

Members

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Roger Johnson, Vice Chair
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Jennifer Mortensen
Alex Morganroth
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Holly Stewart
Carol Sundstrom
Jeff Williams

Agenda

Landmarks Preservation Commission Planning and Development Services Department

Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio

Date: July 8, 2020
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

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

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/82680352631>, or by dialing +1 (253) 215-8782 and entering the meeting 826 8035 2631, when prompted.

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

Public comments on discussion items will NOT be accepted at the meeting. The public may submit comments in writing prior to the meeting, by 4:00 p.m., on July 8. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 7/8/20", and clearly indicate which agenda item(s) you are addressing.

- 1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
- 2. **ROLL CALL**
- 3. **NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW** **Page #**
 - A. 3334 N Gove Celena Kathan, owner 7 10 m
- 4. **SPECIAL TAX VALUATION**
 - A. 616 St Helens Rane Schaub, owner 41 5 m
 - B. 1019 Pacific Spencer Howard, NW Vernacular 69 5 m
 - C. 1009 N 9th Frank Marescalco and Tara Yi, owners 83 5 m
- 5. **CHAIR COMMENTS**

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STAFF REPORT

July 8, 2020

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW

General Procedural Notes:

The property on today's agenda is nominated to the Tacoma Register of Historic Places.

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination.

The purpose of this review is to determine whether the nominated property meets the threshold criteria and should be scheduled for public testimony at a public hearing.

AGENDA ITEM 3A: 3334 N Gove St.

Celena Kathan, owner

BACKGROUND

The Wells R. Sears House was constructed between 1902 and 1904 and designed in the American Foursquare form by noteworthy Tacoma architect George Bullard. It was one of the early homes in the neighborhood, and originally sat on a five-acre parcel, which contained a poultry-breeding farm. The property is now surrounded by later bungalow and post WWII residences, and the parcel is slightly shy of a half-acre. The house retains many of its original features and recently went through a substantial rehabilitation. The nomination includes the principal structure and was drafted and submitted by the owner.

The property is nominated under the following criterion:

C: Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction, as an example of the American Foursquare and the work of George Bullard.

Staff also recommends consideration under the following additional criterion:

G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City, as the prominence of the home on its lot and the contrast between its age and architecture and the surrounding neighborhood makes it an easily recognizable and significant neighborhood feature.

REQUESTED ACTION

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.

- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

1. At 118 years-old the property meets the age threshold criterion.
2. This property retains a high degree of overall integrity, although there have been minor changes to elements on the house over time (individual windows, doors, porch). None of these alterations appears to affect its ability to convey its historic significance.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **3334 N Gove St**, nomination for a public hearing and future consideration at a tentative hearing date of August 12, 2020.*

Recommended language for declining to schedule a public hearing for one or more components of the nomination:

*I move that the Landmarks Preservation Commission find that [cite specific elements or properties that should be excluded] do not meet the threshold criteria (describe) and deny the nomination for **3334 N Gove st**.*

SPECIAL TAX VALUATION

BACKGROUND

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

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

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

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

AGENDA ITEM 4A: 616 Saint Helens Ave. (Individual Landmark)

Rane Shaub, Owner

ANALYSIS

Property Eligibility:

Individual Landmark on the Tacoma Register of Historic Places

| | |
|---|---|
| Rehabilitation Cost Claimed: | \$1,380,000 |
| Adjusted Cost Claimed: | \$1,378,910 |
| Assessed Improvement Value Prior to Rehabilitation: | \$1,261,400 |
| Rehabilitation Percentage of Assessed Value: | 109% |
| Adjusted Rehabilitation Percentage of Assessed Value: | 109% |
| Project Period: | 11/1/18 – 6/28/19 (7 months) |
| Appropriateness of Rehabilitation: | Rehabilitation of space into a restaurant, including structural work, plumbing, electrical, and HVAC. |

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 \$1,378,910. Staff removed \$1,090 for ineligible costs.

AGENDA ITEM 4B: 1019 Pacific (Individual Landmark)

Spencer Howard, Northwest Vernacular

ANALYSIS

| | |
|---|---|
| Property Eligibility: | Individual Landmark on the Tacoma Register of Historic Places |
| Rehabilitation Cost Claimed: | \$2,684,914 |
| Assessed Improvement Value Prior to Rehabilitation: | \$5,885,200 |
| Rehabilitation Percentage of Assessed Value: | 46% |
| Project Period: | October 2018-March 2020 |
| Appropriateness of Rehabilitation: | Reviewed several times by the Commission 2017-2018; exterior masonry maintenance and restoration, configuration of storefronts. |

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for \$2,684,914.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application 1019 Pacific Ave., for \$2,684,914.

AGENDA ITEM 4C: 1009 N 9th (North Slope Historic District)

Frank Marescalco, owner

ANALYSIS

| | |
|---|--|
| Property Eligibility: | Contributing property in the North Slope Historic District |
| Rehabilitation Cost Claimed: | \$111,445 |
| Assessed Improvement Value Prior to Rehabilitation: | \$237,400 |
| Rehabilitation Percentage of Assessed Value: | 47% |
| Project Period: | June 2018 – March 2020 |
| Appropriateness of Rehabilitation: | Exterior work approved administratively July 2018 |

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for \$111,445.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application 1009 N 9th St., for \$111,445.

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Office with any questions at 253-591-5254.

PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

| Property Name | |
|--|---|
| Historic Name The Well R. Sears House | Common Name <u>The Sears House</u> |
| Location | |
| Street Address 3334 North Gove Street (previously 3404 North Gove Street) Zip 98407 Tacoma | |
| Parcel No(s). 0221253000 | Legal Description and Plat or Addition: Section 25 Township 21 Range 02 Quarter 32: BEG 100 FT S of SW COR of N 35 th & Gove ST TH W 120 FT TH S 150 FT TH E 120 FT TH N 150 FT to BEG |
| Nominated Elements | |
| Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form. | |
| <input checked="" type="checkbox"/> Principal Structure <input type="checkbox"/> Historic Additions <input type="checkbox"/> Accessory Buildings/Outbuildings | <input type="checkbox"/> Site <input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc. <input type="checkbox"/> Interior Spaces/Other (inventory in narrative) |
| 04/2017 | |

Owner of Property

Name Celena Kathan and Robert Koehne

Address 3334 North Gove Street City Tacoma State WA Zip 98407

Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.

Yes No

Owner Signature, if possible:

Form Preparer

Name/Title Celena Kathan Company/Organization _____

Address 3334 North Gove Street City Tacoma State WA Zip 98407

Phone 206-849-8279 Email Ckathan@hotmail.com

Nomination Checklist—Attachments

- \$100 Filing Fee (payable to City Treasurer)
- Site Map (REQUIRED)
- Photographs (REQUIRED): *please label or caption photographs and include a photography index*
- Last Deed of Title (REQUIRED): *this document can usually be obtained for little or no cost from a titling company*
- Continuation Sheets
- Historical Plans
- Other (please indicate): _____

| | |
|----------------|-------|
| FOR OFFICE USE | |
| Date Received | _____ |
| Fee Paid | _____ |

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

| | Original Materials Intact | | | Original Materials Intact | |
|---|---|--|---|---|-----------------------------|
| Plan (i.e.: no additions to footprint, relocation of walls, or roof plan) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Interior (woodwork, finishes, flooring, fixtures) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Original cladding/exterior materials | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Other elements | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Windows (no replacement windows or replacement sashes) | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | | | |

Physical Description Narrative

Introduction:

The Wells R. Sears house sits on a .41-acre parcel of land near the corner of North Gove Street and North 35th Streets in Tacoma's Sherman neighborhood. Set in a residential area, bungalow-style and post-World War II homes surround the home. The 2-story home, with a full attic and basement, is orientated east-west. The house faces the east with the front porch set up on a small hill. The detached front 2-car garage is at the base of the small hill and faces the street. The south side with the stacked 3-window bays overlooks the neighbor's yard (hidden by a laurel bush). The west side faces the alley and includes a 2nd floor access door and the kitchen. The north side overlooks the side yard, a detached 3-bay shop, and two large trees. The Tacoma Daily Ledger newspaper wrote on May 18, 1902, "W.R. Sears will build a residence of eight rooms on a five-acre tract near Whitworth college, which will cost about \$4,500. The tract will be improved. It will be a modern, up-to-date house, the wood in the halls and floors being of fir; also a stone cellar and hot water and heat. George W. Bullard prepared the plans and specifications."

Exterior:

This home is an American Four-Square home with a square, boxy design, a center dormer, and a large wrap-around front porch. The porch boasts three sets of stairs with 2-3 Tuscan columns per box. The wood frame home has a granite foundation, cedar wood clapboard siding with corner boards, and the interior walls are made of lathe and plaster. On both the first and second floors, there is a 3-sided bay stacked on top of each other. The front of the house has a balcony on the 2nd floor, accessible through the front window of each bedroom. The external portion of the 2 chimneys were missing when purchased in 2016. They may have fallen down during the Nisqually earthquake, but this has not been confirmed. There was a windmill to the north of the home by the 1912 Sanborn Fire Insurance map. The windmill notation was covered as well as several outbuildings on the property.

Interior:

The inside has some touches of the late Victorian era with beautiful hemlock and fir woodwork. Most of the 44 windows (majority are one over one double hung sash windows) are original (and working!) to the home and include 5 leaded glass windows in the front niche and grand staircase landing. The main floor retains the original details such as 2 working pocket doors, built-in cabinets on either side of the fireplace, Tuscan columns and spindle detailing is used to separate the front and back parlors, and wainscoting and a large built-in with leaded glass in the dining room. The interior doors in the home are original (save 1 on the 2nd floor) as is the front door. Most of the hardware is also original to the home. A boiler and radiators are used to heat the home. The second floor has 4 bedrooms (one bedroom has a small fireplace) and a bathroom. The master bedroom is separated from the fireplace bedroom by a "Jack and

Jill" closet. The bathroom has the original claw foot tub, sitz bath, and marble sink. The attic and basement are rough and largely untouched save for the bedrooms/closets added in the 1940s. One interesting detail is a corner sink (not functioning) on the small landing between the basement and the 1st floor kitchen area. The floors on the main floor have been finished in oak prior to 2016, the second-floor floors and the grand staircase are the original fir.

Modifications prior to 2016:

Although there have been some modifications to the inside of the home, the exterior of the home has been left largely untouched (and subsequently, in poor repair). Here is the list of known modifications:

The home was converted into a boarding house in the 1940s with the dining room converted into a bedroom (all rooms were reverted back to their original use prior to 2016), and one of the upstairs bedrooms converted into a kitchen to service the tenants on the 2nd floor. An exterior door and staircase were added to the servant's staircase as an outdoor access for the 2nd floor tenants. The large butler's pantry was converted to a full bath and all elements of the pantry were lost save for two original windows. A bedroom/closet was built in the basement and rented to a local schoolteacher and there was also a bedroom/closet built in the attic.

The Assessor gives the garage a 1905 year of construction (location unknown), but the Sanborn Fire Insurance Maps show a garage at the current location only after circa 1945/1950. The current garage is a two-car concrete building with single-pane windows and wooden carriage doors. Another 3-bay shop was added to the property in 1975 (brand: Quonset). There was also a metal double door added to the basement at some point.

Restoration after current homeowners purchased the home October 31, 2016:

- Several windows were broken and were replaced with either old glass or modern glass that had the wavy look of old glass. The weights were put back in place so each window functions.
- The porches were restored, and a third staircase was added with the porch extension (during the kitchen/bathroom remodel).
- The plumbing was updated (during the kitchen/bathroom remodel).
- The electrical was updated.
- The boiler was replaced, and all radiators serviced.
- There were significant holes/rotten plaster/water damage in the interior walls that were fixed. The lathe and plaster were restored where possible and very little dry wall was used.
- Carpet was removed throughout the house and the floors were refinished throughout the two main floors and restored where needed.
- The first-floor fireplace mantel was painted in the past so was stripped as much as possible to original beautiful taupe colored bricks.
- The metal basement door was upgraded to a fir door with beveled glass windows to mimic the look of the front door.

The kitchen/bathroom was remodeled in 2018-2019 by MRF Construction with special care taken to preserve the architectural and historic integrity of the house:

- The back porch was enclosed to create a larger kitchen space. The kitchen has new one over one double hung vinyl clad wood windows (Andersen 400 series) to match the original exterior appearance of the house.
- The wrap-around porch was extended to include this addition.
- The full bathroom (in the original butler's pantry location) was reduced to a ¾ bath. During this remodel, the previously hidden passthrough as well as the small pantry

window and hardware were discovered. Both were restored to working condition. The end of the hallway now boasts a small nod to the previous butler's pantry.

--The wood elevator mechanism was also found in the crawlspace between the floors. The builder recreated the wood elevation and it is now in good working order.

--The molding pieces were salvaged and restored where possible and when not possible, meticulously recreated to match the rest of the house. The door frames alone took 17 individual pieces of wood to recreate the original frames.

--The original maple kitchen flooring was taken up and saved for a future project. One interesting note, the tongue and groove boards are stamped "Tacoma".

--During the remodel, the builders discovered there was a kitchen fire sometime in the past, probably when the kitchen still used a wood burning stove that damaged the pocket door hardware, and is probably reason why the dining room wainscoting on the corresponding wall is different than the other 3 walls.

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

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

Historical Data (if known)

| | | | |
|-------------------------|----------------------|-------------------------------|--|
| Date(s) of Construction | 1902-1904 | Other Date(s) of Significance | |
| Architect(s) | George W. Bullard | Builder | ? Wood frame, lathe and plaster walls, and granite foundation |
| Architectural Style(s) | American Four Square | Material(s) | granite foundation |
| | | Engineer | ? |

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph that lists the relevant criteria (use additional sheets if necessary). This section should include a thorough narrative of the property's history, context, occupants, and uses. If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

Overview:

This house is a good example of an American Four Square by celebrated architect, George W. Bullard. This home is also one of the first homes in the neighborhood and now one of the last that retains the majority of its original architectural elements. This home celebrates life on the outskirts of Tacoma. The first owners were wealthy farmers with every convenience available to them at the time. The Sears Family were local poultry breeders and had their farm on this site. The farm included a windmill that took in water from a nearby creek and fed the pantry with continuous running water for cooling. Very little has been changed in the home over the years either inside or outside. The home retains almost all of its original elements and should be added to the Tacoma Register of Historic Places to preserve it for the future as another example of George W. Bullard's masterful work and an example of a wealthy Tacoma farmer's home. Joan Hanson (a resident of the home circa 1948-1949) stated in an oral history that the home was a wedding present from W.R. Sears to his wife and it was similar to the home she grew up in. This oral history also states that the home kiddy-corner to this home (corner of North Gove and North 35th street) was built for the servants that worked in this home. The 1912 Sanborn Fire Insurance Map, 1912 do show this home as existing so this may in fact, be true.

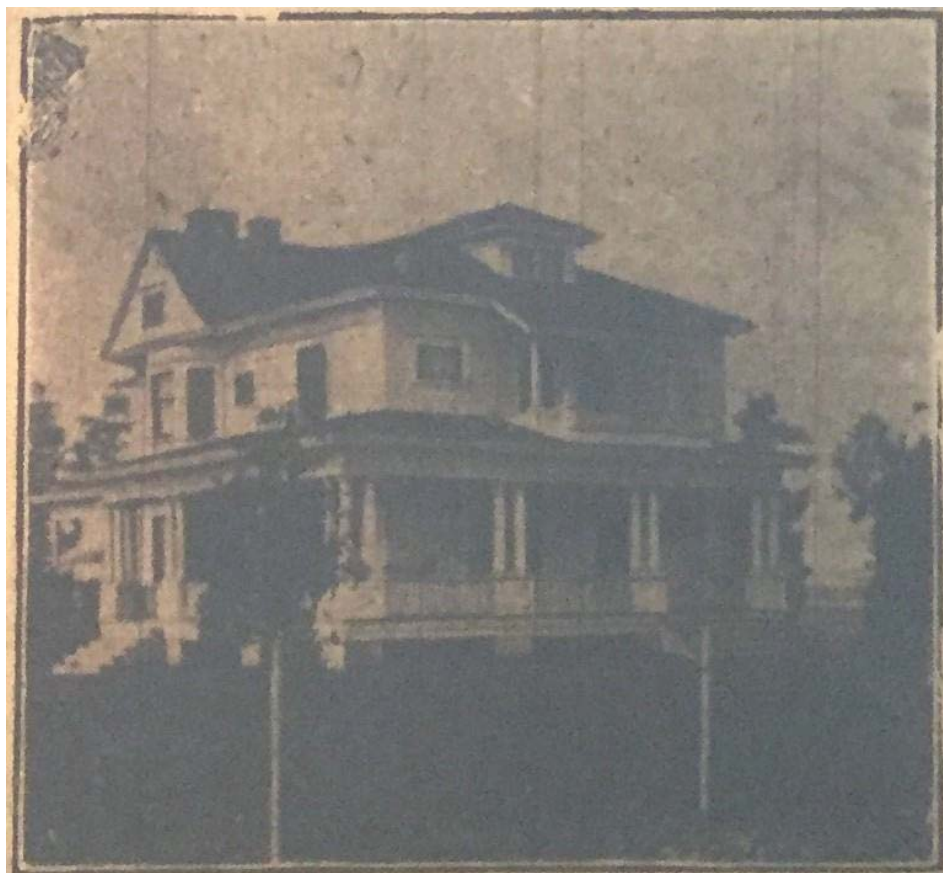
From the Grand Homes Tour 1995 brochure:

This three-story frame house was built in 1902 for W. R. Sears and his wife Katherine, who for a time operated as a poultry breeder on the property and was later a dry good salesman. Architect George W. Bullard designed a home that was described at the time as a thoroughly "modern and up-to-date house" The cost was projected in 1902 to be around \$4,500 but the actual contract price was \$6,500. The house has a granite foundation that contains a full basement with laundry room, drying rooms, and a wood

and coal storage rooms. Other amenities included a wood lift running down to the wood storage room below, and a pantry with continuous running water for refrigeration, eliminating the need for ice. The interior of the house was finished in native hemlock and fir, with walls of rough tinted plaster. A later owner was Reverend John R. Vance, pastor of St. Luke's Church.

From the Tacoma Daily Ledger, November 20, 1904:

W.R. Sears has erected a beautiful home at the intersection of Gove and North 35th streets. The house rests on a solid granite foundation which forms a basement under the entire house. In the basement there is a laundry with stationary wash tubs, also a large drying room, a large room for storing wood and coal, a vegetable room, and a dark room. On the first floor there is a reception hall with a little niche for writing desk and telephone, a front and back parlor, dining room, pass pantry and large kitchen. The kitchen has a wood life running down to the wood room below, thus doing away with the carrying of wood. In the pantry, there is running water, forming a sort of continuous refrigerator, doing away with the necessity of ice. The parlors have a large fireplace and are finished in native hemlock and have plate glass windows. The dining room has a wainscoting 5 feet high with plate rail on top. Upstairs are four large sleeping rooms, closets, toilet, and bathroom. Here, too there is a laundry shoot running down to the laundry in the basement. The second story is finished in native hemlock and fir. Throughout the house the walls are rough plaster and tinted. The house is wired for electricity and piped for gas and is heated by steam. The plans are by J.W. Bullard and the contract price \$6,500.00. See attached photo that accompanied article:



List of Owners:

1. **Wells R. (Russel) and Katherine L. Sears, 1902-1948?**. W.R. Sears was born in 1868 and came to Tacoma circa 1902. Mr. Sears bred/raised poultry on the property, later by 1920 was a dry goods salesman. He died November 18, 1931 at his home. Katharine was born circa 1876 and died December 29, 1948 after moving to Portland 5 months previously.
2. **Walter C. and Laura L. Pennington, 1951-1965**. Mr. Pennington worked as the safety inspector for the ASARCO smelter. They rented out the upstairs to their daughter and son-in-law Lloyd M. Hanson and Joan Y. Hanson (married 1948) circa 1948-1949. Lloyd was a firefighter for the City of Tacoma from 1955-1985.
3. **Reverend John R. and Margaret Vance, 1966-1967**. Pastor, St. Luke's Memorial Church.
4. **Robert T. and Patricia A. Jolley, 1968-1973**. Robert was a dispatcher for Silver Eagle Trucking Co.
5. **Richard Page, 1974 - circa 1983/1984**.
6. **DeWitt and Karen Page, circa 1983/1984 - 2015**. Vacant circa 2015 until Celena and Rob purchased house. Oral history says the house was vacant for 13 months between Dewitt leaving for nursing home/dying until purchased by current owners.
7. **Celena Kathan and Robert Koehne, 2016-current**.

Resources:

Bullard, George Wesley. "Architect" Pacific Coast Architecture Database.

City of Tacoma Community Development Department. *Historic Preservation in Tacoma*. 1978.

Northwest Room Local History and Biography Index. Tacoma Public Library.

R.L. Polk's Tacoma City Directory: 1900, 1902, 1904, 1920, 1947, 1949, 1951, 1951, 1974, 1980, 1986.

Sanborn Map Company. *Sanborn Fire Insurance Maps, Tacoma, Washington*. Sheet 18. 1912, 1945, 1951.

Tacoma Daily Ledger May 18 1902, p. 20.

Tacoma Daily Ledger November 20 1904, p.20.

The Tacoma Historical Society. *Third Annual Grand Homes of Tacoma Tour*. The Tacoma Historical Society, 1995.

Tacoma Public Library, Northwest Room Image Archive.

Tacoma Public Library, Northwest Room, Local History and Biography Index.

This page may be edited or copied as needed.
Continued from page _____.

1
CW TITLE
10-28-16
40177550 RC

201610280231 KYOHN 4 PGS
10/28/2016 12:05:13 PM \$76.00
AUDITOR, Pierce County, WASHINGTON

After recording return to:
Celena N Kathan
Robert R Koehne Jr.
3334 N Gove Street
Tacoma, WA 98407

Reference: **40177550-804-TT6**

BARGAIN AND SALE DEED

THE GRANTOR(S) George Robinson and Chad Page, Personal Representatives of the Estate of DeWitt Edwin Page, deceased

for and in consideration of **Five Hundred Fifteen Thousand Dollars and No/100's (\$515,000.00)**,

in hand paid, bargains, sells, and conveys to **Celena N Kathan and Robert R Koehne Jr., a married couple**

the following described real estate, situated in the County of **Pierce**, State of **Washington**:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above) **Ptn NW SW of 25-21-2E, Pierce County**

Tax Parcel Number(s): **0221253000**

10/28/2016 12:04:10 PM KYOHN 4414284 2 PGS
EXCISE COLLECTED: \$9,167.00 PROC FEE: \$0.00
AUDITOR
Pierce County, WASHINGTON TECH FEE: \$5.00

4

Dated: October 20, 2016

Estate of DeWitt Edwin Page

Vicky Barnes
PERSONAL REPRESENTATIVE 10-24-16

George Robinson, Personal Representative Chad Page, Personal Representative

State of Washington

SS:

County of _____

I certify that I know or have satisfactory evidence that CHAD PAGE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of DeWitt E Page, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of _____
Residing at _____
My Appointment expires: _____

State of Washington

SS:

County of Snohomish

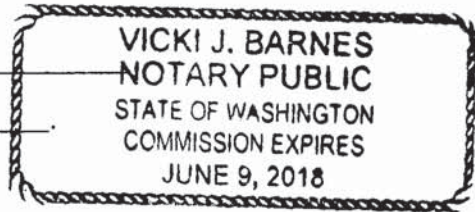
I certify that I know or have satisfactory evidence that GEORGE ROBINSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of DeWitt E Page, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 24 2016

Given under my hand and official seal the day and year last above written.

Vicky Barnes


Notary Public in and for the State of Washington
Residing at Playallup WA
My Appointment expires: 06-09-18



Dated: October 20, 2016

Estate of DeWitt Edwin Page

George Robinson, Personal Representative



Chad Page, Personal Representative

State of Washington

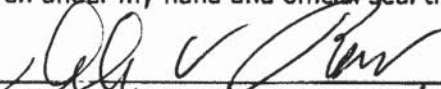
County of Spokane

SS:

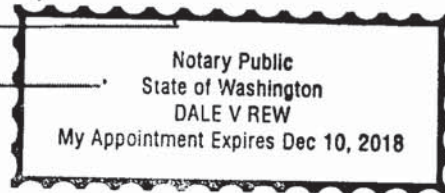
I certify that I know or have satisfactory evidence that CHAD PAGE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of DeWitt E Page, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-21-2016

Given under my hand and official seal the day and year last above written.



Notary Public in and for the State of WA
Residing at Spokane, WA
My Appointment expires: 12-10-18



State of Washington

County of _____

SS:

I certify that I know or have satisfactory evidence that GEORGE ROBINSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of DeWitt E Page, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of _____
Residing at _____
My Appointment expires: _____

EXHIBIT A

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 80 FEET;
THENCE NORTH 89°42' WEST 35 FEET;
THENCE SOUTH 100 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 150 FEET;
THENCE NORTH 89°42' WEST 120 FEET;
THENCE NORTH 150 FEET;
THENCE SOUTH 89°42' EAST 120 FEET TO THE TRUE POINT OF BEGINNING;

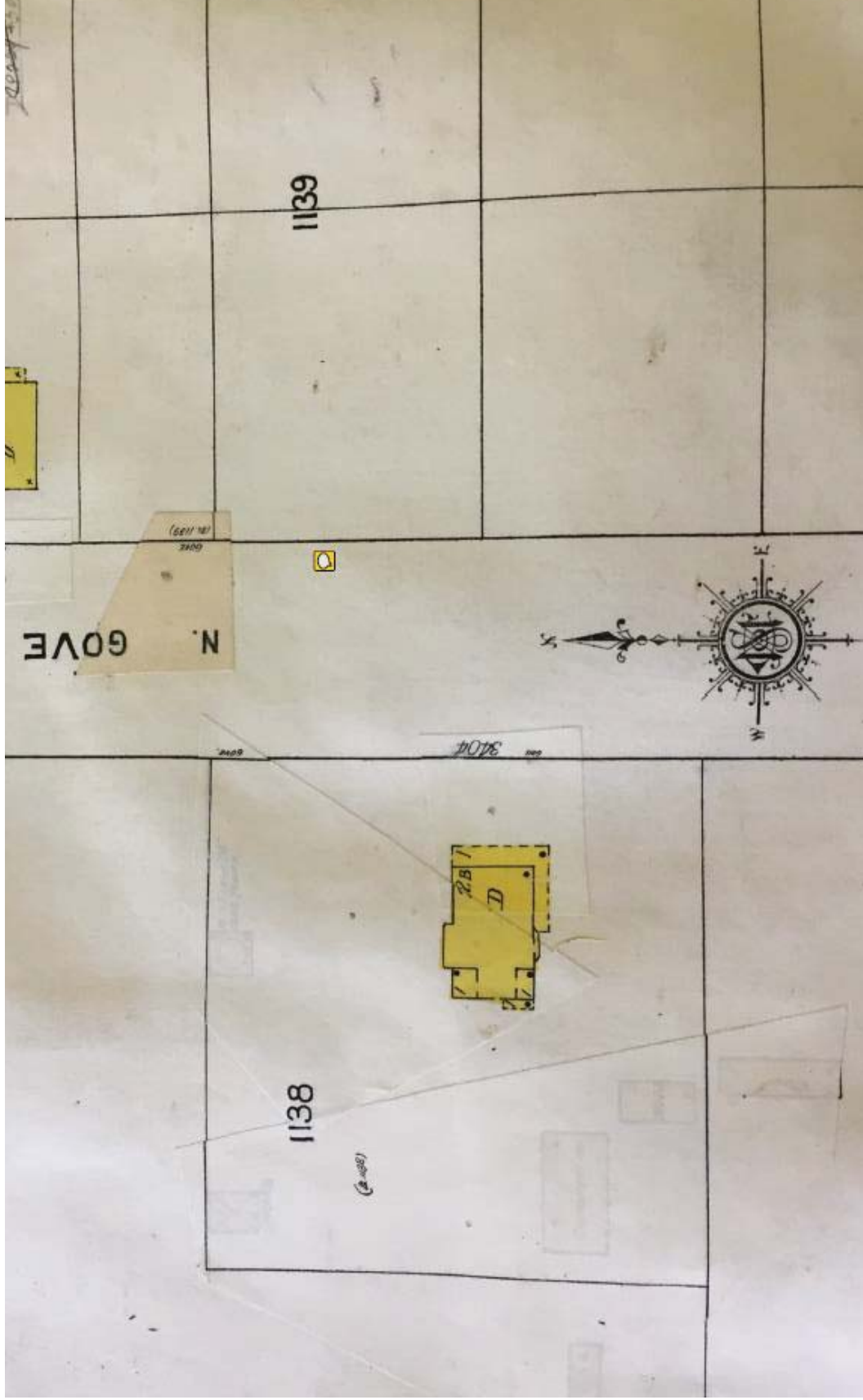
SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.



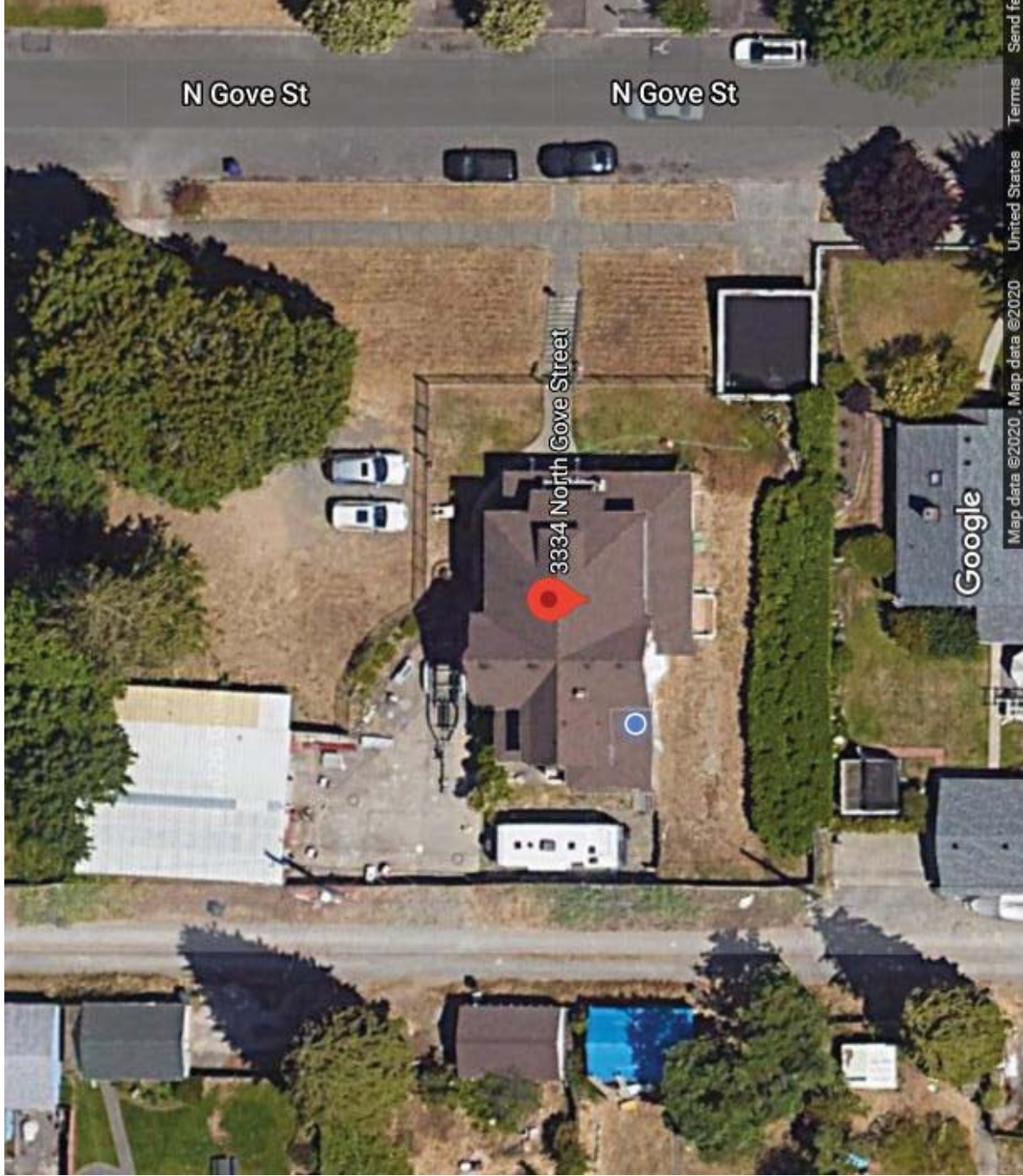
Aerial photo – 2016



Aerial Photo Detail – 2016



Historic Site Map - Sanborn Fire Insurance Map - 1912



Current Site Map - Google Maps - 2020



House During Construction – Circa 1902-1904

Mr. Bardeley owns the block at this corner, which is considered one of the most desirable pieces of property for business purposes in the city. Local architects are now working on plans for the proposed new building. It is probable that the lower floors will be designed for stores, and the upper floors will be arranged for hotel purposes. The cost of the structure will be not less than \$400,000, with the probability that it will exceed this amount.

The Ledger has had in mind the erection of a brick building in my property at the corner of St. Helena and Ninth streets, and that architects are now working on plans for the proposed new building. Just when I shall be ready to let the contract for the building is something that I am not yet in a position to say, but it will not be this year. The weather is not propitious at this time of the year for construction work.

Mr. Bardeley owns the large apartment building on the corner of St. Helena avenue and Ninth street which was recently moved from its original site to a position facing Ninth street, on the same block.

Another projected structure is to be erected on C street between Ninth and Eleventh streets, by Charles N. Gardner, of the firm of W. W. Pickrell & Co. Mr. Gardner last week purchased the Knappery, consisting of lots 13 and 14, block 10, C street, from David Green, as 825.00. C. N. Gardner, of the Pacific avenue clock house man, is paying the sum of \$25,000. The sale was made through the agency of Sealey & Co. Less than one year ago Mr. Gross bought the property, paying \$20,000 for it.

The buildings now standing on the two lots were formerly occupied by The Ledger. They will be torn down to make room for a three or four-story brick building, with plate glass front, which will probably be occupied by the W. W. Pickrell & Co.

Has Faith in C Street.

In commenting on the purchase of the property, Mr. Gardner, who is a recent arrival in Tacoma and a man of considerable means, said: "I have not been in Tacoma very long, but being enough to know very well the character of the retail business section. In purchasing the two lots between Ninth and Eleventh streets, I am satisfied that I have made a good investment. The Warburton, Cogswell and Dave Gross properties are an indication of public confidence in the future of C street, and I intend to improve my property next spring by erecting a three or four-story brick."

Through the agency of Morrison & Bulkwell, Charles H. Evans, formerly of the Beswick hotel, purchased lots 11, 12 and 13, block 610 being the north-west corner of South E and Seventh

ARE YOU THINKING OF BUILDING?

If so, we can make you a loan proposition, which will interest you. We are prepared to make mortgage loans on business properties as low as 5 per cent interest, and upon residences at straight lease or on small monthly installments.

DON'T BORROW money upon real estate without investigating our plans. **L. R. MANNING & CO.** 400 Equitable Building.

Morrison & Bulkwell add for Jordan street, \$750; to Hannah S. Hill, lots 12 and 16, block 6822, South addition, South J and Thirty-sixth streets, \$375.

Morrison & Bulkwell add for Jordan street, \$750; to Hannah S. Hill, lots 12 and 16, block 6822, South addition, South J and Thirty-sixth streets, \$375.

Sold to C. M. Oavanaugh, 7-room dwelling and lots 4-6 in block 682, consolidation, \$1,650. This property is located on Prospect street, near the residence of A. J. Hayward.

Sealey & Co.; Residence property on D south of Eleventh, in block 106, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



RESIDENCE OF W. M. SEARS, CORNER NORTH THIRTY-SEVEN AND GOVE.

W. M. Sears has erected a beautiful home at the intersection of Gove and North Thirty-seventh streets. In the basement is a granite foundation, which forms a basement under the entire house. On the first floor there is a wood and coal, vegetable room and a dark room. On the first floor there is a parlor, dining room, pass pantry and large kitchen. The kitchen has a wood lot running down to the wood room below. This doing away with the carrying of wood upstairs done pantry with the necessity of ice. The parlor has a console table and is finished in native hemlock, and has plate-glass windows. The dining room has a wainscoting 5 feet high with plate rail on top. The stairs are finished in native hemlock and have a handrail. The second story is finished in native hemlock and has a laundry chute running down to the laundry in the basement. The second story has a large bedroom, a bathroom, a dressing room, a linen closet and a gas and electric range. The plans are by architect J. W. Bullard, and the contract price \$15,000.

1541 To M. F. Thurman, the contractor, the residence property on D south of Eleventh, in block 106, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



House After Construction – Circa 1904



House and Windmill – After 1904 and Prior to 1912



House and Poultry Farm Image #1 – After 1904 and Prior to 1912



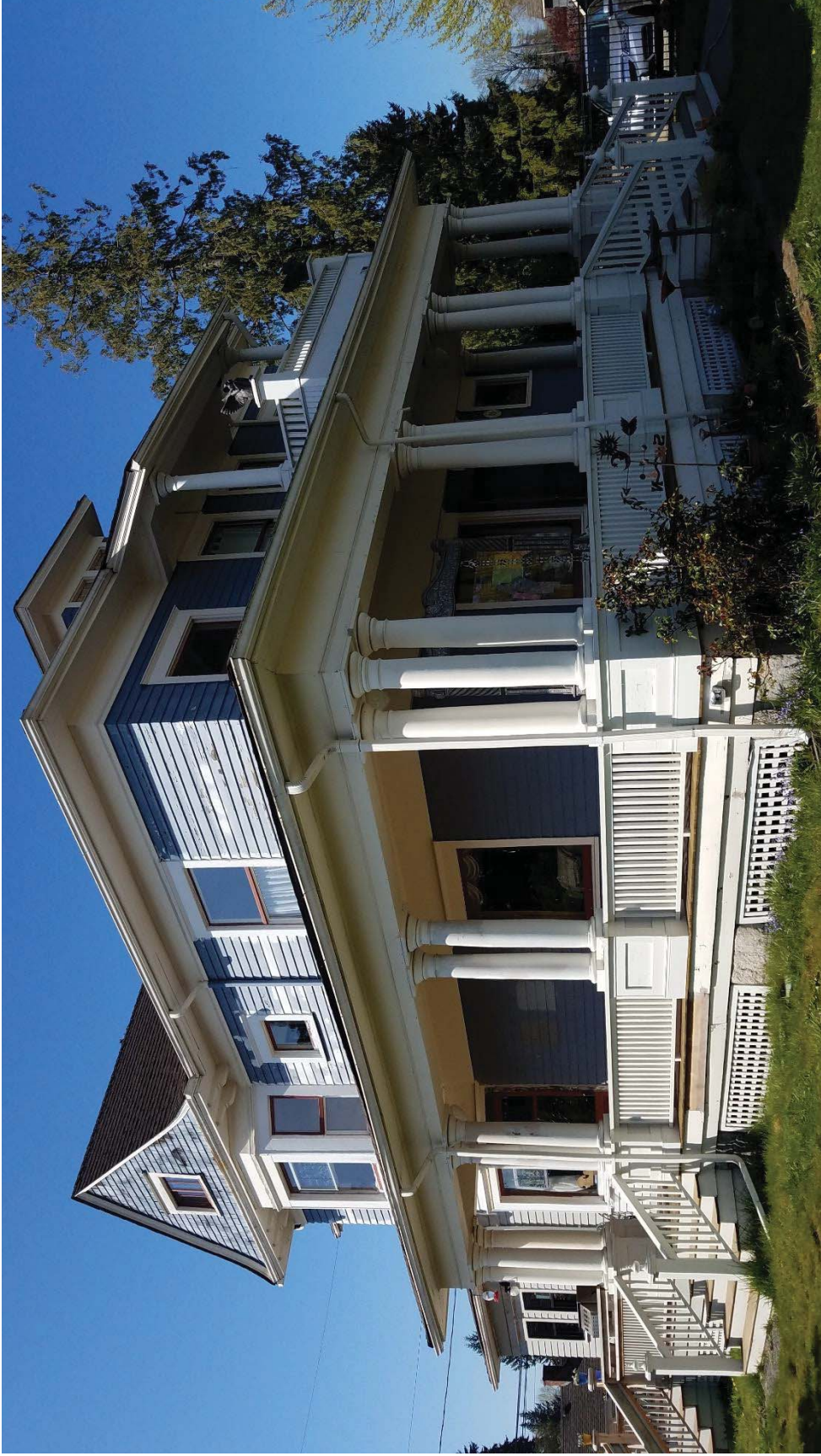
Home and Poultry Farm Image #2- After 1904 and Prior to 1920



Looking thru the Front Parlor to the Back Parlor – Date Unknown



House in the Snow -- Date Unknown



Southeast Corner of House - 2020



Northeast Corner of House - 2020

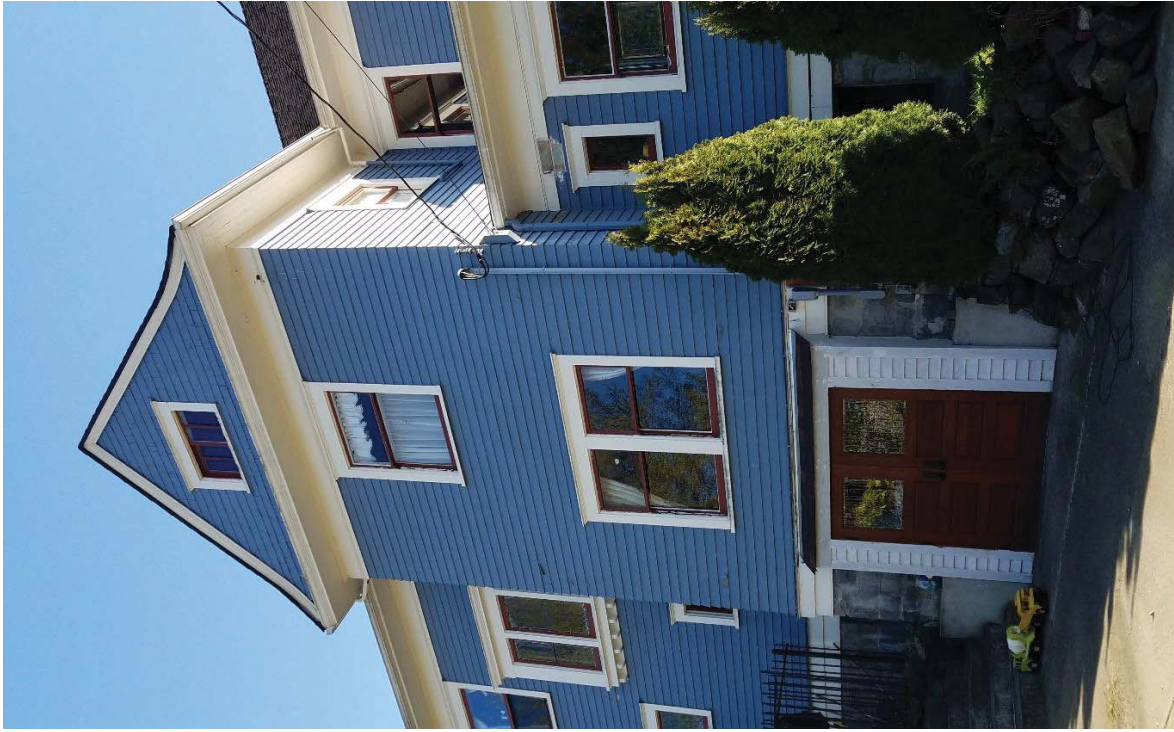


North Side of House – 2020

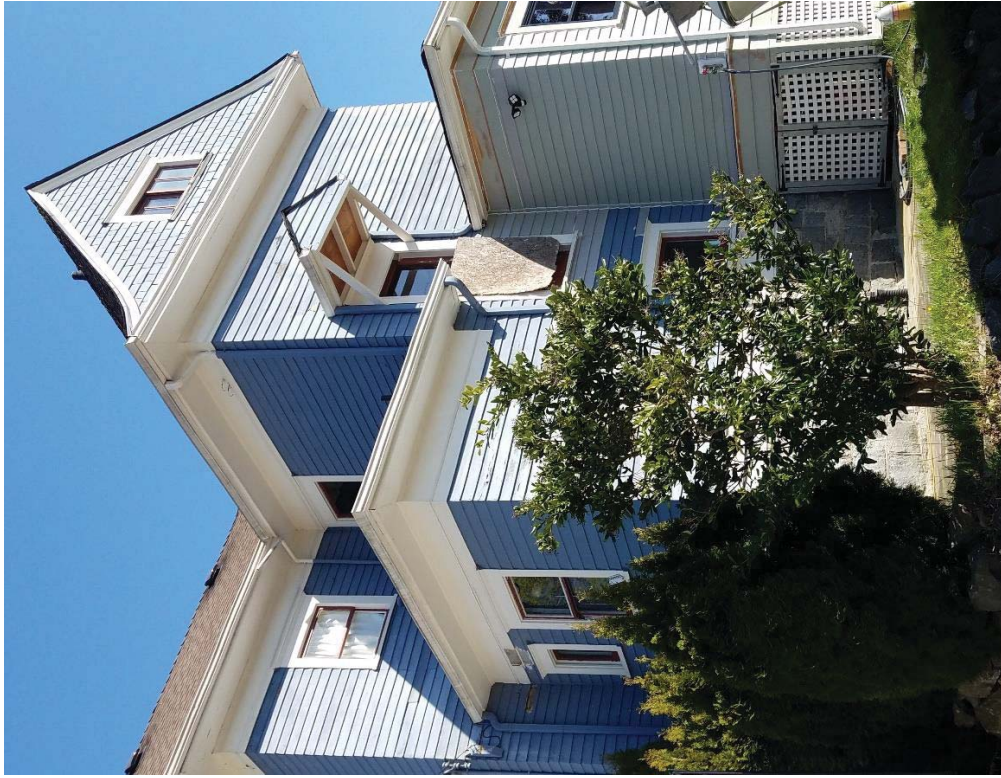
Note: The set of 3 windows as well as the lower left window are leaded glass



North Side of House Image #2 - 2020



North Side of House Image #1- 2020



Northwest Corner of House – 2020

Note: The original basement door is hidden by the shrubs

Note: The second-floor exterior door was added when the home was turned into a boarding house (the stairs were removed in the large kitchen/bathroom remodel in 2018-2019)

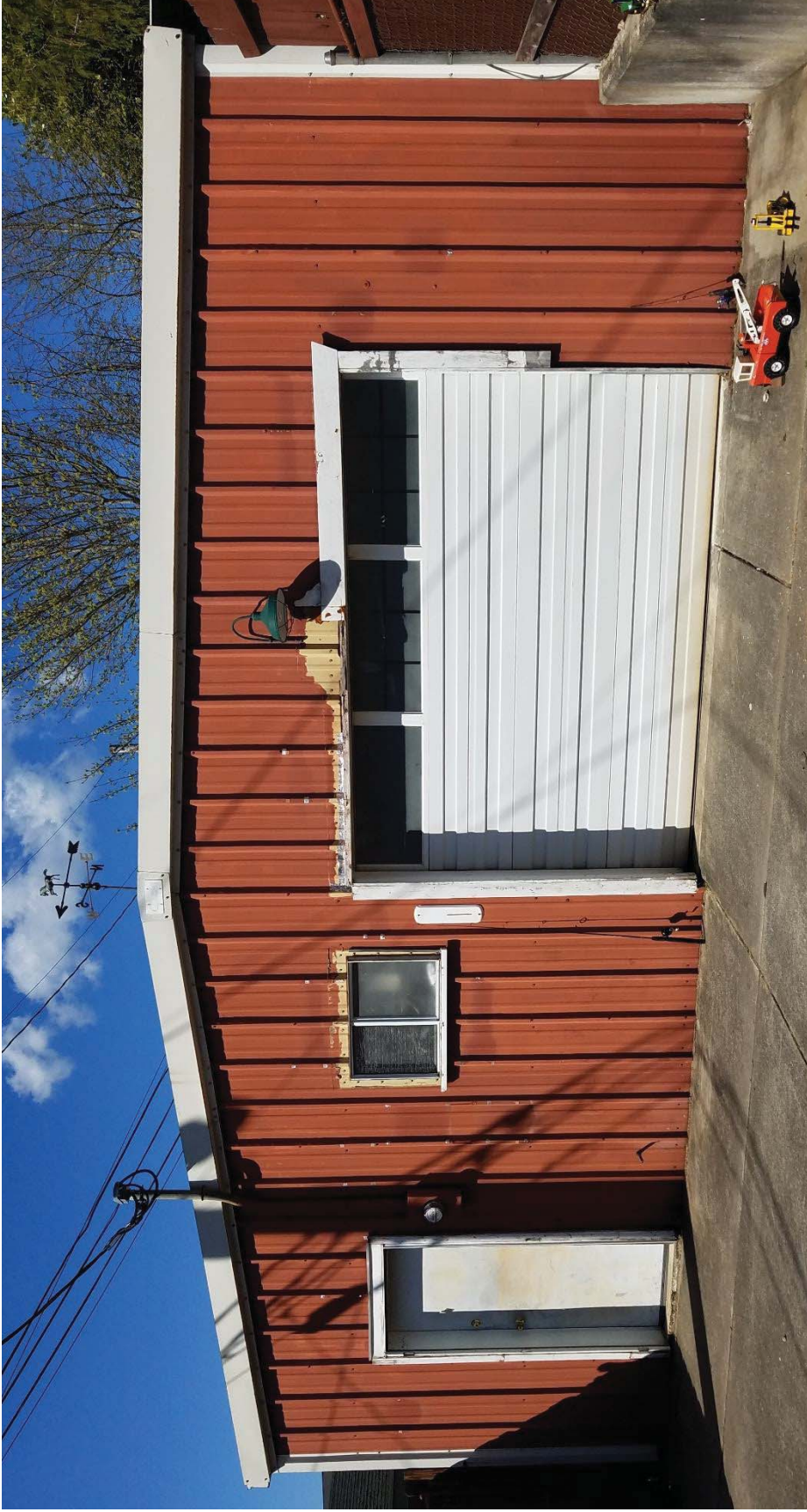


Original Basement Door - 2020



Southwest Corner of House – 2020

Note: The remodeled kitchen added square footage by enclosing the original covered back porch



Quonset Garage on the Northwest Corner of the Lot - 2020



Two Car Garage Located on the Southeast Corner of the Lot - 2020

Photography Index:

- Aerial Map – 2016
- Aerial Map Detail – 2016
- Sanborn Fire Insurance Map – 1912
- House During Construction – Circa 1902-1904
- Tacoma Daily Ledger Article - November 20, 1094
- House After Construction – Circa 1904
- House and Windmill – After 1904 and Prior to 1912
- House and Poultry Farm Image #1 – After 1904 and Prior to 1912
- House and Poultry Farm Image #2 – After 1904 and Prior to 1912
- Looking thru the Front Parlor to the Back Parlor – Date Unknown
- House in the Snow – Date Unknown
- Southwest Corner of House – 2020
- Northeast Corner of House – 2020
- North Side of House – 2020
- Northwest Corner of House – 2020
- Original Basement Door – 2020
- Southwest Corner of House – 2020
- Quonset Brand Garage on the Northwest Corner of the Lot - 2020
- Two Car Garage Located on the Southeast Corner of the Lot - 2020

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).*

- 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

FEB 10 2020



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION
ON IMPROVEMENTS TO HISTORIC PROPERTY

CUSTOMER SERVICE

File With Assessor by October 1

File No: _____

I. Application

County: Pierce

Property Owner: Shaub St. Helens, LLC Parcel No./Account No: 2006080021

Address: 1117 Broadway, STE 500, Tacoma, WA 98402

Legal Description: Section 32 Township 21 Range 03 Quarter 44 Plat NEW TACOMA L 1 THRU 5 B 608 EASE OF REC COMB APPROVED BY CY OF TACOMA PLAN DEPT 8/10/18 COMB OF 001-0 & 002-0 SEG 2019-0112 DX9/6/2018DX

Property Address (Location): 616 St Helens Ave, Tacoma, WA 98402

Describe Rehabilitation: Complete renovation of remaining 3,500 sq ft space from vacant retail to upscale restaurant. Included demo/remediation, install 2 new bathrooms, new kitchen, 2nd exit/stairwell req'd by code, structural work, and all new plumbing, electrical, HVAC and finishes throughout

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

Building Permit No: BLDCA18-0218/0573 Date: 10/18/18 Jurisdiction: Tacoma
County/City

Rehabilitation Started: 11/1/18 Date Completed: 6/28/19

Actual Cost of Rehabilitation: \$1,380,000

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):

Steve Shaub

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: \$ 1,261,400

Date: 2/10/2020

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) 486-2342. 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, Steve Shaub, 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.

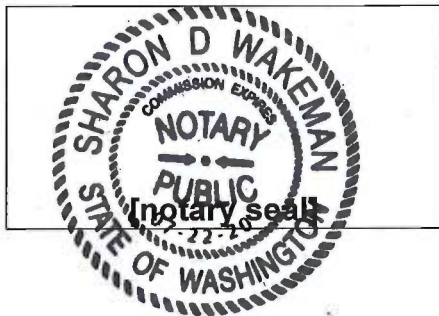
Steve Shaub / _____
Applicant Name Co-Applicant Name

Steve Shaub / _____
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this 27th day of January, 2020, 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.



Sharon D. Wakeman
NOTARY PUBLIC
Printed Name: Sharon D. Wakeman
Residing at Gig Harbor, WA
My commission expires 7/22/2020

Wagner Motors Building Special Tax Valuation

Our recently completed renovation of a portion of the historic Wagner Motors building has brought life back into a beautiful piece of Tacoma architecture. The remodel we recently completed was the final 3,500 square foot space of the northern portion of the main floor as well as exterior building envelope upgrades. The space was transformed from a vacant retail space into an upscale restaurant. The cost of the work was approximately \$1,380,000. The major upgrades we completed on the building include, but are not limited to:

1. New HVAC systems valued at \$177,000
2. New electrical systems valued at \$94,000
3. New plumbing valued at \$88,000
4. New grease interceptor valued at \$77,000
5. New exit stairwell and seismic upgrades valued at \$22,000
6. Building envelope upgrades valued at \$167,000

In addition to the specific items above, new paint, drywall, doors, and fixtures were installed throughout the space to restore the historic look and feel. The original terrazzo floor was refinished and the northern wall has been exposed to show the original wood and concrete that was used for the construction of the building. We are very excited about completing the final piece of the Wagner Motors building and appreciate you taking the time to consider our property for the Special Tax Valuation.

Thank you,

Steve and Rane Shaub

BEFORE







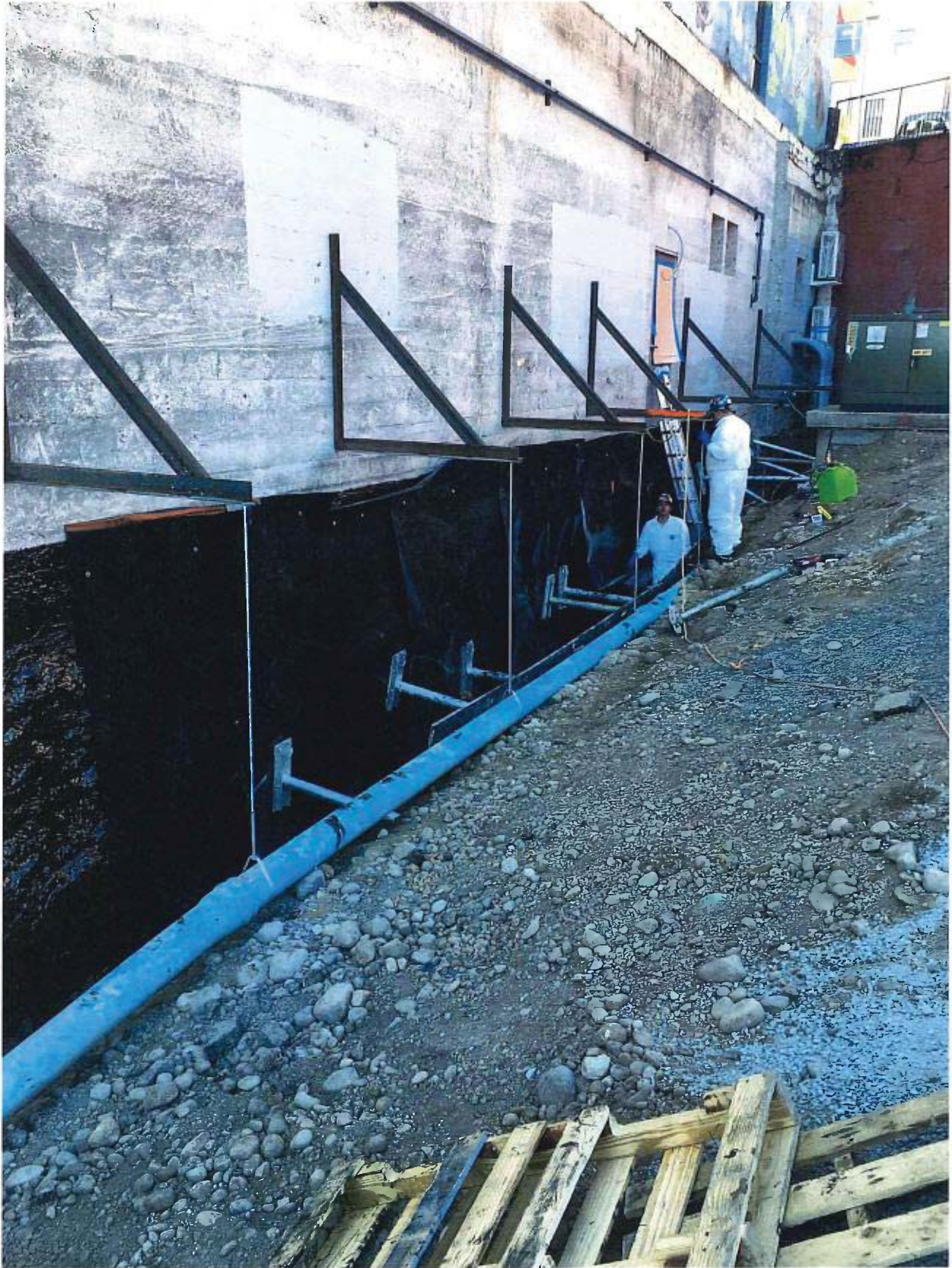




MIDDLE









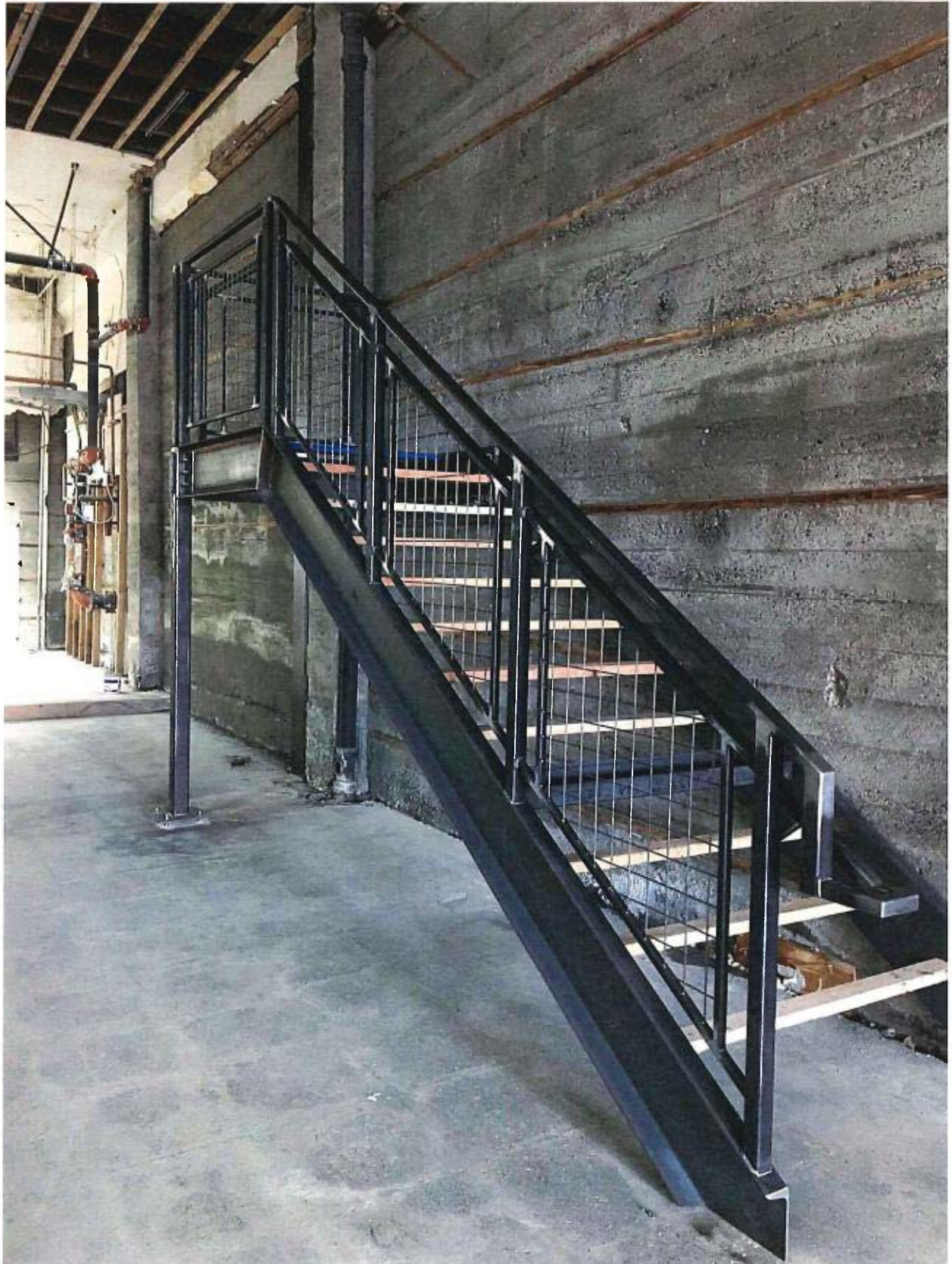












AFTER





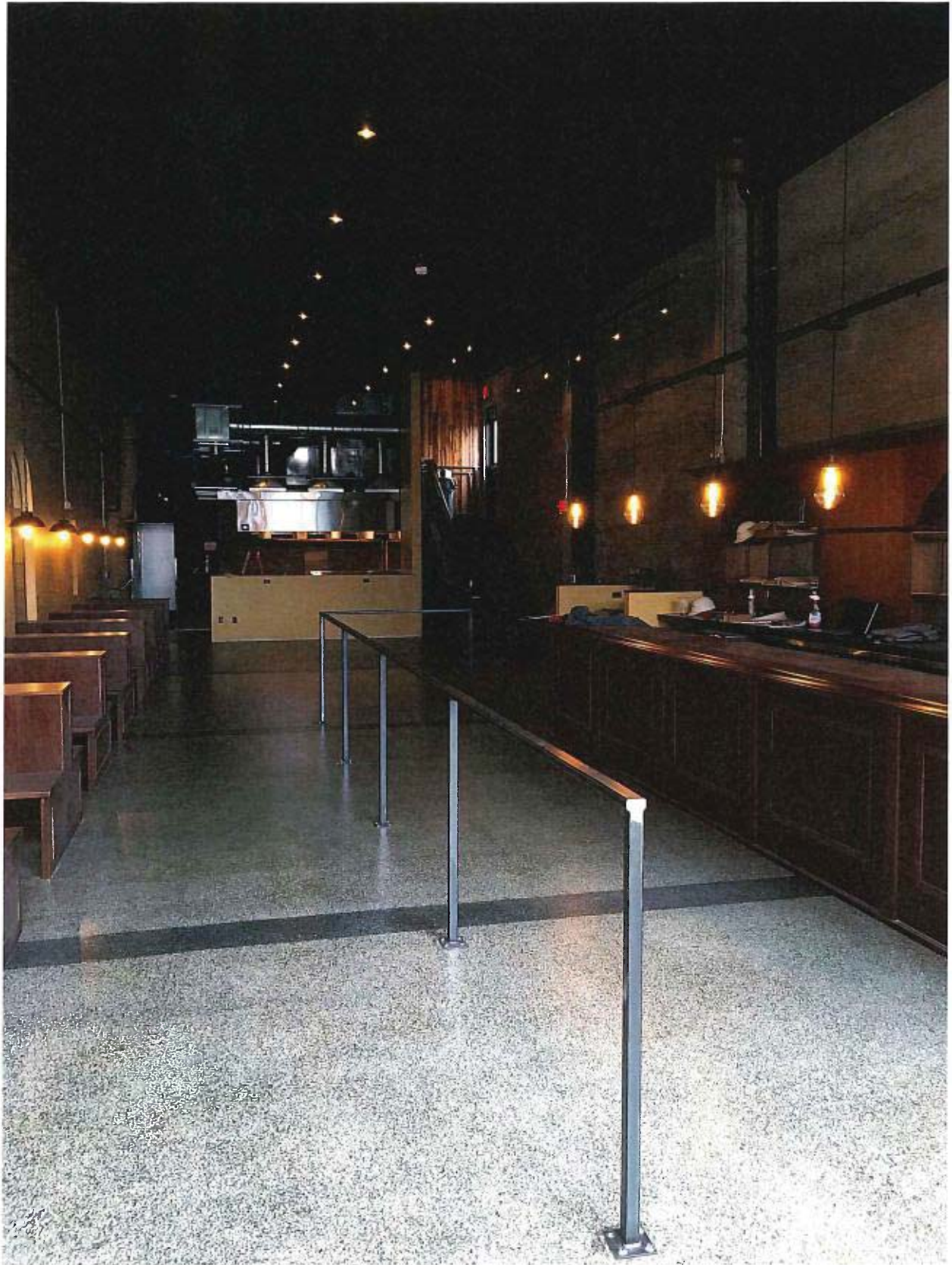


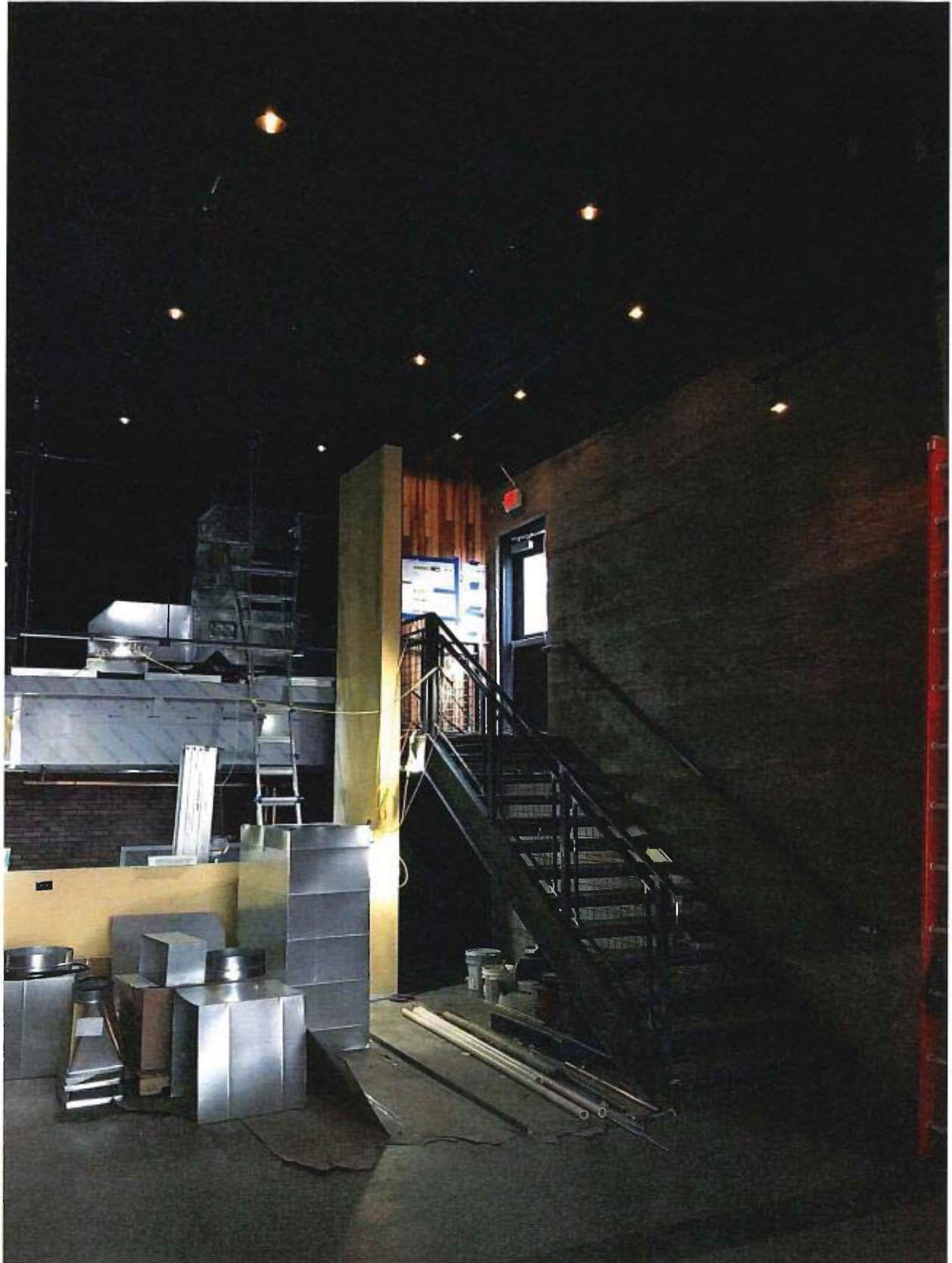














APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY

Fee: \$150.00 Chapter 84.26 RCW

69 of 92

RECEIVED ASSESSOR TREASURER

MAR 09 2020

File With Assessor by October 1

File No: _____

CUSTOMER SERVICE

I. Application

County: Pierce

2010030071;

Property Owner: Washington Building Apartments LLC

Parcel No./Account No: 2010030072

Address: 1215 4th Avenue Suite 600 Seattle, WA 98161-1084

Legal Description: Section 04 Township 20 Range 03 Quarter 22 NEW TACOMA SEG FOR TAX PURPOSES ONLY CANNOT BE SOLD OR SUBD WITHOUT 007-1 L 10 THRU 12 B 1003 EXC 713 SQ FT OF BLDG & PROPOR AMT OF LAND DETER EX BY DEPT OF REV REG #12108-001 OUT OF 007-0 SEG 2010-0213 JU 11/5/09JU.

Property Address (Location): 1019 to 1021 Pacific Avenue, Tacoma, WA 98402

Describe Rehabilitation:

Upper story repair work for the terra cotta, including repointing and repair of damaged and cracked units including investigation, treatment design and construction. Architectural design and engineering for storefront/entrance work, seismic upgrades, and interior rehabilitation work.

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

Building Permit No: RUSE18-0515 Oct 23 2018

Date: Oct 2018

Jurisdiction: Tacoma

County/City

Rehabilitation Started: February 2018

Date Completed: February 2020

Actual Cost of Rehabilitation: \$2,684,914.19

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):

X Ned Carner

Ned Carner

Chief Investment Officer

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:

42,300 for # 2010030071
5,842,900 for # 2010030072

Date: 3-12-2020

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.

Time period during which the rehabilitation occurred: February 1, 2018 through February 27, 2020

Description: rehabilitation of the building exterior.

This work encompasses the repairing of the terra cotta cladding included in the approved June 15, 2017 Certificate of Approval and approved by the Tacoma Landmarks Preservation Commission at their June 14, 2017 meeting. Specific tasks completed as part of this work scope include the following:

- Created a new stress relief joint below the steel shelf angles at each floor from the third to sixteenth floors by removing the mortar between the bottom of the angle and the top of the terra cotta unit below, allowing the terra cotta to “relax” and then re-pointing joint.
- Patched cracks and spalls, including replacing existing failed patches. Used Edison Coatings, Inc. Custom System 45 for patching. Crack areas were cut to a quarter-inch width and depth, patched with mortar and then painted with acrylic paint matching the color and sheen of the existing terra cotta glaze. Glaze spalls (only loss of glaze and small amount of bisque) were cleaned and painted. Shallow spalls (3/8 to 1-inch depth) included preparation of the edges and installing mortar. Deeper spalls were built up and utilized pins as needed to reinforce the patch.
- At “hollow sounding” units, installed new helical pin anchors through the face of the unit into the back up materials. Pin holes were then filled with repair mortar and painted.
- Selectively re-pointed with Type N mortar the deteriorated mortar joints at the third floor cornice on the face and underside of the cornice (west, south and east facades); at joints that have voids of 1/8-inch or more from the surface of the adjacent terra cotta units.
- At sky-facing terra cotta joints removed existing mortar to a depth of 3/4-inch and sealant and installed new sealant and backing rod.
- Removed the spalled faces of terra cotta units where the internal crack plane is parallel to the face of the unit and reinstalled the face shell onto the terra cotta unit. Used threaded stainless steel rods through the face of the shell to reattach it to mortar bed applied to the body of the unit.
- Replaced with new GFRC terra cotta units those units too damaged to repair.
- At deteriorated steel lintels, removed terra cotta, cleaned and or replaced the deteriorated steel, painted the steel, and reinstalled terra cotta units.
- Removed and replaced existing sealant at the perimeter of the window frames.
- Installed a sealant system at aluminum frame butt joints.
- Wet sealed the aluminum/class joints in each sash.
- Cleaned the aluminum window frames.
- Caulked the perimeter of the steel framed windows.
- Scaffold and swing stage installation and removal during the project to provide contractor access to the building exterior.
- Design drawings, specifications, and investigation reports prepared to guide the above described construction work.

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

I/We, Washington Building Apartments 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.

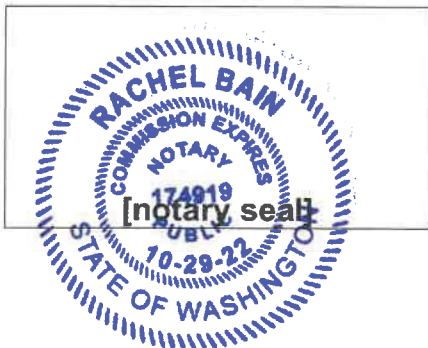
Ned Corner / _____
Applicant Name Co-Applicant Name

[Signature] / _____
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON)
County of King) ss.
~~Pierce~~)

On this 6 day of March, 2020, 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.



Rachel Bain
NOTARY PUBLIC
Printed Name: Rachel Bain
Residing at Kirkland, WA
My commission expires Oct. 29, 2022



IMAGE 1. Before: June 29, 2017 view.



IMAGE 2. After: southwest corner at Pacific Avenue and S 11th Street.



IMAGE 3. Before: November 21, 2009 view.



IMAGE 4. After: southeast corner at S 11th Street and Court A.



IMAGE 5. Before: January 24, 2017 view.



IMAGE 6. After: west facade along Pacific Avenue.



IMAGE 7. Before: November 6, 2015 view.



IMAGE 8. After: northwest corner.



IMAGE 9. Before: August 1, 2017 view.



IMAGE 10. After: northeast corner.



IMAGE 11. During: repair areas identification. January 22, 2018 view.

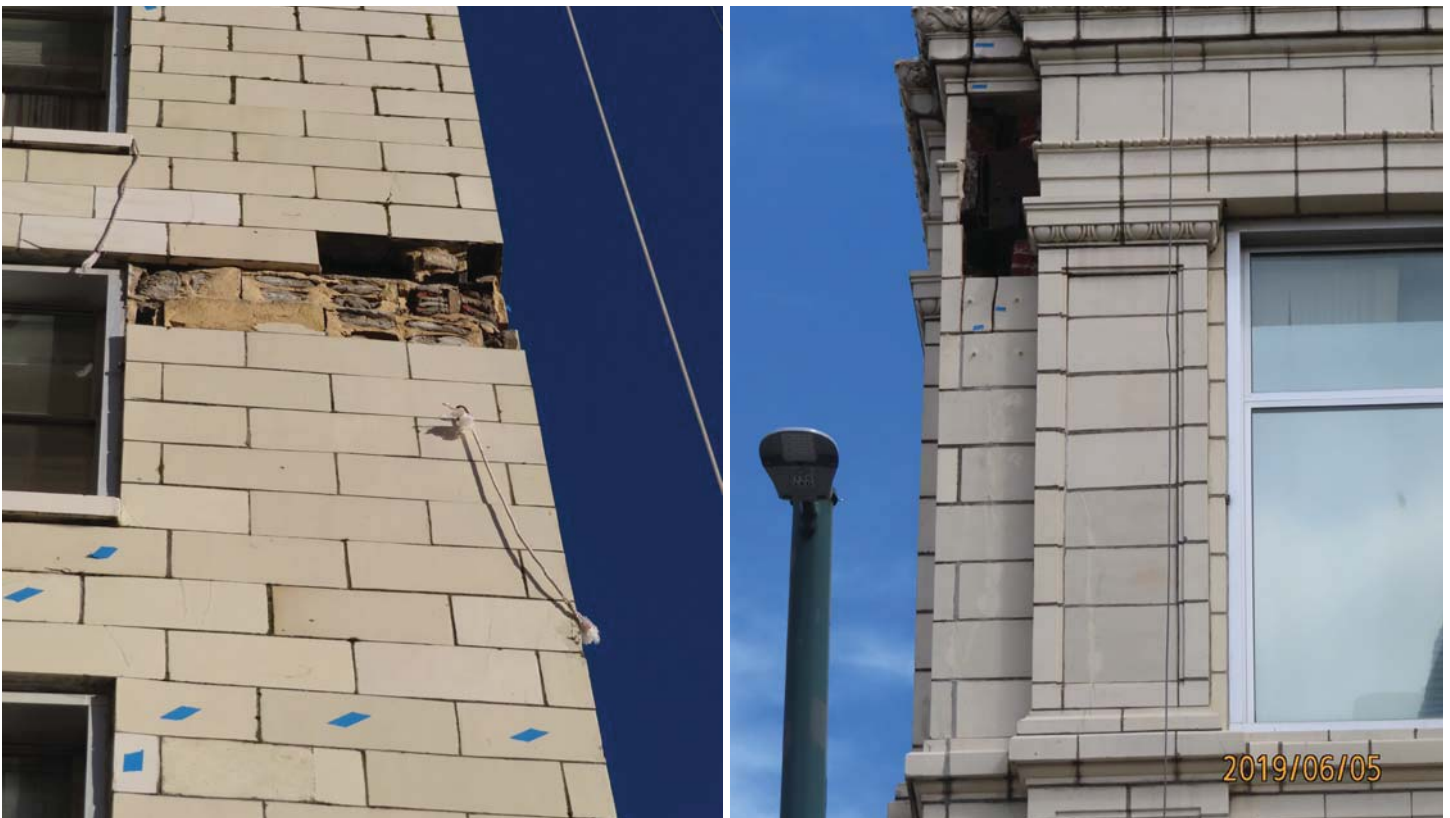


IMAGE 12. During: repairs in progress. 2019 views.



IMAGE 13. During: patching in progress.



IMAGE 14. During: steel lintel repair detail (above left) and skyward facing joint sealant renewal (above right).



IMAGE 15. After: south facade cornice and upper stories detail.

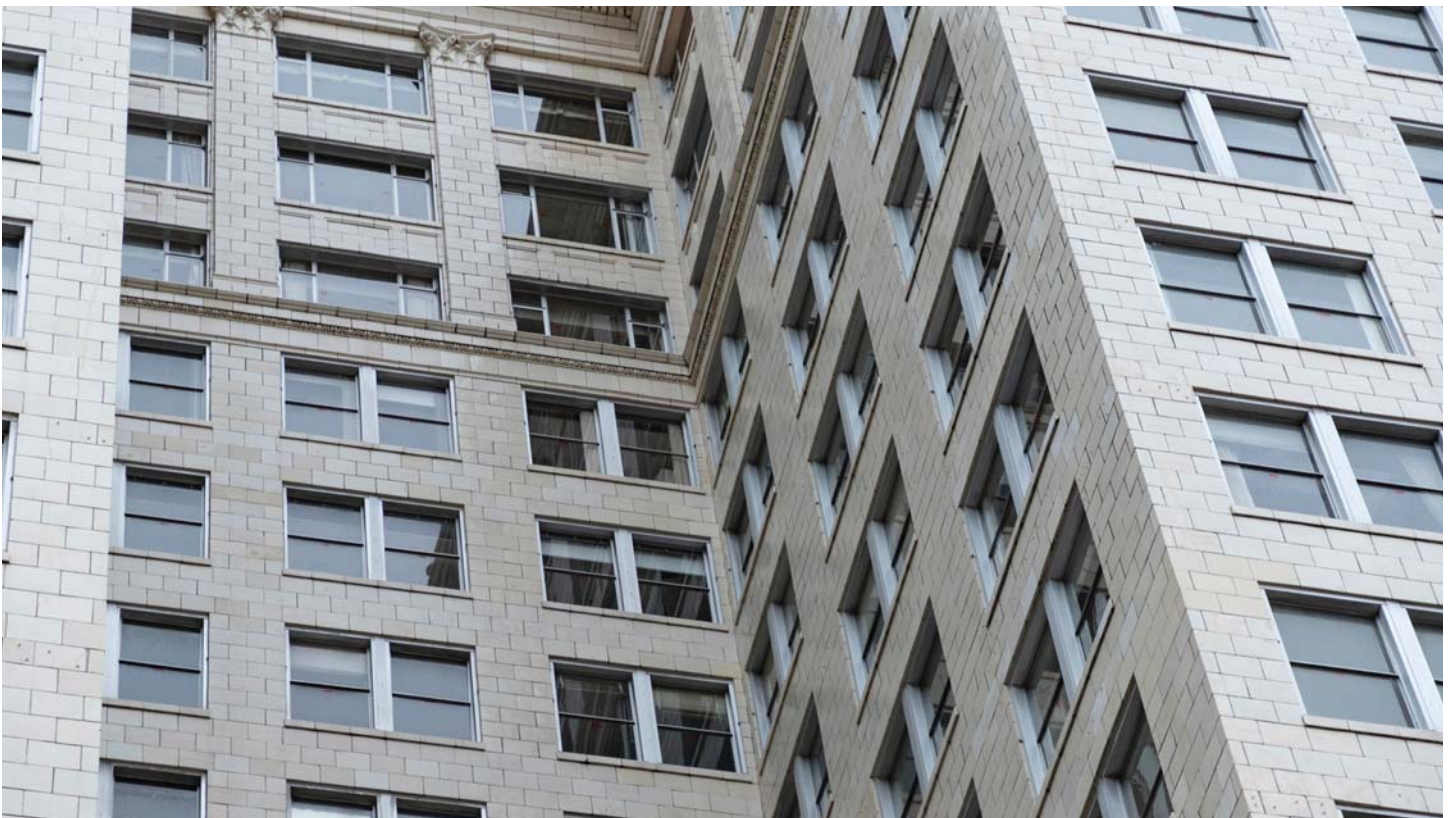


IMAGE 16. After: south facade upper stories detail.



IMAGE 17. After: south facade upper story detail.



IMAGE 18. After: west facade cornice and upper story detail.



IMAGE 19. After: west facade upper story detail.

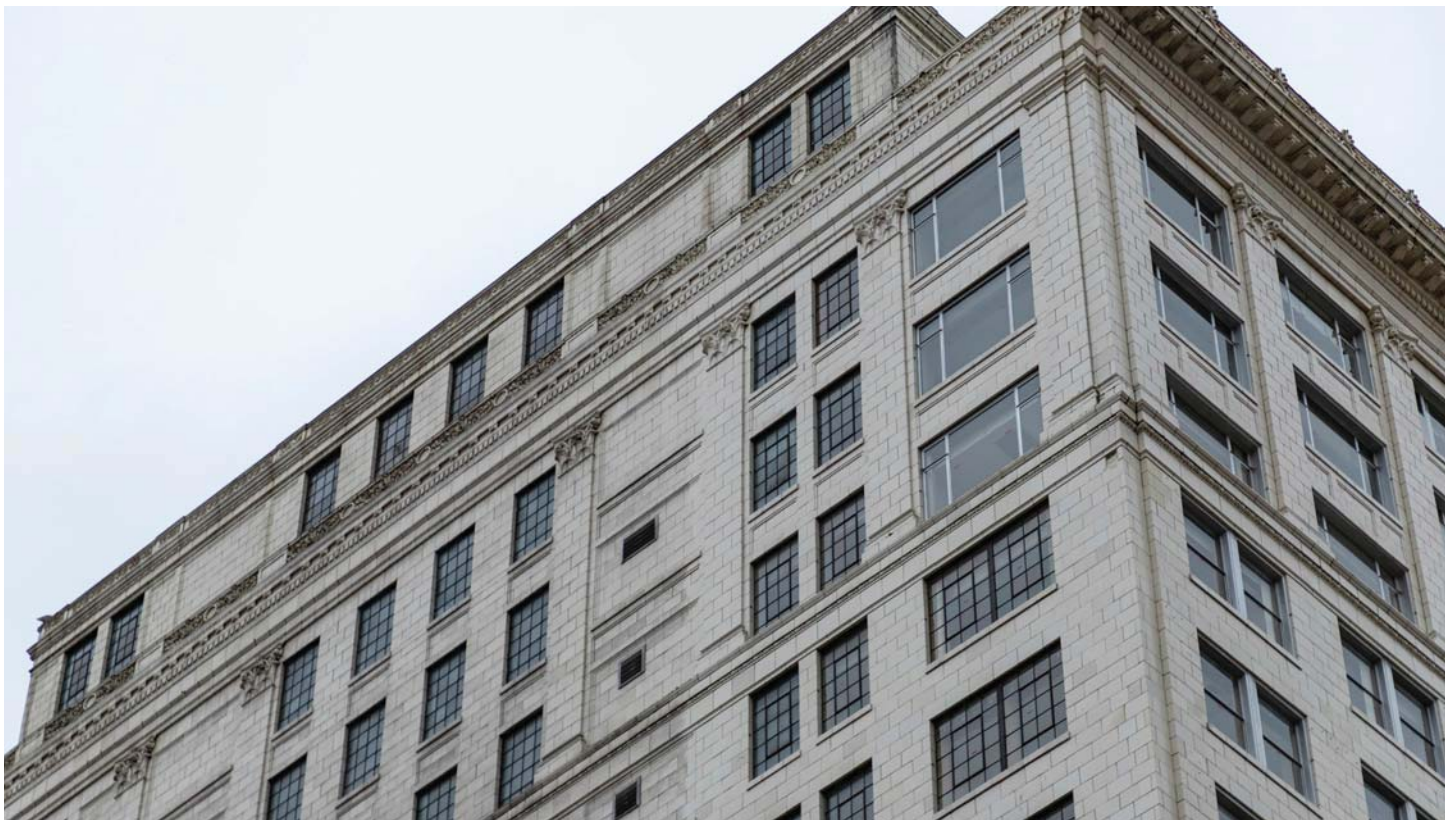


IMAGE 20. After: north facade upper story detail.



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY

82 of 92
RECEIVED
ASSESSOR TR... ER

File With Assessor by October 1

File No: _____

APR 30 2020

I. Application

CUSTOMER SERVICE

County: Pierce

Property Owner: Frank Morescalco & Tara Yi

Parcel No./Account No: 2039200060

Address: 1009 N 9th St, Tacoma, WA 98403

Legal Description: Section 32 Township 21 Range 03 Quarter 32
New Tacoma SW 1/4 40 ft of L10 thru 12 B 3920 Inc. Part Alley
Vac.

Property Address (Location): _____

Describe Rehabilitation: Historic restoration - removal and replacement of nearly all interior finishes, remove/replace windows, exterior doors, repaint, add 1/2 bath, re-pipe, re-wire, HVAC rehab

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

Building Permit No: BLDRA 18-0481 Date: June 2018 Jurisdiction: Tacoma
County/City

Rehabilitation Started: June 2018 Date Completed: March 2020

Actual Cost of Rehabilitation: \$111,445

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):

[Handwritten Signature]
[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: \$ 237,400

Date: 5-6-2020

[Handwritten Signature]
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 486-2342. Teletype (TTY) users may call (800) 451-7985.

APR 30 2020

**SPECIAL TAX VALUATION
APPLICATION CHECKLIST**

RECEIVED
MAY 14 2020

CUSTOMER SERVICE

*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

Scope of Work Summary

Structural

- Significant framing and shoring work went in to lifting the second story, which had settled several inches following a historically inappropriate remodel in 1988. The previous remodel removed load-bearing walls from the original layout of the home's first floor and left the second floor joists overspanned and unsupported.
- Existing rotted columns and associated concrete footings in the basement were removed and replaced. The first floor was raised about an inch in some locations.
- New footings and columns were added to the basement and crawlspace to support point loads created by shoring the second floor.
- Damaged portions of the subfloor were removed and replaced as needed.
- Two partition walls were added to the first floor partially as structural elements and partially because it was apparent that the walls had been historically located in those places.
- Minor framing modifications were completed as a result of removing a walk-in shower and widening several doors.
- A significant portion of the home was re-insulated as a result of the structural changes and the need to re-wire and re-pipe the home.

Exterior Work

- Existing non-historic aluminum slider windows were removed and replaced with historically appropriate units. We based the design and placement of the windows on the available historic photographs, but the photographs only showed the primary façade and a hint of the northeast face of the building. We did not significantly change or move the window openings except in a few cases where the existing slider windows had obviously been altered from their original opening size.
- Existing non-historic front and rear door were removed and replaced. The locations and sizes were not changed. We used historically appropriate wood thresholds and weatherproofing instead of modern adjustable aluminum thresholds.
- We added historically appropriate window and door trim to the entire building. We based our trim design on the historic photographs. This effort involved the removal of some of the cedar lap siding.
- Wood restoration and replacement included parts of the siding and parts of the decorative craftsman corbels. In most cases, we were able to repair the rot in the wood corbels, but in a few cases we were compelled to remove and replace the corbels.
- We added custom rafter tails to all sides of the home, consistent with the decorative rafter tails pictured in the historic photograph of the home.
- We did a complete repaint of the exterior. We did not hire a colorist for our palette, but we did base our color selections on some "heritage" color charts that we could find from paint manufacturers. Unfortunately, the green and orange did not play together the way I had hoped they would.

- The extensive repairs necessitated re-guttering of the entire building. Hardware was carefully selected for historical appropriateness.

Masonry

- The existing fireplace, firebox, and hearth were in poor condition structurally. The brick façade had been tiled over twice with non-historic finishes. All of the interior of the fireplace was completely removed and replaced.
- Throat repairs were performed and a stainless steel pipe liner was added to make the fireplace safe for wood burning.
- The exterior of the chimney was structurally dangerous. The entire chimney was repointed and the top of the chimney was rebuilt with a historically appropriate corbel and clay tile to conceal the stainless steel pipe.
- Historically appropriate clay tile caps were added to both chimneys. One modern, inappropriate stainless steel cap was removed as a result.

HVAC

- The existing gas furnace was beyond its service life and was removed and replaced.
- Two duct openings on the first floor were relocated to allow the removal of a non-historic cadet heater.
- Two duct openings were removed on the second floor and a ductless mini-split system was installed. The exterior unit is concealed via fencing behind a secondary façade of the building.
- The existing grilles for supply and return air were non-historic and inconsistent in architectural style. We removed and replaced all of the grilles with a historically appropriate reproduction model.
- Removal and replacement of first-floor bathroom fan and associated duct pipe
- Addition of fan and exhaust duct on second-floor in new powder room
- Addition of range hood and exhaust duct in kitchen

Plumbing

- The waste and supply plumbing were completely re-piped. The supply plumbing was copper but had been incorrectly installed and experienced significant corrosion as a result. The waste plumbing was newer ABS pipe, but it had been installed incorrectly to such an extent that it was necessary to replace the entire system.
- Plumbing was added internally to relocate the laundry from the basement to the second floor powder room.
- A half-bath (powder room) was added to the second story coincident with the laundry room.
- All bath and kitchen fixtures were removed and replaced.

Electrical

- The home was re-wired at about 60 percent as a result of bringing the kitchen and bathrooms to current code. It was necessary to replace the entire electrical panel to accommodate modern AFCI breakers.
- Demolition work uncovered a great deal of dangerous work within the walls including spliced “home runs” and concealed junction boxes. As a result, many of the existing circuits were completely re-wired.
- All fixtures and trim was replaced including all of the lighting, receptacles, switches, etc. Great care was taken to select fixtures, trim, and wallplates that were historically and architecturally appropriate.

Interior Walls and Wallcoverings

- Approximately 90 percent of the first floor walls and ceilings were removed and replaced.
- Approximately 50 percent of the second-floor walls were removed and replaced.
- The interior of the home was completely repainted.
- The first-floor received special wallcoverings. The stairwell was decorated in wallpaper panels. The “great room” was covered in architecturally appropriate wallpaper printed by a company in California which specializes in historic reproduction wallpaper.

Flooring

- Existing red oak flooring was retained and refinished on the first floor.
- Existing old-growth fir flooring was retained and refinished on the second floor. Some of the flooring was replaced with new fir flooring where damage was irreparable.
- Existing tile floors in the kitchen and bathroom were removed and replaced.
- Vertical grain fir flooring was used in the walk-in pantry and mud room which were created behind the kitchen. Fir flooring was chosen because it is appropriate to the time period of the home and the use of the rooms.

Bathrooms and Kitchen

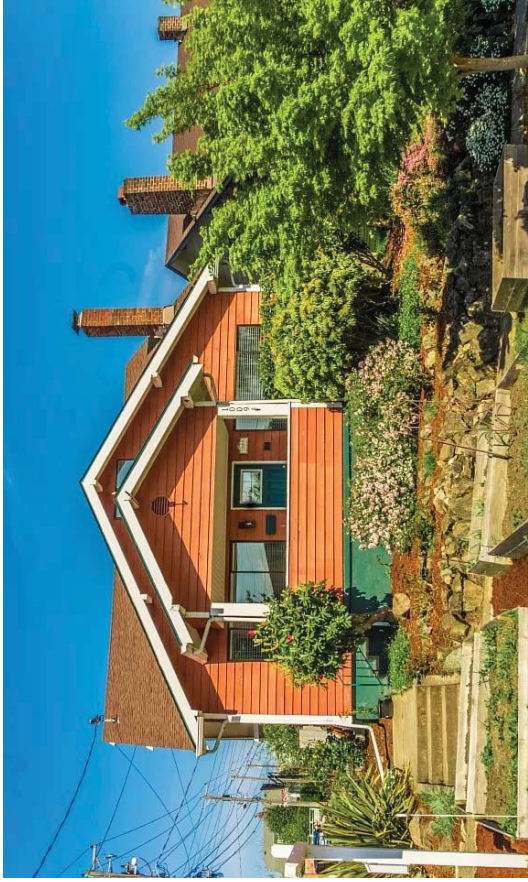
- The existing kitchen and bathroom was completely removed and replaced. Historically appropriate finishes were selected wherever possible. Examples include:
 - Wood face-frame cabinets
 - Wood countertops in the pantry, mud room, and kitchen.
 - Historically appropriate art tile custom-made by artists in South Carolina
 - Detailed custom wood soffits above cabinets in kitchen
 - Use of a built-in dishwasher to conceal it behind base cabinets in kitchen
 - Use of a concealed range hood to meet modern ventilation requirements without the modern look
- The existing bathroom included both an alcove bathtub and a walk-in shower. The shower was removed.

- An original partition wall was restored in the back of the kitchen, creating a space for a walk-in pantry and a small “mud room.”

Finish Carpentry

- All interior millwork, trim, doors, etc. was removed and replaced. The first floor was done in finished wood and the second floor used painted millwork. However, the profiles and door styles match between the floors.
- All trim profiles were selected or custom-made to the craftsman style of the home appropriate to the time period in which it was built.
- Interior doors were all removed and replaced with architecturally appropriate 3-panel shaker doors.
- Some doors were custom-built to fit the existing non-standard openings.
- All door hardware was carefully selected for historic authenticity and special ordered from the East coast.
- Custom, specialized architectural treatments include:
 - Wainscoting in the second-floor hallway
 - Wainscoting in the dining room and living room fireplace surround
 - Wainscoting in the first-floor bathroom nook area
 - Plate rail and corbels in the dining room
 - Coffered ceilings in the dining and living room
 - Colonnade between living room and dining room that conceals real structural elements of the home
 - Built-in cabinets between the living room and dining room
 - Unique art glass installation in the built-in cabinets
 - Fireplace surround
 - Picture molding on the first floor
 - Soffits above kitchen cabinets
 - Hardwood balustrade in stairwell
 - Custom wood closet interiors
- Closet bi-fold doors were removed and replaced. Some of the units were rebuilt to fit non-standard openings which allowed the openings to be kept in a consistent architectural style with the rest of the home.

1009 N 9th



Before

After



1009 N 9th



Before



After



1009 N 9th



After



1009 N 9th



Before



After



1009 N 9th

Before



After



After