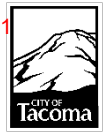


Members

Kevin Bartoy, Chair
Jennifer Baersten, Vice-Chair
Sarah Hilsendeger
Laurel McQuade
Alex Morganroth
Bryan Rousseau
Lysa Schloesser
Jenny Sullivan
George Zeno
Deborah Cade, North Slope Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Mary Crabtree, Administrative Assistant

Date: August 23, 2023
Time: 5:30 p.m.
Location: Hybrid (see below)

INFORMATION ABOUT VIRTUAL MEETINGS

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building, 747 Market St., Room 243 and can also be attended at <https://zoom.us/j/88592995176>, or by dialing +1 (253) 215-8782 and entering the meeting ID 885 9299 5176 when prompted.

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

- | 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS | PAGE # | TIME |
|---|---------------|-------------|
| 2. ROLL CALL | | |
| 3. PUBLIC COMMENT | | |

Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 08/23/23", and clearly indicate which agenda item(s) you are addressing.

4. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: N/A
- C. Administrative Review:
 - 711-717 Pacific - repainting

5. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. Immanuel Presbyterian Church, 901-909 N. J St.	Marshall McClintock	9	10 m
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6. SPECIAL TAX VALUATION

A. 506 N. L St.	Son-Hsiung Riu	45	5 m
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7. DESIGN REVIEW

A. 824 N. M St. Converting garage to DADU	Tyler Brown	55	10 m
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8. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates	Commission	8	3 m
B. Events & Activities	Staff	8	5 m

9. CHAIR COMMENTS

This agenda is for public notice purposes only. Complete applications are posted online at www.cityoftacoma.org/lpc-agenda.



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 Historic Preservation Office at (253) 591-5220 (voice) or (800) 833-6388 (TTY).
¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском?
ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact TacomaFIRST 311 at (253) 591-5000



STAFF REPORT

August 23, 2023

NOMINATION TO THE TACOMA REGISTER OF HISTORIC PLACES

General Procedural Notes:

The properties 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 properties meet the threshold criteria and should be scheduled for public testimony at a public hearing.

AGENDA ITEM 5A: 901-909 N. J St. (IMMANUEL PRESBYTERIAN CHURCH)

Marshall McClintock

BACKGROUND

Built in 1908, the Mission Revival style Immanuel Presbyterian Church has two historic additions (1927 Education wing, 1959 Chapel) and the associated Manse, constructed in 1909. The 1909 Manse represents the Craftsman style. The 1927 Education wing has elements of the Mission Revival style and is a visual complement to the original church. The 1959 Chapel is an addition along the west facade of the church and reflects the Contemporary style. The main church building and the Manse are listed as contributing structures in the North Slope Historic District and are already listed on both the Tacoma Register and the National Register of Historic Places. The nominated buildings retain many of their original features on both the exterior and interior. The nomination includes the main church, additions and historic outbuilding, specifically the Chapel and Education wing additions and the Manse. The nomination was drafted and submitted by Marshall McClintock on behalf of the owners.

The property is nominated under the following criteria:

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 embodying the distinctive characteristics of Mission Revival, Craftsman and Contemporary style buildings. Major Tacoma architects, Ambrose J. Russell, Luther Twichell, Frederick & Stanley Shaw, and Lea, Pearson & Richards, designed these four buildings.

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; as the buildings are already listed on the Tacoma Register as contributing within the North Slope Historic District, and all four are on the same tax parcel.

And G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City; due to the church building being represented on post cards, various walking tours, the Tacoma Historic Homes Tour and its popular events and

concerts such as Sunday Blues Vespers. It is also an established and visible feature of the North Slope and Stadium neighborhoods and the city.

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.

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 115- and 114-years-old the buildings meet the age threshold criterion; aforementioned additions are also over 50 years old.
2. These properties retain a high degree of overall integrity.
3. The properties are fine examples of Mission Revival, Craftsman and Contemporary styles.

RECOMMENDATION

Recommended language for scheduling a public hearing:

I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the nomination for 901-909 N. J St. for a public hearing and future consideration at a tentative hearing date of [October 11, 2023].

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 901-909 N. J 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

August 23, 2023
 Landmarks Preservation Commission staff report
 Page 3 of 6

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 6A: 506 N. L Street (North Slope Historic District)

Son-Hsiung Riu / 201906WY-18 LLC

ANALYSIS

Property Eligibility:	Contributing property in the North Slope Historic District on the Tacoma Register of Historic Places
Rehabilitation Cost Claimed:	\$415,028.96
Assessed Improvement Value Prior to Rehabilitation:	\$38,200
Rehabilitation Percentage of Assessed Value:	1086%
Project Period:	4/4/2020 – 4/3/2022
Appropriateness of Rehabilitation:	Interior improvements; exterior rehabilitation work meeting district design guidelines.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application in the amount of \$415,028.96.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 506 N. L St. for \$415,028.96.

DESIGN REVIEW

AGENDA ITEM 7A: 824 N. M St. (North Slope Historic District)

Tyler Brown, co-owner

BACKGROUND

Built in 1890, the residence at 824 North M Street is a contributing property within the locally listed North Slope Historic District. The house and a detached wood frame garage occupy a corner lot at North M and 9th streets. The garage is located at the rear of the parcel, facing North 9th Street. It is visible from the main public right-of-way.

According to the Pierce County Assessor, the garage was built in 1994. It currently has a pair of hinged wooden doors along the west (9th St.) facade, a roll-up door along the south (alley), and a single door and a pair of windows in the north facade. It features wood board-and-batten siding (primary) with wood shingle cladding in the gable ends. Roofing is asphalt-composition shingles.

The intended scope of work is the following:

- Addition of a second story to the existing garage, to serve as a detached accessory dwelling unit (DADU)

- Maintaining existing garage footprint, roofline, doors, and cladding
- Replace existing windows in west facade with a single sliding window
- Install wood shingle cladding on the DADU as well as wood or Hardie plank siding to match existing on garage
- Install new wood frame fixed and casement windows in DADU, primarily in the north and south facades; a single fixed lite is proposed for the west (9th St.) facade
- Using a 3.5:12 pitch gable roof with asphalt-composition shingles at the DADU

ACTION REQUESTED

Approval of the proposed scope of work.

GUIDELINES

The North Slope/Wedge Neighborhood Design Guidelines apply to this proposal, as follows:

Accessory Structures

5. New accessory structures such as garages and detached accessory dwelling units should utilize a similar material palette and configuration to historic primary structures on the lot. New accessory structures should meet the guidelines for new construction exterior materials, windows and roof form and shape. Garages should orient vehicle doors to the alley when possible and maintain a simple roof plan.

6. Conversion of accessory structures. Accessory structures that are converted to residential use should retain the exterior visual characteristics of the historic accessory structure, including door and window configuration, cladding materials, and form. Added features, such as porches, exterior staircases, and new window or door openings, should be located to be minimally visible from public rights of way.

New Construction – Exterior Materials

1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.

2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.

3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.

4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.

5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).

6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible

New Construction – Windows and Rhythm of Openings

1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.

2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.

3. Window configuration and detail. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical

window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Muntins and grids should be true or simulated divided light. Grids sandwiched between thermal panes are not acceptable. Commonly, windows were also surrounded with substantial trim pieces or window head trim, and new window trim should utilize historic detail patterns. These may include crown molding, except where headers are engaged with a belly band or cornice, substantial projecting sills with aprons, and windows that are recessed or "punched in" so that the window sash and frame does not project beyond the wall plane. Design submittals for new structures shall include window trim details.

4. Window materials. Historically, windows were generally wood. New construction should use windows that are wood, or that mimic the appearance of wood (including clad or composite materials). Vinyl windows are generally not acceptable for new primary or detached accessory dwelling unit structures in the historic district.

New Construction – Roofs

1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.
2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or "widow's walks" to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts

ANALYSIS

1. The house at 824 North M Street is a contributing structure in the North Slope Historic District. As such it is subject to design review requirements per TMC 13.05.040, and requires Landmarks Commission approval prior to those alterations being made or permitted.
2. The garage is a non-historic outbuilding; design guidelines for new construction still apply (TMC 13.07.250.A).
3. Replacement of the existing west windows will not affect historic material, however sliding windows do not appear to meet the design guidelines, specifically New Construction – Windows, #3, particularly on outwardly visible elevations (from the alley and street).
4. The creation of a DADU above the existing garage appear to meet the design guidelines, specifically Accessory Structures, #5 and #6.
5. The use of wood shingle or smooth Hardie shingle siding to match existing cladding on the garage appears to meet the design guidelines, specifically New Construction – Exterior Materials, #5.
6. The use of wood casement and hung sash windows in the DADU appear to meet the design guidelines, specifically New Construction – Windows, #3 and #4.
7. The proposed new DADU roof pitch of 3.5:12 does not appear to meet the design guidelines, specifically New Construction – Roofs, #1.

RECOMMENDATION

Staff defers recommendation on the application.

Sample language for approval:

I move that the Landmarks Preservation Commission approve the application for 824 North M Street [as submitted] or [with the following conditions/amendments – list conditions or amendments].

Sample language for deferral:

I move that the Landmarks Preservation Commission defer the application for 824 North M Street pending submittal of [cite additional information needed to review application].

Sample language for denial:

I move that the Landmarks Preservation Commission deny the application for 824 North M Street based on the following [cite specific design guidelines].

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 8A: Diversity, Equity and Inclusion Committee

Commissioners

This is a standing agenda item for updates and discussion related to the activities of the Equity Committee.

AGENDA ITEM 8B: Events and Activities Update

Staff

1. A site visit for the Commission has been arranged on Wednesday, October 18th from 4:00-5:00pm to the Willamette Casket Building. Address is 2916 S. Steele St., and we will tentatively be meeting outside the front entrance. ****NOTE: the railroad tracks immediately adjacent to the south are active – please use extreme caution.****
2. A public kick-off meeting for the Tacoma's Black Heritage Survey project is scheduled for August 30th, 2023 at the Tacoma campus for the Evergreen State College. Final details will be shared as soon as possible.
3. The South Tacoma Mixed Use Center Historic Property Survey will be commencing soon. A public kick-off meeting is being planned, tentatively for September. More details forthcoming.

Landmarks Preservation Commission
Planning and Development Services Department



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**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 253-591-5220.

PART 1: PROPERTY INFORMATION

Property Name			
Historic Name	Immanuel Presbyterian Church	Common Name	same
Location			
Street Address	901-909 North J Street, Tacoma, WA		Zip 98403
Parcel No(s)	Legal Description and Plat or Addition:		
2039190050	Section 32 Township 21 Range 03 Quarter 32: New Tacoma, Lots 7 thru 12, Block 3919, including 10 ft alley vacated		
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"/> Site		
<input checked="" type="checkbox"/> Historic Additions	<input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.		
<input checked="" type="checkbox"/> Accessory Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)		
Owner of Property			
Name	Immanuel Presbyterian Church		
Address	909 North J Street	City	Tacoma State WA Zip 98403
Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.			
		Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
Owner Signature, if possible:			
Form Preparer			
Name/Title	Marshall McClintock	Company/Organization	Historic Tacoma
Address	701 North J Street	City	Tacoma State WA Zip 98403
Phone	253-627-4408	Email	marshalm@q.com

Landmarks Preservation Commission

Planning and Development Services Department

10



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

Nomination Checklist—Attachments

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

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 type="checkbox"/>	No <input checked="" type="checkbox"/>
Original cladding/exterior materials	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Other elements	Yes <input 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

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates (use additional sheets if necessary).

See Appendix I: Site Map and Appendix II: Physical Description Narrative

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes seven 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 Is already individually listed on the National Register of Historic Places; or
- G 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	<u>1908, 1909,</u> <u>1928, 1959</u>	Other Date(s) of Significance	<u>1950</u>
Architect(s)	<u>Ambrose Russell,</u> <u>Luther Twichell,</u> <u>Frederick & Stanley</u> <u>Shaw, Lea, Pearson &</u> <u>Richards</u>	Builder	<u>James E.</u> <u>Bonnell & Sons</u> Engineer _____
Architectural Style(s)	<u>Mission Revival,</u> <u>Craftsman,</u> <u>Contemporary</u>	Material(s)	<u>Concrete,</u> <u>hollow masonry</u> <u>block, wood</u>

Statement of Significance

See appendix III: Statement of Significance

Appendix I: Site Map



Fig. 1 – Aerial view showing the Immanuel Presbyterian site in red (Pierce County GIS)



Fig. 2 – Schematic drawing of Immanuel Presbyterian site (Pierce County GIS)

Appendix II: Physical Description Narrative

The church complex consists of four structures situated on .448 acres at the corner of North J and North 9th Street. The parcel slopes down rather steeply (about 26 ft.) from south to north such that the lower floor and basement of the church built into the slope. Three of the structures are connected: the 1908 church, the 1927 education building, and the 1959 chapel. The 1909 manse is a separate house now used for church offices. The buildings are contributing structures within the Tacoma Register's North Slope Historic District and Tacoma's North Slope National Register Historic District.

The Church (1908)

Designed by noted Tacoma architect Ambrose J. Russell in 1908, the church is a rectangular two-story, reinforced concrete building that is clad with stucco in the Mission Revival style. It has a single, three-story bell tower at the rear, northeast corner. The main, front-gabled roof has a low pitch, wide eaves, exposed rafter tails, and decorative knee braces, and is clad in composition shingles. The south (front) and north (rear) ends of the pitched roof feature projecting decorative parapet gables in the Mission Revival style. Just beyond the north (rear) projecting parapet is a section of the building next to the belfry with a nearly flat roof with a low, stepped parapet. Below this rear section is a small basement (about 16 x 47 ft.) for the heating plant with access to a crawl space beneath the main building.

South (front) façade

The main entrance is reached by a concrete ramp (about 25 ft. X 25 ft. with a simple, foot-wide, flat-arched, concrete balustrade on either side. The narthex (about 14 x 47 ft.) is inset about 4 ft. on either side of the front façade. It has a low, hipped roof with wide, projecting eaves, exposed rafter tails and decorative brackets. The entrance area is inset with an array of three doors set in round archways. The center double leafed door has six panels per leaf. Each panel has a decorative Byzantine cross.¹ Above the door is a recessed fan light with stained glass. On either side of the center door are single-leaf, single panel doors set in architraves with recessed, half-length side panels and fan light with stained glass. On either side of the main entrance is a round window with mullioned square inside and stained glass. Around each round window is a curved, stepped quatrefoil in stucco. The east and west ends of the narthex feature a tall, narrow, double-hung, round-arched window with stained glass set in a recessed, round-arched opening.

Above and behind the narthex roof, the front wall of the church rises past the main roof with its simple, projecting shaped parapet and stucco coping. Centered just above the narthex roof is a small, half round window with stained glass recessed in a round-arched opening with a projecting, stucco sill. About three feet on either side of this central window is a smaller (approximately ¾ size) window of the same design.

At the southwest corner of the ramp is a narrow concrete stair to a single-leaf door into the lower floor below the west side narthex. The door has six lights in its upper half and two vertical panels below. South of the door is a recessed, single-hung, 6-over-6 light window in a flat-topped opening with projecting sill. The lights are glazed with plain glass. On the east side below the narthex are two recessed, double-hung, 6-over-6 light windows in flat-topped openings with projecting sills.

¹ Originally the entry doors each had six upper panels with stained glass with two solid vertical panels below. These were changed for solid single-panel doors for security.

East (right) façade

The east façade has a projecting plain stucco band between the upper and lower floors. The upper-floor section features four large windows with stained glass and the lower façade wall tapers inward slightly just below these windows. The round topped windows are recessed into round-arched openings. Each window has a center rectangular panel with fan light above followed by semi-circular transom and side lights. Between each window and level with the muntin separating the center panels and sidelights from the fan lights and transoms is a projecting plain stucco wall band that also goes around the round-arched window openings.

The lower-floor section has a series of four paired but separated, double-hung, 6-over-6 light windows, each recessed in a flat-topped opening with projecting sill. The lights are glazed with plain glass.

The most distinctive feature of the east façade is located at its north end. The three-story belfry has three sections: a square, lower section (about 18 x 18 ft.), on which sits a smaller square bell chamber with clipped corners and two round arched openings on each side. The top edge of each side of the bell chamber projects upward creating a small parapet with centered, slight peak on each side. Atop the bell chamber is a small, square section with a hipped roof of composition shingles.

The belfry projects about 6 ft. beyond the east façade wall with the narrow, projecting plain stucco band separating the two floors continues around the belfry. On the south side of the projecting belfry are two windows. The lower window is aligned with those in the lower section of the east façade and is similarly designed: recessed, flat-topped, double-hung windows with 6-over-6 lights glazed with plain glass and projecting sill. Above this window is a small round-topped, single-hung window with 1-over-1 lights glazed with stained glass and recessed into a round-arched opening with projecting sill. This window is about 1/3 the size of the similar windows in the upper section of the east façade and provides light into the stairwell inside the belfry.

The east façade of the belfry has two round-topped, single-hung windows with 1-over-1 lights glazed with stained glass and recessed into a round-arched opening with projecting sills. These windows are offset one above the other to provide light into the stairwell inside the belfry. At the ground level is a double-leaf door with each leaf having four glazed lights above and two solid, vertical panels below. The door is recessed in a rectangular opening and is reached by a sloping ramp. Above the door is a large, shed roof with exposed rafters, clad with composition shingles and supported by massive, curved knee braces.

The north façade of the belfry projects only about a foot from the main building. In the lower section are two short, flat-topped, double-hung windows with 6-over-6 lights glazed with plain glass. These windows are set in a flat-topped opening with projecting sill. Above these windows are two, slightly offset round-topped, single-hung windows with 6-over-6 lights glazed with plain glass and recessed into round-arched openings with projecting sills. Above these windows are two, aligned round-topped, single-hung windows with 6-over-6 lights glazed with plain glass and recessed into round-arched openings with projecting sills.

North (rear) façade

The north (rear) façade is relatively plain and abuts the alley. The projecting plain stucco band continues on this façade between the upper and lower floors. The lower section has four flat-topped, double-hung windows with 6-over-6 lights glazed with plain glass with the right (west) two windows being shorter. At about the mid-point, a narrow concrete stairwell descends to the west to a solid basement door.

Above the trim the wall tapers inward slightly. Just above the taper and abutting the belfry on the extreme left (east) is a small flat-topped, double-hung windows with 2-over-2 lights glazed with plain glass. On the right (west) side is a single round-topped, single-hung window with 6-over-6 lights glazed with plain glass and recessed into round-arched opening. Centered in the north façade's upper section is a large, wide, fixed stained-glass window that decorates the interior rear

wall of the sanctuary choir. Heavy mullions create a geometric pattern consisting of an array of three lancet windows with a larger center one, topped by tracery of intersecting octagonal shapes. The window is set in a segmental-arched opening. This window, depicting the Sermon on the Mount and symbols of the four evangelists, was created by D'Ascenzo Studios of Philadelphia, and installed in 1950.

West (left) façade

The west façade replicates the east façade until the south edge of the second large upper window from the front. Beyond that point, the Chapel addition attaches just below the large round-arched stained-glass windows. At the northeast end of the west façade, the upper section beyond the main parapet has two round-topped, single-hung windows with 6-over-6 lights glazed with plain glass and recessed into round-arched openings. Below these windows is a single leaf door with a single upper panel glazed with frosted glass and two vertical panels below. Above the door is a transom with six lights of plain glass.

The Chapel (1959)

Designed in 1959 by the noted architectural firm Lea, Pearson & Richards, the one-story Chapel addition (about 12 ft. x 37 ft.) is the major difference between the east and west facades. Designed in the Contemporary style, it has a front-gabled roof with wide, closed eaves and clad with composition shingles. Only the west side has a full roof slope and visible wall, while the east side slopes only about 6 ft. and then abuts the lower floor of the 1908 building.

The Chapel rests on a four-foot concrete foundation that is largely set into the north-to-south slope of the landscape. The below-grade entrance is located at the northwest end of the west façade and is reached by four steps down to the door. The single-leaf, solid door is part of a decorative array of 20 two-inch, tightly placed vertical wood pieces running from floor to soffit. The Chapel's west façade is largely a window wall consisting of four sections divided by square wood posts. Each section consists of narrow, vertical rows of glass of different colors in segments of varying length (short, medium, long) separated by wide wood muntins. The arrangement of the vertical glass segments varies from row to row creating an abstract pattern. The dark coloring causes the wall to recede visually in the shadow of the wide eave.

The Chapel's gabled south façade has three equal sections. The center section has the same vertical rows of colored glass in varying patterns as found on its west facade. On either side are sections of stucco matching that of the 1908 building.

The Education Building (1927)

Designed by architects Frederick and Stanley Shaw, the 1927 Education Building is a three story, stucco-clad, side-gabled masonry building (about 36 ft. x 75 ft.) that extends east to west along the alley). It largely replicates the Mission Revival style of the church building. However, its low-pitched, composition shingle clad roof has closed, undecorated eaves and no parapets. The same projecting plain stucco band between the first and second floors found on the church continues at the same height around all the building's facades. The windows on the north, south, and west facades are arrayed in regular vertical and horizontal rows.

South (front) façade

The south façade of the Education Building is largely invisible from North J Street as it sits behind and below the 1909 manse at 909 North J Street. This façade has a slight recess starting at the mid-point of the façade and ending just before the west end of the building. Since the original Shaw & Shaw design included a large, unbuilt section projecting south parallel to the church, this recess, and the odd fenestration on this façade, suggest it was designed to facilitate adding this section later. The Nancy Hill Courtyard sits in the ell created by the Chapel and the Education Building.

Toward the west end of the south façade is a single stack, Roman brick chimney with a contemporary chase cover and cap. In 1955, several classrooms at the west end of the first floor were reconfigured into the Fireside Room, a large conference room with fireplace. Consequently, a wide, fire box of concrete block was added adjacent to the west side of the original chimney.

The south façade's windows are recessed into rectangular openings with projecting sills with the first and third story windows the same size and the second story windows about 1/3 longer. All windows on this façade are replacement, single-hung, 1-over-1, metal windows with plain glass.

From the east end, the first and second floor have two windows with three on the third floor. In the middle of the building is a stairwell with fixed, single pane windows on the second and third floors and an entry on the first floor. The entry is a replacement, single leaf, and fully glazed door with a side light on its east side. Over the doorway is a shed roof supported on either side by large, curved knee braces.

To the west of the door are two windows on the first floor and third floor. West of the chimney stack is only one window on the third floor.

East (right) façade

The east façade is rather plain. The first floor has the centered connection with the enclosed breezeway to the church. Left (north) of the breezeway is a small clapboard closet with shed roof set on a masonry foundation with a solid door on its south side. The second floor has a centered gang of three flat-topped, double-hung windows with 6-over-6 lights glazed with plain glass recessed into a rectangular opening with projecting sill. The third floor has a centered single flat-topped, double-hung window with 8-over-8 lights glazed with plain glass recessed into a rectangular opening with projecting sill.

North (rear) facade

The east side of the rear façade has the one-story, enclosed breezeway connecting the church and the Education Building. It is clad in stucco and has a shed roof clad with composition shingles. The chapel abuts and connects into the breezeway on its south side. The rear gable end of the chapel rises above the breezeway's shed roof. Slightly offset to the east is a double-leaf door, each leaf has six lights with plain glass in the upper half and two vertical panels in the lower half. Across the door is a 12 light transom glazed with plain glass. To the west of the door is a single, flat-topped, double-hung window with 6-over-6 lights glazed with plain glass recessed into a rectangular opening with projecting sill.

The north façade of the Education Building proper abuts the alley. Its first floor has a row of eight, evenly spaced windows. All are recessed into rectangular openings with projecting sills. From the east end, the first two windows are double-hung with 8-over-8 lights glazed with plain glass. The next two are double-hung with 6-over-6 lights glazed with plain glass, followed by another double-hung window with 8-over-8 lights glazed with plain glass. The next three windows toward the west end have a replacement fixed, single pane of plain glass.

The second story also has a row of eight, evenly spaced windows. These windows are about 1/3 longer than the rows of windows above or below this row. All are recessed into rectangular openings with projecting sills. From the east end, the first two windows are double-hung with 8-over-8 lights glazed with plain glass. The third is a shorter, double-leaf casement bathroom window, each leaf with six lights with plain glass. The next two windows are double-hung with 6-over-6 lights glazed with plain glass. The next three window openings toward the west end are wider and hold paired (shared mullions), double-hung windows with 6-over-6 lights glazed with plain glass.

The third story also has a row of eight, evenly spaced windows. All are recessed into rectangular openings with projecting sills. From the east end, the first two windows are double-hung with 8-over-8 lights glazed with plain glass.

The third is a shorter, single-leaf casement bathroom window with six lights of plain glass. The remaining five windows are double-hung with 8-over-8 lights glazed with plain glass.

West (left) façade

Each floor of the west façade has three recessed windows set into evenly spaced, rectangular openings with projecting sills. The window openings of the second floor are about 1/3 longer than those on the first and third floors.

The first floor has replacement sashes with fixed, single panes of plain glass. The second floor has replacement, double-leaf casement sashes with each leaf being a single, fixed pane of plain glass. The north most window has a fire escape platform attached.

The northernmost window on the third floor has a metal fire escape attached to it with the stairs descending from north to south. This window has a replacement double-leaf casement with each leaf being a single pane of plain glass. The other two windows are replacements, double-hung with 1-over-1 lights with plain glass.

The Manse (1909)

Designed by noted Tacoma architect Luther Twichell in 1909, the manse, located at 909 North J St., was originally designed as the family home for Immanuel's minister. In the mid-1970s it became the church offices. Originally the house was clad in narrow-width, lap wood siding. In the late 1970s or 1980s, the house was resided with aluminum siding. Although the current siding is wider, the only other losses are the narrow crown moldings and sill dog ears on the windows as a period photograph shows. Otherwise, the building retains substantial integrity with original fenestration and window frames and sashes.

The house is a 2 ½ story, square (36 x 36 ft.) house in the Craftsman style with low hipped roof and wide overhanging, open eaves with exposed rafter tails and triangular knee braces. The roof is clad in composition shingles and has two gabled dormers on the south (front) and north (rear) facades. A single stack, interior brick chimney emerges in the northwest roof quadrant. The large front porch has a solid knee wall and wraps around the southwest corner of the house with its entrance steps on its east side. The porch roof is supported by three large, square piers and is hipped with wide overhanging, open eaves with exposed rafter tails and triangular knee braces mirroring the that of the main house.

South (front) facade

The south (front) façade has a centered, gabled dormer with wide overhanging, open eaves, and exposed rafter tails as well as projecting verges with plain bargeboards. It has two, slightly separated double-hung cottage windows with diamond patterned muntins in the upper sash.

The second floor has two, double-hung, 3-over-1 cottage windows toward the east and west sides of the front façade. Between them is a Chicago window of three ganged, double-hung, 3-over-1, cottage windows with the center sash being about 1/3 wider than the side sashes.

Beginning on its east end, the first floor has a wide, rectangular oriel window with a hipped roof with wide overhanging open eaves, exposed rafter tails and knee braces. A Chicago window of three ganged, double-hung, cottage windows. The narrower side sashes have 3-over-1 lights. The center sash is about 1/3 wider than the side sashes and has 7-over-1 lights.

At the center of the first-floor south façade are two ganged, double-hung cottage windows, each with 5-over-1 lights. Offset to the west end and under the porch is the main entrance. The original door has plain trim and three ¾ length vertical panels with three, vertical lights above.

East façade

The east façade's second floor has a wide, double-hung, 6-over-1 cottage window at its south end. Toward the middle is a narrow double-hung, 3-over-1 cottage window followed by a short, double-hung, 2-over-1, cottage window. Toward the north is a narrow double-hung, 3-over-1 cottage window.

The first floor has a wide, double-hung, 6-over-1 cottage window toward the south side aligned with the same size window on the second floor. This is followed to the north by a Chicago window of three ganged, double-hung, cottage windows. The narrower side sashes have 3-over-1 lights. The center sash is about 1/3 wider than the side sashes and has 6-over-1 lights. At the extreme north is a narrow double-hung, 3-over-1 cottage window.

The daylight basement has a small, single-paned, fixed window toward the south end. Next are three, four-paned fixed windows. Toward the end is a full-size, double-hung, 3-over-1 cottage window.

North (rear) façade

The north (rear) first story has a façade -wide, 6-foot projection, the western side of which is the rear porch. This projection has a flat roof and originally had a balustrade, now removed.

Like the south (front) façade, the north (rear) façade has a centered, gabled dormer with wide overhanging, open eaves, and exposed rafter tails as well as projecting verges with plain bargeboards. It has two, slightly separated, double-hung cottage windows with diamond patterned muntins in the upper sash.

The east side of the second floor has two ganged, double-hung cottage windows, each with 3-over-1 lights. At about the midpoint of the façade is a single leaf, half glazed door with a solid panel below and plain frame. Toward the west side of the second floor is a short, double-hung, 3-over-1 cottage window.

The east side of the first floor has two ganged, double-hung cottage windows, each with 3-over-1 lights. Toward the middle is a small, double-hung, 2-over-1 cottage window. The 14 x 6 ft open porch is located on the west side of the first floor. It is supported by three square posts and a balustrade with square balusters and has a solid, replacement rear door at its east end. The rear steps have been removed and the opening in the balustrade is blocked.

The east corner of the basement level has a solid, replacement door covered by a small, shed roof supported by two square posts. West of the door is a short, double-hung, 3-over-1 cottage window. To the west and under the porch is a solid replacement door reached by two steps down. To the east of the door is a long, double-hung, 3-over-1 cottage window.

West façade

The west façade's second floor has a long, wide, double-hung, 4-over-1 cottage window toward its south end. Toward the middle is a short, narrow double-hung, 3-over-1 cottage window followed by a short, wide, double-hung, 4-over-1, cottage window.

At the south end of the first floor is a short, wide, double-hung, 4-over-1 cottage window under the porch roof. Next is a long, wide, double-hung, 6-over-1 cottage window. This is followed by a short, narrow double-hung, 3-over-1 cottage window. A short, wide double-hung, 4-over-1 cottage window is located toward the north end.

At the basement level is a single pane fixed window near the porch. Next is a four light, fixed window. At the north end is a short, wide double-hung, 3-over-1 cottage window.

Appendix III: Statement of Significance

The four buildings that comprise the Immanuel Presbyterian Church complex are representative of the development and growth of early Protestant congregations in Tacoma. They were all designed by noted Tacoma architects, and all are significant examples of their type. Although two of the buildings, the manse and education building, have seen minor recent alterations, they individually and collectively retain a substantial integrity of location, setting, materials, workmanship, feeling and association.

The period of significance for the complex is 1908 to 1959 (original construction and additions). The complex and its buildings are individually eligible for the Tacoma Register of Historic Places under the following criteria:

- Criterion C as embodying the distinctive characteristics of Mission Revival, Craftsman and Contemporary style buildings. Major Tacoma architects, Ambrose J. Russell, Luther Twichell, Frederick & Stanley Shaw, and Lea, Pearson & Richards, designed these four buildings. Additionally, the Immanuel church building has been called out as an outstanding example of the Mission Revival style in Washington state. It also abuts the individually, locally listed Henry O. & Jeanette Geiger house (912 North I St.).
- Criterion E as the buildings are already listed as contributing structures within the locally designated North Slope Historic District as well as in the Tacoma's North Slope Washington Heritage District and the Tacoma's North Slope National Register District.
- Criterion F due to the church building being represented on post cards, various walking tours, the Tacoma Historic Homes Tour and its popular events and concerts such as Sunday Blues Vespers. It is also an established and visible feature of the North Slope and Stadium neighborhoods and the city.

Founded in 1888, Immanuel Presbyterian Church's congregation is one of Tacoma's oldest continuing religious organizations. The Immanuel Church sanctuary is the only example of Mission Revival ecclesiastical architecture in Tacoma, and it was designed by Ambrose J. Russell, one of Tacoma's premier architects. Completed in 1908, it is among Tacoma's oldest extant church buildings. It is listed and pictured as an exemplary example of Mission Revival style in *A Guide to Architecture in Washington State* and is also listed in *The Keystone of Tacoma*.^{1 2}

Historical Narrative

Neighborhood Context: Tacoma and the North Slope Historic District

The North Slope Historic District (NSHD) is a Tacoma streetcar resident district that developed largely between 1880 and 1940. The district largely comprises the later land grants of ardent abolitionist, Union Civil War veteran, and Tacoma founder Job Carr (1813 – 1887), when he left his Old Town cabin and established a small farm on the hillside above the early settlement.

The land upon which Tacoma exists has been home to the Puyallup people since before recorded history. The area's wealth of resources supported the Puyallup people but also encouraged the immigration of Euro-Americans to move here and establish settlements. In 1864 Job Carr settled on Commencement Bay and was later joined by his sons Anthony and Howard, also Union veterans. Morton McCarver arrived in 1868 and bought (though some argue "stole")

¹ Sally B. Woodbridge & Roger Montgomery, *A Guide to Architecture in Washington State*, Seattle: University of Washington Press, 1980, p. 270-271.

² W. Burton Eidsmoe, *The Keystone of Tacoma*, Tacoma, WA: W.B. Eidsmoe, 1988, p. 89.

much of Job Carr's initial land claim, platted a townsite named "Tacoma City" (now Old Town) and began to promote the growing community. In 1873 the Northern Pacific Railroad (NPRR) selected Commencement Bay as the western terminus for its transcontinental railroad. However, they established a new town, "New Tacoma", about two miles south of Tacoma City. Although slow to grow at first, New Tacoma grew rapidly once the direct transcontinental link over Stampede Pass arrived in 1883, and in 1884, New Tacoma and Tacoma City were united.

In 1872 Job Carr acquired another 168-acre Federal homestead grant for the crest of the hill above Old Town, known as Job Carr's Hill, and he also purchased adjoining land over the years. He platted much of the land and began selling off parcels. Therefore, the NSHD's street grid is oriented toward Old Town and at a 45-degree angle to the New Tacoma grid. Development initially was slow, driven largely by workers from the fishing fleet, sawmills and NPRR facilities in Old Town. That changed dramatically in 1890 when A. C. Mason completed his trolley line along North I and North 21st Streets and on to Point Defiance. With easy access to Tacoma's growing downtown and later supplemented with another trolley line along K street, the neighborhood grew rapidly.

The North Slope was a diverse neighborhood with a mix of some larger houses and many small or modest houses for the city's workers and growing middle class. That diversity is also reflected in the neighborhood's churches and synagogues. St. Patrick's Church served the Irish and Slovenian Catholic communities. Temple Beth Israel served the Jewish community. Immanuel Presbyterian, Christ Episcopal, Park Universalist and later the Apostolic Faith Church served its protestant communities. Having no racially restrictive covenants¹, the neighborhood has been a home to some of Tacoma's Black leaders since 1890, such as John N. Conna, Napoleon B. Simon, Oscar and Tennie Arnette and Perry Watkins.

The city designated North Slope Historic District began in 1995 encompassing most of North J Street. Expansions in 1997 and 2000 brought the district to its current size. A slightly expanded district was added to the Washington Heritage Register and the National Register of Historic Places in 2003.

Construction History

Immanuel Presbyterian Church (1908)

In 1888 Immanuel Presbyterian Church was organized in Old Town by the Olympia Presbytery² as the Second Presbyterian Church of Tacoma. The congregation met in several locations until they purchased the lots at the corner of North J and North 9th Streets in 1889. They met in a tent on the site until a Carpenter Gothic church building, designed by architects Charles N. Daniels & Samuel A. Cook, was constructed in 1890 (see Fig. 5). In 1892 the church's name was changed to Immanuel Presbyterian.

By 1905 the church was experiencing growing pains. It is not altogether clear why a new church building was planned. However, better heating and electric lights were now available, and church records mention growing difficulties with the 1890 building.

Mission Revival in Tacoma

In 1908, Immanuel's building committee took a bold step in specifying the Mission Revival style for their new sanctuary.³ Dr. A. L. Hutchinson was pastor at this time. The building committee announced an architectural design competition for a new church among several pre-selected architectural firms: Russell & Babcock, Woodroffe & Constable, Potter &

¹ One parcel at 1617 Division acquired restrictive covenants in 1922, which were removed in the 1990.

² Immanuel Presbyterian is with the Olympia Presbytery of the Alaska-Northwest Synod of the Presbyterian Church (USA), the oldest and largest of the Presbyterian denominations in the United States.

³ "Architects submit plans for church," TDL 05/24/1908, p. 22.

Lundberg, and John P. Larkins as well as an unnamed Los Angeles firm (likely Arthur B. Benton). Interestingly they specified that the designs were to be in the new Mission style and constructed of concrete. Ultimately Ambrose J. Russell's design was selected.¹ The church was likely constructed by noted local building contractor James E. Bonnell, who was a member of the church and who lived nearby at 603 N. Ainsworth. Immanuel Church would be the first and only Mission style ecclesiastical building in Tacoma.

It is generally accepted that the Mission Revival style debuted with the California Building designed by San Francisco architect A. Page Brown for the 1893 World's Columbia Exposition in Chicago. Also in 1893, banking magnate W. H. Crocker commissioned Brown to design a series of grand Mission Revival villas (Crocker Row) in Santa Barbara, CA. Growing interest in studying and preserving California's early Spanish missions resulted in the creation in 1896 of the California Landmarks Club in Los Angeles by Charles Lummis and architects Sumner P. Hunt and Arthur B. Benton. In 1900 Benton designed the First Church of Christ, Scientist, one of the first instances of ecclesiastical Mission Revival architecture, as well as the 1902 Mission Inn, both in Riverside, CA. Arthur B. Benton is a likely candidate for the unnamed Los Angeles architect in the Immanuel Church design competition.

The first Mission Revival architecture in Tacoma appears to be the 1903 David C. Scott house at 402 N. Yakima Avenue, designed by early Tacoma architect Carl A. Darmer.² However, it was William F. Sheard's 1905 grand, half-block Mission Revival villa (509 N. Yakima Ave., demolished 1959), designed by Ambrose J. Russell, that caught Tacoma's attention (See Fig. 6).³

Coming from Montana in 1894, Sheard was a furrier, wilderness outfitter, dealer in Native American artifacts, and energetic Tacoma promoter. Controversially, Sheard engineered the creation of the faux Tacoma Totem Pole. Erected in 1903 the day before President Theodore Roosevelt's Tacoma visit, it stood next the Tacoma Hotel (913 A St.) and across the street from Sheard's store.⁴ Also in 1903, Sheard sent Ambrose Russell to California to study the new Mission style for his new house.⁵ Perhaps on one of his many visits to California, Sheard had seen A. Page Brown's Crocker Row in Santa Barbara, CA, or Glenwood Mission Inn (now The Mission Hotel & Spa) in Riverside, CA, that Arthur B. Benton had designed for F. W. Miller. Russell hardly needed the trip since he kept up with trends in California, had known A. Page Brown and was close friends with architect Bernard Maybeck in San Francisco.

Another compelling feature of the Mission Revival style was that it encouraged the use of reinforced concrete to reference the adobe of the original California missions. Russell already had extensive experience with this construction material having designed in 1905 the eight-story Perkins Building (1101 A St.). The Perkins Building would briefly be the tallest reinforced concrete building in the northwest. Apparently, given their earlier experiences with a wood building, Immanuel's building committee opted for concrete structure.

Immanuel Presbyterian Church as Mission Revival

The 1908 church building clearly evidences the characteristics of the Mission Revival style. It has a low-pitched roof with scalloped parapets and broad, overhanging eaves and exposed rafters. The exterior walls are smoothly stuccoed with minimal decoration. Windows are deep set into round arches. Quatrefoil decorations are found around the round side

¹ "Immanuel church selects its design," TDL, 05/31/1908, p. 22.

² "First Spanish Mission style house," TDL, 03/22/1903, p. 21.

³ "Summer building maintains good pace," TNT, 08/05/1905, p. 20.

⁴ Jonny Eberle, "The strange history of the Tacoma Totem Pole," Grit City Magazine, 2017, //gritcitymag.com/2017/12/the-strange-history-of-the-tacoma-totem-pole/, accessed 05/08/2023.

⁵ Ann Cullen, *Ambrose James Russell, Architect*, s.n., Tacoma, 1979. p. 16

windows on the front façade. It has a plain rectangular bell tower. Originally it had a clay tile roof. It is listed and pictured as an exemplary example of Mission Revival style in *A Guide to Architecture in Washington State*.¹

The church building retains a high degree of integrity. Changes to the building's exterior and the sanctuary interior have been minimal. In 1950, the church had the architectural firm of Mock and Morrison design the rear wall of the chancel to accommodate a large stained-glass window created by D'Ascenzo Studios of Philadelphia, PA, depicting the Sermon on the Mount and the four evangelists, as well as some modifications to the chancel's side rooms to accommodate a pipe organ. In 1959, the architectural firm of Lea, Pearson & Richards designed a small, one-story chapel along the lower west side of the church.

The lower story of the church building has seen more change. It houses a kitchen and restrooms. It was originally designed with movable panels for creating church school spaces. The addition of a gymnasium was discussed but not implemented. These indicate the growing integration of progressive education principles with age-graded instruction and physical education into church life. For many years this area was used as a kindergarten and school during the week. Today it hosts a day-care center, neighborhood meetings as well as church functions.

The Manse (1909)

Sometime after building the 1890 church discussions began about adding a manse to house the minister and his family. In 1904 the church trustees were still giving serious consideration to building one. Although used by Baptist and Methodist churches as well, the term "manse" for the minister's home is more frequently associated with the Presbyterian denomination through the Church of Scotland.

The year after building the church, Immanuel's building committee accepted a plan for a large Craftsman style house by Luther Twichell of the noted architectural firm of Heath & Twichell. Chambers & Pearson were the building contractors.²

The house is a classic example of the hipped roof, asymmetric American Four-Square with Craftsman detailing. It served as the manse until the mid-1970s, after which it became the church offices. Although its original narrow lap cladding has been covered by aluminum siding in the 1980s, it retains a high degree of integrity with original windows, window frames and other details.

In 1927 the Shaw brothers proposed a new manse to replace the Twichell house as part of their Education Building design. However, it was not built.

The Education Building (1927)

By the 1920s, many of Tacoma's congregations were replacing their wood churches with larger masonry buildings and including Sunday schools. Population in the U.S. West had increased dramatically. Washington's population grew by 19% from 1910 to 1920 and would add another 15% by 1930.³ By the late 1920s Immanuel needed to expand its facilities. Dr. John W. Kennedy was pastor at this time.

In 1927 the church hired architects Frederick and Stanley Shaw to design an education building along the alley at the rear of the church property and connected to the lower story of the older church. The Shaw brothers were church

¹ Sally B. Woodbridge & Roger Montgomery, *Ibid*.

² Tacoma Times, 07/28/1909, p. 6

³ U.S. Census Bureau, Historical Population Change Data (1910-2020), [//www.census.gov/data/tables/time-series/dec/popchange-data-text.html](https://www.census.gov/data/tables/time-series/dec/popchange-data-text.html)

members and their father had served as temporary minister from 1896 to 1899. They produced a three-story design using hollow masonry blocks, a popular new building material at the time. James E. Bonnell & Son was the building contractor.

The building is highly compatible with the 1908 Mission Revival church. It is set at the rear of the complex and separated from the older structure by a low breezeway at the lower level. It retains the plain stucco cladding and deep-set windows, and decorative stucco band between the lower and upper floors.

The original sketch of the addition included a section emerging perpendicular to the Education Building and extending parallel to the church toward North J Street where the church office now stands. It's front-facing gable would replicate some feature of the church and have an open arcade connecting it to the church narthex. This was not built, but the south wall of the existing Education Building is designed to accommodate its addition. Although the window sashes on the south façade have been replaced, the building retains a high level of integrity.

The Chapel (1959)

Due to the increasing number of weddings, Immanuel's trustees in 1959 decided to add a small chapel (~12 x 37 ft.) along the rear, lower story of the west side of the 1908 church building. Dr. Harold B. Long was pastor at this time. The chapel, being far smaller than the sanctuary, required less decorating and was immediately adjacent to the downstairs Fellowship Hall and its kitchen.

The prominent Tacoma architectural firm of Lea, Pearson & Richards designed the small chapel in the Contemporary style but to be largely hidden. Situated low in the ell created by the church and education buildings, the chapel is hardly visible from North J Street. It has a low-pitched, gabled roof with wide overhanging eaves and exposed roof beams, reflecting those of the 1908 church. The west and south facades consist of window walls composed of an abstract pattern of the vertical stained-glass segments set in dark wood muntins that recede visually in the shadow of the wide eave.

Although the chapel today is used more often for meetings and classes instead of weddings, it remains largely without change since built.

Relevant Biographies

James E. Bonnell & Son

Born in 1867 in Truro, Nova Scotia. James Bonnell immigrated to Boston at age 13 to work as a carpenter. He came to Tacoma in 1889 where he worked for building contractor J. W. Morrison before starting his own business. In 1890 he married Nellie Smith and they had three children. From the late 1890 until his death in 1930, James E. Bonnell & Son was one of Tacoma's major building contractors. He built numerous houses across Tacoma and many major landmark buildings downtown. At his death, despite the Great Depression, he left an estate valued at \$3.6 million in today's dollars. A few of his notable works include: Bank of California (1011-13 Pacific), Rust (now Commerce) Building (950 Pacific), Rhodes Bros. Department Store (950 Broadway), First Baptist Church (902 Market), F. S. Harmon Bldg. (1938 Pacific), Sunset Telephone Bldg. (1101 Fawcett), Annie Wright Seminary (827 Tacoma Ave. N.), Church of the Holy Communion (1401 S. I), Walker Apts. (405 6th Ave.), and numerous buildings on the UPS campus.

Lea, Pearson & Richards

In 1937, Charles Winthrop Lea, Jr. formed a partnership with Charles T. Pearson and John Greenway Richards. Together, Lea, Pearson & Richards prospered for 50+ years designing a variety of buildings in the Tacoma area and beyond. The firm specialized in the design of banks, churches, schools, and high-end residences, most of which were built in the Tacoma area. At least 18 schools were designed by the firm, the majority of which were built in the 1950s. Lea himself was widely known for his residential projects.

After being in business for more than 50 years, in 1984 the firm disbanded. At the time, the Southwest Washington chapter of the AIA recognized the firm as one of the longest architectural partnerships in the Puget Sound region. The three partners retired. Lea passed away in Tacoma on April 18, 1990.

Charles Winthrop Lea, Jr. was born in Tacoma in 1903, but grew up in Seattle. He received his education at the University of Washington, University of Pennsylvania, and New York University. He worked as a draftsman in various architecture firms in Philadelphia and for the New York firm of Delano & Aldrich before returning to Tacoma in the early 1930s. Lea was known for his residential projects and was praised by his peers for his special talent with Colonial details.

Charles T. Pearson was a native of Chicago who moved to Tacoma as a child in 1919. He attended Stadium High and earned a degree in architecture from the University of Washington in 1931. Pearson worked for Heath, Gove and Bell in the early portion of his career. Pearson was made an AIA fellow in 1973 and retired from architecture in 1984. He was a member of Holy Cross Catholic Church.

John Greenway Richards was originally from Waltham, Massachusetts. Richards moved to Tacoma as a child in 1920. He graduated from Stadium High School and then attended the University of Washington, earning his architectural license in 1932. Like Pearson, Richards then became an associate of Heath, Gove & Bell.

Notable projects include several homes around Steilacoom Lake in 1940; the Woodbrook Hunt Club (1938) in Tacoma; the Tacoma Goodwill Industries Building (1965); and the Swasey Branch of the Tacoma Public Library (1960). Known banking projects include the National Bank of Washington (1949) in Chehalis; the National Bank of Washington (1950) in Parkland; Tacoma Savings & Loan Assoc. (1956); the Bank of Washington Plaza (1970, with SOM) in Tacoma and United Mutual Savings Bank (1973) in Tacoma. Church projects include Central Lutheran Church (1957); Trinity Lutheran Church (1958) in Parkland; and Kilworth Chapel at the University of Puget Sound (1966).

Mock & Morrison

Ernest Thornton Mock worked for George W. Bullard, starting as a draftsman. Mock, a Tacoma native, attended Bryant and Emerson schools, and graduated from Tacoma High School when it was located on the current Central Administration site. Mock's father, Charles Wesley Mock, arrived in Tacoma in 1881 and served as clerk for the school district. Hill and Mock formed an architectural firm, which lasted from 1918 until 1923.

Shortly after Hill's death in 1928 the firm became Mock and Morrison, and in later years was reorganized as just Morrison Architects. The firm designed several dozen buildings but specialized in school construction.

Nelson John Morrison, a Tacoma native and graduate of Stadium High School, attended the University of California and the University of Pennsylvania, where he received his Bachelors in architecture. He was the first president elected (1954) of the Southwestern Washington Chapter of the American Institute of Architects. He served as mayor of Fircrest from 1945-52. Notable works include Mary Lyon Elementary School (1924), Madison Elementary School (1924), McCarver Middle School (1925), Gault Middle School (1926).

Ambrose J. Russell, Russell & Babcock

The son of Congregational missionaries, Ambrose Janvier Russell was born in Trivandram, India on October 15, 1857. By age five the family returned to their native Scotland. Raised in Glasgow, Russell received his formal architectural training at the University of Glasgow (1875 to 1880) and at the Ecole des Beaux Arts (1881-1884), in Paris. While there he formed a lifelong friendship with fellow student, Bernard Maybeck.

Upon his arrival in the United States, in 1884 Russell moved to Boston where he took a job in the office of H. H. Richardson. After spending one year in the office of the famous architect, he opened an office with a friend in Worcester, MA. After a short year, Russell moved again, this time to Kansas City, Missouri, where he joined Maybeck at the architectural firm of Van Brunt & Howe. After working for Van Brunt & Howe, Russell formed a brief partnership with Maybeck in Kansas City, but business was slow. Maybeck headed for California, and Russell moved to St. Louis, Missouri.

In St. Louis he worked briefly with the architectural firm of Eames & Young, but by 1892 he had moved to Tacoma. Initially, Russell worked for the Cottage Home Building Company as its Architectural Department Manager. His designs include the 1892 Richardsonian-influenced, Shingle style Smith-Stewart House (4305 N. 42nd). By 1893 he had his first independent commission, the Davie House (423 N. Sheridan) and formed a two-year partnership with Albert Sutton, after which Sutton moved to San Francisco.

Russell then formed a brief partnership with George W. White in 1899, followed by another partnership with architect A. Walter Spalding. The next year, Frederick Heath joined the firm in 1901. Spalding left the partnership in 1902, and Russell and Heath continued as a firm for another year until 1903. In 1905, Russell joined with his former draftsman, Everett Babcock, to form a new partnership, which lasted until 1911. Together they produced a significant number of commercial, religious, and residential buildings in Tacoma. Notable work includes the Woodstock Apartments (1905); the Snyder House (1905); the Pickerill House (1906); the National Guard Armory (1908); and the Governor's Mansion (1909) in Olympia.

As the firm grew, they opened office branch offices in Seattle (with Walter E. Rice) and Vancouver, B.C. They closed their Tacoma and Seattle offices in 1912 with hopes of developing their Vancouver business. After one large commission, the Weart Building (1912-14), their business failed to take off. Russell returned to Tacoma in 1915 and started an independent practice.

In 1930 he formed another partnership, this time with Gaston Lance and in 1936 took on a new partner Irwin Muri. Russell, who reportedly worked until the day he died, passed away in Tacoma on March 16, 1938, while working on the remodel of Tacoma's National Guard Armory.

Shaw & Shaw

The Shaw family moved to Tacoma about 1888 from Michigan. Beginning in 1895, Rev. Robert P. Shaw, their father, served as interim minister of Immanuel Presbyterian Church. Frederic Shaw started as a draftsman for Frederick Heath in 1904. He later worked for several architects, including C.A. Darmer and Seattle architect James Teague. While employed by the City of Tacoma Engineer's Office, Frederic designed Engine House No. 4 at 220 East 26th Street.

Stanley Shaw graduated from Tacoma High School and received his formal architectural training from Washington State University. He then gained practical on-the-job experience by working for the Western Architectural & Engineering Co. in Seattle. When Frederic returned from serving in WWI, the two brothers opened an architectural practice in Tacoma in 1919. The brothers maintained a partnership until 1929 when Frederic moved to northern California.

Projects under the firm Shaw & Shaw include the Rialto Garage (1919); the E.S. Robinson & Co. Building (1920); Mullins Electric Co. Building (1920); the Electric Service Co. Building (1920); the First United Presbyterian Church (1922); the

Tacoma Gospel Tabernacle (1923); Bye Thompson Motor Sales Building (1923); the Muscek Building (1923); Wainwright School (1924), Dash Point School (1924); the Shaw Bldg./Knights of Columbus Hall (1928); and the Broadway Apartments (1928), all in Tacoma as well as Fircrest School (1924) in Fircrest; Sumner American Standard Newspaper Building (1924) in Sumner; and the Puget Sound Power & Light Co. Building (1929) in Puyallup.

Luther Twichell, Heath & Twichell

In 1867 Luther Twichell was born in Hastings, Minnesota. In 1888, Twichell graduated from the University of Minnesota, where he was a member of Phi Delta Theta. From 1901-08 Twichell was the head of the architectural department of the Minneapolis Machinery & Steel company. He moved to Tacoma in 1908 at the urging of Frederick H. Heath, with whom Twichell had worked at the offices of Minneapolis architect Warren H. Hayes. In fact, Twichell and Heath were close friends, and each named their respective sons after their friend. In 1908 Twichell formed a short-lived partnership with Heath that lasted only two years. Together the two made quick names for themselves and quickly became one of Tacoma's most prominent architectural firms. Even though their partnership was short-lived, it can be presumed that the partnership disbanded amicably since Heath was the President of the Board of Park Commissioners when Twichell was hired to design a new Pheasantry for the zoo in 1912 and a new streetcar station for Point Defiance in 1913.

Twichell specialized in residential architecture and together Heath and Twichell were some of Tacoma's most prominent architects. In 1920 the Tacoma Daily Ledger reported that 502 N. Stadium Way, which Twichell completed in 1911, was voted one of Tacoma's three most beautiful houses. In 1916, Twichell returned to Minneapolis and partnered with architect Albert Van Dyck. He retired in 1932 and died in 1939.

Notable works include 502 N. Stadium Way, Tacoma, WA (1911, Wilbur R. Todd residence), 1304 N. Yakima Avenue, Tacoma, WA (1911, E.A. Younglove residence), Point Defiance Pagoda (1914), 101-11 S. 10th Street, Tacoma, WA (1910, Tacoma Gas Company building)

Appendix IV: Pictures

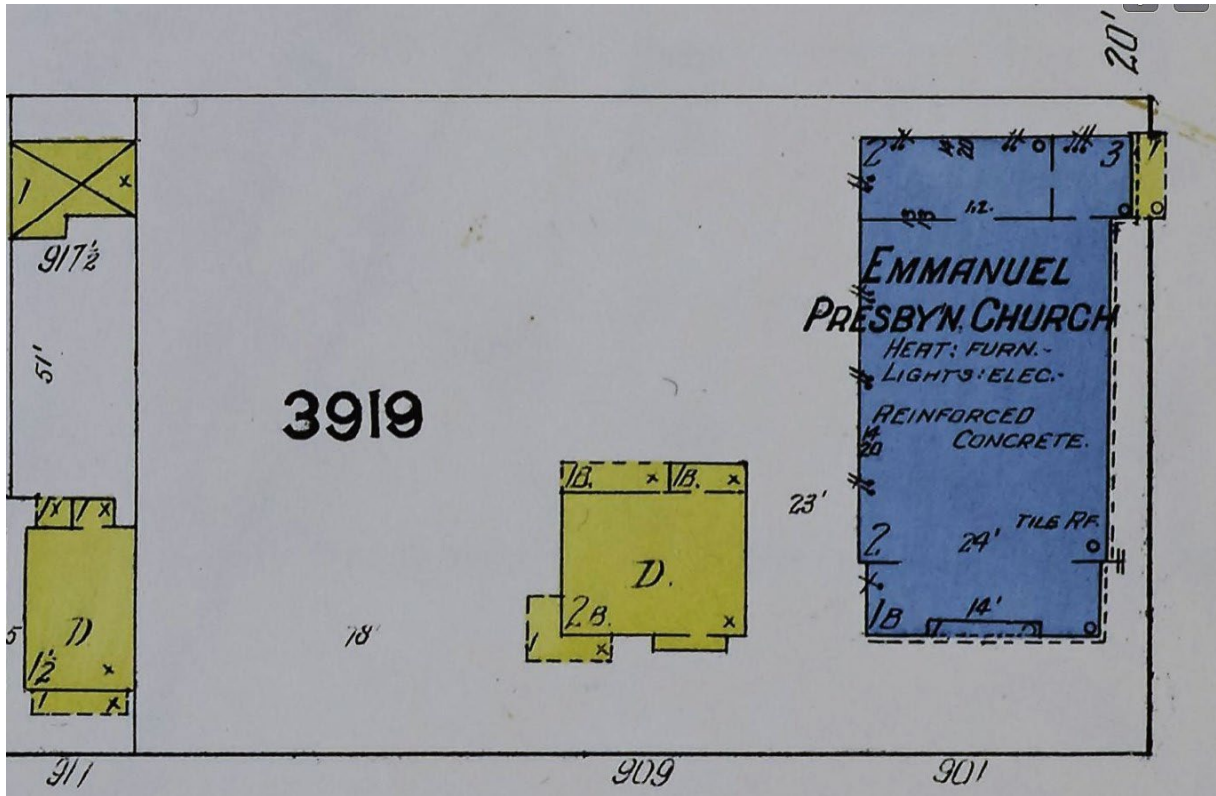


Fig 3. – Immanuel Presbyterian Church and manse, Sanborn Fire Insurance Map, 1912, Vol 2.

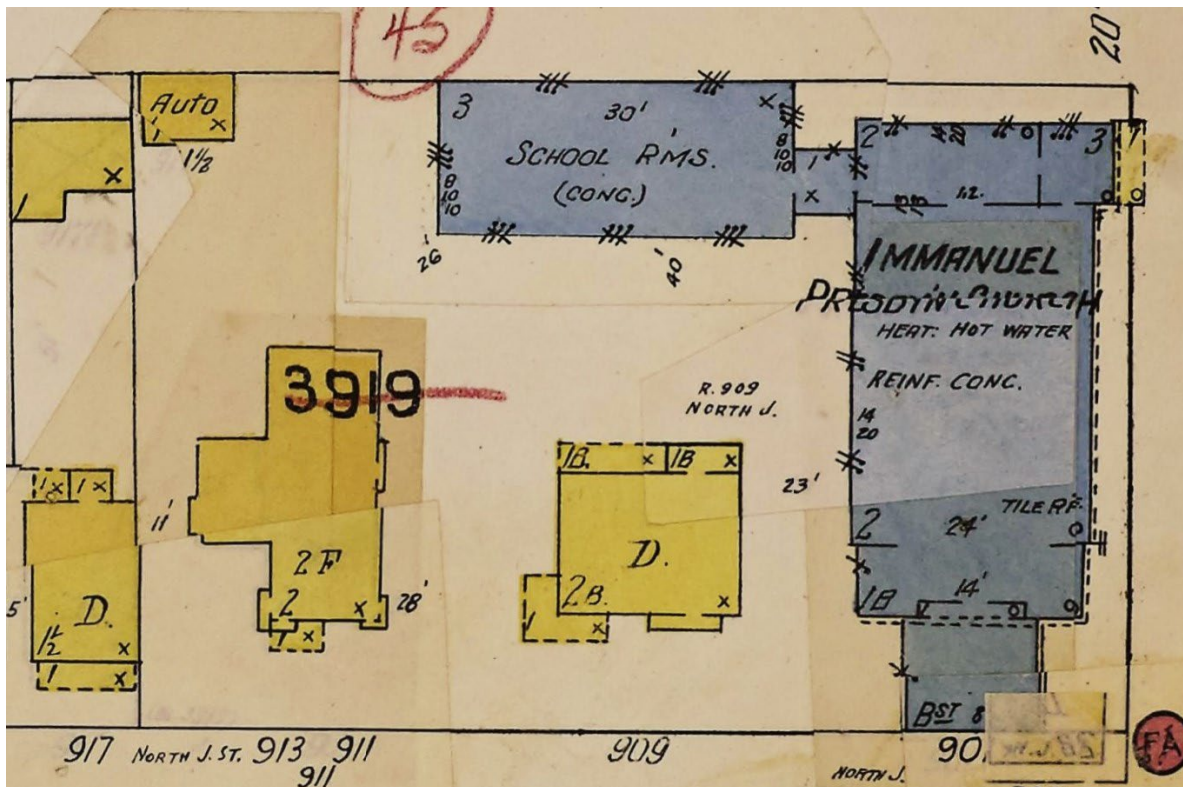


Fig. 4 – Immanuel Presbyterian church, education building and manse, Sanborn Fire Insurance Map, 1950, Vol 2.

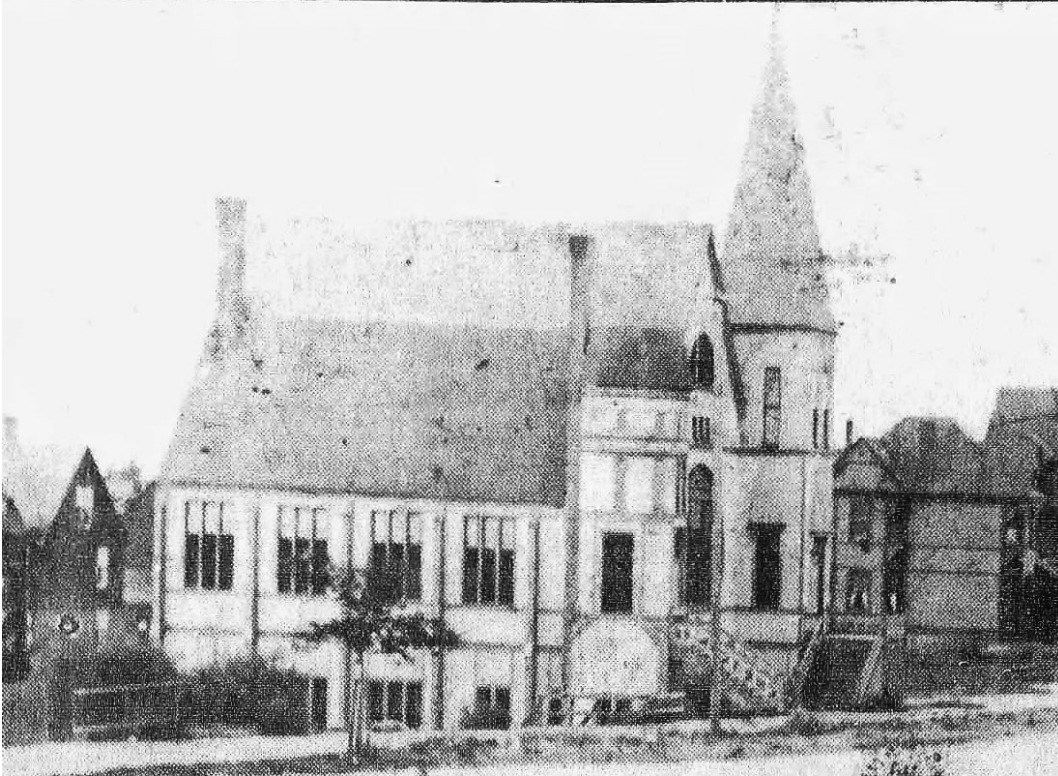


Fig. 5 – The 1890 Cook & Daniels church building, 901 North J Street (Immanuel Presby. Church Coll.)



Fig. 6 – The William F. Sheard house, 1905, Ambrose J. Russell, architect

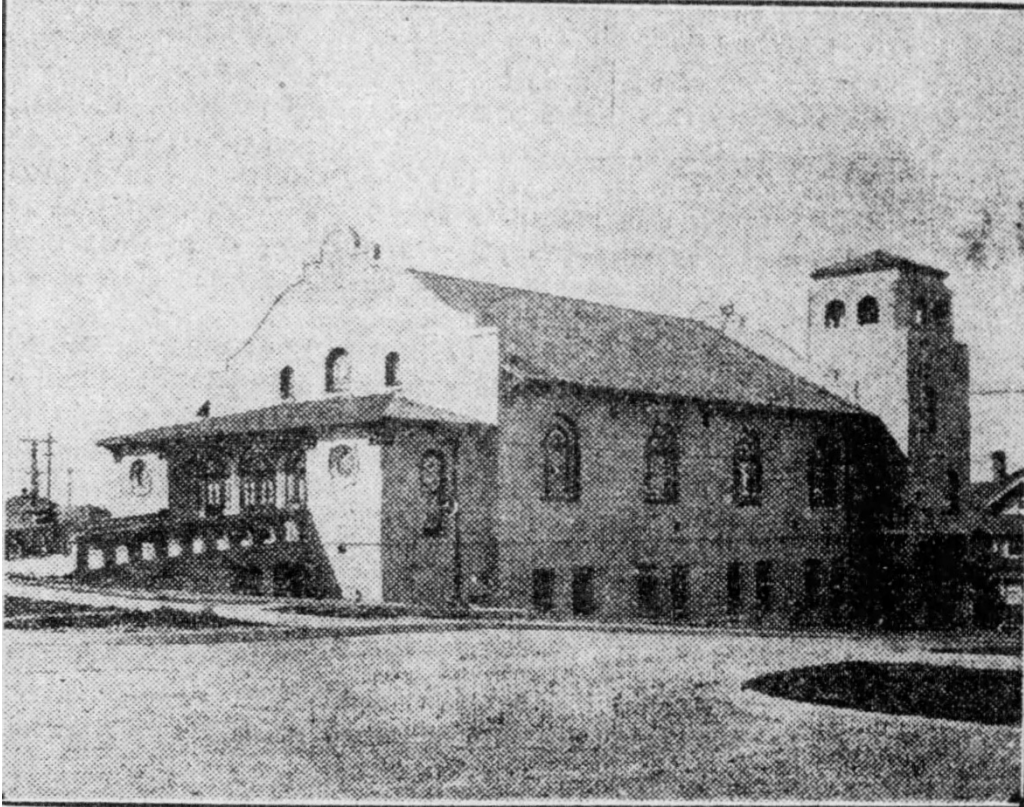


Fig. 7 – The new Immanuel Presbyterian Church, TDL 04/18/1909, p. 23

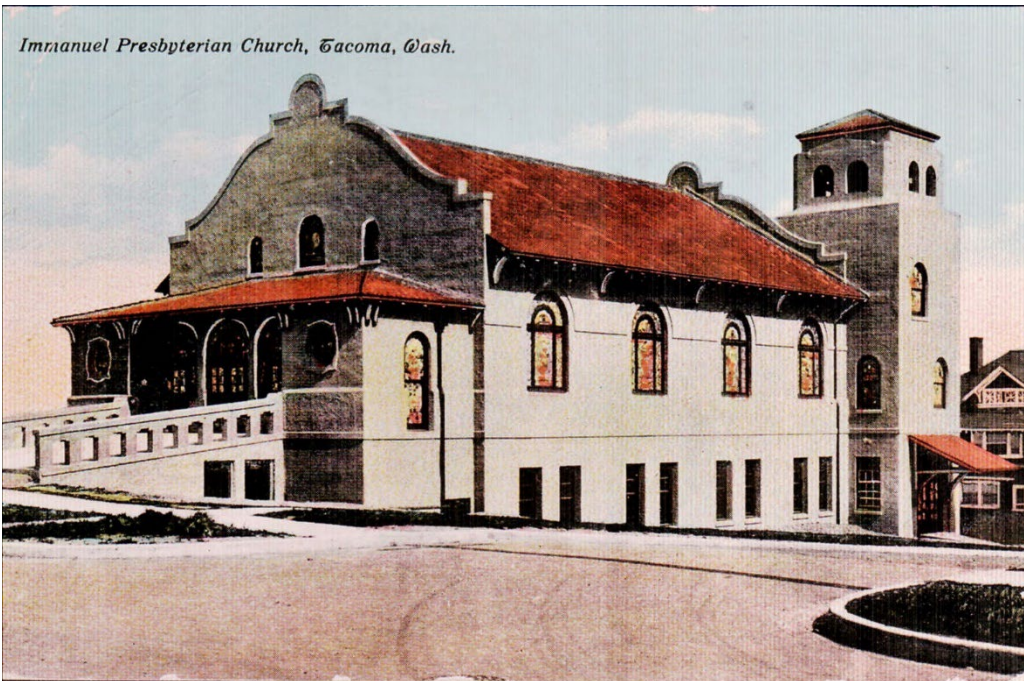


Fig 8 – Immanuel Presbyterian postcard, ~ 1910 (Stenger-552, Postcard Coll., NW Room TPL)



Fig. 9 – Immanuel church and manse, 1922 (BU-11524, NW Room, TPL)

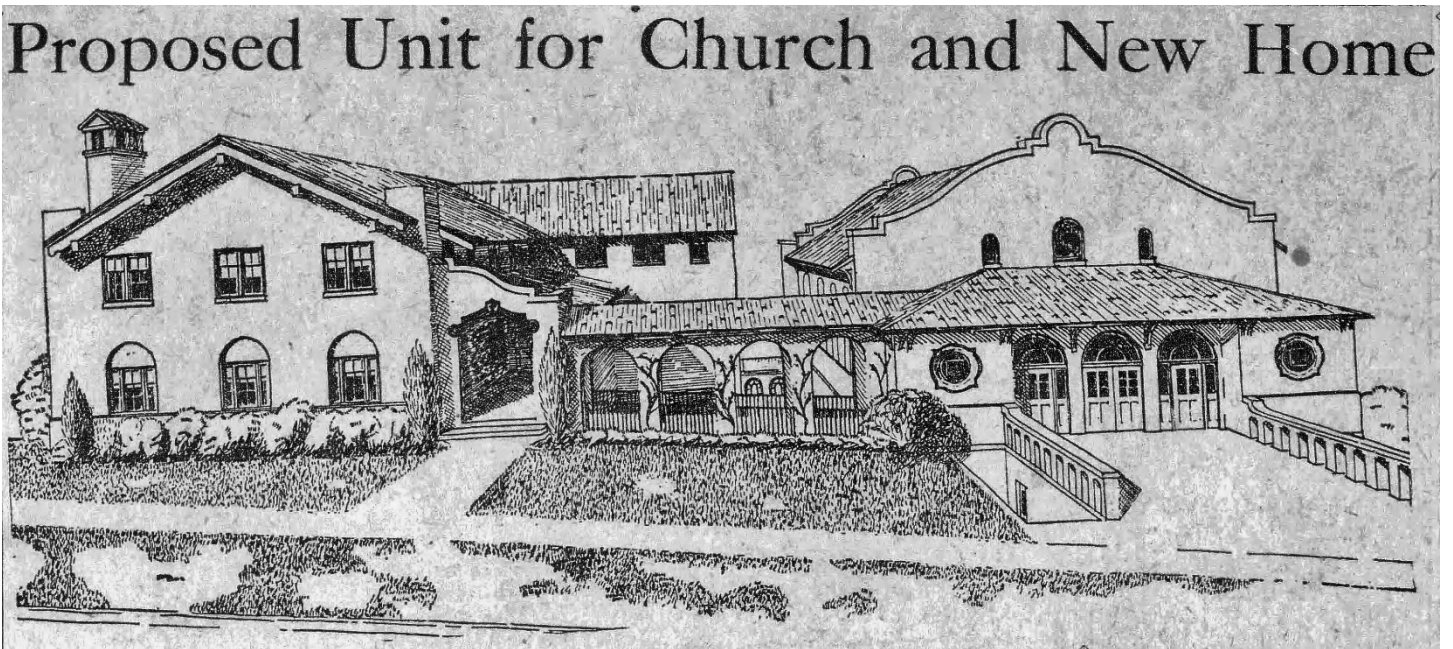


Fig. 10 – Shaw & Shaw sketch of proposed education building and manse, TDL, 03/20/1927, p. 10



Fig. 11 – Detail showing the manse about 1960 (BU-11524, NW Room, TPL)



Fig. 12 –The manse, showing original cladding, ~1976 (Immanuel Coll.)

Current Pictures: Sanctuary, 1908



Fig. 13 – Sanctuary interior, 2023 (Immanuel Coll.)



Fig. 14 – Detail of the elaborate cross beam sanctuary ceiling, 2023 (Immanuel Coll.)



Fig. 15 – One of the sanctuary’s 1908 stained glass windows. Note the open side casements (Immanuel Coll.)



Fig. 16 – One of the 1908 Craftsman style stained glass side windows



Fig. 17 – Detail of the 1950 D’Ascenzo Studios window at the rear of the chancel (Immanuel Coll.)



Fig. 18 – Front (south) façade of the sanctuary, 2023 (Immanuel Coll.)



Fig. 19 – East façade of the sanctuary and belfry, 2023 (Immanuel Coll.)



Fig. 20 – East facade of the belfry, 2023 (Immanuel Coll.)



Fig. 21 – West façade of the sanctuary, 2023 (Immanuel Coll.)



Fig. 22 – Rear (north) façade of the sanctuary, 2023 (Immanuel Coll.)



Fig. 23 – Breezeway and chapel gable, 2023 (Immanuel Coll.)

Current Pictures: Education Building, 1927



Fig. 24 – East façade of the education building, 2023 (Immanuel Coll.)



Fig 25 – Rear (north) façade of the education building, 2023 (Immanuel Coll.)



Fig. 26 – West façade of the education building, 2023 (Immanuel Coll.)



Fig 27 – South façade of the education building, 2023 (Immanuel Coll.)



Fig. 28 – West end of south façade of education building, 2023 (Immanuel Coll.)

Current Pictures: Chapel, 1959



Fig. 29 – South façade of the chapel, 2023 (Immanuel Coll.)



Fig. 30 – Front (west) façade of the chapel. The door is at left below grade. 2023 (Immanuel Coll.)



Fig. 31 – Detail of chapel showing west façade window wall, 2023 (Immanuel Coll.)

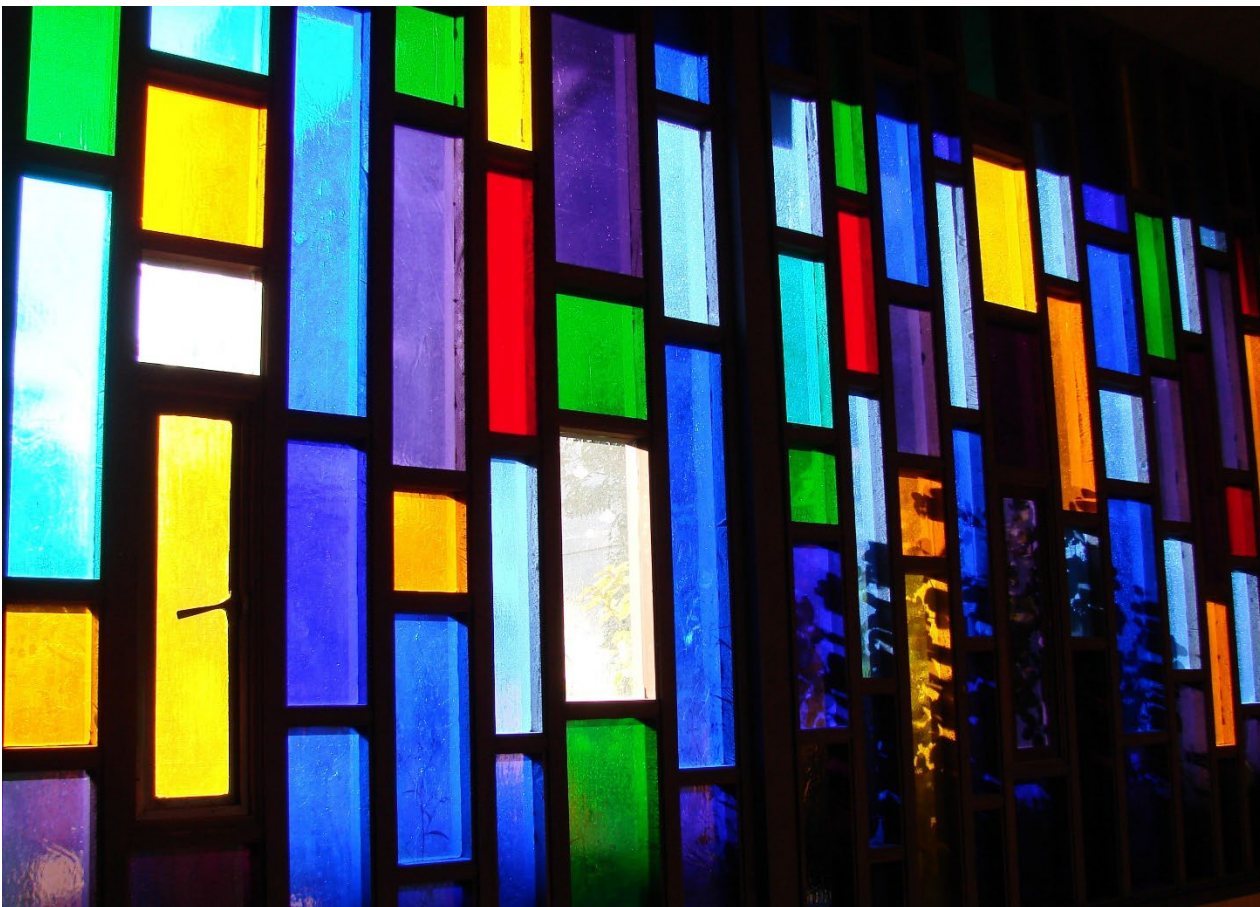


Fig. 32 – Chapel interior showing detail of stained glass window wall, 2023 (Immanuel Coll.)

Current Pictures: Manse, 1909



Fig. 33 – Front (south) façade of the manse, 2023 (Immanuel Coll.)



Fig. 34 – East façade of the manse, 2023 (Immanuel Coll.)



Fig. 35 – Rear (north) facade of the manse, 2023 (Immanuel Coll.)



Fig. 36 – West façade of the manse, 2023 (Immanuel Coll.)

APR 28 2023



SPECIAL TAX VALUATION

CUSTOMER SERVICE

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: 201906 WY-18 LLC / San-Hsiung Riv
Phone Number: 206. 393. 7979
Email Address: sanhsiang@gmail.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 VALUATION⁴⁶ ON IMPROVEMENTS TO HISTORIC PROPERTY

Fee: \$150.00

Chapter 84.26 RCW

RECEIVED
ASSESSOR/TREASURER

APR 28 2023

File With Assessor by October 1

File No: _____

I. Application

CUSTOMER SERVICE

County: Pierce

Property Owner: 201906WY-18 LLC / Son-Hsiung Riu

Parcel No./Account No: 2035240050

Address: 506 N. L Street / Tacoma / WA / 98403

Legal Description: Section 32 Township 21 Range 03 Quarter 33 : NEW TACOMA L 9 & 10 B 3524 INC PART ALLEY VAC

Property Address (Location): 506 N. L Street / Tacoma / WA / 98403

Describe Rehabilitation: Full house restoration. Interior / Exterior / Landscape.

Property is on: (check appropriate box)

National Historic Register

Local Register of Historic Places

Building Permit No: BLDCA19-0500

Date: 7/2/20

Jurisdiction: Pierce / Tacoma

County/City

Rehabilitation Started: 7/2/20

Date Completed: 11/19/21

Actual Cost of Rehabilitation: \$460,405

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:

38,200

Date: 5-30-23

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.

Who can file this application?

The owner of record may file an application with the county assessor in which the property is located.

When should I file my application?

The application must be filed by October 1 of the calendar year proceeding the first assessment year for which the classification is requested.

Example: The application is filed by October 1, 2004. If approved, the special valuation is placed on the property for the 2005 assessment year. Taxes due and payable for 2006 will reflect the reduction.

Is there a fee to file this application?

The county assessor may charge such fees that are necessary for the processing and/or recording of documents.

What happens after I file the application?

Within 10 days, the county assessor will forward the application to the local review board. The local review board will approve or deny the application before December 31 of the year in which the application is made. The local review board will notify the assessor and the applicant of the approval or denial of the application.

What does "historic property" mean?

Historic property means land together with improvements thereon, which is:

- (a) Listed in a local register of historic places created by comprehensive ordinance, certified by the Secretary of the Interior as provided in P.L. 98-515; or
- (b) Listed in the national register of historic places.

Historic property **does not** include property listed in a register primarily for objects buried below ground.

What does "actual cost" mean?

Actual cost means the cost of rehabilitation, which cost shall be at least twenty-five percent of the assessed valuation of the historic property (exclusive of the assessed value attributable to the land) prior to rehabilitation.

What does "rehabilitation" mean?

Rehabilitation is the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.

What does "special valuation" mean?

Special valuation means the determination of the assessed value of the historic property, subtracting for up to ten years such cost as is approved by the local review board.

What is a "local review board"?

Local review board means a local body designated by the legislative authority of the incorporated or unincorporated area.

What are the requirements that property must meet to be considered for special valuation as historic property?

Property must meet the following criteria for special valuation on historic property:

- Be a historic property;
- Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) within twenty-four months prior to the application for special valuation; and
- Be protected by an agreement between the owner and the local review board as described in RCW 84.26.050.

Statement Of Additional Tax, Interest, and Penalty Due Upon Removal or Disqualification from Special Valuation Under Chapter 84.26 RCW

1. Whenever property that is classified and valued as eligible historic property under Chapter 84.26 RCW is removed or disqualified for the valuation, there shall become due and payable an additional tax equal to:
 - (a) The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation; plus
 - (b) Interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus
 - (c) A penalty equal to twelve percent of the amount determined in (a) and (b).
2. The additional tax, interest, and penalty **shall not be imposed** if the disqualifications resulted solely from:
 - (a) Sale or transfer of the property to an ownership making it exempt from taxation;
 - (b) Alteration or destruction through no fault of the owner; or
 - (c) A taking through the exercise of power of eminent domain.

Appeals

1. Any decision by a local review board on an application for classification as historical property may be appealed to Superior Court under RCW 34.05.570 in addition to any other remedy at law.
2. Any decision on disqualification of historic property for special valuation exemption or any other dispute may be appealed to the current year Board of Equalization by July 1 or 30 days after the disqualification, whichever is the later, except the denial on the original application.

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

I/We, 201906WY-18, LLC Sen-Helm WA, 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.

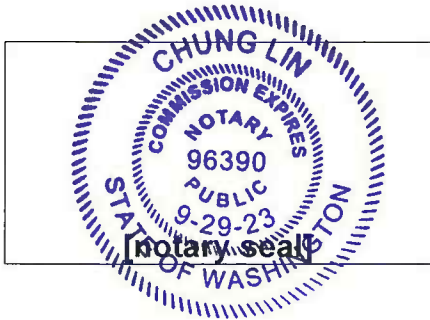
[Signature] / _____
Applicant Name Co-Applicant Name

_____/_____
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON)
County of Pierce) ss.
)

On this 28th day of April, 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.



[Signature]
NOTARY PUBLIC
Printed Name: Chung Lin
Residing at Seattle
My commission expires 9-29-23

			Dates
Planning / Permitting / Architecture			\$50,210.36
	Architecture Design & Permitting - Tonkin Architecture	\$35,980.00	5/6/2021
	Structural Engineering - CG Engineering	\$2,500.00	6/10/2021
	Demolition Permit - City of Tacoma Permits	\$2,000.00	8/27/2019
	Commercial Alteration Permit - City of Tacoma Permits	\$5,500.00	7/2/2020
	Historic Design Review - City of Tacoma Permits	\$500.00	06/17/2020
	Site Survey - Informed Land Survey	\$1,062.50	4/4/2020
	Fire Sprinkler Permit - City of Tacoma	\$945.86	8/4/2021
	Mechanical Permit - City of Tacoma	\$504.00	3/1/2021
	Plumbing Permit - City of Tacoma	\$558.00	10/28/2020
	Electrical Permit - City of Tacoma / TPU	\$660.00	6/18/2020
Roof - Complete			\$23,335.00
	Materials - Pioneer Building Supply	\$11,085.00	7/15/2020
	Labor	\$12,250.00	7/15/2020
Foundation			\$6,650.00
	Foundation Stem Wall	\$2,500.00	7/20/2020
	Excavation Work	\$500.00	7/20/2020
	Foundation Post Shores	\$2,250.00	7/20/2020
	Earthquake Retrofit Brackets	\$900.00	7/20/2020
	Fill in foundation window openings	\$500.00	7/20/2020
Framing			\$34,594.80
	Interior Framing - CDI Construction LLC	\$16,391.29	8/10/2020
	Framing Materials - Gray Lumber	\$10,703.51	8/10/2020
	Miscellaneous Framing	\$7,500.00	8/10/2020
Siding / Exterior Trim			\$36,814.21
	Housewrap & Primer - Gray Lumber	\$2,039.00	9/14/2020
	Siding Materials - Gray Lumber	\$14,775.21	9/14/2020
	Labor	\$20,000.00	9/14/2020
Gutters			\$2,525.00
	Advanced Custom Gutters	\$2,525.00	10/15/2020
Windows			\$25,163.42
	Windows - Pella Windows	\$16,163.42	10/16/2020
	Installation	\$9,000.00	10/16/2020
Deck			\$10,485.00
	Materials - Mill Outlet Lumber	\$5,485.00	8/15/2020
	Labor	\$5,000.00	8/15/2020
Electrical			\$32,572.36
	Rough-in / Labor / Materials - The Tacoma Electrician	\$32,287.36	9/29/2020
	Meter Fees / Service Connect - TPU	\$285.00	9/24/2020
Plumbing			\$47,650.89
	Rough / Finish Plumbing - Bowers Plumbing	\$32,453.90	3/23/2021
	Water Main Install - City of Tacoma / TPU	\$13,956.99	2/3/2021
	Metering - Submetering Solutions	\$1,240.00	2/3/2021

Fire Suppression			\$23,437.11	
	Fire Sprinkler - Glacier Fire Protection	\$16,790.55		11/19/2020
	Fire Alarm System - Stronghold Alarm Systems Inc	\$6,646.56		10/20/2021
Insulation			\$16,193.89	
	Insulation - PNW Insulation	\$16,193.89		5/26/2021
Sheetrock			\$27,520.50	
	Material & Labor - CDI Construction LLC	\$27,520.50		06/01/2021
Paint			\$12,390.00	
	Materials - Sherwin Williams	\$5,140.00		7/1/2021
	Labor	\$7,250.00		7/1/2021
Flooring			\$26,773.09	
	Flooring Materials - Floor & Decor	\$11,773.09		7/15/2021
	Install	\$15,000.00		7/15/2021
Cabinets			\$18,881.33	
	Kitchen Cabinets - Cabinets to Go	\$10,981.33		8/1/2021
	Bathroom Cabinets	\$400.00		8/1/2021
	Installation	\$7,500.00		8/1/2021
Millwork			\$21,832.00	
	Doors	\$8,360.00		9/1/2021
	Trim	\$4,872.00		9/1/2021
	Installation	\$8,600.00		9/1/2021
Total			\$417,028.96	









Landmarks Preservation Commission

Planning and Development Services Department



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

APPLICATION FOR DESIGN REVIEW

Permit Number: HDR23-0016

PROPERTY INFORMATION

Building/Property Name:	The Brown Residence DADU
Building/Property Address:	824 N M ST
Historic/Conservation District:	North Slope
Applicant's Name:	Tzzy Wong
Applicant's Address:	12181 - C Street South Tacoma, WA 98444
Applicant's Phone:	2532325342
Applicant's Email:	tzzywong@aol.com
Property Owner's Name:	BROWN TYLER D & ROMERO-MOJICA ILSE Y

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Addition
Estimated Valuation:	150000

Application Checklist

Features to be Modified:
New wooden window frame

Program of Work:

Specifications of Materials and Finishes:

Siding match existing

Building/Roofing Information

57

Roof Height: 1811
Roof Pitch: 3.512
Roof Material: ASPHALT SHINGLES
Size of 748 S.F.

Proposed Material:

Wood siding or "Hardie" Siding to match existing siding pattern

Exterior Material:

BAT and BATTEN, SHINGLES (see exterior elevations)

Window Information**Window Types:**

CASEMENT WINDOW

Window Trim:

1X4 TRIMS

Window Material:

WOOD WINDOW

Window Locations:

SEE EXTERIOR ELEVATIONS

Door Information**Door Types:**

EXISTING GARAGE DOOR
MAN DOOR

Door Materials:

WOODEN DOORS

Door Locations:

Existing door location to garage and to main floor

Existing Signage: No

Sign Dimensions:

Sign Material:

Logo and Letter Size:

Lighting Specifications:

Removing or Relocating Signage:

Method of Attachment:



Submittal Information

Permit: HDR23-0016

Applied: 08/02/2023

ACCOUNTING

SAP Cost Object

ADDITIONAL INFORMATION

Door Locations	Existing door location to garage and to main floor
Door Materials	WOODEN DOORS
Door Types	EXISTING GARAGE DOOR MAN DOOR
Exterior Material	BAT and BATTEN, SHINGLES (see exterior elevations)
Proposed Material	Wood siding or "Hardie" Siding to match existing siding pattern
Roof Height	1811
Roof Material	ASPHALT SHINGLES
Roof Pitch	3.512
Size of Construction	748 S.F.
Window Locations	SEE EXTERIOR ELEVATIONS
Window Material	WOOD WINDOW
Window Trim	1X4 TRIMS
Window Types	CASEMENT WINDOW

APPLICATION CHECKLIST

Elevation Drawings	CHECKED
Features to be Modified	New wooden window frame
Illustrations	CHECKED
Material Samples	CHECKED
Photographs	CHECKED
Site Plan	CHECKED
Specifications of Materials and Finishes	Siding match existing

HISTORIC DISTRICT

District	North Slope
Guideline Certification	CHECKED

PARCEL AND ZONING INFORMATION

60

Accessibility Index	High
BLDINSPAREA	North
City Council District	2
Economy Index	Very High
Education Index	High
Erosion Control Inspector	Scott Haydon
Historic District	Y
Land Use Designations	Low-Scale Residential
Liquefaction Susceptibility	very low
Livability Index	Very High
Neighborhood Council District	NORTH END
Overall Equity Index	High
SITEINSPAREA	North
Wastewater Subbasin	N05,N04
Wind Zone	1.38
Zoning District	HMR-SRD-HIST

PROJECT DETAILS

Estimated Valuation	150000
Scope of Work	to create a new DADU above existing garage, with 2 bedroom, 1 kitchen and 1 bath

REVIEW TYPE

Application Type	Residential
Type of Work	Addition

SIGN/AWNING INFORMATION

Existing Signage	No
------------------	----

Contacts:

Contact Type	Name	Email
Applicant	Tzzy ming Wong	tzzywong@aol.com
Owner	Tzzy ming Wong	tzzywong@aol.com

New Detached ADU over Existing Garage

824 North M Street • Tacoma, WA 98403

ARCHITECT	OWNER	STRUCTURAL ENGINEER
TZYWONG 12181 - "C" STREET TACOMA, WA 98444	Tyler Brown & Ilse Romero-Mojica 824 North M Street Tacoma, WA 98403	Christian Fyboe, P.E. 12181 - "C" STREET SOUTH TACOMA, WA 98444
PHONE: 253-232-5342 FAX: 253-531-1285	tydbrown@gmail.com	PHONE: 253-906-2079 ccfyboe@cs.com
Tzywong@aol.com		

SCOPE OF WORK:
New detached 748 S.F. ADU with 2 bedrooms, 1 bath, 1 kitchen and 1 stall garage

BUILDING LOT:
Lot size 3,250 S.F. (0.075 Acre)
RTSQQ: 03-21-31-41
Zoning

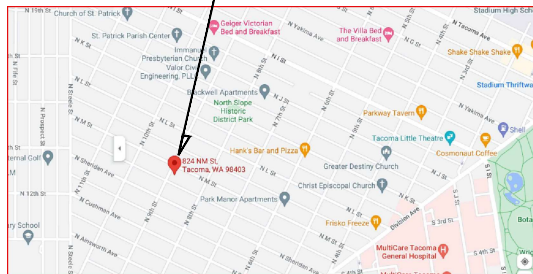
EXISTING BUILDING INFORMATION:
EXISTING MAIN HOUSE 1,604 S.F. (3 bedrooms and 1.5 baths)
COVERED WOOD DECK 56 S.F.

EXISTING DETACHED GARAGE 624 S.F.

NEW DADU UPPER FLOOR LIVING SPACE 476 S.F. 748 S.F.
NEW LIVING SPACE 272 S.F.
TOTAL DADU SPACE 748 S.F. < 750 S.F.

Lot size 3,250 S.F. (0.075 Acre)
15 % of 3,250 S.F. is 488 S.F. Actual ADU area 716 S.F. (OK small lot allowed 750 S.F.)
85 % of Primary 1,604 S.F. (1,604 X 85/100) = 1,363 S.F.
85 % of Foot-print
No More than 15% of Lot area 15/100 x 3,250 S.F. = 488 S.F. or 750 S.F. for small lot
No more than 85% Foot-print 85/100 x 1,604 S.F. = 1,363 S.F.

Maximum ADU for small lot 750 S.F. or 15% of Lot area
Proposed ADU 716 S.F. Actual ADU area 716 S.F. (OK)



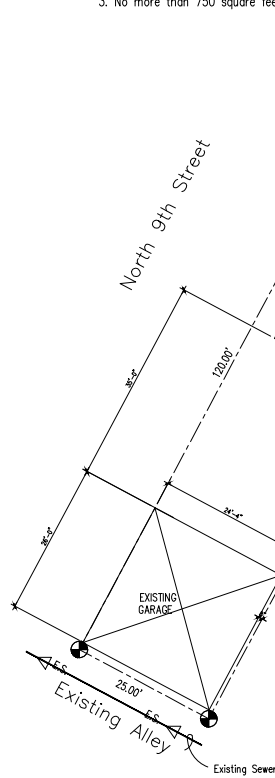
VICINITY PLAN
SCALE: NTS

INDEX OF DRAWINGS

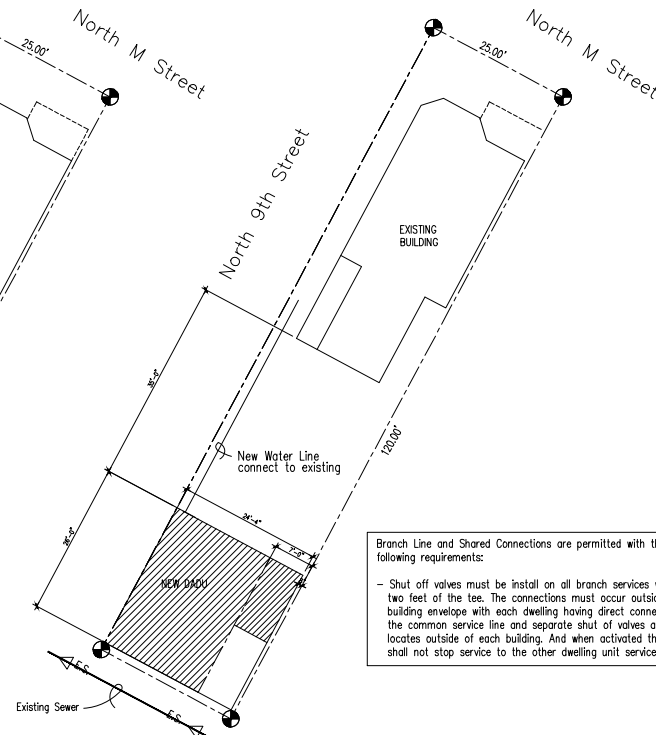
- A1.1 COVER SHEET, SITE PLAN
- A1.2 SITE PLAN & PHOTOS OF THE SURROUNDING NEIGHBOR
- A2.1 EXISTING FLOOR PLAN & NEW FLOOR PLANS
- A2.2 EXISTING & NEW ROOF PLANS
- A3.1 EXTERIOR ELEVATIONS
- A3.2 DETAILS
- A4.1 SECTIONS

DEVELOPMENT STANDARDS

Size. The living area of the ADU, excluding any non-living areas, is limited to the most restrictive of the following:
1. No more than 15% of the lot area or 750 S.F. for small lot.
2. No more than 85% of the living area of the primary structure or dwelling.
3. No more than 750 square feet for small lot.



EXISTING SITE PLAN
SCALE: 1" = 10'-0"



Branch Line and Shared Connections are permitted with the following requirements:
- Shut off valves must be installed on all branch services within two feet of the tee. The connections must occur outside each building envelope with each dwelling having direct connection to the common service line and separate shut off valves also locates outside of each building. And when activated the valve shall not stop service to the other dwelling unit serviced.

INSTALL NEW ADU ADDRESS SIGN PER THE CITY
Provide premises identification (address numbers) in accordance with IFC Section 505. Numbers shall be plainly visible and legible from the Street. Numerals shall be provided (not spelled out). Numbers shall contrast with their background and have a minimum height of 4 inches.

NEW SITE PLAN
SCALE: 1" = 10'-0"

Parcel #: 2038260010

INSPECTOR TO VERIFY
Side sewers shall tie-in to a common service line at the exterior or each building and meet Uniform Plumbing Code requirements consistent with section 718.3 for Protection from Damage. In Addition, cleanout access for maintenance of the common line shall not be in the requirements for exterior cleanouts near each dwelling connection.

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Planning and Design Development
Tacoma, WA 98444
Phone: 253-272-2276
12181 - "C" Street

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New Detached ADU
824 North M Street
Tacoma, WA 98403

5616 REGISTERED ARCHITECT
TYLER BROWN
STATE OF WASHINGTON

REVISION: Δ 06/16/23
PERMIT SET
SHEET NO.
A1.1
JOB NO. -
DRAWN TW -
DATE: 03/08/23

New Detached ADU over Existing Garage

824 North M Street

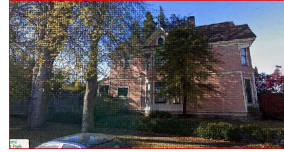
Parcel #: 2038260010

ARCHITECT

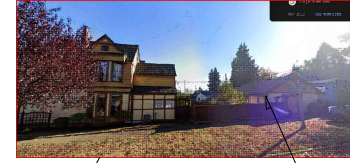
TZZY WONG
12181 - "C" STREET
TACOMA, WA 98444
PHONE: 253-232-5342
FAX: 253-531-1285
Ttzywong@aol.com

OWNER

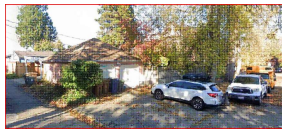
Tyler Brown & Iise Romero-Mojica
824 North M Street
Tacoma, WA 98403
tydbrown@gmail.com



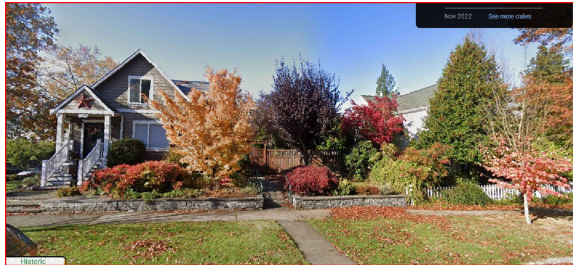
(B) VIEW OF EXISTING BUILDING ACROSS N 9th



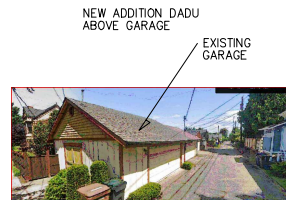
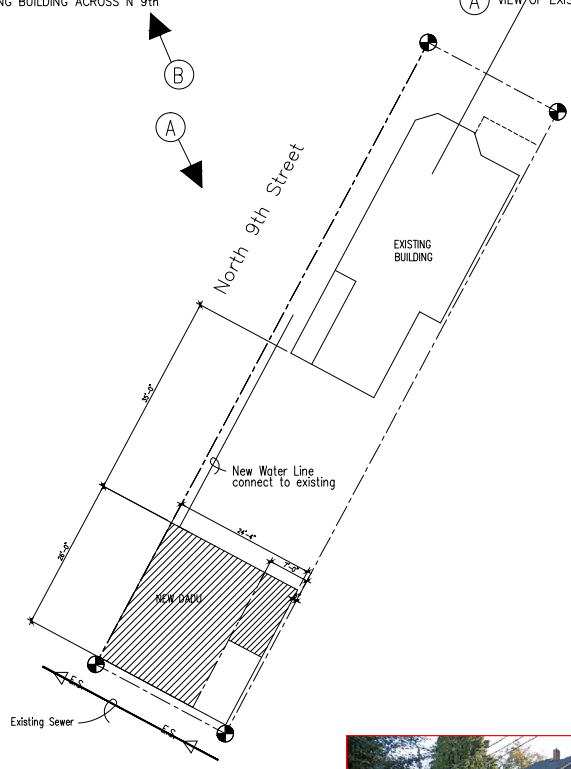
(A) VIEW OF EXISTING MAIN BUILDING
EXISTING GARAGE



(C) VIEW OF EXISTING DETACHED GARAGE BUILDING ACROSS N 9th



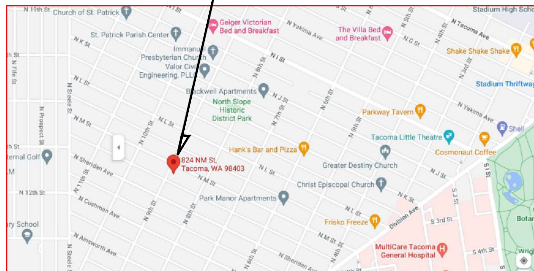
(D) VIEW OF EXISTING BUILDING ACROSS N 9th SOUTH WEST



(E) VIEW OF EXISTING DETACHED GARAGE



(F) VIEW OF EXISTING BUILDING ACROSS THE ALLEY WAY FROM GARAGE

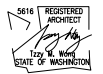


VICINITY PLAN
SCALE: NTS

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Fax: 253-531-1285

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New Detached ADU
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Tacoma, WA 98403



REVISION: Δ
PERMIT SET

SHEET NO.

A1.2

JOB NO:
DRAWN
DATE: 08/02/23

TW

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 Planning and Design Development
 12181 - "C" Street South Tacoma, WA 98444
 Phone: 253-272-2276
 lzyzywong@aol.com

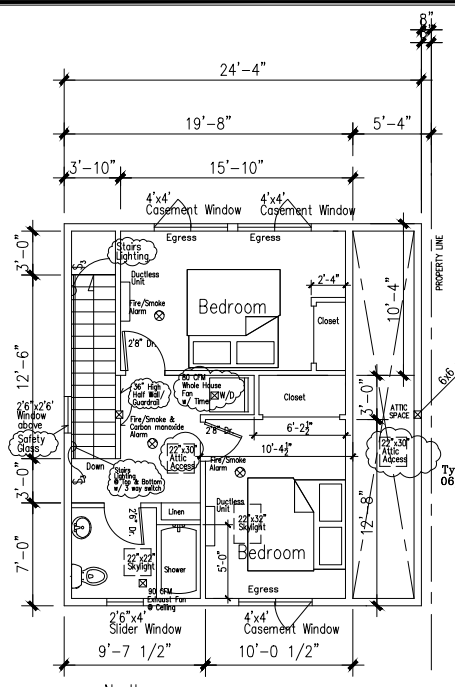
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New Detached ADU
 824 North M Street
 Tacoma, WA 98403

5616 REGISTERED ARCHITECT


REVISION: 06/16/23
 PERMIT SDPT

A2.1
 JOB NO:
 DRAWN: TW
 DATE: 03/08/23



North
NEW UPPER FLOOR PLAN
 1/4" = 1'-0"

EMERGENCY ESCAPE WINDOWS AND RESCUE OPENINGS MINIMUM OPENING AREA SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 S.F. NET CLEAR HEIGHT SHALL NOT BE LESS THAN 24 INCHES. AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.0 S.F.

06/16/23

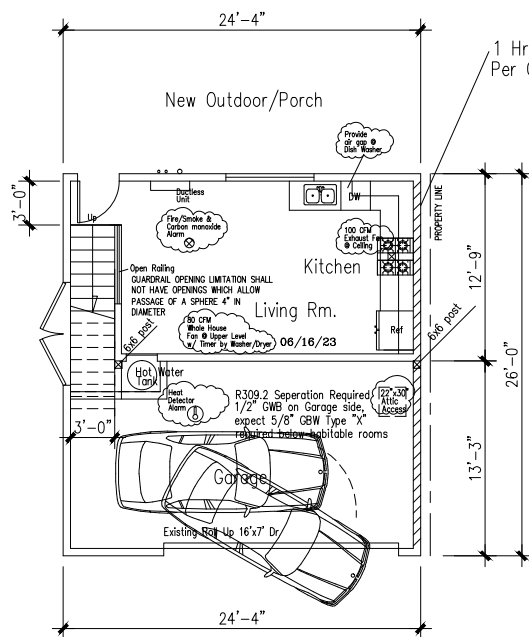
PLEASE NOTE THAT A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE TESTED, BALANCED, AND VERIFIED AND A WRITTEN REPORT SHALL BE POSTED WITHIN THE DWELLING UNIT IN A LOCATION READILY ACCESSIBLE (IRC M1 505.4.1.4)

06/16/23

UPPER FLOOR LIVING SPACE 476 S.F.
 NEW LIVING SPACE 272 S.F.
 TOTAL DADU SPACE 748 S.F. < 750 S.F.

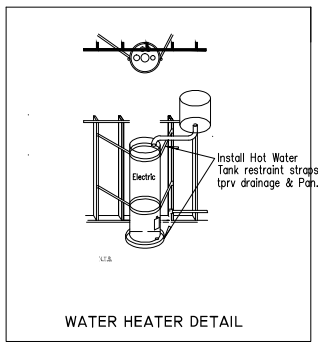
Heating Option	Credit
per option 3.4	0.5
Energy Option	Credit
3.4	1.5
5.4	1.5
Total credits	3.5

ENERGY CREDIT - REQUIRED 3 Provided 3.5

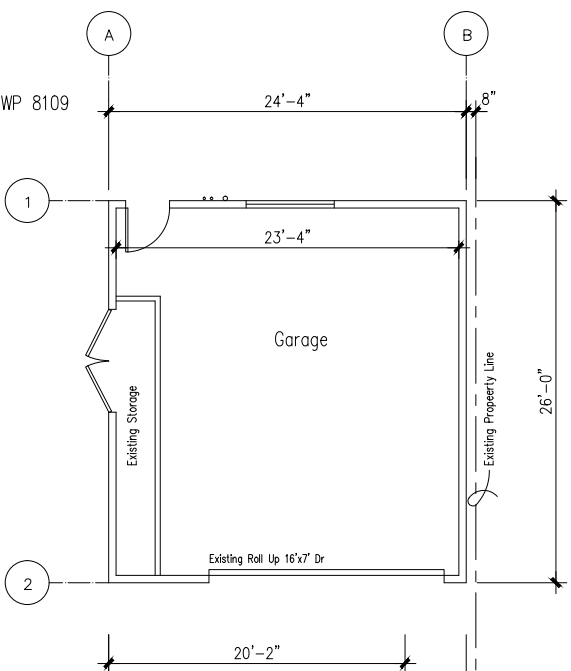


North
NEW MAIN FLOOR PLAN
 1/4" = 1'-0"

NEW LIVING SPACE 272 S.F.
 NEW GARAGE REDUCE TO 352 S.F.



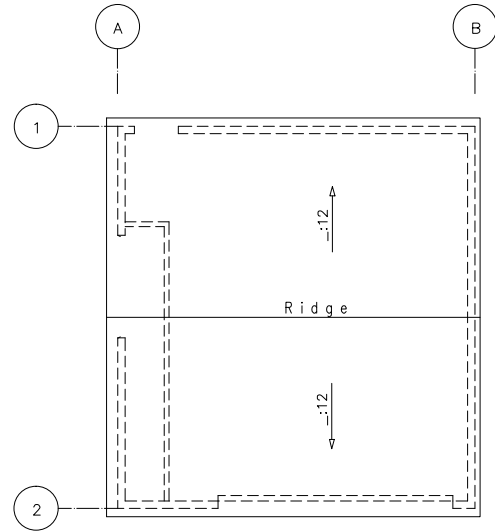
WATER HEATER DETAIL



North
EXISTING MAIN FLOOR PLAN
 1/4" = 1'-0"

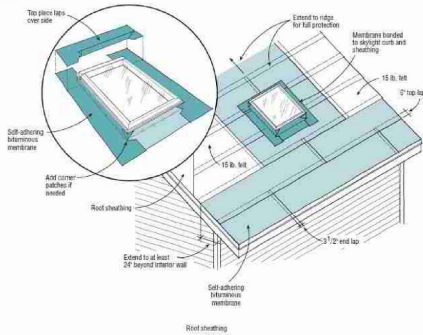
GA FILE NO. WP 8109	PROPRIETARY*	EXTERIOR WALLS
		1 HOUR FIRE
<p>GYPSUM PANEL PRODUCTS: EXTERIOR SIDE: Base layer: 1/2" proprietary Type X gypsum sheathing or glass mat gypsum substrate applied parallel to 2 x 4 studs @ 16" o.c. with 1/2" dimensioned roofing nails @ 6" o.c. at vertical joints and 7" o.c. at horizontal joints and top and bottom edges. Base: 5/8" gypsum sheathing (1/2" at horizontal joints and 5/8" at vertical joints). Manufacturer using fasteners through sheathing to studs. 3/8" urethane glass fiber breaks in test space.</p> <p>INTERIOR SIDE: One layer 1/2" proprietary Type X gypsum wallboard, glass mat gypsum substrate, underlayment gypsum backing board, or gypsum concrete base applied parallel to a right angle to studs with fasteners nails, 1 1/4" long, 0.0131" thick, 1/4" heads. T & C BOARD SEAMING</p> <p>PROPRIETARY GYPSUM PANEL PRODUCTS:</p> <ul style="list-style-type: none"> Arconex Gypsum Company LLC: 1/2" FireBlock Type X Gypsum Panel Carlisle Gypsum Inc.: 1/2" Exterior Sheathing Type X Gypsum Panel Chicago-Pacific Gypsum LLC: 1/2" DuroArmor Protek FireResistant Gypsum Panel Lafarge North America Inc.: 1/2" FireBlock Type X Gypsum Panel National Gypsum Company: 1/2" Dual Board Brand FIRE-GUARD Gypsum Board PROCO Gypsum: 1/2" Dual Board Brand FIRE-GUARD Gypsum Sheathing Thompson Island: 1/2" Exterior Gypsum Sheathing Type X Gypsum Panel 		
<p>Thickness: 5/8" Approx. Weight: 5.6 lb/ft² Fire Test: See WP 3817 UL: E820-ET-48, 9-17-05, UL Design L2396, UL 1963-129, 1-22-75, UL Design U214</p>		

1A GA FILE no. 8109
 DETAIL-1 HOUR EXTERIOR WALL



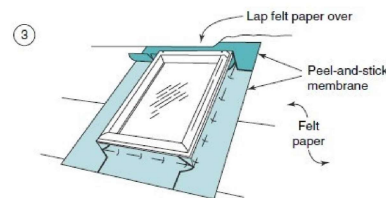
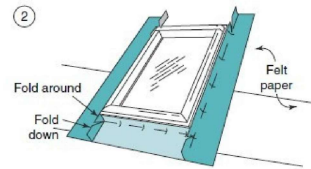
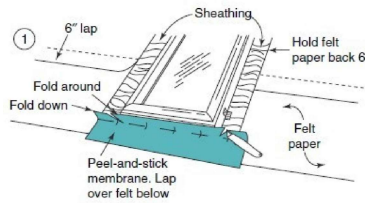
North
EXISTING ROOF PLAN
1/4" = 1'-0"

FIGURE 2-5 Eaves Flashing.

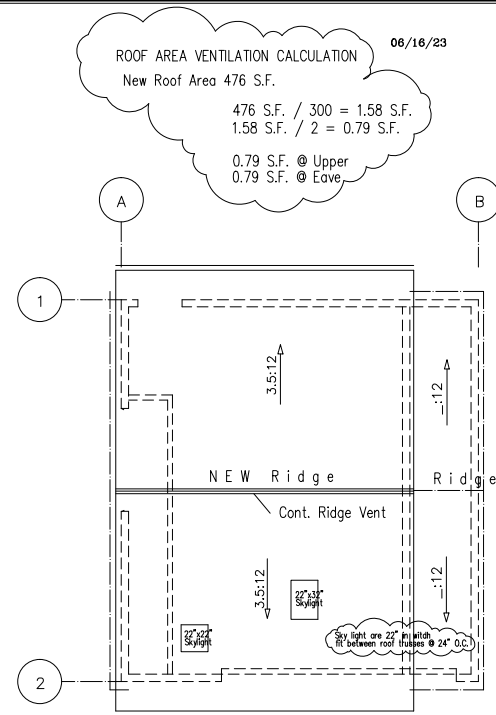


Where adequate roof insulation and ventilation cannot be assured, install a bituminous eaves flashing to a point at least 24 inches beyond the gable surface of the wall. Also, secure the membrane up all around eaves to where © 2008 John Wiley & Sons, Best Practices Guide to Residential Construction

FIGURE 3-21 Skylight Underlayment.



After the skylight frame is in place, install 9- to 12-inch-wide strips of membrane around all four sides of the curb, starting at the curb corners and working toward the center. Use patches of flexible membrane if necessary.



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



ROOF AREA VENTILATION CALCULATION 06/16/23
New Roof Area 476 S.F.
 $476 \text{ S.F.} / 300 = 1.58 \text{ S.F.}$
 $1.58 \text{ S.F.} / 2 = 0.79 \text{ S.F.}$
0.79 S.F. @ Upper
0.79 S.F. @ Eave

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Tacoma, WA 98403

5616 REGISTERED ARCHITECT
Tzy Wong
STATE OF WASHINGTON

REVISION: Δ 06/16/23
PERMIT SET
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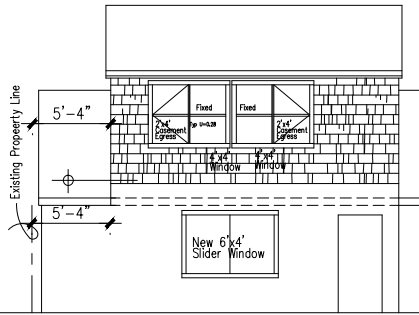
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 Δ 06/16/23

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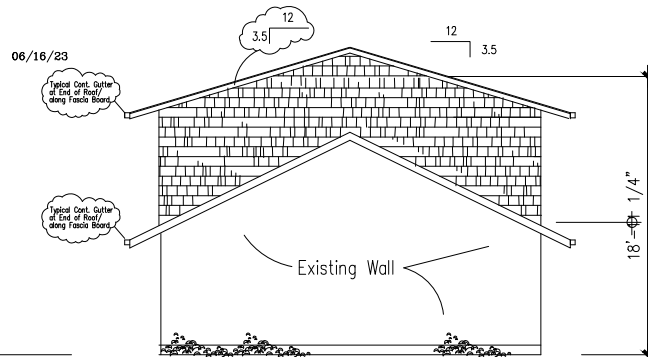
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JOB NO:
 DRAWN:
 DATE: 03/08/23



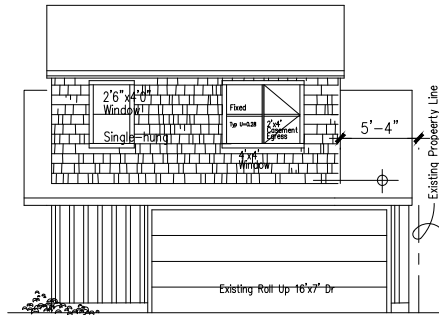
NEW NORTH EXTERIOR ELEVATION

1/4" = 1'-0"



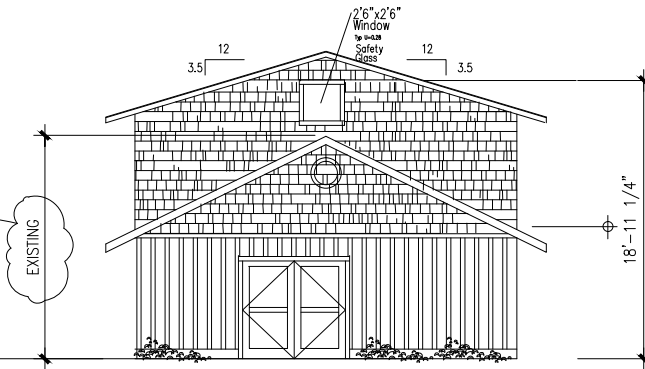
NEW EAST EXTERIOR ELEVATION

1/4" = 1'-0"



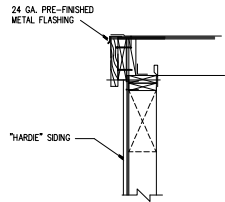
NEW SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

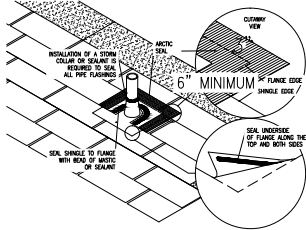


NEW WEST EXTERIOR ELEVATION facing 9th Street

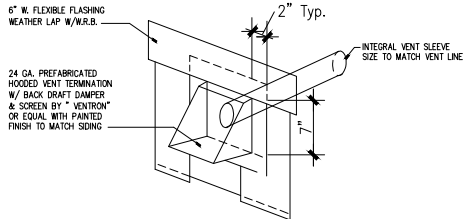
1/4" = 1'-0"



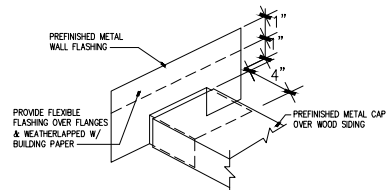
1 DETAIL
NTS



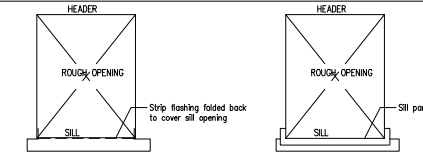
2 DETAIL
NTS



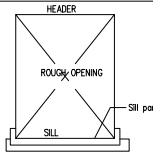
3 VENT TERMINATION
NTS



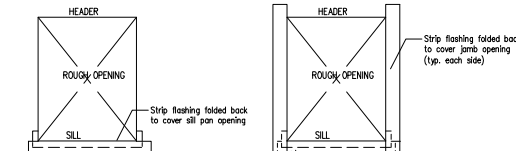
4 GUARDRAIL FLASHING AT LANDING
NTS



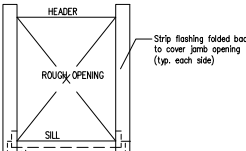
STEP 1. Install self-adhesive flexible flashing all strip. Folded into rough opening with bottom half free not adhered to sheathing



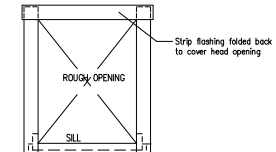
STEP 2. Set gals. sheet metal sill pan with dam in opening with mastic adhesive seal (All joints of sill pan to be soldered)



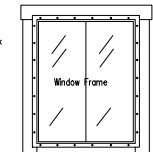
STEP 3. Install self-adhesive flexible flashing all strip over sill pan



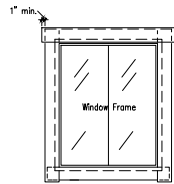
STEP 4. Install self-adhesive flexible flashing jamb strips over sill pan



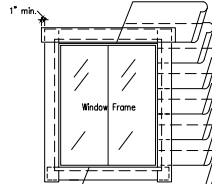
STEP 5. Install self-adhesive flexible flashing head strip.



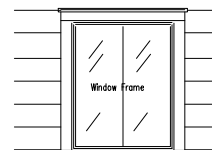
STEP 6. Apply sealant approved by flexible flashing supplier and window manufacturer to flanges/finishing strips. Attach with approved fasteners through flanges.



STEP 7. Install self-adhesive flexible flashing all strip, jamb strip and head strip - leaving half of the strip free

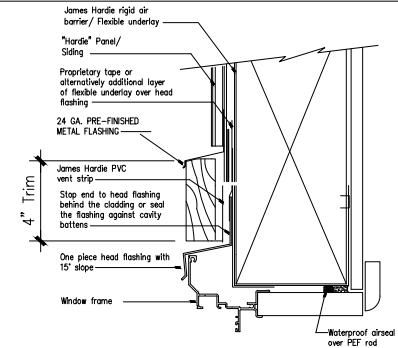


STEP 8. Install water resistance building paper, overlapping courses, half of their width. Provide caulking, approved by flexible flashing supplier, between flexible flashing and building paper.

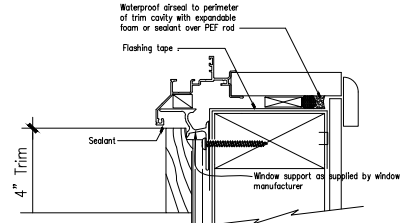


STEP 9. Install prefinished metal head flashing with side and end dams at top of opening prior to install exterior siding/wall finish.

5 ENVELOPE PENETRATION FLASHING
NTS



6 WINDOW HEAD
NTS



7 WINDOW SILL
NTS

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Tacoma, WA 98403

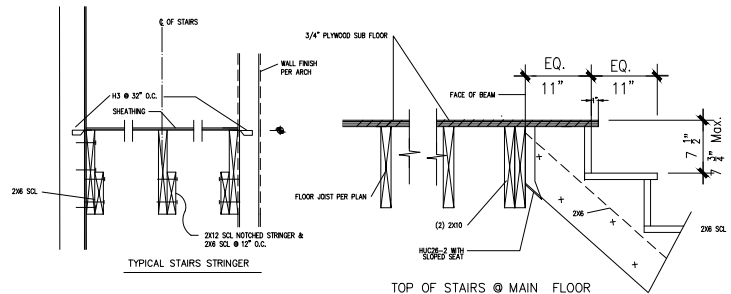


REVISION: 03/14/23

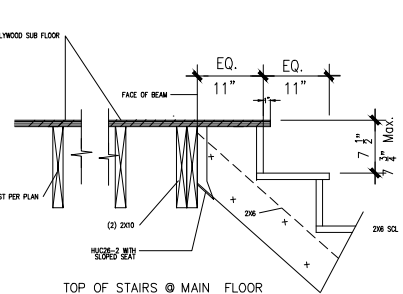
PERMIT SET

A3.2

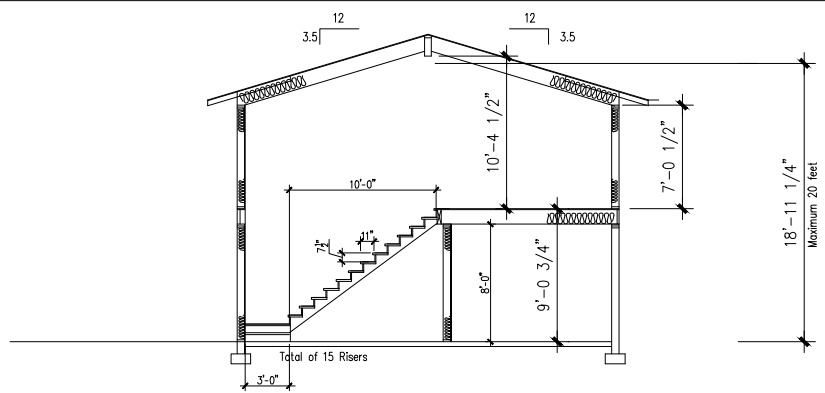
JOB NO:
DRAWN
DATE: 03/08/23



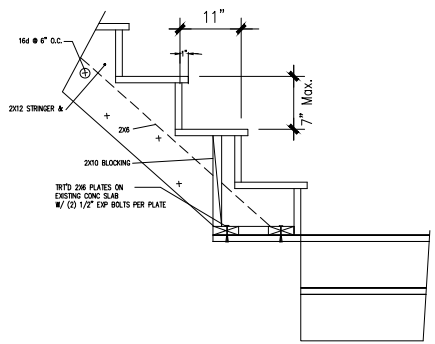
1 DETAIL
NTS



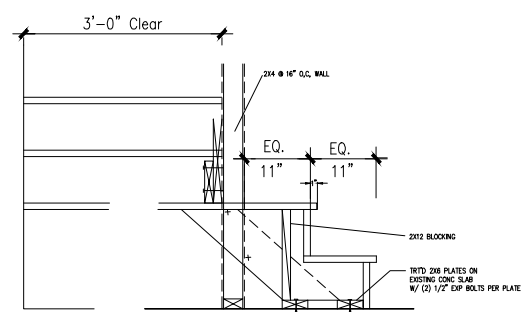
2 DETAIL
NTS



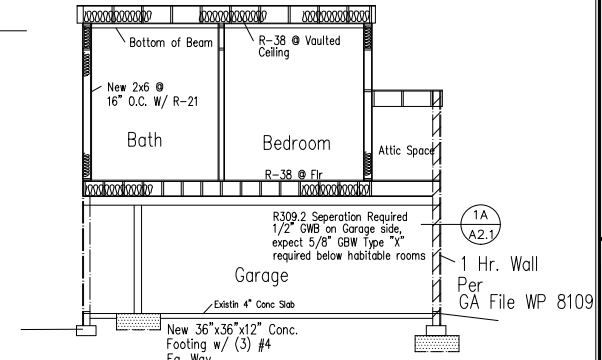
1 BUILDING SECTION
1/4" = 1'-0"



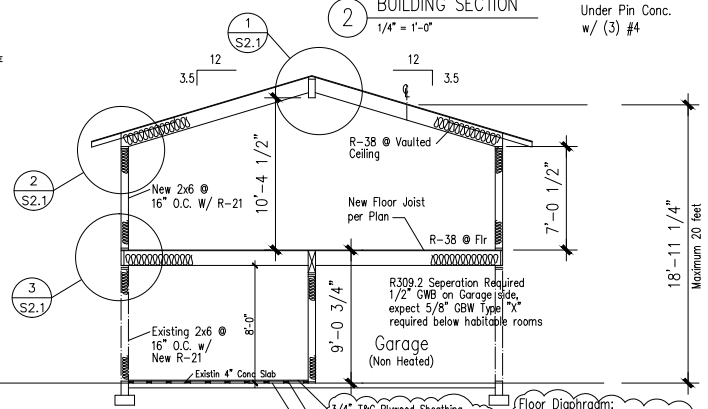
3 DETAIL
NTS



4 DETAIL
NTS



2 BUILDING SECTION
1/4" = 1'-0"



3 BUILDING SECTION
1/4" = 1'-0"

Detached ADUs shall be no taller than the main house and the most restrictive of the following:
 Non-View Sensitive District
 □ Up to 18 feet measured to the midpoint of a peaked roof.
 □ Up to 20 feet, measured to the midpoint of a peaked roof, with incorporation of parking, or with Built Green 4 stars (or equivalent) environmental certification.
 □ Conversion of an existing accessory structure taller than 18 feet may be considered, subject to Conditional Use approval.

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New Detached ADU
 824 North M Street
 Tacoma, WA 98403

5616 REGISTERED ARCHITECT
 LIZZY WONG
 STATE OF WASHINGTON

REVISION: 03/14/23
 06/16/23

PERMIT SET
 SHEET 103

A4.1

JOB NO:
 DRAWN
 DATE: 02/12/23

06/16/23