Former service counter, main floor (2019).

After: Some features of the building, like a former post office museum, had replaced original uses prior to 2010. The current owners have retained original wood counters, cabinetry, and service windows and plan to use them when these rooms are rehabilitated in the future. Presently this space is used for storage.



Figure 28. Corridor leading to the north exit, main floor (2019).

After: One of the most challenging elements of the rehabilitation was adding fire doors on the first floor while retaining the open volumes that characterize the corridor. After consultation with local, state, and federal regulators, the owners added "pocket" fire doors behind a new half-wall, thereby retaining the wide corridor while meeting code requirements (compare to photo 16).

Third Floor before Rehabilitation



Figure 29. Third Floor corridor (2012).

Before: The building's third and fourth floors included wide corridors of marble and terrazo with carpeted offices.



Figure 30. Interior office space, third floor (2012).

Before: Office spaces included some wood furnishings, dropped ceilings, fluorescent lights, and carpeted floors.



Figure 31. Double-loaded corridor, third floor (2012).

Before: The central, double-loaded corridor included wood doors with transoms and extensive windows on office spaces.

Third Floor after Rehabilitation



Figure 32. Third-floor corridor with restored features (2019).

After: Original corridor floors and baseboards were cleaned and repaired, as needed. Sprinkler systems were added to meet code, lighting was repaired or replaced in-kind, and wood doors, trim, picture rails, and windows were repaired and restored.



Figure 33. Third floor elevator and stairs with added fire doors (2019).

After: To meet fire and safety code, the building owners installed fire doors at the north and south ends of the corridor, where original stairs and elevators were retained in place.



Figure 34. Rehabilitated office space, third floor (2019).

After: The rehabilitation removed incompatible carpet, repaired or replaced wood flooring, upgraded lighting, and constructed tenant improvements to prepare the former office spaces for new uses. All original windows were retained and repaired, as needed.



Figure 35. Rehabilitated office space, third floor (2019).

After: Tenant improvements have been designed to retain and enhance historic features. Additions generally consist of reversible additions like mobile furniture. Added pendant lights and exposed sprinkler systems are in character with the original building’s design.



Figure 36. Rehabilitated office space, third floor (2019).

After: Spaces awaiting new tenants include original wood trim, windows, and picture rails, flexible spaces, and upgraded flooring.



Figure 37. Private, third-floor conference rooms for tenant use (2019).

After: To accomdate flexible office uses, the owners constructed interior, private conference rooms on the third floor.

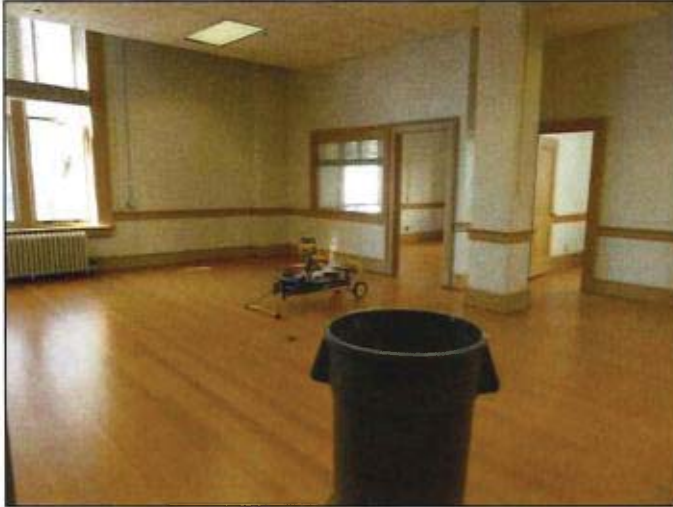


Figure 38. Interior office space, third floor (2019).

After: Carpet has been removed, but interior wood-framed window and doors remain.



Figure 39. Third floor corridor, with all original materials in place (2019).

After: As the corridors are the most “public” spaces on upper floors, all original materials, including marble and terrazo floors and baseboards were rehabilitated and retained in place.



Figure 40. Third floor office space supporting a new use (2019).

After: Third floor tenants have access to numerous offices types. Whenever possible, original wood bookcases and cabinet storage have been restored and reused.

Fourth Floor before Rehabilitation



Figure 41. Fourth-floor courtroom before rehabilitation (2012).

Before: The fourth floor was significant partly because of important cases heard in its courtrooms. This is one of two large courtrooms on the fourth floor.



Figure 42. Fourth-floor corridor before rehabilitation (2012).

Before: The fourth floor includes a double-loaded corridor with doors and windows to offices.



Figure 43. A second courtroom on the fourth floor (2012).

Before: The second large courtroom on the fourth floor included newer materials believed to date to the 1980s, significantly later than the building's period of significance.

Fourth Floor after Rehabilitation



Figure 44. Fourth-floor courtroom, relatively untouched by the rehabilitation (2019).

After: This courtroom, which retains its original wood benches, jury chairs, sound baffling, and cornice ornament, along with large windows, has been retained as is. It is now used for public presentations and meetings.



Figure 45. The fourth-floor corridor between offices (2019).

After: The fourth-floor corridor retains its original floors, walls, trim, doors, and windows, but a sprinkler system has been added to meet fire and life safety code.



Figure 46. Fourth-floor events space (2019).

After: The courtroom that included incompatible materials has been cleared of furnishings, although its original paneling, trim, cornice details, windows, and sound baffling remained in place. This space is now a popular events venue.



Figure 47. Fourth-floor events space (2019).

After: The events venue has been updated with new pendant and recessed lighting that enhances the elaborate plaster ceiling with cornice details. Original windows remain.

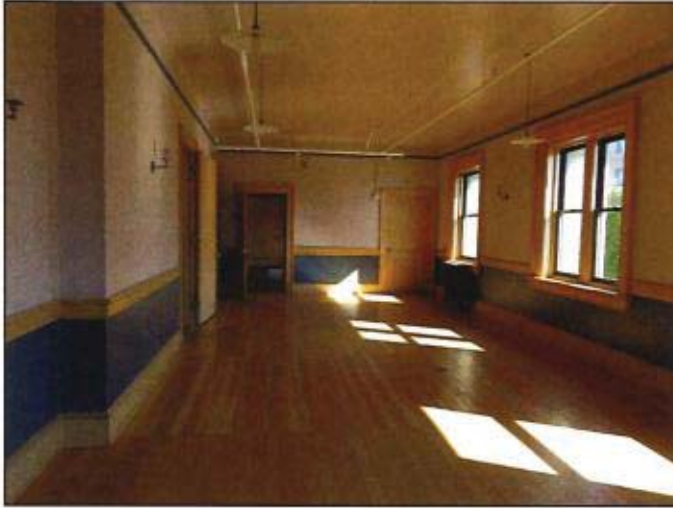


Figure 48. Office space on the fourth floor (2019).

After: Interior offices were stripped of incompatible carpeting. Wood trim and wood floors were restored, lighting was upgraded, and a sprinkler system was added.



Figure 49. Original restroom, restored, fourth floor (2019).

After: Original restrooms on the fourth floor were in good condition, and all materials, including original marble and wood, were cleaned and repaired by the gentlest means possible.



Figure 50. Interior office space on the fourth floor (2019).

After: While many offices remain available to commercial tenants, an office attached to the event space/former courtroom has been rehabilitated to serve wedding parties or other users. Lighting has been upgraded, but coved ceilings, windows and trim have been retained.



Figure 51. Rehabilitated office space, fourth floor (2019).

After: Some offices on the fourth floor were used by law clerks or others working within the court system. Features like wood bookcases have been preserved and reused in tenant spaces.



Figure 52. Fire doors added to fourth floor corridor (2019).

After: To meet fire and life safety codes, automatic fire doors were added to all corridors.

Fifth Floor before Rehabilitation



Figure 53. Fifth-Floor restroom and storage corridor (2012).

Before: The fifth floor steps back from the building's footprint. It includes a single-loaded corridor with a single restroom and door to storage spaces on one end.



Figure 54. Fifth-floor courtroom and corridor (2012).

Before: The fifth floor includes a single courtroom with late-twentieth century furnishings and a small number of offices.



Figure 55. Fifth-floor courtroom seating (2012).

Before: Courtroom furnishings and carpeting were late twentieth-century additions.

Fifth Floor after Rehabilitation



Figure 56. Fifth-floor corridor with door to stair and restroom (2019).



Figure 57. Rehabilitated fifth-floor corridor (2019).



Figure 58. The fifth-floor courtroom, as it remains today (2019).

After: The fifth-floor's wood floors were restored, and a sprinkler system was added. The building's owners have yet to choose a new use for the courtroom or offices.

After: To prepare the fifth floor for a future use, the floors were rehabilitated, and wood trim, windows, and other features were cleaned and repaired as needed.

After: The fifth-floor courtroom has not yet been rehabilitated as it is not clear how the room will be used in the future. However, a sprinkler system has been added and features have been cleaned and repaired, as needed.

Building Site after Rehabilitation



Figure 59. South elevation with new signage, repaired driveway (2019).

After: At the building’s south end, the driveway was repaired and a new, freestanding monument sign was installed the building’s southeast corner (lower right corner).



Figure 60. The building’s southeast plaza (2019).

After: Site work was completed around the building’s southeast plaza.



Figure 61. The building’s northeast plaza (2019).

After: Site work was completed around the building’s northeast plaza. Additionally, lighting was added to the building’s façade, visible at the second floor railing.

Landmarks Preservation Commission
Community and Economic Development Department



**SPECIAL TAX VALUATION
APPLICATION CHECKLIST**

*Please include the following items in your application packet to ensure timely processing.
(see the following page for the application form).*

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Application Fee payable to the Tacoma City Treasurer-- \$100 for single family residential; \$300 for commercial/multifamily residential (required by Council Resolution 36804) |
| <input checked="" type="checkbox"/> | Special Tax Valuation Application Form |
| <input checked="" type="checkbox"/> | Notarized Affidavit of Expenses |
| <input checked="" type="checkbox"/> | Itemized expense summary sheet |
| <input type="checkbox"/> | Project photographs (before and after) |

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 Officer (253) 591-5220



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY

Fee: \$150.00 Chapter 84.26 RCW

RECEIVED ASSESSOR/TREASURER

OCT 01 2019

File With Assessor by October 1

File No: CUSTOMER SERVICE

I. Application

County: Pierce

Property Owner: Tanya and Roger Sita Parcel No./Account No: 2041230080

Address: 1115 N. 11th St.

Legal Description: Section 31 Township 21 Range 03 Quarter 41 : NEW TACOMA N 1/2 OF L 11 & 12 B 4123

Property Address (Location): 1115 N. 11th St.

Describe Rehabilitation: Full house remodel including, roof, paint, siding, windows. Interior new plumbing, electrical, kitchen and bath, addition of 1/2 bath on main floor.

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

Building Permit No: BLDRA18-0486 Date: 9/12/20 Jurisdiction: Pierce Co, Tacoma

Rehabilitation Started: 6/1/2018 Date Completed: 1/10/2019

Actual Cost of Rehabilitation: \$309,017.25

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.

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: \$116,500

Date: 10-1-19 [Signature: Denise Stevens] 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.

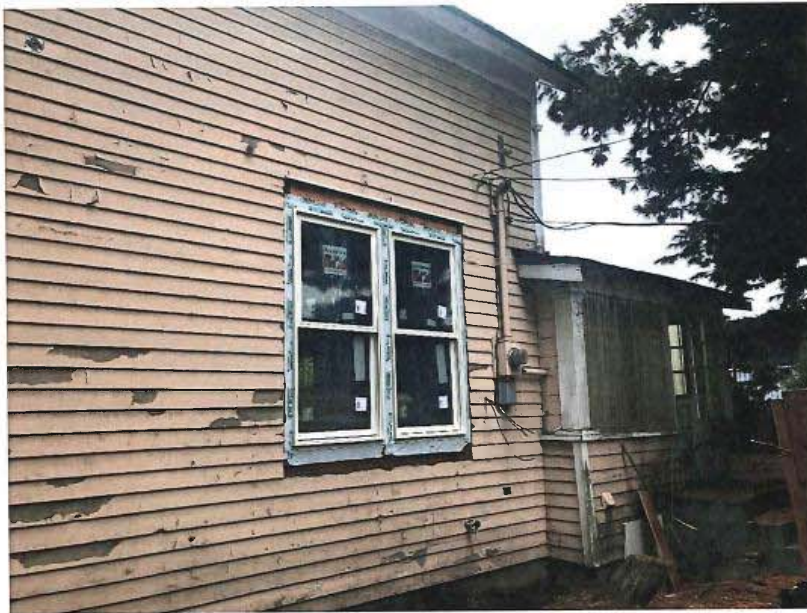
Front Before



Front After



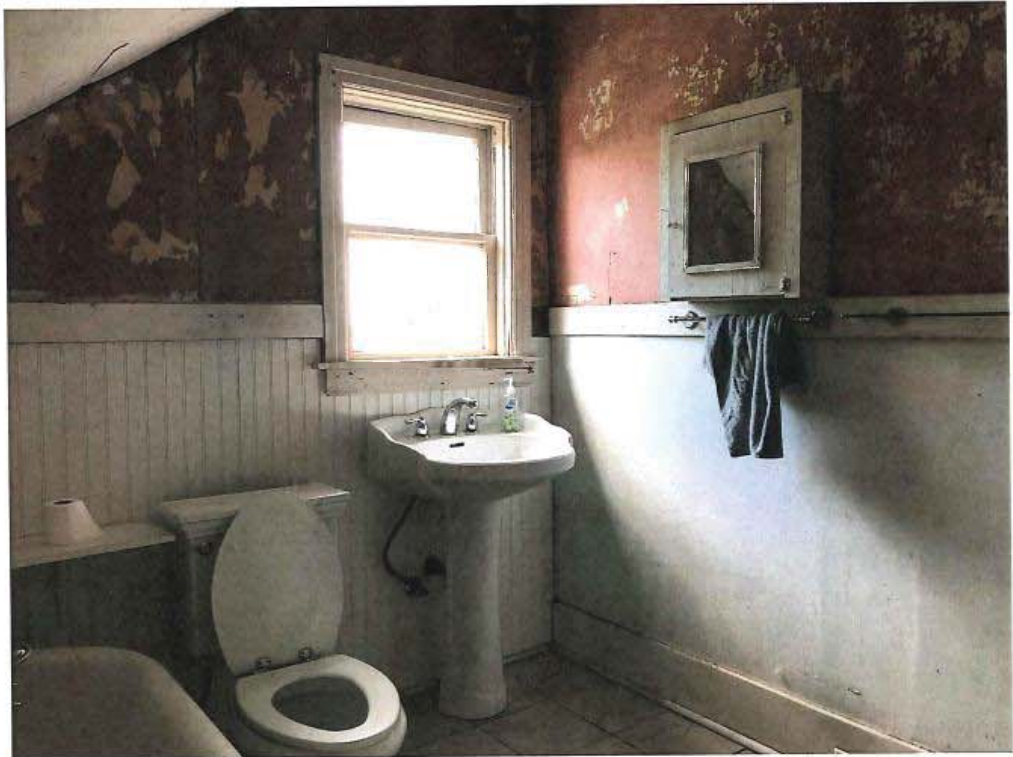
Side Before



Side After



Main Bathroom Before





Main Bathroom After





Kitchen Before



Kitchen After



Dining Room before

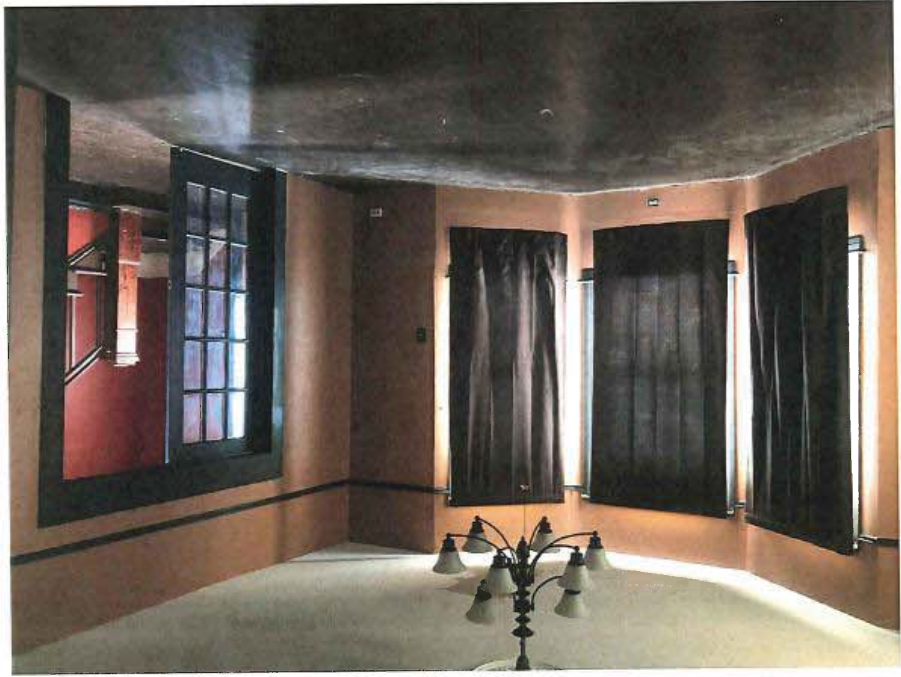


Dining room after





Front Room After



Front Room Before

Bedroom 1 Before

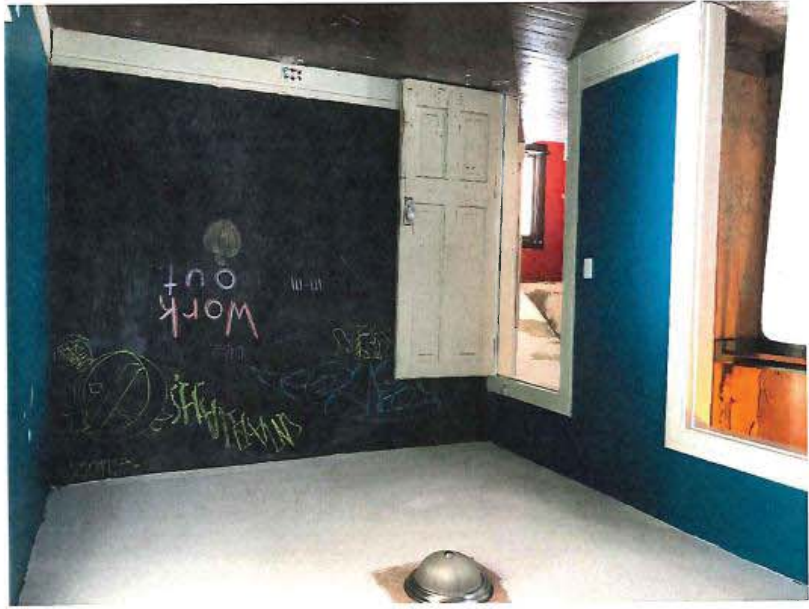


Bedroom 1 After



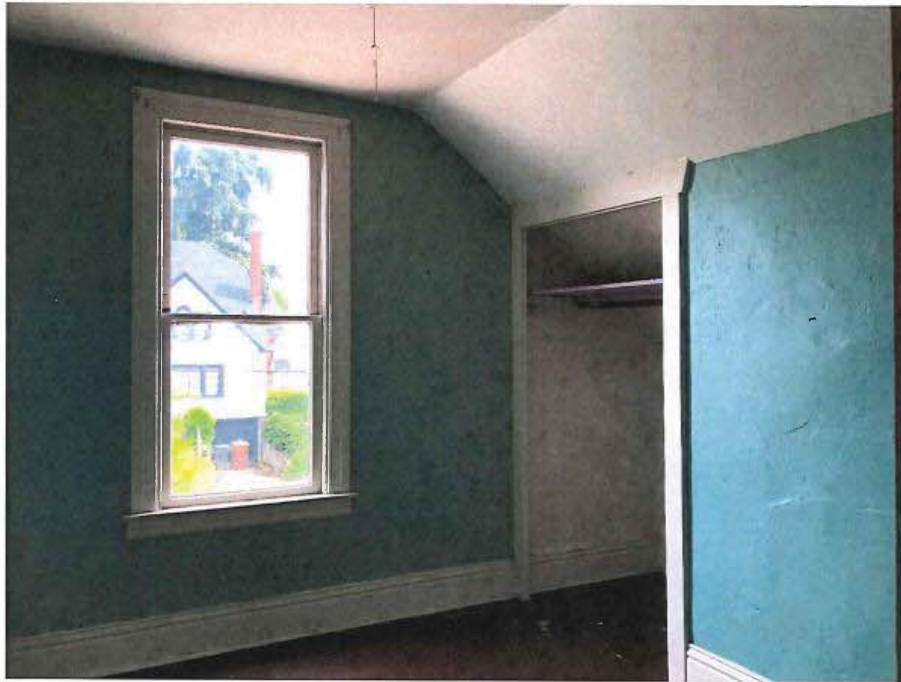


Bedroom 2 After



Bedroom 2 before

Bedroom 3 before



Bedroom 3 After



U-Haul Moving and Storage at Tacoma Dome

725 E. 25th Street

Tacoma, WA 98421

Scope of Work:

To transform this Historic Building and Site into a modern Moving and Self Storage Facility serving the Tacoma area residents and businesses 7 Days a week. Understanding this is a Historic Building in Tacoma we have provided pictorial elevations of the before and after. We have done this with respect to the original building shape. It will maintain all original structural appearance (height, width and configuration). The symmetry of the building will remain the same. The Hopper on the roof will remain unless for some unforeseen reason it must be removed for structural reasons. It will be cleaned up and painted and the trade mark "U-Haul" will be painted on it. All of the original structure is comprised of wood inside and outside. Much of the outside walls (wood boards under metal panels) have taken a beating over the last 126 years. Any reconditioning would be cost prohibitive (see pics). Much of the wood on the outside is attached to vertical wall studs and has been affected by water (wood rot) damage of the past 126 years (see pics). To do this will require the removal of the old metal panels in some cases and removal of old rotten wood and new insulation and metal panels put back up. As you can see from the Elevation Photos, the new metal panels will be a combination of vertical metal panels and horizontal architectural panels (see pics). They will be painted as it appears in the Elevations I supplied for you.

The original wood sash windows in the upper West and East end have been taken out and boarded over or replaced at some time in the past with low quality vinyl windows. As you can see from the Elevation Photos these will be replaced by new high quality metal framed windows. Their placement closely mimics the original window locations. This will give visibility to the Storage Rooms from street level and will be well lighted for display.

Our intention is to respect the history of this location and give a vision to its new purpose and destiny and next 126 years. We have made plans to modernize this facility and included in that plan we will have vehicle charging stations available for our customers.

I look forward to your input and moving ahead as a Team.

BE-2

U-HAUL FACILITY IMAGING DEPARTMENT Final Approved Project Work

IMAGING, GENERAL
UMC of "Tacoma Dome"
702077, B4-After-2.0

Issued
06/11/18
Re-issued
00/00/00

IMPORTANT NOTICE TO U-HAUL MCP/MCO & VENDORS

All Designs & Art specifications are based on information provided by U-Haul MCP/MCO and/or Vendors contracted through MCP/MCO. Therefore, it is the responsibility of the U-Haul MCP/MCO and their Vendors to verify all information in these drawings to be accurate prior to commencing Project Work. **FOR ANY DISCREPANCIES - NOTIFY UHI ART DEPT. PRIOR TO COMMENCING PROJECT WORK.**

Location:	UMC - Tacoma Dome	Designed:	Adriano Carreon	06/11/18
Street:	725 E 25th St.	Drawing:	Adriano Carreon	06/11/18
City:	Tacoma	Approved:	Michael Shardy	06/11/18
State / Province:	WA / USA	Drawings to scale. Do Not Use for fabrication, use artwork provided. Questions Call: 1-800-528-0361		
Country / Mail Code:	98421			



2 East Elevation
East Elevation - B4



East Elevation

FACILITY IMAGING



U-Haul Moving & Storage at Tacoma Dome

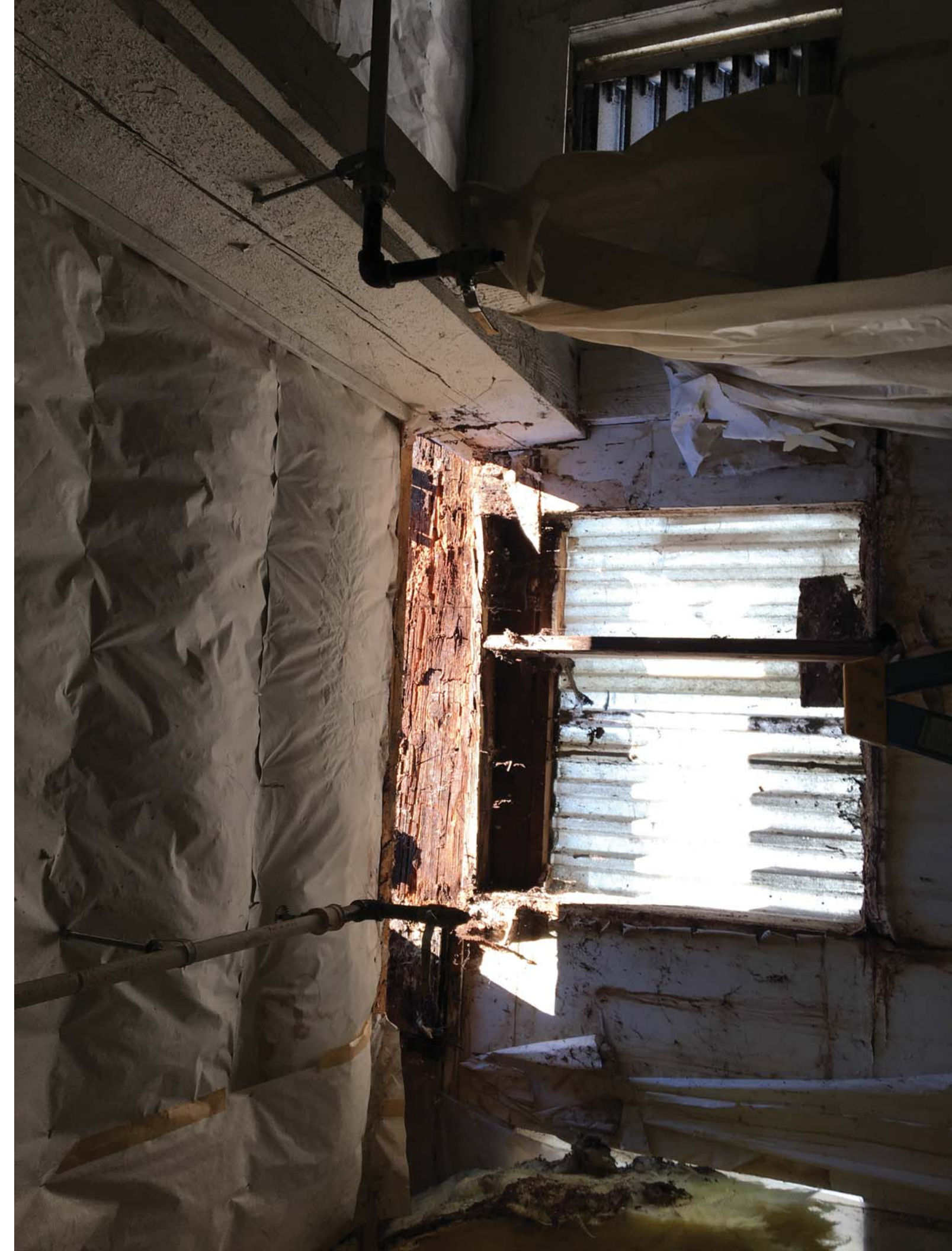
FACILITY PICTURES

725 E. STREET

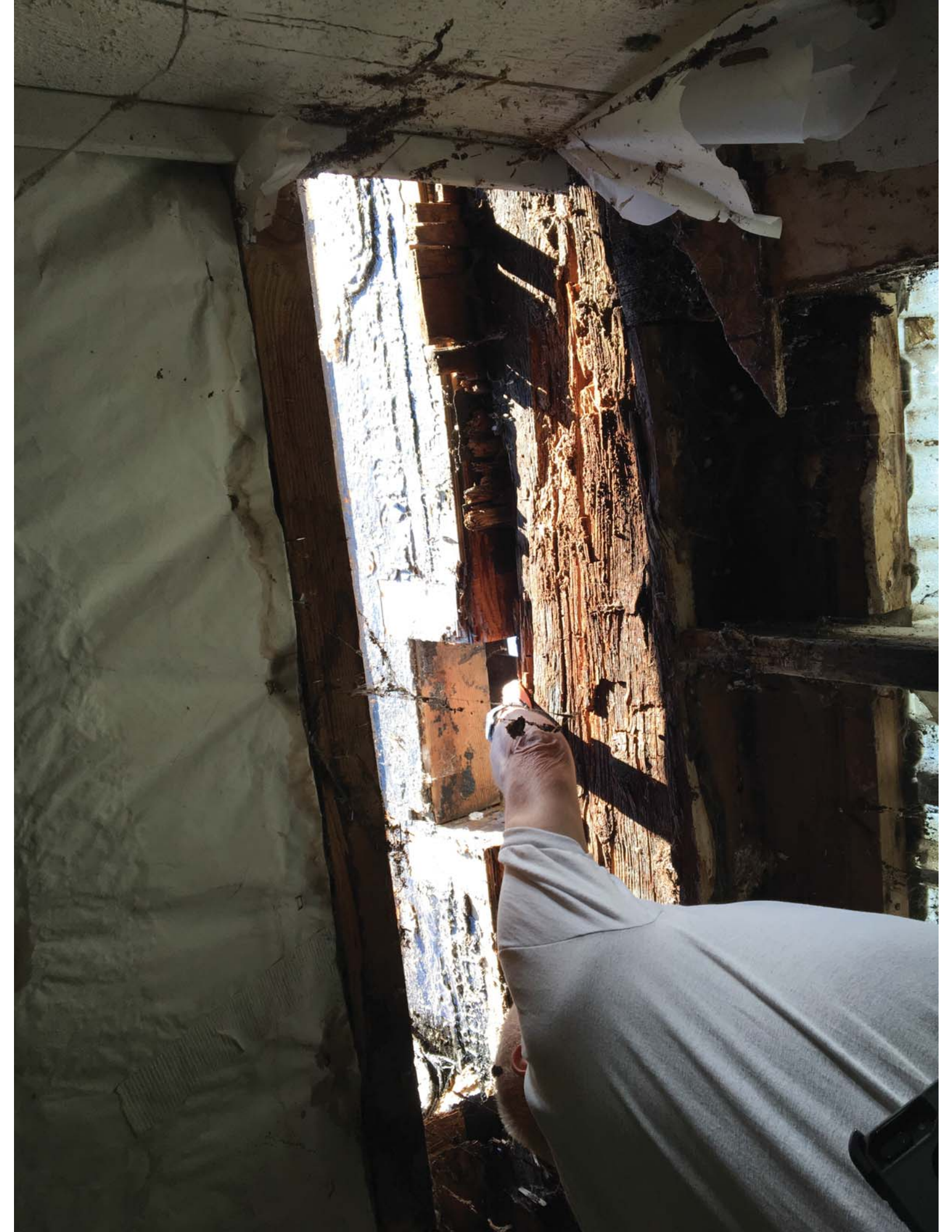
TACOMA, WA 98421



Oct 2, 2008. View of west (side) facade and partial view of south (front) facade of three-story building, looking northeast. West facade has original drop-siding. Source: Artifacts Consulting.



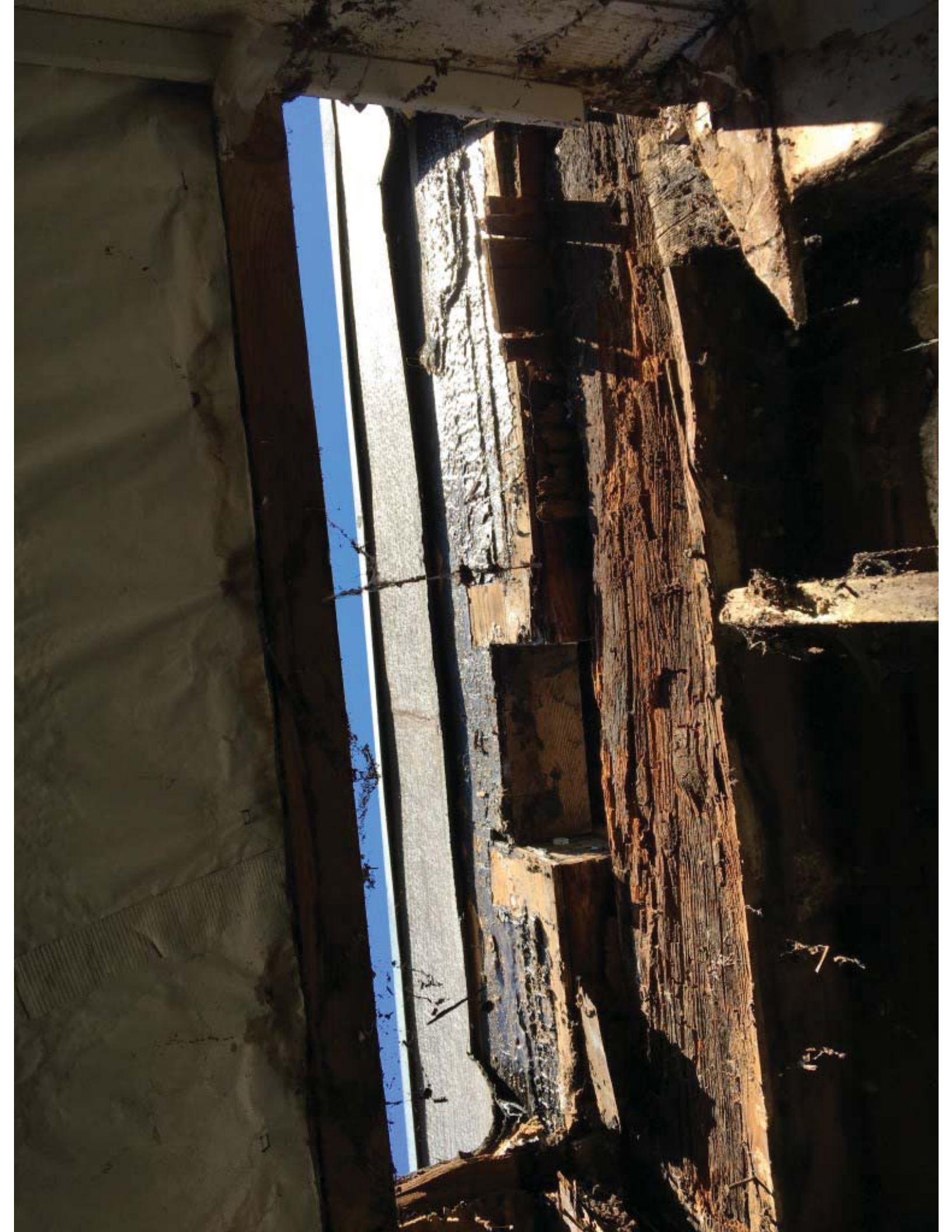












6th

Annual Holiday Heritage

SWING DANCE



Save the



FIRST DANCE



FRIDAY, NOVEMBER 8TH · 6PM - 9PM at

MCMENAMINS ELKS TEMPLE, SPANISH BALLROOM

Live Music by

PIERCE COUNTY COMMUNITY BIG BAND

Dance Demos by

STUDIO 6 BALLROOM

ONLINE

Join us at the newly restored Elks Temple for a night of dancing featuring the Pierce County Community Big Band and dance demos by Studio 6 Ballroom. Suggested donation for entry goes to support heritage events and programming in 2020. Presented by the Landmarks Preservation Commission.

Presented by the Landmark Preservation Commission.

More information can be found on our website at:

www.cityoftacoma.org/hpevents
landmarks@cityoftacoma.org and
253-591-5254





Broadening Horizons in Historic Preservation Lecture Series

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



DIVERSITY IN HISTORIC PRESERVATION

Architect Claudia Kiyama, M.Arch

September 26 at 5:30 p.m.

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



SUSTAINABILITY IN HISTORIC PRESERVATION

Professor Kathryn Rogers Merlino

October 10 at 5:30 p.m.

Honey Café
(1322 Fawcett Ave, Tacoma)



ORAL HISTORY AND RACE IN TACOMA

Professor Andrew Gomez

November 14 at 5:30 p.m.

Honey Café
(1322 Fawcett Ave, Tacoma)

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

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

TACOMA HISTORICAL SOCIETY



HISTORIC
TACOMA