

Members

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



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: August 28, 2024
Time: 5:30 p.m.
Location: Hybrid (see below)

Staff

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

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/89120046605>, or by dialing +1 (253) 215-8782 and entering the meeting ID 891 2004 6605 when prompted.

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

	PAGE #	TIME
1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS		
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 08/28/24", and clearly indicate which agenda item(s) you are addressing.		
4. CONSENT AGENDA		
A. Excusal of Absences		
B. Approval of Minutes: 07/26/23; 08/23/23		
C. Administrative Review:		
• 601 S. 8 th St – rail fall protection system, reroofing		
5. DESIGN REVIEW		
A. Clerk’s House/Ft. Nisqually <i>Replacement of Clerk’s House</i>	SHKS Architecture	15 15 m
6. BOARD BUSINESS/COMMUNICATION ITEMS		
A. Equity Committee updates	Commission	12 5 m
B. Events & Activities	Staff	13 5 m
7. 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**



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

MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: July 26, 2023

Location: Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

Commission Members in Attendance:

Jennifer Baersten, Vice-Chair
 Sarah Hilsendeger
 Alex Morganroth
 Bryan Rousseau
 Lysa Schloesser
 Jenny Sullivan
 George Zeno

Commissioner Members Excused:

Kevin Bartoy, Chair
 Laurel McQuade
 Deborah Cade, North Slope Ex-Officio

Commission Members Absent:

N/A

Staff Present:

Reuben McKnight
 Susan Johnson
 Mary Crabtree

Others Present:

Josh Kropf
 Curtis Costner
 Katie Pratt
 Steve Wachtler
 Jim Carleton
 Ellen Miro
 Monette Hearn

Vice-Chair Baersten called the meeting to order at 5:33 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. PUBLIC COMMENT

Johnson reported that no written comments were received for public comment.

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Kevin Bartoy
- Laurel McQuade
- Deborah Cade

B. Approval of Minutes

There were no minutes for approval.

C. Administrative Review: N/A

5. DESIGN REVIEW

A. 310 S. 9th St. (Rialto Theater) *Roof Repairs*

Johnson read the staff report as provided in the packet.

Kropf provided additional information regarding the replacement and removal of the roof, mold remediation, and funding for improvements.

Commissioner Hilsendeger expressed appreciation for the project.

Commissioner Morganroth moved that the Landmarks Preservation Commission adopt as findings the staff analysis and approve the application for roof repairs at 310 South 9th Street as submitted. Commissioner Hilsendeger seconded the motion. The motion passed unanimously.

B. 1601 N. 8th St. (NSHD) *Front Porch Repairs*

Johnson read the staff report as provided in the packet.

Commissioner Sullivan moved that the Landmarks Preservation Commission adopt as findings the staff analysis and approve the application for porch repairs at 1601 North 8th Street as submitted. Commissioner Rousseau seconded the motion. The motion passed unanimously.

6. BOARD BRIEFINGS

A. 3319 S. Adam Street (Oakland School) *Renovation*

Johnson read the staff report as provided in the packet.

Pratt presented the proposed project, including a project overview, standards for rehabilitation, and the condition and treatment approach of historic features, noting the brick stone, sandstone, roofing, and windows.

Commissioner Hilsendeger asked about the plan for the windows with louvers on the lower level and the existing protruding air conditioning units.

Vice-Chair Baersten asked about glazing, patching on the decorative sandstone elements, and potential work planned for the addition.

Commissioner Hilsendeger asked about the condition of the chimney.

B. 725 E. 25th (U-Haul) Update

Johnson read the staff report as provided in the packet.

Carleton provided additional information on the proposed project, including original conditions and materials and proposed changes.

Commissioner Hilsendeger asked about signage on the hopper and referenced original Commission feedback to preserve the hopper without signage.

McKnight provided background on integrity issues and the complexity of multiple past alterations in the project.

Vice-Chair Baersten requested information on whether a preservation consultant was hired, how it was determined that the siding is not original, if any wood siding would be kept, types of siding being proposed, window treatments being pushed out to match the outer siding profile, and how the timber framing will be affected by seismic upgrades.

Commissioner Hilsendeger asked staff about the process of requesting special consideration to deviate from the code.

Discussion ensued regarding the functionality, size, and design of the proposed siding materials and whether there is

a preference for other materials over insulated metal panels.

7. BOARD BUSINESS/COMMUNICATION ITEMS

A. Tacoma's Black Heritage Survey Update

McKnight read the staff report as provided in the packet.

Mirro and Hearn provided an overview of the survey and the program's progress, including the number of identified sites, significant Black history that has been identified, segregation and redlining, Tacoma Landmarks, and the Equity Index.

Commissioner Zeno expressed appreciation, noted his connection to this project, and asked how the Commission can fit into this project.

Commissioner Sullivan asked if the survey is part of a greater national project or if it is solely focused on Washington.

Commissioner Zeno asked if there is a specific timeperiod for this project and provided the example of the Buffalo Soldiers Museum.

Ellen Mirro expands on their selection and research and what is taken into account.

B. Equity Committee updates

There were no Equity Committee updates.

C. Events & Activities

- Broadening Horizons Heritage Café Series will resume this fall, possibly in September (TBD). Details pending.
- A site visit for the Commission is in the works for the Willamette Casket Building; date is pending.

Commissioner Sullivan suggested a site visit to Casket Company (Willamette Building) during Halloween.

McKnight informed the Commission that the resolution to designate the Willamette Casket Building as a City Landmark will be on the City Council's agenda on August 1, 2024.

8. CHAIR COMMENTS

The meeting was adjourned at 7:43 p.m.



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

MINUTES (Draft)

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

Location: Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

Commission Members in Attendance:

Kevin Bartoy, Chair
 Jennifer Baersten, Vice-Chair
 Sarah Hilsendeger
 Alex Morganroth
 Bryan Rousseau
 Lysa Schloesser (arrived at 5:36)
 George Zeno (arrived at 5:35)
 Deborah Cade, North Slope Ex-Officio

Staff Present:

Reuben McKnight
 Susan Johnson
 Mary Crabtree

Others Present:

Marshall McClintock
 Reverend Tad Monroe
 Casey Wenk
 Son-Hsiung Riu

Commissioner Members Excused:

Laurel McQuade
 Jenny Sullivan

Commission Members Absent:

N/A

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. PUBLIC COMMENT

McKnight reported that no written comments were received for public comment.

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Laurel McQuade
- Jenny Sullivan

B. Approval of Minutes

There were no minutes for approval.

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.

Commissioner Zeno arrived here, at 5:35 p.m. Commissioner Schloesser arrived here, at 5:36 p.m.

Johnson read the staff report as provided in the packet.

McClintock presented additional information, including a site map, historic photos, the manse, north and south façade, and the chapel.

Vice-Chair Baersten expressed appreciation for the nomination.

Reverend Monroe provided additional comments.

Commissioner Cade expressed additional appreciation and highlighted its community assets.

Vice-Chair Baersten moved that the Landmarks Preservation Commission adopt the analysis as findings and schedule the nomination for 901-909 N. J Street for a public hearing and future consideration at a tentative hearing date of October 11, 2023. Commissioner Rousseau seconded the motion. The motion passed unanimously.

6. SPECIAL TAX VALUATION

A. 506 N. L St.

McKnight read the staff report as provided in the packet.

Vice-Chair Baersten and Commissioner Cade expressed appreciation and gratitude for the project.

Vice-Chair Baersten moved that the Landmarks Preservation Commission approve the Special Tax Valuation application for 506 N. L St. for \$415,028.96. Commissioner Hilsendeger seconded the motion. The motion passed unanimously.

7. DESIGN REVIEW

A. 824 N. M St.

Converting Garage to DADU

Johnson read the staff report as provided in the packet.

Vice-Chair Baersten and Commissioner Cade requested information on the pitch of the roof.

Discussion ensued regarding the pitch, potential shading on the yard, and height restrictions.

Commissioner Cade asked about the layout of the DADU and parking spots.

Vice-Chair Baersten expressed concerns regarding the horizontal slider windows. Commissioner Hilsendeger echoed the concern.

Vice-Chair Baersten moved that the Landmarks Preservation Commission approve the application for 824 North M Street with the following amendment that the applicant work with staff to change the horizontal sliding window on the North side to a casement or vertical sliding. Commissioner Rousseau seconded the motion. The motion passed unanimously.

8. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates

There were no Equity Committee updates.

B. Events & Activities

- A site visit to the Willamette Casket Building (2916 S. Steele St.) is scheduled for Wednesday, October 18,

2023, at 4:00 p.m.

- A public kick-off meeting for Tacoma's Black Heritage Survey project is scheduled for August 30, 2023, at the Tacoma campus for Evergreen State College.
- The South Tacoma Mixed-Use Center Historic Property Survey will be commencing soon. A public kick-off meeting is being planned, tentatively for September.

9. CHAIR COMMENTS

Commissioner Cade requested an update on the proposed Historic District moratorium. McKnight provided clarification on the schedule and process for the proposed Historic District moratorium.

Chair Bartoy inquired about the Planning Commission's action on the College Park nomination. McKnight provided an update on the determination.

Commissioner Hilsendeger asked about feedback regarding the removal of the bell in the Old City Hall. McKnight provided information on the bells and the seismic and structural challenges.

Chair Bartoy reported that staff will provide a presentation on the Facilities Advisory Committee's process on September 13, 2023.

The meeting was adjourned at 6:31 p.m.



STAFF REPORT

August 28, 2024

DESIGN REVIEW

AGENDA ITEM 5A: Fort Nisqually Clerk's House

Michael Housley, SHKS Architects

BACKGROUND

Built in 1935, the current Clerk's House is part of the reconstructed Fort Nisqually. This site is listed on the local, Washington State, and National registers. It was added to the Tacoma Register in 1976. The Clerk's House has had major additions/alterations over time; it has been rated with low integrity as part of the demolition/replacement process. The proposed replacement is modeled on the 19th century Hudson Bay Company's Montgomery House, the original Fort Nisqually structure that the Clerk's House was modeled after in the 1930s.

SHKS Architects, along with Metro Parks Tacoma, have collected historic photos and drawings of Montgomery House and its' successor (Clerk's House). Site drawings show their footprint within both the original fort site and the reconstruction at Point Defiance Park.

The intended scope of work is the following:

- Demolition of the existing Clerk's House (permit DEMOC24-0009)
- Historically accurate reconstruction of the 19th c. Montgomery House, with regard to massing, style and materials, to maintain the visual character of the site
- Montgomery House reconstruction will be based on historic photos and drawings
- Construction of a new 2,750 sq. ft. building to the rear, set back and differentiated, for programming and storage

The Commission was briefed on this project on July 24, 2024. The Commission had no significant concerns at the briefing.

STANDARDS

As an individually listed local landmark, the Secretary of the Interior's Standards for Rehabilitation apply to the Fort Nisqually site. The most pertinent standards for this project are:

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.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
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. The property known as the Clerk's House is listed on the Tacoma Historic Register as part of the Fort Nisqually historic site. 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 Clerk's House is a 1930s era reconstruction of a previous building at the original Fort Nisqually site (present day Dupont); its additions and alterations have relegated the building to non-contributing element.
3. The proposed demolition and replacement with a historically accurate version of the Hudson Bay Company's Montgomery House would appear to improve the site's living history purpose, thus adhering to Standard 1 by maintaining the defining characteristics of its site.
4. Two of the existing Clerk's House wood sash, divided lite windows will be salvaged, repaired and reinstalled in the new Montgomery House, thus appearing to meet Standard 2.
5. Given the pictorial evidence of the Montgomery House, the proposed reconstruction will be based on historic evidence and will match the old in design, color, texture, and other visual qualities and, where possible, materials; thus, the proposed work appears to meet Standard 6.
6. The new storage/programs building to the rear will be differentiated from the Montgomery House by its massing, cladding, scale, and other architectural features while respecting the overall scale of surrounding buildings; thus, the proposed work appears to meet Standard 9.
7. The reconstruction of the Montgomery House and the new storage/programs building to the rear will be removable in the future and do not appear to affect the integrity of the site as a whole; thus, the proposed work appears to meet Standard 10.

ACTION REQUESTED

Staff recommends approval as submitted.

SAMPLE LANGUAGE FOR APPROVAL MOTION:

"I move that the Landmarks Preservation Commission approve the application for replacement of the Clerk's House plus construction of a new building to the rear, at Fort Nisqually, Point Defiance Park [as presented, or with any specific conditions or amendments], finding that the proposal is consistent with the applicable Secretary of the Interior's Standards as included in the analysis."

SAMPLE LANGUAGE FOR DENIAL MOTION:

"I move that the Landmarks Preservation Commission deny the application for replacement of the Clerk's House plus construction of a new building to the rear, at Fort Nisqually, Point Defiance Park, finding that the proposal is does not meet the applicable Secretary of the Interior's Standards as follows; [cite applicable guidelines]."

SAMPLE LANGUAGE FOR DEFERRAL MOTION (if additional information is needed to render a decision)

"I move that the Landmarks Preservation Commission defer its decision on the replacement of the Clerk's House plus construction of a new building to the rear, at Fort Nisqually, Point Defiance Park, pending the submittal of additional information including [state information needed to render decision]."

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 6A: 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 6B: Events and Activities Update

Staff

1. A site visit for the Commission is being arranged for Fort Nisqually/ Point Defiance Park for this fall. Scheduling question: would Commissioners prefer to keep site visits on Wednesdays at 4:00pm, generally?
2. The South Tacoma Mixed Use Center Historic Property Survey has concluded and the final report has been accepted by the Department of Archaeology and Historic Preservation. It will be added to the City of Tacoma Historic Preservation website as soon as possible.
3. The Washington Trust for Historic Preservation presents the 2024 PLACES Conference, October 16-18, in Walla Walla, Washington. More details at [PLACES 2024 \(regfox.com\)](https://regfox.com).
4. The next Committees, Boards and Commissions (CBCs) Orientation will be Monday, October 7th from 5 – 6:30pm, Tacoma Municipal Building Room 243. In-person and Zoom options are available. Flyer is included in this packet. All Commissioners are encouraged to attend. Pre-registration kindly requested, by link or CR code (see flyer). Light refreshments will be served.
Agenda includes:
Welcome & Intros
Overview of City of Tacoma Government
Strategy and City Goals
City of Tacoma's Primary Equity Goals
Equity vs Equality
Open Public Meetings Acts & Ethics
CBC's and Communication
Closing and Evaluations
5. Fort Nisqually Living History Museum will be commemorating the 90th anniversary of the fort's relocation to Point Defiance Park as well as hosting the annual Harvest Home event. Saturday, September 7th. Flyer is included in this packet.
6. The 2024 Tacoma Moon Festival, organized by the Chinese Reconciliation Project Foundation, will be September 14th from 1-7pm. More details including the performance and activities schedule at <https://tacomamoonfestival.org>.
7. The City Council will soon be soliciting applications for the Landmarks Commission. The terms expiring or vacant on December 31 include:
 - Architect 3
 - At Large 2
 - At Large 3



Submittal Information

Permit: BLDCN24-0043

Applied: 06/25/2024

15

Planning & Development Services

747 Market St.

Tacoma, WA 98402

ACCOUNTING

SAP Cost Object

PM Order

BUILDING INFORMATION

Basement	NO
Marijuana Use	Not Applicable
Number of Dwelling Units	0
Risk Category	II
Shell Only	NO
Single or Multi-Tenant Building?	Single
Total Building Area	3374

CED

CED Supported

CERTIFICATE OF OCCUPANCY

TCO Term

DATES

Anticipated Start Date

10/14/2024

DOCUMENT SUBMITTAL CHECKLIST

16

Architectural site plan, floor plan, existing plan, elevations, details	Yes
Associated Land Use Application Number	No
Associated Site Development Application Number	Yes
Copy of previous determinations/interpretations	No
Electrical Reflected Ceiling Plan and Energy Code Forms	Yes
Energy code forms for mechanical, lighting, and building envelope	Yes
Geotechnical Report	No
If yes, enter associated SDEV number	24TMP-012761
Mechanical Drawings and Equipment Specifications	Yes
Plumbing and Riser Diagrams and Fixture Count	Yes
Project Summary & Code Analysis	Yes
Specifications	Yes
Structural Calculations, stamped and signed by same as engineer structural drawings	Yes
Structural Drawings	Yes
Subsequent deferred submittals or phased permitting	Yes
Traffic Analysis	No

EXPEDITED REVIEW

Permit Qualifies for Expedited Review	UNCHECKED
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FIRE SYSTEMS

Automatic Fire Alarm System Provided	NO
Automatic Fire Extinguishing System Provided	NO

LEVEL OF SERVICE

Revision LOS Timeframe

PARCEL AND ZONING INFORMATION

17

Accessibility Index	Moderate
BLDINSPAREA	Northwest
Building Inspector	Ken Ho
City Council District	1
Easements	E-4346
Economy Index	High
Education Index	High
Erosion Control Inspector	Scott Haydon
Flood Hazard Area	VE
Land Use Designations	Parks and Open Space
Liquefaction Susceptibility	low to moderate
Livability Index	Very High
National Register	N
Neighborhood Council District	West End
Opportunity Zone	060300
Overall Equity Index	Very High
Shoreline District	S5
Site Inspector	John Ringer
SITEINSPAREA	Northwest
Slopes - Steep and Stability	15% to 25%
Tacoma Register	N
Washington Register	N
Wastewater Subbasin	N01
Wetland Status	Wetland B
Wind Zone	90
Zoning District	R1

PERMIT ISSUANCE

Contact Name	Marty Stump
Contact Type	Owner

PRIORITY REVIEW

Permit Qualifies for Priority Review	UNCHECKED
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PROJECT DETAILS

Night or Weekend Work	NO
Pre-Application Number	PRE24-0066
Scope of Work	Demolish existing ~1,200 SF Clerk's House (built CA 1930) and three storage outbuildings. Construct new ~4,000 SF Clerk's House.

VALUATIONS

Code Calculated Valuation	488613
Estimated Valuation	2094000
Mechanical Valuation	150000
Plumbing Valuation	111000

PROJECT DETAILS

Area SqFt	1193
Area SqFt	2181
Description	Fort Nisqually Museum staff and volunteer space with residential kitchen/dining, bathrooms, dressing rooms, sewing and fitting room, and storage.
Description	Sewing and clothing storage with dedicated mechanical room at east end.
Estimated Valuation	100808.5
Estimated Valuation	387803.61
Floor Number	1
Floor Number	2
Occupant Load	59
Occupant Load	6
Proposed Occupancy	B Business
Proposed Occupancy	S-1 Storage, moderate hazard
Proposed Use	Clothing, woolen wearing apparel
Proposed Use	Other
Shell Only	NO
Square Foot Construction Cost	177.81
Square Foot Construction Cost	84.5
Type of Construction	VB
Type of Work	New

Contacts:

Contact Type	Name	Email
Applicant	Michael Housley	michaelh@shksarchitects.com
Owner	Marty Stump	martys@tacomaparks.com



METRO PARKS
TACOMA

FORT NISQUALLY
CLERK'S HOUSE
REPLACEMENT

Pre-Application Number: PRE24-0066
 Site Development Application Number:
 24TMP-013063

Commercial New Building Application:
 24TMP-012761

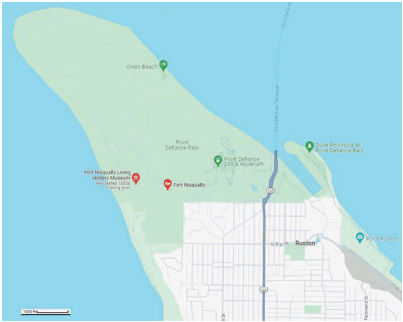
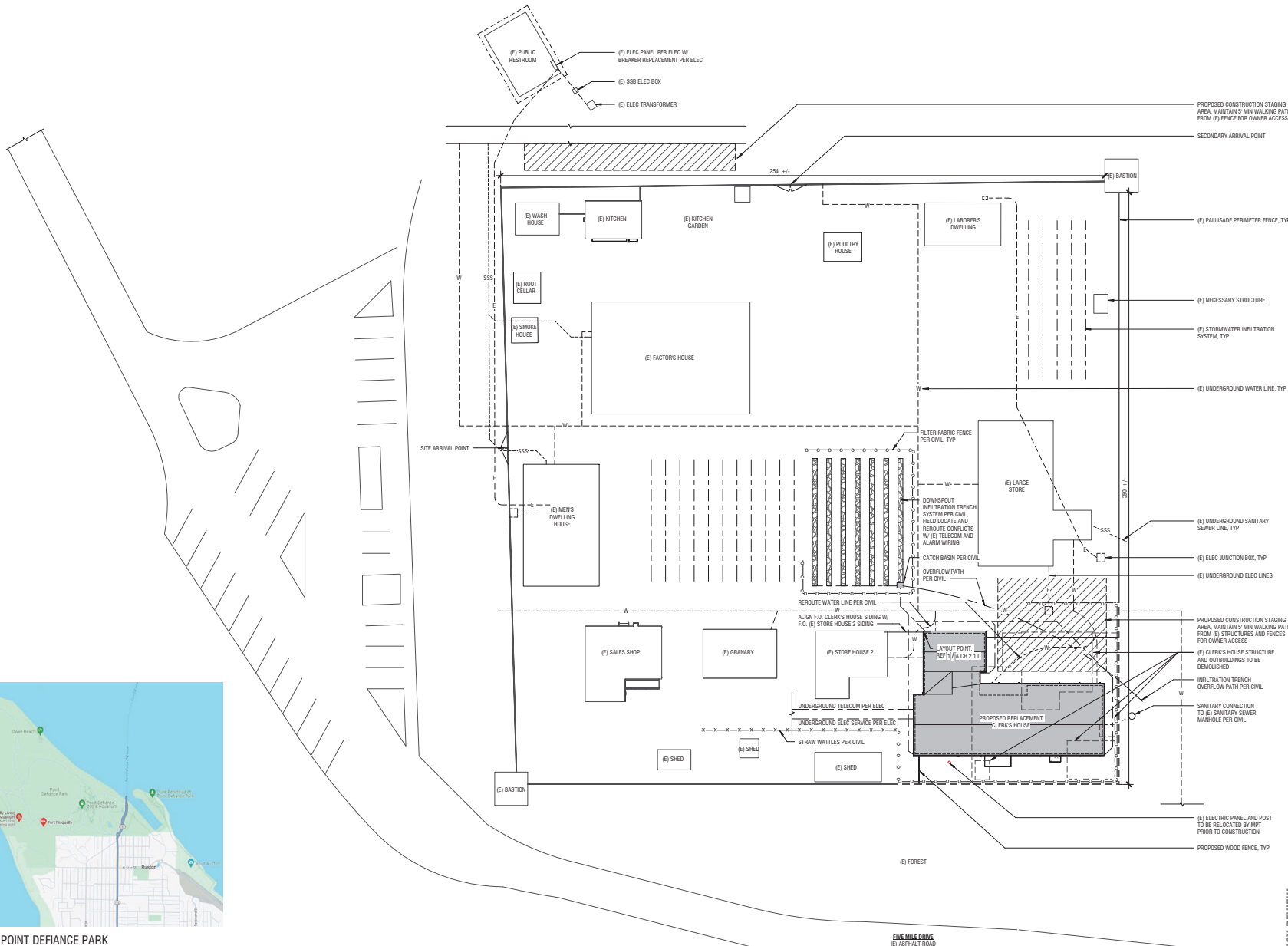
PERMIT

5519 FIVE MILE DRIVE
 TACOMA, WA 98407
 PARCEL NUMBER 0221103000

Drawn by: MH
 Checked: JH
 Date: 8/25/24
 Scale: 1" = 20'-0"
 Revisions:
 No. Date Remarks

FOR AGENCY REVIEW

SITE PLAN
 A1.0

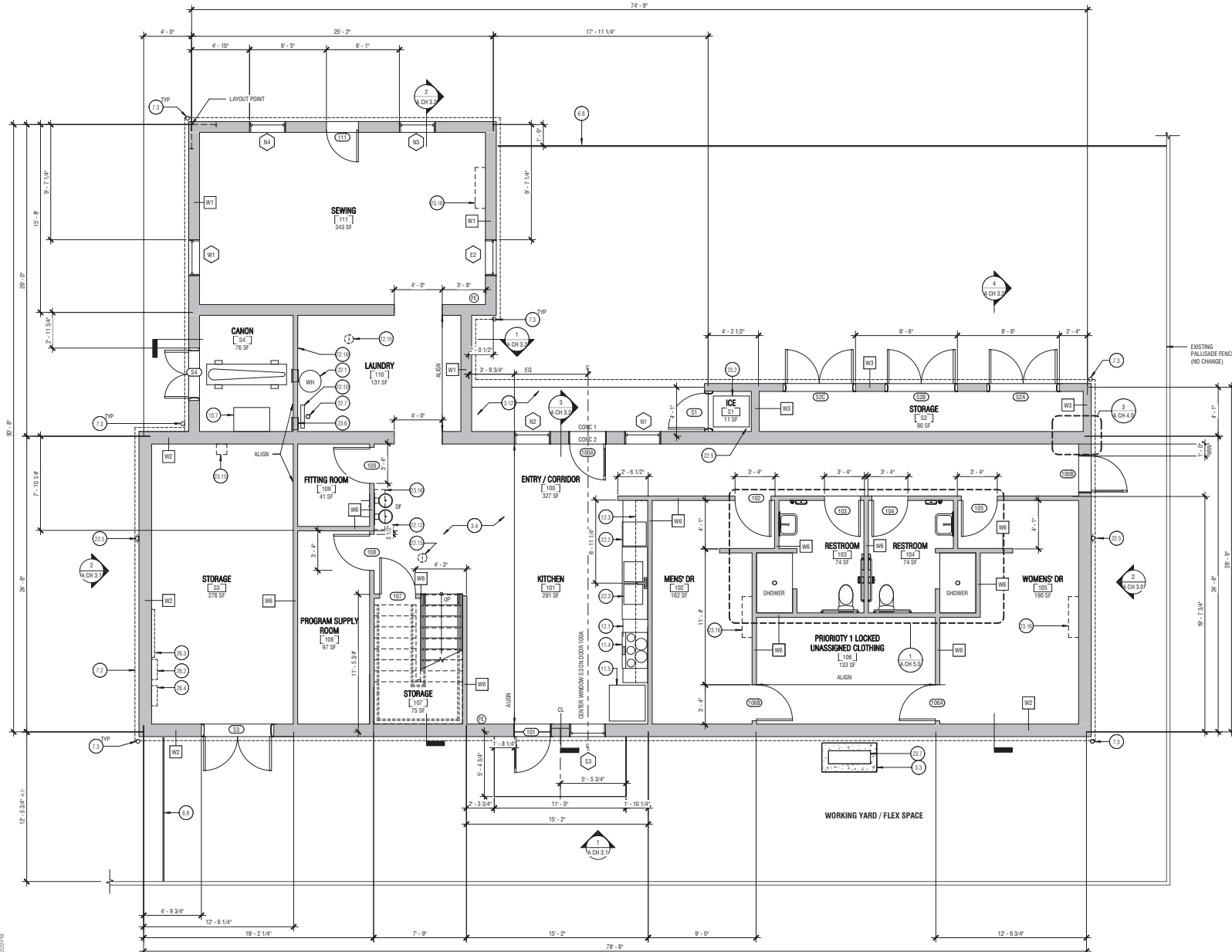


VICINITY MAP OF POINT DEFIANCE PARK

1 FORT NISQUALLY SITE PLAN
 1" = 20'-0"

05/25/2024 8:13:03 PM





KEYNOTE LEGEND

MARK	KEYNOTE TEXT
3.3	CONCRETE PAD PER STRUCT
3.4	INSULATED CONCRETE SLAB ON GRADE PER STRUCT
3.12	CONCRETE LANDING
6.8	8" TALL WOOD FENCE
7.2	ROOF OVERHANG ABV
7.3	METAL DOWNSPOUT
10.7	TYPE 2 MAGAZINE (POWDER CABINET)
11.4	RANGE
11.5	REFRIGERATOR/FREEZER
12.1	COUNTERTOP
13.3	CASWORK (UPPERS)
22.1	WATER HEATER PER PLUM
22.2	SIGNWASHER
22.3	SINK PER PLUM
22.5	HOSE BIBB PER PLUM
22.7	FLOOR DRAIN FUNNEL REF PLUM
22.9	FLOOR SINK REF PLUM
22.10	PRESSURE REDUCING VALVES, BACKFLOW PREVENTER PER PLUM
22.12	DRINKING FOUNTAIN
22.15	FLOOR CLEANOUT REF PLUM
22.16	OUTLET BOX WASHER REF PLUM
23.2	ICE MACHINE
23.6	WALL MOUNTED GRILLE PER MECH
23.7	HEAT PUMP ON PAD PER MECH
23.15	UNIT HEATER PER MECH
23.16	FAN COIL UNIT PER MECH
26.2	FIRE ALARM CONTROL PANEL REF ELEC
26.3	COMM BOARD REF ELEC
26.4	ELEC PANEL REF ELEC

PLAN LEGEND

(E) WALL
NON-RATED WALL
RATED WALL
FLOOR DRAIN (NO CHANGE)
FLOOR CLEANOUT
FLOOR SINK

ARCHITECT OF RECORD

shks
ARCHITECTS

Seattle HQ
PA: 206.475.9101
info@shksarchitects.com
13001A 5th Avenue
Seattle, WA 98103

REGISTERED ARCHITECT
JONATHAN H. HARTING
STATE OF WASHINGTON

METRO PARKS
TACOMA

FORT NISQUALLY
CLERK'S HOUSE
REPLACEMENT

Pre-Application Number: PRE24-0096
Site Development Application Number: 24TMP-013063
Commercial New Building Application: 24TMP-012761

PERMIT

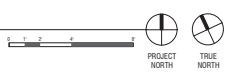
5515 FIVE MILE DRIVE
TACOMA, WA 98407
PARCEL NUMBER 0221103000

Drawn by: NA, MH
Checked: JH
Date: 6/25/24
Scale: 1/8" = 1'-0"
Revisions: No. Date Remarks

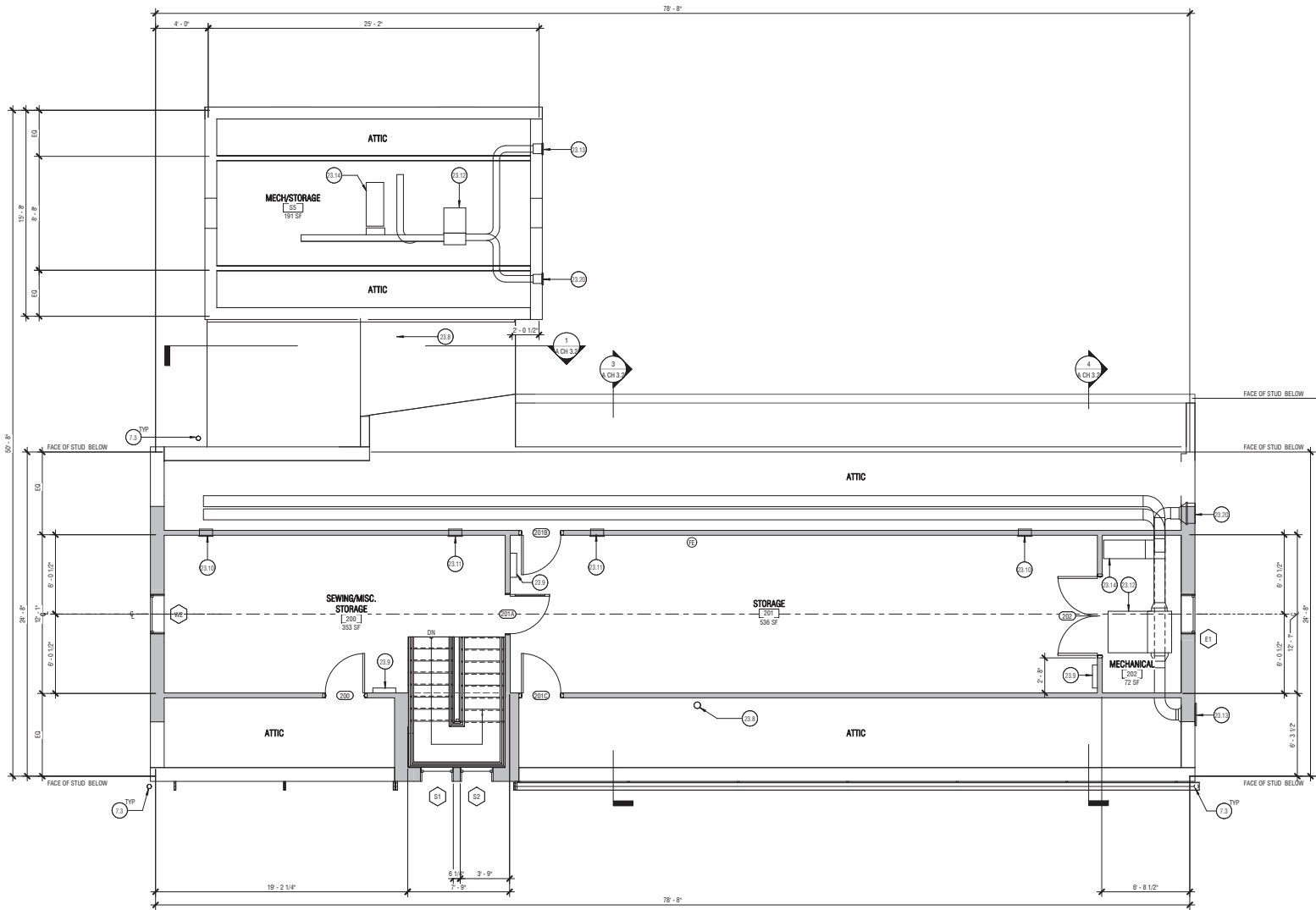
FOR AGENCY REVIEW

CLERK'S HOUSE
FIRST FLOOR
PLAN
A CH 2.1.1

1 CLERK'S HOUSE FIRST FLOOR PLAN
1/4" = 1'-0"



6/25/2024 8:13:09 PM



MARK	KEYNOTE TEXT
7.3	METAL DOWNSPOUT
23.8	VENT THRU ROOF PER MECH
23.9	UNIT HEATER PER MECH
23.10	SIDE WALL MOUNTED RETURN GRILLE PER MECH
23.11	SIDE WALL MOUNTED SUPPLY GRILLE PER MECH
23.12	ENERGY RECOVERY VENTILATOR PER MECH
23.13	OUTDOOR AIR SUPPLY LOUVER PER MECH
23.14	DUCT HEATER PER MECH
23.20	EXHAUST AIR LOUVER PER MECH

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 1000 N. 5th Street
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METRO PARKS
TACOMA

FORT NISQUALLY
CLERK'S HOUSE
REPLACEMENT

Pre-Development Application Number: PRE24-0066
 Site Development Application Number: 24TMP-013063
 Commercial New Building Application: 24TMP-012761

PERMIT
 5519 FIVE MILE DRIVE
 TACOMA, WA 98407
 PARCEL NUMBER 0221103000

Drawn by: NA, MH
 Checked: JH
 Date: 8/25/24
 Scale: 1/8" = 1'-0"
 Revisions:
 App. Date Remarks

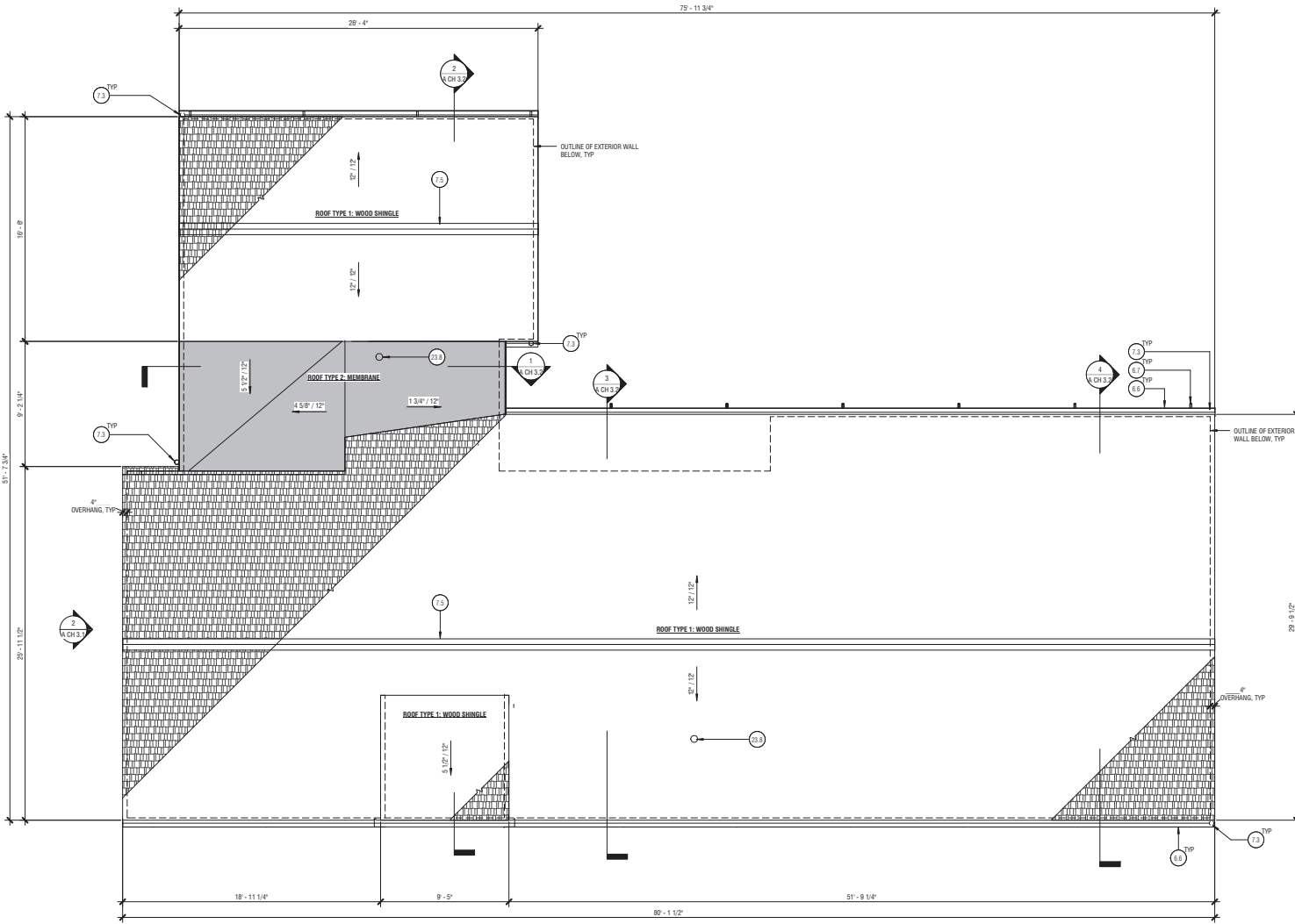
FOR AGENCY REVIEW

CLERK'S HOUSE
SECOND FLOOR
PLAN
A CH 2.2.1

1 CLERK'S HOUSE SECOND FLOOR PLAN
 1/4" = 1'-0"



08/23/2024 8:13:11 PM



KEYNOTE LEGEND	
MARK	KEYNOTE TEXT
6.6	LINED WOOD GUTTER
6.7	WOOD GUTTER BRACKET
7.3	METAL DOWNSPOUT
7.5	RIDGE CAP
23.8	VENT THRU ROOF PER MECH

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METRO PARKS
TACOMA

FORT NISQUALY
CLERK'S HOUSE
REPLACEMENT

Pre-Application Number: PR24-0066
 Site Development Application Number:
 24TMP-013063

Commercial New Building Application:
 24TMP-012761

PERMIT

5519 FIVE MILE DRIVE
 TACOMA, WA 98407
 PARCEL NUMBER 0221103000

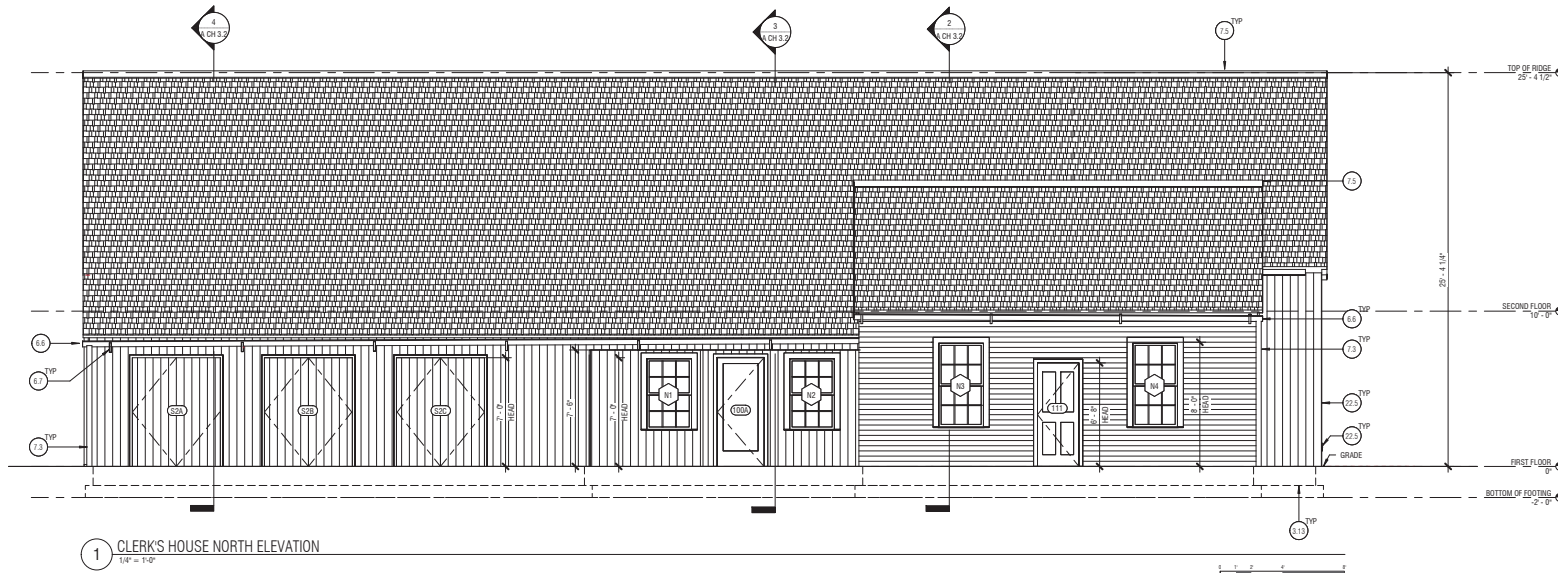
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 Checked: JH
 Date: 8/25/24
 Scale: 1/4" = 1'-0"
 Revisions:
 No. Date Remarks

1 CLERK'S HOUSE ROOF PLAN
 1/4" = 1'-0"

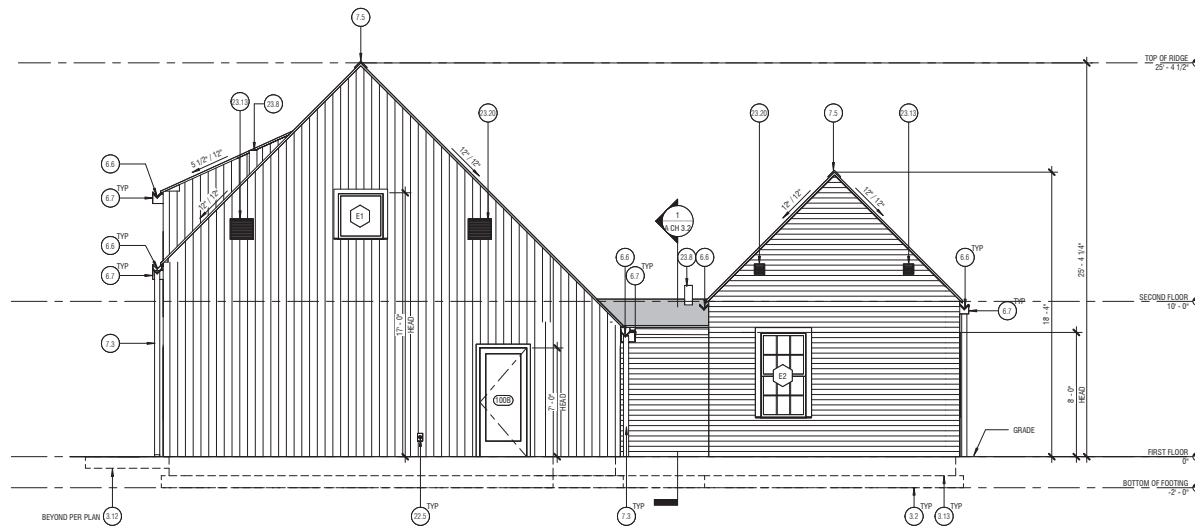


FOR AGENCY REVIEW

CLERK'S HOUSE
 ROOF PLAN
 A CH 2.3



1 CLERK'S HOUSE NORTH ELEVATION
1/4" = 1'-0"



2 CLERK'S HOUSE EAST ELEVATION
1/4" = 1'-0"

KEYNOTE LEGEND	
MARK	KEYNOTE TEXT
3.2	CONCRETE FOOTING PER STRUCT
3.12	CONCRETE LANDING
3.13	CONCRETE FOUNDATION WALL PER STRUCT
6.6	LINED WOOD GUTTER
6.7	WOOD GUTTER BRACKET
7.3	METAL DOWNSPOUT
7.5	RIDGE CAP
22.5	HOSE BIB PER PLUM
23.8	VENT THRU ROOF PER MECH
23.13	OUTDOOR AIR SUPPLY LOUVER PER MECH
23.20	EXHAUST AIR LOUVER PER MECH

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METRO PARKS
TACOMA

FORT NISQUALLY
CLERK'S HOUSE
REPLACEMENT

Pre-Application Number: PR24-0096
Site Development Application Number:
24TMP-013063
Commercial New Building Application:
24TMP-012761

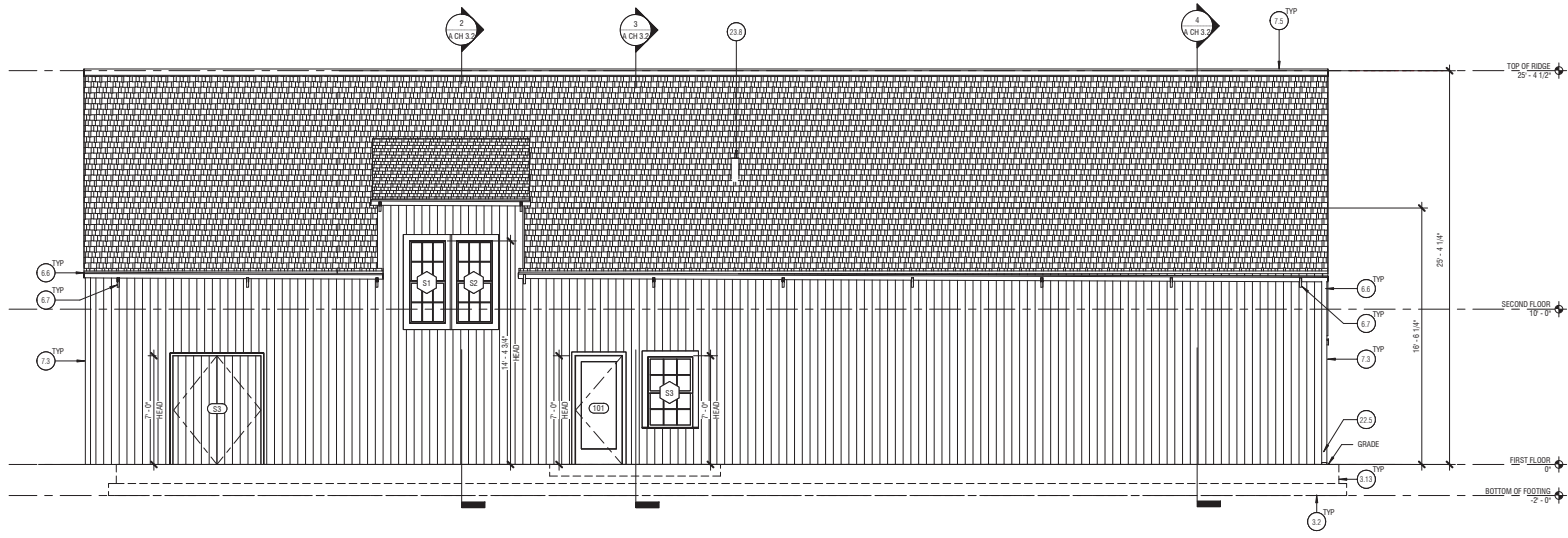
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TACOMA, WA 98407
PARCEL NUMBER 0221103000

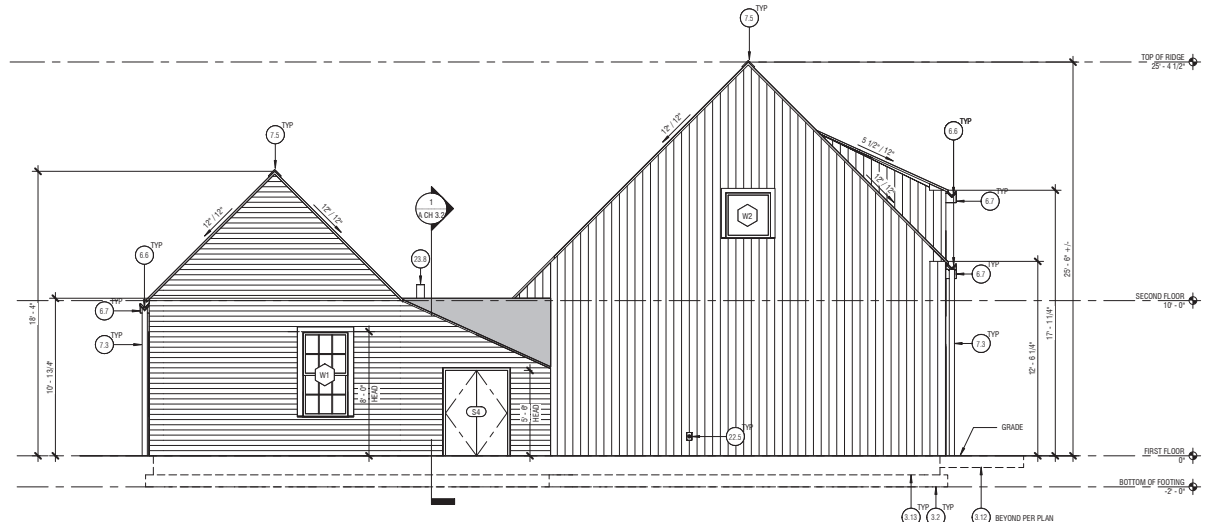
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Checked: JH
Date: 8/25/24
Scale: 1/4" = 1'-0"
Revisions: No. Date Remarks

FOR AGENCY REVIEW

CLERK'S HOUSE
EXTERIOR
ELEVATIONS
A CH 3.0



1 CLERK'S HOUSE SOUTH ELEVATION
1/4" = 1'-0"



2 CLERK'S HOUSE WEST ELEVATION
1/4" = 1'-0"



KEYNOTE LEGEND	
MARK	KEYNOTE TEXT
3.2	CONCRETE FOOTING PER STRUCT
3.12	CONCRETE LANDING
3.13	CONCRETE FOUNDATION WALL PER STRUCT
6.6	LINED WOOD GUTTER
6.7	WOOD GUTTER BRACKET
7.3	METAL DOWNSPOUT
7.5	RIDGE CAP
22.5	HOSE BIBB PER PLUM
23.8	VENT THRU ROOF PER MECH

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METRO PARKS
TACOMA

FORT NISQUALY
CLERK'S HOUSE
REPLACEMENT

Pre-Application Number: PRE24-0066
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No. Date Remarks

FOR AGENCY REVIEW

CLERK'S HOUSE
EXTERIOR
ELEVATIONS
A CH 3.1





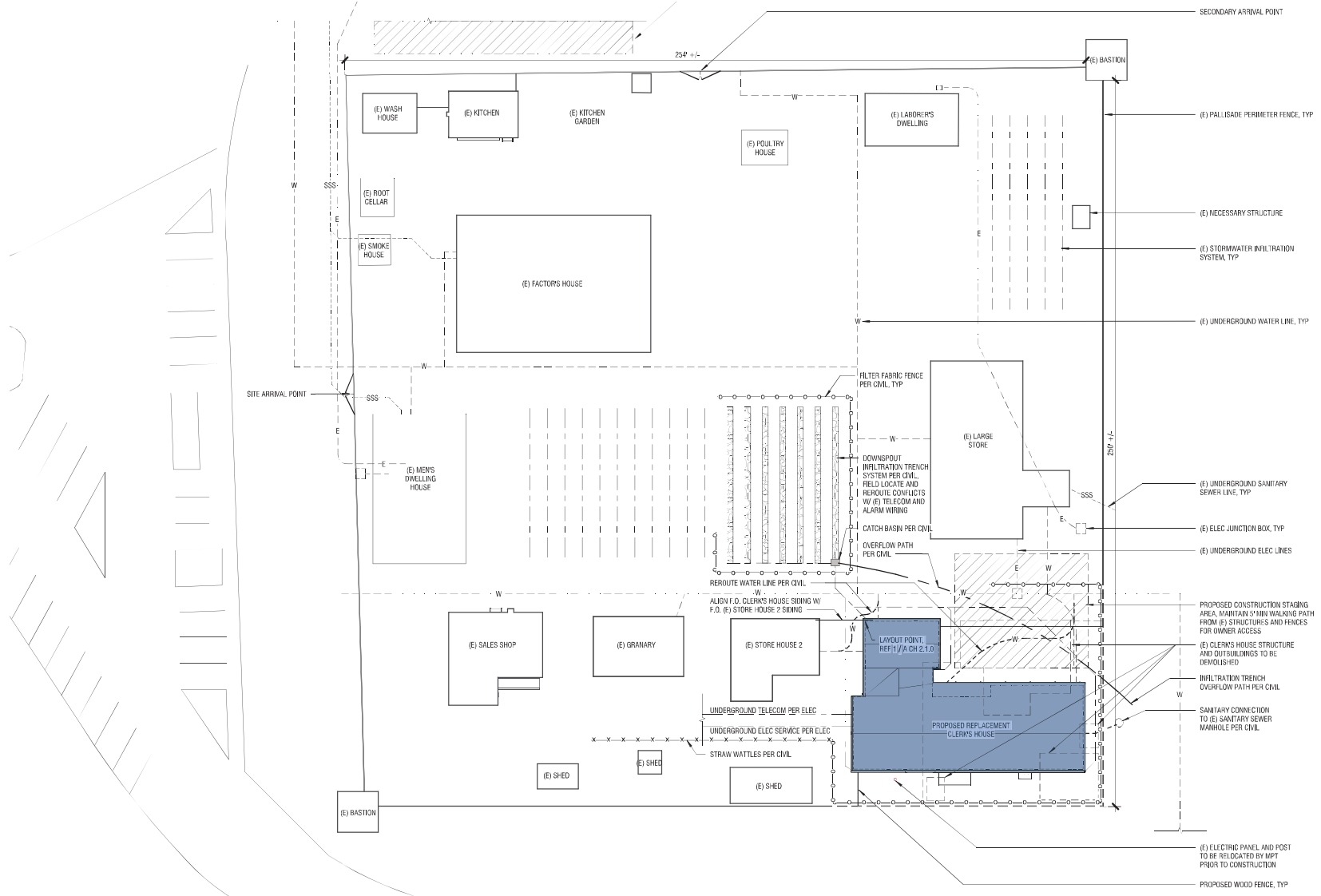




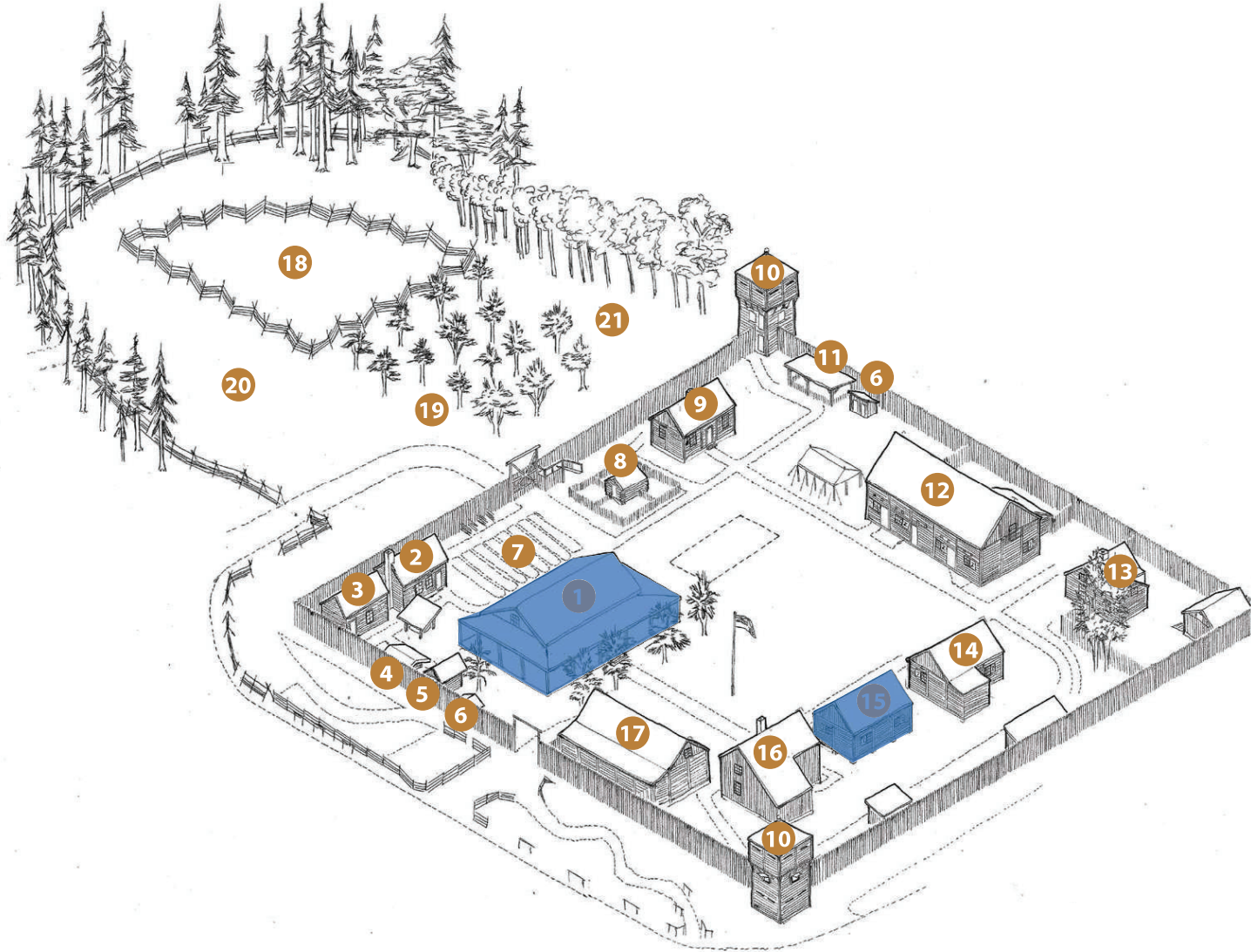
City of Tacoma Historic Preservation Landmarks Briefing



Site Plan



Fort Nisqually Evolution Overlay: 1850 Granary, 1854 Factor's House



Fort Nisqually Evolution Overlay: 1930s Works Progress Administration (WPA)



Fort Nisqually Evolution Overlay: 2000s Men's Dwelling House, Large Store, Accessory Structures



Proposed Scope: Clerk's House Replacement

Clerk's House

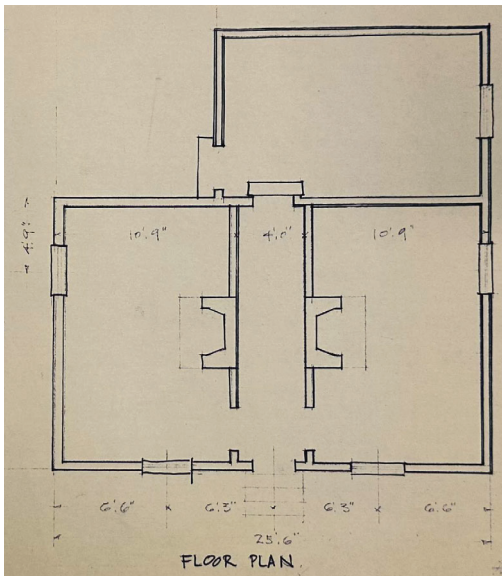
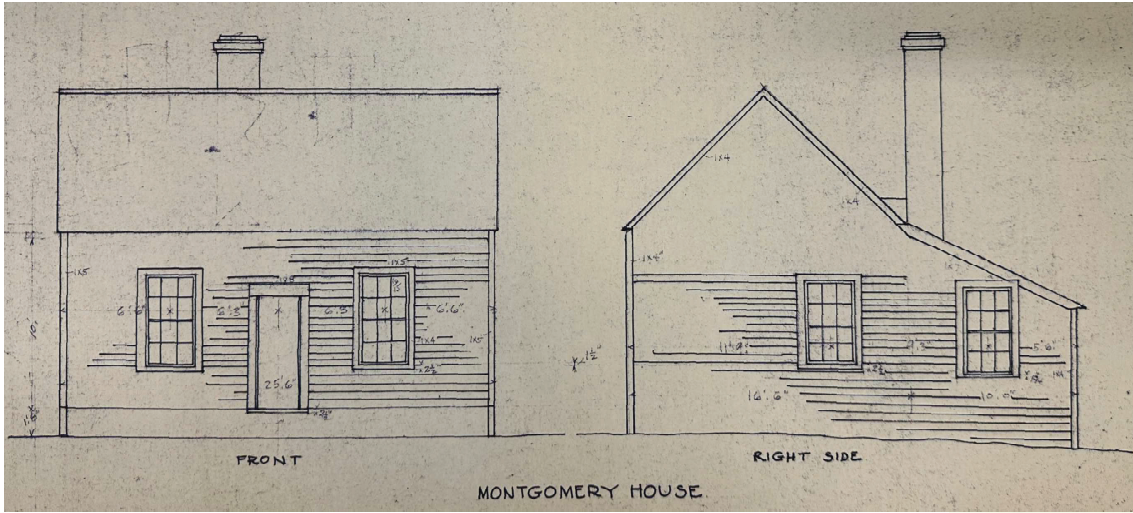
- Demolish existing structure and replace with "Clerk's House" (based on 1930's drawings of original 1854 "Montgomery House" structure) along with a larger addition to accommodate the Fort's current and future program and storage needs without dominating visitors' experience of the Fort's principal structures.



Clerk's House Massing: Existing 1930s Reconstruction with Additions



Clerk's House Massing: 1935 Drawings of 1854 Montgomery House, Circa 1920s Photograph



Committees, Boards and Commissions (CBC) Orientation

Monday, October 7, 2024, at 5 – 6:30 p.m.
2nd Floor, Room 243 - Tacoma Municipal Building
747 Market St. Tacoma, 98402

Join us for our Fall on-boarding presentation which will be approx. 1.5 hours for appointed CBC members. In-person or on Zoom options available.

Register by link or CR code:

<https://forms.office.com/g/Tsxf3vxDzZ>





August 21, 2024

Fort Nisqually marks 90 years in Point Defiance at Harvest Home celebration

Labor Day weekend marks 90 years since Fort Nisqually Living History Museum opened its doors in Point Defiance, and on September 7 visitors are invited to celebrate both the historical milestone and ceremonial season's end with Harvest Home.

*By whose tough labours, and rough hands,
We rip up first, then reap our lands.
Crowned with the ears of corn, now come,
And to the pipe sing harvest home.*

As autumn would approach, the laborers of the original Fort Nisqually would pull the last of the crops in. The “hock cart” would carry the last harvest, decorated in celebration of the bounty. At Harvest Home guests can help decorate the hock cart used for the final harvest of the year and witness the crowning of the Harvest King and Queen from amongst the museum’s teenage volunteers.



Harvest Home celebrations will also feature cider pressing with apples harvested from the museum’s very own orchard, crafts for the whole family and samples from our award-worthy period kitchen. Those with canning spirit can enter the Jam and Jelly Competition. Bring a small jar of your homemade jam or jelly for our judges to taste and see if you can “take the egg” or win the competition!

At 10:30 a.m. before the festivities begin, a brief ceremony will be held commemorating 90 years since the museum was first opened to the public on September 3, 1934. Join us for the reading of a proclamation in the museum’s honor and a ribbon-cutting. Attendees of Harvest Home will also be the first to view the newly updated exhibit *Saving Fort Nisqually: 90 Years of Preservation*.

Admission to Harvest Home is included with all Fort Nisqually Living History Museum memberships. Non-members can purchase tickets online at FortNisqually.org beginning at \$13. Youth ages 3 and under are free. Discounts are available for Military and Seniors.

About Fort Nisqually Living History Museum:

Fort Nisqually Living History Museum is a restoration of the Hudson's Bay Company outpost and headquarters of the Puget Sound Agricultural Company. Visitors travel back in time and experience life in Washington Territory during the 1850s. Ten buildings are open to the public, including the Granary and the Factors House, both National Historic Landmarks, and a Visitor Center with Museum Store.

Media Contact:

Lauren Curtis, Events & Volunteer Coordinator/Fort Nisqually Living History Museum
Lauren.Curtis@tacomaparks.com, (253) 404-3970 ext. #5027