

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: February 12, 2025
Time: 5:30 p.m.
Location: Hybrid (see below)

Staff

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

INFORMATION ABOUT HYBRID MEETINGS

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building at 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 attendees 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 02/12/25", 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:
 - 408 N. K St. – rear doorway relocation

5. DESIGN REVIEW

- | | | | |
|---|-----------|----|------|
| A. 1622 N. 8th St. (North Slope Historic District)
<i>Side porch updates</i> | R. Noonan | 9 | 10 m |
| B. 1101 N. 5 th St. (North Slope Historic District)
<i>Partial siding, trim replacement</i> | R. Rose | 23 | 10 m |

6. BOARD BRIEFINGS

- | | | | |
|--|-----------------|----|------|
| A. 808 N. Sheridan Ave. (North Slope Historic District)
<i>New DADU with garage</i> | Presenter/Owner | 37 | 10 m |
|--|-----------------|----|------|

7. BOARD BUSINESS/COMMUNICATION ITEMS

- | | | | |
|-----------------------------|------------|---|-----|
| A. Equity Committee updates | Commission | 7 | 5 m |
| B. Events & Activities | Staff | 7 | 5 m |

8. CHAIR COMMENTS

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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

February 12, 2025

DESIGN REVIEW

AGENDA ITEM 5A: 1622 N 8th St (North Slope Historic District)

R. Noonan

BACKGROUND

Built in 1918, this house is a contributing structure in the North Slope Historic District. This is an application for retroactive approval of unpermitted alterations at the side entry porch on the north side, along the driveway. The front of the house faces west onto North 8th Street. The condition of the side porch (prior to the 2024 work) was reported as being unsafe. The wooden decking and steps were deteriorated (loose, unstable). The wood balustrade did not extend down the steps; there was no handrail.

The entire house was resided in 1953, according to permit history. There is no available permit history for the side porch but photos show tongue-and-groove wood decking over a CMU block structure; the porch appears to be either added or a replacement of an original portico. The wood balustrade was non-historic. Porticos of that size from the early 1900s typically did not have balustrades or railings.

The scope of work completed includes:

- Removal of non-historic wood steps and decking.
- Installation of new composite decking and steps.
- Replaced non-historic wood balustrade with new metal posts and cable balustrade.
- Addition of handrail/balustrade at the steps.

GUIDELINES

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

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.
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. The property at 1622 N. 8th 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 alterations to the side entry porch did not change the location or size of the previous porch.
3. The condition of the previous decking and steps was a life safety issue and a potential code violation; the new decking, balustrade and steps have met current code requirements, thus meeting Porches guideline #4.
4. Replacement of wood decking and treads with composite boards closely matches the visual appearance of what was there previously.
5. No historic material was impacted.

ACTION REQUESTED

Staff recommends approval as submitted.

SAMPLE LANGUAGE FOR APPROVAL MOTION:

"I move that the Landmarks Preservation Commission approve the application at 1622 N 8th [as presented, or with any specific conditions or amendments], finding that the proposal is consistent with the applicable North Slope Historic District Design Guidelines as included in the analysis."

SAMPLE LANGUAGE FOR DENIAL MOTION:

"I move that the Landmarks Preservation Commission deny the application at 1622 N 8th, finding that the proposal is does not meet the applicable North Slope Historic District Design Guidelines 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 application at 1622 N 8th, pending the submittal of additional information including [state information needed to render decision]."

AGENDA ITEM 5B: 1101 N 5th St (North Slope Historic District)

R. Rose

BACKGROUND

Built in 1905, this house is a contributing structure in the North Slope Historic District. This is an application for retroactive approval of unpermitted alterations, specifically removal of existing cladding on the south side. The front of the house faces east onto North 5th Street. The condition of the south elevation cladding was reported as being unfeasible for spot repair, due to extent of deterioration and high cost of piecemeal in-kind replacement.

- South side of house, facing side yard, had horizontal wood lap cladding of unknown age, similar to other elevations.
- Condition issues included rotten/missing areas, breaks/cracks, general fragility.
- Existing cladding appears to be wood lap, with no bevel or special features.
- Smooth, non-textured Hardiplank installed to match the reveal of other elevations is proposed, for cost and sustainability reasons.
- Window trim: proposed for in-kind (wood) replacement on the south elevation, matching the existing trim.

GUIDELINES

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

Siding

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.

Separately, the guidelines for Administrative Review, Type 2 (at the discretion of the Historic Preservation Officer with no advance notice to the Commission required), applies to the proposed window trim in-kind replacement.

4. Typical Items appropriate for Type II Administrative Review
 - a) In kind repair and replacement that does not require structural modifications

ANALYSIS

1. The property at 1101 N. 5th 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 condition of the south elevation cladding was reported as being unfeasible for spot repair, due to extent of deterioration and high cost of piecemeal in-kind replacement; using a close material and visual match such as smooth Hardiplank in this case appears to meet Siding guideline #6, as long as the new cladding is installed in a manner that matches the reveal and configuration of the previous.
3. The in-kind replacement of exterior window trim, matching the existing trim, would appear to meet the guidelines and does not generally require Landmarks Commission review.

ACTION REQUESTED

Staff recommends approval as submitted.

SAMPLE LANGUAGE FOR APPROVAL MOTION:

"I move that the Landmarks Preservation Commission approve the application at 1101 N 5th [as presented, or with any specific conditions or amendments], finding that the proposal is consistent with the applicable North Slope Historic District Design Guidelines as included in the analysis."

SAMPLE LANGUAGE FOR DENIAL MOTION:

"I move that the Landmarks Preservation Commission deny the application at 1101 N 5th, finding that the proposal is does not meet the applicable North Slope Historic District Design Guidelines 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 application at 1101 N 5th, pending the submittal of additional information including [state information needed to render decision]."

BOARD BRIEFING

AGENDA ITEM 6A: 808 N Sheridan Ave: New DADU with Garage

G. Dunayski

BACKGROUND

The residence at 808 N. Sheridan Ave was built in 1889 and is listed on the Tacoma Registers of Historic Places as a contributing property in the North Slope Historic District. The owners are proposing to build a 2-car garage with residential unit overhead, as a Detached Accessory Dwelling Unit (DADU). The DADU will be a wood frame, 2 story building with a gable roof. The footprint measures 28 feet by 31 feet (alternately shown as 28 by 26 feet; final numbers will be corrected). Garage doors will face the alley.

Smooth cementitious bevel lap siding and asphalt/composition roofing shingles are proposed. White vinyl windows with Prairie Style grids in a variety of operation types (single hung sash, casement and fixed) are listed in the permit documents; casement windows are required for egress in some locations. The roof pitch is 4:12, proposed to match the pitch of the primary residence.

Staff has noted that there may be concerns with the specification for the windows, including whether the grids will be sandwiched between the thermal panes, noting that these are not typical for the historic district. Other questions for the Commission to consider are the roof pitch, which is proposed to be shallower than the 5:12 to 12:12 indicated in the

design guidelines, as well as the overall height, which is taller than the primary house but not inconsistent with the neighborhood overall.

STANDARDS

The North Slope Design Guidelines apply to this project, including those for accessory structures, roof shapes and massing, and exterior materials:

HEIGHT

Guideline: New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.

SCALE

Guideline: Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.

ROOF SHAPES and MATERIALS

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.

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.

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.

ACTION REQUESTED

This is an informational briefing only; no action is requested.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 7A: 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 7B: Events and Activities Update

Staff

1. February will have many programs and events around Tacoma to celebrate Black History Month. This is not a comprehensive list, but some of the events include:
 - a. Evergreen Tacoma will have special African American Studies presentations with LaToya Johnson from 2:30-4:00pm on February 8, 15 and 22. Free and open to the public. 1210 6th Avenue.
 - b. Evergreen Tacoma will also have special workshops and seminars throughout the month. See the packet from January 22 for flyer with details on topics and presenters.
 - c. Washington State Historical Society will have a program on February 20th from 5:30-8:00pm at the State History Museum, 1911 Pacific Avenue. All ages, free with advance registration. [We the People and the American Dream - Washington State Historical Society](#)
2. A site visit for the Commission has been proposed for 4:00pm on Wednesday, March 5th to Stadium High School. Upcoming exterior rehabilitation and repair work will be the subject of a future briefing; this site visit is a chance for Commissioners to see some of the condition issues in person.
3. A site visit for the Commission has tentatively been scheduled for 4pm on Wednesday, April 30th with Fort Nisqually. Please mark your calendars. (The Clerk's House project may require postponing public access; confirmation will be given closer to the date.)
4. Tacoma Historical Society has announced the return of their Historic Homes Tour, set for May 3 and 4, 2025. More information at [Historic Homes of Tacoma Tour](#).

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: HDR25-0001

PROPERTY INFORMATION

Building/Property Name:	1622 N 8th Stairs
Building/Property Address:	1622 N 8TH ST
Historic/Conservation District:	North Slope
Applicant's Name:	Chamberlain Construction
Applicant's Address:	9300 86th Ave NW Gig Harbor, WA 98332
Applicant's Phone:	253-625-4944
Applicant's Email:	garychamberlain82@gmail.com
Property Owner's Name:	NOONAN ROBERT W III & ALEXIS L

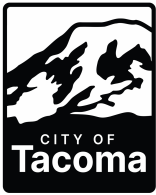
PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Deck
Estimated Valuation:	500

Application Checklist

Features to be Modified:



Submittal Information

Permit: HDR25-0001

Applied: 01/16/2025

ACCOUNTING
SAP Cost Object

APPLICATION CHECKLIST	
Elevation Drawings	UNCHECKED
Illustrations	UNCHECKED
Material Samples	UNCHECKED
Photographs	UNCHECKED
Site Plan	UNCHECKED

HISTORIC DISTRICT	
District	North Slope
Guideline Certification	CHECKED

PARCEL AND ZONING INFORMATION	
Accessibility Index	High
BLDINSPAREA	North
City Council District	2
Economy Index	Low
Education Index	Very High
Erosion Control Inspector	Jenna Warner
Historic District	Y
Land Use Designations	Low-Scale Residential
Liquefaction Susceptibility	very low
Livability Index	Moderate
Neighborhood Council District	North End
Overall Equity Index	High
SITEINSPAREA	North
Wastewater Subbasin	N04
Wind Zone	52
Zoning District	HMR-SRD-HIST

PROJECT DETAILS	
Estimated Valuation	500
Scope of Work	Remove and replace stairs and railings

REVIEW TYPE

11

Application Type

Residential

Type of Work

Deck

Contacts:

Contact Type

Name

Email

Applicant

Gary Chamberlain

garychamberlain82@gmail.com

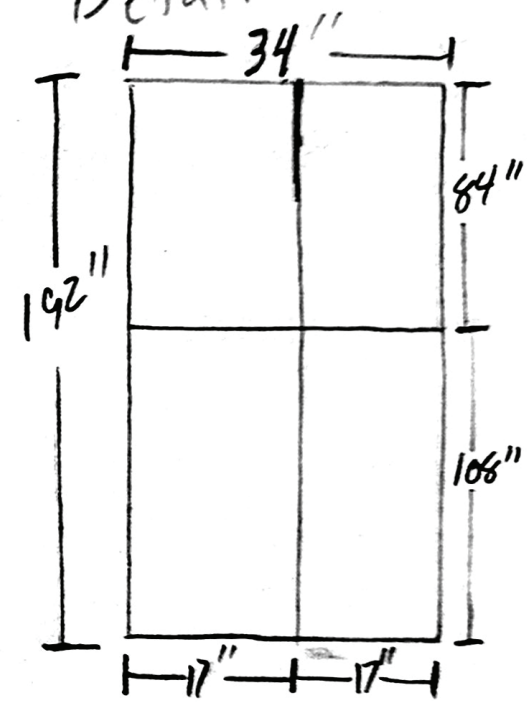
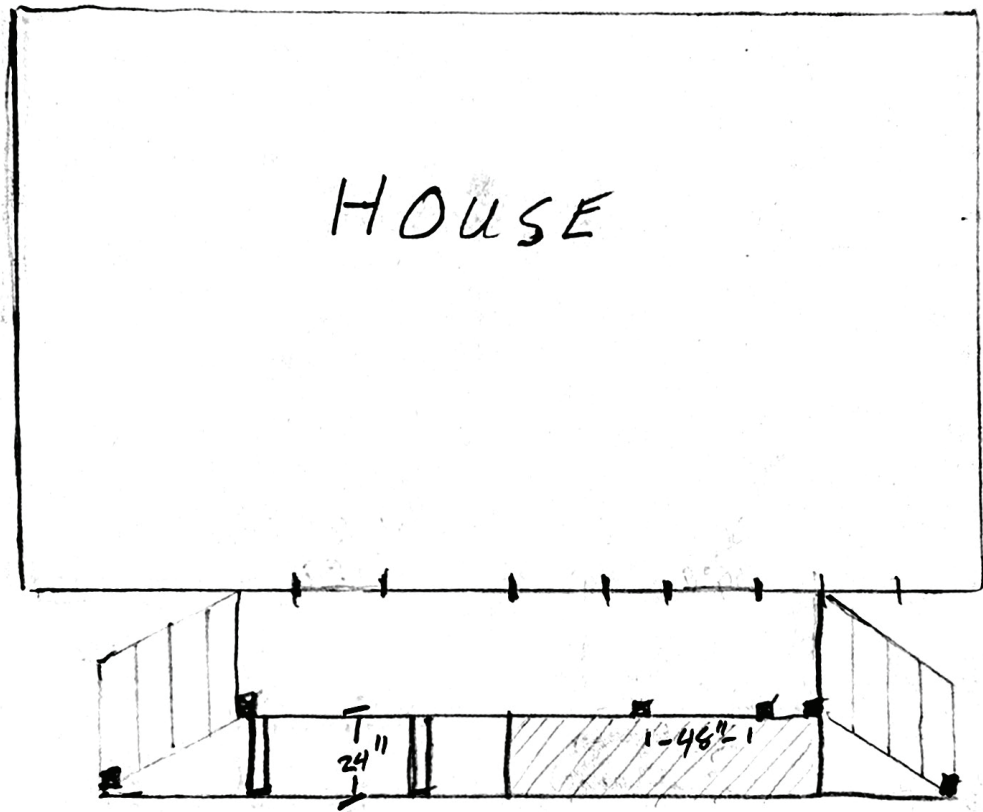
Owner

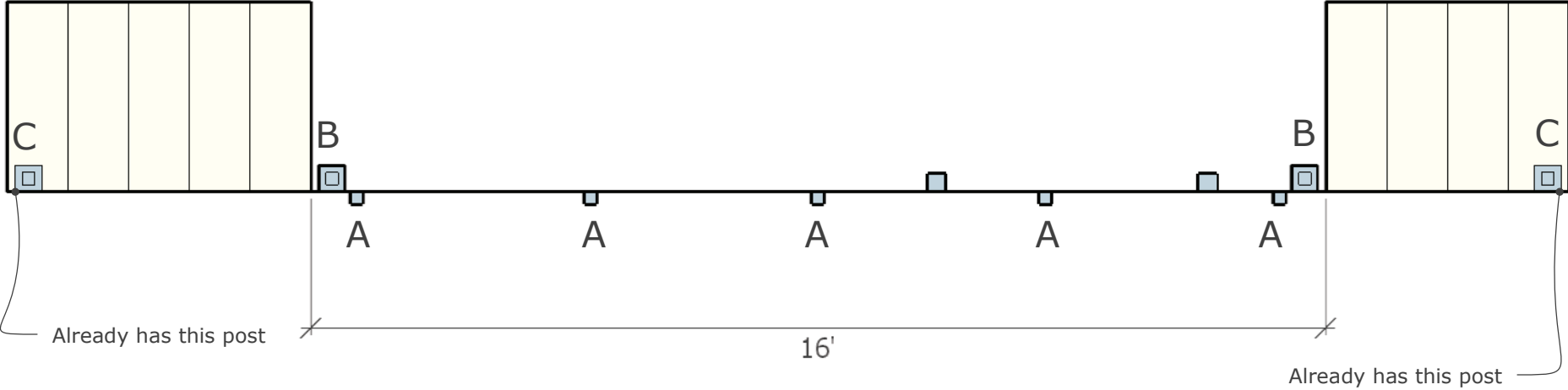
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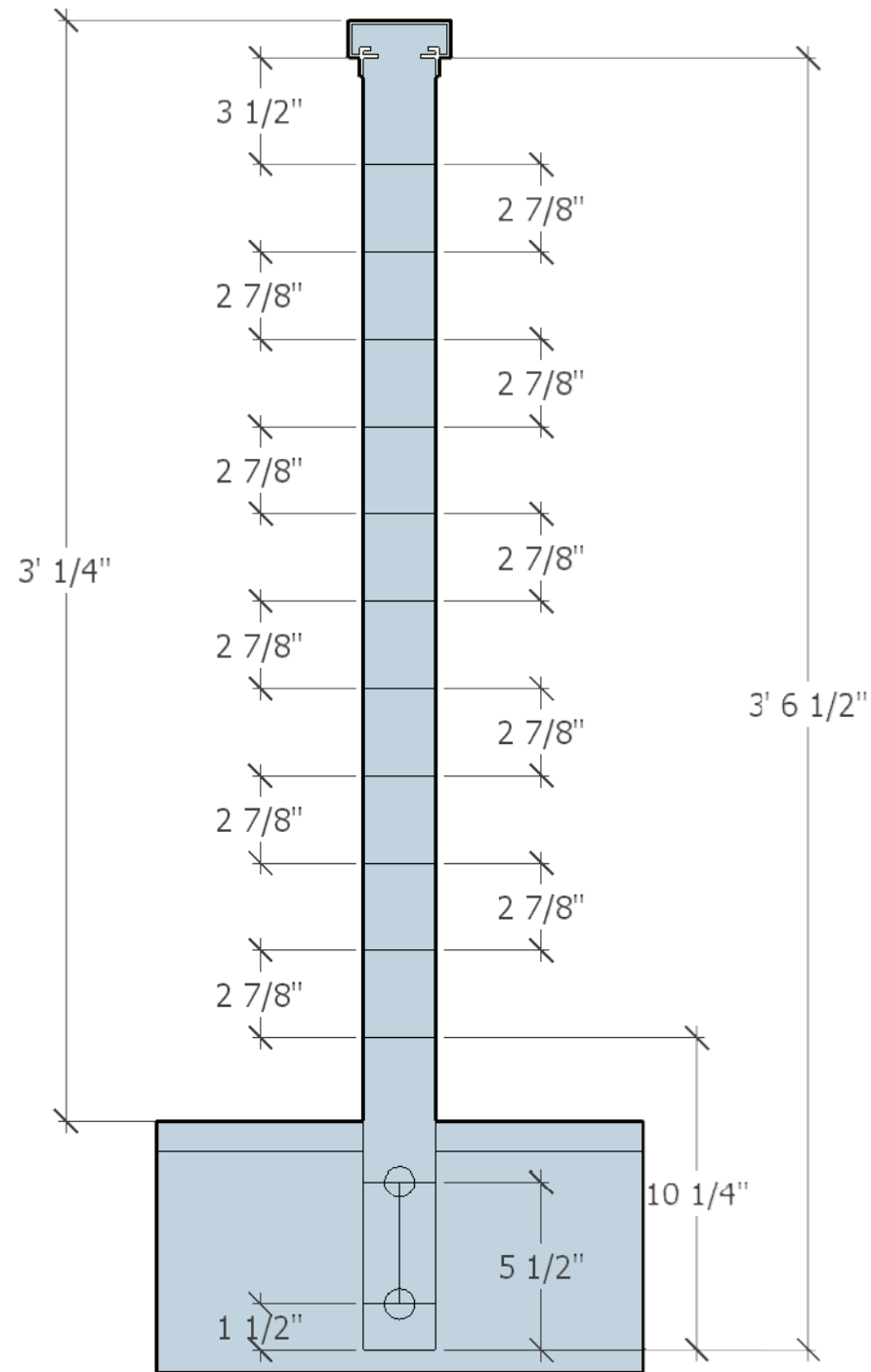
noonan11@gmail.com

1622 N. 8th St

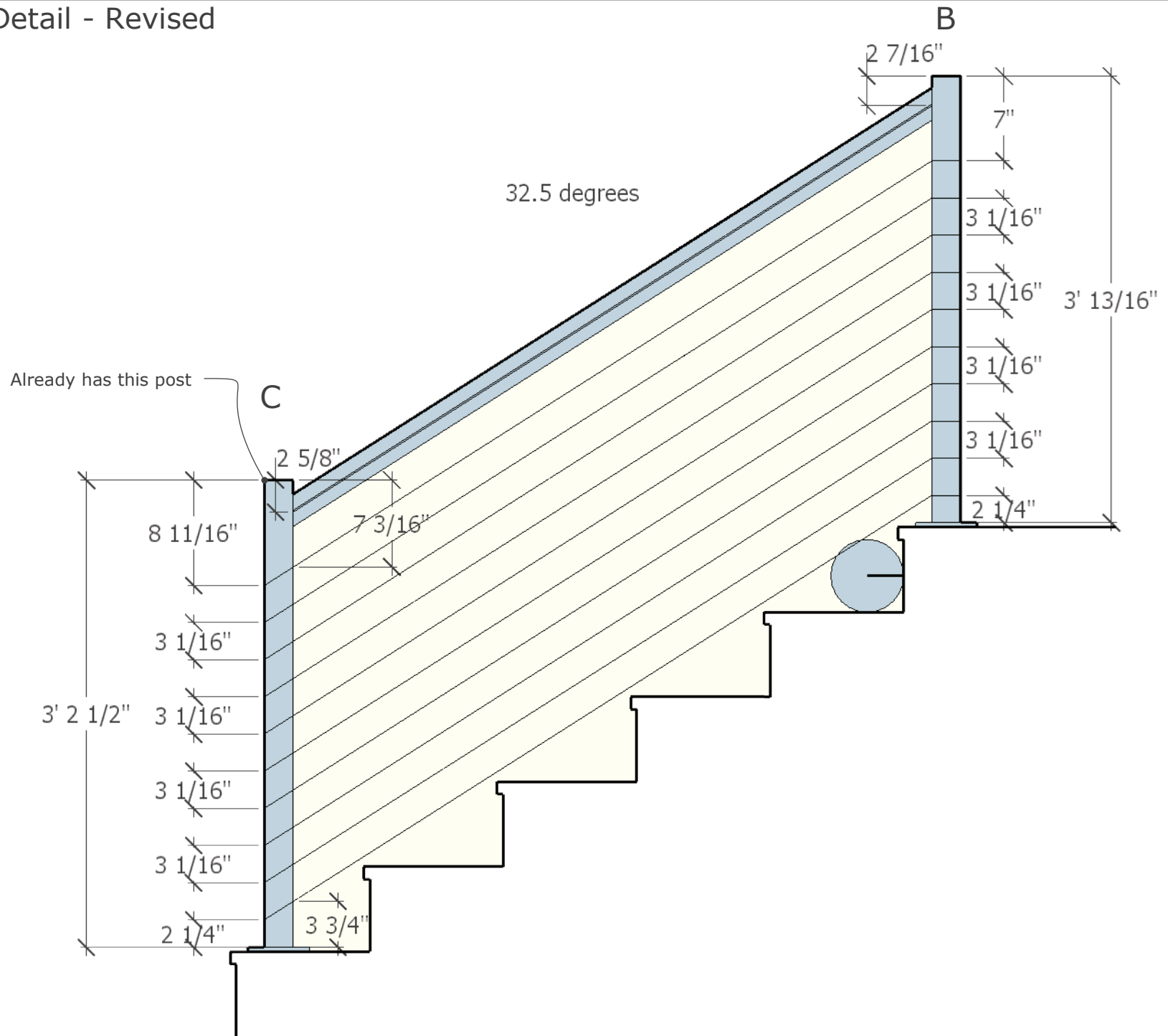
Deck Framing Detail 12



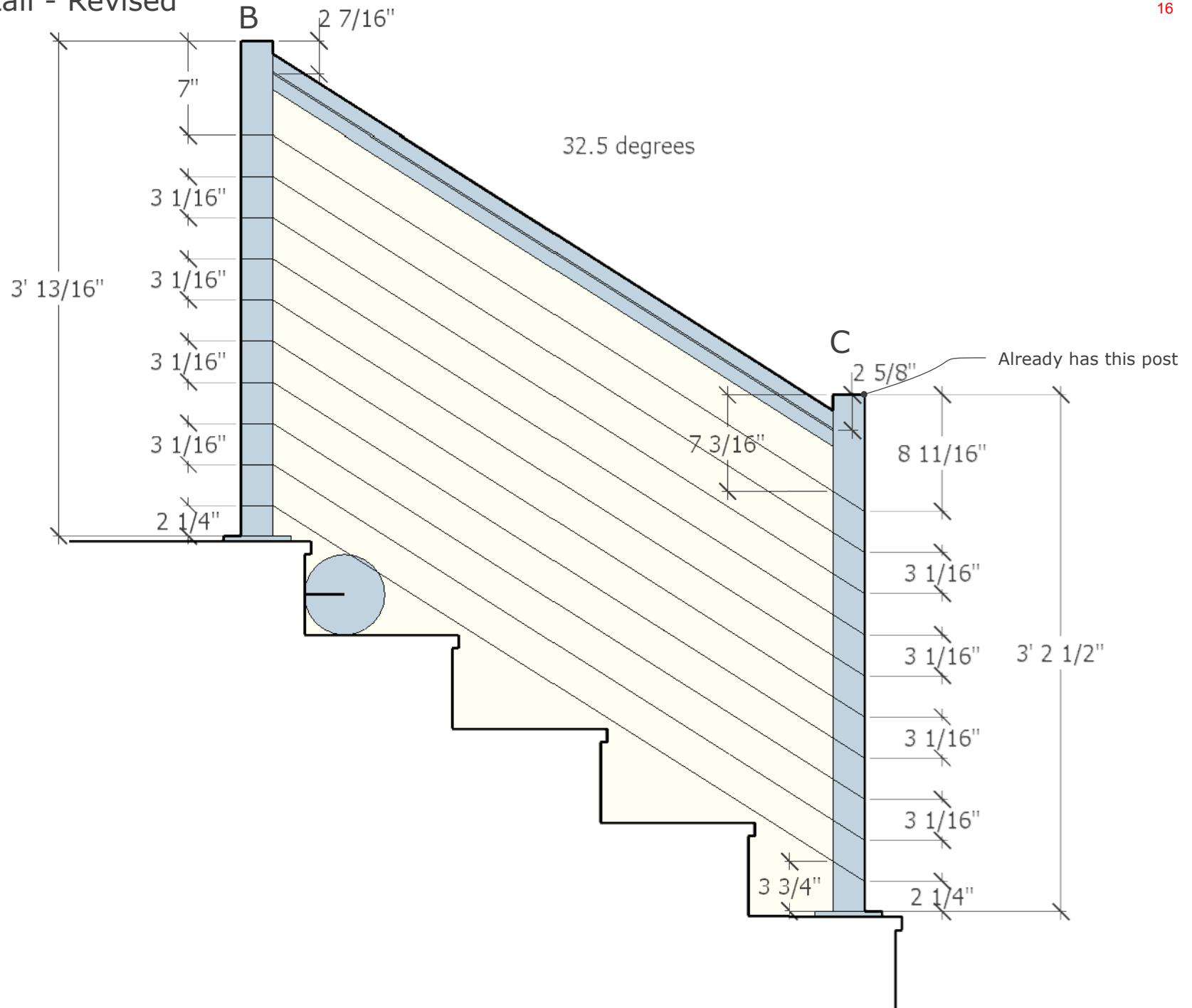




Stair A Detail - Revised



Stair B Detail - Revised













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: HDR25-0004

PROPERTY INFORMATION

Building/Property Name:	1101 N 5th
Building/Property Address:	1101 N 5TH ST
Historic/Conservation District:	North Slope
Applicant's Name:	Robert Rose
Applicant's Address:	1101 N 5th St Tacoma, WA 98403
Applicant's Phone:	
Applicant's Email:	rjrose8@gmail.com
Property Owner's Name:	ROSE ROBERT J & BRITTANY A

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Siding
Estimated Valuation:	2000

Application Checklist

Features to be Modified:

Program of Work:

24

Specifications of Materials and Finishes:

Roof Height:
Roof Pitch:
Roof Material:
Size of Construction:
Proposed Material: wood trim smooth hardi plank siding
Exterior Material: wood siding

Window Information

Window Types:
Window Trim: wood
Window Material:
Window Locations:

Door Information

Door Types:
Door Materials:
Door Locations:

Existing Signage:

Sign Dimensions:

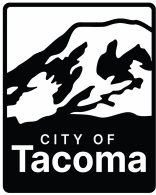
Sign Material:

Logo and Letter Size:

Lighting Specifications:

Removing or Relocating Signage:

Method of Attachment:



Submittal Information

Permit: HDR25-0004

Applied: 02/05/2025

ACCOUNTING
SAP Cost Object

ADDITIONAL INFORMATION	
Exterior Material	wood siding
Proposed Material	wood trim smooth hardi plank siding
Window Trim	wood

APPLICATION CHECKLIST	
Elevation Drawings	UNCHECKED
Illustrations	UNCHECKED
Material Samples	UNCHECKED
Photographs	UNCHECKED
Site Plan	UNCHECKED

HISTORIC DISTRICT	
District	North Slope
Guideline Certification	CHECKED

PARCEL AND ZONING INFORMATION	
Accessibility Index	Low
BLDINSAREA	North
City Council District	2
Economy Index	Moderate
Education Index	Very High
Erosion Control Inspector	Jenna Warner
Historic District	Y
Land Use Designations	Low-Scale Residential
Liquefaction Susceptibility	very low
Livability Index	High
Neighborhood Council District	North End
Overall Equity Index	High
SITEINSAREA	North
Wastewater Subbasin	N05
Wind Zone	52
Zoning District	HMR-SRD-HIST

PROJECT DETAILS

28

Estimated Valuation

2000

Scope of Work

Replace the existing wood lap siding with smooth hardi plank lap siding. The siding faces a southern exposure and is in need for replacement because it no longer keeps out the elements. Spot replacement of the siding is prohibitively expensive and given the number of issue areas would not make sense. Also, replace the wood trim with exterior wood trim. The new lap siding would have the same reveal as the original and the trim would be the same width and style as the original.

REVIEW TYPE**Application Type**

Residential

Type of Work

Siding

Contacts:

Contact Type

Name

Email

Applicant

Robert Rose

rjrose8@gmail.com

Owner

Robert Rose

rjrose8@gmail.com















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: HDR25-0002

PROPERTY INFORMATION

Building/Property Name:	808 N Sheridan DADU
Building/Property Address:	808 N SHERIDAN AVE
Historic/Conservation District:	North Slope
Applicant's Name:	CHRIS DUNAYSKI
Applicant's Address:	7416 133RD ST CT E PUYALLUP, WA 98373
Applicant's Phone:	2532301176
Applicant's Email:	ADMIN@GORDONTJACOB.COM
Property Owner's Name:	ENG WHITNEY A & COLIN R

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Detached Garage
Estimated Valuation:	225000

Application Checklist

Features to be Modified:

Adding a detached garage with an ADU that complies with all the design elements of that neighborhood. Our client plans to paint the existing house and the new garage/DADU to match.

Program of Work:

Specifications of Materials and Finishes:

Composition roofing

Building/Roofing Information

39

Roof Height: 22.3
Roof Pitch: 4.12
Roof Material: Composition
Size of Construction: 28'x31'

Proposed Material:

Lap siding

Exterior Material:

Smooth finish lap siding

Window Information**Window Types:**

White vinyl with grids to match existing, single hung casement, single hung and fixed all with grids to match existing

Window Trim:

Window trim to match existing house

Window Material:

White vinyl with grids to match existing

Window Locations:**Door Information****Door Types:**

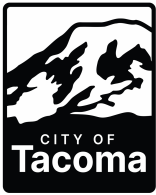
Fiberglass exterior door to match main house style.

Door Materials:

Fiberglass exterior door

Door Locations:

Door location on the side of detached garage, matches existing house front door location.



Submittal Information

Permit: HDR25-0002

Applied: 01/21/2025

ACCOUNTING
SAP Cost Object

ADDITIONAL INFORMATION	
Door Locations	Door location on the side of detached garage, matches existing house front door location.
Door Materials	Fiberglass exterior door
Door Types	Fiberglass exterior door to match match main house style.
Exterior Material	Smooth finish lap siding
Proposed Material	Lap siding
Roof Height	22.3
Roof Material	Composition
Roof Pitch	4.12
Size of Construction	28'x31'
Window Material	White vinyl with grids to match existing
Window Trim	Window trim to match existing house
Window Types	White vinyl with grids to match existing, single hung casement, single hung and fixed all with grids to match existing

APPLICATION CHECKLIST	
Elevation Drawings	CHECKED
Features to be Modified	Adding a detached garage with an ADU that complies with all the design elements of that neighborhood. Our client plans to paint the existing house and the new garage/DADU to match.
Illustrations	CHECKED
Material Samples	UNCHECKED
Photographs	CHECKED
Site Plan	CHECKED
Specifications of Materials and Finishes	Composition roofing

HISTORIC DISTRICT	
District	North Slope
Guideline Certification	CHECKED

PARCEL AND ZONING INFORMATION

41

Accessibility Index	High
BLDINSPAREA	North
City Council District	2
Economy Index	Very High
Education Index	High
Erosion Control Inspector	Jenna Warner
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	N04
Wind Zone	52
Zoning District	HMR-SRD-HIST

PROJECT DETAILS

Estimated Valuation	225000
Scope of Work	Our clients want to build a Detached garage with a ADU above it on their property. We have gone through one building review so far and are now submitting our plans for historic review after incorporating and correcting everything called out in the redlines.

REVIEW TYPE

Application Type	Residential
Type of Work	Detached Garage

Contacts:

Contact Type	Name	Email
Applicant	CHRIS DUNAYSKI	ADMIN@GORDONTJACOB.COM
Owner	Colin and Whitney Eng	colin.eng12@gmail.com

LEVEL DESIGN LLC

611 S YAKIMA AVE
TACOMA WA 98405

Tacoma Landmarks
Preservation Commission Planning and Development Services
City of Tacoma
747 Market Street

To Whom it May Concern,

The new accessory structure meets the guidelines for new construction exterior materials, windows and roof form and shape. The garage door is oriented to the alley and the structure maintains a simple roof plan.

The new detached accessory dwelling unit with a 2-car garage below utilizes a similar material palette and configuration to historic primary structures on the lot. The design elements are noted on the exterior elevation page 4/4.

Sincerely,

John Kilbourne
President

THE ENG RESIDENCE

808 N SHERIDAN AVE
TACOMA, WA
PN# 2038280060

LOT INFO.

LOT AREA = 6,000 SQ. FT.
EXISTING SFR BUILDING = 933 SQ. FT. (85% OF 933 SQ. FT. = 793 SQ. FT. ALLOWABLE)
PROPOSED DADU = 728 SQ. FT.
DADU COVERED ENTRY PORCH = 50 SQ. FT.
933 SQ. FT. / 778 SQ. FT. = .833 OR 83%

EXISTING PATIO = 263 SQ. FT.
EXISTING WALKWAY & DRIVEWAY = 297 SQ. FT.
PROPOSED WALKWAY & DRIVEWAY = 416 SQ. FT.

TOTAL LOT COVERAGE = 1711 SQ. FT.
1711 / 6,000 = .285 OR 29%

NOTE:

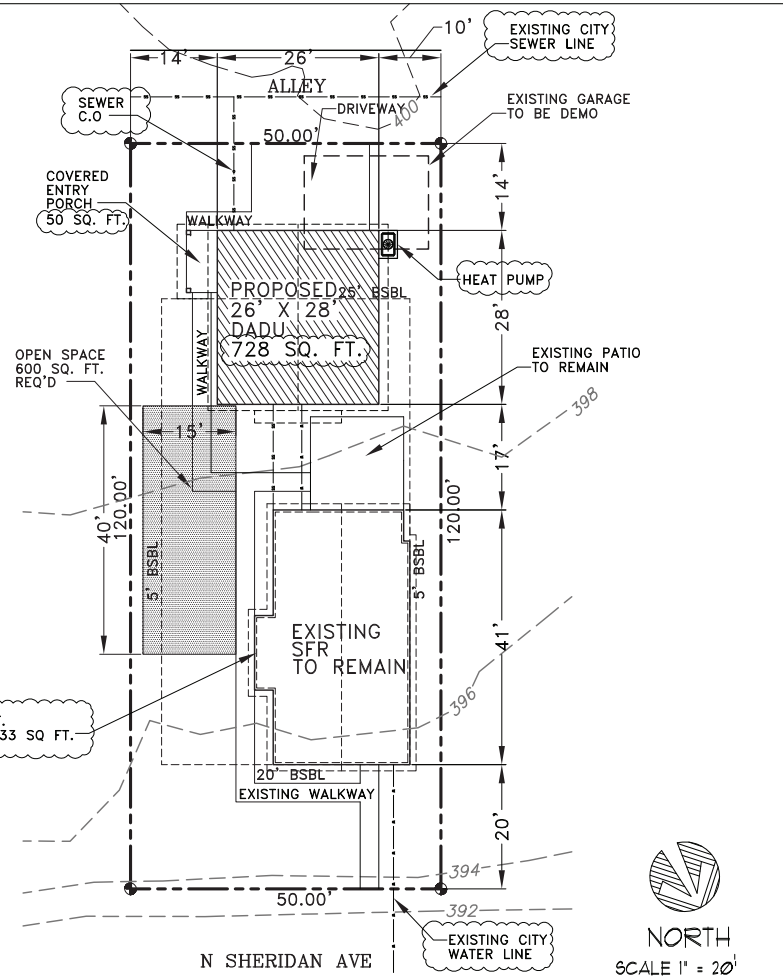
SEWER

SIDE SEWERS SHALL TIE-IN TO A PRIVATE COMMON SERVICE LINE AT THE EXTERIOR OF 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 DEPENDENT ON ACCESS WITHIN EACH STRUCTURE AND RESULTING IN THE REQUIREMENTS FOR EXTERIOR CLEANOUTS NEAR EACH DWELLING CONNECTION.

WATER

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. THIS MEANS THE CONNECTIONS MUST OCCUR OUTSIDE EACH BUILDING ENVELOPE WITH EACH DWELLING HAVING DIRECT CONNECTION TO THE COMMON SERVICE LINE AND SEPARATE SHUT OF VALVES ALSO LOCATED OUTSIDE OF EACH BUILDING, AND WHEN ACTIVATED THE VALVE SHALL NOT STOP SERVICE TO THE OTHER DWELLING UNIT SERVICED.

SITE PLAN



HABITABLE AREA = 889 SQ. FT.
EXTERIOR BLDG COVERAGE = 933 SQ. FT.

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NOTE: THIS IS NOT A SURVEY

ALL PROPERTY LINES AND DIMENSIONS AS SHOWN ON THIS DRAWING ARE BASED ON CLIENT-PROVIDED INFORMATION REPRESENTED TO BE ACCURATE AND RELIABLE. ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE ACTUAL SITE CONDITIONS ARE THE SOLE RESPONSIBILITY OF THE CLIENT. WE ASSUME NO LIABILITY FOR VARIATIONS ASCERTAINED BY ACTUAL SURVEY.

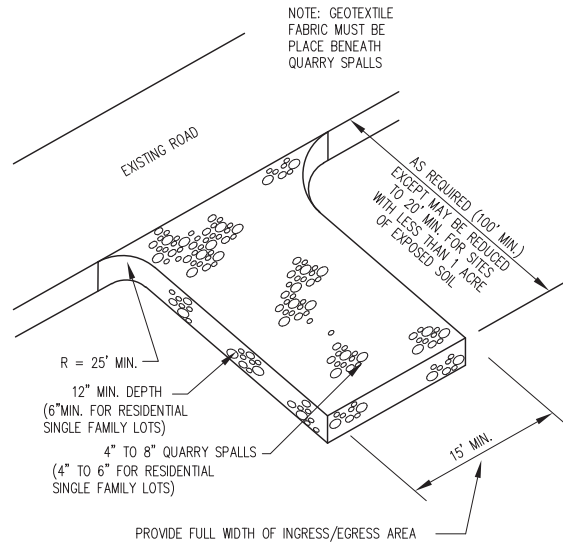
Level design, llc.
611 S Yakima Ave. Tacoma, WA 98405
PHONE: 253.284.3170
FAX: 253.284.3183

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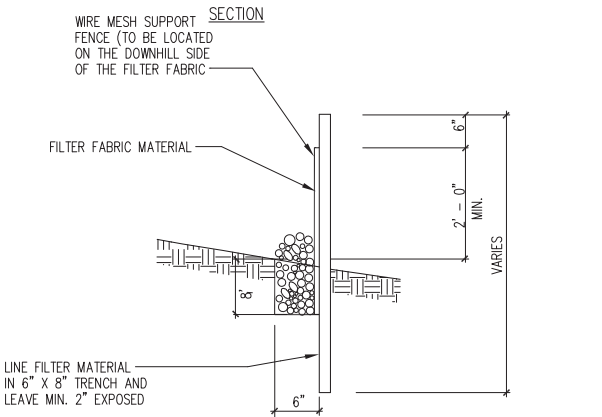
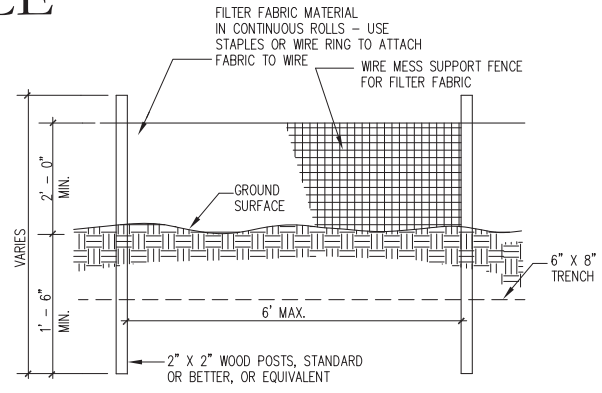
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1/04/2024		PROPOSED	

1
2

THE ENG RESIDENCE



1 CONSTRUCTION ENTRANCE ROCK PAD



2 FILTER FABRIC FENCE

EROSION CONTROL DETAILS

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DRAWING DATE:	INT:	PROJECT #	<input checked="" type="checkbox"/>
1/04/2024		PROPOSED	

1
2

GENERAL NOTES

BUILDING CODE: THE 2001 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY LOCAL JURISDICTION... FLOOR DEAD LOAD = 15 PSF (REDUCIBLE)... CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION...

DEFERRED SUBMITTAL ITEMS

- 1. ALTERNATIVE LIGHT/ELECTRIC MANUFACTURER PLANS.
2. MANUFACTURED TRUSS DESIGNS AND LAYOUTS.
3. HVAC SYSTEM DESIGN.
4. ELECTRICAL PANEL SPECIFICATIONS (IF REQUIRED).

SITE WORK

GENERAL: UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2000 PSF... INSULATION MATERIAL, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES...

INSULATION AND MOISTURE PROTECTION

GENERAL: MAINTAIN 1" CLEARANCE ABOVE INSULATION FOR FREE AIR FLOW... INSULATION BARRIERS TO EXTEND 6" ABOVE BATT INSULATION... PRICION-FIT UNFACED BATT'S...

INSULATION MATERIALS

INSULATION MATERIAL, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES, AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450...

EXTERIOR JOINTS

EXTERIOR JOINTS AND/OR WINDOW AND DOOR FRAMES PENETRATIONS IN FLOORS, ROOFS AND WALLS AND ALL SIMILAR OPENINGS SHALL BE SEALED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE... VAPOR BARRIERS / GROUND COVERS...

WALL FLASHING

APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL WRAPPING COMPONENTS... 1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF...

FOUNDATION WATERPROOFING & DAMPROOFING

DAMP-PROOFING: DAMPROOFING SHALL BE WATERPROOFED FOUNDATION WALLS THAT RETAIN EARTH OR INCLUDE INTERIOR SPACES... FOUNDATION WATERPROOFING & DAMPROOFING (CONTINUED): WATERPROOFING IN AREAS WHERE HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST...

DRAFTSTOPPING & FIRE BLOCKING

DRAFTSTOPPING: DRAFTSTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND BETWEEN BATHROOMS AND OTHER AREAS... FIRE BLOCKING: FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND BETWEEN BATHROOMS AND OTHER AREAS...

LIGHTING

2001 IBC SECTION R6401 - LIGHTING EQUIPMENT: EACH LIGHTING FIXTURE SHALL REMAIN INSTALLED LIGHTING FIXTURES EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES... 2001 IBC TABLE R6401.4.1

DRILLING AND NOTCHING STUDS

R662.6 DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 1. NOTCHING ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION... 2. DRILLING ANY STUD SHALL BE PERMITTED TO BE BORER OR DRILL...

CONTROLS FOR THE WHOLE-HOUSE VENTILATION SYSTEM SHALL COMPLY WITH THE FOLLOWING:

- 1. THE WHOLE-HOUSE VENTILATION SYSTEM SHALL BE CONTROLLED BY MANUAL SWITCHES, THERMS OR OTHER MEANS THAT PROVIDE FOR AUTOMATIC OPERATION OF THE VENTILATION SYSTEM THAT HAS READY ACCESS FOR THE OCCUPANT... 2. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF FLOOR OUTDOOR AIR QUALITY... 3. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE OF THE SYSTEM BY THE OCCUPANT DURING PERIODS OF FLOOR OUTDOOR AIR QUALITY...

BATHROOMS, TOILETS AND KITCHENS SHALL INCLUDE A LOCAL EXHAUST SYSTEM SUCH AS LOCAL EXHAUST SYSTEMS SHALL HAVE THE CAPACITY TO EXHAUST THE MINIMUM AIRFLOW RATE IN ACCORDANCE WITH TABLE R609.4.1...

WHOLE-HOUSE VENTILATION REQUIREMENTS: EACH DWELLING UNIT OR SLEEPING UNIT SHALL BE EQUIPPED WITH A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM THAT COMPLEYS WITH SECTIONS R609.4.1 THROUGH R609.4.4... 2001 IBC TABLE R609.4.4

Table with 3 columns: AREA TO BE EXHAUSTED, INTENSITY, CONTINUOUS. Rows include KITCHENS (100 CFM, 25 CFM), BATHROOMS-TOILET ROOMS (50 CFM, 20 CFM).

BUILDING AIR LEAKAGE TESTING 2001 IBC R402.4.12

THE BUILDING OR DWELLING UNIT SHALL BE TESTED FOR AIR LEAKAGE. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET/ICC 360.20TH EDITION OR ASHRAE 90.1 TEST PROCEDURE AND LEAKAGE RATE SHALL COMPLY WITH SECTION R609.4.1. A WRITTEN REPORT OF THE TEST RESULTS, INCLUDING VERIFIED LOCATION AND THE STAFF OF THE DATE OF THE TEST SHALL BE SIGNED BY THE TESTING AGENCY AND PROVIDED TO THE BUILDING OWNER AND CODE OFFICIAL... 2001 IBC TABLE R609.4.4

MECHANICAL

R609.4.1 BALANCED WHOLE-HOUSE VENTILATION SYSTEM A BALANCED WHOLE-HOUSE VENTILATION SYSTEM SHALL INCLUDE BOTH SUPPLY AND EXHAUST FANS... 2001 IBC TABLE R609.4.1

MECHANICAL

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POSTING OF CERTIFICATE

- 2001 IBC R609.4.1 A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE SURFACE IS LOCATED... 1. THE PRECONDITION R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF... 2. FACTORS FOR RESTRICTION AND THE SOLAR-HEAT GAIN COEFFICIENT (SHGC) OF RESTRICTION... 3. THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTS DONE ON THE BUILDING... 4. THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST...

POSTING OF CERTIFICATE

- 5. THE TYPE, SIZE AND EFFICIENCIES OF HEATING, COOLING, WHOLE-HOUSE MECHANICAL VENTILATION, AND SERVICE WATER HEATING APPLIANCES... 6. WHERE ON-SITE PHOTOVOLTAIC PANEL SYSTEMS HAVE BEEN INSTALLED, THE ARRAY CAPACITY, INVERTER EFFICIENCY, PANEL TILT, ORIENTATION AND ESTIMATED ANNUAL ELECTRICAL GENERATION SHALL BE NOTED ON THE CERTIFICATE... 7. THE CODE EDITION UNDER WHICH THE STRUCTURE WAS PERMITTED, AND THE COMPLIANCE PATH USED...

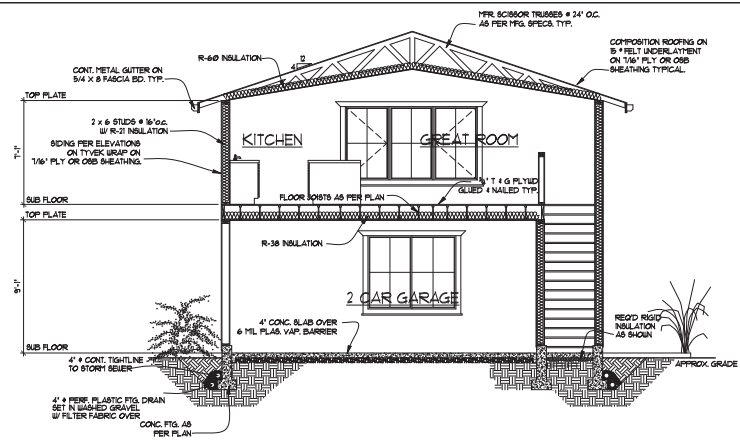
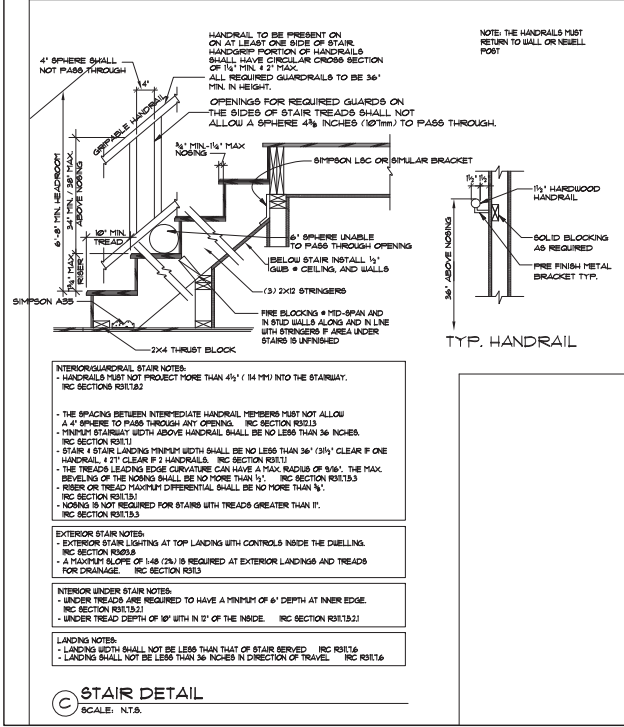
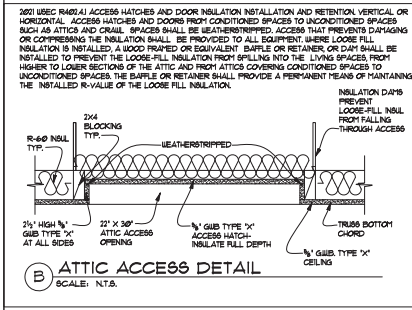
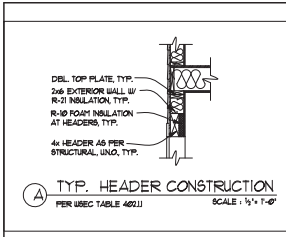
POSTING OF CERTIFICATE

- 8. THE CODE OFFICIAL MAY REQUIRE THAT DOCUMENTATION FOR ANY REQUIRED TEST RESULTS INCLUDE AN ELECTRONIC RECORD OF THE TIME, DATE AND LOCATION OF THE TEST... 9. THE CODE OFFICIAL MAY REQUIRE THAT DOCUMENTATION FOR ANY REQUIRED TEST RESULTS INCLUDE AN ELECTRONIC RECORD OF THE TIME, DATE AND LOCATION OF THE TEST... 10. THE CODE OFFICIAL MAY REQUIRE THAT DOCUMENTATION FOR ANY REQUIRED TEST RESULTS INCLUDE AN ELECTRONIC RECORD OF THE TIME, DATE AND LOCATION OF THE TEST...

Gordon T. Jacob REMODELING + RENOVATIONS THE ENG RESIDENCE 908 N SHERIDAN AVE Tacoma, WA

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Table with columns: REVISION DATE, INT, PROJECT 1, DATE: 1/06/2024, INT, PROJECT 1.



SECTION 'A'

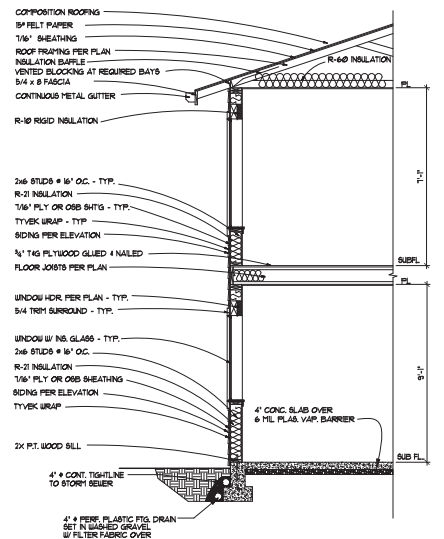
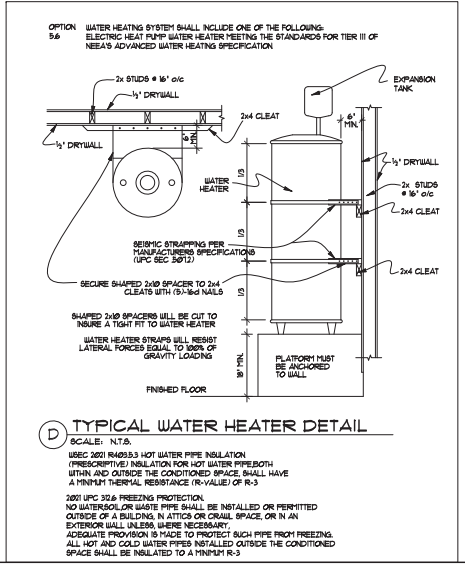
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SCALE: 1/4" = 1'-0"

- TYPICAL ROOF CONSTRUCTION**
- COMPOSITION ROOF SHINGLES
 - 15\"/>
- TYPICAL WALL CONSTRUCTION**
- SIDING AND/OR VENEER PER ELEVATION
 - 1/16\"/>

- TYPICAL FLOOR CONSTRUCTION**
- FINISHED FLOOR PER PLANS
 - 3/4\"/>

SEE NOTE ON SHEET 1



NOTE: 1/16\"/>

Gordon T. Jacob
REMODELING + RENOVATIONS
DADU
THE ENG RESIDENCE
908 N SHERIDAN AVE
FACONTS, VA

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