

## Members

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



# Agenda

## Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

### Staff

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

Date: August 14, 2019

Location: 747 Market, Tacoma Municipal Bldg, Conference Room 243

Time: 5:30 p.m.

### 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

### 2. ROLL CALL

### 3. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 7/10/19
- C. Administrative Review:
  - Pythian Temple—painting
  - 817 N. J Street—chimney

### 4. DESIGN REVIEW

- |  |                            |         |
|--|----------------------------|---------|
| A. 100 S 9 <sup>th</sup> Street (Bowes Building)<br>Wireless installation          | Ricquel Cardoza, LDC, Inc. | 10 mins |
| B. 909 North Cushman Avenue (North Slope Historic District)<br><i>Porch repair</i> | Dave Alberts, Owner        | 10 mins |
| C. 1122 North K Street (North Slope Historic District)<br><i>Deck railings</i>     | Duc Dang, Owner            | 10 mins |

### 5. PRESERVATION PLANNING/BOARD BUSINESS

- |                               |       |        |
|-------------------------------|-------|--------|
| A. Events & Activities Update | Staff | 5 mins |
|-------------------------------|-------|--------|

### 6. CHAIR COMMENTS

*Next Regular Meeting: August 28, 2019, 747 Market Street, Tacoma Municipal Bldg., Rm. 243 5:30 p.m.*

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



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## Members

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Holly Stewart  
Carol Sundstrom  
Jeff Williams  
Marshall McClintock, North Slope Ex-Officio



# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** July 10, 2019

**Location:** 747 Market Street, Tacoma Municipal Building, Room 243

### Commission Members in Attendance:

Kevin Bartoy, Chair  
Ken House  
Roger Johnson  
Marshall McClintock  
Holly Stewart  
Alex Morganroth  
Jeff Williams  
Lysa Schloesser

### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
BT Doan

### Others Present:

Brian Brosnan, *Plumb Signs*  
Carol Kindt, 350 Tacoma  
Sarah Hawkins  
Diane Walkup  
Joy Caddock  
Shell Caddock Danbergs

### Commissioner Members Excused:

Carol Sundstrom  
Jennifer Mortensen

### Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:30 p.m.

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

## 2. ROLL CALL

## 3. CONSENT AGENDA

Amendment to the agenda to reflect change of staff: BT Doan is taking over for Aubrey Pike as Office Assistant.

### a. Excusal of Absences

- Carol Sundstrom
- Jennifer Mortensen

### b. Approval of Minutes: 6/12/2019

Minutes were approved as submitted.

### c. Administrative Review

- 2212 Commerce Street—sign
- 1409 N. Steel—rear wall
- 615 N. I Street—window
- Pantages Theater—digital poster boxes

## 4. OLD CITY HALL DISTRICT DESIGN GUIDELINES—FINDINGS & RECOMMENDATION

### a. Proposed Old City Hall Historic District Design Guidelines

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

Commissioner Roger Johnson suggested letting the City Council decide on the matter. Mr. McKnight clarified that the Commissioners had the authority to make a decision.

Commissioner Johnson moved to adopt the proposed Old City Hall Design Guidelines as drafted. The motion passed unanimously .

Commissioner Lysa Schloesser requested a copy of the guidelines. Mr. McKnight informed the Commission that the guidelines were available online but staff would provide additional hard copies for the Commissioners.

## **5. NAMING—FINDINGS & RECOMMENDATION**

### **a. 1747 Port of Tacoma Road, Rhone Poulenc Salt Marsh**

Chair Bartoy called on Carol Kindt, who introduced Joy Caddock and Shell Caddock Danbergs that also came to speak on the subject.

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

Chair Bartoy asked for comment from the applicants. Ms. Kindt discussed a ceremony that Council members Ryan Mello and Robert Thoms attended; they expressed gratitude on the being done there. The child that Mr. Kindt introduced also made a comment that he was tired of seeing the tribe being pushed around and wanted their culture preserved. Ms. Kindt informed the Commission that there would be an open house for 350 Tacoma at 311 Puyallup Ave on Sunday, July 14<sup>th</sup>, from 2-5pm. She invited the commissioners and everyone to come.

The Commission discussed and agreed on the significance of the name. Commissioner McClintock made a motion.

*"I move that the Landmarks Preservation Commission adopt the analysis as findings and recommend, to City Council, the renaming of the Rhone Poulenc salt marsh."*

Commissioner Johnson seconded the motion, and it passed unanimously.

Ms. Kindt asked for a timeline of when the recommendation will be made to City Council. Mr. McKnight would check the schedule and communicate it to Ms. Kindt.

## **6. NOMINATIONS TO THE TACOMA REGISTER—PUBLIC HEARING**

### **a. 413 South M Street, Alvin & Anna McIlvaine House**

Chair Bartoy called the public hearing to order at 5:47pm.

Ms. Hoogkamer read the staff report as provided in the packet. She also noted that one written comment was received.

The property owner, Timothy Farrell, was not present at the public hearing. Previous owner Diane Walkup, who is also Mr. Farrell's friend, attended and provided comment. She stated that she kept the house in its original condition as when she moved in. She spoke about her time in the house and her experience with Multicare to keep them from demolishing other houses on the block after buying them. She concluded by stating her support for the recommendation.

Commissioner McClintock shared that he had worked with Mr. Farrell to prepare the nomination and also voiced his support for the recommendation.

Commissioner Williams clarified that the house is in the Tacoma Register of Historic Places Wedge Neighborhood conservation District. Discussion ensued.

Commissioner Williams then made a motion.

*"I move that the Landmarks Preservation Commission recommend to the City Council that 413 South M Street, Alvin & Anna McIlvaine House, be included on the Tacoma Register of Historic Places, finding that it does meet Criteria B, E, and F of TMC 13.07.040."*

Commissioner Schloesser seconded the motion, and it passed unanimously.

Chair Bartoy closed the public hearing at 6:03pm.

## **7. DESIGN REVIEW**

### **a. 906 North 9<sup>th</sup> (North Slope Historic District) Window (Stop work order)**

Ms. Hoogkamer read the staff report as provided in the packet. She noted that there was a new proposal provided in front of the conference room.

Chair Bartoy called for comment from the owners. Sarah Hawkins and her husband stated that Sound Glass recommended the type of glass they were using, which was closely matched with what had been in place before.

Commissioner McClintock asked for a walk-through of the pictures in the packet as they were not labeled. Mrs. Hawkins explained the pictures and location of each window. Sound Glass's suggestion would make the window opening taller than its current dimension. It was also noted that the original opening was bigger.

Commissioner McClintock asked for clarification if the framing would be the same as other windows.

Commissioner Schloesser made a motion.

*"I move that the Landmarks Preservation Commission approve the application for 906 North 9<sup>th</sup> Street, as submitted."*

Commissioner Stewart seconded the motion, and it passed unanimously.

Mr. and Mrs. Hawkins raised questions about the porch that they had plans to redo. Chair Bartoy suggested that they follow Historic District design guidelines, which are available online, for any future project. Commissioner McClintock shared that there were architectural review resources at the City that the applicant could utilize.

### **b. 930 Broadway, CN Gardener Building (Individual Landmark) Sign**

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

Discussion ensued. Chair Bartoy asked for a motion if all Commissioners were in favor of the application.

Commissioner Johnson made a motion.

*"I move that the Landmarks Preservation Commission approve the application for 930 Broadway as submitted."*

The motion passed unanimously.

## **8. PRESERVATION PLANNING/BOARD BUSINESS**

### **a. Events & Activities Update**

Ms. Hoogkamer reported that the Realtor workshop on Monday was great. They had 35 agents attending the

workshop.

Ms. Hoogkamer stated that the Salishan Walking Tour would take place on Saturday, July 13<sup>th</sup>. She gave an overview of the tour content.

## 9. CHAIR COMMENTS

Chair Bartoy inquired about heritage tree after hearing about the tree at 413 South M Street. Commissioner McClintock shared that there was a Washington State Champion Trees program and there were several champion trees in Wright Park. He recommended registering the aforementioned tree with the program.

Chair Bartoy also informed the Commission that Vice Chair House was moving and he would be leaving the Commission. The Commission thanked Commissioner House for his service.

The meeting was adjourned at 6:19pm.

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





**STAFF REPORT**

August 14, 2019

**DESIGN REVIEW**

**AGENDA ITEM 4A: 100 South 9<sup>th</sup> Street, Bowes Building (Bowes Building)**

*Ricquel Cardoza, LDC, Inc.*

**BACKGROUND**

Built in 1909, this is an individual landmark on the Tacoma Register of Historic Places. Verizon Wireless is proposing replacing six existing antennas and six remote radio units (RRU) and adding three 5G panel antennas and three combined antenna/RRUs, two overvoltage protectors (OVP) and two hybrid cables on the rooftop. The equipment would be painted a light grey, as shown in the example, and approximately 7ft above the roofline. The antenna would be visible from street level at a distance, with the views looking Northeast and Southwest the most impacted.

On April 24, 2019, the Landmarks Preservation deferred this item until the feasibility of lowering and moving the antenna to reduce visibility could be studied. The Commission also commented continuous changes to the site were not desirable. In order to prevent future additions of equipment, the application has been revised to include additional antenna.

**ACTION REQUESTED**

Approval of the above scope of work.

**STANDARDS**

**Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**ANALYSIS**

1. This property is an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 modifications.
2. No character defining features are being altered; However, the new equipment is visible from the street level, at a distance.
3. No historic material is being destroyed or removed.
4. The equipment could be removed without harming the building or its character defining features.

**RECOMMENDATION**

Staff defers recommendation.

Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the application for 100 South 9<sup>th</sup> Street, as submitted.*



Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer the application for 100 South 9<sup>th</sup> Street, pending submittal of [cite additional information needed to review application].*

Recommended language for denial:

*I move that the Landmarks Preservation Commission deny the application for 100 South 9<sup>th</sup> Street, based on the following [cite design guidelines.]*

<b>AGENDA ITEM 4B: 909 North Cushman Ave. (North Slope Historic District)</b>
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*Dave Alberts, Owners*

**BACKGROUND**

Built in 1889, this is a contributing property in the North Slope Historic District. In May, a Stop Work order was issued for unpermitted repairs to the front porch. The applicant would now like approval for replacing the deteriorating wood front stairs with new wood stairs that match what existed, salvaged brick capped with limestone would be used for the lower portion of the stairs. Material examples are provided in the packet. The porch siding would be repaired in-kind, the columns would be replaced with new custom turned posts, and a new iron handrail would be added. The handrail is being custom forged.

On June 12, 2019, the Landmarks Preservation Commission deferred this item until additional information could be provided including: Turned front porch posts that closely replicate the existing; plans for the new steps and railing, and new top steps that are wood and match the era of the home. The applicant has provided this material and it has been approved by land use and building code. The Commission had no issues with the proposed plans for the back porch.

**ACTION REQUESTED**

Approval of the above scope of work.

**STANDARDS****North Slope Historic District Design Guidelines for Exterior Siding and Materials and Porches**

1. **Avoid removal of large amounts of original siding.**
2. **Repair small areas of failure before replacing all siding.** It is rarely advisable to replace all of the existing siding on a home, both for conservation reasons and for cost reasons. Where there are areas of siding failure, it is most appropriate to spot repair as needed with small amounts of matching material. Where extensive damage, including rot or other failure, has occurred, siding should be replaced with as close a material and visual match as is feasible, including matching reveals, widths, configuration, patterns and detailing.
3. **Other materials/configurations.** It is not historically appropriate to replace deteriorated siding with substitute materials, unless it can be demonstrated that:
  - The replacement material is a close visual match to the historic material and can be installed in a manner in which the historically character defining details may be reproduced (mitered corners, dentil molding, etc); and
  - Replacement of the existing historic material is necessary, or the original material is no longer present; and
  - There is no feasible alternative to using a substitute material due to cost or availability.
4. **Avoid changing the appearance, pattern or configuration of original siding.** The siding type, configuration, reveal, and shingle pattern all are important elements of a home's historic character.

**Guidelines for Porches**

1. **Retain existing porches and porch details.** The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.

2. **Avoid adding architecturally inappropriate details.** Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era houses. Likewise, scrollwork, turned posts, or gingerbread are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.
3. **Replace missing porches with designs and details that reflect the original design, if known.** Avoid adding conjectural elements. Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.
4. **In certain cases, building code may trump preservation guidelines.** For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

## ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The siding is being repaired in-kind.
3. The porch is being repaired with custom turned posts to match the historic material.
4. The house currently has both a wood and metal railing. The metal railing is not original.
5. The existing wood stairs are being replaced with new wood stairs that are similar in design.

## RECOMMENDATION

Staff recommends approval of the application.

### Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the application for 909 N. Cushman, as submitted.*

### Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer the application for 909 N. Cushman, pending submittal of [cite additional information needed to review application].*

### Recommended language for denial:

*I move that the Landmarks Preservation Commission deny the application for 909 N. Cushman, based on the following [cite design guidelines.]*

<b>AGENDA ITEM 4C: 1122 North K Street (North Slope Historic District)</b>
--

*Duc Dang, Owner*

## BACKGROUND

Built in 1908, this is a contributing property in the North Slope Historic District. A Stop Work order was issued for unpermitted railings on the upper decks and front stairs, which were installed in November 2018. It is not known when the original railings were removed. Historic photos showing the original railing have been provided by Commissioner McClintock. The applicant is seeking retroactive approval for the new railings, as shown in the packet. The height of the railings under the deck roof is 36", the other deck railings are 42". Railings on the upper deck are required; the previous owner had these installed as a condition of the sale to the current owner.

## ACTION REQUESTED

Approval of the above scope of work.

## STANDARDS

## North Slope Historic District Design Guidelines for Porches

### Guidelines for Porches

1. **Retain existing porches and porch details.** The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.
2. **Avoid adding architecturally inappropriate details.** Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era houses. Likewise, scrollwork, turned posts, or gingerbread are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.
3. **Replace missing porches with designs and details that reflect the original design, if known.** Avoid adding conjectural elements. Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.
4. **In certain cases, building code may trump preservation guidelines.** For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

### ANALYSIS

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The original porch railings were previously removed on an unknown date.
3. The new railings do not match the original design, as shown in the historic photos.
4. The new railings are similar to those found on other homes in the district.

### RECOMMENDATION

Staff defers recommendation.

#### Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the application for 1122 North K Street, as submitted.*

#### Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer the application for 1122 North K Street, pending submittal of [cite additional information needed to review application].*

#### Recommended language for denial:

*I move that the Landmarks Preservation Commission deny the application for 1122 North K Street, based on the following [cite design guidelines.]*

## PRESERVATION PLANNING/BOARD BUSINESS

### AGENDA ITEM 5A: Events & Activities Update

Staff

#### 2019 Events

1. Remodeling Vintage Homes Workshop (5:30pm @ TMBN, August 15th)
2. North Slope Walking Tour (11am @ Parkway Tavern, September 7<sup>th</sup>)
3. Trivia Night (6pm @ The Swiss, September 18th)
4. Lecture Series:
  - I. Architect Claudia Kiyama: Diversity (5:30pm, September 26<sup>th</sup>)

- II. Professor Kathryn Rogers Merlino: Sustainability (5:30pm, October 10<sup>th</sup>)
- III. Professor Andrew Gomez: Oral History (5:30pm, November 14<sup>th</sup>)
- 5. 6th Annual Holiday Heritage Swing Dance (6-9pm @ McMenamins Elks Temple, November 8th)



# 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: HDR19-0007

### PROPERTY INFORMATION

<b>Building/Property Name:</b>	TAC Wheeler
<b>Building/Property Address:</b>	100 S 9TH ST
<b>Historic/Conservation District:</b>	N/A
<b>Applicant's Name:</b>	Ricquel Cardoza
<b>Applicant's Address:</b>	20210 142nd Avenue NE Woodinville, WA 98072
<b>Applicant's Phone:</b>	2067131626
<b>Applicant's Email:</b>	ricquelc@ldccorp.com
<b>Property Owner's Name:</b>	BOWES BUILDING LLC
<b>Property Owner's Address:</b>	

### PROJECT SCOPE AND DESCRIPTION

Project Details	
<b>Application Type:</b>	Commercial
<b>Type of Work:</b>	Addition
<b>Estimated Valuation:</b>	34000.00
Application Checklist	
<b>Features to be Modified:</b>	
<b>Program of Work:</b>	
<b>Specifications of Materials and Finishes:</b>	

**Building/Roofing Information**

Roof Height: 42.5  
Roof Pitch:  
Roof Material:  
Size of Construction: 0 sq ft

Proposed Material:

Exterior Material:

**Window Information**

Window Types:

Window Trim:

Window Material:

Window Locations:

**Door Information**

Door Types:

Door Materials:

Door Locations:

**Sign/Awning Information**

**Existing Signage:** No

**Sign Dimensions:**

**Sign Material:**

**Logo and Letter Size:**

**Lighting Specifications:**

**Removing or Relocating Signage:**

**Method of Attachment:**



# TAC Wheeler



100 S. 9th Street  
Tacoma, WA 98402

Photo Location



Existing



Proposed

## Project Information

Project type: Building  
 Overall height: 42'-6"  
 Latitude: 47° 15' 19,75" N  
 Longitude: 122° 26' 16,75" W  
 Ground elevation: 112.00' AMSL  
 Jurisdiction: City of Tacoma  
 Zoning: DCC (Downtown Commercial Core)

Southwest View (Looking Northeast)  
from Court A and 939 Court Parking

Issue Date: 3-29-19



# TAC Wheeler



Photo Location

100 S. 9th Street  
Tacoma, WA 98402



Existing



Proposed

## Project Information

Project type: Building  
 Overall height: 42'-6"  
 Latitude: 47° 15' 19.75" N  
 Longitude: 122° 26' 16.75" W  
 Ground elevation: 112.00' AMSL  
 Jurisdiction: City of Tacoma  
 Zoning: DCC (Downtown Commercial Core)

**Northeast View (Looking Southwest)  
from Fireman's Park and A Street**

Issue Date: 3-29-19



# TAC Wheeler



100 S. 9th Street  
Tacoma, WA 98402

Photo Location



Proposed



Existing

## Project Information

Project type: Building  
 Overall height: 42'-6"  
 Latitude: 47° 15' 19.75" N  
 Longitude: 122° 26' 16.75" W  
 Ground elevation: 112.00' AMSL  
 Jurisdiction: City of Tacoma  
 Zoning: DCC (Downtown Commercial Core)

Northwest View (Looking Southeast)  
from Court A and S 9th Street

Issue Date: 3-29-19



# TAC Wheeler



Photo Location

100 S. 9th Street  
Tacoma, WA 98402



Existing



Proposed

## **Project Information**

Project type: Building  
 Overall height: 42'-6"  
 Latitude: 47° 15' 19.75" N  
 Longitude: 122° 26' 16.75" W  
 Ground elevation: 112.00' AMSL  
 Jurisdiction: City of Tacoma  
 Zoning: DCC (Downtown Commercial Core)

**Northeast View (Looking Southwest)  
from S 9th Street and A Street**

Issue Date: 3-29-19



SW 6203

**Spare White**

Interior / Exterior

Locator Number: 258-C1







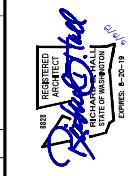






DATE: 12-21-19  
 DRAWN BY: SRN  
 CHECKED BY: RBH

REV	DATE	DESCRIPTION	BY
1	12-21-19	ISSUE FOR PERMITS	SRN
2	1-23-20	PERMITS ZONING	SRN



APPROVAL STAMP

SITE  
 T18-655  
 TAC Wheeler 4G & 5G  
 100 S. 9TH STREET  
 TACOMA, WA 98402

SHEET TITLE  
 ELEVATIONS

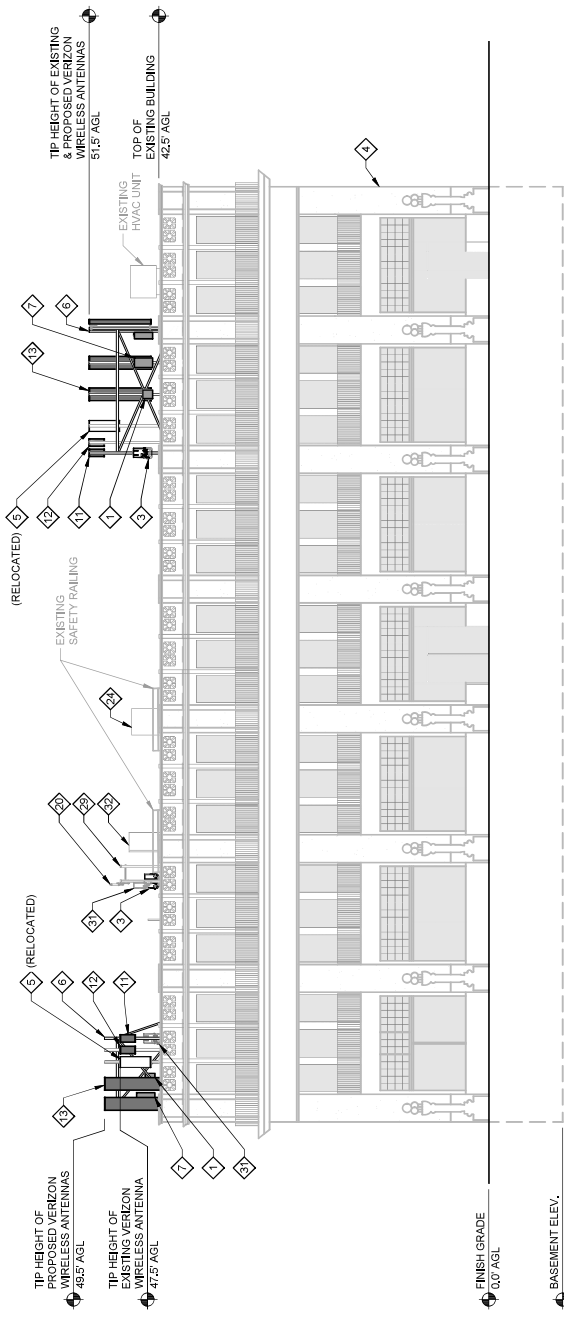
SHEET NUMBER  
 A-3.0

**CONSTRUCTION PLAN KEYED NOTES**

1. PROPOSED VERIZON WIRELESS RRUS  
 4469 UNIT (TYP 1 PER SECTOR, 3 TOTAL).
2. PROPOSED VERIZON WIRELESS RAYCAP DISTRIBUTION  
 DVP-6 BOX (4 TOTAL, 2 @ ANTENNAS AND 2 @ EQUIPMENT).
3. EXISTING 42.5' BUILDING (TO REMAIN).
4. EXISTING VERIZON WIRELESS PANEL ANTENNA  
 (TYP 1 PER SECTOR, 3 TOTAL TO REMAIN).
5. EXISTING VERIZON WIRELESS ROOFTOP ANTENNA MOUNT  
 (TO REMAIN, RECONQUIRED PER STRUCTURAL).
6. PROPOSED VERIZON WIRELESS RRUS 8843 UNIT  
 (TYP 1 PER SECTOR, 3 TOTAL).
7. PROPOSED VERIZON WIRELESS 2208 COMBINED  
 ANTENNA/RRU (TYP 1 PER SECTOR, 3 TOTAL).
8. PROPOSED VERIZON WIRELESS AIR5701 5G  
 PANEL ANTENNA (TYP 1 PER SECTOR, 3 TOTAL).
9. PROPOSED VERIZON WIRELESS PANEL  
 ANTENNA (TYP 2 PER SECTOR, 6 TOTAL).
10. EXISTING VERIZON WIRELESS PANEL ANTENNA  
 (TYP 3 PER SECTOR, 9 TOTAL TO BE REPLACED).
11. EXISTING VERIZON WIRELESS GPS ANTENNA (TO REMAIN).
12. EXISTING VERIZON WIRELESS GENERATOR (TO REMAIN).
13. EXISTING VERIZON WIRELESS UNIT (TYP 2 PER SECTOR,  
 6 TOTAL TO BE REPLACED).
14. EXISTING VERIZON WIRELESS UTILITY I-FRAME (TO REMAIN).
15. EXISTING VERIZON WIRELESS RAYCAP DISTRIBUTION OVP BOX  
 (2 TOTAL TO REMAIN, 1 @ ANTENNAS AND 1 @ EQUIPMENT).
16. EXISTING VERIZON WIRELESS EQUIPMENT CABINET (4 TOTAL TO REMAIN).

**SITE NOTES**

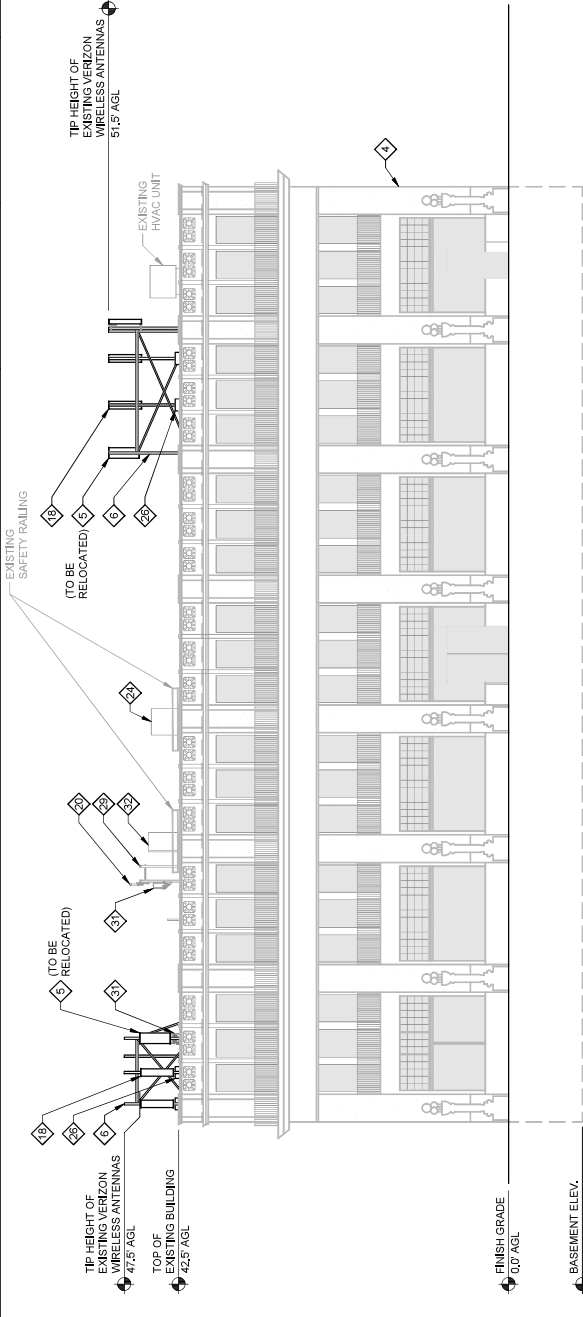
1. VERIFY ANTENNA MODEL, TIP HEIGHT & AZIMUTHS.
2. ANALYSIS OF BUILDING SHALL BE PERFORMED BY LDC & STAMPED  
 BY A LICENSED STRUCTURAL ENGINEER.
3. PROPOSED ANTENNAS EQUIPMENT AND MOUNTING HARDWARE  
 NEAR ANTENNA LEVEL SHALL BE PAINTED TO MATCH EXISTING.



**PROPOSED NORTH ELEVATION (LOOKING SOUTH)**

2

22'-3/4" SCALE: 1/8" = 1'-0" 11'-1/2" SCALE: 1/16" = 1'-0"



**EXISTING NORTH ELEVATION (LOOKING SOUTH)**

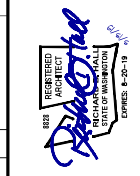
1

22'-3/4" SCALE: 1/8" = 1'-0" 11'-1/2" SCALE: 1/16" = 1'-0"



DATE: 12-19  
 DRAWN BY: SRN  
 CHECKED BY: RBH

REV	DATE	DESCRIPTION	BY
1	12-19-19	ISSUE FOR PERMITS	SRN
2	1-23-20	FINAL ZONING	SRN



APPROVAL STAMP

SITE  
 T18-655  
 TAC Wheeler 4G & 5G  
 100 S. 9TH STREET  
 TACOMA, WA 98402

SHEET TITLE  
 ELEVATIONS

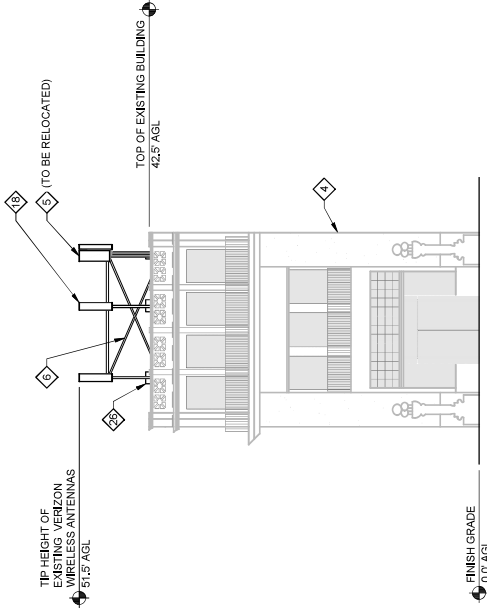
SHEET NUMBER  
 A-3.1

**CONSTRUCTION PLAN KEYED NOTES**

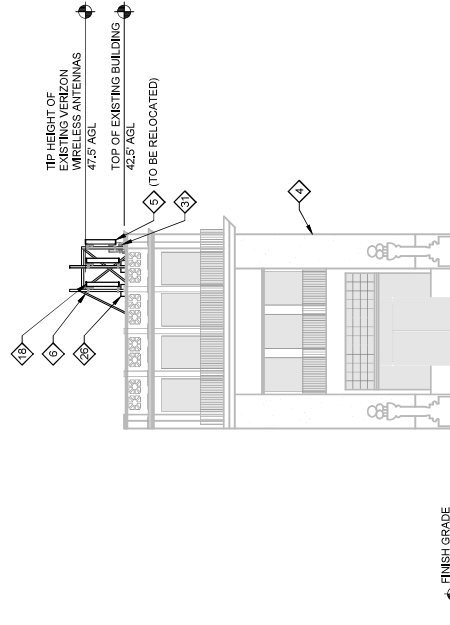
- 1 PROPOSED VERIZON WIRELESS RRUS 4449 UNIT (TYP 1 PER SECTOR, 3 TOTAL).
- 2 PROPOSED VERIZON WIRELESS RAYCAP DISTRIBUTION DVP-6 BOX (4 TOTAL, 2 @ ANTENNAS AND 2 @ EQUIPMENT).
- 3 EXISTING 42.5' BUILDING (TO REMAIN).
- 4 EXISTING VERIZON WIRELESS PANEL ANTENNA (TYP 1 PER SECTOR, 3 TOTAL TO REMAIN).
- 5 EXISTING VERIZON WIRELESS ROOFTOP ANTENNA MOUNT (TO REMAIN, RECONFIGURED PER STRUCTURAL).
- 6 PROPOSED VERIZON WIRELESS RRUS 8643 UNIT (TYP 1 PER SECTOR, 3 TOTAL).
- 7 PROPOSED VERIZON WIRELESS 2208 COMBINED ANTENNA/RRU (TYP 1 PER SECTOR, 3 TOTAL).
- 8 PROPOSED VERIZON WIRELESS AIR501 5G PANEL ANTENNA (TYP 1 PER SECTOR, 3 TOTAL).
- 9 PROPOSED VERIZON WIRELESS PANEL ANTENNA (TYP 2 PER SECTOR, 6 TOTAL).
- 10 EXISTING VERIZON WIRELESS PANEL ANTENNA (TYP 3 PER SECTOR, 9 TOTAL TO BE REPLACED).
- 11 EXISTING VERIZON WIRELESS RAYCAP DISTRIBUTION OVP BOX (2 TOTAL TO REMAIN, 1 @ ANTENNAS AND 1 @ EQUIPMENT).

**SITE NOTES**

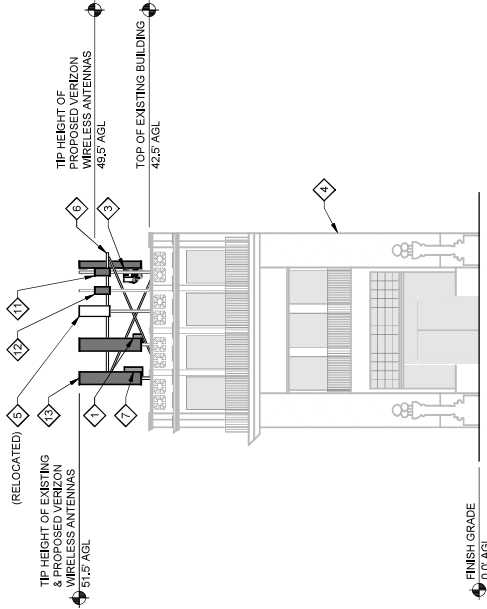
- 1. VERIFY ANTENNA MODEL, TIP HEIGHT & AZIMUTHS.
- 2. ANALYSIS OF BUILDING SHALL BE PERFORMED BY LDC & STAMPED BY A LICENSED STRUCTURAL ENGINEER.
- 3. PROPOSED ANTENNAS EQUIPMENT AND MOUNTING HARDWARE NEAR ANTENNA LEVEL SHALL BE PAINTED TO MATCH EXISTING.



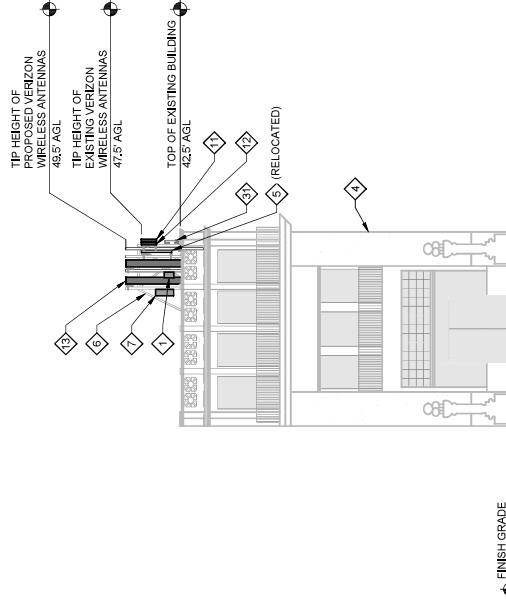
**EXISTING WEST ELEVATION (LOOKING EAST)**  
 22'x34' SCALE: 1/8" = 1'-0" 11'x17' SCALE: 1/16" = 1'-0"



**EXISTING EAST ELEVATION (LOOKING WEST)**  
 22'x34' SCALE: 1/8" = 1'-0" 11'x17' SCALE: 1/16" = 1'-0"



**PROPOSED WEST ELEVATION (LOOKING EAST)**  
 22'x34' SCALE: 1/8" = 1'-0" 11'x17' SCALE: 1/16" = 1'-0"



**PROPOSED EAST ELEVATION (LOOKING WEST)**  
 22'x34' SCALE: 1/8" = 1'-0" 11'x17' SCALE: 1/16" = 1'-0"

**Updated Proposal**

# TAC Wheeler



Photo Location

100 S. 9th Street  
Tacoma, WA 98402



Existing



Proposed

## Project Information

Project type: Building  
 Overall height: 42'-6"  
 Latitude: 47° 15' 19.75" N  
 Longitude: 122° 26' 16.75" W  
 Ground elevation: 112.00' AMSL  
 Jurisdiction: City of Tacoma  
 Zoning: DCC (Downtown Commercial Core)

Southwest View (Looking Northeast)  
from Court A and 939 Court Parking

Issue Date: 3-29-19



# TAC Wheeler



Photo Location

100 S. 9th Street  
Tacoma, WA 98402



Proposed



Existing

## **Project Information**

Project type: Building  
 Overall height: 42'-6"  
 Latitude: 47° 15' 19,75" N  
 Longitude: 122° 26' 16,75" W  
 Ground elevation: 112.00' AMSL  
 Jurisdiction: City of Tacoma  
 Zoning: DCC (Downtown Commercial Core)

**Northeast View (Looking Southwest)  
 from Fireman's Park and A Street**

Issue Date: 3-29-19



# TAC Wheeler



100 S. 9th Street  
Tacoma, WA 98402

Photo Location



Existing



Proposed

## Project Information

Project type: Building  
 Overall height: 42'-6"  
 Latitude: 47° 15' 19.75" N  
 Longitude: 122° 26' 16.75" W  
 Ground elevation: 112.00' AMSL  
 Jurisdiction: City of Tacoma  
 Zoning: DCC (Downtown Commercial Core)

Northwest View (Looking Southeast)  
from Court A and S 9th Street

Issue Date: 3-29-19



# TAC Wheeler



Photo Location

100 S. 9th Street  
Tacoma, WA 98402



Existing



Proposed

## Project Information

Project type: Building  
 Overall height: 42'-6"  
 Latitude: 47° 15' 19,75" N  
 Longitude: 122° 26' 16,75" W  
 Ground elevation: 112.00' AMSL  
 Jurisdiction: City of Tacoma  
 Zoning: DCC (Downtown Commercial Core)

**Northeast View (Looking Southwest)  
from S 9th Street and A Street**

Issue Date: 3-29-19









**LDC** Surveying & Planning  
 1000 North Avenue NE  
 Washington, DC 20002  
 Phone: 202.331.1100  
 Fax: 202.331.1101  
 www.LDC.org

DATE: 12-19  
 DRAWN BY: SRN  
 CHECKED BY: RBH

NO.	DATE	DESCRIPTION	BY
1	12-19-19	ISSUE FOR PERMITS	SRN
2	12-19-19	REVISED PER PERMITS	SRN
3	12-19-19	REVISED PER PERMITS	SRN

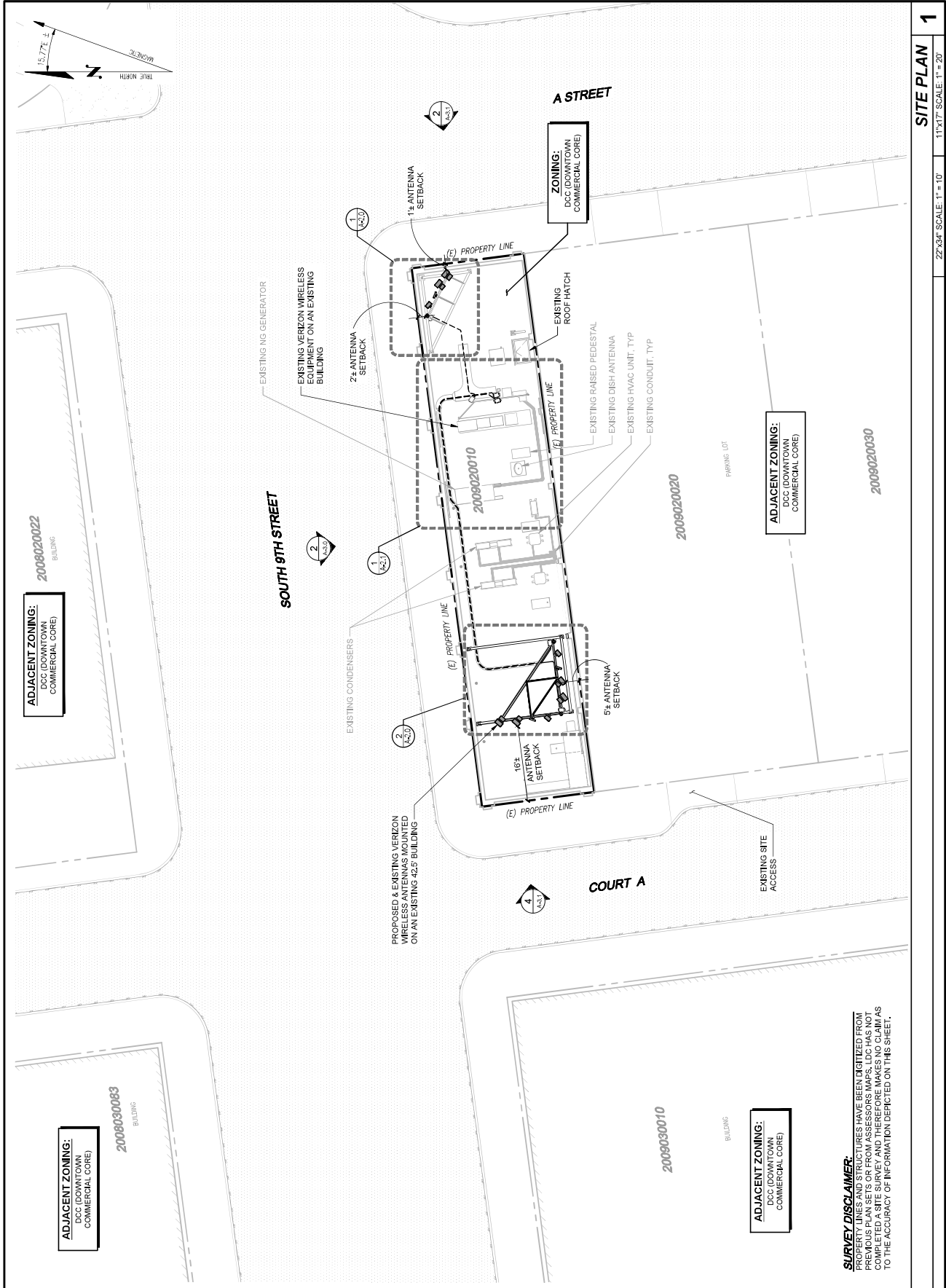
APPROVAL STAMP  
 REGISTERED ARCHITECT  
 STATE OF WASHINGTON  
 License # 2019

APPROVAL STAMP

**SITE**  
 T18-656  
 TAC WHEELER 4G & 5G  
 100 S. 9TH STREET  
 TACOMA, WA 98402

**SHEET TITLE**  
 SITE PLAN

**SHEET NUMBER**  
 A-1.0



**SITE PLAN**  
 1

22'-x-34' SCALE: 1" = 10'  
 11'-x-17' SCALE: 1" = 20'

**SURVEY DISCLAIMER:**  
 PROPERTY LINES AND STRUCTURES HAVE BEEN DIGITIZED FROM  
 AN EXISTING SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL  
 CHECK OF THE DIGITIZATION AND THEREFORE MAKES NO CLAIM AS  
 TO THE ACCURACY OF INFORMATION DEPICTED ON THIS SHEET.





**LDC** Surveying & Engineering  
 Planning  
 1000 1st Avenue NE  
 Seattle, WA 98109  
 Phone: 206.461.1111  
 Fax: 206.461.2991  
 www.LDCeng.com

DATE: 12-19  
 DRAWN BY: SRN  
 CHECKED BY: RBH

REV	DATE	DESCRIPTION	BY
1		ISSUE FOR PERMITS	SRN
2		ISSUE FOR PERMITS	SRN
3		ISSUE FOR PERMITS	SRN

SEALED  
 12/19/19  
 PROJECT ARCHITECT  
 STATE OF WASHINGTON  
 LICENSE # 34919

APPROVAL STAMP

SITE  
 T18-655  
 TAC WHEELER 4G & 5G  
 100 S. 9TH STREET  
 TACOMA, WA 98402

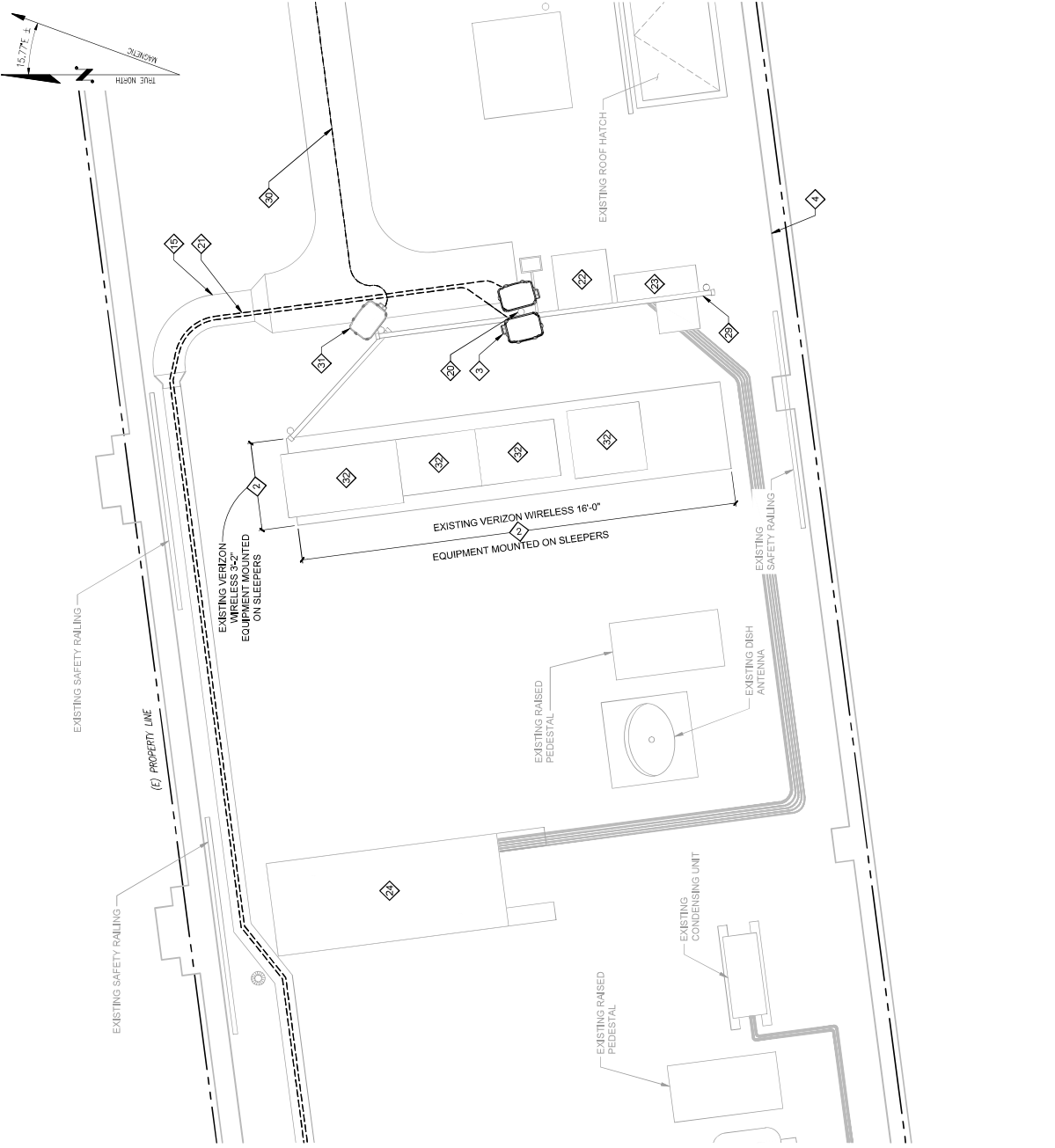
SHEET TITLE  
 ENLARGED EQUIPMENT PLAN

SHEET NUMBER  
 A-2.1

**CONSTRUCTION PLAN KEYED NOTES**

- 2 EXISTING VERIZON WIRELESS ROOFTOP EQUIPMENT MOUNTED ON SLEEPERS (TO REMAIN).
- 3 PROPOSED VERIZON WIRELESS RAYCAP DISTRIBUTION OVP-6 BOX (4 TOTAL, 2 @ ANTENNAS AND 2 @ EQUIPMENT).
- 4 EXISTING 42.5' BUILDING (TO REMAIN).
- 15 EXISTING VERIZON WIRELESS CABLE TRAY (TO REMAIN).
- 20 EXISTING VERIZON WIRELESS GPS ANTENNA (TO REMAIN).
- 21 PROPOSED VERIZON WIRELESS HYBRID CABLE TO ANTENNAS (2 TOTAL, SEE CABLE LENGTH SCHEDULE ON RF-1.0).
- 22 EXISTING VERIZON WIRELESS TELCO FIBER CABINET (TO REMAIN).
- 23 EXISTING VERIZON WIRELESS ILC CABINET (TO REMAIN).
- 24 EXISTING VERIZON WIRELESS GENERATOR (TO REMAIN).
- 25 EXISTING VERIZON WIRELESS UTILITY I-FRAME (TO REMAIN).
- 26 EXISTING VERIZON WIRELESS HYBRID CABLE TO ANTENNAS (1 TOTAL TO REMAIN).
- 27 EXISTING VERIZON WIRELESS RAYCAP DISTRIBUTION OVP BOX (2 TOTAL TO REMAIN, 1 @ ANTENNAS AND 1 @ EQUIPMENT).
- 28 EXISTING VERIZON WIRELESS EQUIPMENT CABINET (4 TOTAL TO REMAIN).

- SITE NOTES**
- 1. VERIFY ANTENNA MODEL, TIP HEIGHT & AZIMUTHS.
  - 2. ANALYSIS OF BUILDING SHALL BE PERFORMED BY LDC & STAMPED BY A LICENSED STRUCTURAL ENGINEER.
  - 3. PROPOSED ANTENNAS, EQUIPMENT AND MOUNTING HARDWARE NEAR ANTENNA LEVEL SHALL BE PAINTED TO MATCH EXISTING.

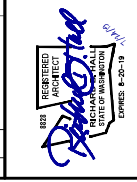


**ENLARGED EQUIPMENT PLAN**  
 22'-3/4\"/>



DATE: 12-19  
 DRAWN BY: SRN  
 CHECKED BY: RBH

REV	DATE	DESCRIPTION	BY
1		ISSUE FOR PERMITS	SRN
2		3-D SHAPE FINAL ZONING	SRN
3		3-D SHAPE FINAL ZONING PER REFS	SRN



APPROVAL STAMP

SITE  
 T18-655  
 TAC WHEELER 4G & 5G  
 100 S. 9TH STREET  
 TACOMA, WA 98402

SHEET TITLE  
 ELEVATIONS

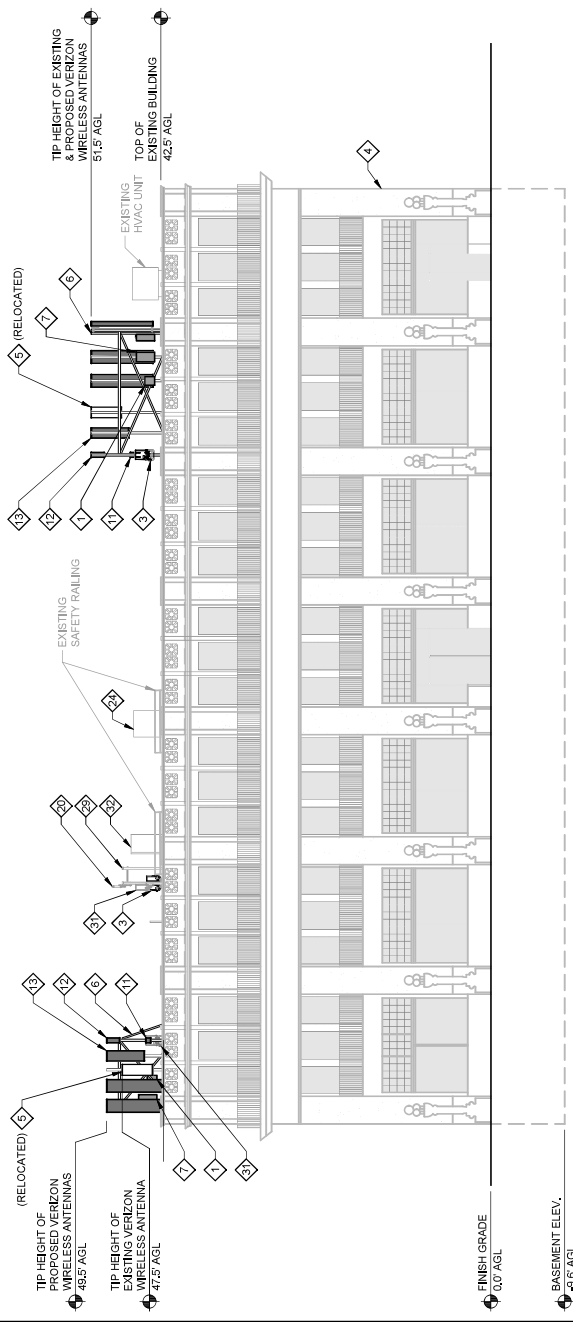
SHEET NUMBER  
 A-3.0

**CONSTRUCTION PLAN KEYED NOTES**

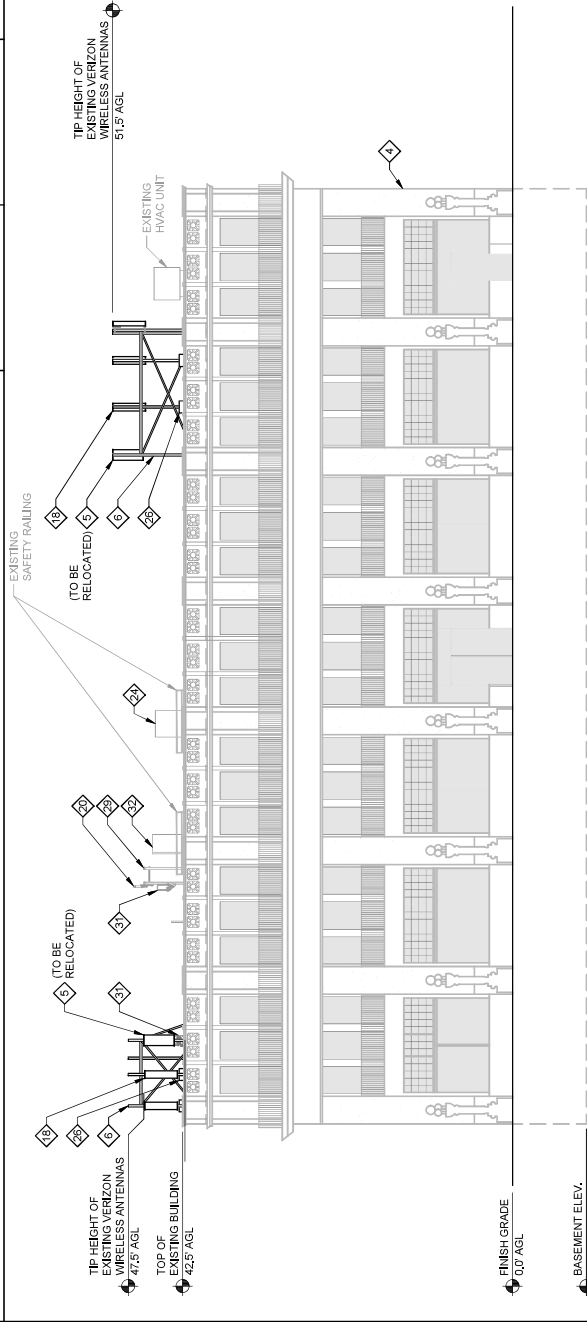
- 1 PROPOSED VERIZON WIRELESS RRUS  
 4449 UNIT (TYP 1 PER SECTOR, 3 TOTAL)
- 2 PROPOSED VERIZON WIRELESS RAYCAP DISTRIBUTION  
 DVP-6 BOX (4 TOTAL, 2 @ ANTENNAS AND 2 @ EQUIPMENT),  
 ANTENNA/RRU (TYP 1 PER SECTOR, 3 TOTAL),  
 PROPOSED VERIZON WIRELESS AIR/OTI 5G  
 PANEL ANTENNA (TYP 1 PER SECTOR, 3 TOTAL),  
 PROPOSED VERIZON WIRELESS PANEL  
 ANTENNA (TYP 3 PER SECTOR, 9 TOTAL)
- 3 PROPOSED VERIZON WIRELESS 2208 COMBINED  
 ANTENNA/RRU (TYP 1 PER SECTOR, 3 TOTAL),  
 PROPOSED VERIZON WIRELESS AIR/OTI 5G  
 PANEL ANTENNA (TYP 1 PER SECTOR, 3 TOTAL),  
 PROPOSED VERIZON WIRELESS PANEL  
 ANTENNA (TYP 3 PER SECTOR, 9 TOTAL)
- 4 EXISTING 42.5' BUILDING (TO REMAIN)
- 5 EXISTING VERIZON WIRELESS PANEL ANTENNA  
 (TYP 1 PER SECTOR, 3 TOTAL TO REMAIN)
- 6 EXISTING VERIZON WIRELESS ROOFTOP ANTENNA MOUNT  
 (TO REMAIN, RECONFIGURED PER STRUCTURAL),  
 PROPOSED VERIZON WIRELESS RRUS 8843 UNIT  
 (TYP 1 PER SECTOR, 3 TOTAL)
- 7 EXISTING VERIZON WIRELESS RRUS (TO REMAIN)
- 8 EXISTING VERIZON WIRELESS GPS ANTENNA (TO REMAIN)
- 9 EXISTING VERIZON WIRELESS GENERATOR (TO REMAIN)
- 10 EXISTING VERIZON WIRELESS RRUS UNIT (TYP 2 PER SECTOR,  
 6 TOTAL TO BE REPLACED)
- 11 EXISTING VERIZON WIRELESS UTILITY I-FRAME (TO REMAIN)
- 12 EXISTING VERIZON WIRELESS RAYCAP DISTRIBUTION OVP BOX  
 (2 TOTAL TO REMAIN, 1 @ ANTENNAS AND 1 @ EQUIPMENT),  
 EXISTING VERIZON WIRELESS EQUIPMENT CABINET (4 TOTAL TO REMAIN)

**SITE NOTES**

- 1. VERIFY ANTENNA MODEL, TIP HEIGHT & AZIMUTHS.
- 2. ANALYSIS OF BUILDING SHALL BE PERFORMED BY LDC & STAMPED  
 BY A LICENSED STRUCTURAL ENGINEER.
- 3. PROPOSED ANTENNAS EQUIPMENT AND MOUNTING HARDWARE  
 NEAR ANTENNA LEVEL SHALL BE PAINTED TO MATCH EXISTING.



**PROPOSED NORTH ELEVATION (LOOKING SOUTH)**  
 22'-3/4" SCALE: 1/8" = 1'-0" 11'-1/2" SCALE: 1/16" = 1'-0"



**EXISTING NORTH ELEVATION (LOOKING SOUTH)**  
 22'-3/4" SCALE: 1/8" = 1'-0" 11'-1/2" SCALE: 1/16" = 1'-0"



DATE: 12-19  
 DRAWN BY: SRN  
 CHECKED BY: RBH

SUBMITTALS	
REV	DESCRIPTION
1	ISSUE FOR PERMITS
2	AS-BUILT FINAL ZONING
3	AS-BUILT FIELD UPDATE PER RFP
	MAIL



APPROVAL STAMP

**SITE**  
 T18-655  
 TAC WHEELER 4G & 5G  
 100 S. 9TH STREET  
 TACOMA, WA 98402

**SHEET TITLE**  
 ELEVATIONS

**SHEET NUMBER**  
 A-3.1

**CONSTRUCTION PLAN KEYED NOTES**

- 1. PROPOSED VERIZON WIRELESS RRUS 4498 UNIT (TYP 1 PER SECTOR, 3 TOTAL).
- 2. PROPOSED VERIZON WIRELESS RAYCAP DISTRIBUTION DVP-6 BOX (4 TOTAL, 2 @ ANTENNAS AND 2 @ EQUIPMENT).
- 3. EXISTING 42.5' BUILDING (TO REMAIN).
- 4. EXISTING VERIZON WIRELESS PANEL ANTENNA (TYP 1 PER SECTOR, 3 TOTAL TO REMAIN).
- 5. EXISTING VERIZON WIRELESS ROOFTOP ANTENNA MOUNT (TO REMAIN, RECONSTRUCTED PER STRUCTURAL).
- 6. PROPOSED VERIZON WIRELESS RRUS 8643 UNIT (TYP 1 PER SECTOR, 3 TOTAL).
- 7. PROPOSED VERIZON WIRELESS 2208 COMBINED ANTENNA/RRU (TYP 1 PER SECTOR, 3 TOTAL).
- 8. PROPOSED VERIZON WIRELESS AIR501 5G PANEL ANTENNA (TYP 1 PER SECTOR, 3 TOTAL).
- 9. PROPOSED VERIZON WIRELESS PANEL ANTENNA (TYP 3 PER SECTOR, 9 TOTAL).

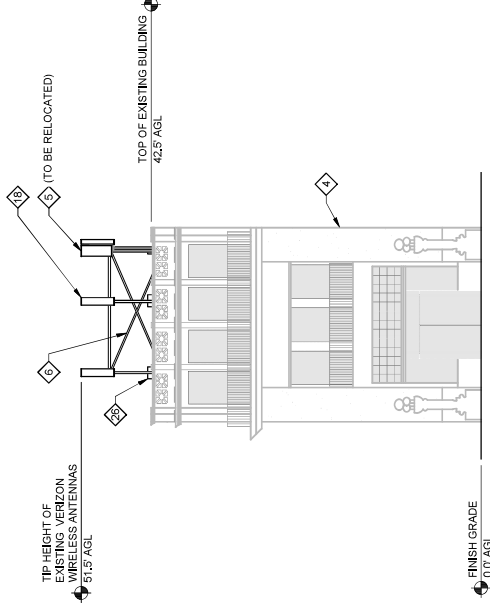
- 10. EXISTING VERIZON WIRELESS PANEL ANTENNA (TYP 3 PER SECTOR, 9 TOTAL TO BE REPLACED).

- 11. EXISTING VERIZON WIRELESS RRUS UNIT (TYP 2 PER SECTOR, 6 TOTAL TO BE REPLACED).

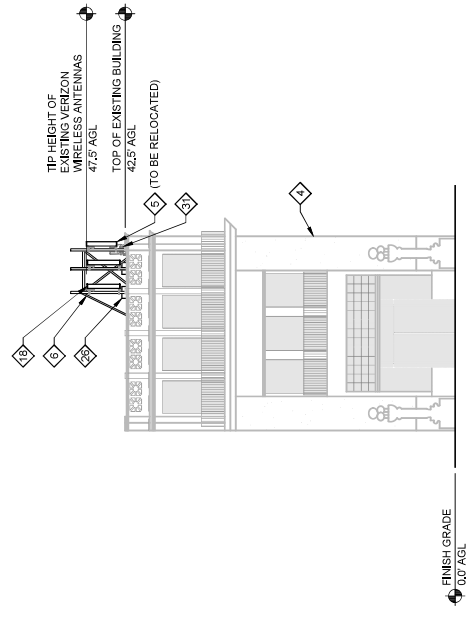
- 12. EXISTING VERIZON WIRELESS RAYCAP DISTRIBUTION OVP BOX (2 TOTAL TO REMAIN, 1 @ ANTENNAS AND 1 @ EQUIPMENT).

**SITE NOTES**

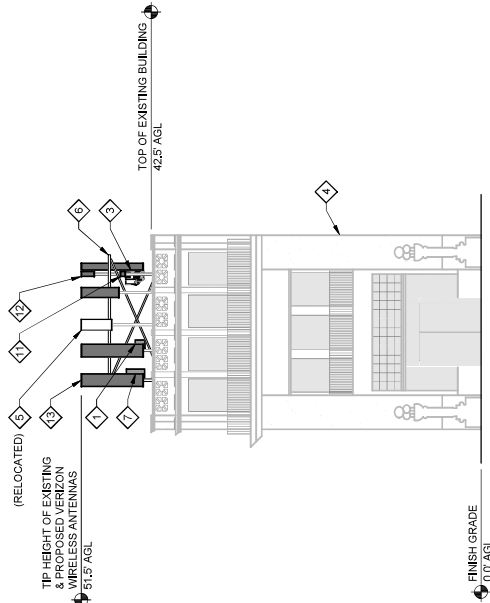
- 1. VERIFY ANTENNA MODEL, TIP HEIGHT & AZIMUTHS.
- 2. ANALYSIS OF BUILDING SHALL BE PERFORMED BY LDC & STAMPED BY A LICENSED STRUCTURAL ENGINEER.
- 3. PROPOSED ANTENNAS EQUIPMENT AND MOUNTING HARDWARE NEAR ANTENNA LEVEL SHALL BE PAINTED TO MATCH EXISTING.



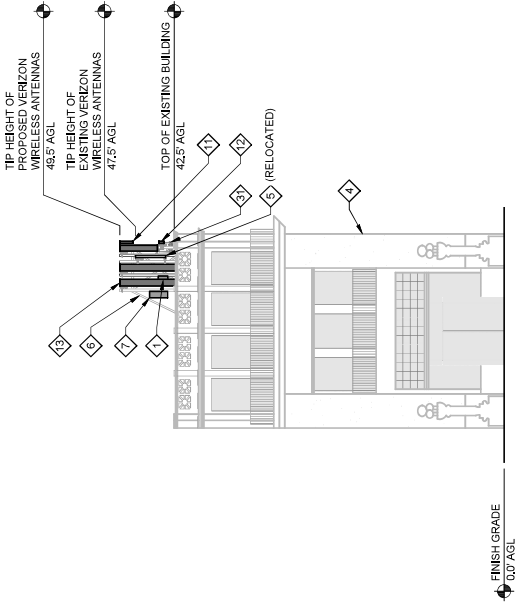
**EXISTING WEST ELEVATION (LOOKING EAST)**  
 22'x34' SCALE: 1/8" = 1'-0" 11'x17' SCALE: 1/16" = 1'-0" **3**



**EXISTING EAST ELEVATION (LOOKING WEST)**  
 22'x34' SCALE: 1/8" = 1'-0" 11'x17' SCALE: 1/16" = 1'-0" **1**



**PROPOSED WEST ELEVATION (LOOKING EAST)**  
 22'x34' SCALE: 1/8" = 1'-0" 11'x17' SCALE: 1/16" = 1'-0" **4**



**PROPOSED EAST ELEVATION (LOOKING WEST)**  
 22'x34' SCALE: 1/8" = 1'-0" 11'x17' SCALE: 1/16" = 1'-0" **2**



# 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: HDR19-0009

### PROPERTY INFORMATION

<b>Building/Property Name:</b>	909 N. Cushman
<b>Building/Property Address:</b>	909 N CUSHMAN AVE
<b>Historic/Conservation District:</b>	North Slope
<b>Applicant's Name:</b>	david alberts
<b>Applicant's Address:</b>	909 n. cushman tacoma, WA 98403
<b>Applicant's Phone:</b>	2534050297
<b>Applicant's Email:</b>	albertskmi@gmail.com
<b>Property Owner's Name:</b>	ALBERTS DAVID D
<b>Property Owner's Address:</b>	

### PROJECT SCOPE AND DESCRIPTION

Project Details	
<b>Application Type:</b>	Residential
<b>Type of Work:</b>	Other Minor Work
<b>Estimated Valuation:</b>	2000
Application Checklist	
<b>Features to be Modified:</b>	Stairs,siding,columns
<b>Program of Work:</b>	
<b>Specifications of Materials and Finishes:</b>	Brick,stone,cedar shingles,salvaged wood turned columns, iron handrail.



**Building/Roofing Information**

Roof Height:

Roof Pitch:

Roof Material:

Size of Construction:

Proposed Material:

Exterior Material:

**Window Information**

Window Types:

Window Trim:

Window Material:

Window Locations:

**Door Information**

Door Types:

Door Materials:

Door Locations:

**Sign/Awning Information**

**Existing Signage:**

**Sign Dimensions:**

**Sign Material:**

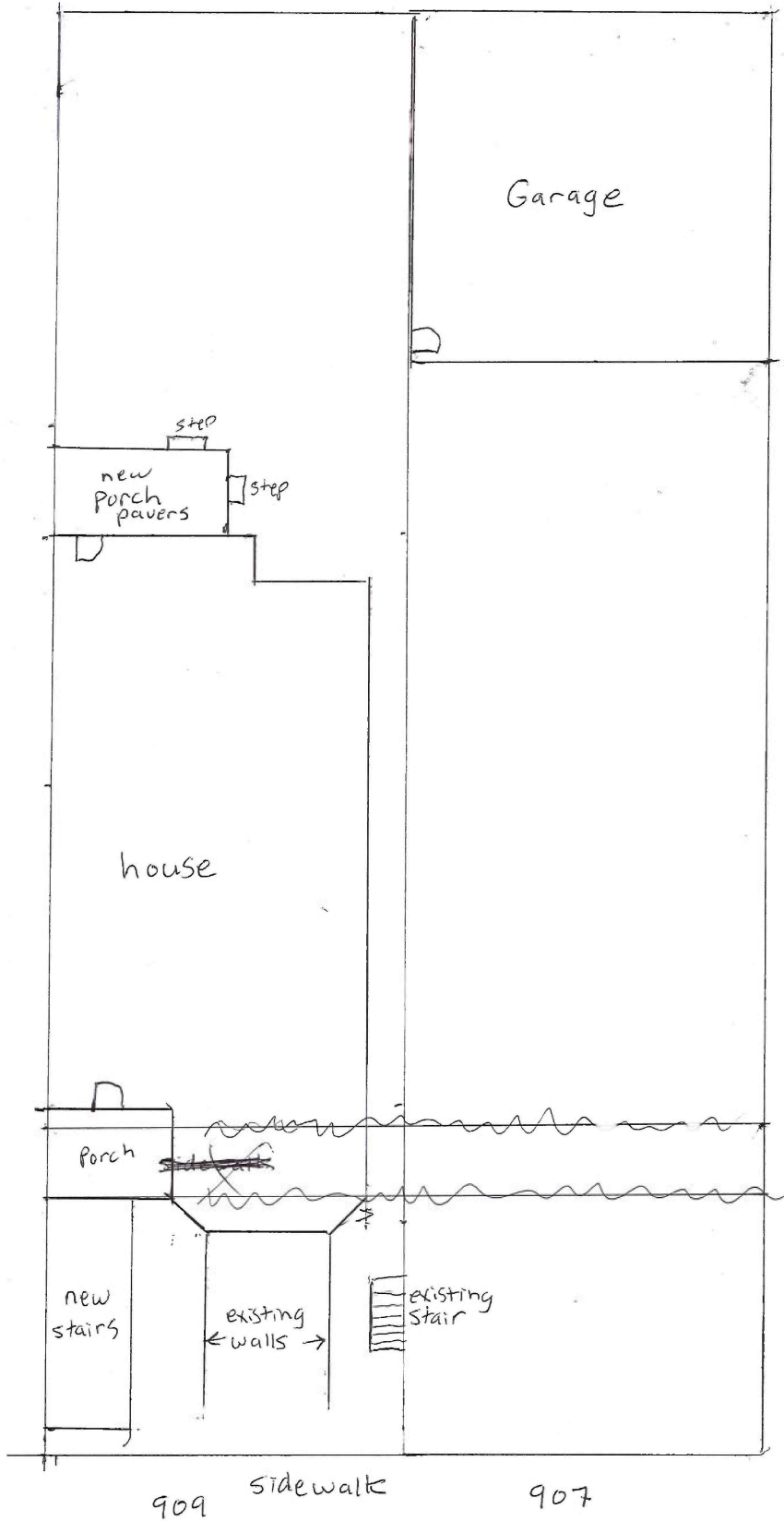
**Logo and Letter Size:**

**Lighting Specifications:**

**Removing or Relocating Signage:**

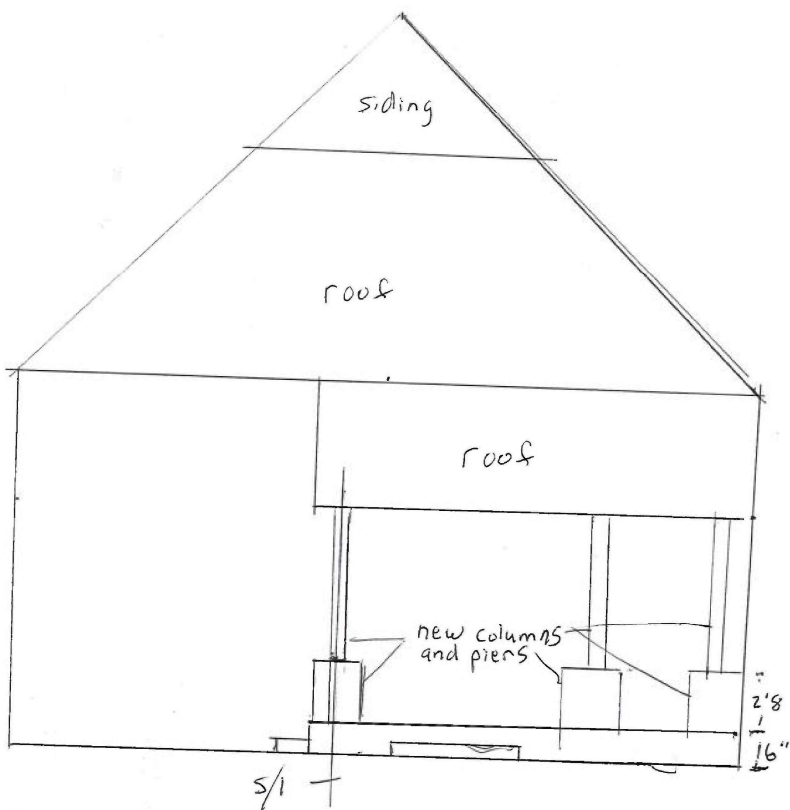
**Method of Attachment:**

Alley



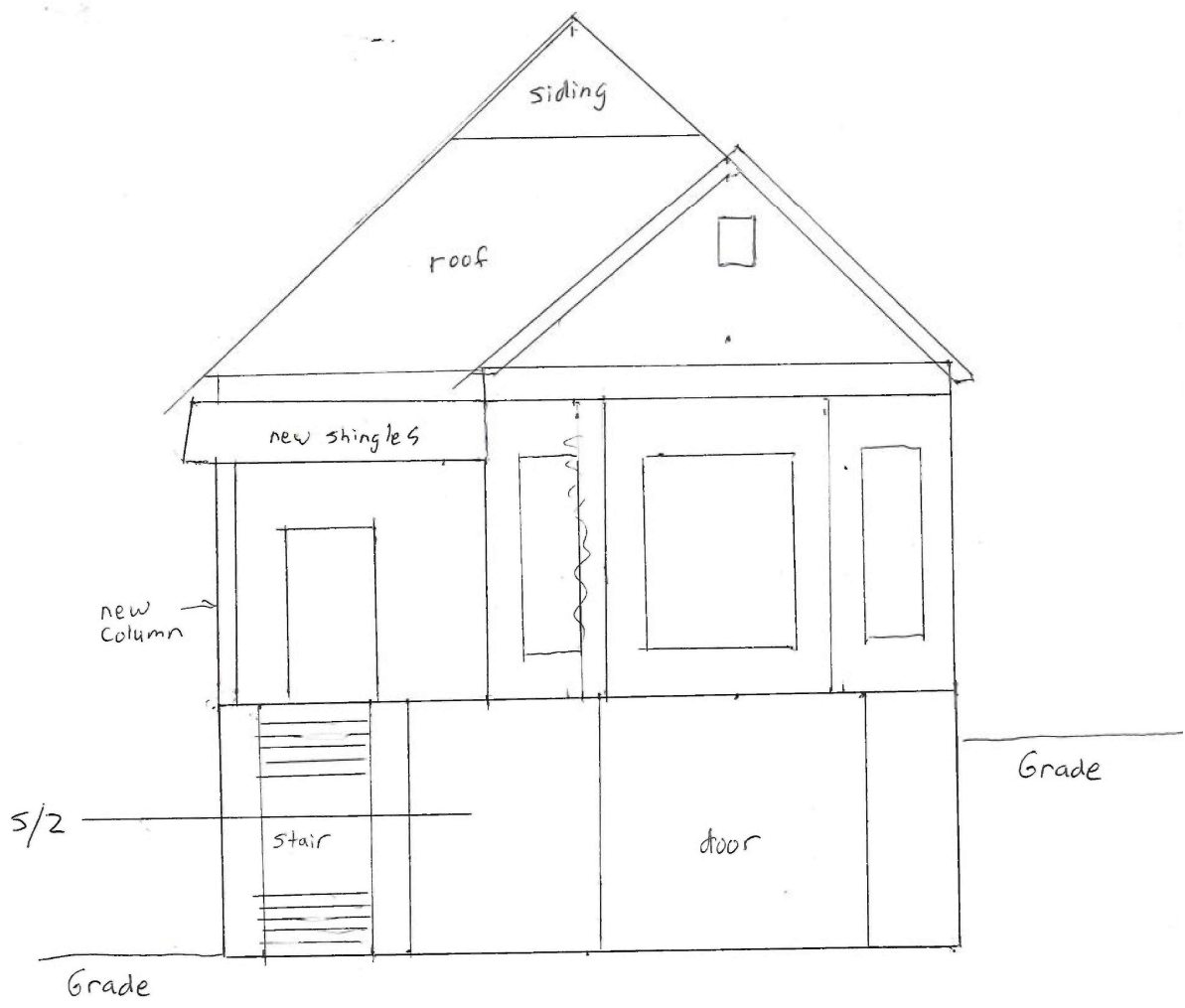
1" = 10'

N. Cushman



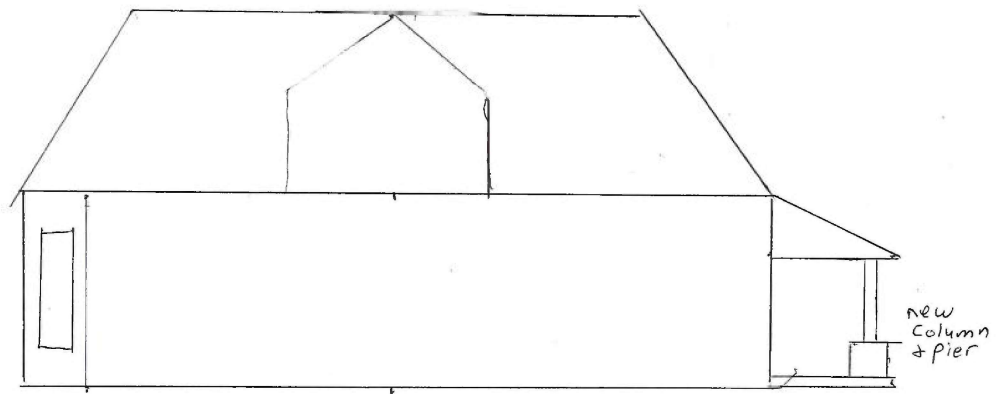
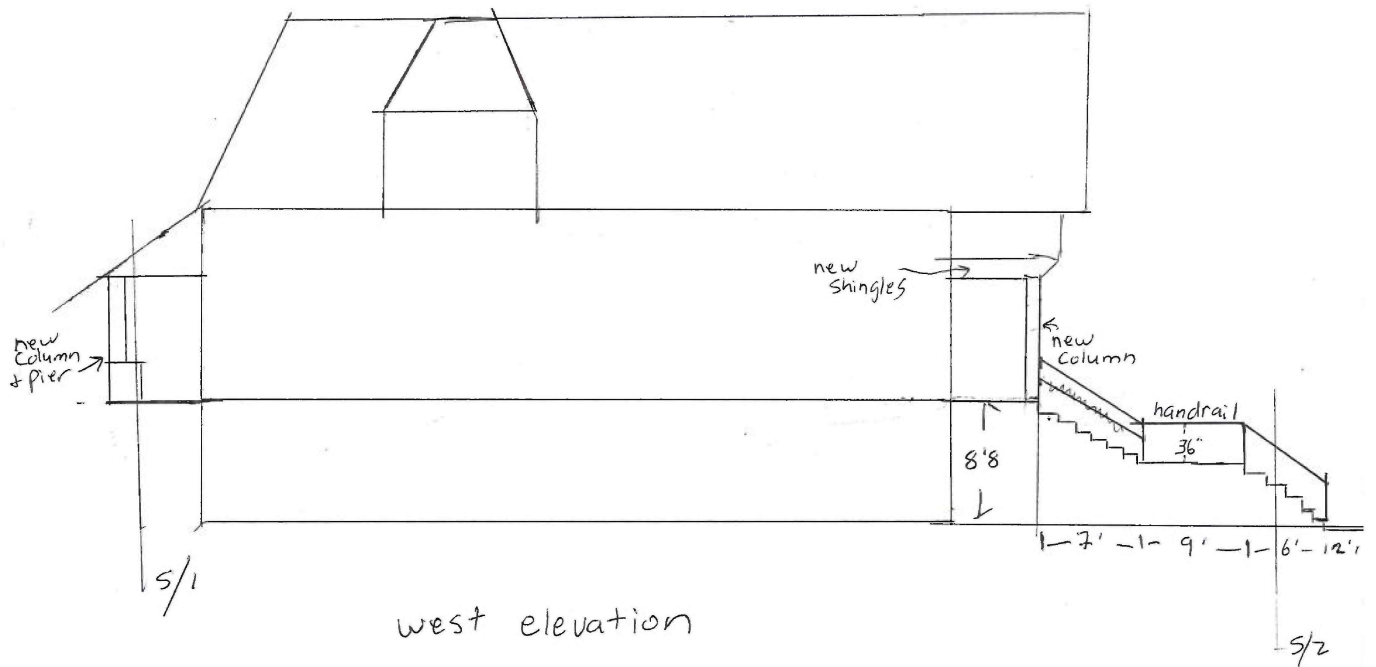
1"=4'

North elevation



1" = 4'

South elevation

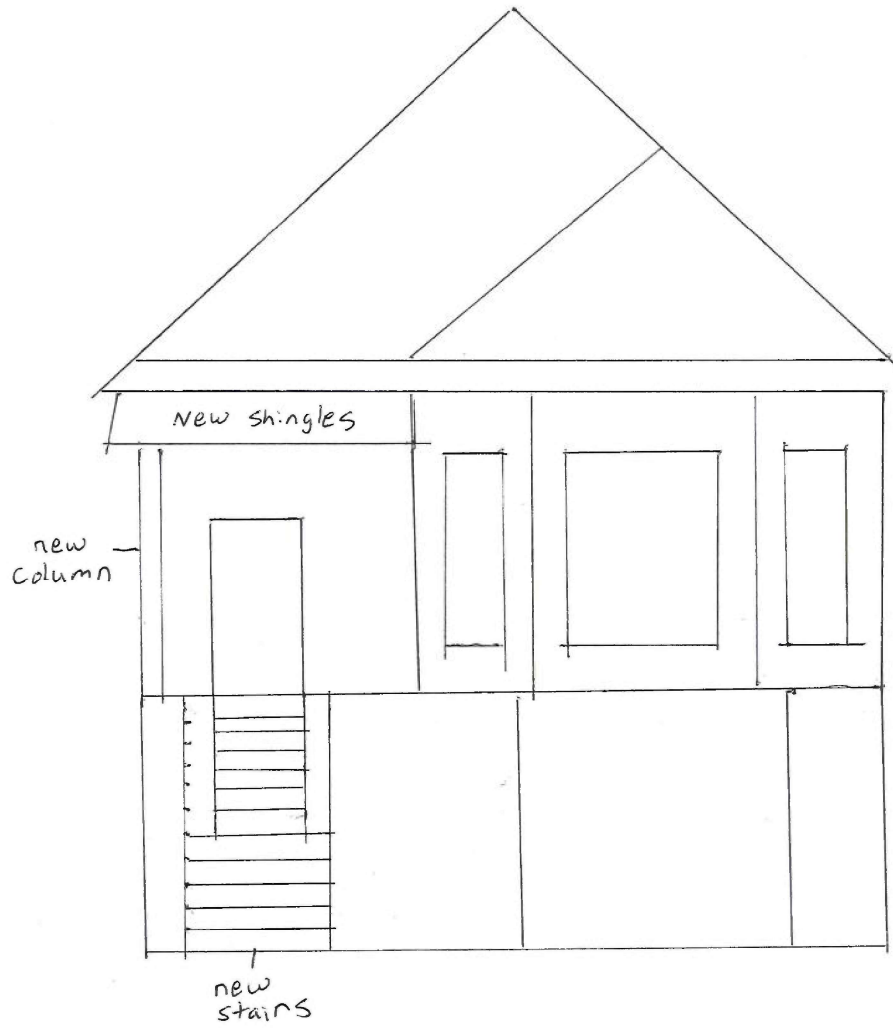


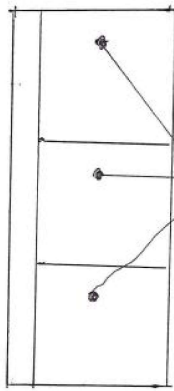
east elevation

1" = 8'

909 N. Cushman

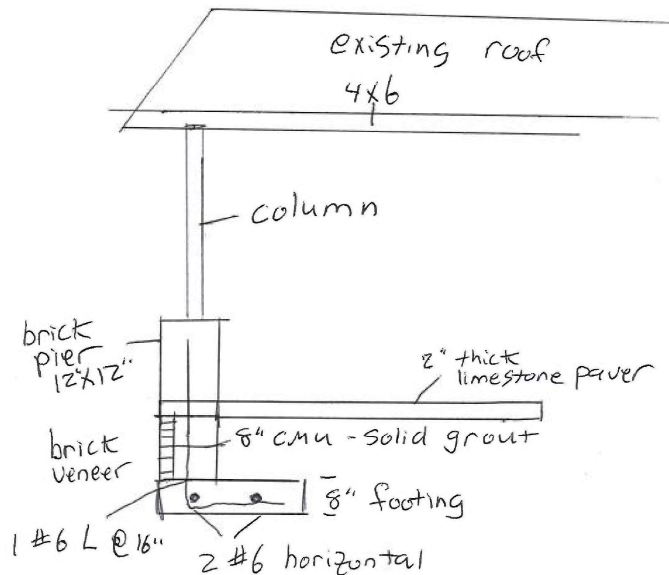
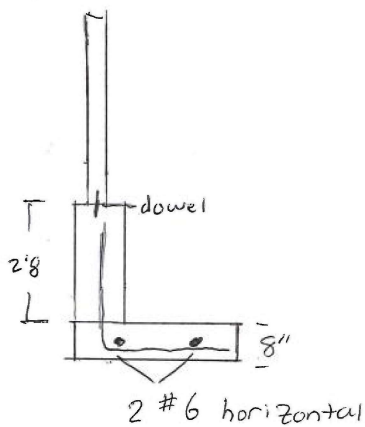
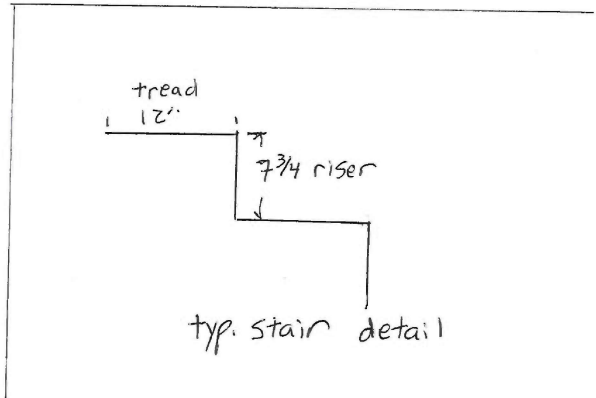
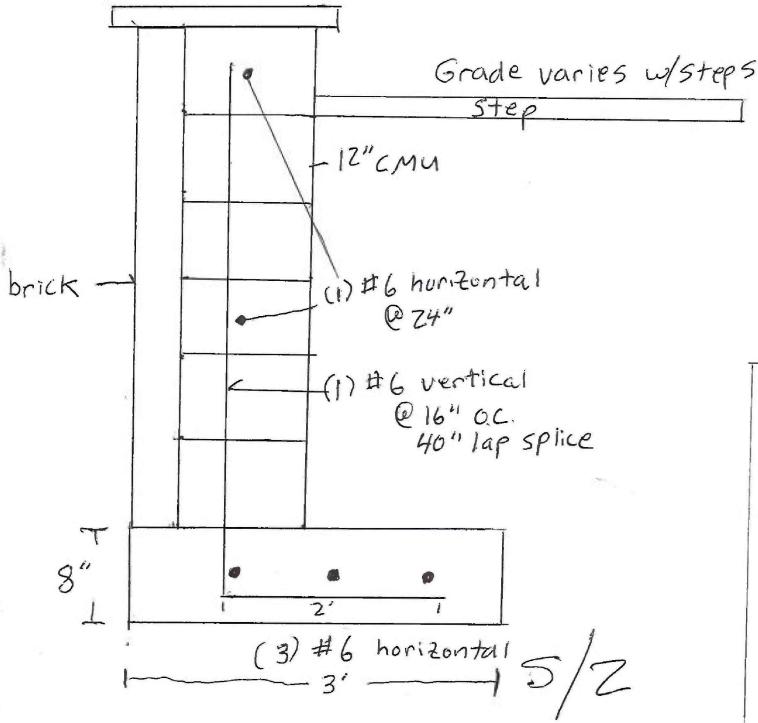
revised south  
elevation





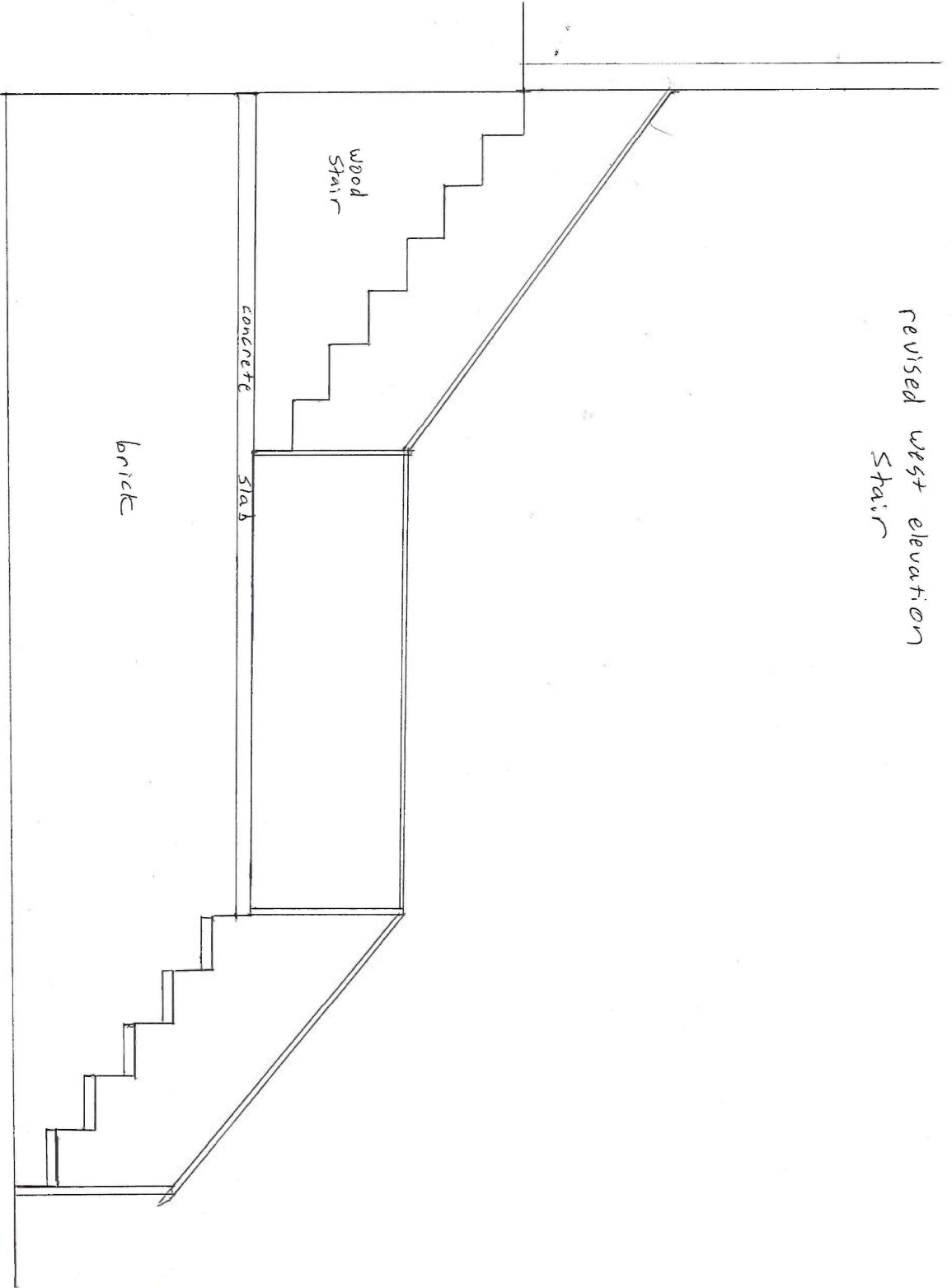
Notes

- (1) 2,500 psi grout
- (2) 40" lap splice
- (3) Solid grout



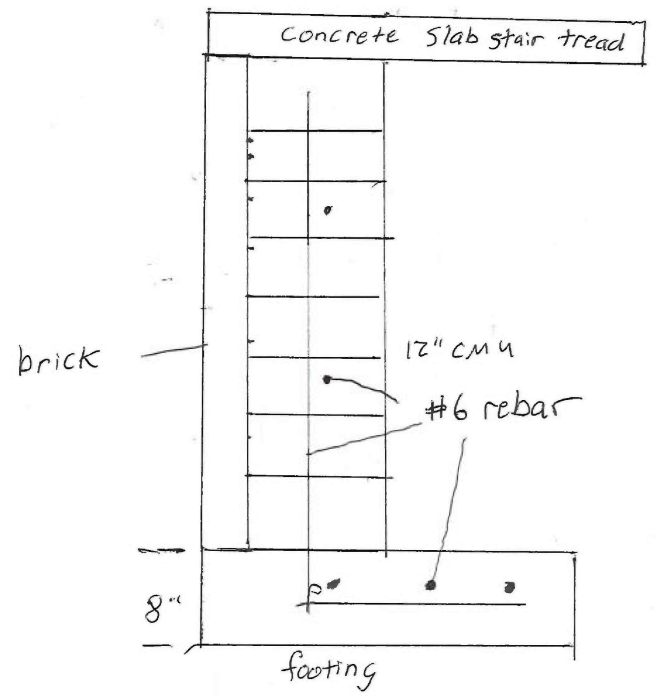
5/1



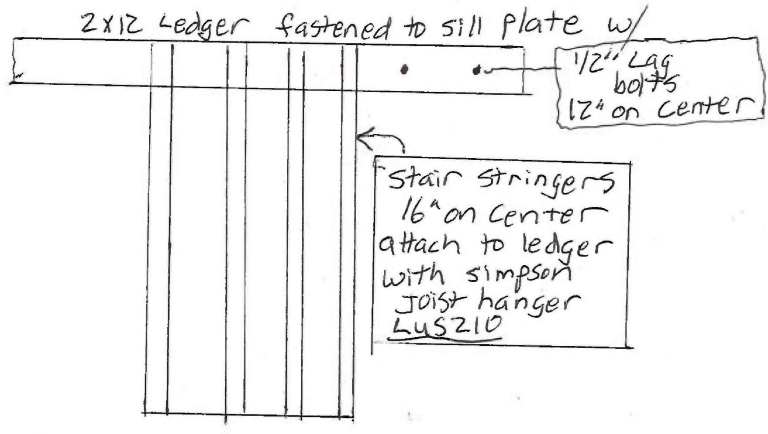


revised west elevation  
stair

lower new stairs

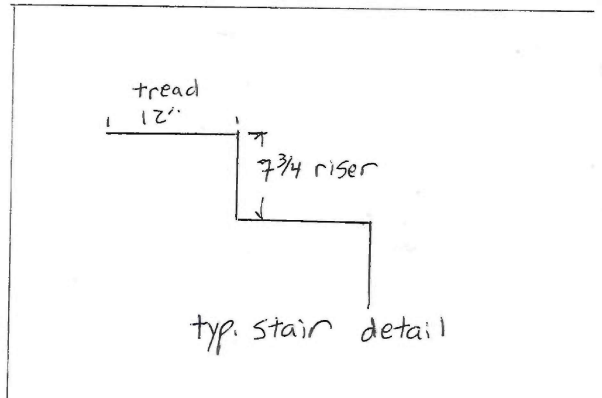
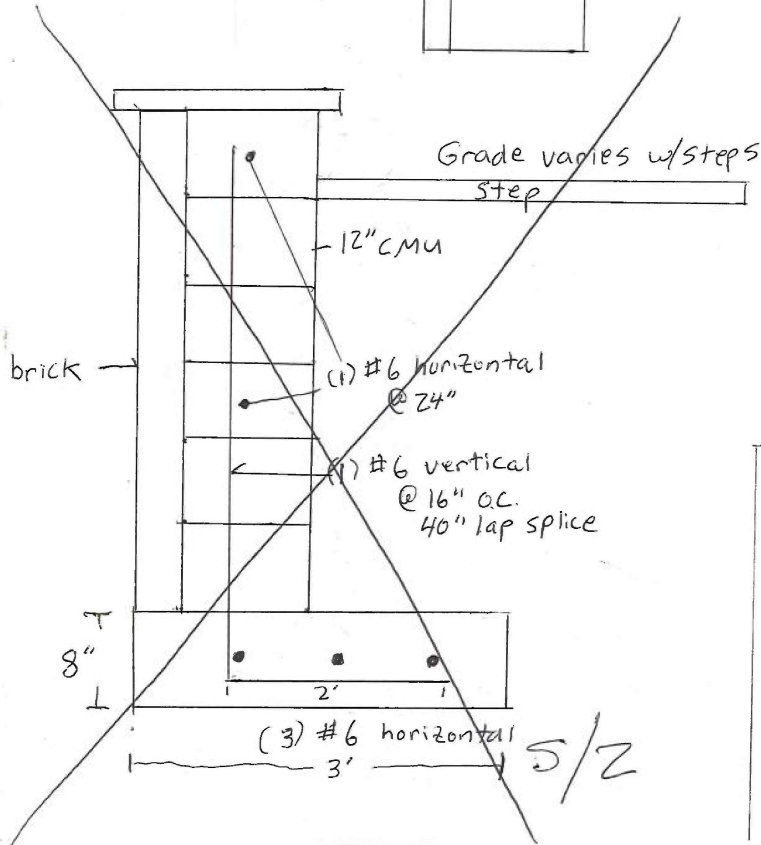
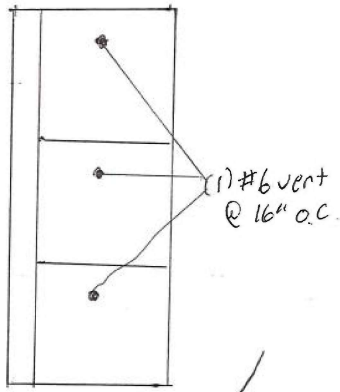


upper wood stairs

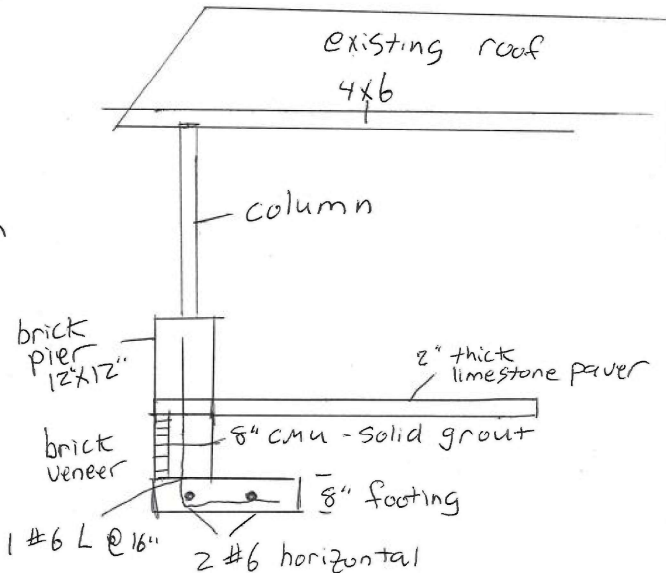
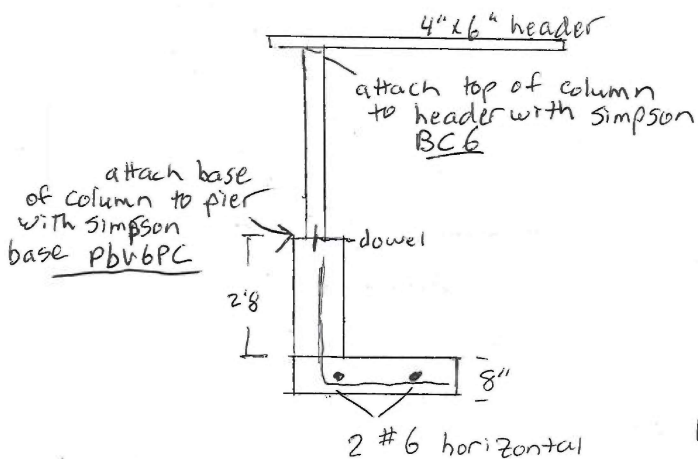


Notes

- (1) 2,500 psi grout
- (2) 40" lap splice
- (3) solid grout



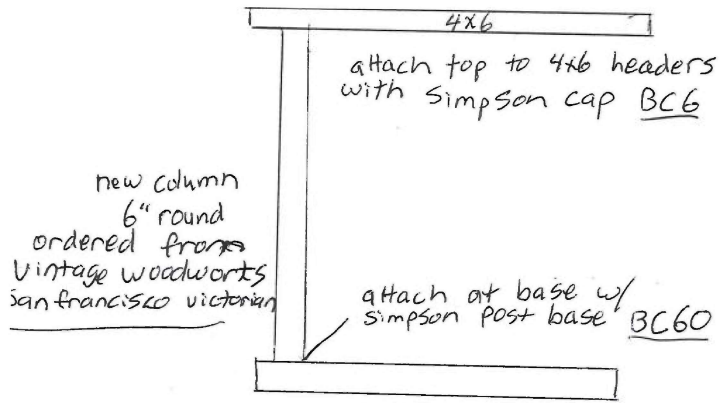
rear porch revisions



5/1

# front porch details

Column to be painted with  
intumescent paint rated at 2 hrs.  
Fireguard E-84

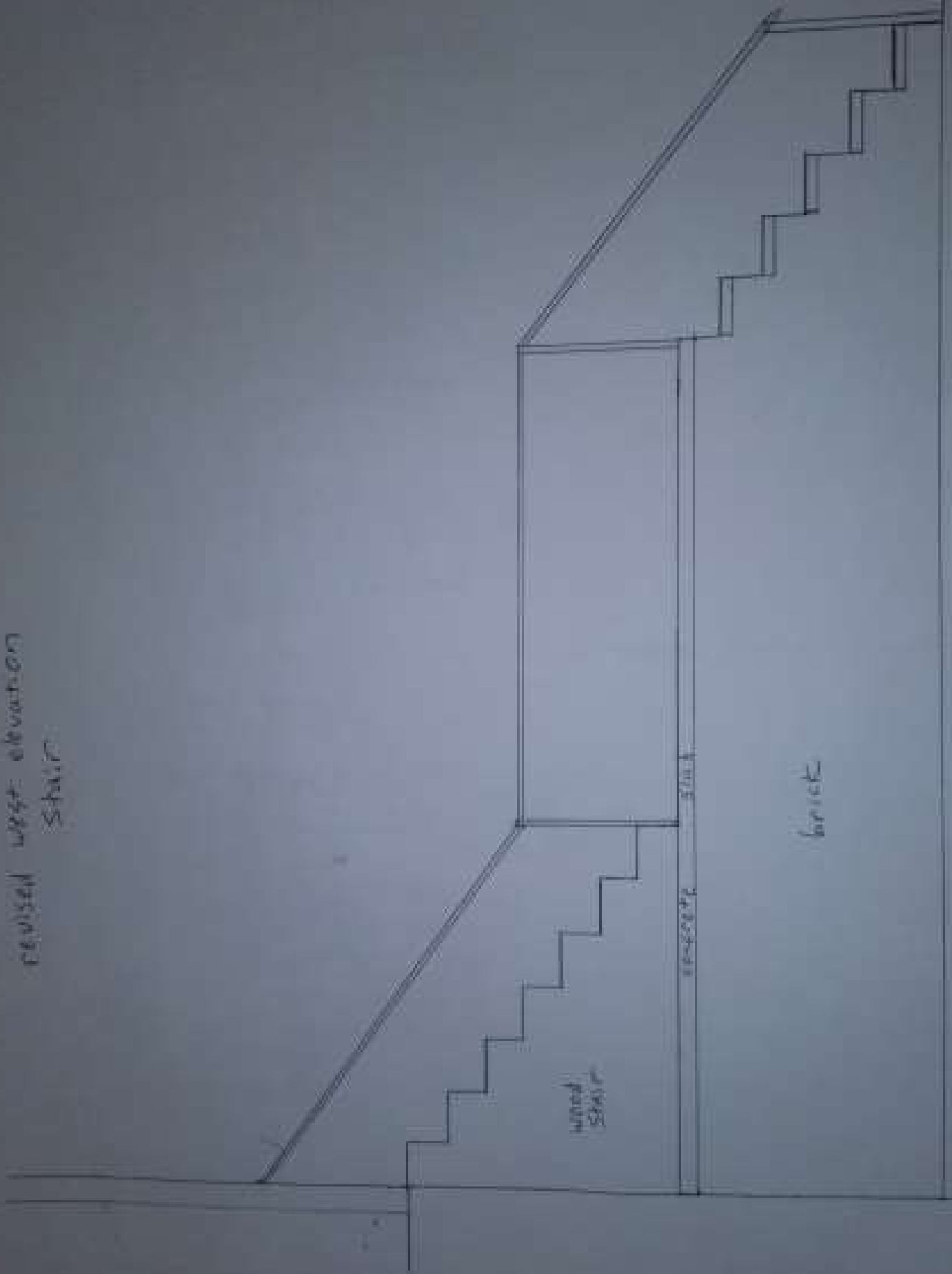


~~load allow~~

allowable loads

	uplift	lateral
BC6	1185	1825
BC60	450	735
PbV6PC	3800	8255
LUS210	1165	1335

revised west elevation  
Stair



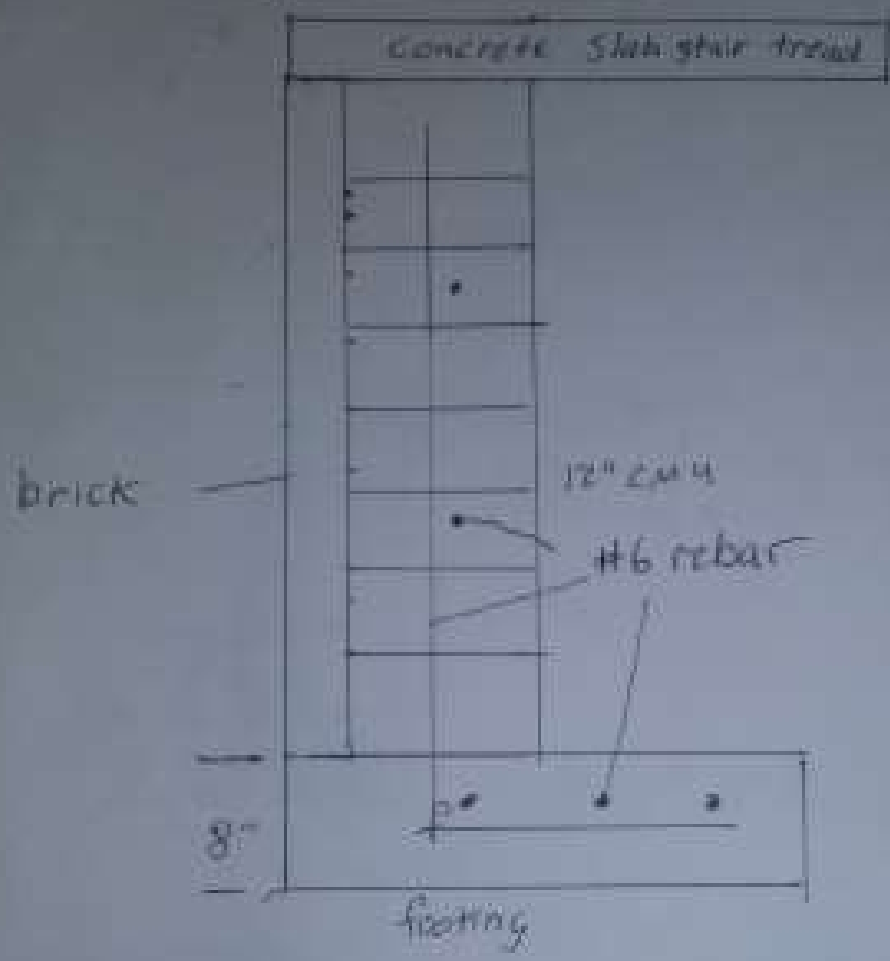
wood  
stair

concrete  
slab

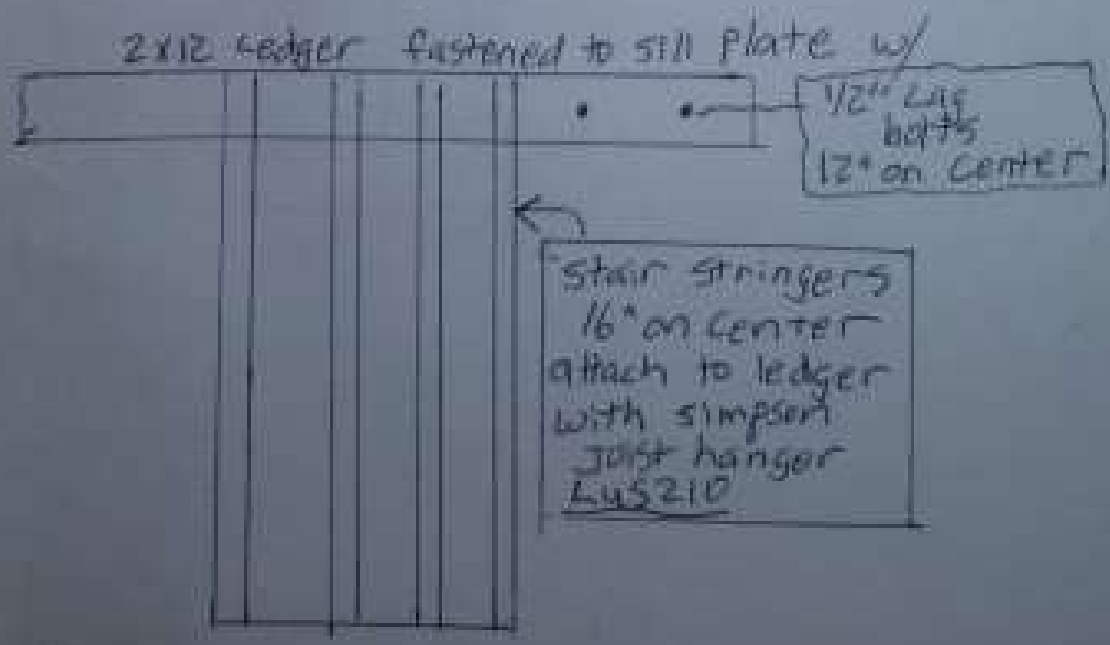
brick

lower new stairs

revised details

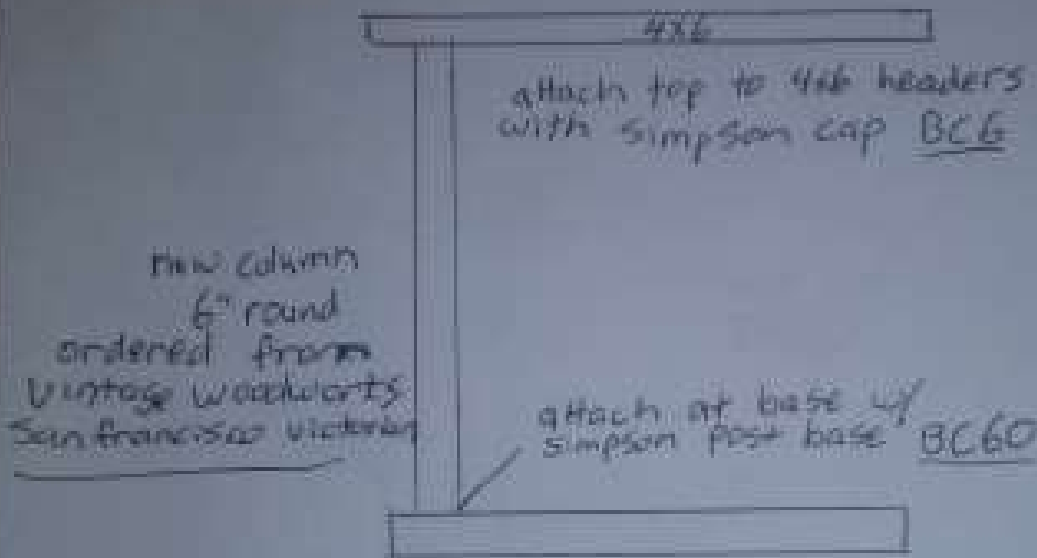


upper wood stairs



# front porch details

column to be painted with  
intumescent paint rated at 2 hrs.



New column  
6" round  
ordered from  
Vintage Woodworks  
San Francisco victor

## ~~load allow~~

allowable loads

	uplift	lateral
BCG	1185	1825
BC60	450	735
P6VAPC	3800	8255
LUS210	1165	1335

typ. stair detail



rear porch  
revisions

4" x 6" header

attach top of column  
to header with Simpson  
BC6

attach base  
column to pier  
with Simpson  
BV6PC

dowel

2'8"



2 #6 horizontal

existing roof

4x6

column

brick  
pier  
12x12"

brick  
veneer

2" thick  
limestone paver

8" CMU - solid grout

8" footing

2 #6 horizontal

1 #6 @ 16"

5/1









# Bldr 919-0271

909. N. Cushman

The columns are salvaged from  
an old house that was torn down

The brick are "old university used  
mutual materials"

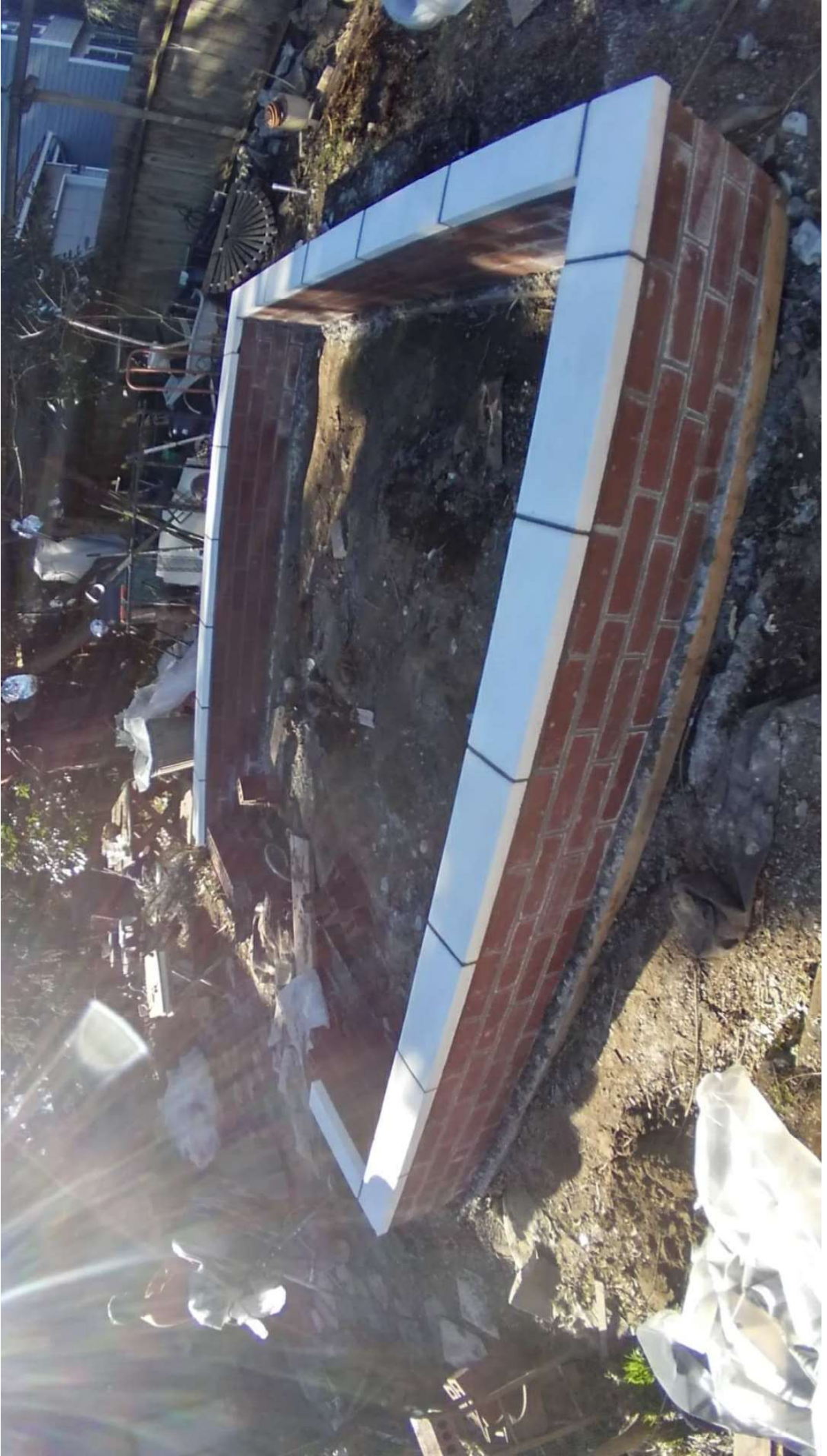
The brick stairs and back porch  
will be capped with limestone  
~~brick~~ which I have at another storage.

The handrail will be iron that I  
am forging and fabricating not ready  
yet.

The new siding above front porch  
will be exactly like the old - which  
were rotten.



















# 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: HDR19-0014

### PROPERTY INFORMATION

Building/Property Name:	Dang
Building/Property Address:	1122 N K ST
Historic/Conservation District:	North Slope
Applicant's Name:	Duc Dang
Applicant's Address:	1122 N K Street Tacoma, WA 98403
Applicant's Phone:	4252753519
Applicant's Email:	ductandang@yahoo.com
Property Owner's Name:	DANG DUC TAN & HUYNH LAURIE T
Property Owner's Address:	

### PROJECT SCOPE AND DESCRIPTION

#### Project Details

Application Type:	Commercial
Type of Work:	Other Minor Work
Estimated Valuation:	4500.00

#### Application Checklist

Features to be Modified:  
Railings

**Program of Work:**

**Specifications of Materials and Finishes:**

wood

**Building/Roofing Information**

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

Proposed Material:

Exterior Material:

**Window Information**

Window Types:

Window Trim:

Window Material:

Window Locations:

**Door Information**

Door Types:

Door Materials:

Door Locations:

**Sign/Awning Information**

**Existing Signage:**

**Sign Dimensions:**

**Sign Material:**

**Logo and Letter Size:**

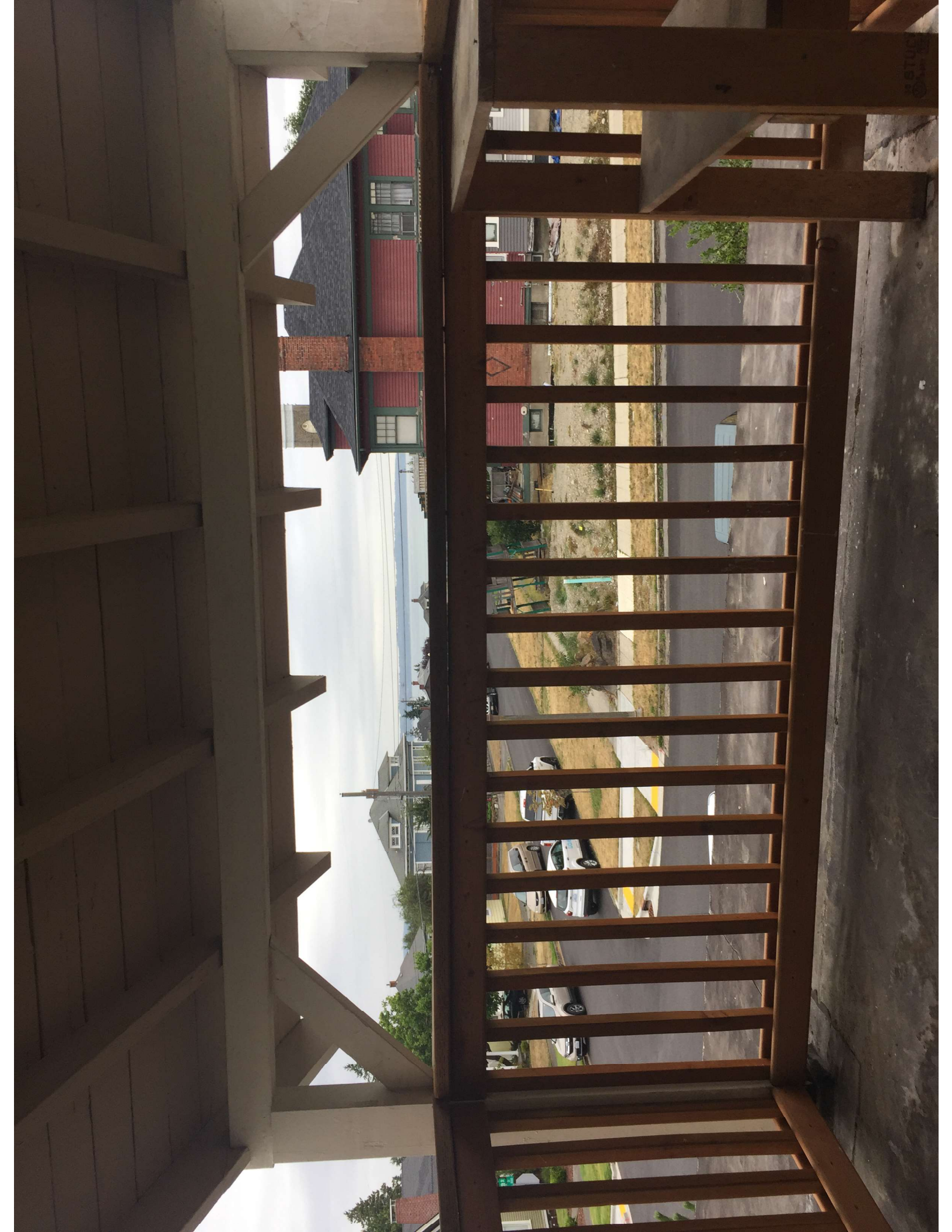
**Lighting Specifications:**

**Removing or Relocating Signage:**

**Method of Attachment:**













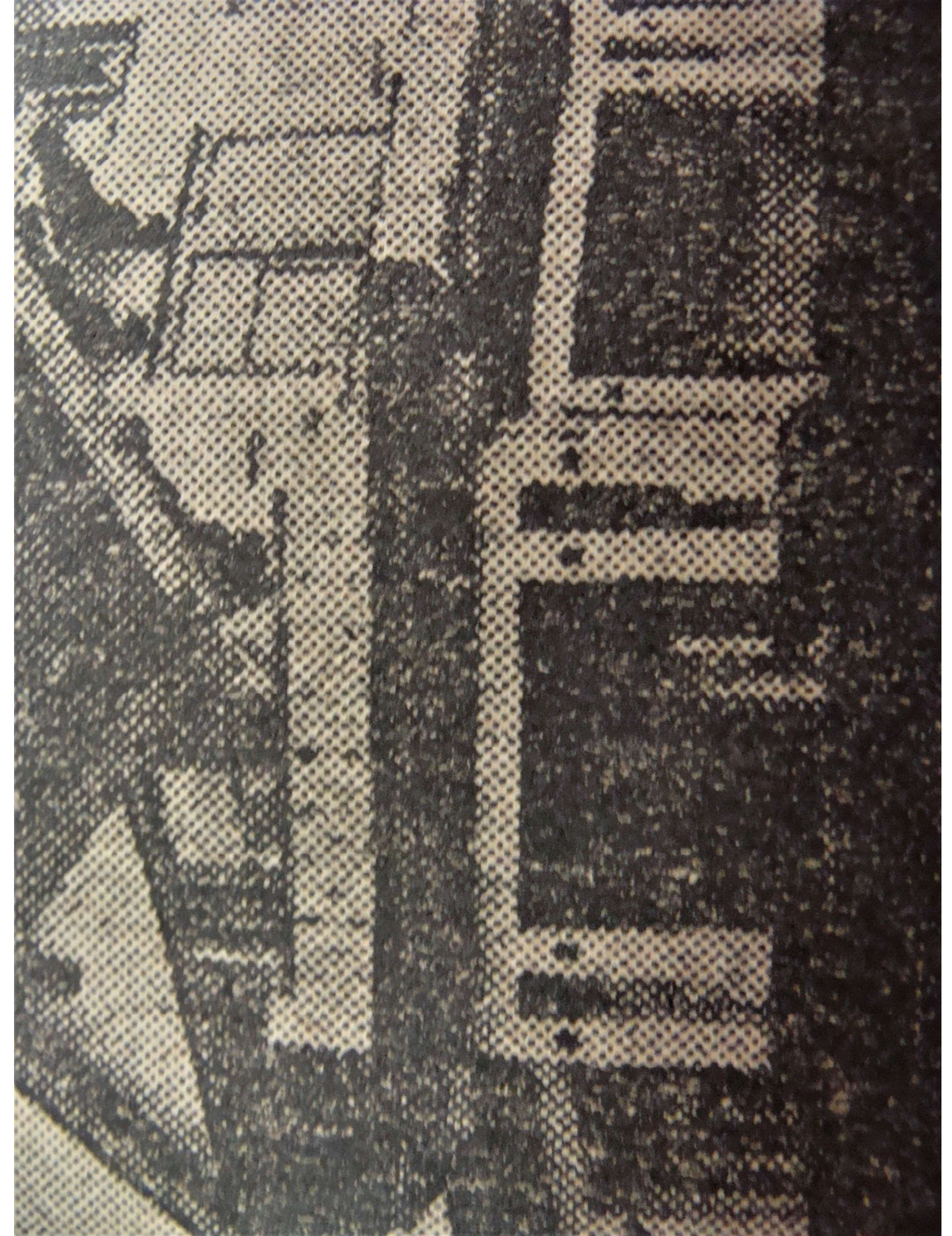


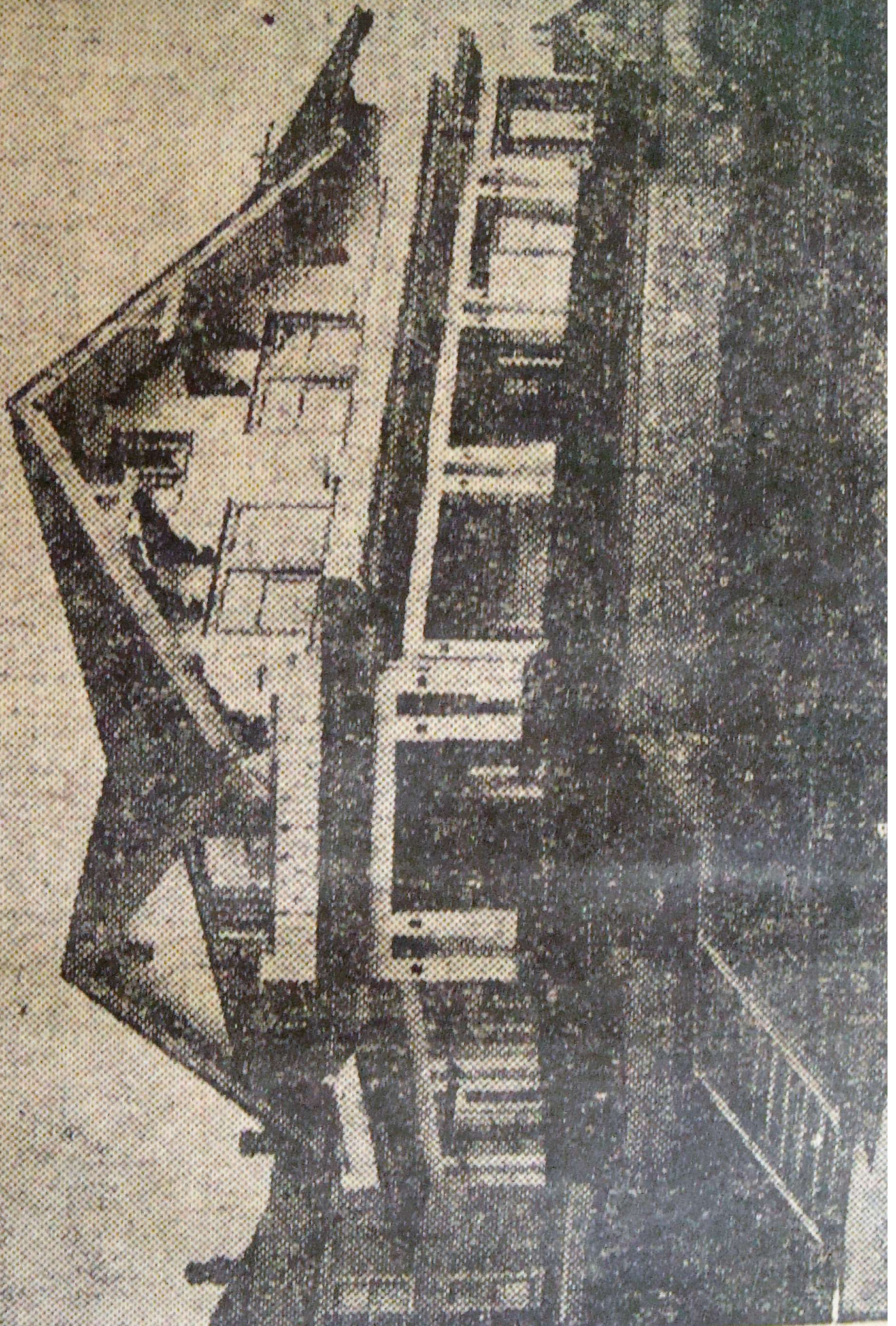






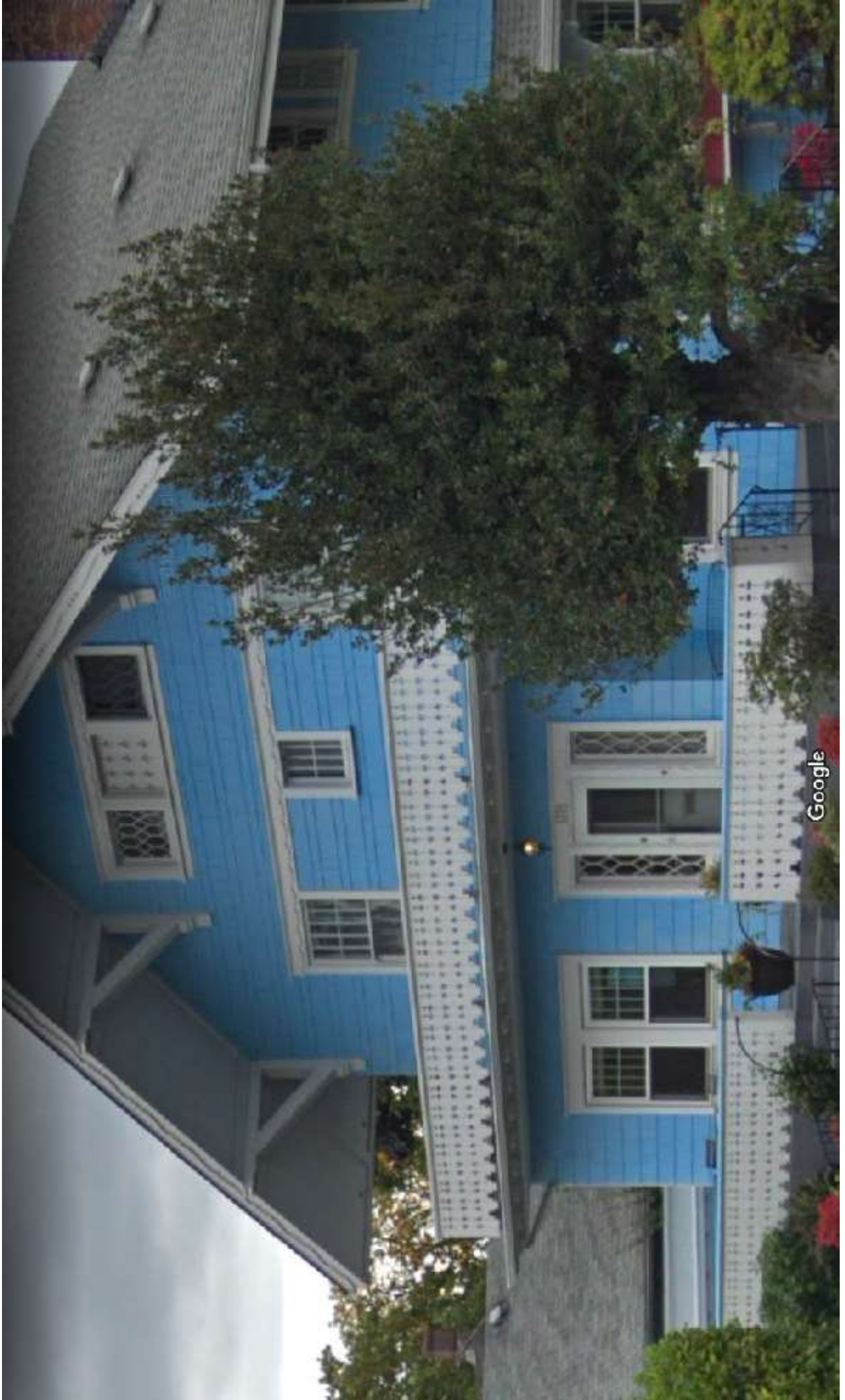
Historic Photos







**Example: 1318 S. 4th**



Google



# REMODELING VINTAGE HOMES FOR MODERN LIFESTYLES

Led by **Carol Sundstrom**, röm architecture studio and Tacoma Landmarks Preservation Commissioner

Architect and Tacoma Landmarks Preservation Commissioner Carol Sundstrom will share tips and tricks to help homeowners make smart choices when remodeling a vintage home.

Learn where to focus dollars for the biggest return on investment, how to give new cabinets a period-appropriate look, and design approaches for obtaining the extra room needed while preserving a historic home's original character.

Workshop will also include information on financial incentives.

To learn more about this workshop or to register, visit [cityoftacoma.org/HPEvents](http://cityoftacoma.org/HPEvents) or call (253)591-5254.

**THURSDAY,  
AUGUST 15, 2019**

**5:30 – 7 P.M.**

**Tacoma Municipal Building**  
North (733 Market St., Room 16)

