

## CITY COUNCIL MINUTES

City Council Chambers, 7:00 P. M.  
Tuesday, September 5, 1961

Council met in regular session. Present on roll call 8: Bott, Cvitanich, Murtland, Olson, Porter, Price, Steele and Mayor Hanson. Absent 1; Easterday. Mr. Easterday coming in at 7:10 P. M.

Mr. Price moved that the minutes of August 22, 1961 be approved as submitted. Seconded by Mr. Easterday.

Mr. Porter called attention to page 1, second paragraph of the minutes, stating it was incorrect. He said his motion was, that after the word "bid" there be inserted in parenthesis "meaning appraisal" because originally he intended to say "appraisal" but he said "bid". Therefore, he would like to move that the second paragraph on page 1 be corrected to reflect his actual motion. Seconded by Mr. Steele. Voice vote taken.  
Motion carried.

Mayor Hanson said he has received requests from persons who would like to have an opportunity to speak on Ordinance No. 16882 which, if passed, would repeal L I D 4684 that appears later on the agenda. He said although it is against the policy of the City Council to consider any matter out of the regular order of the agenda he felt the persons gave very good reasons for desiring to speak early in the meeting. If the Council did grant them this opportunity it would not be necessary for the Council to take action on the Ordinance prior to the time it appears at the present location on the agenda. With the Council's permission, he would like to hear the testimony of the people prior to the hearing on the Urban Renewal project. It appears that the information given to the Council in reference to this Ordinance repealing L I D 4684 was misinterpreted.

Mr. Steele moved that the rules be suspended in order that the Council consider Ordinance No. 16882 at this time. Seconded by Mr. Porter.

Mr. Murtland said he has expressed himself before on this matter and unless there is some great emergency he did not feel that the Council should revert from the regular procedure of the agenda. Often times people who are interested in a certain matter appear at the time the subject is taken up on the Agenda, and it might be that someone who is interested in that particular Ordinance is not present at the particular time. He disapproved of such a motion.

Voice vote was taken on the motion. Motion carried.

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Ordinance No. 16882:

Repealing Ordinance No. 16057 which provided for the improvement of L I D 4684 for alley paving and storm drainage on No. 30th and 31st Streets from Puget Sound Avenue and Warner Street. Read by title.

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Mayor Hanson said it was the Council's understanding at the last meeting when this was discussed that Mrs. Webb, a resident of the Local Improvement District was now against the improvement. This would have made it mandatory to kill the L I D. However, Mr. Jardeen, a proponent of the L I D, is present this evening with a letter from Mrs Webb stating that she is in favor of the improvement.

Mr. Jardeen presented the letter from Mrs. Webb for the records. He also stated that there was a drainage problem in this alley and that all the residents living on the lower side of the alley were in favor of the L I D as they received all the excess water drainage onto their property, while those residents living on the upper side of the alley were opposed to the L I D since the drainage was no problem to them. He said he felt this problem was one that all the neighborhood should be interested in correcting.

Mayor Hanson said at the previous meeting when this was discussed the Council was given to understand that there was not much of a drainage problem. The Council is constantly faced with the problem of water running from the higher to lower ground and those residents of the lower land want the drainage while those on the higher land cannot understand why it is necessary. He asked what the total amount of remonstrances against the improvement were at the present time.

The clerk reported that there was 50% protests filed against the improvement at the present time.

Mr. Pascoe, also a resident of the lower side of the alley, spoke on the drainage problem that he and his neighbors faced.

Mrs. Olson said she was a member of the L I D Committee that heard this L I D and they had recommended that this L I D be created for the very reason of the drainage problem. However, one of the residents appeared before the Council two weeks ago, and the Council was given to understand that another protest would be filed which would bring the protests over 60% and would take the matter legally out of the Council's hands. It was for that reason Ordinance No. 16882 was drafted. Inasmuch as the protests do not exceed 50%, her recommendation would be to revert back to the original position of the L I D Committee which was to recommend passage of the L I D.

Mr. Bott said two weeks ago the Council was assured that Mrs. Webb was not in favor of the L I D. Mr. Jardeen has a letter tonight from Mrs. Webb, which is not dated, stating that she would like that both her husband's and her signature be approved which appeared on the petition. He asked if this letter was written before the death of her husband.

Mr. Jardeen assured the Council that Mrs. Webb had changed her mind since the death of her husband and he had received the letter from Mrs. Webb last Sunday.

Mayor Hanson said the question is whether or not the Council would take cognizance of Mrs. Webb's remonstrance. It would not be identified as a remonstrance that would have a legal effect, although the Council could take it into consideration in determining whether or not to proceed. Since she has chosen not to remonstrate the Council has the same position as presented before the L I D Committee.

Roll call was then taken on the Ordinance resulting as follows:  
Ayes 3; Nays 6; Murtland, Olson, Porter, Price, Steele and Mayor Hanson.  
The Ordinance was declared lost by the Chairman.

#### HEARINGS AND APPEALS:

a. This is the date fixed for hearing on the petition submitted by William M. Busch for the vacation of So. 7th St. between Orchard and Shirley Sts. 109

Mayor Hanson explained that the Planning Commission has recommended approval of this vacation.

Mr. Rowlands, City Manager, advised, since the Planning Commission submitted their letter of recommendation, one modification has been approved. In the letter by the Commission, received by the Council it was recommended that a deed be given the City for access rights to property abutting the east side of Shirley St. between the South line of So. 7th and the North line of So. 8th and the North line of So. 8th between Shirley and Orchard Sts. This is to be modified to permit access along So. 8th beginning on Orchard to Villard Sts. so that access to the Busch property can be secured from the South.

Mr. Buehler, Planning Dir., explained there was some difficulty because of topography to approach this property and the developer asked that he be given at least one access, therefore, the Public Works Dept., Traffic Div., felt it should be in the vicinity of Villard St. The Planning Commission then agreed that access could be acquired across this North line of 8th St. from Villard to Orchard Sts.

Mr. Steele asked if this was agreeable with the petitioner.

Mr. Adams, Attorney representing Mr. Busch, who was present, stated this was agreeable to the property owners.

Mr. Steele then moved that the proper Ordinance be drafted vacating the street in accordance with the recommendation of the Planning Commission.  
Seconded by Mr. Porter. Voice vote taken. Motion carried.

b. This is the date fixed for hearing on the Fawcett Urban Renewal Plan and project (in compliance with 42 U. S. C. A. Sec. 1455 (a) and (d) and R. C. W. 35.81.060)

Mr. Rowlands said in order to bring the information up to date and to brief the Council on what has transpired during the last year or two regarding the Fawcett Urban Renewal area, additional information was compiled today for distribution this evening. 144

Mayor Hanson announced since this information is a record of the proceedings leading up to this hearing, he thought it would be well to have it read into the record by the City Clerk. The report was then read by the

Clerk and attached to the official minutes on file in the City Clerk's office.

Mr. Rowlands said this public hearing is arranged to provide various department directors and other personnel to present factual and statistical information pertaining to the Fawcett Street area under discussion. He introduced at this time, Mr. Ron Thompson, Assitant City Attorney, to present introductory remarks.

Mr. Thompson defined "urban renewal" and outlined the eight determinations that must be found before the Fawcett Urban Renewal Plan could be approved.

Mr. Thompson then introduced the following persons to present their observations and conclusions:

Dr. Fargher, Director of Health and Welfare, evaluated the information and observations of Mr. Robert Pankey, the Sanitation Suprvisor of the City of Tacoma who inspected the Fawcett Urban Renewal Area for health violations.

Mr. Les Gillis, Chief of the Building Division of the Department of Public Works, gave the structural and other evaluations of all structures within the Urban Renewal area.

Deputy Fire Marshal Kenneth Heymel of the Fire Department, gave his evaluation of the fire hazards involved in the area, together with an over-all evaluation of the fire conditions within the area.

Mr. Bert Hardy, Chief Electrical Inspector, gave the results of the electrical inspection.

Mr. Buehler, Planning Director, covered a number of planning factors involved in the area.

Mr. Lyle Swedberg, Chairman of the Planning Commission, reported on the Urban Renewal Plan complying with the Comprehensive Plan of the City of Tacoma; Mr. Harald Bergerson, Executive Director of the Tacoma Housing Authority, presented a short review of the Relocation Plan and how it will operate.

Mr. Robert Maffin, Director of Urban Renewal, gave the financial report, a report of park and recreational facilities, also a report on transient housing together with a summation of the matters that have been presented this evening.

Mr. Maffin asked Mayor Hanson to read into the record letters from organizations within the City in support of the Fawcett Plan and their statements as to the participation of private enterprise in the project. The letters were read and attached to the official minutes.

Mr. Maffin concluded his presentation by saying that "it is the intent of the Fawcett Urban Renewal Plan to foster the public welfare and to secure the health and safety of the citizens of Tacoma.

Mr. Steele asked that the verbatim speeches of the preceding personnel be incorporated in the minutes of the meeting, along with the Investigation Report submitted to the City Council from the Office of Urban Renewal, so as to have a complete, concise record of the matter before the Council relating to the findings of not only the individual staff members who have spoken, but also those reports from which the talks have been summarized. Seconded by Mr. Cvitanich Voice vote taken. Motion carried.

Mayor Hanson said the presentation on behalf of the City is completed and asked for comments from the audience.

Mr. R. Hayward, Executive Director of the Central Association, spoke in favor of the Urban Renewal Project. He said it is becoming quite evident that Urban Renewal is becoming the key factor in solving many problems as far as rebuilding and revitalizing various areas. They would like to take the position of emphasizing again that the job that is to be done in the City of Tacoma and the job that must be done in revitalizing and rebuilding, is a job for governmental and private enterprise together. It doesn't seem that it can be done separately by either faction, but by combining them in Urban Renewal, the jobs are being done and they would certainly recommend the Council's consideration of the Fawcett Urban Renewal Project from that standpoint.

Mr. Muscek, an Attorney, said he was in favor of anything that would help the City of Tacoma, but he believed the City needed new industrial development before downtown redevelopment.

Mr. Hugo Hartnack, a private citizen, spoke against the Urban Renewal Project. He said the project is being pushed by "influential people" who own property in the district, and added, the City was paying too much for appraisers.

Mr. Riconosciuto, Planning Commission member, said there appears on the Agenda under Communications, a letter from the Planning Commission which relates to the Fawcett Urban Renewal Plan and asked that the letter be read into the record at this time since it does pertain to the matter under discussion.

Mr. Porter moved that this letter be read into the record. Seconded by Mrs. Price. Voice vote taken. Motion carried.

The City Clerk read the letter at this time and attached it to the official minutes on file with the City Clerk.

Mrs. Virginia Shackelford residing at 1105 North L, read a statement in protest of this Urban Renewal Project.

Mr. Henry Carlborn spoke in protest of the Fawcett Urban Renewal Plan also. He read a letter requesting that the minutes of this meeting be furnished verbatim to the Regional Director of the Urban Renewal Housing and Home Finance Agency.

Mayor Hanson said his letter would also be made a part of the record of the meeting and attached to the official minutes.

Mrs. Gertrude Scholl, a housewife, said she has been studying this matter for only a short while, but is afraid of what she has learned. She urged the Council to consider seriously everything stated this evening. She said she was opposed to Urban Renewal. She did not see how the City of Tacoma could ask for Federal Aid of any kind when the Nation is facing the possibility of a third world war and top economic advisers recently admitted the possibility of a national budget of over One Hundred billion dollars. Also before giving up the constitutionally guaranteed right to own property and to do with it what they please, provided they do not permit it to become a hazard to neighbors, Americans should think carefully. It is one thing to buy a new piece of land in a carefully laid out subdivision, but but it is another matter to own another piece of property for a number of years and maintain it in good condition, and then have somebody tell the owner he must completely redo it to conform to the Urban Renewal Project or he must sell it at a price set by the planners.

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Mr. T. H. Algeo of Lakeview said he has been against Urban Renewal ever since he has heard of it, as being "unconstitutional, communistic and a robbery of the taxpayers." He said he opposed the use of taxpayers money for Urban Renewal in any City.

Mayor Hanson asked that these letters submitted by the proponents be filed with the City Clerk and be made a part of the record.

Mr. Burton Lyons, Jr., Attorney, said he was interested in this matter as a representative of the owners of the Esquire Bldg. on Tacoma Avenue. He thought that a very serious problem was involved in this proposed Fawcett Urban Renewal Project which has not received too much consideration to date. He said \$40,000 has been spent on this building on improvements to date. There is no question that dedication for office space in this area is perhaps the highest use to which the property can be dedicated. The owners desire to continue to dedicate this building to that use and are financially able and willing to conform to any reasonable requirements to do so. Usually, in condemnation, the valuation received by the people whose property is being condemned is substantially less than it would cost to buy it back again, and that is a matter of great concern to them as well as to other property owners in the area. If this project should proceed and the Esquire Bldg. be condemned and the owners be required to accept a valuation or go to Court to contest the valuation allowed by the City, they are very fearful that the amount they will be allowed will be insufficient to allow them to purchase back their property or similar property to continue their use.

Mr. Lyons further explained that they request the City to consider the condemnation of the improvements only, and to allow them to retain the ownership of the title to the land itself and to permit them to rebuild and conform. He said they were given some assurance at the conception of this program that this would be at least considered. They have heard no opinion expressed by the City Attorney as to whether or not this is possible. He said it is consistent with Federal legislation, that the owner of the property be given preferred treatment. He was sure that other property owners were as concerned as he with what right they shall be accorded in this Urban Renewal Project. It seemed to him that recognition of those rights and a preference to those individual owners might substantially reduce the cost of the project itself. Certainly it would cost less to condemn only the improvements that do not conform, than to take title to the land itself. It appeared to him this involved a serious constitutional question. One that has not been answered. One that he was sure would be put to the test unless some recognition is given to individual property owner's rights. He would like to have an opinion now, or at some future meeting, after the City Attorney has had an opportunity to study the matter, as to whether or not the City in its proposal intends to give any recognition, or any preferential treatment to the present owners.

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Mr. E. M. Murray, Attorney, representing two property owners, Mr. E. K. Murray and Mr. Graham, on 11th and Tacoma Avenue, explained that they had hoped to proceed with the private redevelopment of the corner. These property owners favor Urban Renewal but they do not favor Urban Renewal on a "piecemeal basis" on Tacoma Avenue, because it places the property owners in an unfair advantage.

Mr. Murray said recently a meeting was held with the City Staff, also present was Mr. Louis Pederson an architect to check into the feasibility from the owners views and particularly from the standpoint of redeveloping it privately through the Urban Renewal Program.

Mr. Murray said his clients are vitally interested in redeveloping this property on a private basis. He asked Mr. Pederson, Architect, to show sketches and plot plans of the proposed commercial building they anticipated building.

Mr. Pederson explained that Mr. Murray and Mr. Graham retained him to study this program with respect to a redevelopment in the area. He displayed sketches and plans which he prepared and said they are contemplating an investment in the neighborhood of one half million dollars on the one corner. The only way they can compete with surrounding areas is for a total renewal of the area. It was his opinion if the City goes into a project of this nature, the Council should go all the way in the demolition and redevelopment plan. The project in his opinion will not succeed if the Council does not go all the way. He said he and his clients are in favor of Urban Renewal and think it is good for the City of Tacoma, but that total renewal of the area is of the utmost importance to make this program succeed.

Council recessed at 9:55 P. M.

Council reconvened at 10:10 P. M.

Mr. George G. Franklin of 636 Fairview Drive, North, former owner of several local food stores, said he was opposed to the federal aid program.

Mr. Victor Lyons, president of the Tacoma Real Estate Board, said the Real Estate Board is overwhelmingly in favor of the Fawcett Urban Renewal Program, and feel that it will be of benefit to the City of Tacoma.

Mrs. John R. Wiborg, residing at 4302 N. Lexington, asked if the Council were not elected to represent the people. She said for non-elective people to take over the work of elective officials robs the voter of his franchise. This abdication robs the citizens of the right of government of the people, by the people and for the people. She hoped the Council would work for the City of Tacoma and not abdicate its responsibility, which they will do if they accept Federal aid and Federal control.

John Hansler, attorney, representing Ted Hill, who is remodeling two of the buildings in the Urban Renewal area, asked that conditions not be placed on the owner which will be beyond his reach.

Mrs. Gaston declared that this was not the time to be asking for aid from the federal government. The nation is embarked on a deadly over-spending spree at the present time, and she asked the Council to delay their decision on this matter until it could be investigated more fully.

Mr. Cvitanich asked if Mr. Riconosciuto had anything to add.

Mr. Riconosciuto: (verbatim as requested by Mr. Cvitanich.)

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Mr. Mayor and members of the City Council; I requested and I thank you for reading into the meeting the communication which the Commission sent to the Council. I was quite concerned with the reports that were read and the number of time that the name of the Planning Commission came up in the reports which indicated, at least to me, that the Planning Commission was in full accord with the Urban Renewal program in Tacoma. I think that the communication brings out just a few of the doubts and questions that some members of the Commission have. Some of the statements that have been made here tonight and especially by property owners in the project bear out what I think is a necessity for a good look and a better look by the Planning Commission of the Fawcett Street Urban Renewal Area, number (1) and number (2); I think that we will agree that the use of Urban Renewal is a harsh and possibly dangerous weapon to accomplish the removal of blight. If that is the only purpose of Urban Renewal, it seems to me that with the dangers inherent in this--the power that is given by the Urban Renewal Law, that we should be mighty careful as to its use; and if some of the questions that were raised here to-night on the eve of the second Urban Renewal project have to be raised and haven't been answered yet, then I think it's an indication in itself that we had better go a little bit slow and establish some ground rules, number (1). That is why I asked that the communication be read from the Planning Commission. I think it is vitally important that we establish some ground rules. I think there's too much of an indication given to some of the property owners based on the opinions not rightfully or possibly reflecting the policy of the City of Tacoma in the matter of urban renewal.

Now the Planning Commission had a meeting with the Downtown Association, I'll cut it short, Mr. Mayor, and we raised some questions at that time, or I raised some questions, and when I hear read or hear opinions expressed that we should go ahead with anything that means development, no matter what the cost, then I think that we should be mighty concerned because so far we haven't pinched too many toes in our Urban Renewal program and so far the constitutionality of that law has not been proved. Now many of us went along with the Urban Renewal Project at Center Street for the reason that was expressed that it would be a wonderful opportunity to work out some of the bugs; it wouldn't have too much of an impact and it would be an opportunity to have a court test of the matter. We had a meeting in here last week and I for one felt there were some questions that were raised that should be answered before we proceeded too hastily on the second project.

I have other things to say, but I think most of them have already been said, but I do want to make one other comment - I personally asked that the Urban Renewal Dept. prepare a report as to what the cost would be to do this project properly, provided we accept that this is a good project. I think the manner in which it was handled is just one of the things that doesn't give your Planning Commission or your City Council an ample opportunity to study some of these projects. It was merely mentioned in one paragraph and it did not comply, as far as I was concerned, with the request that was made for the information that should have been presented to the Council. We could go into a great deal more detail. I don't think this is the place to do it. The hour is getting late, but I certainly think there are questions that should be



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answered before we move on projects as important as this. Thank you. (end of verbatim)

Mayor Hanson said this will draw the hearing to a conclusion.

Mr. Steele requested the City Attorney's Office prepare the proper Resolution adopting the findings required by the Washington Urban Renewal Act, also the U. S. Housing Act of 1949 and 1954 as amended and adopting the Urban Renewal Plans for the Fawcett Urban Renewal area designated as Washington R 3; also a Resolution authorizing the proper officers of the City to secure an offer of loan and grant contract from the Housing and Home Finance Agency for execution of the Urban Renewal Plan of Wash. R 3.

Mayor Hanson said these Resolutions will be before the Council for action at their next meeting.

Mr. Porter explained that it will be necessary that he be absent from the next Council meeting, therefore, he moved that any action on the Fawcett Street Urban Renewal area be postponed at least until two weeks, until the 19th of September. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

54:26  
54:40

Mayor Hanson expressed appreciation to all members of the audience who appeared to speak on this matter and the interest shown in City affairs.

Mrs. Olson said a number of questions have not been answered to her satisfaction, and she wondered when the proper time would be for her to raise these questions.

Mayor Hanson said the Council will have an opportunity for formal discussion when the Resolutions are introduced.

Mr. Bott leaving at this time.

#### PETITIONS:

a. Petition from S. W. Kelly requesting the rezoning of the S. W. corner of 49th Ave. N. E. and 43rd St. from a "R-3" to a "C-P-N" District.

Referred to the Planning Commission.

b. Petition from Howard V. Krewson requesting the rezoning of property located at East 38th & Portland Ave. from an "R-2" to a "C-2" District.

Referred to the Planning Commission.

#### COMMUNICATIONS:

Communication from the Planning Commission suggesting the City Council consider certain factors as they affect the City's urban renewal program.

Mayor Hanson said this Communication has already been taken up and read into the Fawcett Street Urban Renewal Hearing.

9/3/61

FAWCETT PUBLIC HEARING OUTLINE

INTRODUCTION - Ron Thompson

Explanation of the need for a Public Hearing pointing out the necessary findings the Council has to make.

Findings

1. The project area is blighted.
2. The reuse plan conforms to the comprehensive plan for the City.
3. A workable relocation plan exists.
4. The project can feasibly be financed.
5. A need for financial aid from the Federal Government.
6. A need for transient housing.
7. Adequate park and recreational facilities.
8. The Plan provides maximum opportunity for private redevelopment and rehabilitation.

BLIGHT FINDING

Introduction of experts by Ron Thompson explaining how they will summarize from their detailed reports that are part of the Investigations Report.

Health Hazards - Dr. Fargher

Explanation of how the observed facts in the project area by the inspector relate to the state statute symptoms of blight and how these symptoms indicate a menace to the public health, safety, welfare, and morals in its present condition and use.

Building Hazards - Lester Gillis

Explanation of how the observed facts in the project area by the inspector relate to the state statute symptoms of blight and how these symptoms indicate a menace to the public health, safety, welfare, and morals in its present condition and use.

Fire Hazards - Lt. Kenneth Heymel

Explanation of how the observed facts in the project area by the inspector relate to the state statute symptoms of blight and how these symptoms indicate a menace to the public health, safety, welfare, and morals in its present condition and use.

**Electrical Hazards - Bert Hardy**

**Explanation of how the observed facts in the project area by the inspector relate to the state statute symptoms of blight and how these symptoms indicate a menace to the public health, safety, welfare, and morals in its present condition and use.**

**CONFORMITY OF THE FAWCETT AREA TO THE COMPREHENSIVE PLAN**

**Resolution from the Planning Commission and elaboration by Russell Buehler.**

**RELOCATION PLAN - Harold Bergerson**

**Explanation of workable and feasible plan for making available adequate housing for the persons to be displaced by the project.**

**FINANCING - R. W. Maffin**

**Explanation of the financing plan showing the project to be financially feasible and showing the need for federal aid.**

**PARK AND RECREATIONAL FACILITIES - R.W. Maffin**

**Explanation of the means for providing open space in the Fawcett Area.**

**TRANSIENT HOUSING- R. W. Maffin**

**Explanation of the independent analysis which indicated feasibility of a motor hotel in the Fawcett Area.**

**OPPORTUNITY FOR PRIVATE ENTERPRISE**

**Letters from several groups endorsing the Fawcett Project read into the record by Mayor Hanson.**

INTRODUCTORY REMARKS TO CITY COUNCIL PUBLIC HEARING  
ON FAWCETT URBAN RENEWAL PROJECT

Honorable Mayor, Members of the Council, Ladies and Gentlemen:

I am Ronald E. Thompson, Assistant City Attorney for  
the City of Tacoma.

The time has arrived for accomplishing one of the most important steps in bringing about the execution of the Fawcett Urban Renewal Project. This is the time fixed for the public hearing on the Fawcett Urban Renewal Plan.

Before entering the substantive portion of my talk, I would like to make one request, and that is, that the Council continue this matter for the adoption of the resolution pertaining to the Urban Renewal Plan and other related matters if the Council is disposed to act favorably upon it. Although the Council has from time to time engaged in study sessions and has been furnished with material relating to the Fawcett Urban Renewal Project, this is the first time that a total presentation has been made, and the additional week will give the Council time to review the material presented to it at some length.

You will note that the speakers before you today will be reading from printed speeches, as I am doing. This is done for three reasons--to save time in the presentation, to effect more concise talks, and, if the Council is so inclined, these talks can be incorporated into the Minutes of the meeting for a more precise record. It will also be a benefit to members of the Council who wish to review this matter at a later time to know exactly what the speaker said in regard to the Urban Renewal Plan and the necessary determinations to be made in conjunction with it.

Perhaps the best way to start this hearing on the Urban Renewal Plan is to define "urban renewal." "Urban renewal" is a program where blighted areas of a city or urban area are acquired by its governing body for the purpose of eliminating the conditions of blight. "Blighted area" is defined in RCW 35.81.010(2). The Pierce County Superior Court has recently ruled in the case of Miller v. City of Tacoma, concerning the Center Street Urban Renewal Project, that certain of the conditions as set forth in the statutory definition of blighted area should not be considered as having an effect on the public health, safety, morals or welfare. Those conditions which should not be considered by the Council in your determination of whether the Fawcett Urban Renewal area is blighted are as follows:

1. Inappropriate or mixed uses of land or buildings.
2. Defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
4. Excessive land coverage.
5. Diversity of ownership.
6. Defective or unusual conditions of title.
7. Improper subdivision or obsolete platting.

Some of the statutory conditions which do bear upon the public health, safety, morals or welfare, and which are found in the Fawcett Urban Renewal area are:

1. Substantial physical dilapidation, deterioration, defective construction, material, and arrangement, and/or age or obsolescence of buildings or improvements, whether residential or nonresidential.

2. Inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality.

3. Insanitary or unsafe conditions.

4. Deterioration of site.

5. The existence of conditions which endanger lives or property by fire or other causes.

6. Any combination of the above factors which is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime.

7. The existence of conditions which substantially impair or arrest the sound growth of the City or its environs, retard the provision of housing accommodations, or constitute an economic or a social liability.

It is only when the statutory conditions of blight add up to the use of the land area in such a way that it is detrimental or constitutes a menace to the public health, safety, welfare or morals that you might properly say that this portion of the City has disease of blight. In the words of the Pierce County Superior Court, Judge Cochran:

**"The determination of whether an area is blighted or slum, must rest upon facts directly bearing upon the public health, safety, morals or welfare."**

In rendering his decision, Judge Cochran upheld the Council's determination of blight in regard to the Center Street Urban Renewal Project area.

The second phase of the Urban Renewal Program is the prevention of the recurrence of the conditions of blight. This is done by the application of the zoning code, building codes, and minimum housing codes, together with contracts and equitable covenants that run with the land. These requirements shall apply to the old property owners who remain in the area and the new ones who purchase property in the area after it has been cleared.

I believe that the necessity of a government unit effecting this type of program is explained alone by the financial requirements. As will be later demonstrated, the cost of removal of the blighted conditions is much greater than the expected return from the sale of the land. I believe that it also can be observed that effecting this program through private individuals acting in concert would require a prolonged period of time, together with a spirit of altruism which cannot be reasonably expected to exist. However, the additional return from the increase in the tax base, together with a lower cost of protection, should ultimately exceed the cost of the project.

This hearing is the result of the statutory requirements found in the Revised Code of Washington, 35.81.060(3), and 42 USCA (United States Code Annotated) 1454(a) (b). These are the two sections relating to requirements of public hearings. These statutes require essentially eight determinations be found by the Council of the City of Tacoma before the Fawcett Urban Renewal Plan can be approved. These determinations are, briefly:

1. A workable and feasible relocation plan existing to make available adequate housing for the persons to be displaced.
2. That the Urban Renewal Plan conforms to the comprehensive plan or parts thereof of the City of Tacoma.
3. That the Urban Renewal Plan will afford the maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Fawcett Urban Renewal area by private enterprise.
4. That a sound financial program exists for financing the project.

5. That the Urban Renewal Project area is blighted as defined in RCW 35.81.010(2) and as modified by the Pierce County Superior Court.

6. That financial aid from the Federal Government is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan.

7. That there is a need for transient housing in the City of Tacoma.

8. That the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities.

In order to help you arrive at a proper determination in regard to these findings, you have heretofore been furnished with the Central Core Study, the Relocation Plan, the Fawcett Urban Renewal Area Investigations Report, and Tacoma's Workable Program. These publications present a rather detailed and large mass of information.

This evening, the personnel who have been actively engaged in the Fawcett Urban Renewal area will present in summary their observations and conclusions. These gentlemen are, in order of appearance, Dr. C. R. Fargher of the Health Department, who will evaluate the information and observations of Mr. Robert Pankey, the Sanitation Supervisor of the City of Tacoma who inspected the Fawcett Urban Renewal Area for health violations; Mr. Les Gillis of the Department of Public Works, who is the Chief of the Building Division, and who will give the structural and other evaluations of all structures within the Urban Renewal area; Deputy Fire Marshal Kenneth Heymel of the Fire Department, who will give his evaluation of the fire hazards involved in the area, together with an over-all evaluation of the fire conditions within the area; Mr. Bert Hardy, Chief Electrical Inspector, who will give the results of the electrical inspection; Mr. Russell Buehler, Director of Planning, who will cover a number of planning factors that are involved in the area; Mr. Lyle Swedberg, Chairman of the Planning Commission, who will give the report on the Urban Renewal Plan complying with the Comprehensive Plan of the City of Tacoma; Mr. Harald Bergerson, Executive Director of the Tacoma Housing Authority, who will present a short review of the Relocation Plan and how this plan will operate; Mr. Robert Maffin, Director of Urban Renewal, who will give the financial report, a report of park and recreational facilities, and a report on transient housing, together with a summation of the matters that have been presented to you this evening; and finally, Mayor Ben Hanson will read letters from several groups which concern whether or not there will be a market for the property once the land is cleared. The presentation of these gentlemen, together with the reports and

investigations that have been furnished, should adequately demonstrate that the eight determinations to be made by the Council can be done in favor of the Urban Renewal Plan for the Fawcett Urban Renewal Project area.

In conclusion, it is our hope that the material that will be presented to you today by the speakers who follow me, when taken together with the material already submitted to the Council, will form a basis for properly judging the Fawcett Urban Renewal Plan. Therefore, I will now turn the floor over to Dr. Fargher, who will start the presentation of the facts relating to the health conditions of the Fawcett Urban Renewal area.

I thank you very much and, now, Dr. C. R. Fargher.



Honorable Mayor, and Members of the City Council, Ladies and Gentlemen:

I am Dr. C. R. Fargher, Director of the Tacoma-Pierce County Health Department.

During October and November of 1960, an inspection of the Fawcett Urban Renewal area was made by the Health Department. All structures or portions of structures used, or intended to be used for human habitation were inspected by Mr. Robert Pankey, using the Minimum Housing Code of the City of Tacoma as the standard.

The Minimum Housing Code is the primary standard which was employed in evaluating the extent of health hazards in the Fawcett area. This Code was first adopted on June 22, 1959, by the Tacoma City Council, after extensive work by City departmental staffs and citizens committees. The ordinance was revised by the Tacoma City Council on August 1, 1961.

This Code is modeled after the American Public Health Association recommended code and the Uniform Housing Code of the International Conference of Building Officials. Both of these model codes are widely recognized as suitable minimum standards for healthful housing. These housing codes embody the basic principles of healthful housing recognized by health authorities.

The requirements of healthful housing are described in four categories:

- A. Fundamental Physiological Needs
- B. Fundamental Psychological Needs
- C. Protection Against Contagion and
- D. Protection Against Accidents

The detailed health reasons are given in the Investigations Report.

The Minimum Housing Code standards, embodying these widely recognized principles, were carefully related to the observed conditions in the Fawcett area. On the basis of this analysis, several categories of substandard housing were detected. The chief items of non-compliance include:

1. a. Eighteen toilets are lacking or are not in good working order.
- b. Eighteen lavatory basins in the area are lacking or are not in good working order.
- c. Eighteen bathing facilities are lacking or not in good working order.
2. Lack of shared toilet, lavatory, and bathing facilities. There are eleven multiple family structures requiring twenty-two additional toilets, twenty-eight additional lavatory basins, and twenty-six additional bathing facilities.
3. There are twenty-six habitable rooms which have no windows or skylights and ten bathrooms which have neither windows nor mechanical ventilation. The window area in seventeen other

habitable rooms is less than the minimum window or skylight area required.

4. One hundred and fifty rooms and four hallways in 15 multiple structures and twenty-eight rooms in 8 single family structures need wall, ceiling and floor repairs.
5. Ten structures are not rodent-proof.
6. Water heating facilities are not present in twenty-nine living units in three multiple family structures and in five single family structures.
7. Six habitable rooms have inadequate ceiling heights.

Additional violations found that have significance include:

- a. Sixty-seven housekeeping units lack kitchen sinks; in addition there are fourteen sinks that are not in good working order and must be repaired or replaced.
- b. Twenty-eight housekeeping units do not have an approved cooking appliance.
- c. Fourteen rooms are too small to be used as housekeeping rooms.
- d. One hundred and twenty units do not have enough electrical outlets. Approximately half of the dwellings have no electrical outlets.
- e. Six structures have broken or defective windows.

Summary:

There are 46 structures in this area. Thirty-three are now or have been used for living purposes; eleven by single families and twenty-two by multiple families. In several instances the first floor was used for a commercial operation.

Substandard structures include:

1. a. Two multiple family structures containing twenty-nine units were unfit for human habitation.  
b. One single family dwelling was unfit for human habitation.
2. Of the single family structures inspected eight showed 3 or more violations.
3. Of the multiple family structures inspected eighteen showed 3 or more violations.
4. The specific violations are shown in Annex A of the Summary Health Report included in the Investigations Report.

The greater portion of the structures in this area are crowded together on small lots, leaving practically no open or yard space between the structures. In some instances a second residential structure has been

It on the rear of the property.

Many of the structures originally built for single families are now occupied by multiple families.

**Conclusion:**

1. The lack of facilities including toilet, lavatories, bath tubs, kitchen sinks, stoves and hot water heating equipment, are the major findings that do not provide for healthful living.
2. The structures have certain other violations conducive to unhealthy living including deteriorated walls, ceilings and floors, inadequate window areas and inadequate electric outlets.
3. These findings constitute significant unhealthful living conditions in the Fawcett Street Urban Renewal Area.

Honorable Mayor, Council Members, Ladies and Gentlemen:

I am Lester J. Gillis, Chief of the Building Division of the Department of Public Works. I have reviewed the findings of the Department of Public Works Inspectors who surveyed the Fawcett Urban Renewal area.

In reviewing these findings, I concluded that conditions of substantial physical dilapidation and deterioration due to ordinary wear and usage, the effects of weather, insect infestation, dry rot, termite infestation and decay due to defective original construction, neglect and lack of proper maintenance and protective measures, exist in the Fawcett Urban Renewal area.

Among the conditions found by the Inspectors are defective original construction, improper use of materials such as masonry walls laid in lime mortar without cement, and wooden foundation posts and wooden skirting in direct or close proximity to the ground. Lack of fire resistive construction in exterior walls and lack of interior finish of a fire resistive nature is prevalent throughout the Fawcett Urban Renewal area. Obsolescent and overloaded sanitary and mechanical equipment were found, as well as sanitary fixtures of crude design and construction that were originally insanitary and hazardous. Interior room arrangements, such as toilet rooms opening directly into areas where food is stored or prepared, and rooms opening into inadequate and unsafe exit ways are prevalent.

Windows opening against neighboring buildings and rooms with insufficient window areas or lack of openings to the outside contribute to a lack of light and ventilation in both residential and nonresidential buildings in the area. Many of the buildings were constructed without open spaces for light and ventilation and fire protection, and many of the building sites are deteriorated, caused by such things as unkept yards, dilapidated fences, walkways and deteriorating and dangerous accessory buildings.

Run-down, poorly maintained and overloaded plumbing systems, and illegal extensions and additions to plumbing systems originally designed for limited use, create a condition in the area conducive to ill health, the transmission of disease, and infant mortality. The existence of one hundred and ten cases of direct or indirect cross-connections between the City's drinking water supply and the house sewage systems in the area creates an extreme hazard to public health of the citizens of Tacoma. Any one of these cross-connections can create a disastrous water-borne epidemic in the City.

This dilapidation, lack of maintenance, lack of open space, fire hazard and general run-down condition of the area also discourages development in adjacent areas of the City.

The existence of numerous buildings of wood frame construction closely spaced together without fire resistive walls or roofs constitutes a definite fire hazard to the occupants of these buildings, and to the general neighborhood due to the probability of fire spreading from one structure to the next throughout the block. A block conflagration hazard in this densely developed area would pose a serious threat to buildings and their occupants in the surrounding areas.

Overloaded plumbing fixtures, to the extent that bathing and toilet facilities are shared or used by more than one family, becomes a menace to the health of all persons using such facilities, in that the lowest standards of personal cleanliness and morals of any of its users are imposed on all others. Such situations existing in the Fawcett area are detrimental or constitute a menace to the public health, safety, welfare and morals of the occupants in the present condition of usage of the land.

For the purpose of grading and evaluating the conditions of buildings and structures in the Fawcett Area, all structures were classified into one of four general classes, as follows:

- No. 1. Buildings or structures that were built or are in the process of remodeling to meet the general requirements of existing Codes.
- No. 2. Buildings or structures that contain minor sub-standard items but which meet Code requirements as to basic type of construction, use, or occupancy as compared to existing Codes. These buildings could be easily remodeled or corrected to eliminate major sub-standard features.
- No. 3. Those buildings or structures that require major repairs or remodeling in all or in part to meet minimum standards of City Codes. Included in this group would be masonry structures without any interior fire resistive protection where complete refinishing of the interiors would have to be done before the building could comply, or those where a complete change of usage or rearrangement of interior walls and dividing partitions would have to be made to provide required light and ventilation, fire exits, etc.

No. 4. Buildings or structures that are not of the basic type of construction permitted by the Codes. Included in this group are all frame structures which, if made to comply with the requirements of the fire zone, would have to have all exterior walls removed and replaced with incombustible fire resistive construction. The interiors would have to be completely refinished with one hour fire resistive materials.

2 Buildings, or 4%, fall into No. 1 classification.

4 Buildings, or 9%, fall into No. 2 classification.

5 Buildings, or 11%, fall into No. 3 classification.

35 Buildings, or 76%, fall into No. 4 classification.

The violations that exist in the buildings which fall into the No. 3 classification and the No. 4 classification are of such a degree that fire or structural failure could occur at any time and could cause much loss to life and property.

Thank you.

Honorable Mayor, Members of the Council, Ladies and Gentlemen:

I am R. K. Heymel, in charge of the Fire Prevention Bureau of the Tacoma Fire Department.

A survey of the Fawcett Urban Renewal Project was made beginning October 17 and continuing until November 10th, 1960.

Inspections and conclusions were made by personnel representing the Fire Department to prescribe to and conform with regulations which are nationally recognized as good practice for the safeguarding of life and property from the hazards of fire, and from conditions hazardous to life and property in the use or occupancy of buildings or premises. The problem of fire protection and fire prevention resolves itself into preventing the outbreak of fire, and preventing the serious spread of fire.

The importance of correction in this area is evidenced by inadequate separations between buildings, inaccessibility to some occupancies, unauthorized conversion of dwellings into apartment units, the inherent hazard of a conflagration, and the recent extension of Fire Zone No. 1 which now includes the Fawcett Urban Renewal Area, and which prohibits most wood frame construction of the type found in the area.

Seventy-seven fires have occurred in the area of this Urban Renewal Project. Two citizens died and one was seriously burned in three separate fires of the total on record. While the first recorded incident was in 1931, and the total represents a thirty-year fire record for the area, the incidents are on the increase in these last few years, due probably to low rental occupancies, with low income and consequent poor maintenance on the premises.

The commercial buildings have been renovated to varying degrees of modernization; however, false fronts on structures introduce hazards to lives of the occupants, as well as presenting new and added difficulties or danger to firemen in fighting a fire. Windows are not regular means of exit, but, nevertheless, windows frequently have provided means whereby persons have been able to make their escape, or to give notice of their need of rescue. Windows also frequently are useful in providing a means for release of smoke and gases from a fire in the building. They may be broken by heat, but they cannot be broken by firemen very readily with screened or paneled fronts fastened over the windows, even if they project away from the building front twelve to eighteen inches. Artificial lighting in a building frequently becomes extinguished during a fire, and where the building is windowless or partially screened, this may plunge the interior into darkness, or semi-darkness, thus creating a night-time condition in the middle of day.

Renovation of these establishments on the exterior has an aesthetic value, and renovation on the interior modernizes the occupancy appreciably; however, the structures remain substantially of wood frame construction with no fire separations between occupancies in most cases. Such features will not relieve the inherent hazard to fire and exposure, and changing the appearance of an old occupancy will not make it conform to structural requirements of Fire Zone 1.

Records and fire experience, both national and local, will verify the fact that occupancies with only minor spacing between them, when suffering a fire, will cause damage from exposure of one to the other. A major blaze in one, because of a delayed discovery, explosion or any other cause, could rapidly spread from occupancy to occupancy, aided by a breeze and ideal weather conditions. A blaze under way does not require a wind to build it up and carry it. Such a fire creates its own carrier, in that a fire storm develops and direct flames, hot fire gases, and burning brands carried in this draft ignite burnable materials for unpredicted distances from the seat of the fire. A fire of this magnitude could develop in the area, or any other section with similar physical environments, and immediately jeopardize the surrounding premises in the "buffer area."

In my opinion, the fire hazards and dangers in the Fawcett Area are to the extent that there exists a serious menace to public health and the safety of residents of the project and adjacent areas.



Honorable Mayor, and Members of the City Council, Ladies and Gentlemen:

I am B. N. Hardy, Chief Electrical Inspector for the City of Tacoma.

The standards used for electrical inspection on this project are the City of Tacoma Electrical Code and the National Electrical Code. The purpose of the Electrical Code is the practical safeguarding of persons and of buildings and their contents from hazards arising from the use of electricity for heat, light, power, signalling or for other purposes. The Codes are not intended as a design specification nor an instruction manual for untrained persons.

The Fawcett Street project is located in Fire Zone No. 1. Wiring is required to be installed in approved metal raceway due to the high density and close proximity of buildings. Metal raceway is considered as a more safe method of wiring because any arcing which occurs, for any reason, is contained in a metal enclosure, thereby, reducing the fire hazard. The possibility of personal injury is reduced because the person cannot accidentally contact the current carrying conductors. When properly installed, the metal raceway provides a positive grounding path for fault current.

Electrical inspection of the units in this project established that 46.5 per cent are wired in approved metal raceway and 53.5 per cent are partially or entirely wired by methods not approved, for installation in this particular area, by present electrical codes.

Various units have been remodeled, or are in the process of remodel, and the completed wiring installation must conform to present electrical code standards. Many of the units are not provided with an adequate number of electrical outlets, thereby, inviting the installation of hazardous cord wiring and multiple extensions. Personal injury and fire hazard can result from such added wiring.

Grounding type receptacles should be provided in all commercial buildings and in such locations in dwelling occupancies as required by the National Electrical Code. Grounding type outlets provide the means for the grounding of appliances which may be connected to such receptacles, thereby, reducing the hazard of personal injury which could occur if a fault should develop in the appliance wiring. With the many small appliances available to the occupants of dwelling units, the lack of proper utility circuits constitute an electrical hazard because such appliances are then connected to lamp sockets and to circuits of inadequate capacity. This invites hazardous overfusing of conductors and the elimination of overcurrent protection on the existing circuits. Receptacles which are connected only to utility circuits are provided in the kitchen, dining room, breakfast room and utility room for the express purpose of serving such small appliances which are rated as high as 1650 watts. Lamp sockets are not rated to carry such wattages; they

overheated, insulation is burned out and fire or short circuit  
occurs. If the circuit is properly fused, the fuse melts and the  
circuit is disconnected from the electrical source, but if the circuit  
is not fused or the fuse has been jumpered then fire sometimes  
occurs.

Open surface lamp cord wiring has been installed in various units.  
This type of fixed wiring is very hazardous and not approved. This type  
of wiring is usually stapled or nailed to combustible material, the  
conduits are not approved, the open wiring is subject to physical  
damage, the current rating of the conductor is small ( 5 to 7 ampere)  
and should not be used for fixed wiring.

Some of the service entrance conductors, service raceways and  
panels and the interior wiring are inadequate for added electrical  
load, thereby, limiting expansion of operations, unless rewired.

The final analysis of the electrical installations indicates that  
they are obsolete by today's standards.

**Presentation of Existing Conditions of Blight and  
Planning Proposals for the Fawcett Urban Renewal Area**

City Planning Department - September 5, 1961

Russ Buckler

The Fawcett Urban Renewal Area is presently a transitional use area located between the Central Business District Core and the public buildings complex along Tacoma Avenue. Many of the buildings in the area are dilapidated and rundown and unattractive due to obsolescence and lack of maintenance resulting in an area that is neither a compatible nor desirable feature adjacent to the CBD.

The existing conditions of blight in the Fawcett Area are generally defined by the following characteristics:

- (1) Buildings are primarily older frame structures that have become dingy, unattractive and are in a general state of disrepair. Rehabilitation of many of the structures to meet present standards would be uneconomical and unlikely.
- (2) There is inadequate provisions for ventilation, light, proper sanitary facilities, or open spaces throughout the area.
- (3) Conditions exist which endanger lives or property by fire, largely due to wood frame construction in Fire Zone No. 1.

The planning proposals for the Fawcett Area are made in conformity with the Land Use Plan for the City of Tacoma and are aimed at eliminating the existing conditions of blight and creating a low-density commercial-office area which will enhance the public buildings area and the Central Business District. The proposed renewal actions are clearance and redevelopment of the project area and incidental rehabilitation of commercial buildings that can be made to conform to the urban renewal plan controls. Specific actions required include the demolition or removal of residential, commercial structures and the redevelopment of the project area for specialized office, commercial and public uses. The proposed public improvements include the placement of

existing overhead power and communication lines underground, extension of storm drains and water mains, the provisions of adequate street lighting, regarding of building sites and the development of public open areas and pedestrian walkways.

The establishment of land use and building standards will guarantee the quality of project redevelopment commensurate with the general objectives of the Land Use Plan and the long range development of the Tacoma CBD. The functions of such standards will be to govern both redevelopers and owner participants to assure the ultimate highest and best use of the land and to protect the private, as well as the public, investment in the area by eliminating and preventing a recurrence of the blighting conditions that presently exist in the urban renewal area.

INCORPORATED IN THE OFFICIAL MINUTES OF THE MEETING OF SEPTEMBER 5, 1961

*Lyle Swedberg*

**Presentation of the Planning Commission on the conformity of the Fawcett Urban Renewal Plan with the Comprehensive Plan or parts thereof for the City of Tacoma as a whole. (September 5, 1961)**

By resolution adopted August 7, 1961, the Planning Commission found that the Urban Renewal Plan for the Fawcett Urban Renewal Area, Project No. Wash. R-3, is in conformance with the Comprehensive Plan and the parts thereof for the development of the municipality of Tacoma as a whole.

This finding is based on the following evidence summarized by the Planning Commission in reviewing the parts of the Comprehensive Plan.

The Generalized Land Use Plan (1960)

The Urban Renewal Plan conforms in every respect to this plan. The area designated for office and specialized commercial uses in the Urban Renewal Plan is part of the Central Business District frame area which is planned for similar uses in this location. The renewal area is an important connecting link between the Central Business District Core and the public buildings complex in the frame area. The area designated in public use in the Urban Renewal Plan will provide a much needed small central urban park near the Core of the Central Business District. It will also provide for an additional pedestrian walkway midway in the long blocks to further improve the linkage between the core and the City's public buildings.

The Major Street Plan (1951)

The Urban Renewal Plan conforms in every respect to this plan. The street pattern will not be changed with Tacoma Ave., So. 11th and So. 9th Sts.

all remaining as important arterial routes serving the Central Business District.

The School, Park and Playground Plan (1952)

The urban renewal plan conforms to this plan. No school or playground facilities are needed to serve the business area in the Urban Renewal Plan. The area retained in public ownership in the Urban Renewal Plan can offer amenities to both the renewal area and the adjacent areas of the Central Business District. Other major community facilities and utilities necessary to serve the area in the Urban Renewal Plan are in existence or planned and conveniently located in or near the urban renewal area. These include fire stations, water supply, electric substations, and main library.

The Capital Improvements Program (1958-1963) and (1960-1965)

The Urban Renewal Plan is in conformance with this program. The 1958-1963 program contained the first sections of the pedestrian escalation project planned eventually to provide moving walkways connecting the level of the Central Business District Core on Pacific Ave. with the public buildings on Tacoma Avenue. The South Yakima Avenue Bridge is being constructed as the connecting link for the new South Yakima Avenue arterial route which will relieve some of the traffic burden now concentrated on Tacoma Ave. The 1960-1965 program contains additional sections of the escalation system previously described.

The Zoning Plan (1953)

The Urban Renewal Plan is in conformance with the Zoning Plan. All of

the area designated for office and business use in the Urban Renewal Plan is presently zoned for such use.

A fully detailed explanation of the conformance of the Urban Renewal Plan to the Comprehensive Plan may be found in Code Section R-213 of the Final Project Report, submitted by the City of Tacoma to the Housing and Home Finance Agency of the Federal Government, which is on file in the Tacoma Office of Urban Renewal.

WHEREAS, pursuant to a resolution of the Planning Commission adopted on July 24, 1961, the Planning Commission found that the Urban Renewal Plan for the Fawcett Urban Renewal Area, Project No. Wash. R-3, is in conformance with the Comprehensive Plan and the parts thereof for the development of the municipality of Tacoma as a whole, and made certain recommendations in connection therewith, and

WHEREAS, subsequent to said resolution, adopted by the Planning Commission on July 24, 1961, certain changes have been made to the Fawcett Urban Renewal Plan, said changes being contained in an addenda to the Fawcett Urban Renewal Plan, consisting of one page, and dated July 27, 1961, and

WHEREAS, the corrections contained in said addenda dated July 27, 1961, have been incorporated into the Fawcett Urban Renewal Plan, and

WHEREAS, a review and study of the plan, as said plan has been revised to August 7, 1961, has been accomplished; Now, Therefore,

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF TACOMA:**

That the Urban Renewal Plan for the Fawcett Urban Renewal Area, Project No. Wash. R-3, being composed of a Table of Contents, Introduction, and Definition of Terms, 13 pages and 2 exhibits, as revised to August 7, 1961, published by the Office of Urban Renewal and City Planning Department, a copy of which is hereto attached, be and is hereby approved and adopted as being in conformance with the Comprehensive Plan and the parts thereof for the development of the municipality of Tacoma as a whole, and

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Tacoma recommends that the Council of the City of Tacoma approve and adopt the above-identified Urban Renewal Plan as said plan has been corrected to August 7, 1961, and

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that an alternate financing plan showing the acquisition of all properties in the Fawcett Urban Renewal Area, with the exception of the Puget Sound National Bank Building, be presented to the City Council for a determination by the City Council of the desirability of acquiring all such properties to further carry out the overall provisions of this Fawcett Urban Renewal Plan, and



BE IT FURTHER RESOLVED that the Chairman of the Planning Commission do all acts necessary to properly communicate this resolution to the Council of the City of Tacoma and to the City Manager as required by Resolution No. 16656 of the Council of the City of Tacoma.

Adopted August 7, 1961

  
Chairman, City Planning Commission

Attest Marshall Removintz  
Secretary, City Planning Commission

Honorable Mayor, Members of the Council, Ladies and Gentlemen:

I am Harald Bergerson, the Executive Director of the Tacoma Housing Authority.

Under both federal and state legislation, a formal, written plan is required which sets forth an outline of assistance to be given to families and individuals who are forced to move as a result of urban renewal activity.

The Tacoma Housing Authority has been designated by the Council as the City's Relocation Agent. The general responsibility resides in the Urban Renewal Department and, through a third party contract, the actual service is provided by the Authority. This arrangement has worked well in the Center Street Project and will be continued into the Fawcett area.

The Relocation Report was prepared by the Tacoma Housing Authority with the valued assistance of the staff of the Urban Renewal Department. We are very appreciative of this help.

There are 44 families and 100 single individuals in the Fawcett area. Each household will be visited as soon as we are notified that buildings are to be purchased and the informational letter shown in the Report will be left at each dwelling. The letter outlines the program and the services which the Relocation Agent can offer. Of special interest to project residents will be the provision that Federal law permits the payment of moving expenses up to \$200.00.

The residents will also be told that an office will be opened in the area as soon as a building becomes available. This office will handle any matters of relocation, leasing of apartments and homes pending removal or demolition and all information about the project. It has been the experience in the Center Street Project that an office as close as possible to the homes of the persons who will be dislocated serves to lessen some of the hardships.

The need for relocation housing for persons in the Fawcett Project is predominantly for families and individuals in rental units. As the report also shows, single persons outnumber families in the ratio of two to one and all but two of these persons at the present time are renters. The group tends to be mobile and there have been several who have moved since the Report was prepared. With vacancies in apartments and homes for rent, according to the 1960 Census, about 12 per cent, it is expected that a majority of families and individuals will be able to find standard housing without assistance. For those who have difficulty, the Relocation Agent will have information about rental and homes for sale and make this information available on request.

The information will be obtained from real estate firms, the newspaper, private listings, and from the files of the Tacoma Housing Authority. Everyone in the area desiring to make use of the relocation services will be considered on an individual and equal basis and referred to housing for sale or rental at prices he can reasonably be expected to pay. As far as possible, attention will be given to the location in which he desires to live. As the Report also explains, for those families or individuals needing other forms of assistance, the relocation agent will help them when requested.

The role of the Relocation Agent is to assist families and individuals when asked. All will be encouraged to find decent, safe and sanitary housing for themselves rather than wait for the Relocation Agent to submit referrals. Where assistance is requested, the referrals will be to homes and apartments which have been inspected by the staff of the Authority in accordance with the standards outlined in the Report. Successive referrals will be made on the basis of need, it being understood that refusal to accept standard housing without adequate reason will conclude the Relocation Agent's responsibility.

This report is an outline of services available to residents of the urban renewal area in finding new places to live. It must be stressed that there is no compulsion for anyone to make use of this service. It is there if needed. For some, the only contact with the relocation office will be the initial interview and the necessary paper work in processing claims for repayment of moving expenses. The purpose of the Report is provision of a feasible program for making adequate housing available for families and individuals who are displaced by the proposed project.

INCORPORATED IN THE OFFICIAL MINUTES OF THE MEETING OF SEPTEMBER 5, 1961

INTRODUCTORY REMARKS TO CITY COUNCIL MEMBERS

PUBLIC HEARING ON FAWCETT URBAN RENEWAL PROJECT

Honorable Mayor, Members of the City Council, Ladies and Gentlemen:

I.

I am Robert Maffin, Urban Renewal Director, City of Tacoma. In the next few minutes, for the consideration by the Council and for the benefit of the public, I shall attempt to outline the following points on which the Council must make findings in considering the Fawcett Urban Renewal Plan:

1. That there is a feasible plan for the financing of the proposed project undertakings pursuant to the project plan, and that those financing proposals require the participation of the United States Government under the Housing Act of 1954 as amended, to the extent that project temporary loan funds, a capital grant and a relocation grant be made available.
2. That in developing the proposals for the Fawcett Urban Renewal area, due consideration has been given to the provision of park facilities adequate to the health, safety and welfare of children residing in the general vicinity, and to the improvement of the neighborhood.
3. That studies have been undertaken by competent, independent analysts to estimate the need for transient housing where the urban renewal plan proposes this use as an alternate use in the area.
4. That there is such evidence to support the contention that the urban renewal plan provides a maximum opportunity for the private development and rehabilitation of the Fawcett area.

Under the Housing Act of 1954 as amended, urban renewal projects are undertaken to eliminate blight and prevent its recurrence. In order that this public undertaking be successfully concluded, it is necessary in the Fawcett Urban Renewal area that certain expenses be incurred to provide for the purchase of property, the construction of public improvements, the relocation of families, individuals, and business concerns, and the administrative and planning overhead necessary to implement the project proposals. The financial plan for the Fawcett project is based upon the most reasonable estimates available, of the cost to be incurred and the income to be received, as can be had through analysis by the City staff, and where appropriate, competent, independent appraisals. The financial plan recommended below is within the financial capacity of the City to provide the local share of project costs. Every attempt has been made to keep the expense of public efforts to the minimum necessary to accomplish the proposals and objectives of the urban renewal plan. With this intent, and by the detailed analysis referred to above, the financing plan for the Fawcett project is as follows:

Total expense incurred. . . . . \$ 2,063,582.

These expenses are to be incurred for the following activities:

Repayment of Survey & Planning Funds  
 advanced from the Federal government and  
 the additional overhead and planning costs \$  
 during project execution . . . . . 306,388.

Purchase of land and improvements. . . . . 1,272,384.

Demolition of acquired improvements. . . . . 91,520.

Public improvements to the area in the form  
 of stores, sidewalks, stormdrains, utilities,  
 pedestrian walkways, parking and regrading. . .319,422.

For relocation of individuals, families  
 and businesses. . . . . 73,868.

To be received as income from project undertaking are the following sums of money:

From the sale of land for private  
 redevelopment . . . . . 516,750.

From the operation of properties  
 temporarily acquired . . . . . 41,120.

From the investment of loan funds borrowed  
 over a period of time in excess of the  
 immediate needs and invested in treasury  
 notes . . . . . 21,000.

The total income to be received is estimated at \$578,870. which, together with the direct Federal grant for relocation payments, is deducted from the gross project cost.

The net cash required therefore to accomplish the Fawcett Urban Renewal Plan is \$1,410,844. This net cost is to be repaid out of Federal grants amounting to two-thirds of said cost. The balance, or one-third, is to be met out of local funds or local contributions in the form of public improvements or services. The Federal grant required, therefore, is \$937,087. The required local contribution is \$470,281. or slightly more than half the Federal capital grant. The specific improvements are services to be provided out of local funds, as follows:

Underground Power lines	\$ 126,850
Street Lighting	3,000
Cash Credits for staff services	20,000
Real Estate tax credits	27,162
Credits from Center Street	276,472
Water main & hydrant	5,646
* Water mains & hydrants	20,589
* Street improvements	3,132
	<hr/>
	\$ 473,757

\*These improvements on the project boundary are to be financed out of the General Fund. \$14,627 applies as credit to the project.

You will note that there is an estimated carry-over of credit from the Center Street Project of \$276,472 which is applied to the Fawcett Project. The total Federal Capital Grant is equivalent to two-thirds of the net cash required for the Fawcett Project, plus the \$276,472 carryover from the Center Street Project. These sums together amount to \$1,213,559.

On the basis of the foregoing financial plan, the local improvements and services and the credits carried over from Center Street Project provides a local contribution slightly in excess of the required one-third share for undertaking the project.

During the Planning Commission's recent deliberations on the Fawcett Plan, they proposed that their staff prepare an alternate financial plan based on the acquisition of all properties in the area except the new Puget Sound National Bank site. On the basis of the estimates of cost, the staff finds that an appropriation of funds, or a bond issue of \$163,000, will be necessary to undertake the project under those circumstances. The recommended Financial Plan outlined above shows a credit surplus of approximately \$3,500 as against the alternate Financial Plan which will require additional funds, approximating \$163,000.

In view of the public improvements provided in other urban renewal areas, and to be provided in the Fawcett Urban Renewal area; in view of the availability of additional local funds; and in view of the public purposes to which the project undertakings are dedicated, it is clearly evident that the necessary costs involved cannot be met solely from the resources of the City of Tacoma; that, therefore, the participation of the Federal government, under the Housing Act of 1954 is necessary to the accomplishment of the Fawcett Urban Renewal Plan, to the extent that it provides or guarantees temporary loan funds for project undertakings and capital and relocation grants for bringing the project to conclusion.

## II

On August 29, 1960, the Planning Commission recommended the inclusion of public open space in the Fawcett Urban Renewal area. Their recommendation was based on the assumption that public open space in the central business district adds economic value and amenity to the centers of commerce; that open space as such promotes the health and welfare of the entire population. The project plan therefore includes the provision of open space along the west side of Fawcett Avenue and running back to Court "D", as well as open space in combination with the public walkways between Court "E" and Fawcett, and Court "D" and Tacoma Avenue. The population characteristics of this area, now and in the foreseeable future, make this open space adequate to serve the children in the vicinity and improve the neighborhood.

## III

Section 106-G of the Housing Act of 1954 as amended requires that a competent, independent analysis of the local supply of transient housing be made where the project plan permits the construction of such facilities within the area. In preparing the marketability and land utilization study for the City of Tacoma, Ashton & Associates, a consulting firm, devoted a considerable portion of their time to investigating motor hotel accommodations in the city. It is their

conclusion that additions to the motor hotel facilities in the downtown area will be needed to accommodate the actual and potential needs for these facilities. Their investigations are sufficient, from the standpoint of the Housing and Home Finance Agency, to justify the inclusion of this use in the project plan.

#### IV

The plan proposals for the Fawcett area, as evidenced by the marketability study of Ashton & Associates, the preliminary investigations of potential developers and present owners, encourage the maximum participation of private enterprise for the development and rehabilitation of the area. The Ashton report indicates Tacoma has a three-year absorption capacity for professional office space of about 15 acres. The unique location of the 3½ acres of land in the Fawcett area for these purposes places that land in a competitive position with other lands in the community while not entirely usurping the market.

At this time I should like to ask Mayor Hanson to read into the record letters from organizations within the City in support of the Fawcett Plan, and their statements as to the participation of private enterprise in the project.

In summary, Honorable Mayor and Councilmen, the previous speakers and myself have attempted to present the facts relating to the proposed urban renewal plan for the Fawcett area. In presenting this material the City Attorney's Office has stated the requirements of findings which the Council must meet under Federal and State statute, and the decision of the Superior Court of Pierce County in the case of Miller v. City of Tacoma. The investigative staff of the City has attested to the fact that substandard conditions do exist in the Fawcett area to an extent that urban renewal action is necessary to eliminate these blighting influences and to prevent their recurrence. You have heard that the studies of the Tacoma Housing Authority, by contract with the City, reveal that the housing resources of the City are sufficient to meet the needs of the individuals and families to be displaced as a result of the Fawcett Project proposals. I have attempted to present the expenses which will be incurred and the income which will be derived through these proposed project undertakings, and to indicate that the finance plan proposed is feasible of undertaking on the part of the City. It is not feasible without the participation of the Federal government in providing temporary loan funds, capital and relocation grants. In addition, the project plan as proposed calls for the provision of public open space sufficient to improve the neighborhood and to meet needs of the children in the general vicinity of the project. You have been presented with expert opinion that transient housing as an alternate use in the project area is feasible. Finally, there has been presented evidence that the project proposals provide the maximum opportunity for private enterprise to develop and rehabilitate land within the area.

The economic viability and the social vitality of our cities is widely recognized as imperative to the welfare of our citizens and of our nation. That blight has a debilitating effect upon our cities needs no reinforcement. It is the intent of the Fawcett Urban Renewal Plan to foster the public welfare and to secure the health and safety of the citizens of Tacoma. The facts thus far presented are intended to guide the Council in its deliberations upon this project as a public undertaking.



*Dedicated to the development and maintenance of  
a strong, vigorous and attractive central Tacoma*

## Central Association of Tacoma

Suite 237 Winthrop Hotel • Tacoma 2, Washington • FULTON 3-3461

August 8, 1961

*Officers*

- Robert Vancloer Ende  
*President*
- Norton Clapp  
*1st Vice President*
- Herbert F. Syford  
*2nd Vice President*
- Robert Faragher  
*Treasurer*
- R. Ghilardi, Jr.  
*Secretary*
- D. Robert Hayward  
*Executive Director*

**Mr. Robert Maffin, Director  
Urban Renewal  
County-City Building  
Tacoma, Washington**

**Dear Mr. Maffin:**

**The Central Association, through its Board of Trustees,  
has gone on record as unanimously approving the proposed  
Fawcett Avenue Urban Renewal Project.**

**In the discussion prior to voting approval, it was pointed  
out that the re-development in the area should not limit  
building height to ground area which might impede possible  
apartment house construction.**

**It is the feeling of our trustees that the plan itself offers  
maximum opportunity for private re-development, taking  
into account the considerations outlined above.**

**Sincerely yours,**

**D. Robert Hayward  
Executive Director**

**DRH:lf**

- Ronald A. Anderson
- Elbert H. Baker II
- Donald J. Browne
- Francis J. Browne
- Harold L. Baird
- Garwin Chase
- William P. Fitzgald
- Jerry Goshan
- R. Ghilardi
- Leland Jones
- I. B. Macdonald
- R. A. Mueller
- Heno Odlin
- Lytle G. Paterson
- Byron D. Scott
- Ward A. Smith
- Harry Steel
- Henry O. Wheeler
- Frank N. Young



TACOMA  
RETAIL  
TRADE  
BUREAU

POST OFFICE  
BOX 1861  
TACOMA 1  
WASHINGTON

*"Tacoma... a Great Place to Trade"*



August 8, 1961

Tacoma City Council  
County-City Building  
930 So. Tacoma Avenue  
Tacoma 5, Washington

Ladies and Gentlemen:

All of you are aware of the interest of our organization in the redevelopment and improvement of the central core area. We have long been on record in support of the Fawcett Avenue urban-renewal project as vital to the future of Downtown Tacoma.

Since hearing the details of the program, including financing and land-use plans, our Board has again gone on record in support of the project. We respectfully urge the City Council to give its approval to the proposal as developed by the Director of Urban Renewal and further urge approval for the City of Tacoma to enter into a contract with the federal government to implement the project.

Respectfully yours,

A handwritten signature in cursive script, appearing to read "L. R. Ghilarducci".

L. R. GHILARDUCCI,  
President

LRG:ab

**TACOMA REAL ESTATE BOARD, INC.**  
ASSOCIATION OF REALTORS

P. O. BOX 1403  
TACOMA 1,  
WASHINGTON

August 31, 1961

Mr. Robert Maffin  
Director of Urban Renewal  
County-City Building  
Tacoma, Washington

Dear Mr. Maffin:

This is to advise you that the Tacoma Real Estate Board has studied the proposed Fawcett Street Urban Renewal Area and overwhelmingly endorsed it as an important step in Tacoma's progress.

Cordially yours,

**TACOMA REAL ESTATE BOARD**



Victor L. Lyon, President

VLL/ss

**OFFICERS**

VICTOR L. LYON  
PRESIDENT  
ROBERT S. STROBEL  
1ST VICE PRESIDENT  
GORDON C. FORD  
2ND VICE PRESIDENT  
GERMAINE EHRNSTON  
SECRETARY-TREASURER

**TRUSTEES**

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HARRY L. BLANDY  
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GERRIT A. HANSEN  
A. H. FORRESTER  
OLVIN E. EVANS  
GREGORY S. HANSEN  
G. STANLEY BARR  
PAUL FRENCH

**TACOMA REAL ESTATE BOARD, INC.**  
ASSOCIATION OF REALTORS

P. O. BOX 1405  
TACOMA 1,  
WASHINGTON

August 31, 1961

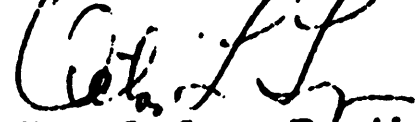
Mr. Robert Maffin  
Director of Urban Renewal  
County - City Building  
Tacoma, Washington

Dear Mr. Maffin:

The Board of Trustees of the Tacoma Real Estate Board has investigated the manner in which the Fawcett Street Urban Renewal Area Program is to be carried out. It is our unanimous opinion that the future redevelopment of the area affords ample opportunity for private enterprise to participate.

Cordially yours,

TACOMA REAL ESTATE BOARD



Victor L. Lyon, President

VLL/ss

**OFFICERS**

VICTOR L. LYON  
PRESIDENT  
ROBERT S. STROBEL  
1ST VICE PRESIDENT  
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ELVIN E. EVANS  
ERNEST S. HARRISON  
G. STANLEY WARD  
PAST PRESIDENT

MEMBER, NATIONAL ASSOCIATION OF REAL ESTATE BOARDS & WASHINGTON ASSOCIATION OF REALTORS

C O P Y

C O P Y

C O P Y

*read into the record by Mayor Hansen*

56th and South Tacoma Way  
Tacoma 9, Washington

"Serving Tacoma for Over a Half Century"

NORTH PACIFIC BANK  
B. R. Magnuson  
Vice President

March 30, 1961

Mr. David D. Rowlands  
City Manager  
County-City Building  
Tacoma 2, Washington

Dear Mr. Rowlands:

In the absence of Mr. Wallerich from the city, your letter directed to our President, Mr. Wallerich, regarding the mortgage financing of the Fawcett Project, has been referred to the writer for a reply.

We are enthusiastic about seeing Tacoma improved. Within our limits and the regulations as a commercial bank, we will be willing to participate in making mortgage financing available.

Sincerely,

/s/ B. R. Magnuson

B. R. Magnuson  
Executive Vice President

BRM:ms

C O P Y

C O P Y

C O P Y

COPY

COPY

COPY

**THE PUGET SOUND NATIONAL BANK**

**Tacoma 1, Washington**

**April 7, 1961**

**Mr. David D. Rowlands  
City Manager  
City of Tacoma  
Tacoma, Washington**

**Dear Mr. Rowlands:**

**With respect to your inquiry about the Fawcett Urban  
Renewal Project and the availability of mortgage fin-  
ancing for private redevelopment in that area, we are  
at all times willing to entertain applications for  
commercial mortgage financing for buildings of the  
nature you regard as probabilities in the Fawcett  
Project.**

**We could summarize by stating that we are quite cer-  
tain there is ample capacity for mortgage financing  
of this nature in that area and that we would enter-  
tain applications from any responsible applicant.**

**Yours very truly,**

**/s/ Reno Odlin  
President**

COPY

COPY

COPY

**CENTRAL BANK**

**Sixth Avenue at Pine, Tacoma 6**

**April 13, 1961**

**Mr. David D. Rowlands  
City Manager, City of Tacoma  
County-City Building  
Tacoma, Washington**

**Dear Mr. Rowlands:**

**Replying to your letter of March 23, 1961,  
Central Bank stands ready at all times to aid the  
community in any manner in which it is able with regard  
to mortgage financing available for the construction  
of new medium-density, office and commercial buildings  
in the Fawcett Project.**

**Commercial banks, as you probably know, have  
many restrictions, however, we are always glad to re-  
ceive applications which may be reviewed for ultimate  
credit extension.**

**Yours very truly,**

**/s/ R. G. Bourgaize  
President**

C O P Y

C O P Y

C O P Y

Offices in all three Pacific Coast States

THE BANK OF CALIFORNIA National Association

Tacoma Office: 1011 Pacific Avenue, Tacoma 1, Washington .  
Fulton 3-2571

March 29, 1961

Mr. David D. Rowlands, City Manager  
City of Tacoma  
Tacoma, Washington

Re: Fawcett Urban Renewal Project

Dear Dave:

Our previous discussions on the above project and other information that I have obtained has made me very enthusiastic about this opportunity to develop our down town area.

I feel sure that there would be no shortage of mortgage funds available for the construction of new medium-density office and commercial buildings in the Fawcett Project. We have a number of customers in the mortgage brokerage business who would be interested and this bank would also be willing and able to make mortgage financing available for the construction of buildings in this area.

You understand, of course, that we have certain legal and policy considerations that must be met, but I can assure you that we will do everything that we possibly can to make this redevelopment a success.

Sincerely,

T. R. Faragher  
Vice President and Manager

TRF:avn

C O P Y

C O P Y

C O P Y

C O P Y

C O P Y

C O P Y

Established 1885

NATIONAL BANK OF WASHINGTON

Administration

Goodwin Chase  
Chairman of the Board and President

Post Office Box 1631  
Tacoma 1, Washington

March 28, 1961

Mr. David D. Rowlands  
Tacoma City Manager  
County-City Building  
Tacoma, Washington

Dear Dave:

In your letter of March 21, you have inquired if National Bank of Washington would be interested in mortgage financing for the private development of the Fawcett Urban Renewal Project.

You may be certain that the National Bank of Washington looks forward to participating in this worthwhile Project by making mortgage funds available on as liberal a basis as possible to responsible borrowers.

In the event you have any further questions, I hope you will let me hear from you.

Sincerely,

President

C O P Y

C O P Y

C O P Y



OFFICE OF URBAN RENEWAL  
September 5, 1961

Meetings, Reports, Communications and Formal Actions on the  
Fawcett Urban Renewal Area

Sub-Committee on Urban Renewal  
Citizens Committee for Tacoma's Future Development

Report on Urban Renewal -- December 9, 1957  
Full Report -- December 11, 1957  
General Report -- December, 1957

Communications

M.C. No. 210 July 14, 1958 "Timetable in Fawcett"  
M.C. No. 225 Sept. 19, 1958 "Allocation of Urban Renewal  
Funds--H.H.F.A."  
Reservation of Grant Funds - Feb. 24, 1959  
1960-65 Capital Improvements Program - Nov. 1959  
Handbook on Urban Renewal - Jan. 1961  
Urban Renewal Plan and Relocation Report - Aug. 1961  
Workable Program -- 1957 thru 1961

Planning Commission

1958, Jan. 17 -- Urban Renewal Program  
1959, Feb. 20 -- Letter from Planning Commission approving  
Application for Planning Advance -- Fawcett.  
Mar. 3 -- Review of Fawcett Project again  
Nov. 3 -- Urban Renewal in Planning Commission meeting  
on Capital Improvements -- Present boundaries  
Nov. 19 -- Recommended 6 year Program included Fawcett  
Area as now bounded.  
1960, Aug. 29 -- Reviewed with Council preliminary Plan for  
Fawcett Area  
1961, July 24 -- Commission Study session on Fawcett Plan  
Aug. 7 -- Planning Commission approval of Plan forwarded  
to Council  
Aug. 31-- Planning Commission - Council Study session  
on Urban Renewal and Fawcett Project.

# Council Action

<u>Date</u>	<u>Resolution No.</u>	<u>Subject</u>	<u>Vote</u>
Feb. 24, 1959	15662	Authorized and directed to execute and file application for capital grant reservation to finance Fawcett Project on a 3/4 capital grant basis.	2 absent 7 ayes
July 20, 1959	15817	Amend the application made pursuant to Res. No. 15662 requesting 2/3 capital grant.	<u>Adopted</u>
Feb. 8, 1960	16023	Accepting the contract for Planning Advance.	<u>Adopted</u>
April 25, 1960	16118	Authorizing and directing execution of a written contract with Ashton & Associates to make Real Estate Marketability Survey.	<u>Adopted</u>
July 26, 1960	16226	Authorize and direct execution of a written contract with W. K. Fanning, Harold C. Starkey and Herbert F. Syford, as first acquisition appraisers.	<u>Adopted</u>
Aug. 29, 1960		Council and Planning Commission.	
Oct. 18, 1960	16320	Execute contract with Tacoma Housing Authority for Survey and plans necessary in preparation of the plans for the Fawcett Urban Renewal Project.	<u>Adopted</u>
Feb. 28, 1961	16466	Amending the application made pursuant to Res. No. 15662 and 15817 to request an advance of funds in the total amount not to exceed \$48,230.	<u>Adopted</u>
May 31, 1961	16595	Accepting the offer to amend the contract for planning advance for Wash. R-3.	<u>Adopted</u>

<u>Date</u>	<u>Resolution No.</u>	<u>Subject</u>	<u>Vote</u>
July 11, 1961	16656	Referring Fawcett Urban Renewal Plan to the Planning Commission.	<u>Adopted</u>
Aug. 8, 1961		Study session on Fawcett	
Aug. 15, 1961		Council and Utilities Board on Fawcett etc.	
Aug. 22, 1961	16716	Designating Sept. 5, 1961 for Fawcett Urban Renewal Public Hearing.	<u>Adopted</u>
Aug. 31, 1961		Council and Planning Commission.	

INCORPORATED INTO THE OFFICIAL MINUTES OF THE MEETING OF SEPTEMBER 5, 1961

**FAWCETT  
URBAN RENEWAL**

**INVESTIGATIONS REPORT**

**Office of Urban Renewal  
City of Tacoma  
August 1961**

**FAWCETT URBAN RENEWAL PROJECT  
INVESTIGATIONS REPORT**

**OFFICE OF URBAN RENEWAL  
AUGUST 1961**

# CITY OF TACOMA



WASHINGTON

City Manager  
August 29, 1961

To members of the City Council:

In approving an urban renewal plan under Washington law, the City Council must find that the urban renewal project area is a blighted area as defined in RCW 35.81.010 (2). This definition is as follows:

"Blighted area shall mean an area which, by reason of the substantial physical dilapidation, deterioration, defective construction, material, and arrangement and/or age or obsolescence of buildings or improvements, whether residential or nonresidential, inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality; inappropriate or mixed uses of land or buildings; high density of population and overcrowding; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; excessive land coverage; insanitary or unsafe conditions; deterioration of site; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper subdivision or obsolete platting; or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime; substantially impairs or arrests the sound growth of the city or its environs, retards the provision of housing accommodations or constitutes an economic or social liability, and/or is detrimental, or constitutes a menace, to the public health, safety, welfare, and morals in its present condition and use."

In the case of Victor Miller v. City of Tacoma, the Superior Court for Pierce County, Judge Cochran, ruled that certain of the statutory definitions of blight should not be considered as having



August 29, 1961

an effect on the public health, safety, morals or welfare. These conditions should not be considered by the Council in your determination of whether the Fawcett Urban Renewal Area is blighted:

"...inadequate or mixed uses of land or buildings; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; excessive land coverage; diversity of ownership; defective or unusual conditions of title; improper subdivision or obsolete platting...."

The remainder of the conditions described in RCW 35.81.010 (2) do have a direct relationship to the public health, safety, morals or welfare and if it is found that these conditions are to the extent that there exists a menace to the public health, safety, morals or welfare, then the Fawcett Urban Renewal Area may be properly declared a blighted area.

The Pierce County Superior Court, Judge Cochran, upheld the Council's finding of blight regarding the Center Street Urban Renewal Area based on the above standards.

The Council can properly make this finding of blight concerning the Fawcett Urban Renewal Area only after it has fully evaluated a report prepared by qualified personnel and covering the following matters:

1. Hazards to health, safety, morals or welfare within individual structures and area-wide evidences of blight.
2. Conclusions concerning blight in the entire project area and the basis for these conclusions.

The Fawcett Investigations Report has been prepared to provide such a basis for the blight finding the Council must make with regard to the Fawcett Project. The first part of the report consists of summaries prepared by the Chief, Building Division, the Deputy Fire Marshall, the Director of Health, and the Chief Electrical Inspector. These indicate the findings and conclusions for the entire area and the basis for same. Following these summary reports are a series of appendices. You will note particularly Appendix A, "Summary of Field Notes on structures in the Fawcett Urban Renewal Area", and accompanying maps (Appendices C-G). These materials are organized by parcel and address for easy reference.

We shall be happy to provide any further information desired by the Council concerning this matter.

Respectfully submitted,

*David D. Rowlands*  
DAVID D. ROWLANDS,  
City Manager

DDR:zg

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Renewal Area
  - B. Building Code Restrictions in Fire Zones
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**BUILDINGS DIVISION**  
**INVESTIGATION REPORT**  
**FAWCETT URBAN RENEWAL AREA**

The buildings in the area designated as the Fawcett Urban Renewal Project and located generally in the vicinity of Tacoma Avenue to Court "D" from South 9th Street to South 11th Street were inspected during October and November of 1960 by members of a team made up of inspection personnel of the various City Departments.

Mr. Kenneth Jorgenson represented the Buildings Division on the inspection team, and he made note of the existing conditions and violations with respect to Chapter 2.02 (Building Code), Chapter 2.06 (Plumbing Code), Chapter 2.14 (Elevator, Escalators and Dumbwaiters Code) and Chapter 13.06 (Zoning Code) of the Official Code of the City of Tacoma.

A detailed report form was completed on each structure wherein the building was described in general, noting the type condition of construction, location in respect to adjacent structures, and use of the building. In more detail, items such as foundations, structural members, fire separations, corridors, exits, plumbing facilities and fixtures, chimney construction, and accessory buildings were described or noted particularly when they were of a lower quality or standard than required by the existing codes. Each report was reviewed and each building was given a rating.

Standards used in this survey are as follows:

1. The Building Code

This Code consists of the Uniform Building Code, Volumes I and III with appendices adopted and published by the International Conference of Building Officials, 610 Broadway, Los Angeles, California, subject to the amendments and additions of the Uniform Building Code as adopted by the City of Tacoma. The Building Code is in use in more than 1,000 jurisdictions in the United States as well as many areas in Canada and the Japanese Empire. The purpose of this Code is to provide minimum standards to safeguard life or limb, health,

property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the City and certain equipment specifically regulated therein. The provisions of this Code apply to the construction, alteration, moving, demolition, repair, and use of any building or structure within the City, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures.

## 2. The Plumbing Code

This Code consists of the 1958 edition, as revised to September 27, 1957, of the "Western Plumbing Officials Uniform Plumbing Code" with appendices, adopted and published by the Western Plumbing Officials Association subject to the Amendments and additions to the Uniform Plumbing Code as adopted by the City Council. The Plumbing Code is in general usage in the Western part of the United States and Canada. The purpose of this Code is to provide minimum standards for the protection of the public health and safety by regulating and controlling the design, construction, quality of materials, repairs, relocation, or reconstruction of plumbing and drainage systems within the City. The provisions of this Code apply to all new construction, relocated buildings, and to any alterations, repairs, or reconstruction, except as provided for otherwise in this code.

## 3. The Elevators, Escalators and Dumbwaiters Code

This Code consists of the 1957 edition of the American Standard Safety Code for Elevators, Escalators and Dumbwaiters, commonly known as the A.S.E. Code, published by the American Society of Mechanical Engineers, 29 West 39th Street, New York 18, New York, subject to the amendments and additions as adopted by the City Council. This Code is in common usage throughout the United States and is sponsored by the National Bureau of Standards, The American Institute of Architects, and The American Society of Mechanical Engineers. The purpose of this Code is to provide for the safety of life and limb, and to promote the general welfare by regulating and controlling the design, construction, installation, operation, inspection, testing, maintenance, alteration and repair of elevators, dumbwaiters, escalators, private residence elevators and inclined lifts and their hoistways.

## 4. The Zoning Ordinance of the City of Tacoma

The purpose of this ordinance is to regulate the location and use of buildings and the use of land within the City of Tacoma; to limit the height of buildings; to prescribe building areas and lines, and the size of yards and other open spaces, and for these purposes to divide the City into districts. See page 10.

The protection of life, health, property and the welfare of the

public has long been considered the duty of the local governing body and is the basic premise upon which the foregoing Codes are based. Tremendous technological advances, made in every field of endeavor during the last 50 years, have caused cities to change more in that period than in all their previous histories. Standards of living have improved, and conditions which were acceptable or even desirable in 1900 are no longer tenable.

The contributions of national technical societies, materials dealers and manufacturers, scientists, engineers, and architects have made keeping abreast of current building practices relatively easy. The City's various Codes all reflect the efforts of these individuals and groups and can be considered modern and up to date in all respects.

The fact that a building may have been constructed in compliance with the laws or ordinances in effect at the time of construction has not been considered as an excuse for sub-standard conditions as determined in this survey. The protection of life, health, and property, and the welfare of the public indicates no line of demarcation between new and existing buildings. The unerring guide points with as much authority in one direction as in the other. Thus, items that would not be tolerated in our new construction Codes have been evaluated as sub-standard and below the minimum standard of the City of Tacoma.

The Fawcett Urban Renewal Area is bounded roughly by Tacoma Avenue, South 9th Street, Court 'D' and South 11th Street. It comprises approximately twelve acres or three city blocks and is located adjacent to the central business district on the east and the governmental complex on the west.

The area is primarily zoned C-3 Heavy Commercial, permitting all types of commercial, residential, and business usage. The building height limit of the area is ten stories, or 125 feet. 100% of the lot area may be covered by buildings under present zoning.

The area is located in the No. 1 Fire Zone of the City. 67% of the area (other than public rights-of-way) is Type V developed with unprotected wood frame and unprotected masonry structures. 13% of the area is developed with Type III one hour masonry, fire resistant, or sprinklered structures. The remaining 20% of the area is in open space.

Of the three blocks included in the area, the block fronting Tacoma Avenue contains six masonry buildings and seven frame buildings. While individual fires could occur, the considerable number of masonry walls should act as effective barriers to prevent the spread of fire. The two blocks fronting Fawcett Avenue contain three masonry buildings located at the ends of the blocks. The balance of the area is developed with closely spaced wood frame unprotected buildings. A local fire originating in this area could easily spread from one combustible building to the next throughout

the block creating a block conflagration hazard. The large number of nonfire retardant roofs in the area, and the combustible nature of the buildings themselves would create a considerable flying brand fallout on the adjacent highly developed area of the principal business district.

Due to fire resistive construction in the principal business district, with a considerable number of unpierced fire walls extending the full width of blocks, good block accessibility and street widths, an adequate Fire Department with good equipment and trained personnel, and with a water supply in the area that is reliable and adequate, it is not expected that a general conflagration would extend beyond the block of origin.

#### Requirements Based on Location in Fire Zones:

Chapter 2.02 of the Official Code of the City of Tacoma (the Building Code) declares the entire city to be established a fire district consisting of Fire Zones One, Two, and Three. A map is attached as Appendix C to this report, showing the boundaries of these Fire Zones.

The basic purpose of these Fire Zones is to protect closely built commercial districts of the City against the hazards of fire spreading from building to building, by supplementing restrictions on the construction permitted within such zones. Fire Zone Number 1 is the most restrictive zone and protects the Principal Business District. Fire Zone Number 2 is less restrictive and protects the area immediately adjacent to the Principal Business District. The balance of the City is in Fire Zone Number 3 and permits any building or structure complying with the requirements of the Building Code. The Building Code requirements for the Fire Zones are contained in Appendix B.

In establishing the limits of these fire zones, the "Recommended Method for Laying Out Fire Limits," published by the National Board of Fire Underwriters, 85 John Street, New York 38, New York, was used as a guide. In establishing that the Fawcett Urban Renewal Area should be included in Fire Zone Number 1, the following criteria were used:

1. "The fire limits should include all closely built districts of predominantly business or commercial occupancy, together with such blocks or portions of blocks surrounding these districts on all sides as constitute an exposure to these districts, including areas where a definite trend toward business or commercial development is manifested. The outer belt of blocks or part blocks surrounding the closely built districts ordinarily should not be less than 200 feet wide."

The Fawcett Area adjoins the Central Business District on the East and creates an exposure hazard to the central business district due to the closely built frame structures and unprotected masonry

structures in the Area.

2. "A block or part block should be considered closely built if at least 50 percent of the ground area is built upon and 50 percent or more of the built on area is devoted to commercial occupancy; except that where the average height of buildings is two and one-half stories or more, a block or part block should be considered closely built if the ground area built upon is at least 40 percent."

The Fawcett Area has 80 percent of the ground area built upon and 40 percent of the built on area is devoted to commercial occupancy.

3. "The outer belt is included because of its location with respect to the closely built district, not because of what it contains. However, the construction and occupancy existing in the outer belt may be a factor in determining the proper width of the belt for protection of the closely built district. The outer belt is for the purpose of protecting the closely built district against serious exposure fires starting outside the closely built district.

"Full blocks should be taken for the outer belt wherever practicable. The outer belt should ordinarily have a width of at least 200 feet. Where closely built blocks of other than commercial occupancy constitute a serious exposure to the closely built commercial district, the width should be extended to include these areas.

"Streets and other open spaces not subject to building construction, including rivers, streams, parks, parkways, plazas, railroads, and other dedicated rights of way, having a width of at least 100 feet, may appropriately be included in the outer belt. Minor extensions of the fire limits to make use of such open spaces are generally desirable."

Due to the closely built character of the Fawcett Area and its large percentage of frame and non-protected structures, it was considered necessary to include this area in the outer belt. Tacoma Avenue, with a right-of-way width of 100 feet and with the fire resistive County-City Building with its open plaza as an excellent buffer from exposure to the west, was defined as the limits of the Fire Zone.

4. "The areas where a definite trend toward commercial development is manifested should be included in anticipation of future growth likely to develop these areas into closely built districts. A

developing commercial area should be included if it consists of two or more adjoining blocks or front blocks comprising an area of 100,000 square feet, exclusive of intervening streets.

"A block or part block should be considered as a developing commercial occupancy if at least 25 percent of the ground area is built upon and 40 percent or more of the built on area is devoted to commercial occupancy."

With the completion of the County-City Building and the rezoning of the area between South 9th Street and South 11th Street into a transitional business area, a definite trend toward construction of office space in this area has developed.

A new Fire Zone 2 was created to link the fast growing Kay Street Area with the Fire Zone 1 of the Central Business District. If this area continues to grow, this fire zone can be amended to the Fire Zone 1 classification.

5. "The general outline of the fire limits should be fairly regular. Blocks or part blocks largely contained within adjacent commercial street frontages or extensions or lying between adjacent component areas should be carefully considered for inclusion on the basis of the general character of the neighborhood and recognized trend of development. In sections where rapid commercial development is manifested, moderate extension of the indicated limits may be warranted."

The construction of the County-City Building facing Tacoma Avenue created a demand for new development on Tacoma Avenue. This already closely developed area entered a stage of redevelopment and more intensive usage. While Fawcett Avenue has not been developing commercially, its exclusion from the Fire Zone Number 1 classification would create a block of closely built frame structures between two highly developed commercial areas. That could create a serious exposure hazard to both areas.

6. "Where a land use or zoning ordinance has been adopted, it may be desirable to correlate the fire limits with the provision of the Zoning Ordinance regarding location of commercial structures. Some extension of the fire limits to include areas zoned for commercial occupancies may be appropriate, but it is seldom necessary or desirable to include all such areas within the fire limits."

The Fawcett area is primarily zoned C-3 Commercial. This zoning permits high rise commercial development with 100 percent land coverage. The trend toward development in this area does not indicate high rise construction but does indicate intensive land

usage. The area north of the Fawcett Area to South Sixth Avenue as well as the area to the south to South 17th has all been zoned C-3 and included in Fire Zone Number 1. The area north of Sixth Avenue and south of South 17th, while zoned C-3, has not developed a trend toward intensive commercial usage and, therefore, has not been included in this fire zone.

For the purpose of grading and evaluating the conditions of buildings and structures in the Fawcett Area, all structures have been classified into one of four general classes as follows:

- No. 1. Buildings or structures that have built or are in the process of remodeling to meet the general requirements of existing codes.
- No. 2. Those buildings or structures that contain minor sub-standard items but which meet code requirements as to basic types of construction, use, or occupancy as compared to existing codes. These buildings could easily be remodeled or corrected to eliminate major sub-standard features.
- No. 3. Those buildings or structures that require major repairs or remodeling in all or in part to meet minimum standards of city Codes. Included in this group would be masonry structures without any interior fire resistive protection where complete refinishing of the interiors would have to be done before the building could comply, or those where a complete change of usage or rearrangement of interior walls and dividing partitions would have to be made to provide required light and ventilation, fire exits, etc.
- No. 4. Buildings or structures that are not of the basic type of construction permitted by the Codes. Included in this group are all frame structures which, if made to comply with the requirements of the fire zone, would have to have all exterior walls removed and replaced with incombustible fire resistive construction. The interiors would have to be completely refinished with one hour fire resistive materials.

Using this grading system, the buildings in the Fawcett Urban Renewal Area and their rates are listed below and on the Structural Quality Map in the Appendix:

**14 Commercial Buildings**

2 are #1

4 are #2

3 are #3

5 are #4

**6 Mixed Commercial and Residential Buildings**

0 are #1

0 are #2

1 is #3

5 are #4

**17 Residential Only Buildings (Multiple Dwellings)**

0 are #1

0 are #2

1 is #3

16 are #4

**9 Residential Only Buildings (Single Family Dwellings)**

0 are #1

0 are #2

0 are #3

9 are #4

Of the total buildings in the area, not including garages and sheds, two buildings or 4% fall into the Number 1 classification, four buildings or 9% fall into the No. 2 classification, five buildings or 11% fall into the No. 3 classification, and thirty-five buildings or 76% fall into the No. 4 classification. (This distribution is also indicated on the Structural Quality Map.)

There are fourteen commercial buildings in this area. Two have been rated No. 1. The bank (Parcel D-8) conforms to the Building Code and Zoning Ordinance now, and the Lucerne Building (Parcel D-1) will when the remodeling is completed. Four buildings were rated No. 2 and could be made to conform by making minor corrections such as installing or completing fire walls and minor plumbing repairs. Three buildings were rated No. 3, two of them are non-conforming occupancies in this area under the Zoning Regulations and have been permitted to continue because they existed prior to enactment of the



Zoning Ordinance. The remaining five buildings were rated No. 4. Four of these are 75 year old wood frame structures that have been remodeled. In some cases separate wood frame buildings were connected. This creates a condition of wood frame buildings being built directly against one another with no, or inadequate, fire separations between. Bearing partitions and supporting members have been removed by successive remodeling, resulting in overstressed structural members.

There are six buildings that contain stores and shops on the street level and dwelling units or apartments on the upper floors. One (Parcel B-16) was rated No. 3. It was built in 1892 but it is Type III construction and could be made to conform by complete remodeling. The remaining five are 70 year old wood frame buildings that are generally dilapidated and in disrepair. In two, the upper dwelling floors are vacant and unfit for habitation. Among the conditions observed are: no fire separation between occupancies, failing structural members, floors and walls out of level and plumb, antiquated and faulty bathroom facilities, rotten wood fire escapes and illegal gas space heaters.

There are seventeen multiple dwellings. These vary in size from a 38 unit apartment building to duplexes. None of these buildings meet our present code standards. One was rated No. 3 and can be made to comply by completely remodeling the interior. The remaining sixteen buildings are old wood frame structures. The newest is 53 years old, and twelve are over 70 years old and older. Eleven have been created by converting single family dwellings into sleeping rooms and apartments. None of these conform to Zoning Ordinance requirements for lot size and side yards. Several are in such stages of disrepair that they stand vacant. Worn floors, cracked and patched interior wall coverings, inadequate light and ventilation, lack of proper exits, unprotected corridors, over-loaded structural members, insufficient and faulty plumbing fixtures, illegal gas space heaters and faulty chimneys were some of the defects that were noted.

There are nine single family dwellings in the area, none of which conform or can be made to conform to existing codes. All are wood frame buildings and are rated No. 4. All lack lot area or side yards as specified by the Zoning Ordinance. The buildings are crowded close to one another. These buildings are from 58 to 75 years old. In some cases the buildings have been well maintained, and if they were in a residential zone and on lots of proper size, they would provide good living conditions. At the other extreme are the two garages that have been converted into living quarters. In three cases, a small cottage-type building is crowded into the rear yard of another building and on a lot too small for either one. One 70 year old former single-family dwelling is being used as a church on the lower floor and as an apartment on the second floor. Inadequate foundations, rotting wood skirting, antiquated and faulty plumbing, hazardous chimneys, cracked and loose plaster, and floors and walls that are out of level and plumb were some of the conditions found to exist.

- 2 Buildings or 4% fall into No. 1 Classification
- 4 Buildings or 9% fall into No. 2 Classification
- 5 Buildings or 11% fall into No. 3 Classification
- 35 Buildings or 76% fall into No. 4 Classification

(For the locations of these buildings, see Structural Quality Map.)

This is a densely populated area. It is a high property value district because of its location in respect to our down-town business section. The buildings are being used for offices, stores, apartments, sleeping rooms and single family dwellings. They vary from a modern reinforced concrete structure to a 75 year old garage that has been converted into living quarters. Seventy-eight percent of the buildings are wood frame and of these, 76% are 60 years old or older. Overcrowding is prevalent. Wood frame buildings are built one against another or with insufficient side yards. Dwelling units are located on lots too small in area. Although many have been remodeled, too often the basic structure is a 70 year old wood frame former dwelling. Throughout the area, the buildings fail to provide adequate fire protection to their occupants and the neighboring buildings. Living conditions vary from modern apartments to crude sleeping rooms. Most building sites lack the required off-street parking facilities. In varying degrees, all but two buildings fail to meet Code requirements.

The Zoning Ordinance sets forth minimum lot sizes, front yards, side yards, rear yards, and off-street parking facilities for each type of occupancy that is located in all of the various zones. Commercial buildings in this area can be built to cover the entire lot; however, in a C-3 zone such as this, any building used wholly or partly for dwelling purposes is required to have a side yard equal to at least 7½ feet, a rear yard equal to at least 20 feet, and a lot area of not less than 5,000 square feet, with a minimum average width of not less than 50 feet.

Two of the many reasons for establishing minimum lot areas and side yards are: First, to reduce the hazard of conflagration in buildings used as dwellings and, second, to supply light and ventilation to the windows that are required for good living conditions in a dwelling.

Occupancies permitted in this area include offices, stores, shops, apartments and dwelling units as itemized in the Zoning Ordinance. Manufacturing of articles and wholesale distribution, as

found in the Fawcett Street Project , are permitted only in areas zoned "B" Business or in any of the industrial zones.

The Zoning Ordinance specifies that when a dwelling is constructed, one parking space shall be provided on the lot for each one-family dwelling or for each dwelling unit of a two-family dwelling, or for each unit of the first four dwelling units of a multiple dwelling. For every two dwelling units that a multiple dwelling exceeds four dwelling units, one parking space shall be provided. It further specifies that off-street parking must be furnished for hotels, retail commercial establishments, and offices depending on the number of people and the use involved. This ruling applies also to apartment houses.

Wood frame buildings are not allowed (to be constructed ) in Fire Zone Number 1. In general, the types of buildings permitted to be erected, constructed, or moved to this fire zone are:

- (a) Type I and Type II which are the reinforced concrete type.
- (b) Type III - heavy timber which has masonry exterior walls and has massive timber structural members in the interior.
- (c) Type III - One Hour Buildings which have masonry exterior walls and conventional framing on the interior protected throughout with a material accepted as having one hour fire resistance by standards set forth by the Uniform Building Code.
- (d) Type IV - one hour construction which is a metal or non-combustible structure whose structural members are protected with a one-hour fire resistive material.

Any building located in Fire Zone Number I is required to have exterior walls of at least two hour fire resistive construction if it is built to within 20 feet or less of the side property lines. However, if the occupancy of the building is of a hazardous nature, such as a paint shop, or sprayroom, or if it is a Type III building, then the exterior walls must be of 4 hour fire resistive construction. Openings in side walls are not permitted if the wall is located less than five feet from the property line. If a wall is more than five feet and less than 20 feet from the property line then it must be protected with doors and windows that have a 45 minute fire resistive rating, such as glass-reinforced with wire mesh and metal clad doors.

The separation between the various occupancies in a given building has minimum fire resistive standards. For example, a one hour fire separation is required between an apartment occupancy and a restaurant or office building in order to give the occupants of the apartment time to evacuate the building in case there is a fire in the restaurant. Also, corridors and all doors leading into the corridors are required to be fire resistant. Dead-end corridors are not permitted because of possible confusion to occupants evacuating the building during an emergency. Minimum widths of stairways

and exits are required for any building dependant on the occupant load to allow the building to be quickly and safely vacated in event of an emergency. Also, usable space under the first floor of a building must be separated from the upper floor by at least a one hour fire resistive separation.

Roofing used in a Number 1 Fire Zone is required to be a "fire retardant covering." The roofs of many of the buildings in the Fawcett Urban Renewal area are ordinary asphalt composition laid over old rotten cedar shingles. This does not meet the specifications of a fire retardant roof as defined in the Uniform Building Code.

As a house drainage system carries putrescible material sometimes containing pathogenic or disease producing bacteria, it is necessary that the drains be both water and air tight so as to prevent the leakage of sewage or foul air and gases into the building. Such leakage yields unpleasant odors and makes possible the infection of food through insect carriers. Gases given off from decomposing feces, fats, and/or other household wastes or from gasoline from garages, are common in sewers and may enter a building through leaky or unsuitably constructed plumbing. Illuminating gas may leak into sewers, and this process of decomposition produces hydrogen sulphide, carbon dioxide, methane, and other gases. While there is a slight probability for the presence of bacteria in sewer gas, they are malodorous and may produce headache, nausea, and fatigue. It is evident therefore that the plumbing system should be suitably constructed to provide for convenience and the protection of health.

Eighty-five percent of the buildings in the Fawcett Urban Renewal Area were found to contain plumbing that is faulty. Submerged inlets, leaky traps, waste stacks on the exterior of the building, improper vents and drains and faulty fixtures were some of the violations noted. Insufficient number of fixtures for the occupancy load occupying the building, toilet rooms with no windows and insufficient or no ventilation, absorbant type floor and wall finishes, and toilet rooms opening into kitchens were prevalent.

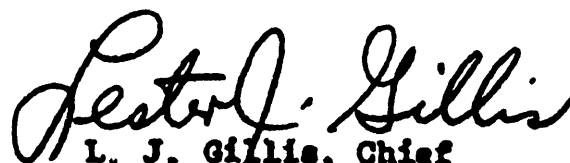
Water delivered to a consumer from a source approved for domestic consumption may be polluted or contaminated by admission of polluting material through a connection to the consumer's water piping system, such connection being known as a cross connection. A submerged inlet, or a fixture to which the supply line or fawcett extends down into the fixture below the rim, creates such a condition. Here a stoppage in the waste line and a heavy draw on the water line creates a possible siphon between the water main and the sewer. One hundred and ten cases of direct or indirect cross connection between city drinking water and the sewage system were found in the Fawcett Area survey.

Conclusion:

This is a densely populated area. It endangers the high property value district because of its location in respect to the central business section. Along Tacoma Avenue, the buildings are used as commercial buildings, and there are several unsound masonry and reinforced structures intermingled with old wood frame structures. Some of the buildings have false fronts, and in three cases, wood frame buildings are in such advance stages of disrepair that portions of them are untenanted.

On Fawcett Street 88% of the buildings are used as multiple and single family dwellings. These vary from an obsolete, but well kept, apartment building to an old garage converted into living quarters, and a 70 year old single-family dwelling used as a church and a dwelling.

Seventy-eight percent of the buildings in the Fawcett Urban Renewal Area are wood frame construction. Over-crowding is prevalent. Wood frame dwellings are built one against another or with insufficient side yards. Dwelling units are located on lots too small in area. Throughout the area the buildings fail to provide adequate fire protection to their occupants and neighboring buildings. Living conditions vary from modest apartments to crude sleeping rooms. Sixty-five percent of the buildings do not have adequate provisions for off-street parking. In varying degrees, all but two of the structures in this area do not meet the requirements of the existing Codes. (Refer to Structural Quality Map.)

  
L. J. Gillis, Chief  
Buildings Division

**FIRE DEPARTMENT  
INVESTIGATION REPORT  
FAWCETT URBAN RENEWAL AREA**

A survey of the Fawcett Urban Renewal Project was made beginning October 17 and continuing until November 10th, 1960.

All occupancies within the project were inspected jointly by a team of health, building, electrical, and fire inspectors.

Occupancies within the area, bounded by Market Street (on its West side), to Tacoma Avenue (on its East side), and from 9th Street (on its South side), to 11th Street (on its North side), with the exclusion of Rhodes Parking Garage and the First Baptist Church, were inspected and evaluated to substantiate the justification for renewal activities.

Standards used as a background for the evaluation of the project are contained in the Fire Ordinance of the City of Tacoma; the National Fire Protection Association's Building and Exits Code, 1959; the Building Code, which consists of the Uniform Building Code, Volumes I and III, with appendices adopted and published by the International Conference of Building Officials, 610 Broadway, Los Angeles, California, subject to the amendments and additions to the Uniform Building Code as adopted by the City of Tacoma; Fire Records of the Tacoma Fire Department; and other nationally recognized safety standards and statistics.

Inspections and conclusions were made by personnel representing the Fire Department to prescribe to and conform with regulations which are nationally recognized as good practice for the safeguarding of life and property from the hazards of fire, and from conditions hazardous to life and property in the use or occupancy of buildings or premises. The problem of fire protection and fire prevention resolves itself into preventing the outbreak of fire, and preventing the serious spread of fire. This is basic in the function of the Bureau of Fire Prevention. The application of these factors is not unique in this particular area. The Fawcett Project is one of many sections within the City which require attention for the relief of blight. Others will subsequently be dealt with to relieve delapi-

dition and blight, and the inherent hazard of conflagration.

The importance of correction in this area is evidenced by inadequate separations between buildings, inaccessibility to some occupancies, unauthorized conversion of dwellings into apartment units, the inherent hazard of a conflagration, and the recent extension of Fire Zone No. 1 which now includes the Fawcett Urban Renewal Area.

Structures, built on properties without adequate separation between adjoining buildings are inherent hazards to fire. Without adequate open space between buildings of combustible construction, exposure hazards exist. It is from such conditions as are found in this area that conflagration possibilities exist when conditions dictate it. Few open areas between buildings, the location of buildings and outbuildings one to another, and the substandard construction of some buildings are factors recognized as fire breeders. Structures which were at one time family dwellings have been converted into apartments without benefit of building permit or other regulation. Consequently, the occupant load has been increased in the majority of occupancies. As a result of conditions mentioned, the life hazard from fire is increased.

Seventy-seven fires have occurred in the area of this Urban Renewal Project. Two citizens died and one was seriously burned in three separate fires of the total on record. While the first recorded incident was in 1931, and the total represents a thirty year fire record for the area, the incidents are on the increase in these last few years, due probably to low rental occupancies, with low income and consequent poor maintenance on the premises.

The commercial buildings have been renovated to varying degrees of modernization; however, false fronts on structures introduce hazards to lives of the occupants, as well as presenting new and added difficulties or danger to firemen in fighting a fire. Windows are not regular means of exit but, nevertheless, windows frequently have provided means whereby persons have been able to make their escape, or to give notice of their need of rescue. Windows also frequently are useful in providing a means for release of smoke and gases from a fire in the building. They may be broken by heat, but they cannot be broken by firemen very readily with screened or paneled fronts fastened over the windows, even if they project away from the building front twelve to eighteen inches. Artificial lighting in a building frequently becomes extinguished during a fire, and where the building is windowless or partially screened, this may plunge the interior into darkness, or semi-darkness, thus creating a night-time condition in the middle of day.

Renovation of these establishments on the exterior has an aesthetic value, and renovation on the interior modernizes the occupancy appreciably; however, the structures remain substantially of wood frame construction with no fire separations between occupancies in most cases. Such features will not relieve the inherent hazard to fire and exposure, and changing the appearance of an old occupancy

will not make it conform to structural requirements of Fire Zone 1.

Aged occupancies are within the project, including both dwelling and commercial buildings. Estimated ages are from 30 to 75 years. Two buildings have been constructed recently (D-8 and C-11). The former is one year old and the latter is less than five years old. Six commercial occupancies (D-2, D-3, D-4, D-5, D-6, and D-9) have been improved. D-1 is being renovated at the present time. One apartment (B-11) has been renovated within recent time. Thirty parcels of property have structures built upon them which are characteristic of conditions ranging from fair to poor. Two parcels are devoid of buildings.

Modern Code regulations set a minimum of 7½ feet from the building foundation to the adjoining property line, thus establishing a 15 foot clear space between structures unless non-combustible materials are used. Structures on parcels B-3 thru B-13, C-1 to C-12, D-4, D-5, and D-9 to D-13 do not qualify, as distances between occupancies are from zero to less than 15 feet at maximum. D-12 and D-13 have frame buildings with no fire wall between them. D-2 is a wood frame structure between D-1 and D-3 which are brickwalled with frame interiors. D-4 and D-5 are frame buildings with no fire wall separating them.

The occupancies on Fawcett Avenue are dwellings and apartments with the exception of C-1, and are all frame buildings. B-11 is covered on the exterior with "Marblecrete" which has a resistance to fire; however this, as well as all other occupancies on Fawcett Avenue has less than the accepted distance separating the structures. All have windows and over-hanging eaves at their sides which offer additional exposure hazards.

Generally speaking, all occupancies on the east side of Fawcett Avenue, (B-4 to B-13) can be approached from the front side only if fire occurs. Hose lines must be "laid in" from Fawcett Avenue, and cannot be used from the Court 'D' approach due to the elevation of the premises above the Court 'D' level. Elevation varies from 20 to 40 feet. Such delays in hand laying hose lines over fences and between properties allows for additional fire spread. B-4 and B-5 are particularly vulnerable to fire damage, as they are difficult to see and approach from Fawcett Avenue on the level, and impossible to reach from Court 'D' unless ladders are used on the perpendicular bank. Such maneuvering consumes time and manpower, and there can be instances when the Fire Department is minus both.

Parcels B-3, B-4, B-6, B-7, B-10, B-13, C-4, C-5, and C-6 contain dwellings which have been converted into apartment occupancies, apparently without building permits or inspection. The Department is concerned about the overcrowding of such occupancies and cites the need for a second means of egress from upper floors, to provide exit facilities to eliminate the possibility of persons being trapped in rooms with windows which cannot be laddered because of the lack of space between buildings.

Records and fire experience, both national and local, will verify the fact that occupancies with only minor spacing between them, when



suffering a fire, will cause damage from exposure of one to the other. A major blaze in one, because of a delayed discovery, explosion or any other cause, could rapidly spread from occupancy to occupancy, aided by a breeze and ideal weather conditions. A blaze under way does not require a wind to build it up and carry it. Such a fire creates its own carrier, in that a fire storm develops and direct flames, hot fire gases, and burning brands carried in this draft ignite burnable materials for unpredicted distances from the seat of the fire. A fire of this magnitude could develop in the area, or any other section with similar physical environments, and immediately jeopardize the surrounding premises in the "buffer area."

The classification of this area as being within Fire Zone No. 1 is basically the application of zoning ordinances, under the jurisdiction of the Planning and Building Divisions of the City of Tacoma, to restrict the erection of structures within the area to non-combustible construction. It is classified as high-value in so far as insurance rates are concerned. Consequently, basic construction, fire walls, exposure hazards, and occupancy uses are important. All factors are aligned to localize a blaze within a given section of a building. That failing, the fire can be contained within the building with no serious exposure damage.

Conclusion:

In my opinion the fire hazards and dangers in the Fawcett Area are to the extent that there exists a serious menace to public health and the safety of residents of the project and adjacent areas.



R.K. Heymel  
Deputy Fire Marshal  
Tacoma Fire Department

**HEALTH DEPARTMENT**  
**INVESTIGATION REPORT**  
**FAWCETT URBAN RENEWAL AREA**

During October and November of 1960, an inspection of the Fawcett Urban Renewal area was made by the Health Department. All structures or portions of structures used, or intended to be used for human habitation were inspected by Mr. Robert Pankey, using the Minimum Housing Code of the City of Tacoma as the standard.

The Minimum Housing Code is the primary standard which was employed in evaluating the extent of health hazards in the Fawcett Area. This Code was first adopted on June 22, 1959, by the Tacoma City Council, after extensive work by City departmental staffs and citizens' committees. It was revised by Ordinance Number 16864 adopted by the City Council on August 1, 1961.

This Code is modeled after the American Public Health Association Committee on Hygiene of Housing recommended code and the Uniform Housing Code of the International Conference of Building Officials. Both of these model codes are widely recognized as suitable minimum standards for healthful housing. These housing codes embody basic principles recognized by health authorities, as indicated in the "Basic Principles of Healthful Housing" developed by the Committee on Hygiene of Housing. These principles are as follows:

**A. FUNDAMENTAL PHYSIOLOGICAL NEEDS**

1. Maintenance of thermal environment which will avoid undue heat loss from the human body.
2. Maintenance of a thermal environment which will permit adequate heat loss from the human body.
3. Provision of an atmosphere of reasonable chemical purity.
4. Provision of adequate daylight illumination and avoidance of undue daylight glare.
5. Provision for admission of direct sunlight.

6. Provision of adequate artificial illumination and avoidance of glare.
7. Protection against excessive noise.
8. Provision of adequate space for exercise and for the play of children.

**B. FUNDAMENTAL PSYCHOLOGICAL NEEDS**

9. Provision of adequate privacy for the individual.
10. Provision of opportunities for normal family life.
11. Provision of opportunities for normal community life.
12. Provision of facilities which make possible the performance of the tasks of the household without undue physical and mental fatigue.
13. Provision of facilities for maintenance of cleanliness of the dwelling and of the person.
14. Provision of possibilities for aesthetic satisfaction in the home and its surroundings.
15. Concordance with prevailing social standings of the local community.

**C. PROTECTION AGAINST CONTAGION**

16. Provision of a water supply of safe sanitary quality, available to the dwelling.
17. Protection of the water supply system against pollution within the dwelling.
18. Provision of toilet facilities of such a character as to minimize the danger of transmitting disease.
19. Protection against sewage contamination of the interior surface of the dwelling.
20. Avoidance of unsanitary conditions in the vicinity of the dwelling.
21. Exclusion from the dwelling of vermin which may play a part in the transmission of disease.
22. Provision of facilities for keeping milk and food undecomposed.
23. Provision of sufficient space in sleeping-rooms to minimize the danger of contact infection.

#### D. PROTECTION AGAINST ACCIDENTS

24. Erection of the dwelling with such materials and methods of construction as to minimize danger of accidents due to collapse of any part of the structure.
25. Control of conditions likely to cause fires or to promote their spread.
26. Provision of adequate facilities for escape in case of fire.
27. Protection against danger of electrical shocks and burns.
28. Protection against gas poisoning.
29. Protection against falls and other mechanical injuries in the home.
30. Protection of the neighborhood against the hazards of automobile traffic.

The Minimum Housing Code standards embodying these widely recognized principles, were carefully related to the observed conditions. On the basis of this analysis, it was determined that several major types of unhealthful conditions were particularly relevant to the type of housing in the Fawcett area. The following sections of this report explain the significance of these conditions and indicate the extent of their occurrence:

##### 1. TOILET, LAVATORY, AND BATHING FACILITIES NOT IN PROPER WORKING ORDER.

Eighteen (18) toilets are lacking or are not in good working order.

Toilet conditions -- Unless a toilet is kept in operation it cannot be used, and other facilities in the neighborhood would have to be used. A toilet that is not maintained satisfactorily predisposes to faulty mental health and the development of communicable disease.

Human excreta is potentially dangerous and must be properly disposed of. The bacteria from human excreta may cause typhoid fever, paratyphoid fever, and dysentery. These diseases may be present in the body discharges of persons living in the dwelling unit. Sanitary toilet facilities are necessary to protect food, eating utensils and other portions of the living area from fecal contamination. Proper toilet facilities will greatly deter the spread of contamination from one family to another and from one member of a family to another. Some persons who do not have proper toilet facilities have dumped their human urine and feces into their garbage can for disposal by the garbage collector.

Eighteen (18) lavatory basins are lacking or are not in good working order.

Handwashing facilities are essential to personal cleanliness and reduce the likelihood of contamination of food, clothing and other articles within the dwelling. Unless handwashing facilities are convenient and adequate, they will probably not be used. The inadequacy of the bathtub or shower facility for handwashing purposes is obvious. If hands which may be contaminated with fecal material are washed in the kitchen sink, the chances for the contamination of food are greatly increased.

Eighteen (18) bathing facilities are lacking or not in good working order.

Personal cleanliness has long been recognized as a necessity for the preservation of health. The periodic bathing of the body with hot water and soap will help to eliminate dirt and vermin, such as lice and nits, which may contribute to disease of the individual or which promote secondary infections.

## 2. LACK OF PROPER AMOUNT OF TOILET, LAVATORY, AND BATHING FACILITIES.

There are eleven (11) multiple family structures in which twenty-two (22) additional toilets, twenty-eight (28) additional lavatory basins, and twenty-six (26) additional bathing facilities are required.

Overcrowding of bathroom facilities may result in the improper disposal of fecal material. Where bathrooms are overcrowded and an excessive number of people are required to use these facilities, insanitary chamber pots will be used, children will urinate in closets and hallways and even adults will use floors and dark corners for defecation purposes. The spread of enteric diseases under these circumstances is inevitable.

Lavatory basin for shaving and washing is absolutely essential in rooming houses. This is particularly true where working people live so that they will be encouraged to wash before going out to eat and work. We have already discussed the reasons for accessibility and hot water (see 1 above).

## 3. HABITABLE ROOMS LACKING THE REQUIRED WINDOW AREA

There are twenty-six (26) habitable rooms which have no windows or skylights and ten (10) bathrooms which have neither windows nor mechanical ventilation. In addition, the window area in seventeen (17) other habitable rooms is less than the minimum window or skylight area required by the Housing Code.

The precise determination of the amount of daylight necessary for the preservation and protection of the public health is difficult. Bacteriological research proves that even those components of sunlight which pass through glass kill bacteria and fungi, which cause disease in man. For example, the median survival time for alpha hemolytic streptococcus under glass is 44 minutes in daylight as opposed to 26 hours in the dark. The tubercle bacillus and various other disease producing bacteria and fungi have markedly demonstrable sensitivity

to light. The disease reduction potential of daylight is obvious. Public health authorities throughout the world have determined that it is essential for those dwellings occupied by persons who are house-bound, that direct sunlight should enter at some places and hours, especially in winter. Sunlight, particularly through its ultra-violet components, provides valuable physiological stimulation. In order to avoid eyestrain and facilitate cleanliness, as much natural light as practicable should be provided. There must also be enough light to prevent accidental death or injury from falls and striking sharp objects.

The public health aims of ventilation are several. Changes of air in a dwelling reduce bacterial concentration in the air and remove and dilute noxious, flammable and explosive gases, water vapor and odor. Many infectious diseases, especially those of the respiratory tract, are spread by airborne bacteria. Reduction of airborne infections is an important health measure as is prevention of deaths and injuries from fire and explosion.

Ventilation also contributes to the maintenance of a thermal environment which will permit adequate heat loss from the body. It is particularly important that cool, moving air be made available in sleeping rooms, since the impact of cool moving air is of great value in promoting healthful sleep.

Controlled studies have shown that odors given off from the body exert a definitely harmful influence upon appetite and therefore upon health.

It is also important to limit water vapor in the air in that it affects comfort and reduces moisture condensation, which deteriorates interior surfaces and hastens the spoilage of food. A windowless room is widely recognized as one of the most fundamental defects in housing.

#### 4. FLOORS, WALLS AND CEILINGS NEEDING REPAIRING AND/OR REPLACING.

One hundred and fifty (150) rooms and four (4) hallways in 15 multiple structures and twenty-eight (28) rooms in 8 single family structures need wall, ceiling, and floor repairs.

Deterioration is reported for the dwelling unit and the containing structure. Increase in the degree of deterioration increases accident hazard as well as reacting unfavorably upon the mental and emotional well-being of the occupants. Under modern conditions of American living, a sense of inferiority due to living in a sub-standard home may often be a more serious health menace than any unsanitary condition associated with housing.

Floors which are dilapidated, sagging and improperly supported provide an imminent hazard due to danger of collapse. Floors which are rough and contain loose boards provide an accident hazard.

The interior walls and ceilings which have loose plaster or similar covering are a hazard to the safety of the occupant. Falling

plaster may cause serious injury to the occupants of a dwelling.

Dilapidated floors, walls and ceilings prevent proper cleaning and provide harborage for mice, rats, roaches, and other vermin.

Interior walls and ceilings which provide entrance of drafts and moisture make it difficult to heat the dwelling unit and maintain it at a proper thermal level.

#### 5. LACK OF RODENT-PROOF STRUCTURES.

Ten (10) structures are not rodent-proof.

Foundations -- A faulty foundation predisposes to the presence of rats, who are carriers of disease. A faulty foundation also predisposes to accidents.

Leakage of water into the dwelling units accelerates the rotting and decay of structural walls and beams. The rapid deterioration of these items may result in collapse of the structure or portions of the structure. Excessive dampness and moisture are associated with body chilling which may result in upper respiratory infection.

It is possible that the rat population could become infected with plague which can be transmitted to human beings. Rats also spread other diseases such as Rat Bite Fever. It is for this reason that foundation walls and other portions of the dwelling unit should be protected against the entrance of rats.

#### 6. WATER HEATING FACILITIES.

There are twenty-nine (29) units in three multiple family structures and five single family structures which do not have water-heating facilities.

Cleanliness of the dwelling depends to a great extent on devices which will facilitate cleansing; both dwelling cleanliness and personal cleanliness demand an ample supply of both hot and cold running water. Household and personal cleanliness is not possible without hot water and an adequate supply must be considered a minimum requirement for health, cleanliness, and decency. Heating water on a stove is a highly inadequate substitute for a hot water system and greatly increases the potentialities of burns from scalding.

The public health reasons for providing hot water are given in the above section. Water heating devices that are gas appliances, should be installed in a proper manner to eliminate the hazards of explosion and carbon monoxide poisoning.

Some water heating devices are connected with the furnace or space heater and may be turned off during the warm months. To provide proper sanitation the water heating facilities should supply hot water twelve months of the year.

#### 7. CEILING HEIGHTS LESS THAN THE REQUIRED SEVEN AND ONE-HALF (7½) FEET.

Six (6) habitable rooms have inadequate ceiling heights.

It is definitely necessary to establish a minimum size of a room which can be rented for sleeping purposes in order to prevent the renting of small spaces, such as closets, ends of halls, etc. Experience in barracks and institutions has shown that a space of less than 60 square feet per bed may lead to the spread of communicable diseases by the dissemination of mouth sprays from an infected occupant. The cubic space per occupant should be 400 cubic feet in any occupied room and with ceiling heights ranging from about 7½ feet to 8 feet. The calculation of room area is based on ceiling height. Ceiling height determines to some extent the window height and in relation to room depth, determines the penetration of daylight or sunlight into the room.

**ADDITIONAL VIOLATIONS FOUND THAT ARE PUBLIC HEALTH SIGNIFICANCE INCLUDE:**

- a. Sixty-seven (67) housekeeping units lack kitchen sinks. There are fourteen (14) sinks that are not in good working order and must be repaired or replaced.
- b. Twenty-eight (28) housekeeping units do not have an approved cooking appliance.
- c. Fourteen (14) rooms are too small to be used as housekeeping rooms.
- d. One hundred and twenty (120) units do not have enough electrical outlets. Approximately half of the dwellings have no electrical outlets.
- e. Six (6) structures have broken or defective windows.

**Summary:**

There is a total of 46 structures in this area. Of this number, thirty-three (33) are structures that were intended for, or were being used for, living purposes. There are eleven (11) single family structures and twenty-two (22) multiple family structures including those structures in which the first floor was used as a commercial operation. Of this number, four (4) single structures were vacant and four (4) multiple family structures were vacant.

**Substandard structures include:**

1. Two (2) multiple family structures containing twenty (20) units were unfit for human habitation.  
One single family dwelling was unfit for human habitation.
2. Of the single family structures inspected, eight (8) showed three (3) or more violations.
3. Of the multiple family structures inspected, eighteen (18) showed three (3) or more violations.
4. The specific violations are shown on the table attached



to the basic report. (See Exhibit A, p. 26)

The greater portion of the structures in this area are crowded together on small lots, leaving practically no open yard space between the structures. In some instances a second residential unit has been built on the rear of the property.

Many of the structures built for single families are now occupied by multiple families.

Conclusion:

1. The lack of facilities including toilet, lavatories, bath tubs, kitchen sinks, stoves and hot water heating equipment are the major findings that do not provide for healthful living.
2. The structures have certain other violations conducive to unhealthy living including deteriorated walls, ceilings and floors; inadequate window areas and inadequate electric outlets.
3. These findings constitute significant unhealthful living conditions in the Fawcett Urban Renewal Area.

*C. R. Fargher*

C. R. Fargher, M.D.  
Director of Health  
Department

Exhibit A

**Number of Structures:**

22 Multiple Family  
11 Single Family

Violations Found	Number of Instances	
	Multiple Family Structures	Single Family Structures
Lack of required facilities in house-keeping unit.	67	2
No window or skylight in room.	26	
Inadequate window area in habitable rooms.	17	
Lack of toilet and lavatory, or not in working order.	13	5
Lack of bathing facilities or facilities not in working order.	14	4
Lack of kitchen sink, or sink not in working order.	5	4
Lack of required number of shared toilet, bathing and lavatory facilities.	11 Structures (22 toilets lacking) (28 lavatories lacking) (26 bathing facilities lacking)	
Lack of rodent proof foundation.	3	7
Floors, walls and ceilings need repair.	15 Struct. (150)	8 Struct. (28)
Hot water heating lacking.	29 units in 3 buildings	5
Rooms lacking electric outlets.	92	6
Housekeeping units too small.	7	
Plumbing not maintained.	4	
Obstruction of windows by adjacent buildings.	2	
Lack of ventilation in toilet room.	10	

Exhibit A (Continued)

Room separations; sleeping room used for preparation of food.	9	1
Windows needing repair or replacing.	4	2
Maintenance of accessory building.		1
Accumulated refuse and debris in yard.		1
Housekeeping in living unit.	2	
Lack of required laundry facilities.	4	
Improper ceiling heights; less than 7 ft. 6 in.	1	2

**LIGHT DIVISION**  
**INVESTIGATION REPORT**  
**OF ELECTRICAL CODE VIOLATIONS**  
**IN THE FAWCETT URBAN RENEWAL AREA**

During October and November of 1960, a survey of the Fawcett Urban Renewal Area was made by a team of inspection personnel of the various City departments. Mr. Jules Nysen of our staff inspected for electrical violations in all structures at that time. Further, during August, 1960, he made a supplemental inspection of structures in the area. In making the survey, Mr. Nysen employed as standards the National Electrical Code, 1959 Edition, as supplemented by the Electrical Code of the City of Tacoma adopted by the City Council on November 15, 1960.

The National Electrical Code, published by the American Standards Association has long been recognized by cities throughout the nation as a minimum standard designed for the practical safeguarding of persons and of buildings and their contents from electrical hazards. The Tacoma Code is based largely on the National Electrical Code and is also directed toward the prevention of electrical hazards.

In evaluating the results of the field survey, it was noted that several of the standards contained in these codes are particularly relevant to the structures existing throughout the Fawcett area. The following explains the significance of these standards and indicates the extent of violation of these standards in the Fawcett area.

Electrical Code of the City of Tacoma:

1. Ordinance No. 16663 Section 2.04.1060

The wiring in Fire Zones No. 1 and 2 shall be in approved metal raceway. Metal raceway is required in Fire Zones due to high density and

close proximity of buildings. Metal raceway is considered as a safer method of wiring because any arcing which may occur for any reason is contained in a metal enclosure. The metal raceway, when properly installed, also provides a positive grounding path for fault currents, and prevents accidental contact with the current-carrying conductors by any person.

Thirty-six (36) of the eighty (80) addresses inspected do not have approved metal raceway.

2. National Electrical Code Section 210-22:

Electrical outlets shall be installed in a residential dwelling to the extent that an outlet may be reached with a six foot cord at any point along the floor line. When the occupancy contains an inadequate number of outlets it invites the installation of surface cord wiring which is hazardous and not approved.

Thirty-three (33) of the eighty (80) addresses inspected do not have sufficient electrical outlets.

3. National Electrical Code Section 110-2 and 400-4:

The use of open flexible cord is prohibited as a wiring method as specified in the National Electrical Code Sections 110-2 and 400-4. Open cord wiring is unprotected from physical damage, is generally installed in a hazardous manner, and inadequate for loads imposed upon it.

At twelve (12) of the eighty (80) addresses, open cord wiring was noted.

4. Utility circuits are installed in a dwelling to provide outlets of adequate capacity for the connection of small appliances. When such circuits are not provided it invites the use of extension cords and overfusing of existing circuits which practice is very hazardous.

At two (2) of the addresses inspected, additional utility circuits are required.

5. Exposed open wiring on insulators is not generally approved due to exposure to physical damage.

At ten (10) of the addresses inspected, open, exposed wiring was noted.

In summary, there were eighty (80) inspections completed, with twenty-six (26) addresses conforming to present Electrical Codes, and fifty-four (54) which do not conform with the present standards. (These are indicated on the Electrical Code Violations Map.)

The addresses listed below are those in conformity with present Electrical Codes:

911 Tacoma Ave.	943 $\frac{1}{2}$ Tacoma Ave.	401 South 11th
913 Tacoma Ave.	945 Tacoma Ave.	411 South 11th
915 Tacoma Ave.		511 $\frac{1}{2}$ South 11th
917 Tacoma Ave.	912 Court E	515 South 11th
917 $\frac{1}{2}$ Tacoma Ave.	920 Court E	517 South 11th
919 Tacoma Ave.		519 South 11th
925 Tacoma Ave.	412 South 9th	
933 Tacoma Ave.	416 South 9th	901 Fawcett
937 Tacoma Ave.	418 South 9th	905 Fawcett
943 Tacoma Ave.		907 Fawcett

The addresses listed below are those which do not conform to present Electrical Codes:

*901 Tacoma Ave.	407 South 11th	923 Fawcett
*903 Tacoma Ave.	407 $\frac{1}{2}$ South 11th	925 Fawcett
*905 Tacoma Ave.	409 South 11th	927 Fawcett
*512 South 9th	411 $\frac{1}{2}$ South 11th	928 Fawcett
907 Tacoma Ave.	413 South 11th	928 $\frac{1}{2}$ Fawcett
921 Tacoma Ave.	511 South 11th	929 Fawcett
939 Tacoma Ave.		930 Fawcett
947 Tacoma Ave.	902 Fawcett	930 $\frac{1}{2}$ Fawcett
949 Tacoma Ave.	903 Fawcett	931 Fawcett
953 Tacoma Ave.	908 Fawcett	932 Fawcett
955 Tacoma Ave.	912 Fawcett	933 Fawcett
955 $\frac{1}{2}$ Tacoma Ave.	915 Fawcett	934 Fawcett
957 Tacoma Ave.	917 Fawcett	936 Fawcett
	917 $\frac{1}{2}$ Fawcett	938 Fawcett
414 South 9th	919 Fawcett	940 Fawcett
420 South 9th	919 $\frac{1}{2}$ Fawcett	942 Fawcett
	920 Fawcett	944 Fawcett
403 South 11th	921 Fawcett	946 Fawcett
405 South 11th	922 Fawcett	950 Fawcett

\*These addresses are located on Parcel D-1 (Lucerne Building) which is now undergoing extensive remodeling and will comply to present standards when completed.

In my opinion there exist throughout the area violations of the present Electrical Code which are safety hazards or which could result in safety hazards in the future.

*B. N. Hardy*

B. N. Hardy,  
Chief Electrical Inspector

Appendix A

**Field Notes of Structures  
in the  
Fawcett Urban Renewal Area**

Parcel: A-1

Addresses: 401, 403, 405, 407, 407½, and 409  
South 11th Street.

Building

Grade 4

Description:

A three story wood frame apartment building. On the street grade it is occupied by a barber shop, tailor shop, food store and insurance office. The upper floors contain 30 apartments.

Deficiencies:

1. Wood frame building - not permitted in Fire Zone 1. Sec. 1602
2. Exterior bearing walls are wood frame. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster.
4. Unprotected windows in side walls - windows not permitted less than three feet from the property line. Sec. 504
5. Wood lath and plaster on interior walls and ceiling. Sec. 2003
6. Inadequate occupancy separations between stores on first floor and apartments above. Chapter 5
7. Loose wooden steps leading to main entrance of the apartment house. Sec. 3301
8. Inadequate exit facilities - only one exit from third floor. Sec. 3002
9. Walls and ceilings of corridors are not one hour fire resistive construction. Sec. 3304
10. Panel doors and glass transoms open into corridors - not permitted. Sec. 3304
11. Interior rooms (kitchens) without windows. Sec. 1305
12. Two toilet rooms on each floor serving the apartments - additional toilet facilities required. Sec. 1305
13. Three toilet rooms have no windows or vents. Sec. 1305
14. Plumbing needs repair and does not meet present code requirements - submerged inlets exist. Plumbing Code
15. Dead end corridors in the apartment house section - not permitted. Sec. 3304
16. Some structural failure in wood supporting members which has resulted in the building being out of level. Chapter 25



**Remarks:**

This is an old structure and in general need of repairs. Its wood frame construction is nonconforming in Fire Zone I. The building should be removed.

**Fire**

This is a three story wood frame structure built in 1890. A multiple occupancy with business areas under the apartments in the two upper floors.

The building does not comply with fire ordinance requirements, as there is no one hour fire resistive separation between the places of business and the apartments above.

The basement is being used for storage, and such use in a building in this condition creates a hazard.

The doors exiting from the hallways in the apartment section do not open outward.

The fire alarm was not in working order when inspected.

Storage was found in the hallway near Apts. #7, #31, and #35.

Approved exit lights have not been installed over doors leading to fire exits.

Plaster is off of the wall in Apt. #11. Wood lath exposed.

The fire escape on Market Street is in need of repair.

Windows to fire escapes do not open freely.

The use, type and location of the building is not in keeping with construction in Fire Zone 1.

**Health**

Address: 401 South 11th Street  
No dwelling units at this address.

Address: 403 South 11th Street (Conklin's Nutrition Center)

1. Sink is not suitable for washing dishes for the public's use. (It is not now used for this purpose.)
2. Toilet rooms and ante-room are of inferior construction.
3. There is no washable floor surfacing material in the toilet room. Urine has seeped into the bare wood floor and an odor has developed.

4. Some ceiling and wall areas have been damaged by water.

Address: 405 South 11th Street

There are no dwelling units at this address.

Address: 407 South 11th Street

There are no dwelling units at this address.

Address: 409 South 11th Street

There are no dwelling units at this address.

Address: 407 1/2 South 11th Street:

This is a three-story frame structure. The first floor is occupied by commercial businesses. The second and third floors contain a total of thirty (30) units being used as housekeeping rooms. These are both one (1) and two (2) room units.

There are thirteen (13) units on the second floor, and seventeen (17) on the third floor. At the time of the inspection there were a total of four (4) vacancies.

Housing Code violations not relating to specific dwelling units are as follows:

1. Two (2) additional toilets, and three (3) additional bathing facilities must be provided on the second floor; two (2) additional toilets and three (3) additional bathing facilities must be provided on the third floor. There are now four (4) toilets and two (2) baths for the thirty dwelling units in this structure. Sec. .720
2. Ladies toilet rooms on the second and third floors do not have windows to the outside air or mechanical ventilation. Sec. .610

Unit No. 1 (Two rooms):

1. Kitchen sink and a mechanical refrigerator not provided in the unit. Sec. .420  
Paragraph 57
2. Window or skylight equal to twelve and one-half (12 1/2) percent of the floor area and leading directly to the outdoors must be provided in the kitchen. (No window or skylight exists at the present time.) Sec. .550
3. Electric outlets not provided in either room. Sec. .850
4. Walls and ceilings in both rooms need repair. Sec. .780

Unit No. 2 (Two rooms):

1. Kitchen sink not provided in unit. Sec. .420
2. Window or skylight equal to twelve and one-half (12 1/2) percent of the floor area, and leading directly to the outdoors not provided in the bedroom. (No window or skylight exists) Paragraph 57  
Sec. .550
3. Electric outlets not provided in either room. Sec. .850

4. Walls and ceilings of both rooms need repair. Sec. .780

Unit No. 3 (Two rooms):

1. Kitchen sink not provided in unit. Sec. .420,  
Paragraph 57
2. Window or skylight equal to twelve and one-half (12½) percent of the floor area and leading directly to the outdoors must be provided in the kitchen. (No window or skylight exists at the present time.) Sec. .550
3. Electric outlets not provided in the kitchen and bedroom. Sec. .850
4. Walls and ceilings of both rooms need repair. Sec. .780

Unit No. 5 (Two rooms):

1. Kitchen sink not provided in unit. Sec. .420,  
Paragraph 57
2. Window or skylight equal to twelve and one-half (12½) percent of the floor area must be provided in the kitchen. (No window or skylight exists.) Sec. .550
3. Electric outlets not provided in either room. Sec. .850
4. Walls and ceilings in both rooms need repair. Sec. .780

Unit No. 7 (Two rooms):

1. Kitchen sink not provided in unit. Sec. .420,  
Paragraph 57
2. Provide window or skylight in kitchen leading to the outdoors and equal to twelve and one-half (12½) percent of the floor area. (None exists now - neither window nor skylight.) Sec. .550
3. Electric outlets not provided in either room. Sec. .850
4. Walls and ceilings of both rooms need repair. Sec. .780

Unit No. 10 (Two rooms):

1. Kitchen sink not provided in unit. Sec. .420,  
Paragraph 57
2. Provide window or skylight in kitchen leading to the outdoors and equal to twelve and one-half (12½) percent of the floor area. (No window or skylight exists now.) Sec. .550
3. Electric outlets not provided in either room. Sec. .850
4. Walls and ceilings of both rooms need repair. Sec. .780

Unit No. 11 (One room):

1. Kitchen sink not provided in unit. Sec. .420,  
Paragraph 57
2. Provide electric outlet in unit. (None exists.) Sec. .850
3. Walls and ceiling of room need repair. Sec. .780

Unit No. 12 (One room):

1. Kitchen sink not provided in unit. Sec. .420,  
Paragraph 57
2. Provide electric outlet in unit. (None exists.) Sec. .850

Unit No. 14 (One room):

- |  |                           |
|--|---------------------------|
| 1. Kitchen sink not provided in unit.              | Sec. .420,                |
| 2. Provide electric outlet in unit. (None exists.) | Paragraph 57<br>Sec. .850 |

Unit No. 16 (Two rooms):

- |  |                           |
|--|---------------------------|
| 1. Kitchen sink not provided in unit.  | Sec. .420,                |
| 2. Provide window or skylight in living room leading to the outdoors and equal to twelve and one-half (12½) percent of the floor area. (No window or skylight exists.) | Paragraph 57<br>Sec. .550 |
| 3. Electric outlets not provided in either room.   | Sec. .850                 |
| 4. Walls and ceilings in both rooms need repair.   | Sec. .780                 |

Units No. 17, 18, 20 (One room each):

- |  |           |
|--|-----------|
| 1. These rooms must be considered sleeping rooms as they are not the required size, one hundred thirty (130) square feet, for a housekeeping room. | Sec. .510 |
|--|-----------|

These rooms are one hundred twenty (120) square feet in area.

- |  |           |
|--|-----------|
| 2. Cooking appliances must be removed from these rooms.  | Sec. .680 |
| 3. Window area in these rooms must be increased to required twelve and one-half (12½) percent of the floor area. | Sec. .550 |
| 4. Electric outlets must be provided in these rooms.   | Sec. .850 |
| 5. Walls and ceilings of all rooms need repair.  | Sec. .780 |

Unit No. 25 (Two rooms):

- |  |                           |
|--|---------------------------|
| 1. Kitchen sink not provided in unit.  | Sec. .420,                |
| 2. Provide window or skylight in kitchen leading to the outdoors and equal to twelve and one-half percent of the floor area. (No window or skylight exists.) | Paragraph 57<br>Sec. .550 |
| 3. Electric outlets not provided in either room.   | Sec. .850                 |
| 4. Walls and ceilings of both rooms need repair.   | Sec. .780                 |

Unit No. 28 (Two rooms):

- |  |                           |
|--|---------------------------|
| 1. Kitchen sink not provided in unit.  | Sec. .420,                |
| 2. Provide window or skylight in bedroom leading to the outdoors and equal to twelve and one-half (12½) percent of the floor area. (No window or skylight exists.) | Paragraph 57<br>Sec. .550 |
| 3. Electric outlets not provided in either room.   | Sec. .850                 |
| 4. Walls and ceilings of both rooms need repair.   | Sec. .780                 |

Unit No. 29 (Two rooms):

- |   |                           |
|---|---------------------------|
| 1. Kitchen sink not provided in unit.   | Sec. .420,                |
| 2. Provide window or skylight in kitchen leading to the outdoors, and equal to twelve and one-half (12½) percent of the floor area. (No window or skylight exists.) | Paragraph 57<br>Sec. .550 |

- |  |           |
|--|-----------|
| 3. Electric outlet not provided in either room.  | Sec. .850 |
| 3. Walls and ceilings of both rooms need repair. | Sec. .780 |

Unit No. 31 (two rooms):

- |   |              |
|---|--------------|
| 1. Kitchen sink not provided in unit.   | Sec. .420,   |
| 2. Provide window or skylight in kitchen leading to the outdoors, and equal to twelve and one-half (12½) percent of the floor area. (No window or skylight exists.) | Paragraph 57 |
| 3. Electric outlets not provided in either room.  | Sec. .550    |
| 4. Walls and ceilings of both rooms need repair.  | Sec. .850    |
|   | Sec. .780    |

Unit No. 34 (two rooms):

- |   |              |
|---|--------------|
| 1. Kitchen sink not provided in unit.   | Sec. .420,   |
| 2. Provide window or skylight in kitchen leading to the outdoors, and equal to twelve and one-half (12½) percent of the floor area. (No window or skylight exists.) | Paragraph 57 |
| 3. Electric outlets not provided in either room.  | Sec. .550    |
| 4. Walls and ceilings of both rooms need repair.  | Sec. .850    |
|   | Sec. .780    |

Unit No. 35 (two rooms):

- |   |              |
|---|--------------|
| 1. Kitchen sink not provided in unit.   | Sec. .420,   |
| 2. Provide window or skylight in kitchen leading to the outdoors, and equal to twelve and one-half (12½) percent of the floor area. (No window or skylight exists.) | Paragraph 57 |
| 3. Electric outlets not provided in either room.  | Sec. .550    |
|   | Sec. .850    |

Unit No. 38 (two rooms):

- |   |              |
|---|--------------|
| 1. Kitchen sink not provided in unit.   | Sec. .420    |
| 2. Provide window or skylight in kitchen leading to the outdoors, and equal to twelve and one-half (12½) percent of the floor area. (No window or skylight exists.) | Paragraph 57 |
| 3. Electric outlets not provided in either room.  | Sec. .550    |
| 4. Walls and ceilings of both rooms need repair.  | Sec. .850    |
|   | Sec. .780    |

Unit No. 39 (one room):

- |   |              |
|---|--------------|
| 1. Kitchen sink not provided in unit.         | Sec. .420,   |
| 2. Electric outlets not provided in the unit. | Paragraph 57 |
| 3. Walls and ceiling of unit need repair.     | Sec. .850    |
|   | Sec. .780    |

Unit No. 40 (one room):

- |  |              |
|--|--------------|
| 1. Kitchen sink not provided in unit.        | Sec. .420    |
| 2. Electric outlet not provided in the room. | Paragraph 57 |
|  | Sec. .850    |

Unit No. 41 (one room):

- |                                       |              |
|---------------------------------------|--------------|
| 1. Kitchen sink not provided in unit. | Sec. .420,   |
|                                       | Paragraph 57 |

2. Electric outlet not provided in room. Sec. .850

Units No. 42, 44, 45, 48, and 49 (One room each):

1. The above mentioned rooms must be considered sleeping rooms because they lack the required one hundred thirty (130) square feet for a housekeeping room. The size of the above rooms is one hundred twenty (120) square feet. Sec. .510
2. The cooking appliances must be removed from all of these rooms. Sec. .680
3. Electric outlets not provided in any of these rooms. Sec. .850
4. The walls and ceilings of all of these rooms need repair. Sec. .780
5. The window area in all of these rooms must be increased to twelve and one-half (12½) percent of the floor area. Sec. .550

Unit No. 50 (Two rooms):

1. Kitchen sink not provided in unit. Sec. .420,
2. Electric outlets not provided in either room. Paragraph 57  
Sec. .850
3. Walls and ceilings of both rooms need repair. Sec. .780

Electrical

- 401 South 11th This part of the building is wired in conduit and complies with the present Electrical Code.
- 403 South 11th The main wiring in this part of the building is in metallic sheath cable, with one conduit extension to a light. Also, there are some hazardous cords.
- 405 South 11th The wiring in this part of the building is in metallic sheath cable with one circuit in conduit. Also, there is a lot of hazardous cord wiring in the work area.
- 407 South 11th The wiring in this part of the building is in conduit and metallic sheath cable. Also, there is a lot of hazardous cord wiring.
- 407½ South 11th This part of the building is wired in wood-mold and knob and tube, which does not comply with the present Electrical Code. Also, there are not enough outlets to comply.
- 409 South 11th This part of the building is wired in wood-mold and knob and tube, which does not comply with the present Electrical Code.

Parcel: B-1

Addresses: 412, 414, 416, 418, 420 South 9th Street; 901, 903 Fawcett Avenue.

Building

Grade 4

Description:

This is a three story wood frame structure with a full basement on the alley grade. It is located on a corner lot and built to the four property lines. The basement level is occupied by a cafe, a shoe repair shop and two vacant office spaces. The first floor contains stores. The second floor and the third floor contain a total of 23 housekeeping units.

Deficiencies:

- |   |               |
|---|---------------|
| 1. A wood frame building - not permitted in Fire Zone 1.  | Sec. 1602     |
| 2. Exterior bearing walls are wood frame.   | Sec. 2003     |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster.   | Chapter 17    |
| 4. Unprotected windows in side walls - windows are not permitted less than three feet from the property line.         | Sec. 2203     |
| 5. Wood lath and plaster partitions covered with dirty wall paper.  | Sec. 2003     |
| 6. Ancient, inadequate, substandard, and faulty plumbing fixtures and drains. Submerged inlets and leaky traps exist. | Plumbing Code |
| 7. Hazardous, faulty chimneys - bracket type chimney with no flue liners.   | Chapter 37    |
| 8. Building is out of plumb and out of level. Some evidence of structural failure.                                    |               |
| 9. Wood floor joists in direct contact with the earth.  | Chapter 28    |
| 10. No off-street parking facilities provided.  | Zoning Ord.   |
| 11. Stairways are unprotected.  | Sec. 2005     |
| 12. Inadequate exit width - 32" exit door on Fawcett Avenue.  | Sec. 3303     |
| 13. Corridors are not one hour fire resistive construction.   | Sec. 3304     |
| 14. Inadequate stairway width to the apartments above - 32" width to third floor.                                     | Sec. 3305     |
| 15. Glass transoms and panel doors opening into   |               |

- corridors - not permitted. Sec. 1304
16. Inadequate toilet facilities - two toilets for 23 units. Sec. 1105 & Sec. 1305
17. Inadequate ventilation in toilet rooms. Sec. 1305
18. Absorbent type floor and wall coverings in toilet room. Sec. 1711
19. Inadequate fire separations between stores on first floor and apartments above. Sec. 503

**Remarks:**

This structure is generally run down and in need of repairs. Its wood frame construction is nonconforming to Fire Zone I and the building should be removed.

**Fire**

Address: 412 South 9th Street (Dial Inn)

1. No approved fire extinguisher in kitchen.
2. Debris and old lumber in the cockloft.

Address: 414 South 9th Street (9th Street Shoe Shop)

1. No approved fire extinguisher in shop.

Addresses: 416 and 418 South 9th Street (vacant stores)

No fire violations

Address: 420 South 9th Street (Ramona Apts.)

1. Lighting circuits are inadequate to supply the appliance load - not enough electric outlets.
2. Existing lighting is poor.
3. Hall and stair lighting is poor.
4. The rooms all have poor heating facilities and almost all rooms have wood circulators and small gas ranges and heaters venting into one small porthole in each chimney located in the rooms. There is one chimney for every two units.
5. Improper clearance on gas vents and wood circulators in apartments #1, #2, #3, #4, #5, #8, #11, #12, #14, #16, #17, #18, #19, #20 and #22.
6. The fire escapes have boxes on them used for coolers. These fire escapes are to be kept clear at all times.
7. All windows to the fire escapes are required to open freely.
8. The storeroom across the hall from room #19 is cluttered with junk and shows poor housekeeping.
9. This building does not have approved fire exit lights.
10. The fire alarm does not work.
11. The fire extinguishers need recharging.
12. Back porch on the south side is in need of repair.

This building needs a great amount of correction in order to conform



to City Codes and as it is now, it is unfit for occupancy.

Address: 901 Fawcett Street (Hescox Grocery)

No fire violations.

### Health

Address: 412 South 9th Street ("Dial Inn")

There are no dwelling units at this address.

Address: 414 South 9th Street ("9th Street Shoe Shop")

There are no dwelling units at this address.

Address: 416 and 418 South 9th Street (vacant stores)

There are no dwelling units at these addresses.

Address: 420 South 9th Street ("Ramona Apts")

This is a three-story frame structure. The first floor of the structure is occupied by commercial businesses, while the 2nd and 3rd floors contain a total of twenty-three (23) housekeeping units, seven (7) on the second floor, and sixteen (16) on the third floor. There were a total of nine (9) vacancies at the time of the inspection.

Housing Code violations not relating to specific dwelling units are as follows:

1. Walls and ceilings in toilet rooms, bathrooms, public halls, and laundry room need repair. Sec. .780
2. One (1) additional toilet, bath, and lavatory must be provided on the first floor, and two (2) additional toilets, baths, and lavatories must be provided on the 3rd floor. There are now two toilets, two lavatories, and two baths for the 23 housekeeping units in this structure. Sec. .720

### Second Floor Units:

#### Unit No. 1 (One Room):

1. Kitchen sink and a mechanical refrigerator not provided in the unit. Sec. .420, Paragraph 57

#### Unit No. 2 (One Room):

1. Kitchen sink and a mechanical refrigerator not provided in the unit. Sec. .420, Paragraph 57

- |                                      |           |
|--------------------------------------|-----------|
| 2. Electric outlet must be provided. | Sec. .850 |
| 3. Walls and ceilings need repair.   | Sec. .780 |

Unit No. 3 (One Room):

- |  |           |
|--|-----------|
| 1. Kitchen sink not provided in unit. (Paragraph 57) | Sec. .420 |
| 2. Walls in unit need repair.                        | Sec. .780 |

Unit No. 4 (One Room):

- |  |           |
|--|-----------|
| 1. Kitchen sink not provided in unit. (Paragraph 57) | Sec. .420 |
| 2. Walls and ceilings in unit need repair.           | Sec. .780 |

Unit No. 5 (One Room):

- |  |           |
|--|-----------|
| 1. Kitchen sink not provided in unit. (Paragraph 57) | Sec. .420 |
| 2. Walls and ceilings in unit need repair.           | Sec. .780 |

Unit No. 6 (One Room):

- |   |           |
|---|-----------|
| 1. Kitchen sink and refrigerator not provided in unit. (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided.                                      | Sec. .850 |
| 3. Walls and ceiling in unit need repair.                             | Sec. .780 |

Unit No. 7 (Two rooms):

- |   |           |
|---|-----------|
| 1. Kitchen sink must be put in good working order. (Paragraph 57) | Sec. .420 |
|---|-----------|

Third Floor Units:Unit No. 11 (Two Rooms):

- |   |           |
|---|-----------|
| 1. Kitchen sink not provided with hot (120° F.) water.              | Sec. .840 |
| 2. Mechanical refrigerator must be provided in unit. (Paragraph 57) | Sec. .420 |
| 3. Electric outlets must be provided in bathrooms.                  | Sec. .850 |
| 4. Walls and ceilings of room need repair.                          | Sec. .780 |

Unit No. 12 (One Room):

- |  |           |
|--|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. (Paragraph 57) | Sec. .420 |
| 2. Electric outlets not provided in the room.                                    | Sec. .850 |
| 3. Walls and ceilings of room need repair.                                       | Sec. .780 |

Unit No. 14 (One Room):

- |   |           |
|---|-----------|
| 1. Kitchen sink and refrigerator not provided in unit. (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided in room.                              | Sec. .850 |
| 3. Walls and ceiling of room need repair.                             | Sec. .780 |

Unit No. 15 (One Room):

- |   |                |           |
|---|----------------|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. | (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided in room.                          |                | Sec. .850 |

Unit No. 16 (One Room):

- |   |                |           |
|---|----------------|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. | (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided in unit.                          |                | Sec. .850 |
| 3. Walls and ceilings of unit need repair.                        |                | Sec. .780 |

Unit No. 17 (One Room):

- |   |                |           |
|---|----------------|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. | (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided in unit.                          |                | Sec. .850 |
| 3. Walls and ceilings of unit need repair.                        |                | Sec. .780 |

Unit No. 18 (One Room):

- |   |                |           |
|---|----------------|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. | (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided in unit.                          |                | Sec. .850 |
| 3. Walls and ceilings of unit need repair.                        |                | Sec. .780 |

Unit No. 19 (One Room):

- |   |                |           |
|---|----------------|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. | (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided in unit.                          |                | Sec. .850 |
| 3. Walls and ceiling of unit need repair.                         |                | Sec. .780 |

Unit No. 20 (One Room):

- |   |                |           |
|---|----------------|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. | (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided in unit.                          |                | Sec. .850 |
| 3. Walls and ceilings of unit need repair.                        |                | Sec. .780 |

Unit No. 21 (One Room):

- |   |                |           |
|---|----------------|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. | (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided in unit.                          |                | Sec. .850 |
| 3. Walls and ceilings of unit need repair.                        |                | Sec. .780 |

Unit No. 22 (One Room):

- |   |                |           |
|---|----------------|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. | (Paragraph 57) | Sec. .420 |
|---|----------------|-----------|

Unit No. 23 (One Room):

- |   |                |           |
|---|----------------|-----------|
| 1. Kitchen sink and mechanical refrigerator not provided in unit. | (Paragraph 57) | Sec. .420 |
| 2. Electric outlet not provided in unit.                          |                | Sec. .850 |
| 3. Walls and ceiling of unit need repair.                         |                | Sec. .780 |

Unit No. 24 (one room):

1. Kitchen sink and mechanical refrigerator not provided in this unit. (Paragraph 57) Sec. .420
2. Electric outlet not provided in unit. Sec. .850
3. Walls and ceiling of unit need repair. Sec. .780

Unit No. 25 (one room):

1. Kitchen sink and mechanical refrigerator not provided in unit. (Paragraph 57) Sec. .420
2. Electric outlet not provided in unit. Sec. .850
3. Walls and ceiling of unit need repair. Sec. .780

Unit No. 26 (one room):

1. Kitchen sink and mechanical refrigerator not provided in unit. (Paragraph 57) Sec. .420
2. Electric outlet not provided in unit. Sec. .850
3. Walls and ceiling of unit need repair. Sec. .780

Unit No. 27 (one room):

1. Kitchen sink not provided in unit. (Paragraph 57) Sec. .420
2. Electric outlet not provided in unit. Sec. .850
3. Walls and ceiling of unit need repair. Sec. .780

Address: 901 Fawcett Avenue (Hascoc Grocery)

There are no dwelling units at this address.

1. Old fountain unit is in such poor condition it should not be used to serve the public.
2. Walls and ceilings in back and front have not been finished and are difficult to keep clean.
3. Old sink in backroom suitable only as a dump sink.
4. Handwashing basin is not provided.

Electrical

- 412 South 9th      This part of the building is wired in conduit and complies with the present Code.
- 414 South 9th      The main lighting is wired in conduit which complies with the present Code. However, the power circuit to the shoe lathe is wired in metallic sheath cable, which does not comply with the present Code.
- 416 South 9th  
418 South 9th      This part of the building is wired in conduit and complies with the present Electrical Code.

420 South 9th

The wiring in this part of the building is knob and tube, wood-mold, and open wires and cleats. Also, there are not enough outlets, which could be hazardous.

901 Fawcett

This part of the building is wired in conduit and complies with the present Electrical Code.

903 Fawcett

903 Fawcett same part of building as 420 South 9th.

Parcel: B-2

Addresses: 905 and 907 Fawcett Avenue

**Building:**

Address: 905 Fawcett Avenue

Grade 4

**Description:**

A one-story commercial building which is built to the front and two side property lines. The side walls are of 8" hollow tile construction in the main part of the building; at the rear is an addition with concrete block exterior walls. The building is used as an office by the Musician's Union.

**Deficiencies:**

1. Exterior bearing walls are one-hour fire resistive construction. Sec. 1602
2. Windows in side wall not permitted. Sec. 503
3. Ceiling and interior partitions are required to be of at least one-hour fire-resistive construction. Now they are wood frame and covered with plywood. Sec. 2003

**Remarks:**

In order that this building complies to Code requirements, it would be necessary to add an 8" thick concrete block wall to the existing thickness of the wall. It is questionable if it would be economically feasible to make this building meet Code requirements.

Address: 907 Fawcett Street

Grade 2

**Description:**

A one-story concrete block and wood joist commercial building occupied by a cleaning establishment.

**Deficiencies:**

1. Ceiling joists exposed - 1 hour fire resistive protection required. Sec. 2001 &  
Chapter 17

- |   |           |
|---|-----------|
| 2. One toilet room  | Sec. 1005 |
| 3. No ventilation in toilet - mechanical ventilation required | Sec. 1105 |
| 4. Absorbent finish on walls in toilet                        | Sec. 1711 |

Remarks: This structure can be made to conform to Code requirements.

### Fire

905 presently used as a business office. Maintenance and general condition acceptable.

907 presently used as a dry cleaning establishment. Maintenance and general conditions acceptable.

This occupancy is located directly adjacent to a two story wood frame apartment and store building on its north side. A major fire in either 905 or 907, particularly in 905, would offer a serious threat to the frame building extending above the roof level. Windows and the combustible interior would be vulnerable to exposure from flames generated from the lower building.

### Health

There are no dwelling units in this structure.

### Electrical

905 Fawcett

The main building wiring is in conduit which complies with the present Electrical Code.

907 Fawcett

This building is wired in conduit and complies with the present Electrical Code.

Parcel: B-3

Address: 915 Fawcett Street.

### Building

Grade 4

#### Description:

A two story wood frame, single family dwelling which has been converted into a four unit apartment house.

#### Deficiencies:

1. Wood frame building - not permitted in Fire Zone I Sec. 1602
2. Exterior bearing walls are wood frame. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster Chapter 17
4. Unprotected windows in side walls - windows are not permitted less than three feet from property line. Sec. 2003
5. Composition roofing over rotten cedar shingles. Fire retardant roofing required. Sec. 1704
6. Wood lath and plaster interior walls and ceiling covering. Sec. 2003
7. Plumbing substandard and faulty - submerged inlets exist. Plumbing Code
8. Inadequate ceiling height on the second floor - 7'6" minimum and 50 % of room area. Present ceiling height is 6'8". Sec. 1405 Amend.
9. Five foot clearance in stairway Chapter 33
10. Wood post and wood skirting type foundation
11. Dilapidated wood garage stands in the rear yard. It is structurally inadequate and has only a wood foundation.

#### Remarks:

These structures are wood frame construction and are non-conforming in Fire Zone 1. They should be removed.

### Fire

A two and one-half story frame apartment occupancy, built in



1895.

Two apartment units are located on the second floor with only one means of exit. A second means of egress or an approved escape should be installed and exits marked or lighted in an approved manner.

Improper clearance of the vent pipe on the gas heater in Apt. #4 - less than 6" clearance from combustibles.

The outbuilding on the rear of the property is of wood frame construction, and is used as a storage unit for tenants in the front apartments.

This occupancy is located in an area with other structures which are in a dilapidated condition. This direct exposure is a factor which we recognize as a definite fire hazard.

### Health

This is a two-story frame structure. The structure contains one (1) apartment and three (3) housekeeping units. At the time of the inspection, the apartment and all housekeeping units were occupied.

Housing Code violations are as follows:

#### Unit No. 1 (Three Rooms):

There were no violations found in this unit.

#### Unit No. 2 (Two Rooms):

There were no violations found in this unit.

#### Unit No. 3 (Two Rooms):

1. Ceiling height in the kitchen must be increased to the required seven and one-half (7½) feet. The ceiling height in the kitchen is six (6) feet, eight (8) inches. Sec. .490
2. Ceiling in the kitchen needs repair. Sec. .780
3. Unit not provided with a mechanical refrigerator. (Paragraph 57) Sec. .420

#### Unit No. 4 (Two Rooms):

1. Electric outlet not provided in the kitchen. Sec. .850
2. Unit not provided with mechanical refrigerator. (Paragraph 57) Sec. .420

Laundry trays or connections for washing machines not installed for any units. Sec. .650

Electrical

This building is wired in conduit which complies with the present Electrical Code. However, it does not have the proper number of outlets to comply.

Parcel: B-4

Addresses: 917, 917½ Fawcett Street.

Building

Address: 917 Fawcett Avenue

Grade 4

Description:

A two story single construction wood frame building, a former single family dwelling which has been converted into a six unit apartment house. It is built on a narrow lot to within one and two feet of the side property line. At the rear and on the same property is another single family dwelling.

Deficiencies:

1. Wood frame building - Not permitted in Fire Zone 1. Sec. 1602
2. Exterior bearing walls are wood frame. Sec. 2003
3. Interior bearing wall are wood stud covered with wood lath and plaster. Chapter 17
4. Unprotected windows in side walls - Windows not permitted less than three feet from the property line. Sec. 504
5. Composition roofing over rotten cedar shingles - Fire retardant roofing required. Sec. 1704
6. Wood lath and plaster interior walls and ceiling covering. Sec. 2003
7. No plumbing for laundry facilities. Plumbing Code
8. Wood foundation skirting rotting - Concrete foundation walls shall extend at least 8 inches above grade. Sec. 2806
9. Lot less than minimum required - 50 ft. width and 5000 sq. ft. area. There are two structures on the 25 ft. x 120 ft. lot. Zoning Ord.

Remarks:

This structure is a wood frame structure and is non-conforming in Fire Zone 1. It should be removed.

Address: 917½ Fawcett Avenue

Grade 4

**Description:**

A small wood frame dwelling built in the rear yard of 917 Fawcett Ave. Its only access to a city street is through a yard of 917 Fawcett. Its side yards are approximately 30 inches and six inches.

**Deficiencies:**

- |   |               |
|---|---------------|
| 1. Wood frame building - Not permitted in Fire Zone 1.  | Sec. 1602     |
| 2. Exterior bearing walls are wood frame  | Sec. 2003     |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster  | Chapter 17    |
| 4. Unprotected windows in side walls - Windows are not permitted less than three feet from property line.                   | Sec. 304      |
| 5. Rolled roofing over rotten cedar shingles - Fire retardant roofing required.   | Sec. 1704     |
| 6. Wood lath and plaster interior walls and ceiling covering.   | Sec. 2003     |
| 7. Plumbing is faulty and substandard.  | Plumbing Code |
| 8. Wood foundation in direct contact with the earth.  | Chapter 25    |
| 9. Structural members inadequate.   | Sec. 1405     |
| 10. Bathroom opening directly into kitchen - not permitted.   | Amended       |
| 11. Lot is less than minimum required 50 ft. width and 3000 sq. ft. area. There are two structures on 25 ft. x 120 ft. lot. | Zoning Ord.   |

**Remarks:**

This structure is wood frame construction and is non-conforming in Fire Zone 1. It should be removed.

**Fire****Address: 917 Fawcett Avenue**

A two story wood frame, six unit apartment occupancy, originally a dwelling, built in 1890.

Vent pipes on gas circulating heaters in Apts. #1, 2, 3, 4, 5 and 6 are substandard - too close to combustible construction.

Improper clearance of hot plate in Apt. #3 from combustibles.

Plaster is off the ceiling in the hallway near Apt. #3.

A second means of egress is not provided for the second floor occupants.

Approved exit lights and an approved fire alarm system are not provided.

The occupancy is an inherent hazard to the structure at its south side, the buildings being three (3) feet apart, making an exposure hazard, one to the other, in event of fire.

Address: 917½ Fawcett Avenue

A one and one-half story frame dwelling located in the rear of 917 Fawcett Avenue, constructed in 1890.

In fair to medium condition. Difficult to work if on fire, due to partial inaccessibility. Located above a steep bank from Court E and behind structures facing Fawcett Avenue. The building is small and rooms have substandard heights.

The location of this building and the closeness of the other building in the area would allow fire to communicate quickly by direct exposure.

### Health

Address: 917 Fawcett Avenue

This is a two-story frame structure. The structure contains six (6) housekeeping units. At the time of the inspection, only two (2) of the units were occupied.

Violations of the Housing Code are as follows:

1. One (1) additional toilet, bath and lavatory must be provided in the structure for the occupants. Only one of each is provided now. Sec. .720
2. Laundry trays or connections for automatic washing machines not provided for the use of all tenants. Sec. .650

#### Unit No. 1 (One Room):

1. This room cannot be considered a housekeeping room as the size of the room is less than the required one hundred thirty (130) square feet. The size of the room is one hundred twenty (120) square feet. Sec. .510
2. The cooking appliance must be removed from the room. Sec. .680
3. Walls and ceilings in the room need repair. Sec. .780
4. Electric outlet not provided in room. Sec. .850

#### Unit No. 2 (One Room):

1. This room cannot be considered a housekeeping room as the size is less than the required one hundred thirty (130) square feet. Sec. .510
2. The cooking appliance must be removed from the room. Sec. .680

#### Unit No. 3 (One Room):

1. Mechanical refrigerator not provided in unit. (Paragraph 57) Sec. .420

Unit No. 4 (one room):

1. Mechanical refrigerator not provided  
in the unit. (Paragraph 57) Sec. .420

Unit No. 5 (one room):

There were no violations found in this unit.

Unit No. 6 (one room):

1. Mechanical refrigerator not provided  
in the unit. (Paragraph 57) Sec. .420

Address: 917½ Fawcett Avenue

This is a single story frame structure occupied as a single family residence. At the time of the inspection the structure was occupied.

Violations of the Housing Code are as follows:

1. Foundation is not rodent-proof. Sec. .780
2. Ceiling in bedroom needs repair. S Sec. .780

ElectricalAddress: 917 Fawcett Avenue

This building is wired in knob and tube which does not comply with the present Electrical Code.

It does not have the required number of outlets.

Address: 917½ Fawcett Avenue

This building is wired in knob and tube and does not comply with the present Electrical Code.

The building does not have the required number of outlets.

Parcel: B-5

Address: 919½ Fawcett Street

Building

Grade 4

Description:

A small wood frame dwelling built in the rear yard of 919 Fawcett Ave. Its only access to a city street is through the yard of 919 Fawcett. Its side yards are approximately 30 inches and 6 inches and its roof extends to approximately 1 foot within the neighboring dwelling.

Deficiencies:

1. Wood frame building - not permitted in Fire Zone 1 Sec. 1602
2. Exterior bearing walls are wood frame - 4 hour fire resistive construction required Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - 1 hour fire resistive construction required Chapter 17
4. Unprotected windows in the side walls - windows are not permitted less than 3 feet from the property line Sec. 504
5. Roll roofing over cedar shingle roof - fire retardant roofing required Sec. 1704
6. Wood lath and plaster interior walls and ceiling covering - 1 hour fire resistive construction required throughout Sec. 2003
7. Plumbing faulty and substandard - submerged inlets and exterior drains and vents; leaky traps.
8. Chimney has no flue liner. Chapter 37
9. Single construction with studs 2 foot on center- 16" maximum allowable Sec. 2507
10. Inadequate ceiling height on second floor - 7'6" minimum in 50% of room area Sec. 1405 Amended
11. Five ft. head room clearance and inadequate tread width on stairs. Chapter 33
12. Lot less than minimum required 50 ft. width and 3000 sq. ft. area. Lot is 25 ft. x 50 ft. Zoning Ord.

Remarks:

This structure is wood frame construction and is non-conforming in Fire Zone 1 and should be removed.

Fire

A one and one-half story wood frame dwelling, located at the rear of 919 Fawcett Avenue, built in 1890.

Its location in relation to 919 and other buildings on properties adjacent is an inherent hazard by exposure if fire occurs.

Health

This is a one and one-half (1½) story frame single family residence. At the time of the inspection the structure was occupied.

Violations of the Housing Code are as follows:

- |  |           |
|--|-----------|
| 1. Structure is not rodent-proof.  | Sec. .780 |
| 2. Ceiling height in the kitchen must be raised to the required seven and one-half (7½) feet. Ceiling height of the kitchen is seven (7) feet, three (3) inches.   | Sec. .490 |
| 3. Ceiling height in upstairs bedroom must be raised to the required seven and one-half (7½) feet. Ceiling height of the bedroom is six (6) feet, four (4) inches. | Sec. .490 |

Electrical

919½ Fawcett

This building is wired in knob and tube which does not comply with the present Electrical Code. Also, it does not have the required number of outlets.



Parcel: B-6

Address: 919 Fawcett Street

Building

Grade 4

Description:

A two story, single construction, wood frame building, formerly a single family dwelling which has been converted into a five unit apartment house. It is built on a narrow lot to within one and two feet of the side property lines. Its eaves touch the walls of the adjacent wood frame apartment building located on the adjoining lot. At the rear and on the same lot is located another single family dwelling and between the two is a dilapidated storage shed.

Deficiencies:

1. Wood frame building - not permitted in Fire Zone 1. Sec. 1602
2. Exterior bearing walls are wood frame - 4 hour fire resistive construction required. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - 1 hour fire resistive construction required. Chapter 17
4. Unprotected windows in side walls - windows not permitted less than 3 feet from property line Sec. 504
5. Composition or roll roofing over rotten cedar shingles - fire retardant roofing required. Sec. 1704
6. Wood lath and plaster interior walls and ceiling covering - 1 hour fire resistive construction required throughout. Sec. 2003
7. Plumbing substandard and faulty - submerged inlets.
8. No plumbing for washing facilities.
9. Lot less than minimum required 50 ft. width and 5000 sq. ft. area.

Remarks:

This structure is generally run down and in need of repairs, its wood frame construction is non-conforming in Fire Zone 1. The building should be removed.

Fire

A two story wood frame, five unit apartment occupancy, originally a dwelling, built in 1890.

A closet under the stairs leading to the upper floor is being used as a storage area for combustible material of questionable value. Continued use of this closet will require interior renovation to provide a one hour fire resistive separation from the remainder of the interior.

A second means of egress is not provided, nor has an approved means of indicating exits, by lights or signs, been installed.

Improper shield on electric heaters.

This occupancy has exposures on both of its sides, as it is located three (3) feet south of 917 and two (2) feet from 921.

Health

This structure is a two-story frame structure containing four (4) housekeeping units and one (1) apartment. On the date of the inspection, three (3) of the housekeeping units were vacant.

Violations of the Housing Code are as follows:

1. Structure is not rodent-proof. Sec. .780
2. Laundry trays or washing machine connections not provided and made available to occupants of all units. Sec. .650

Unit No. 1 (one room) - Housekeeping Room:

1. Mechanical refrigerator not provided in unit. (Paragraph 57) Sec. .420
- 2.

Unit No. 2 (one room):

1. Room must be used as a sleeping room only as it contains less than the required one hundred thirty (130) square feet for a housekeeping room. Sec. .510
2. Cooking appliance must be removed from the room. Sec. .680

Unit No. 4 (one room) - Housekeeping Room:

1. Mechanical refrigerator not provided in unit. (Paragraph 57) Sec. .420
2. Wall area needs repair. Sec. .780
3. Electric outlet not provided in unit. Sec. .850

Unit No. 5 (two rooms) - Housekeeping Unit:

1. Mechanical refrigerator not provided in unit. (Paragraph 57) Sec. .420
2. Walls and ceilings in living room and kitchen need repair. Sec. .780

Unit No. 6 (three rooms) - Apartment:

1. Toilet, lavatory, and bathing facilities not provided in this dwelling unit. Sec. .620 &  
Sec. .630
2. Electric outlets not provided in the kitchen and bedroom. Sec. .850

Electrical

The wiring in this building is knob and tube and wood-mold. Also, there are not enough outlets which could result in hazardous cords, which does not comply with the present Electrical Code.

Parcel: B-7

Address: 921 Fawcett Avenue

Building

Grade 4

Description:

A two story wood frame building, formerly a single family dwelling which has been converted into a four unit apartment building. It is located on a narrow lot and has approximately one foot sideyards. Frame buildings are located within two feet on each side.

Deficiencies:

- |   |             |
|---|-------------|
| 1. Wood frame building - not permitted in Fire Zone 1.  | Sec. 1602   |
| 2. Exterior bearing walls are wood frame - four hour fire resistive construction required.                                  | Sec. 2003   |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. | Chapter 17  |
| 4. Unprotected windows in side walls - windows are not permitted less than three feet from property line.                   | Sec. 504    |
| 5. Composition roofing over rotten cedar shingles - fire retardant roofing required.  | Sec. 1704   |
| 6. Usable space under first floor unprotected - 1 hour fire resistive construction required.                                | Sec. 1703   |
| 7. Wood lath and plaster interior walls and ceiling covering - 1 hour fire resistive construction required throughout.      | Sec. 2003   |
| 8. Plumbing substandard and not to code requirements - submerged inlets, exposed drains.                                    |             |
| 9. Inadequate ventilation in toilet room.   | Sec. 1305   |
| 10. Chimney hazardous - bracket type chimney.   | Chapter 37  |
| 11. Stairway has inadequate tread width.  | Chapter 33  |
| 12. Lot is less than minimum required 50 ft. width and 5000 sq. ft. area.   | Zoning Ord. |

Remarks:

This structure is generally rundown and in need of repairs. Its wood frame construction is non-conforming in Fire Zone 1. The building should be removed.

Fire

A two and one-half story wood frame apartment occupancy, built in 1890.

A second means of egress is not provided.

Exit lights and signs are not provided.

The oil tank which is being used for an oil circulator in one of the apartment units is required to have a metal stand supported from the ground with an approved vent and valve.

Improper gas vent pipe clearance from combustibles on the hot water installation.

The poor condition of this building and its location between the two structures at each side - 2 ft. clearance on its north side and 2 ft. at its south side - presents an inherent hazard from fire due to the condition favorable to exposure damage if fire occurs.

Health

This is a two-story frame structure. The structure contains one (1) apartment and three (3) housekeeping rooms. At the time of the inspection, only the apartment was vacant.

Violations of the Housing Code are as follows:

Unit No. 1 (three rooms):

1. Kitchen sink must be repaired by installing trap. Sec. .640
2. Window area in dining room is less than twelve and one-half (12½) percent of the floor area. Sec. .550
3. Walls and ceilings in kitchen need repair. Sec. .780

Unit No. 2 (two rooms):

1. Mechanical refrigerator not provided in unit. (Paragraph 57) Sec. .420
2. Walls and ceilings in the kitchen need repair. Sec. .780

Unit No. 3 (two rooms):

1. Mechanical refrigerator not provided in unit. (Paragraph 57) Sec. .420
2. Electric outlet not provided in bedroom. Sec. .850
3. Ceilings in bedroom and kitchen need repair. Sec. .780

Unit No. 4 (two rooms):

1. Mechanical refrigerator must be provided in kitchen. (One not provided now) (Paragraph 57) Sec. .420

2. Electric outlet not provided in kitchen. Sec. .850
3. Walls and ceilings in bedroom and kitchen need repair. Sec. .780

A lavatory basin with hot (120° F.) and cold water not provided in the shared bathroom. Sec. .720

### Electrical

The wiring in this building is wood-mold and knob and tube, which does not comply with the present Code. Also, the building does not have the required number of outlets.

Parcel: B-8

Address: 923 Fawcett Avenue

Building

Grade 4

Description:

A two story wood frame building, a former single family dwelling which has been converted into a three unit apartment house. It is located on a narrow lot and built with 1 ft. side yard. Frame buildings are located within 2 ft. on each side.

Deficiencies:

1. Wood frame building - not permitted in Fire Zone 1. Sec. 1602
2. Exterior bearing walls are wood frame - four hour fire resistive construction required. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - 1 hour fire resistive construction required. Chapter 17
4. Unprotected windows in side walls - windows not permitted less than 3 ft. from property line Sec. 504
5. Composition roofing over rotten cedar shingles - fire retardant roofing required. Sec. 1704
6. Usable space under first floor unprotected - 1 hour fire resistive construction required. Sec. 1703
7. Wood lath and plaster interior wall and ceiling covering - 1 hour fire resistive construction required. Sec. 2003
8. Plumbing substandard and not to code requirements - submerged inlets, rubber hose used for drain.
9. Chimney faulty - no flue liner. Chapter 37
10. Part of the wood of the foundation is in direct contact with the earth. Chapter 28
11. Lot is less than minimum required 50 ft. width and 5000 sq. ft. area. Zoning Ord.

Remarks:

This structure is generally rundown and in need of repairs. Its wood frame construction is non-conforming in Fire Zone 1. The building should be removed.

Fire

A two and one-half story frame apartment house, three units, built in 1890.

The basement is being used as a general storage area for household goods. This presents a source of readily combustible materials liable to fire.

Gas range ovens on cooking appliances are being used for heating purposes. This presents a fire hazard as well as being injurious to health.

No approved exit lights or signs to direct egress route in emergency.

The occupancy does not have a second means of egress from the second floor.

Construction features and the poor condition of this occupancy, and the inherent exposure hazard existing between this structure and those adjacent, places this building as a fire risk. Two ft. clearance between occupancies on its north and south sides.

Health

This is a two-story frame structure. The structure contains one dwelling unit on the first floor and two housekeeping rooms on the second floor. At the time of the inspection, the dwelling unit and both housekeeping units were occupied.

Violations of the Housing Code are as follows:

Unit No. 1 (five rooms):

- |  |           |
|--|-----------|
| 1. Bathing facilities not provided in the dwelling unit. | Sec. .630 |
| 2. Electric outlet not provided in the small bedroom.    | Sec. .850 |
| 3. Walls and ceilings in the small bedroom need repair.  | Sec. .780 |

Unit No. 2 (two rooms):

- |  |                          |
|--|--------------------------|
| 1. Electric outlet not provided in the bedroom.  | Sec. .850                |
| 2. Walls and ceilings in kitchen need repair.    | Sec. .780                |
| 3. Mechanical refrigerator not provided in unit. | (Paragraph 57) Sec. .420 |

Unit No. 3 (two rooms):

- |   |                          |
|---|--------------------------|
| 1. Walls and ceilings in bedroom and kitchen need repair. | Sec. .780                |
| 2. Mechanical refrigerator not provided in unit.          | (Paragraph 57) Sec. .420 |



Electrical

The wiring in this building is in knob and tube and does not comply with the present Electrical Code. The building does not have the required number of outlets.

Parcel: B - 9

Address: 925 Fawcett Street

Building

Grade 4

Description:

A two story wood frame single family dwelling built on a narrow lot so that the side yards are approximately 1½' to 2½'.

Deficiencies:

1. Wood frame building - not permitted in Fire Zone 1. Sec. 1602
2. Exterior bearing walls are wood frame - 4 hour fire resistive construction required. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - 1 hour fire resistive construction required. Chapter 17
4. Unprotected windows in side walls - Windows not permitted less than 3' from the property line. Sec. 504
5. Composition roofing over rotten cedar shingles - fire retardant roofing required. Sec. 1704
6. Portions of the foundation has wood skirting in direct contact with dirt - footings and foundations to be constructed as outlined in Chapter 28.
7. Chimney has no flue liner. Chapter 37
8. Lot is less than minimum required 50 ft. width and 5,000 sq. ft. area. - Zoning Ordinance

Remarks:

This structure is generally in need of repairs. Its wood frame type construction is non conforming in Fire Zone 1. The building should be removed.

Fire

A 2½ story frame dwelling constructed in 1902.

The occupancy is a poor fire risk, with housekeeping and storage poorly managed.

The furnace has a 25 ft. smokepipe servicing the unit. It lays upon the ground, under the house, until it reaches the chimney on the south side of the house. Combustibles which may fall upon, or against, or inadvertently placed against this smokepipe could cause fire under the house.

The conditions encountered, plus the age of the structure, and its location on the premises, in relation to the hazards inherent by exposure, is considered a poor risk by this department.

### Health:

This is a two story frame single family residence. At the time of the inspection the structure was occupied.

Violations of the Housing Code are as follows:

1. Electric outlets not provided in two (2) of the upstairs bedrooms. Sec..850
2. Walls and ceilings need repair in the dining room, hall leading upstairs, large bedroom, bedroom on South side of the structure, and the upstairs toilet room. Sec..780
3. Refuse and debris must be removed from the rear yard. Sec..990

### Electrical

The wiring is wood-mold and knob and tube, which does not comply with the present Electrical Code. The building does not have the required number of outlets.

Parcel: B-10

Address: 927 Fawcett Street

Building

Grade 4

**Description:**

A two story frame building, a former single family dwelling which was converted into three apartments. It is located on a narrow lot and built within 1½ to 2½ ft. of the side property lines.

**Deficiencies:**

- |  |             |
|--|-------------|
| 1. Wood frame building - not permitted in Fire Zone 1.   | Sec. 1602   |
| 2. Exterior bearing walls are wood frame - 4 hour fire resistive construction required.                                  | Sec. 2003   |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - 1 hour fire resistive construction required | Chapter 17  |
| 4. Unprotected windows in side walls - windows not permitted less than 3 ft. from property line.                         | Sec. 504    |
| 5. Composition roofing over rotten cedar shingle - fire retardant roofing required.                                      | Sec. 1704   |
| 6. Usable space under first floor unprotected - 1 hour fire resistive construction required.                             | Sec. 1703   |
| 7. Wood lath and plaster interior wall and ceiling finish - 1 hour fire resistive construction required throughout.      | Sec. 2003   |
| 8. Plumbing substandard and not to code requirements - submerged inlets; exposed drains.                                 |             |
| 9. Chimney has no flue liner.  | Chapter 37  |
| 10. Lot area less than minimum required 50 ft. width and 5000 sq. ft. area.  | Zoning Ord. |

**Remarks:**

This is an old structure in general need of repairs, its wood frame construction is non-conforming in Fire Zone 1. The building should be removed.

Fire

A two and one-half story wood frame three unit apartment, built in 1902.

The gas vent in Apt. #1 is too close to combustible construction. The hot water vent is loose and does not fit the chimney opening.

The gas range in Apt. #3 is being used as a heating appliance.

The metal cap in the flue hole in Apt. #2 is rusted out and fumes from the water tank heater in Apt. #1 are being emitted into the apartment.

The second floor occupants have access to only one means of egress.

Approved lights and signs have not been installed directing occupants to egress facilities.

This building has a direct exposure on each of its sides. There is a 6 ft. clearance on its north side and a 5 ft. clearance on its south side.

Health

This is a two-story frame structure that contains one (1) apartment and two (2) housekeeping units. At the time of the inspection the apartment and both housekeeping units were occupied.

Violations of the Housing Code are as follows:

Unit No. 1 (four rooms):

- |   |           |
|---|-----------|
| 1. Electric outlet not provided in bedroom. | Sec. .850 |
| 2. Walls in bedroom need repair.            | Sec. .780 |

Unit No. 2 (two rooms):

- |   |                          |
|---|--------------------------|
| 1. Provide electric outlets in kitchen and bedroom - none provided now. | Sec. .850                |
| 2. Mechanical refrigerator not provided in unit.                        | (Paragraph 57) Sec. .420 |

Unit No. 3 (two rooms):

- |  |                          |
|--|--------------------------|
| 1. Electric outlet not provided in kitchen.      | Sec. .850                |
| 2. Mechanical refrigerator not provided in unit. | (Paragraph 57) Sec. .420 |

Electrical

The wiring in this building is knob and tube and does not comply with the present Electrical Code. The building does not have the required number of outlets.

Parcel: B-11

Address: 929 Fawcett Avenue

Building

Grade 4

Description:

A two story wood frame apartment building. The interior and exterior have been remodeled recently. The building has approximately three ft. side yards.

Deficiencies:

- |   |                          |
|---|--------------------------|
| 1. Wood frame building - not permitted in Fire Zone 1.                                    | Sec. 1602                |
| 2. Exterior bearing walls are wood frame - 4 hour fire resistive construction required.   | Sec. 2003                |
| 3. Unprotected windows in the side walls.   | Sec. 504                 |
| 4. Hollow core doors opening into corridors - 1 3/8 inch thick solid core doors required. | Sec. 3304                |
| 5. Skylight does not meet minimum fire resistive standards.                               | Sec. 3401                |
| 6. Inadequate side yards - 7 1/2 ft. minimum side yards required.                         | Zoning Ord.<br>13.06.300 |

Remarks:

This building has been restored to good condition. If it were located in a multiple dwelling district on a lot, with the proper side yards it could be made to conform to the code. However, it is a wood frame structure which is non-conforming in Fire Zone 1 and it should be removed.

Fire

A two story wood frame apartment occupancy, built in 1890. Recently renovated inside and out. The exterior has "Marble-crete" coating and aluminum framed windows.

The building is fairly clean, both to appearance and maintenance.

Exposure hazards are inherent as the north side is 6 ft. and the south side 5 ft. clear of the occupancies adjacent.

Health

This structure is a two-story frame structure that contains twelve (12) apartments. Two (2) of the apartments are located in the basement of the structure. Of the twelve (12) apartments, only one (1) was vacant at the time of the inspection.

Violations of the Housing Code are as follows:

Unit No. 1 (three rooms):

There were no violations found in this unit.

Unit No. 2 (two rooms):

There were no violations found in this unit.

Unit No. 3 (two rooms):

There were no violations found in this unit.

Unit No. 4 (two rooms):

There were no violations found in this unit.

Unit No. 5 (two rooms):

There were no violations found in this unit.

Unit No. 6 (two rooms):

There were no violations found in this unit.

Unit No. 7 (three rooms):

There were no violations found in this unit.

Unit No. 8 (two rooms):

There were no violations found in this unit.

Unit No. 9 (two rooms):

There were no violations found in this unit.

Unit No. 10 (two rooms):

There were no violations found in this unit.

Unit No. 11 (one room):

There were no violations found in this unit.

Unit No. 12 (two rooms):

There were no violations found in this unit.

Electrical

This building is wired in conduit which complies with the present Electrical Code, but does not have the proper number of utility circuits.



Parcel: B-12

Address: 931 Fawcett Street

Building

Grade 4

Description:

A two story frame building formerly a residence. Now the first floor is used as a church (seating capacity approximately 30). The second floor is used as an apartment. It is built to within 1 ft. to 2 ft. of the property line on the sides and is within 3½ to 5 ft. of the wood frame buildings on either side.

Deficiencies:

1. Wood frame building - not permitted in Fire Zone 1. Sec. 1602
2. Exterior bearing walls are wood frame - 4 hour fire resistive construction required. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - 1 hour fire resistive construction required. Chapter 17
4. Unprotected windows in side walls - windows not permitted less than 3 ft. from the property line. Sec. 504
5. Usable space under first floor unprotected - 1 hour fire resistive construction required. Sec. 1703
6. Composition roofing over rotten cedar shingles - fire retardant roofing required. Sec. 1704
7. Corridors are unprotected - walls and ceiling are required to be not less than 1 hour fire resistive construction. Sec. 3304
8. Inadequate ventilation under building - insufficient clearance between earth and wood structural members. Chapter 28
9. Wood lath and plaster finish inadequate for interior finish of a church - 1 hour minimum fire resistive construction required for church. Sec. 702
10. Inadequate sanitation facilities for church. There is only one toilet. Sec. 705
11. Plumbing not to code - submerged inlets; faulty toilet.
12. Chimney has no flue liner. Chapter 37

13. Lot is less than minimum required 50 ft. width and 5000 sq. ft. area. (Zoning Ordinance)

**Remarks:**

This structure is generally rundown and in need of repair. Its wood frame construction is non-conforming in Fire Zone 1. The building should be removed.

**Fire**

A two story frame dwelling, built in 1890. It is used at present as a church, with living quarters on 2nd floor.

Conformance with building and safety-code requirements is dependent upon the total number of persons assembled at any one time, and allowable use relative to zoning. This occupancy would not conform if more than 50 persons were assembled in the church.

The fair condition of this building, plus the exposure hazard inherent from exposure -  $3\frac{1}{2}$  to 5 ft. clearance - is considered a poor risk by this department.

**Health**

This is a two-story frame structure. The first floor is used as a church, while the second floor contains an occupied three room dwelling unit.

Violations of the Housing Code are as follows:

- |  |           |
|--|-----------|
| 1. Hot water heating facilities must be put in good working order to provide hot (120° F.) water to sink, lavatory, and bathing facilities at all times. | Sec. .840 |
| 2. Electric outlet not provided in the bedroom.  | Sec. .850 |
| 3. Walls and ceilings need repair in bathroom, kitchen, and bedroom; walls in living room need repair.   | Sec. .780 |
| 4. Broken or defective windows must be repaired or replaced.   | Sec. .790 |

**Electrical**

This building is wired with knob and tube and does not comply with the present Electrical Code.

Parcel: B-13

Address: 933 Fawcett Street

Building

Grade 4

Description:

A two story frame duplex with full basement. This is a house remodeled into four apartments. It is built on a 25 ft. wide lot and within 3 ft. of the adjacent wood frame building. The building is vacant.

Deficiencies:

- |   |               |
|---|---------------|
| 1. Wood frame building - not permitted in Fire Zone 1.  | Sec. 1602     |
| 2. Exterior bearing walls are wood frame - 4 hour fire resistive construction required.                                   | Sec. 2003     |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - 1 hour fire resistive construction required. | Chapter 17    |
| 4. Unprotected windows in side walls - not permitted less than 3 ft. from property line.                                  | Sec. 504      |
| 5. Usable space under first floor unprotected - 1 hour fire resistive construction required.                              | Sec. 1703     |
| 6. Composition roofing - fire retardant roofing required.   | Sec. 1704     |
| 7. Stairway has 6ft. 0 in. headroom - minimum 6 ft. 6 in. required headroom.  | Sec. 3305     |
| 8. Plumbing is in disrepair - traps removed, submerged inlet in bath tub, etc.  | Plumbing Code |
| 9. Inadequate lot area and side yards.  | Zoning Ord.   |

Remarks:

This structure has been remodeled and has been fairly well maintained; however, it is located too close to adjacent buildings and is a wood frame structure which is not permitted to be built in Fire Zone 1. It cannot feasibly be made to meet minimum code requirements and should be removed.

Fire

A two story wood frame apartment occupancy, 3 units. Conversion

from a one family dwelling.

Its location on the property is an inherent exposure hazard to fire, if an emergency occurs. The occupancy on its north side being only 3½ ft. distant.

### Health

This is a vacant two-story frame structure. Contained in the structure is one (1) apartment and three (3) housekeeping units.

Violations of the Housing Code are as follows:

#### Unit No. 1 (three rooms):

- |   |           |
|---|-----------|
| 1. Kitchen sink must be put in good working order.        | Sec. .640 |
| 2. Toilet and lavatory must be put in good working order. | Sec. .620 |
| 3. Bathing facilities must be put in good working order.  | Sec. .630 |

#### Unit No. 2 (one room):

- |  |                          |
|--|--------------------------|
| 1. Kitchen sink must be put in good working order and properly trapped. (Paragraph 57)     | Sec. .690 &<br>Sec. .420 |
| 2. Approved cooking facilities, and a mechanical refrigerator not provided. (Paragraph 57) | Sec. .420                |

#### Unit No. 3 (two rooms):

- |   |           |
|---|-----------|
| 1. Kitchen sink must be put in good working order, and an approved cooking appliance and a mechanical refrigerator must be provided. (Paragraph 57) | Sec. .420 |
| 2. Broken or defective windows must be replaced or repaired.  | Sec. .490 |

#### Unit No. 3 (one room):

- |   |           |
|---|-----------|
| 1. This room must be classified as a sleeping room, and not a housekeeping room as its size is less than the required one hundred and thirty (130) square feet. | Sec. .510 |
|---|-----------|

All shared facilities, toilet, lavatory and bathing facilities, must be put in good working order or replaced.	Sec. .660 & Sec. .690
--	--------------------------

### Electrical

This building is wired in conduit which complies with the present Electrical Code, but does not have the proper number of outlets to comply.

Parcel: (B-14) Parking Lot

Address: 937 Fawcett Street

Parcel: B-16

Addresses: 411, 411½, 413 South 11th Street

### Building

Grade 3

#### Description:

A two story brick and wood frame building. The street level is occupied by a music store and a beauty shop. The second floor by four apartment units.

#### Deficiencies:

1. Unprotected windows in side walls - windows not permitted less than three feet from property line and if less than fifty feet from the opposite side of a public street shall be protected by either Class E or F fire doors and windows. Sec. 2003
2. Wood frame addition and covered porch at the rear - not permitted in Fire Zone 1. Sec. 1602
3. Inadequate protection of furnace room walls - one hour fire resistive separation required. Sec. 1108
4. Toilet room in music store has no window for ventilation and does not meet the minimum requirements of Section 1105. Sec. 1105
5. Sheet rock wall and ceiling covering of music store incomplete - 1 hour fire resistive construction required. Sec. 2003
6. Toilet room of beauty shop has no window for ventilation and does not meet code requirements as per Section 1105. Sec. 1105
7. Walls and ceiling covering inadequate as 1 hour fire resistive construction is required. Chapter 43
8. The stairway to the second floor and the corridors of the second floor are not 1 hour fire resistive construction as required. Chapter 33
9. Panel doors entering into corridors - solid core doors required. Sec. 3304
10. Bedrooms have no windows as required. Sec. 1305
11. Bathrooms have no lights or ventilation. Sec. 1305
12. Plain glass in skylight. Sec. 3401

#### Remarks:

This structure can be made to conform to building code.

Fire

A two story brick and wood frame multiple use occupancy, built in 1892.

(411) The ceiling in the hallway to the furnace room is required to be provided with a one hour fire resistive separation from the apartments above.

(411½) Wire glass or plain glass with approved hardware screen is required in the skylights over the hallway at the head of the stairs from the 11th Street entrance to Apt. #3. At the present plain glass is being used.

If ten or more persons are housed at night within the building, an approved fire alarm is required to be installed.

Approved exit lights have not been installed and maintained.

Only one means of egress for all apartments has been provided.

The sub-ceiling space between the first and the apartment floor above is being used for storage. The area must be provided with a fire resistive enclosure or storage must be removed.

(413) The ceiling of this section is in need of repair and all holes are to be properly sealed.

Poor housekeeping was noted in this area.

Health      Address: 411½ South 11th Street

This is a two-story brick structure. The first floor is composed of commercial establishments. The second floor contains four (4) apartments. At the time of the inspection, one (1) of the apartments was vacant.

Violations of the Housing Code are as follows:

Unit No. 1 (three rooms):

1. Electric outlet not installed in the bedroom. Sec. .850
2. A window to the outside air, or mechanical ventilation not provided in the toilet room. Sec. .610

Unit No. 2 (three rooms):

1. A window to the outside air, or mechanical ventilation not provided in the toilet room. Sec. .610

Unit No. 3 (two rooms):

There were no violations found in this unit.

Unit No. 4 (three rooms):

1. A window or skylight leading to the outdoors and equal to twelve and one-half (12½) percent of the floor area must be provided in the dining room. No window or skylight exists.

Sec. .550

Address: 411 South 11th Street

There are no dwelling units at this address.

Address: 413 South 11th Street

There are no dwelling units at this address.

Electrical

- |                 |   |
|-----------------|---|
| 411 South 11th  | This part of the building is wired in conduit and complies with the present Electrical Code.  |
| 411½ South 11th | This part of the building is wired in conduit but does not have enough outlets to comply with the present Electrical Code.  |
| 413 South 11th  | The main wiring in this part of the building is wired in conduit, which complies with the present Electrical Code, but there is some hazardous cord wiring in the repair shop area. |

Parcel: C-1

Addresses: 902 and 908 Fawcett Avenue

Building

Address: 902 Fawcett Avenue (Emerson Apts.)

Grade 3

Description:

A four story masonry and wood frame 38 unit apartment building, the lower floor is partly below yard grade. It has one elevator and one interior stairway in the center of the building.

Deficiencies:

1. Interior wall finish throughout is wood lath and plaster - 1 hour fire resistive construction required throughout. Sec. 2001
2. Corridor walls are not one hour fire resistive construction. Sec. 3304
3. Doors into corridors are panel - solid core doors required. Sec. 3304
4. Doors to exterior stairs on alley side are panel doors - Class "E" or "F" doors required. Sec. 3305
5. Exterior stairway is wood construction - incombustible construction required. Sec. 3305
6. Exterior stairway on Fawcett side is a metal fire escape and does not meet the requirements of an exit, this also results in a dead end corridor existing on each floor which is not permitted. Sec. 3304  
Sec. 1305
7. No mechanical ventilation in bathrooms. Sec. 1305
8. Unprotected openings into vertical shafts - not permitted. Sec. 1305
9. Inadequate elevator doors - driving machinery not of traction type as required for passenger elevator. Elevator Code
10. Submerged inlets in plumbing fixtures - not permitted. Plumbing Code
11. Off street parking facilities required as per zoning ordinance.

Remarks:

This structure is well maintained and in good repair. However,



interior walls throughout do not have required fire protection and the corridors and exits are inadequate. This structure could meet code requirements if the interior were completely remodeled.

Address: 908 Fawcett Avenue

Grade 4

**Description:**

A one and one-half story wood frame single family dwelling, built at the rear of the lots and on the alley property line. Generally deteriorated and dilapidated. Presently used as storage area for apartment house adjacent to it; not inhabited for several years.

**Deficiencies:**

- |  |                        |
|--|------------------------|
| 1. Wood frame construction - not permitted in Fire Zone 1.   | Sec. 1602              |
| 2. Wood post and wood skirting type foundation, dirt in direct contact with wood members.                                    | Sec. 2004 & Chapter 28 |
| 3. Exterior bearing walls are wood frame - four hour fire resistive construction required.                                   | Sec. 2003              |
| 4. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required.  | Chapter 17             |
| 5. Unprotected windows in side walls - not permitted less than 3 ft. from property line.                                     | Sec. 504               |
| 6. Composition roofing over rotten cedar shingles - fire retardant roofing required.   | Sec. 1704              |
| 7. Plumbing not to code requirements and in disrepair - submerged inlets, disconnected plumbing fixtures, cross connections. | Plumbing Code          |
| 8. Chimney hazardous - stove pipe goes through wood frame wall without proper protection.                                    | Chapter 37             |

**Remarks:**

This structure is in advance stages of decay. The roof leaks and rot is present in wood members throughout. The building is wood frame construction not permitted in Fire Zone 1. It should be demolished.

**Fire**

Address: 902 Fawcett Avenue

A three story brick frame occupancy; four story height on the Fawcett Street front. Built in 1910.

Interior doors to rear stairs, leading from each hallway, are not one hour fire resistive.

Doors on all apartment units directly in the center stairwell enclosure are not made one hour fire resistive.

Holes in the plaster of the ceilings in the laundry room and hallway near Room #6 need patching.

All windows installed in the vertical shafts in the building are to have a minimum of one hour fire resistiveness.

Approved fire doors not installed in the elevator shaft.

The building lacks the standard wet standpipe system as required by the Building Code requirements.

This occupancy is generally in good condition, with the exception of the features listed above. Correction of these items would place the occupancy in conformance with present safety requirements.

Address: 908 Fawcett Avenue

A one and one-half story frame dwelling for one family, built in 1907.

This occupancy is situated on the rear of the lot. It is not being used as a residency, but is used as a storage unit for old rugs and furniture from the apartment building adjacent on its north side.

The oil storage facilities and the heating appliance are sub-standard and correction will be necessary before they can be placed in service. The oil tank is ready to fall down. Improper clearance on circulator. Also, smokepipe for circulator goes through the wall to the kitchen and then to the chimney. There is improper breaching where it goes through the wall.

Plaster is off the ceiling in places because of a leaking roof.

The occupancy is an inherent hazard to the building on its south side, as an exposure hazard exists.

Health

Address: 902 Fawcett Avenue

This is a brick four-story apartment house. None of the apartments were vacant at the time of the inspection. A sample survey of the units was made.

Violations of the Housing Code are as follows:

Unit No. A (three rooms):

1. There were no Housing Code violations found in this unit.

Unit No. 1A (two rooms):

1. There were no Housing Code violations found in this unit.

Unit No. 6 (two rooms):

There were no Housing Code violations found in this unit.

Unit No. 32 (three rooms):

There were no Housing Code violations found in this unit.

Unit No. 34 (three rooms):

There were no Housing Code violations found in this unit.

Unit No. 39 (two rooms):

There were no Housing Code violations found in this unit.

Unit No. 40 (three rooms):

There were no Housing Code violations found in this unit.

Unit No. 43 (two rooms):

There were no Housing Code violations found in this unit.

Unit No. 48 (two rooms):

There were no Housing Code violations found in this unit.

Address: 908 Fawcett Avenue

This is a vacant one and one-half (1½) story frame structure.

Violations of the Housing Code are as follows:

- |   |           |
|---|-----------|
| 1. Foundation is not rodent-proof.  | Sec. .780 |
| 2. Kitchen sink must be put in good working order or replaced.  | Sec. .640 |
| 3. Toilet and lavatory must be put in good working order or replaced.   | Sec. .620 |
| 4. Bathing facilities must be put in good working order or replaced.  | Sec. .630 |
| 5. Hot water heating facilities must be provided so as to provide hot (120° F.) water to sink, lavatory and bathing facilities at all times.  | Sec. .840 |
| 6. Electric outlets are not provided in the living room or either bedroom.  | Sec. .850 |
| 7. The walls and ceilings in all rooms need repair, and the ceiling in the bedroom in the Southwest corner of the house needs to be replaced. | Sec. .780 |
| The floor in this bedroom needs to be replaced.   | Sec. .780 |
| This damage has been caused by the roof which leaks and should be replaced.   | Sec. .780 |
| 8. Broken or defective windows must be repaired or replaced.  | Sec. .790 |
| 9. Fallen plaster from ceiling areas is accumulated throughout the structure.   | Sec. .980 |

10. Wallpaper and plaster are loose on walls and ceilings of hall leading to attic and must be repaired.

Sec. .780

In its present condition this structure is unfit for human habitation. It would not appear economically feasible to repair the structure to correct the violations listed above to comply with the Housing Code.

### Electrical

Address: 902 Fawcett Avenue

The main building wiring is in conduit which complies with the present Electrical Code. However, the building does not have the required number of outlets or utility circuits to comply.

Address: 908 Fawcett Avenue

This building is wired in knob and tube and does not comply with the present Electrical Code. It does not have the required number of outlets.

Parcel: C-2

Address: 912 Fawcett Ave.

Building Grade 4

A two story wood frame 8 unit apartment building. It is built approximately on one side property line and to within approximately 1 1/2 ft. of the other side property line. A small wood frame garage is in the rear yard.

**Deficiencies:**

1. A wood frame building - not permitted in Fire Zone 1. Sec. 1602
2. Exterior bearing walls are wood frame - four hour fire resistive construction required. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. Chapter 17
4. Unprotected windows and side walls - windows not permitted less than three feet from the property line. Sec. 504
5. Wood lath and plaster interior partitions - one hour fire resistive construction required throughout. Sec. 2003
6. Stairways are unprotected - fire resistive construction required. Sec. 2003
7. Corridors are not one hour fire resistive construction. Sec. 3304
8. Panel doors opening into corridors - not permitted. Sec. 1504
9. No mechanical ventilation in toilet rooms. Sec. 1505
10. Plumbing fixtures in three toilet rooms do not meet code requirements; submerged inlets. Plumbing Code
11. Inadequate side yards. Zoning Ord.
12. Wood members in direct contact with the earth. Chapter 28
13. The garage at the rear lacks the required fire wall and is structurally deficient.

**Remarks:**

These structures are of wood frame construction and non-conforming in Fire Zone 1. They should be removed.

Fire

A two story frame stuccoed front apartment building, containing nine (9) units, constructed in 1907.

Does not conform to safety requirements relative to exit lights, alarm system, fire extinguishers, and egress facilities.

There is an exposure hazard to the building at its northwest corner, and conversely this applies to the other structure.

Health

This is a two-story structure containing eight (8) apartments. At the time of the inspection only one (1) of the apartments was vacant.

Violations of the Housing Code are as follows:

First Floor Units:Apartment No. 101 (three rooms):

1. Window area in kitchen less than twelve and one-half (12½) percent of the floor area. Sec. .550

Apartment No. 102 (two rooms):

1. Wall and ceiling area in bathroom need repair. Sec. .780

Apartment No. 103 (three rooms):

1. Window area in kitchen must be increased to twelve and one-half (12½) percent of the floor area. Sec. .550

Apartment No. 104 (two rooms):

1. Ceiling area in kitchen needs repair. Sec. .780

Second Floor UnitsApartment No. 201 (three rooms):

1. Window area in kitchen must be increased to twelve and one-half (12½) percent of the floor area. Sec. .550

Apartment No. 202 (two rooms):

No violations were found in this apartment.

Apartment No. 203 (three rooms):

1. Window area in kitchen must be increased to twelve and one-half (12½) percent of the floor area. Sec. .550
2. Ceiling in kitchen needs repair. Sec. .780

Apartment No. 204 (two rooms):

There were no violations found in this apartment.

Electrical

The main building wiring is in knob and tube which does not comply with the present Electrical Code. The added outlets in the building have been wired in conduit to comply with the present Electrical Code. There are not the proper number of outlets in this building.

Parcel: C-3

Address: 920 Fawcett Avenue

Building

Grade 4

Description:

A two story wood frame former single family dwelling which has been converted into a duplex. Both are vacant. At the rear is a dilapidated wood frame garage built on the property line.

Deficiencies:

1. Wood frame building - not permitted in Fire Zone 1. Sec. 1602
2. Exterior bearing walls are wood frame - four hour fire resistive construction required. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - 1 hour fire resistive construction required. Chapter 17
4. Unprotected windows in side walls - windows not permitted less than three feet from property line. Sec. 504
5. Composition roofing over rotten cedar shingles - fire retardant roofing required. Sec. 1704
6. Wood post foundation in direct contact with dirt is rotting and failing and has resulted in the building being out of plumb and level. Chapter 28
7. Inadequate ventilation and clearance under the building - wood structural members in contact with dirt. Chapter 28
8. Plumbing is obsolete and in general disrepair; submerged inlets, exposed drains. Plumbing Code
9. Bathroom opens directly into the kitchen - not permitted.
10. Bracket chimneys with no flue liner. Chapter 37
11. 3 ft. side yard, 7½ ft. required. Zoning Ord.

Remarks:

This structure is generally dilapidated and in need of repair. Its wood construction is nonconforming in Fire Zone 1. The building should be removed.



Fire

One story frame single dwelling; vacant; built in 1885.  
Substandard smoke pipe installation on heating appliance.

Health

This is a vacant two-story frame structure.

Violations of the Housing Code are as follows:

- |  |           |
|--|-----------|
| 1. Foundation is not rodent-proof.   | Sec. .780 |
| 2. Kitchen sink not in good working order.   | Sec. .640 |
| 3. Toilet and lavatory facilities are not in good working order.   | Sec. .620 |
| 4. Bathing facilities must be put in good working order - they are not so now.                               | Sec. .630 |
| 5. Electric outlets not provided in the dining room and four (4) of the five (5) bedrooms.                   | Sec. .850 |
| 6. Walls and ceilings need repair in the living room, bathroom, dining room, kitchen and downstairs bedroom. | Sec. .780 |
| 7. The floor is in need of repair in the kitchen.  | Sec. .780 |

Electrical

The main building wiring consists of open wires on cleats which does not comply with the present Electrical Code. This building does not have the required number of outlets.

Parcel: C-4

Address: 922 Fawcett Avenue

Building

Grade 4

Description:

A two story wood frame apartment building with a wood frame garage built in the rear yard.

Deficiencies:

- |   |               |
|---|---------------|
| 1. Wood frame building - not permitted in Fire Zone 1.  | Sec. 1602     |
| 2. Exterior bearing walls are wood frame - four hour fire resistive construction required.                                  | Sec. 2003     |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. | Chapter 27    |
| 4. Unprotected windows in side walls  | Sec. 2003     |
| 5. Composition roofing over cedar shingles - fire retardant roofing required.   | Sec. 1704     |
| 6. Corridors are unprotected - walls and ceilings are required to be not less than one hour fire resistive construction.    | Sec. 3304     |
| 7. No valves on plumbing fixtures and several submerged inlets.   | Plumbing Code |
| 8. Inadequate side yards - side yard is 3 ft. wide; 7½ ft. required.  | Zoning Ord.   |

Remarks:

This apartment house and garage at the rear are wood frame structures and are non-conforming in Fire Zone 1. The buildings should be removed.

Fire

A two story frame apartment building; originally a dwelling, constructed in 1890. Conversion was accomplished years ago

without conforming to code requirements.

Smokepipe for trash burner in kitchen has improper breaching. Pipe goes through wall to the laundry room where gas hot water heater and wood heater are vented to one chimney.

The laundry room is not constructed of one hour fire resistive material.

Closets in apartments 9 and 10, which are located under stairs to second floor, do not have one hour fire separation.

All hallway doors to the outside on first and second floor do not open out so a clear passage can be kept for a means of egress.

The apartment building does not have approved fire extinguishers, exit lights, and fire alarm.

The danger of exposure on south side of building is recognized as an inherent fire hazard.

### Health

This is a two story frame structure that contains both apartment and housekeeping rooms.

Violations of the Housing Code are as follows:

#### Second Floor Units

##### Unit No. 2 (two rooms):

There were no violations of the Housing Code noted in this unit.

##### Unit No. 3 (one room):

1. A mechanical refrigerator not provided in this unit. (Paragraph 57) Sec. .420

##### Unit No. 5 (two rooms):

There were no violations of the Housing Code noted in this unit.

##### Unit No. 7 (two rooms):

There were no violations of the Housing Code noted in this unit.

#### First Floor Units

##### Unit No. 8 (three rooms):

1. Bathroom not provided with a window to the outside or mechanical ventilation. Sec. .610

**Unit No. 9 (two rooms):**

There were no violations of the Housing Code noted in this unit.

**Unit No. 10 (one room):**

1. This unit cannot be considered a house-keeping room because it is less than one hundred thirty (130) sq. ft., and therefore must be considered a sleeping room. (The room is eighty (80) sq. ft.). Sec. .510
2. The cooking appliance must be removed from the room. Sec. .680

**Electrical**

The main wiring in this building is knob and tube which does not comply with the present Electrical Code. Also, there is cord wiring, which is hazardous.

Parcel: C-5

Addresses: 928, 928½ Fawcett Street.

Building

Address: 928 Fawcett Avenue

Grade 4

**Description:**

Wood frame two story three unit apartment built to within approximately one foot of side lot line. To the rear and side lot line is a wood frame garage with an attached lean-to addition that has been remodeled for use as a single room apartment.

**Deficiencies:**

- |   |               |
|---|---------------|
| 1. A wood frame building - not permitted in Fire Zone 1.  | Sec. 1602     |
| 2. Exterior bearing walls are wood frame - four hour fire resistive construction required.                                  | Sec. 2003     |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. | Chapter 27    |
| 4. Unprotected windows in side walls - windows are not permitted less than three feet from the property line.               | Sec. 504      |
| 5. Wood lath and plaster partitions - one hour fire resistive construction required throughout.                             | Sec. 2003     |
| 6. Exposed plumbing on exterior wall - not permitted.   | Plumbing Code |
| 7. Inadequate side yards.   | Zoning Ord.   |

**Remarks:**

This is a wood frame structure and is non-conforming to Fire Zone 1. The building should be removed.

Address: Garage and Apartment in the Rear Yard

Grade 4

**Description:**

The garage is a wood frame structure and the violations listed

above apply to it. The apartment has inadequate ceiling height, no plumbing, and inadequate light and ventilation and is not separated from the garage by a fire resistive construction. The yard requirements for a dwelling have not been met. It should not be used as a dwelling.

**Remarks:**

This structure is wood frame construction and is non-conforming in Fire Zone 1. The building should be removed.

**Fire**

**Address: 928 Fawcett Avenue**

A two story frame, 3 unit apartment occupancy, constructed in 1885. The upstairs apartment is not provided with a second means of egress.

The downstairs apartment storage closet under the stairway should be enclosed to provide a one hour fire resistive separation.

**Address: 928 1/2 Fawcett Avenue**

There are five (5) garage structures on the rear of the property. One section under these garages is used as living quarters. The remainder of the area under the garages is used for storing cardboard boxes. Such storage in this area is to be eliminated.

There is an exposure hazard from the structure adjacent on its south side, The two occupancies being two (2) ft. apart, both are an inherent hazard to the other in event of fire.

**Health**

**Address: 928 Fawcett Avenue**

This is a two-story frame structure that contains three (3) dwelling units all of which are occupied. There are two (2) dwelling units on the first floor, one of which is occupied by the owner, and one (1) on the second floor.

Violations of the Housing Code are as follows:

**Unit No. 1 First Floor, North Side:**

There were no violations of the Housing Code found in this dwelling unit.

**Unit No. 2 First Floor, South Side:**

There were no violations of the Housing Code found in this dwelling unit.

Unit No. 3 Second Floor

There were no violations of the Housing Code found in this dwelling unit.

Address: 928 1/2 Fawcett Avenue

This is a single room, at the rear of the property. It can not be called a housekeeping room because of its size; less than one hundred thirty (130) square feet.

Violation of the Housing Code is as follows:

1. Hot plate must be removed from the sleeping room. Sec. .680

Electrical

This building is wired in conduit but does not have the required number of outlets to comply with the present Electrical Code.

Parcel: G-6

Addresses: 930, 930½ Fawcett Street.

Building

Address: 930 Fawcett Avenue

Grade 4

**Description:**

A two and one-half story three unit apartment building that is built on a narrow lot to within one foot and one and one-half ft. of the side property lines. Wood frame dwellings on the adjacent lots are two feet and three feet away.

**Deficiencies:**

- |   |                        |
|---|------------------------|
| 1. A wood frame dwelling - not permitted in Fire Zone 1.  | Sec. 1602              |
| 2. Exterior bearing walls are wood frame - four hour fire resistive construction required.                                      | Sec. 2003              |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required.     | Chapter 17             |
| 4. Unprotected windows in side walls - windows are not permitted less than three feet from property line.                       | Sec. 504               |
| 5. Wood lath and plaster partitions - one hour fire resistive construction required through-out.                                | Sec. 2003<br>Sec. 1704 |
| 6. Roof is not fire retardant.  |                        |
| 7. Bracket type chimney - chimney to be constructed as per Chapter 37.  |                        |
| 8. Plumbing is substandard and faulty - submerged inlets, leaky trap, no laundry facilities.                                    | Plumbing Code          |
| 9. A portion of the building has settled and the floor is out of level, some wood skirting is in direct contact with the earth. | Chapter 28             |
| 10. Usable space under the first floor is unprotected - one hour fire resistive construction required.                          | Sec. 1703              |
| 11. Inadequate lot area and side yards.   | Zoning Ord.            |

**Remarks:**

This is a wood frame type structure that is non-conforming in Fire Zone 1. The building should be removed.



Address: 930 1/2 Fawcett Avenue

Grade 4

**Description:**

A single family wood frame dwelling built in the rear yard of 930 Fawcett and on the rear property line.

**Deficiencies:**

- |   |               |
|---|---------------|
| 1. A wood frame building - not permitted in Fire Zone 1.  | Sec. 1602     |
| 2. Exterior bearing walls are wood frame- four hour fire resistive construction required.                                   | Sec. 2003     |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. | Chapter 17    |
| 4. Unprotected windows in walls - windows are not permitted less than three feet from the property line.                    | Sec. 504      |
| 5. Wood lath and plaster partitions - one hour fire resistive construction required throughout.                             | Sec. 2003     |
| 6. Composition roofing over cedar shingles - fire retardant roofing required.   | Sec. 1704     |
| 7. A portion of the foundation is wood in direct contact with the earth -   | Chapter 28    |
| 8. Chimney does not meet code requirements.   | Chapter 37    |
| 9. Substandard plumbing - cross connections, faulty trap.   | Plumbing Code |
| 10. Inadequate lot size and yard distance.  | Zoning Ord.   |

**Remarks:**

This is a wood frame structure and is non-conforming in Fire Zone 1. The building should be removed.

**Fire**

A two and one-half story frame dwelling constructed in 1902. Presently used as an apartment occupancy.

Vents on the gas heater and on the gas hot water tank have improper clearance from combustible interior construction.

The gas vent in the front apartment upstairs is vented into the chimney, which is also venting the oil fired furnace in the basement. Old brick chimneys such as that in use here sometimes are not adequate to service both products of combustion. Improper venting may affect one or both appliances, which may result in conditions detrimental to the welfare of the occupants.

The frame, single story, dwelling at the rear is so located on the property that it is an exposure hazard to occupancies at either side.

The locations of these buildings, one to another, plus the condition of these occupancies, are factors we recognize as inherent hazards in event of fire.

The front occupancy is 3 ft. distant from the building at its north side.

### Health

#### Address: 930 Fawcett Avenue

This is a two-story frame structure that contains three (3) dwelling units. One dwelling unit occupies the entire first floor and is occupied by the owners of the structure. There are two dwelling units on the 2nd floor, and one of these is occupied.

Violations of the Housing Code are as follows:

1. The front of the structure, East side, is not rat-proofed. Sec. .780

#### 1st Floor Dwelling Unit:

1. Electric outlets not provided in kitchen and two (2) bedrooms. Sec. .850
2. The wall and ceiling covering in the kitchen needs repair. Sec. .780

#### 2nd Floor Dwelling Unit (Rear):

1. Electric outlets not provided in the kitchen and bedroom. Sec. .850
2. Wall area in kitchen, behind water tank, needs repair. Sec. .780

#### 2nd Floor Dwelling Unit (Front):

1. Electric outlets not provided in the kitchen and bedroom. Sec. .850
2. Wall and ceiling covering in kitchen needs repair. Sec. .780

At the present time, both second floor dwelling units are sharing lavatory, bathing, and toilet facilities. In order to comply with the Housing Code, an additional toilet, lavatory, and bath must be installed. Sec. .620 &  
Sec. .630

#### Address: 930½ Fawcett Avenue

This is a two-story frame structure that is on the alley, behind 930 Fawcett. At the present time it is unoccupied.

**Violations of the Housing Code are as follows:**

1. Foundation is not rodent-proof on the North, East, and West sides of the structure.
2. Kitchen sink must be put in good working order. Sec. .640
3. Lavatory and toilet facilities must be put in good working order. Sec. .620
4. Bathing facilities must be put in good working order. Sec. .630
5. The ceiling in the dining room and the wall in the living room need repair. Sec. .780

**Electrical****Address: 930 Fawcett**

This building is wired in knob and tube and does not comply with the present Electrical Code. It does not have the required number of outlets.

**Address: 930½ Fawcett Avenue**

This building is wired in knob and tube and does not comply with the present Electrical Code. It does not have the required number of outlets.

Parcel: C-7

Addresses: 932 and 934 Fawcett Avenue

Building

Address: 932 Fawcett Avenue

Grade 4

**Description:**

A two and one-half story wood frame single family dwelling. It is built on one side property line and it shares site with another single family dwelling that is built in the rear yard. The buildings are approximately 6 ft. apart. A wood frame garage is located in the rear yard also.

**Deficiencies:**

1. A wood frame building - not permitted in Fire Zone 1. Sec. 1601
2. Exterior bearing walls are wood frame - four hour fire resistive construction required. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. Chapter 17
4. Unprotected windows in side walls - windows are not permitted less than three feet from the property line. Sec. 2003
5. Wood lath and plaster partitions - one hour fire resistive construction required throughout. Sec. 2003
6. Composition roofing over cedar shingles - fire retardant roofing required. Sec. 1704
7. Bracket type chimneys with no flue liners - Chapter 37
8. Inadequate lot size and side yards - two buildings on one lot. Zoning Ord.
9. Wood frame garage at rear does not have required fire walls. Sec. 1501

**Remarks:**

This structure is a wood frame building and is non-conforming in Fire Zone 1. It should be removed.

Address: 934 Fawcett Avenue

Grade 4

**Description:**

A one and one-half story wood frame single family dwelling located at the rear of a lot that is occupied by another single family dwelling. It is built on the side property lines and within six feet of this second dwelling.

**Deficiencies:**

- |  |                             |
|--|-----------------------------|
| 1. A wood frame building - not permitted in Fire Zone 1.   | Sec. 1602                   |
| 2. Exterior bearing walls are wood frame - four hour fire resistive construction required.   | Sec. 2003                   |
| 3. Interior bearing walls are wood studs covered with wood lath and plaster - one hour fire resistive construction required.           | Chapter 17                  |
| 4. Unprotected windows in side walls - windows are not permitted less than three feet from property line.                              | Sec. 2003                   |
| 5. Wood lath and plaster partitions covered with dirty and loose wallpaper - one hour fire resistive construction required throughout. | Sec. 2003                   |
| 6. Ancient, inadequate, substandard and faulty plumbing fixture and drains.  | Plumbing Code<br>Chapter 37 |
| 7. Hazardous, faulty chimneys.   | Chapter 25                  |
| 8. Building is out of plumb and out of level.  | Chapter 28                  |
| 9. Rotten wood post and wood skirting type foundation.   | Sec. 1305                   |
| 10. Inadequate toilet rooms.   | Sec. 1704                   |
| 11. Composition roofing over rotten cedar shingles - fire retardant roofing required.  | Zoning Ord.                 |
| 12. Inadequate lot size and side yards.  |                             |

**Remarks:**

This structure is generally run down and in disrepair. Its wood frame construction is non-conforming in Fire Zone 1. The building should be removed.

**Fire****Address: 932 Fawcett Avenue**

A 2½ story frame dwelling for one family. Constructed in 1902.

Bracket chimney in kitchen.

Oil leak on range in kitchen.

**Address: 934 Fawcett Avenue**

A 1½ story frame dwelling in rear of property. Approximately 60 years old.

Smoke pipe on oil circulator has improper clearance.

Oil tank has been installed without permit. It is not vented properly and is not on an approved support.

The front structure is three feet from the dwelling at its north side.

The location of the buildings, one to the other, are inherent hazards by exposure if fire occurs.

### Health

#### Address: 932 Fawcett Avenue

This is an occupied two-story frame structure, with an attic area that could be designated as a third floor. This area, however, is not used as a habitable area.

Violations of the Housing Code are as follows:

- |   |           |
|---|-----------|
| 1. Hot water heating facilities must be provided so as to provide hot (120° F.) water to sink, lavatory, and bathing facilities at all times. | Sec. .840 |
| 2. Electric outlets not provided in the four (4) bedrooms.  | Sec. .850 |

#### Address: 934 Fawcett Avenue

This is an occupied two-story frame structure. At the present time the second floor is not being used as habitable living area.

Violations of the Housing Code are as follows:

- |  |           |
|--|-----------|
| 1. Lavatory not provided in bathroom.  | Sec. .620 |
| 2. Hot water heating facilities must be provided so as to provide hot (120° F) water to sink, lavatory, and bathing facilities at all times.   | Sec. .840 |
| 3. Electric outlets not provided in the kitchen, living room, and all four (4) bedrooms.   | Sec. .850 |
| 4. Foundation not rodent-proof.  | Sec. .780 |
| 5. Walls and ceiling in kitchen, and all the upstairs bedrooms need repair. The southwest corner, second floor bedroom contains a considerable amount of plaster that has fallen from the ceiling. | Sec. .780 |
| 6. The walls and ceiling of the hall to the second floor need repair.  | Sec. .780 |

**Electrical****Address: 932 Fawcett Avenue**

The main building wiring is in knob and tube, which does not comply with the present Electrical Code. Also, it does not have the required number of outlets.

**Address: 934 Fawcett Avenue**

This building is wired with knob and tube and open wires on cleats. This does not comply with the present Electrical Code. Also, the building does not have the required number of outlets.

Parcel: C-8

Addresses: 936 and 938 Fawcett Avenue.

Building

Grade 4

Description:

Three story wood frame apartment house. Built with approximately one to two ft. side yards.

Deficiencies:

- |   |                           |
|---|---------------------------|
| 1. Wood frame building - not permitted in Fire Zone 1.  | Sec. 1602                 |
| 2. Exterior bearing walls are wood frame - four hour fire resistive construction required.                                  | Sec. 2003                 |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. | Chapter 17                |
| 4. Unprotected windows in side walls - windows not permitted less than three feet from property line.                       | Sec. 2003                 |
| 5. Composition roofing over rotten cedar shingles - fire retardant roofing required.  | Sec. 1704                 |
| 6. Wood lath and plaster interior walls and ceiling covering - one hour fire resistive construction required throughout.    | Sec. 2003                 |
| 7. Wood post and wood skirting type foundation.   | Chapter 28                |
| 8. Front porch and exterior stairway at the rear are in need of repair and do not meet code requirements.                   | Sec. 3305                 |
| 9. Plumbing fixtures are in poor condition and are in need of repair - Leaky traps, inadequate vents, exposed drains.       | Plumbing Code             |
| 10. Toilet rooms have no windows or ventilation.  | Sec. 1305                 |
| 11. Panel doors and glass transoms opening into corridors - not permitted.  | Sec. 3304                 |
| 12. Inadequate side yards - 7½ feet minimum required.   | Zoning Ord.,<br>13.06.300 |
| 13. Inadequate parking facilities.  | Zoning Ord.,<br>13.06.300 |

Remarks:

This structure is out of level, run down and in general need of repairs. Its wood frame type construction is nonconforming in Fire Zone 1. The building should be removed.



Fire

A three-story wood frame apartment building, constructed in 1890.

Oil circulators in apartments 1, 3, 4, 5, 10, 13, 15, 16, 18, and 19 are improperly installed.

The building is not in conformance with the fire ordinance requiring stairwell enclosures, exit lights and signs, alarm system, and fire extinguishers. Plaster is off of the ceiling in some rooms. The rear exit is unsafe for use. Danger of exposure on both sides of the occupancy -- 2 ft. on north side.

Chimney holes in apartments 11 and 12 are open.

Storage closets under stairways must be renovated to provide a one hour fire separation between the closets and the stairs.

Skylight must be repaired to conform to code requirements.

Open holes in ceiling of bathroom across hall from room #7.

Rest room on third floor, known as #1, is vented into attic.

The building is now occupied on the 1st and 2nd floor. The third floor is vacant, this relieves the necessity of requiring conformance with the fire code requiring stairwell enclosures.

The type of construction and architectural features of the interior would render it difficult, if not impossible, to enclose the stairwell.

Health

This is a three story frame structure containing both apartments and housekeeping rooms.

Violations of the Housing Code are as follows:

1. Structure must be made rodent-proof.
2. Rooms containing shared toilet and bathing facilities must be provided with either a window or mechanical ventilating system leading to the outside air. Sec. .610
3. One additional toilet and bath must be provided on the third floor. Five toilets and baths exist now. Sec. .720
4. One (1) lavatory basin provided with hot (120° F.) and cold water must be provided on the first and second floor, and two (2) must be provided on the third floor. (One lavatory exists now.) Sec. .720
5. Walls and ceiling of public hall to second and third floor need repair. Sec. .780

Unit No. 1 (two rooms):

1. Walls in bathroom and kitchen need repair. Sec. .780

2. Lavatory basin not provided in dwelling unit. Sec. .620

Unit No. 2 (two rooms):

1. Walls in living room, and the walls and ceiling in the kitchen need repair. Sec. .780

Unit No. 3 (three rooms):

1. Private toilet, bathing and lavatory facilities not provided in dwelling unit. Sec. .620 &  
Sec. .630

2. Walls and ceiling in bedroom and living room need repair. Sec. .780

Unit No. 4 (two rooms):

1. Window in kitchen is less than twelve and one-half (12½) percent of the floor area. Sec. .550

2. Electric outlet not provided in the living room. Sec. .850

3. Walls and ceiling in living room need repair. Sec. .780

Unit No. 5 (two rooms):

1. Electric outlets not provided in kitchen and living room. Sec. .850

Unit No. 6 (two rooms):

1. Electric outlet not provided in living room. Sec. .850

2. Walls and ceiling in kitchen need repair. Sec. .780

Unit No. 7 (three rooms):

1. Private toilet, bathing and lavatory facilities not provided in dwelling unit. Sec. .620 &  
Sec. .630

2. Electric outlets not provided in living room and bedroom. Sec. .850

3. Ceiling in bedroom, and walls in living room need repair. Sec. .780

Unit No. 9 (two rooms):

1. Electric outlets not provided in kitchen and living room. Sec. .850

2. Walls and ceiling in kitchen and living room need repair. Sec. .780

Unit No. 10 (two rooms):

1. Electric outlet not provided in living room and kitchen. Sec. .850

2. Walls and ceiling in living room need repair. Sec. .780

Unit No. 11 (two rooms):

1. Electric outlets not provided in kitchen and living room. Sec. .850

2. Walls and ceiling in both rooms need repair. Sec. .780

Unit No. 12 (two rooms):

- |   |           |
|---|-----------|
| 1. Electric outlet not provided in kitchen. | Sec. .850 |
| 2. Walls and ceiling need repair.           | Sec. .780 |

Unit No. 14 (two rooms):

- |  |           |
|--|-----------|
| 1. Provide window or skylight in kitchen equal to twelve and one-half (12½) percent of the floor area. No window or skylight exists. | Sec. .550 |
| 2. Electric outlets not provided in either room.   | Sec. .850 |
| 3. Walls and ceiling in both rooms need repair.  | Sec. .780 |

Unit No. 15 (two rooms):

- |  |           |
|--|-----------|
| 1. Provide window or skylight in kitchen equal to twelve and one-half (12½) percent of the floor area. No window or skylight exists. | Sec. .550 |
| 2. Electric outlets not provided in either room.   | Sec. .850 |
| 3. Walls and ceiling in both rooms need repair.  | Sec. .780 |

Unit No. 16 (One room):

- |  |           |
|--|-----------|
| 1. Electric outlet not provided in kitchen.  | Sec. .850 |
| 2. Walls and ceiling in kitchen need repair. | Sec. .780 |

Unit No. 17 (one room):

- |   |           |
|---|-----------|
| 1. Electric outlet not provided in room.  | Sec. .850 |
| 2. Walls and ceiling in room need repair. | Sec. .780 |

Unit No. 18 (two rooms):

- |  |           |
|--|-----------|
| 1. Electric outlets not provided in either room.             | Sec. .850 |
| 2. Walls and ceiling in both rooms need repair.              | Sec. .780 |
| 3. Broken or defective windows must be repaired or replaced. | Sec. .790 |

Unit No. 19 (one room):

- |   |           |
|---|-----------|
| 1. Electric outlet not provided in room.  | Sec. .850 |
| 2. Walls and ceiling in room need repair. | Sec. .780 |

Unit No. A (two rooms):

No Housing Code violations found in this unit.

Unit No. B (one room):

- |   |           |
|---|-----------|
| 1. Electric outlet not provided in room.  | Sec. .850 |
| 2. Walls and ceiling in room need repair. | Sec. .780 |

Electrical

This building is wired with open wires on cleats and does not comply with the present Electrical Code. Also, it does not have the required number of outlets.

Parcel: C-9

Address: 940, 942 Fawcett Street.

Building

Grade 4

Description:

A two story wood frame 8 unit apartment building built to approximately three feet of the side yard property line.

Deficiencies:

- |   |                          |
|---|--------------------------|
| 1. Wood frame building - not permitted in Fire Zone 1   | Sec. 1602                |
| 2. Exterior bearing walls are wood frame - four hour fire resistive construction required.                                  | Sec. 2003                |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. | Chapter 17               |
| 4. Unprotected windows in side walls - windows not permitted less than three feet from the property line.                   | Sec. 504                 |
| 5. Composition roof over rotten cedar shingles - fire retardant roofing required.   | Sec. 1704                |
| 6. Building is out of level and out of plumb.   | Chapter 25               |
| 7. Plumbing is obsolete and in general disrepair; faulty trap, submerged inlet.   | Plumbing Code            |
| 8. Inadequate sanitation facilities (see Health Report).  | Sec. 1305                |
| 9. No mechanical ventilation in toilet rooms.   | Sec. 1305                |
| 10. Corridors are unprotected - one hour fire resistive construction required.  | Sec. 1304 &<br>Sec. 3304 |
| 11. Inadequate sideyards - 7½ feet minimum sideyards required.  | Zoning Ord.<br>13.06.300 |

Remarks:

This structure is generally run down and in need of repair. Its wood construction is nonconforming in Fire Zone 1. The building should be removed.

Fire

A two story frame apartment structure, built in 1890.

Parcel: C-9

Addresses: 940, 942 Fawcett Street.

Building

Grade 4

Description:

A two story wood frame 8 unit apartment building built to approximately three feet of the side yard property line.

Deficiencies:

- |   |                       |
|---|-----------------------|
| 1. Wood frame building - not permitted in Fire Zone 1   | Sec. 1602             |
| 2. Exterior bearing walls are wood frame - four hour fire resistive construction required.                                  | Sec. 2003             |
| 3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. | Chapter 17            |
| 4. Unprotected windows in side walls - windows not permitted less than three feet from the property line.                   | Sec. 504              |
| 5. Composition roof over rotten cedar shingles - fire retardant roofing required.   | Sec. 1704             |
| 6. Building is out of level and out of plumb.   | Chapter 25            |
| 7. Plumbing is obsolete and in general disrepair; faulty trap, submerged inlet.   | Plumbing Code         |
| 8. Inadequate sanitation facilities (see Health Report).  | Sec. 1305             |
| 9. No mechanical ventilation in toilet rooms.   | Sec. 1305             |
| 10. Corridors are unprotected - one hour fire resistive construction required.  | Sec. 1304 & Sec. 3304 |
| 11. Inadequate sideyards - 7½ feet minimum sideyards required.  | Zoning Ord. 13.06.300 |

Remarks:

This structure is generally run down and in need of repair. Its wood construction is nonconforming in Fire Zone 1. The building should be removed.

Fire

A two story frame apartment structure, built in 1890.

Gas heaters located in apartments 1 and 4 are vented into the front of old fireplaces; questionable venting is suggested.

The oil circulator in apartment 3 is improperly installed.

Gas vents and gas appliance clearances are not correct in apartments 7, 9, and 10.

The unfinished attic is used for storage and clothes drying. Continued use will require renovation of this area, to provide sealed wall and floor area.

The building has no exit lights or signs, also it does not have a fire alarm system.

The hallway to the rear exit is being used as a laundry room; consequently, this means of exit is blocked.

The oil storage tanks in the rear of the occupancy should not be located under the stairs.

Danger of exposure on both sides of this building in event of fire in any one occupancy. Two feet clearance from the occupancy to the north.

### Health

This is a two-story frame structure that contains both apartments and housekeeping rooms.

Violations of the Housing Code are as follows:

1. One (1) lavatory basin must be provided on the first floor, and one (1) must be provided on the second floor. Sec. .720
2. The shared bathrooms on both the first and the second floors must be provided with a window to the outdoors or mechanical ventilation. These are lacking now. Sec. .610

### First Floor Units:

#### Unit No. 1 (two rooms):

There were no violations of the Housing Code found in this unit.

#### Unit No. 3 (three rooms):

1. Private toilet, lavatory and bathing facilities not provided in this dwelling unit. Sec. .620 &  
Sec. .630
2. Electric outlets not provided in the bedroom. Sec. .850
3. Walls and ceilings need repair in the kitchen. Sec. .780

Unit No. 4 (two rooms):

- |   |           |
|---|-----------|
| 1. Electric outlet not provided in the kitchen. | Sec. .850 |
|---|-----------|

Unit No. 6 (three rooms):

- |   |                          |
|---|--------------------------|
| 1. Private toilet, bathing, and lavatory facilities not provided in this dwelling unit. | Sec. .620 &<br>Sec. .630 |
| 2. Electric outlet not provided in the bedroom.   | Sec. .850                |

Second Floor Units:Unit No. 7 (two rooms):

- |  |           |
|--|-----------|
| 1. Electric outlets not provided in kitchen and living room. | Sec. .850 |
| 2. Walls in living room need repair.                         | Sec. .780 |

Unit No. 9 (three rooms):

- |   |                          |
|---|--------------------------|
| 1. Private toilet, bathing, and lavatory facilities not provided in this dwelling unit. | Sec. .620 &<br>Sec. .630 |
| 2. Electric outlets not provided in kitchen and bedroom.                                | Sec. .850                |
| 3. Walls and ceilings in kitchen need repair.   | Sec. .780                |

Unit No. 10 (three rooms):

- |   |                          |
|---|--------------------------|
| 1. Private toilet, bathing and lavatory facilities not provided in dwelling unit. | Sec. .620 &<br>Sec. .630 |
|---|--------------------------|

Unit No. 12 (two rooms):

- |   |           |
|---|-----------|
| 1. Electric outlet not provided in living room.   | Sec. .850 |
| 2. Wall in kitchen, alongside sink, needs repair. | Sec. .780 |

Electrical

The first floor of this building is wired in conduit and complies with the present Electrical Code. The second floor is wired in wood-mold, open wires on cleats and knob and tube wiring which does not comply with the present Electrical Code.

The building does not have the required number of outlets.

Parcel: C-10  
Addresses: 944 and 946 Fawcett Avenue

Building

Grade 4

Description:

A two story wood frame apartment building, built to within approximately three feet of the side property line on one side. Three feet away is another wood frame apartment building. A dilapidated wood frame garage is located at the rear and it sags and leans.

Deficiencies:

1. Wood frame building - not permitted in Fire Zone 1. Sec. 1602
2. Exterior bearing walls are wood frame - four hour fire resistive construction required. Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required. Chapter 17
4. Unprotected windows in side walls - windows not permitted less than three feet from the property line or protected if within twenty feet of the property line. Sec. 504
5. Composition roofing over rotten cedar shingles - fire retardant roofing required. Sec. 1704
6. Inadequate and rotting wood posts and wood skirting type foundation. Chapter 28.
7. Building is out of level.
8. Plumbing fixtures are obsolete and the plumbing is in general disrepair - submerged inlets, faulty traps. Plumbing Code
9. Bracket chimney with no flue liner - not permitted. Chapter 37
10. Stairway does not meet code requirements. Sec. 2005 & Chapter 33
11. Corridors are unprotected - one hour fire resistive construction required. Sec. 1304 & Sec. 3304
12. Inadequate sanitation facilities (see Health Report). Sec. 1305
13. Inadequate side yards - 7½ feet minimum required. (Zoning Ordinance Section 13.06.300)



**Remarks:**

This structure is generally run down and in need of repair. Its wood frame construction is nonconforming in Fire Zone 1. The building should be removed.

**Fire**

A three story frame apartment occupancy, built in 1890. The building appears originally to be a duplex. 944 is a single family unit and 946 is used as a rooming house. The occupancy is vacant.

944 - The fireplace is not to be used. Bricks are loose.

Improper vent on oil storage tank in the rear shed.

Plaster is falling from the ceiling in some areas of this unit of the building.

946 - There are 7 sleeping rooms in this unit of the occupancy - three on the third floor, and four on the second floor - with only one means of egress. The building does not have a fire alarm system, no exit lights or signs, and the stairwell is open. Plaster is falling from places in the ceiling over the stairs on the second floor.

Exposure hazard to building on its north side as structures are three feet apart. It is our opinion that the cost of renovation to meet present requirements would be greater than the investment could give in return.

**Health**

This is a frame two-story structure that is unoccupied. The structure has attic space that could be used as habitable room space, or even designated as a third story.

Violations of the Housing Code are as follows:

**944 Fawcett Avenue:**

- |  |           |
|--|-----------|
| 1. Kitchen sink not in good working order.   | Sec. .640 |
| 2. Toilet and lavatory not in good working order.  | Sec. .620 |
| 3. Bathing facilities not in good working order.   | Sec. .630 |
| 4. Electric outlets not provided in any of the habitable rooms except the living room.                             | Sec. .850 |
| 5. Wall covering in the dining room, kitchen, and pantry needs repair, and the ceiling in the pantry needs repair. | Sec. .780 |

**946 Fawcett Avenue:**

- |  |           |
|--|-----------|
| 1. Kitchen sink not in good working order. | Sec. .640 |
|--|-----------|

- |  |           |
|--|-----------|
| 2. Toilet and lavatory facilities not in good working order.   | Sec. .620 |
| 3. Bathing facilities not in good working order.   | Sec. .630 |
| 4. Electric outlets not provided in any of the rooms except the living room, kitchen, and two (2) third floor or attic bedrooms.   | Sec. .850 |
| 5. Hot water heating facilities not provided.  |           |
| 6. The walls in the dining room, living room, and kitchen need repair.   | Sec. .780 |
| The wall and ceiling area in the hall leading to the second floor needs repair. (Wallpaper is presently hanging down partially blocking stairway.)                                       | Sec. .780 |
| The wall and ceiling areas in all the second floor bedrooms need repair.   | Sec. .780 |
| 7. There is a considerable amount of debris on the stairs to the second floor, as well as in the bedrooms numbered 5 and 7. This debris is caused by plaster falling from ceiling areas. | Sec. .910 |

### Electrical

#### Address: 944 Fawcett Avenue

This part of the building is wired in knob and tube which would not comply with the present Electrical Code. Also, the building does not have the required number of outlets.

#### Address: 946 Fawcett Avenue

This building is wired with open wires on cleats which does not comply with the present Code. Also, there are not the required number of outlets, which could result in hazardous cord wiring.

Parcel: C-11

Address: 950 Fawcett Street.

Building

Grade 3

Description:

"Clinton Music Store" - a commercial building. The front portion is a newly constructed two story concrete block and wood joist building used as display and sales rooms. Attached at the rear is a remodeled wood frame garage or shed that is used as a warehouse, repair shop and refinishing shop.

Deficiencies:

- (a) Concrete Block Section
  - (1) Unprotected windows in north wall within 15 ft. of property line - Class "E" or "F" windows required. Sec. 2003 (b)
- (b) Wood Frame Section
  - (1) Wood frame wall built on property line - four hour wall required. Sec. 2001
  - (2) Wood post foundation, openings in skirting, etc. Sec. 2516
  - (3) Fire retardant roof required. Sec. 2006

Remarks:

The masonry unit can be made to meet code requirements. The frame building at the rear should be removed.

Fire

A two story concrete block walled, framed interior occupancy with frame building attached. Commercial buildings.

Fire doors between the sales and storage rooms require approved self closing apparatus to insure separation closure between sections of the occupancy. The paint spraying area does not conform with code requirements. A complete fire separation is required to isolate the spraying and paint operations from the

repair and shop area.

Health

This structure contains no dwelling units.

Electrical

This building is wired in conduit and complies with the present Electrical Code.

There is hazardous cord wiring to two lights in the shop on the second floor.

Parcel C-12

Address: Vacant lot

Parcel: D-1 (Lucerna Bldg.)

Addresses: 901, 903, 905 Tacoma Ave.; 512  
South 9th Street.

### Building

Grade: 1

#### Description:

A four story commercial building with exterior walls of masonry and the interior of wood frame construction. Basement on alley grade and first floor on street grade.

#### Remarks:

This building is in the process of being completely remodeled and when the work is completed it will conform to existing building codes and zoning ordinance requirements.

### Fire

A three story brick frame multiple use occupancy. Commercial areas under the Tacoma Avenue level; commercial use on the Tacoma Avenue level, and the second and third floors formerly were used as an apartment house. Renovation of the two upper floors and the lower or basement level is underway at the present time. The structure was constructed in 1895. The two upper floors were occupied until the recent renovation program began. Prior to that date the interior was delapidated and did not conform to ordinance requirements for stairwell enclosures, exit lights and signs, adequate fire alarm, and general maintenance.

Continuance of the use of the building will require extensive renovation:

1. Enclose the stairwell from the Tacoma Avenue level to the third floor.
2. Renovate the light well opening between second and third floors to comply with code requirements (enclose or eliminate).
3. Install an approved exit lighting system.
4. Repair the fire escapes and wet and dry standpipes to an approved status. There is only one means of entrance or exit. Renovation should include a second means of egress from all floors, or limit the occupancy load to fifty persons, in those areas classed as places of public assemblage or cabarets, etc.

Renovation work when completed will conform to present codes.

Health

There are no dwelling units at this address.

Electrical

This building is being remodeled and will be rewired to meet the present Electrical Code.

Parcel: D-2

Address: 907 Tacoma Avenue.

Building

Grade 4

Description:

An ancient two story wood frame store building remodeled in 1952. Wood post foundation. Basement occupied by Radio Repair Shop. First Floor occupied by Radio and Television Sales. Second Floor - storage and unused offices.

Deficiencies:

1. Wood frame construction built to front and side property lines. Reinforced concrete or masonry walls required. Sec. 1602
2. Roof is roll roofing - fire retardant roofing required. Sec. 1602
3. Partitions are wood, wood lath and plaster and fiber board - one hour fire resistive construction required. Sec. 2003
4. Stairway does not meet minimum requirements for fire resistive construction. Sec. 2005
5. Structural members insufficient to carry required design loads. Chapter 25
6. Basement walls and ceiling unprotected - one hour fire resistive construction and one hour fire separation between basement and first floor required. Sec. 1703
7. Toilet rooms lack approved wall and floor covering and ventilation. Sec. 1711 & Sec. 1105
8. Wood frame building - not permitted in Fire Zone 1. Sec. 1602

Remarks:

This structure cannot be brought up to Building Code standards and should be demolished.

Fire

A two story wood frame commercial occupancy, brick walled on the north side. Wood framed east and west ends. Faced in the rear or east end with patented shingles; on the west or front end with imitation brick siding, lower, and stucco on the upper section. Constructed in 1886.

The basement is used as a repair shop and stock room. This area has no fire separations on either walls or ceilings. In this occupancy the furnace room should be enclosed to provide a one hour fire resistive separation between the shop and stock and the heat source.

All of the interior walls downstairs are of frame construction with tar paper covering. This type of construction will quickly involve the entire area if a small blaze begins for any reason.

There should be an approved fire separation between the basement and the first floor levels.

The second floor above the Tacoma Avenue level is used for storage with one half of the floor unfinished and open joists exposed.

The chimney located in the building's rear section, and to which the furnace flue pipe is connected, has open holes in its face in the unfinished rooms on the second floor.

The third floor attic is unfinished and is cluttered with debris.

There is no fire separation between 907 and 911 Tacoma Avenue, the occupancy directly adjacent on its south side.

Poor housekeeping and maintenance, and doubtful construction features, provide for rapid spread of fire if a small blaze develops.

Complete renovation of the upstairs area should be accomplished to meet fire and building code requirements.

### Health

There are no dwelling units in this structure.

### Electrical

The basement and first floor are wired in conduit. The sales area does not have enough outlets for the present type of occupancy. The tenants are using cord wiring to display some of the radios and television sets. The second and third floors are wired in knob and tube which does not comply with the present Electrical Code.



Parcel: D-3

Addresses: 911 and 913 Tacoma Avenue, 912  
Court "E" Basement. (Majestic Building)

Building

Grade 3

Description:

A two story masonry and frame commercial building. The basement is on alley grade and occupied by a small appliance manufacturer. The first floor is occupied by a cafe and tavern, the second floor is being remodeled and divided into offices.

Deficiencies:

1. Basement - small appliance manufacturing:
  - (a) Exposed joists and wood partitions - one hour fire resistive construction required on walls and ceilings. Sec. 2003
  - (b) Exits located too close to each other - 70 feet apart minimum required. Sec. 3302
  - (c) One toilet room provided - two required. Sec. 1105
  - (d) Raised wood floor in one half of basement - required construction required as per Sec. 2004. Sec. 2004
  - (3) Opening in south wall of basement - not permitted. Sec. 2003
  - (f) Unprotected openings in rear wall which is built on the property line - Class E or F fire doors and windows required. Sec. 2003
  - (g) Occupancy non-conforming in C-3 Zone. Zoning Ord.
2. First Floor - occupied by cafe and tavern  
Being remodeled and will conform to Code requirements when completed.
3. Second Floor - being remodeled for offices -  
will be constructed to meet code requirements.

**Remarks:**

This building can be made to conform to Code requirements.

**Fire****Address: 911-913 Tacoma Avenue**

A three story brick and frame structure built in 1905. Interior was recently renovated. New decorative panel extended out from the face of the old building.

Only one exit serves the north section (911). This limits the occupant load to not more than fifty persons, as a total, for the main floor and including the anticipated load from the upper floors when the building is totally occupied.

**Address: 912 Court "E"**

A two story framed interior with brick walled building which is under the occupancies located on the Tacoma Avenue level (911-913). This is a commercial occupancy with the building directly fronting Court "E". Vacant in the upper level. In good condition.

**Health**

There are no dwelling units in this structure.

**Electrical****Address: 911 and 913 Tacoma Avenue**

This building has been remodeled and the wiring meets with the present Electrical Code.

**Address: 912 Court "E"**

This building is wired in conduit and complies with the present Electrical Code.

Parcel: D-4

Addresses: 915, 917, 917½ Tacoma Ave. (Esquire Bldg.)

Building

Grade 4

**Description:**

Two old wood frame buildings connected by wood frame addition. The exterior and interior have recently been remodeled. It is occupied by a cafe, a barber shop and attorney offices.

**Deficiencies:**

1. Wood frame building - not permitted in Fire Zone 1 Sec. 1602
2. Exterior bearing walls are wood frame - four hour fire resistive construction required Sec. 2003
3. Interior bearing walls are wood stud covered with wood lath and plaster - one hour fire resistive construction required Chapter 17
4. Usable space under first floor unprotected - one hour fire resistive construction required Sec. 1703
5. Roofing is not fire retardant roofing as required Sec. 1704
6. Girders under first floor are inadequate Chapter 25
7. Wood post foundation and wood skirting - footings and foundations to be constructed as per Chapter 28
8. Dirt floor in basement - concrete floor required Sec. 1105 Amended

**Remarks:**

This is a wood frame structure and is non-conforming in Fire Zone 1. The building should be removed.

Fire

915 (Offices)

A 2½ story wood frame commercial occupancy built in 1885. Recently renovated; new front applied directly to the existing face of the building.

Combustible storage in the basement - no adequate fire separation between this area and the upper floor.

The occupancy does not have an adequate fire separation between it and the building on its north side.

917 ( Restaurant)

This occupancy meets the requirements of the City Codes.

917½ (Barber Shop)

This occupancy meets the requirements of City Codes.

Health

915: No dwelling units at this address.

917: (Dandy Cafe) Rear of structure is not rodent proof.

917½: No dwelling units at this address.

Electrical

Address: 915, 917, and 917½ Tacoma Avenue

This building has been remodeled and the wiring meets with the present Electrical Code.

Parcel: D-5

Addresses: 919, 921 Tacoma Ave.; 920 Court E (City Dye Works).

Building

Grade 4

919 - 921 Tacoma Ave.

Description:

A wood frame commercial building occupied by a Dye and Laundry Business. The building is composed of a frame store building and an ancient frame residence that were connected and are used as one building. Remodeling was done in 1948, 1958, and 1959.

Deficiencies:

1. Wood frame construction - not permitted in Fire Zone I. Sec. 1602
2. Exterior walls - wood frame on side property line - 4 hour fire resistive construction required. Sec. 2003
3. Front wall - wood frame & stucco - incombustible construction required Sec. 2003
4. Rear wall - wood frame & stucco - 2 hour fire resistive construction required Sec. 2003
5. Unprotected windows and doors in rear wall - Class E or F doors and windows required Sec. 2003
6. Partitions are stud, wood lath and plaster - one hour fire resistive construction required Sec. 2003
7. Open joists and conventional floor above basement - 1 hour fire resistive construction and self closing fire door required Sec. 1703
8. Stairway does not meet minimum requirements for fire resistive construction. Sec. 2003
9. Roof composition roofing over rotten cedar shingles - fire retardant roof covering is required. Sec. 2006
10. Floors out of level.

Remarks:

It would not be possible to bring this building up to code and it should be demolished.

**920 Court "E"****Grade 3****Description:**

A one story concrete block building occupied by a wholesale meat business. It is located on the rear of the lots and fronts on Court "E".

**Deficiencies:**

1. Unprotected window and doors on the property line of Court E, Class E or F fire doors and windows required.
2. Windows in side wall - not permitted. Sec. 2003
3. Plywood wall covering in office area - one hour fire resistive construction required throughout. Sec. 2001
4. Non-conforming use - the area is not zoned for this type of business. Zoning ord.

**Remarks:**

This structure can be made to conform to code requirements for a C-3 occupancy.

**Fire****919 Tacoma Avenue**

A two story wood frame occupancy made up of two old buildings. The portion on the south side was originally a dwelling. The second floor of the dwelling section remains and is vacant. Built in 1885.

There is no fire separation on the north side of this occupancy to provide adequate protection for either building. Two ventilating fans are used to draw off heat from the cleaning and pressing establishment and this heat and lint, etc., is directed into the second floor area. A substandard installation.

**920 Court E**

A one story masonry constructed commercial occupancy, separated from the adjoining structure located at 919 South Tacoma Ave.

This building was constructed in 1927. Its present occupant is a meat packing company.

A fire of major proportions in this building will expose flames and heat into the unprotected building extending above it from the Tacoma Avenue level.

**Health**

This structure is a commercial building which appears to have

been at one time a frame residence.

The second floor is all that remains of the original structure. There are two (2) rooms on the second floor which could be considered a dwelling unit. It would seem unfeasible to use this area for dwelling purposes because:

1. The ceiling height would have to be increased to the required seven and one-half (7½) feet. (Section .490)
2. Toilet, lavatory and bathing facilities would have to be provided. (Sections .620 and .630)
3. If the unit were to be considered a housekeeping unit, a sink, approved cooking appliance and a mechanical refrigerator would have to be provided. (Section .420 paragraph 57)
4. Hot (120° F.) water would have to be provided to sink, lavatory, and bath at all times. (Section .840)
5. Electric outlets would have to be provided in both rooms. (Section .850)
6. Walls, ceilings, and floors need repair. (Sec. .780)

In its present condition this structure is unfit for human habitation. It would not appear economically feasible to repair the structure to correct the violations listed above to comply with the Housing Code.

### Electrical

#### Address: 919 and 921 Tacoma Avenue

The first floor and basement are wired in conduit. The second floor is wired in knob and tube but has been disconnected.

#### Address: 920 Court "E"

This building is wired in conduit and complies with the present Electrical Code.

Parcel: D-6

Address: 925 Tacoma Avenue

Building

Grade 2

Description:

A one story with full basement, masonry and heavy timber, commercial building. The main floor occupied by Architectural firm. Basement used as storage garage.

Deficiencies:

1. Unprotected windows in rear wall. Sec. 2003
2. Unprotected window and door in sidewall - no opening permitted. Sec. 2003
3. In area of roof truss in rear wall - two hour fire resistive construction required. Sec. 2003
4. Interior partitions are incomplete - no fire stop between stud and not covered - one hour fire resistive construction required.
5. Automatic sprinkling system required in basement because of its use as a storage garage under the present occupancy. Sec. 1102

Remarks:

This structure can be made to conform to code requirements.

Fire

A two story frame interior, brick walled occupancy, constructed in 1925. Recently renovated and new front installed. The building is well-maintained, although it does not conform to code requirements in Fire Zone 1.

Health

This structure contains no dwelling units.



Electrical

This building has been remodeled and has been rewired to meet the present Electrical Code. The north half of the Tacoma Avenue level has not been wired yet.

Parcel: D-7

Address: Vacant Lot (Parking Lot)

Parcel: D-8 (Puget Sound National Bank)

Address: 933 Tacoma Ave.

Building

Grade #1

Description:

This is a reinforced concrete building built within the past year. It is one story above Tacoma Avenue.

Remarks:

This structure in its present condition meets existing building code and zoning ordinance requirements.

Electrical

This is a new building and the wiring complies with the present Electrical Code.

Parcel: D-9 (Charles F. Baker Co.)

Address: 937 Tacoma Ave.

### Building

Grade 2

#### Description:

A one story masonry and wood joist building, a full basement on alley grade, main floor on street grade, occupied. Used as office building (Puget Sound Realty and Bail Bond).

#### Deficiencies:

1. Window in exterior wall built on property line - not permitted Sec. 2003
2. Wood frame front wall - incombustible construction required Sec. 2003
3. Mechanical ventilation required in toilet rooms Sec. 1105

#### Remarks:

This is an old building, however, it has been remodeled recently and could be made to meet code requirements.

### Fire

A one story masonry constructed building - new construction. One story on Tacoma Avenue and two stories on the alley side.

In new condition and does conform to Fire Code regulations.

### Health

This structure contains no dwelling units.

### Electrical

This building is wired in conduit and complies with the present Electrical Code.

Parcel: D-10 (Bushey's Tavern)

Address: 939 Tacoma Ave.

**Building**

Grade 4

**Description:**

A one story wood frame building built to the side and front property lines. A partial basement on alley grade used for storage. Main floor on street grade occupied by Tavern and Cabaret.

**Deficiencies:**

- |   |                          |
|---|--------------------------|
| 1. Wood frame construction - not permitted in Fire Zone I   | Sec. 1602                |
| 2. Wood post and wood skirting type foundation is inadequate with dirt in direct contact with wood structural members | Sec. 2806                |
| 3. Wood studs on 24" centers  | Sec. 2507                |
| 4. No fire separation between basement and first floor.   | Sec. 1703                |
| 5. Wood and fiber board interior wall coverings - one hour fire resistive construction required.                      | Sec. 2003                |
| 6. Stairway does not meet minimum fire resistive construction requirements.   | Sec. 2005                |
| 7. Composition roofing - fire retardant required  | Sec. 2006                |
| 8. There are no sideyards; wood frame walls are located on the property lines, 4 hour construction required.          | Sec. 2001                |
| 9. Front and rear wall is wood frame - incombustible or 2 hour incombustible construction required                    | Sec. 2003                |
| 10. No parking facilities have been provided  | Zoning ord.<br>15.06.300 |

**Remarks:**

This structure cannot feasibly be made to conform to code requirements and should be removed.

**Fire**

A one story wood frame occupancy, built in 1885.

The occupancy does not conform with building code standards for those buildings in Fire Zone 1.

Substandard exit light on rear exit.

The basement is not approved for combustible storage.

The rear exit stairs do not comply with standard installation requirements, as the exit way from the stairs to the exit door is open to the entire basement.

**Health**

This structure contains no dwelling units.

1. Rear of structure is not rodent proof and there are cluttered store rooms in basement.
2. There is no floor drain in ladies' rest room.
3. Rest rooms have ceiling heights of less than 7½ feet.
4. Linoleum in men's rest room is worn and torn.

**Electrical**

The building wiring is in conduit and complies with the present Electrical Code.

There is some cord wiring to signs, colored lights, music box and the stage, which is hazardous.

Parcel: D-11 (Boilermakers' Hall)

Addresses: 943, 943½, 945 Tacoma Ave.

**Building**

Grade 2

**Description:**

A one-story and full basement, reinforced concrete commercial structure. Basement on alley grade and 1st floor on street grade.

**Occupancy:**

1st floor - Boilermaker's Union Hall including cafe, assembly hall, office, conference rooms and lounge. A portion of this floor is occupied by a tavern.

Basement - Conference rooms and storage room presently used to store voting machines.

**Deficiencies:**

- |   |           |
|---|-----------|
| 1. Unprotected openings in rear wall.   | Sec. 2003 |
| 2. Doors opening into corridors are panel doors - 1 hour fire-resistive doors required.                   | Sec. 3304 |
| 3. Exit doors swing in instead of out and lack "panic hardware."  | Sec. 3318 |
| 4. Stairway has one handrail - 2 required.  | Sec. 3305 |
| 5. Several wood partitions - interior partitions are required to be one-hour fire-resistive construction. | Sec. 2003 |
| 6. Lavatories in rest rooms have submerged inlets. Not permitted - Plumbing Code.                         |           |
| 7. Vestibule required for each rest room.   | Sec. 1105 |
| 8. One exit in tavern - two required.   | Sec. 3302 |
| 9. Parking facilities are required as per Sec. 13.06.350 Zoning Ordinance.                                |           |

**Remarks:**

This structure could be made to meet Code requirements.

Fire

A one story concrete constructed occupancy built in 1931.

Exit lights in hallways used as exitways from the large auditorium were never installed.

Extension cords in the basement are substandard and should be replaced.

Fire extinguishers are required within the building for first aid fire fighting equipment.

Health

This structure contains no dwelling units.

Electrical

This building is wired in conduit and complies with the present Electrical Code.

Parcel: D-12 (Baldwin and Son Power Mower Equipment)

Addresses: 947, 949 Tacoma Avenue

Building

Grade 4

Description: Three story wood frame commercial building.

No. units: Dwelling - 11; Business - 1.

Deficiencies:

1. Building:

- (a) Wood frame construction & not permitted in Fire Zone 1 - is structurally unsound. Bearing partitions have been removed. The building sags and is falling. Sec. 2502a  
Sec. 1602
- (b) Stone foundation - insufficient clearance and ventilation resulting in rot in floor joists. Sec. 2004

2. Occupancy:

- (a) Basement use - lawn mower storage
  - (1) Separation: none - one hour required throughout. Sec. 2001
- (b) First floor - lawn mower sales and repair
  - (1) Interior wall covering not one hour fire resistive construction as required Sec. 2001
  - (2) Sanitation: 1 toilet facility existing - 2 required. Sec. 1105
- (c) Second floor - 11 apartment units vacant and unused for several years.
  - (1) Light and ventilation - Interior rooms without windows Sec. 1305
  - (2) Wood lath and plaster interior wall covering not 1 hour fire resistive construction as required. Sec. 2001
  - (3) Exit Facilities inadequate (one exit closed off completely; the remaining one hazardous.) Sec. 1304
  - (4) Sanitation facilities inadequate. Vacant dwelling units on second floor lack required toilets and sinks. Several toilets and sinks inoperative. Sec. 1305
  - (5) Chimneys are bracket type with no flue Sec. 1308



**3. Exterior Walls:**

- (a) Front - wood frame on property line - incombustible construction required. Sec. 2003
- (b) Left and right sides - wood frame on property line - 4 hour fire resistive construction required. Sec. 2001
- (c) Rear - wood frame - incombustible construction required. Sec. 2003

4. Unprotected openings in side walls - not permitted at this location. Sec. 2003

**Recommendation:**

This structure cannot be brought up to building code standards and should be demolished.

**Fire**

A two story wood frame occupancy, constructed in 1890. A multiple occupancy with business areas on the Tacoma Avenue level and apartments on the second floor. The second floor is now vacant.

(Upper Floor) Plaster is loose from the walls.

No exit lights were installed when the building was used.

The front steps to the second floor were removed and the makeshift closure of the opening is not approved construction.

The back porch and stairs are to be considered as unsafe for practical use.

The exit door in the hallway to the rear porch, or exit, swings into the line of travel.

(First Floor) A 1-hour fire resistive fire separation must be installed between the 1st and 2nd floors if the upper floor is to be occupied as apartments.

The oil storage facilities and the wood fired circulating heater should be corrected.

The basement is used as a storage area. Light combustibles in the open joisted and studded area will allow rapid spread of fire if an emergency occurs.

The chimney in the basement, north side, has a large crack near the basement ceiling.

This building is considered to be a fire hazard because of its age and use.

There is no fire separation between the occupancy and the structure on either of its' sides.

### Health

The second floor of this structure contains what was once eleven (11) habitable units. Of these eleven (11) units, nine (9) could be classified as housekeeping units, and two (2) must be considered sleeping rooms because of their size (less than 130 sq. ft.).

Listed below are the needed corrections, and the sections in violation.

1. The walls, ceilings and floors of all units need to be replaced owing to their dilapidation and deterioration. Sec. .780
  2. The present toilet, lavatory and bathing facilities must be put in working condition or replaced. (Sections .620, .630, .690)
  3. One (1) additional toilet, bath, and lavatory would have to be installed. (Two exist now) Sec. .720
  4. The window area would have to be increased in: both rooms of Unit No. 1, sleeping room of Unit No. 2, kitchen in Unit No. 3, and the sleeping room of No. 12, to at least twelve and one-half (12.5) percent of the floor area. Sec. .550
  5. The sleeping room in Unit. No. 9, all three (3) rooms of Unit No. 11, and the kitchen of Unit No. 12, could not be used as habitable rooms until adequate window or skylight area is provided Sec. .550
- The structure to the South is closer than three (3) feet and obstructs the windows of these rooms. Sec. .570
6. Sleeping rooms A and B, could not be used until adequate skylights are provided in these rooms. Sec. .550
  7. All habitable units must be provided with electric outlets. Sec. .850
  8. The housekeeping units are not provided with a kitchen sink, with hot and cold water; approved cooking appliance, and a mechanical refrigerator. Sec. .420  
Parag. 57

9. Laundry trays or connections for automatic washing machines are not provided. Sec. .650
10. All broken or defective windows must be repaired or replaced. Sec. .790

In its present condition this structure is unfit for human habitation. It would not appear economically feasible to repair the structure to correct the violations listed above to comply with the Housing Code.

Electrical

Address: 947 Tacoma Avenue

The main building wiring is in conduit with metallic sheathed cable to some lights in the front part of the basement.

Some of the junction boxes do not have covers and the wires are exposed.

There is some metallic sheathed cable in the stairway to the basement.

On the first floor there is some metallic sheathed cable to a light in the rear of the store, and also one light is wired in cord.

The second floor has been disconnected.

The wiring in this building is in a hazardous condition.

Address: 949 Tacoma Avenue

The main lighting is wired in conduit with metallic sheathed cable to a plug in the rear of the first floor and non-metallic sheathed cable to a grinder and light in the rear.

There are long cords to two lights in the middle part of the store. The basement has some non-metallic sheathed cable in the front.

Parcel: D-13

Addresses: 953, 955, 955½, 957 Tacoma Ave.;  
511, 511½, 515, 517, 519 South 11th Street.

Building

Addresses: 953, 955, 955½, and 957 Tacoma Avenue

Grade 4

**Description:**

A two story wood frame commercial structure, built upon or approximately one foot from the property lines on the front and sides. It is generally deteriorated and in disrepair.

**Occupancies:**

Basement - Church and garage and storage  
1st Floor - store  
2nd Floor - Apartments - vacant and abandoned

**Deficiencies:**

1. Wood frame construction - not permitted in Fire Zone 1. Sec. 1602
2. Stone foundation with insufficient clearance and ventilation resulting in rot in floors and structural members. Sec. 2004
3. Floors sag and building out of level, structurally unsound. Sec. 2302
4. Front wall is wood frame on property line - incombustible construction required. Sec. 2003
5. Left wall is approximately one foot from the property line and an adjacent wood frame building - 4 hour fire resistive construction required. Sec. 2001
6. Right wall is on property line of street and is wood construction - 4 hour fire resistive construction required. Sec. 2001
7. Unprotected openings in side - no openings permitted. Sec. 2003
8. Unprotected openings in rear wall. Sec. 2003
9. Wood lath and plaster (cracked, loose and falling) on interior partitions - 1 hour fire resistive construction required throughout. Sec. 2001
10. Open joists on 1st floor and panel doors to basement - 1 hour fire separation between 1st floor and

- |   |                        |
|---|------------------------|
| basement required.  | Sec. 1703              |
| 11. Chimneys are defective - no flue liners   | Sec. 3702              |
| 12. Plumbing on second floor in general disrepair and non-operative - leaky traps, defective fixtures.  | Plumbing code          |
| 13. Inadequate ventilation and sanitation - no lights, windows, or mechanical ventilation in bathrooms. | Sec. 1305              |
| 14. Inadequate exit facilities - back stairway hazardous  | Sec. 1304 & Chapter 33 |
| 15. Skylight construction non-conforming.   | Sec. 3401              |

**Remarks:**

This structure cannot feasibly be made to meet minimum code requirements and should be removed.

Address: 511, 511½ South 11th Street

Grade 4

**Description:**

A two story wood frame combination dwelling and barber shop both vacant.

**Deficiencies:**

- |  |               |
|--|---------------|
| 1. Wood frame structure - not permitted in Fire Zone   | Sec. 1602     |
| 2. Wood post and skirting type foundation, wood in contact with dirt, wood rotting   | Chapter 28    |
| 3. Composition roofing over cedar shingles - fire retardant roof required  | Sec. 2006     |
| 4. Interior walls wood lath and plaster covered with paper - 1 hour fire resistive construction required throughout                      | Sec. 2001     |
| 5. Chimney has no flue - is deteriorated with loose bricks   | Chapter 37    |
| 6. Plumbing waste line not to code   | Plumbing Code |
| 7. Unprotected windows on all exterior walls   | Sec. 2003     |
| 8. Stairs do not meet minimum requirements   | Sec. 2005     |
| 9. Inadequate ventilation underneath building  | Sec. 2004     |
| 10. Wood frame exterior walls located on or near property lines are not adequate construction - 2 and 4 hour fire resistive construction | Sec. 304      |

**Remarks:**

This structure is generally rundown and in need of repair. Its wood frame construction is non conforming in Fire Zone 1 and the building should be removed.

FireAddress: 953, 955, 957 Tacoma Avenue.

A two story frame occupancy, constructed in 1888.

The plaster is cracking and falling from some of the walls.

The rear exit is unsafe because the rear porch and stairs are in poor, or unfit, condition to use.

The basement is sealed with cardboard.

A fire separation of 1-hour resistance must be made between the first and second floors if, by any chance, the upstairs area is to be used for apartments or a hotel.

Address: 954 Tacoma Avenue

The upstairs is not in use at the present time; however, old books and papers are stored, and add to the structural hazard of the building in event of fire.

Plaster and wall paper is loose.

No alarm system was installed.

No exit lights.

The rear porch and stairs are unsafe for use.

The chimney is bracket type and substandard under present requirements.

The building is considered to be a fire hazard because of age and dilapidation.

No fire separation between the occupancy and the building on its north side.

Address: 511 South 11th Street

A two story wood frame, converted dwelling. Living quarters on second floor and a business place on the first floor. Approximately 60 years old. The occupancy is vacant and in its present condition should remain so, as it is the opinion of the bureau members that it is unsafe for use.

It is an exposure hazard to the building on its west side and vice versa.

Address: 519 South 11th Street

This is the south section of the basement of 957 South Tacoma Avenue.

The area is presently in use as a church. This type of occupancy does not meet regulations covering places of public assemblage. No first aid fire fighting equipment. Exit lights and signs required if occupancy load exceeds fifty persons.

The smoke pipe from the wood heater goes through a wall to the adjoining basement and from there into a chimney - improper clearance.

A 110 gallon oil tank is located under the sidewalk and has no approved vent or fill pipe.

### Health

Address: 955 $\frac{1}{2}$  South Tacoma Avenue

This is a frame two (2) story structure. The second floor was used for dwellings at one time.

The second floor is composed of what could be seventeen (17) housekeeping units; so designated because of their size; more than one hundred thirty (130) square feet, and one (1) sleeping room which measures one hundred (100) square feet.

The corrections needed are as follows:

1. The walls and ceilings need repair and in many rooms, replacing. This is evidenced by the fallen plaster and hanging wallpaper. Sec. .780  
 The floors need repair as evidenced by the cracks in the floors. Sec. .780  
 The above mentioned conditions are general throughout the structure.
2. Electric outlets must be provided in all rooms of all units. Sec. .850
3. Unit No. 6 could not be used as a habitable unit until the required window or skylight area is provided. Sec. .550
4. Units No. 10, 11, 12, and 13 could not be used as habitable units until the window area is increased to twelve and one-half (12 $\frac{1}{2}$ ) percent of the floor area or skylights are provided. Sec. .550  
 The structure on the North side is closer than three (3) feet and obstructs the windows of the aforementioned units. Sec. .570
5. Units No. 16 and 17 could not be considered habitable units until the window area is increased to the required twelve and one-half (12 $\frac{1}{2}$ ) percent of the floor area. Sec. .550

- |     |  |                           |
|-----|--|---------------------------|
| 6.  | The sinks in Units No. 1 and 4 would have to be put in good working condition or replaced.   | Sec. .640                 |
| 7.  | All units would have to be provided with a sink, approved cooking appliance, and a mechanical refrigerator.  | Sec. .420<br>Paragraph 57 |
| 8.  | The installed toilets, bathtub and lavatory facilities would have to be put in good working condition or replaced.   | Sec. .620 &<br>Sec. .630  |
| 9.  | Three (3) additional toilets, four (4) additional baths and four (4) additional lavatories would have to be installed.   | Sec. .720                 |
| 10. | Hot water heating facilities would have to be provided so as to provide hot (120° F.) water to kitchen sinks, lavatories, and bathing facilities at all times. | Sec. .840                 |
| 11. | All broken or defective windows would have to be repaired or replaced.   | Sec. .790                 |
| 12. | Refuse, and debris is accumulated in the public halls and in all of the rooms.   | Sec. .910                 |

In its present condition this structure is unfit for human habitation. It would not appear economically feasible to repair the structure to correct the violations listed above to comply with the Housing Code:

Address: 511 and 511½ South 11th Street

This is a two-story frame structure. Part of the first floor has been used for a commercial building.

The first floor contains, in addition to the commercial area, a kitchen and what could be considered a dining room. The lavatory, toilet and bathing facilities are located on the second floor as are two (2) bedrooms.

The corrections needed are as follows:

- |    |   |           |
|----|---|-----------|
| 1. | Kitchen sink must be put in good working order  | Sec. .640 |
| 2. | Toilet and lavatory must be put in good working order.  | Sec. .620 |
| 3. | Bathing facilities must be put in good working order.   | Sec. .630 |
| 4. | Hot water heating facilities must be put in good working order so as to provide hot (120°F) water to sink, bathing facilities and lavatory facilities at all times. | Sec. .840 |



5. Wall and ceiling area in kitchen need repair where the wallpaper is torn.

Sec. .780

### Electrical

#### Address: 953 Tacoma Avenue

This building is wired in conduit, but has no outlets on the south wall of the sales area. This could result in hazardous cord wiring should the occupant need some outlets on this side of the sales room.

#### Address: 955 Tacoma Avenue

The main building wiring is in conduit.

The sales area has only one outlet in the sales area. This is not adequate wiring for this type of building.

#### Address: 955½ Tacoma Avenue

The wiring in this part of the building is knob and tube and does not comply with the present Electrical Code for this area.

#### Address: 957 Tacoma Avenue

The main wiring in this building is in conduit, but there is hazardous cord wiring to an outlet on a clothes rack and also to some outlets on the back wall of the sales area.

Conduit on south wall of work area has been cut short and the wires run exposed to an outlet.

#### Address: 511 South 11th Street

This building is wired in wood wire mold and also has cleat receptacles on the west wall and hazardous cord wiring to light outlets on the west wall.

#### Address: 511½ South 11th Street

Wiring is in metal raceway and complies with the present Electrical Code.

#### Address: 515, 517, and 519 South 11th Street

This part of the building is wired in conduit and complies with the present Electrical Code.

**Appendix B**

**Building Code Restrictions  
in Fire Zones**

Restrictions in Fire Zone Number 1

Section 1602

- (a) **General.** Buildings or structures hereafter erected, constructed, moved within or into Fire Zone 1 shall be only of Type I, II, III - H. T., III-one-hour, or IV one-hour construction and shall meet the requirements of this Section. (For regulations covering open parking garages see Section 1109.)

Exception: Unprotected Type IV buildings not more than one story in height nor more than twenty-five hundred square feet (2500 sq. ft.) in area shall be permitted if the exterior walls are twenty feet (20 ft.) or more from adjacent property lines.

- (b) **Alterations.** No building of Type IV construction in excess of one thousand square feet (1000 sq. ft.) in floor area nor any building of Type V construction already erected in Fire Zone No. 1 shall hereafter be altered, raised enlarged, added to, or moved, except as follows:

1. Such Type IV building may be made to conform to all the provisions of Sections 1602 (a) and 2103.
2. Changes, alterations, and repairs to the interior of such building or to the front thereof facing a public street may be made, provided such changes do not, in the opinion of the Building Official, increase the fire hazard of such building.
3. Roofs of such buildings may be covered only with a "fire retardant" roofing as specified in Section 3203. See Section 104 (f) for repairs.
4. Such building may be moved entirely outside the limits of Fire Zone No. 1.
5. Such building may be demolished.

- (c) **Occupancies Prohibited.** No Group E, Division 2 occupancy having a floor area exceeding fifteen hundred square feet (1500 sq. ft.) shall be permitted in Fire Zone 1.

No Group E, Division 1 or 5 occupancies shall be permitted in Fire Zone No. 1.

**Exception:** This shall not apply to dry cleaning plants not using highly flammable liquids.

Restrictions in Fire Zone Number 2

Section 2.02.280 of the Official Code of the City of Tacoma.  
Restrictions in Fire Zone 2 Amendment of Section 1603.

- (a) **General.** Buildings or structures hereafter erected, constructed, moved within or into Fire Zone No. 2 shall be only of Type I, II, III-H.T., III-one-hour, IV, IV-one-hour, or V-one-hour construction and shall meet the requirements of this section.

(For fire resistive protection of exterior walls and openings, as determined by location on property, see Section 504 and Part V.) (For regulations covering open parking garages see Section 1109.)

**Exception:** Unprotected Type IV buildings not more than one story in height and not more than twenty-five hundred square feet (2,500 sq. ft.) in area shall be permitted if the exterior walls are ten feet (10 ft.) or more from adjacent property lines.

Roof covering shall be "fire retardant" roofing as specified in Section 3203 (e). See Section 104 (f) for repairs.

- (b) **Alterations.** No building of Type IV construction in excess of one thousand square feet (1,000 sq. ft.) in floor area nor any building of Type V construction already erected in Fire Zone No. 2 shall hereafter be altered, raised, enlarged, added to or moved except as follows:

1. Such building may be made to conform to the provisions of Section 2103 For Type IV, and Section 2203 for Type V construction.
2. Changes, alterations, and repairs to the interior of such buildings or to the front thereof facing a public street may be made provided such changes do not, in the opinion of the Building Official, increase the fire hazard of such building.
3. Roofs of such buildings may be covered only with a "fire retardant" roofing as specified in Section 3203. See Section 104 (f) for repairs.
4. Such building may be moved entirely outside the limits of Fire Zone No. 2.
5. Such building may be demolished.
6. Combustible finish on the outside of walls may be

replaced by, or covered with, exterior plaster as specified in Chapter 47.

- (c) **Occupancies Prohibited.** No Group E Division 2 occupancy having a floor area exceeding fifteen hundred square feet (1,500 sq. ft.) shall be permitted in Fire Zone No. 2.

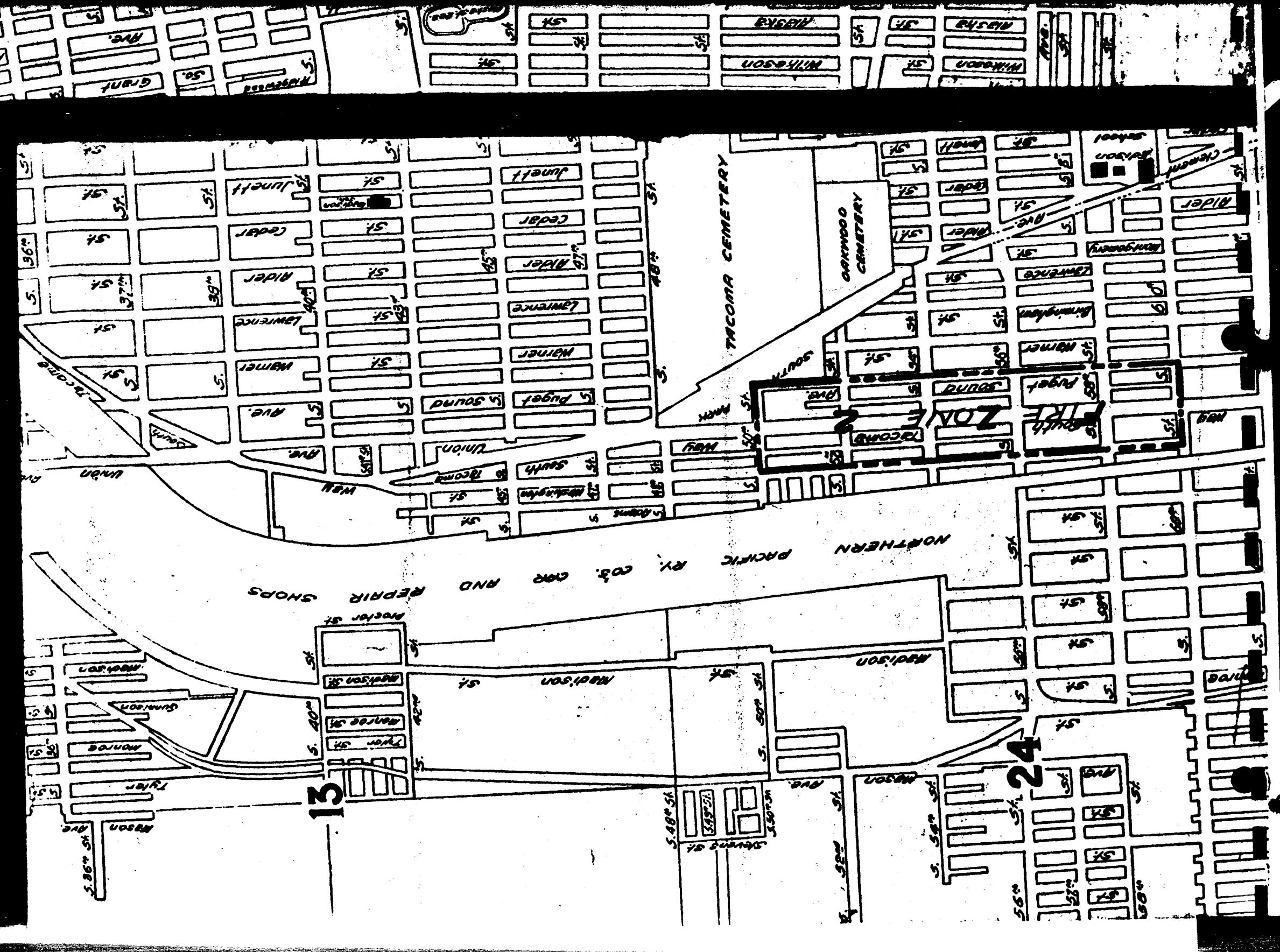
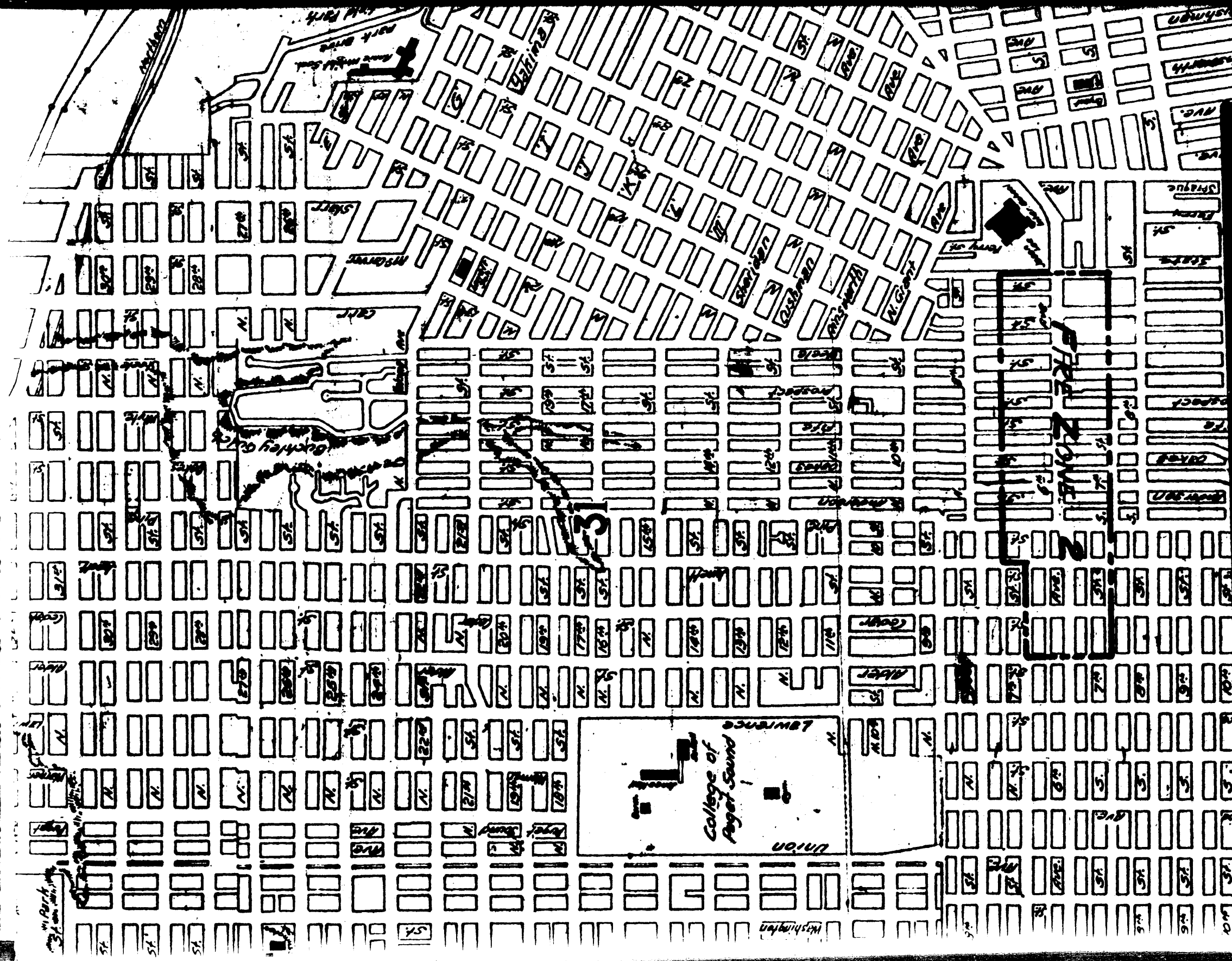
No Group E Division 1 or 5 occupancies shall be permitted in Fire Zone No. 2.

Exception: This shall not apply to dry cleaning plants not using highly flammable liquids.

Restrictions in Fire Zone Number 3

Section 1604

Any building or structure complying with the requirements of this Code may be erected, constructed, moved within or into Fire Zone Number 3.



PIRE ZONES NO'S 1 & 2  
OCT. 18, 1960

33

MIDDLE WATERWAY CITY

4

WATERWAY

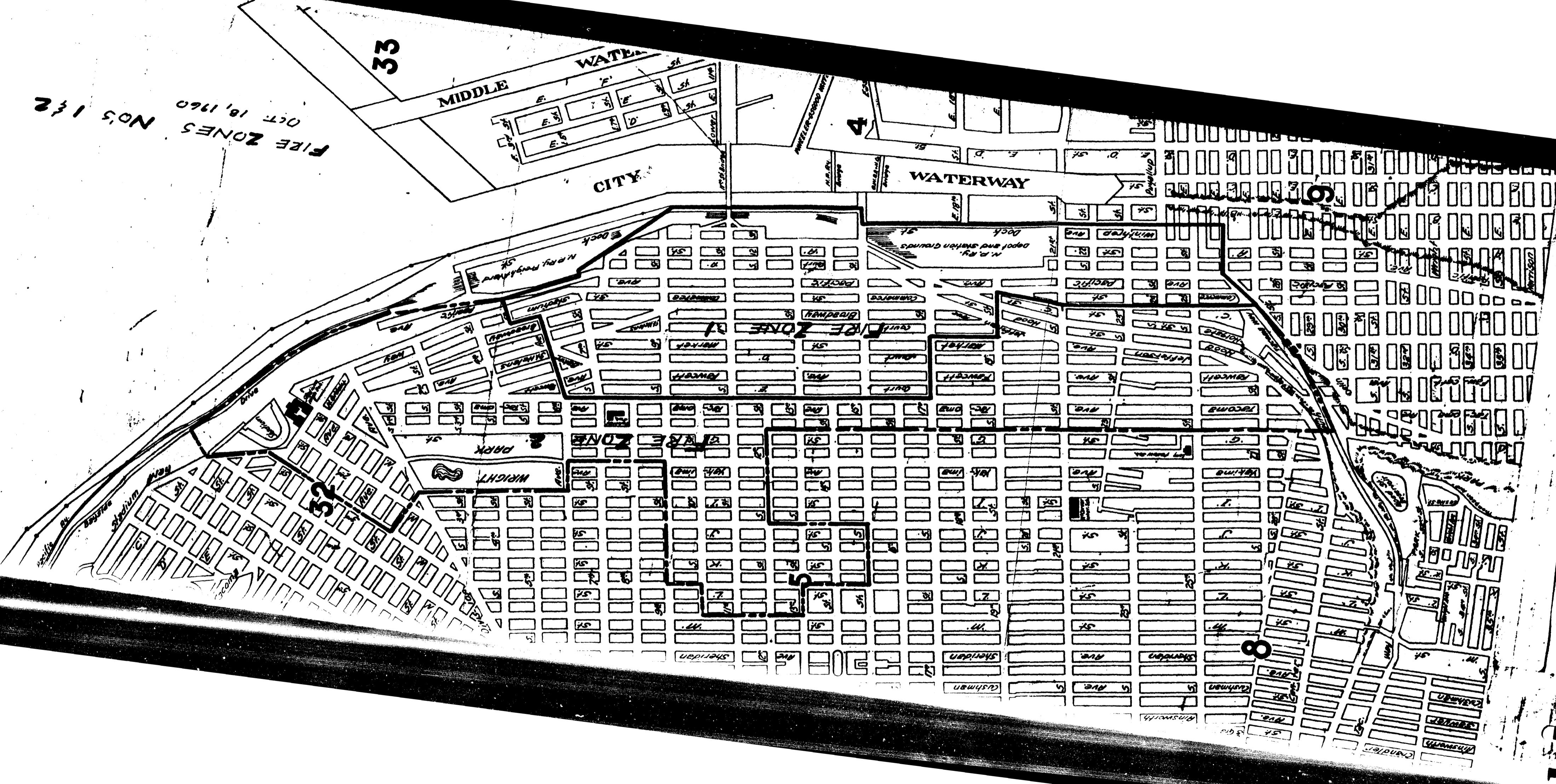
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33

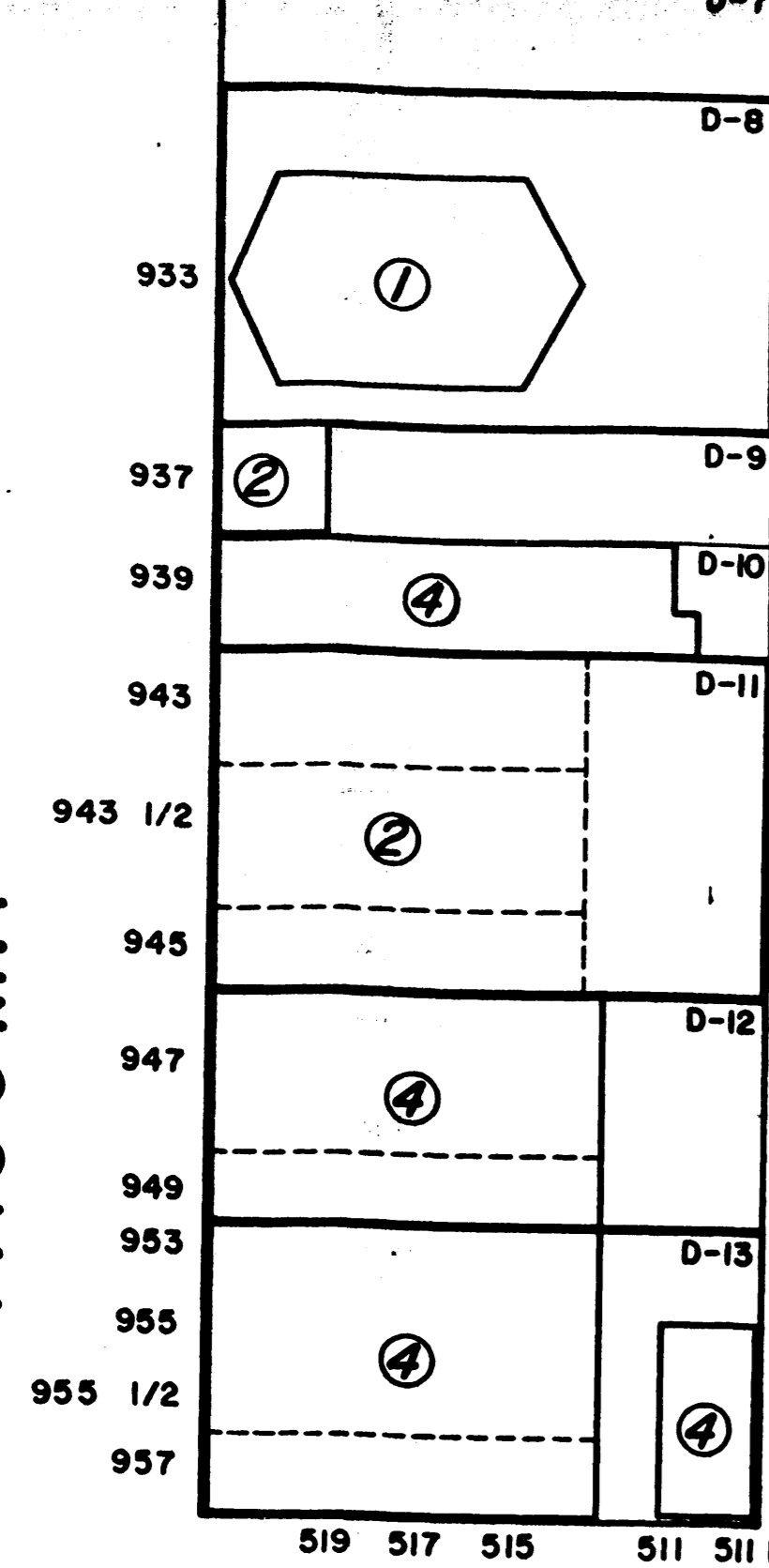
PIRE ZONE

PIRE ZONE

WRIGHT PARK

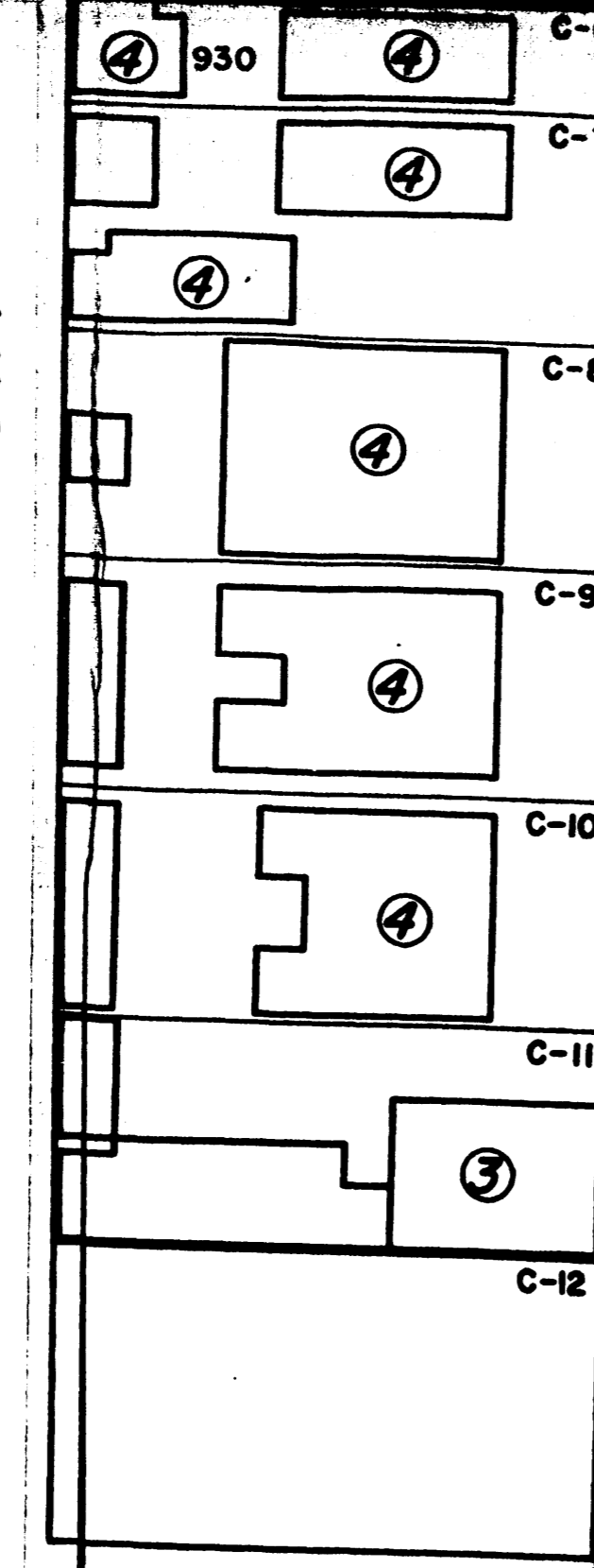


TACOMA

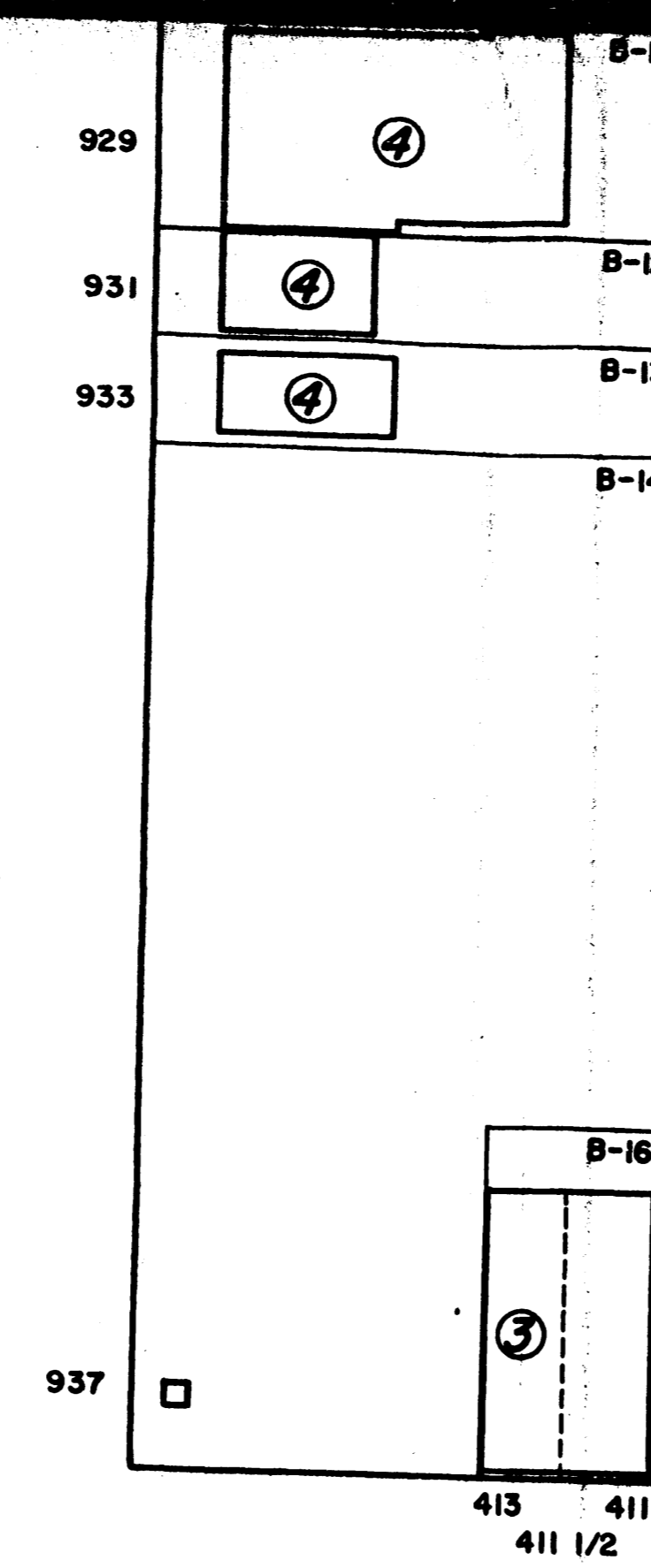


11 th.

COURT

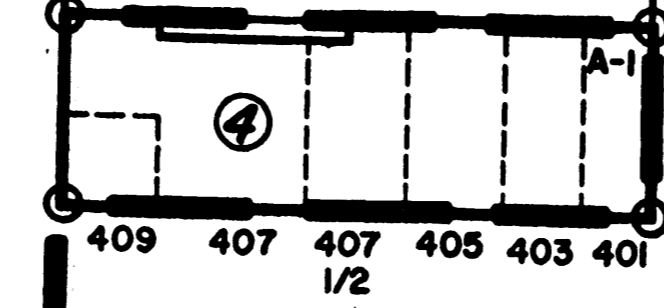


FAWCETT



STREET

COURT



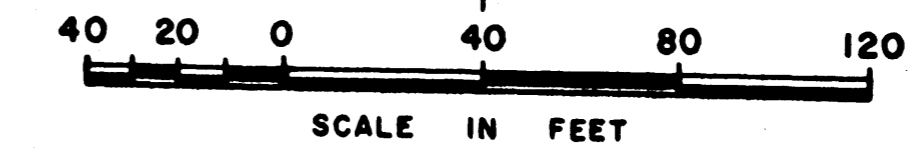
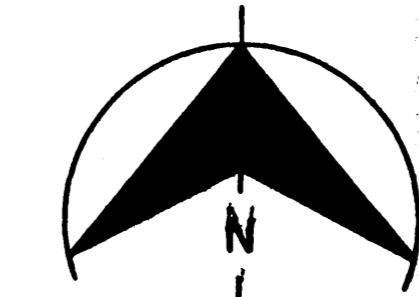
MARKET

GRADE

④

Parcel Nos.  
Addresses

B-11  
901



OFFICE OF URBAN RENEWAL  
CITY OF TACOMA, WASHINGTON

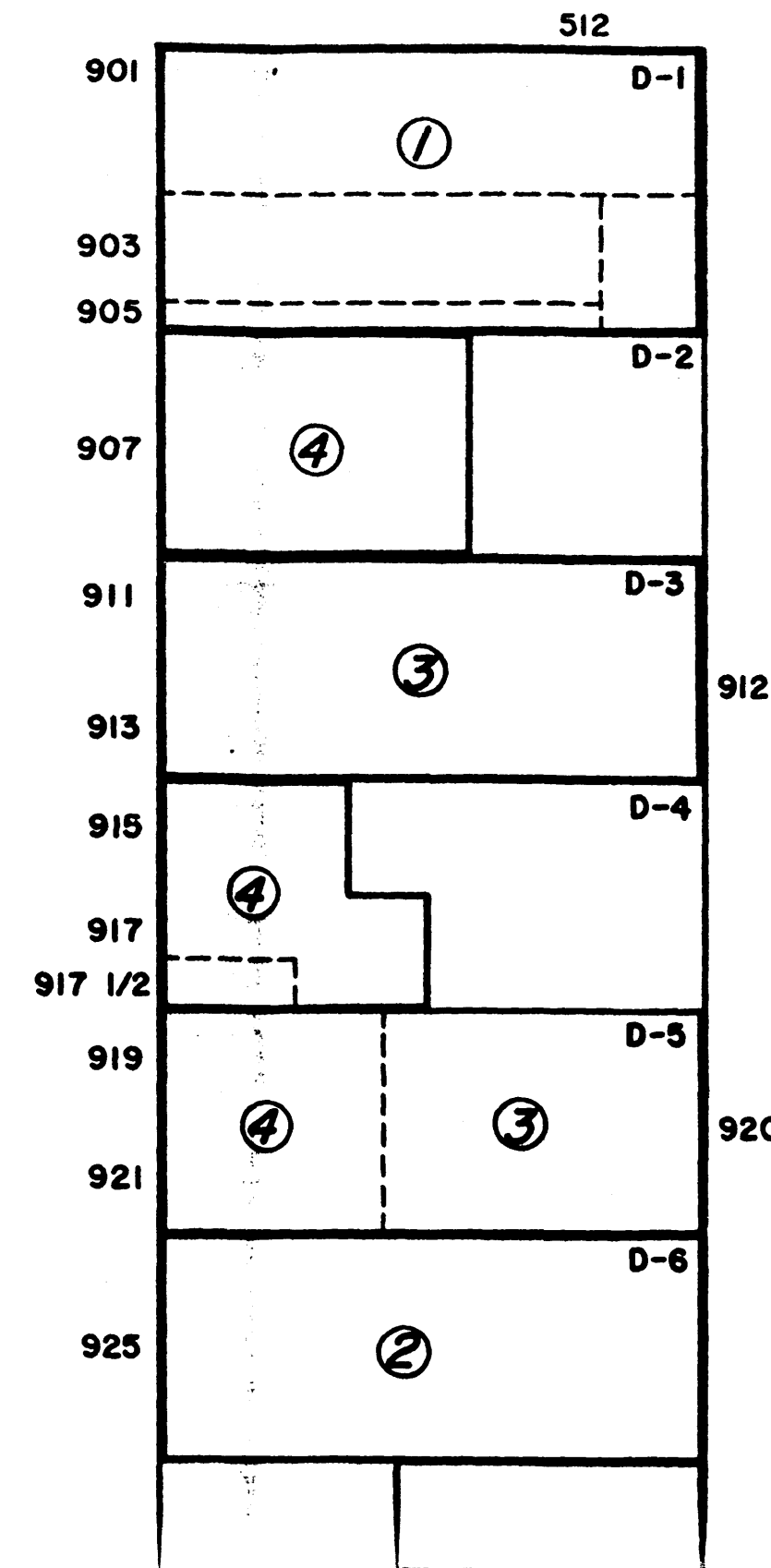


9 th.

STREET

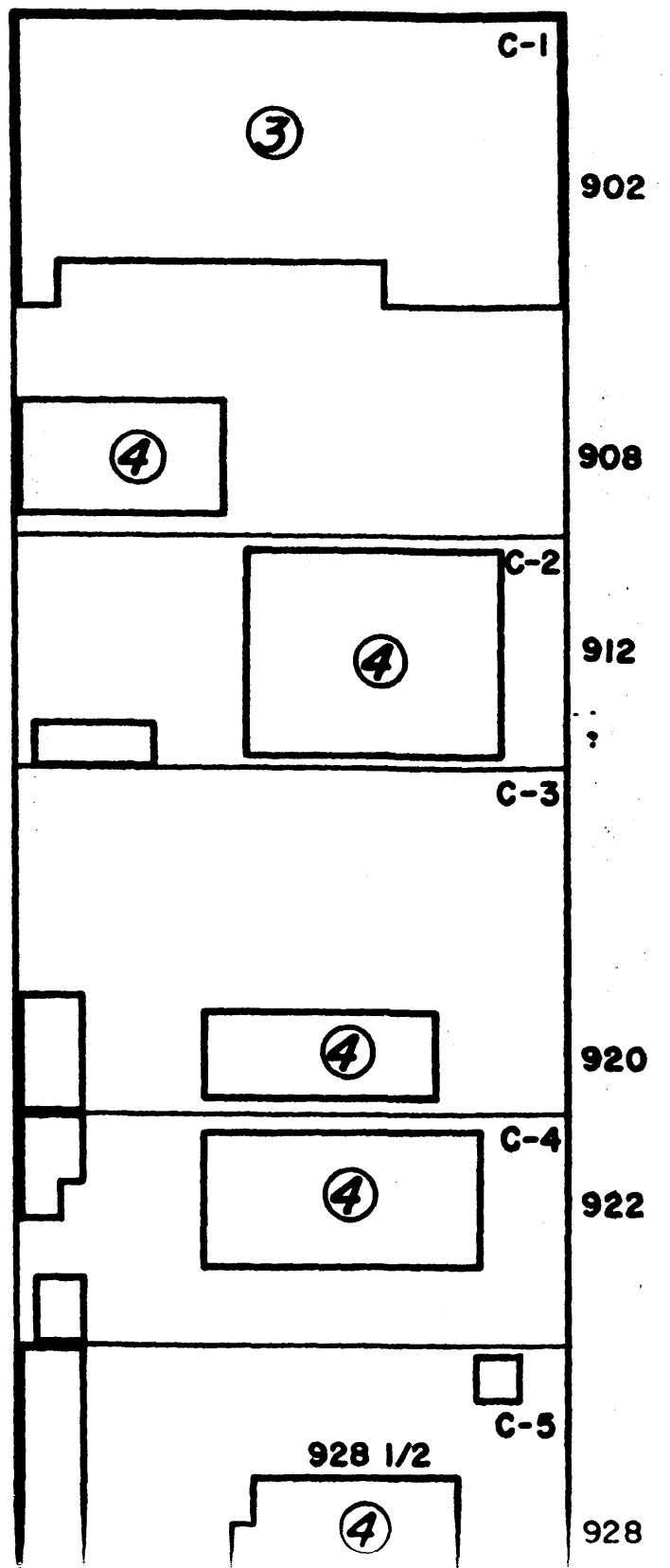
FAWCETT  
 URBAN RENEWAL AREA  
 Project No. Wash. R-3

AVENUE



912

920



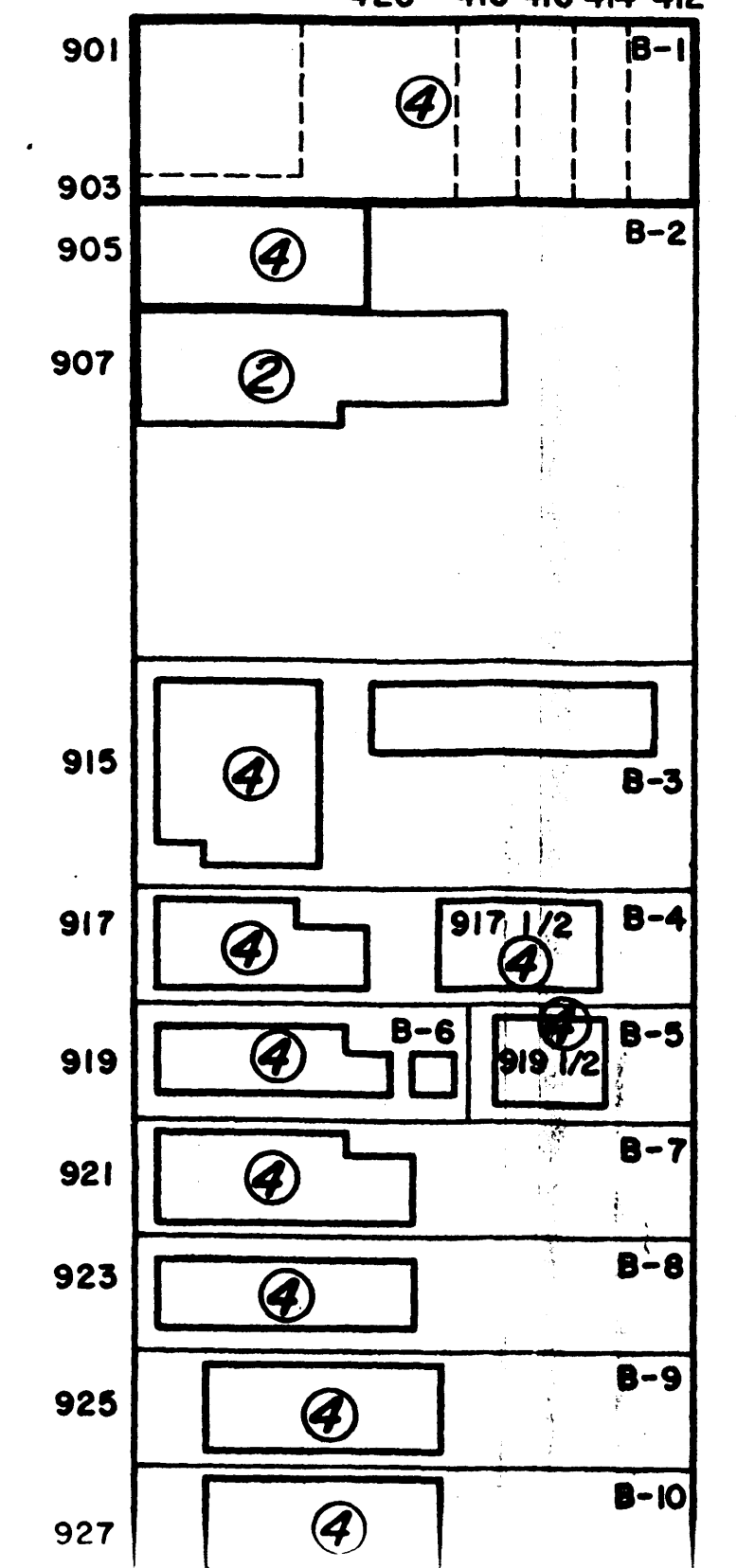
AVENUE

912

920

928

420 418 416 414 412



912

920

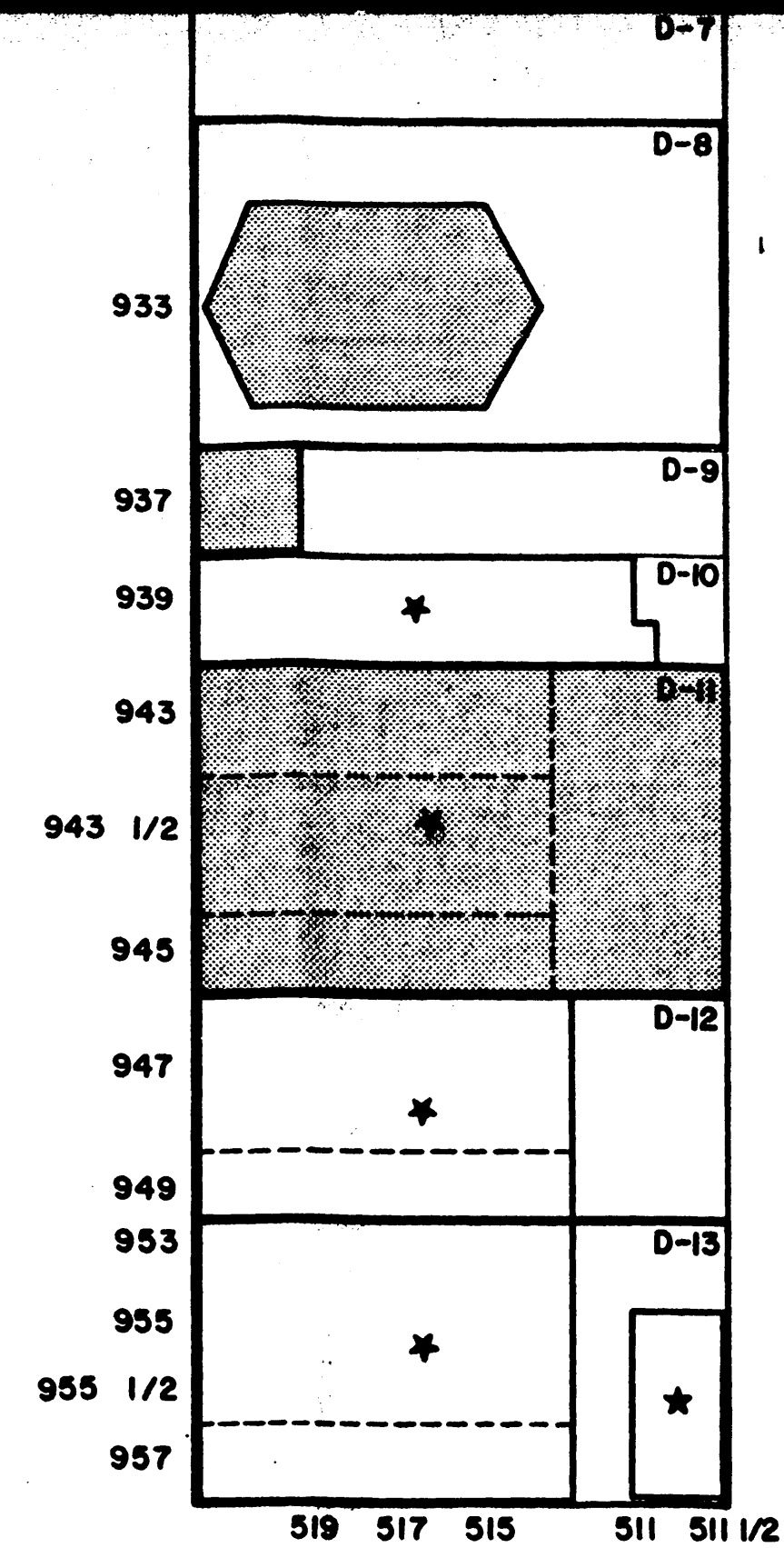
927

STREET

STRUCTURAL QUALITY

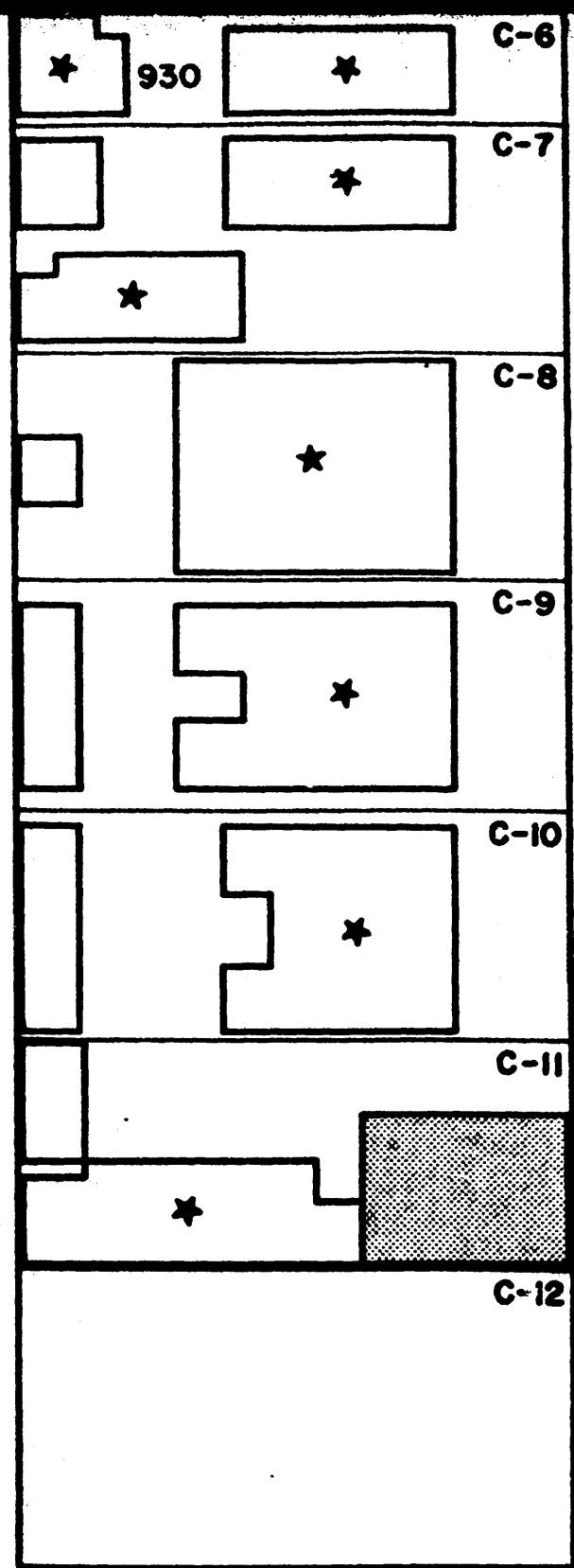
- GRADE ①
- GRADE ②
- GRADE ③

TACOMA



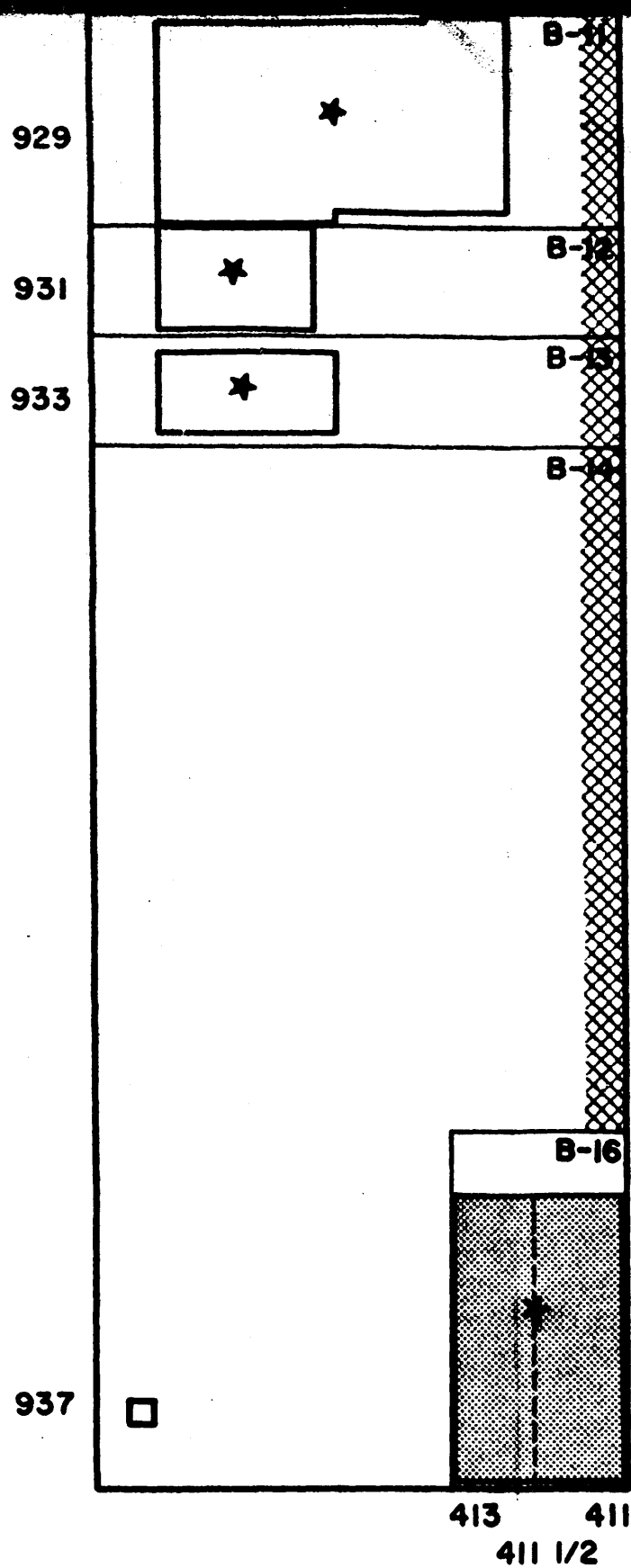
COURT

11 th.



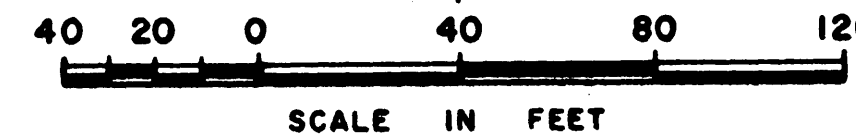
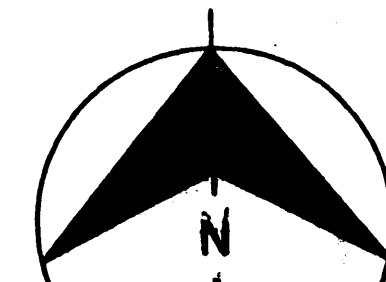
FAWCETT

STREET



COURT

MARKET



OFFICE OF URBAN RENEWAL  
CITY OF TACOMA, WASHINGTON

9 th.

STREET

# FAWCETT URBAN RENEWAL AREA

## Project No. Wash. R-3

### FIRE HAZARDS

#### CONSTRUCTION

WOOD FRAME

OTHER

STRUCTURES WITH HAZARDS

BLUFF AREA.

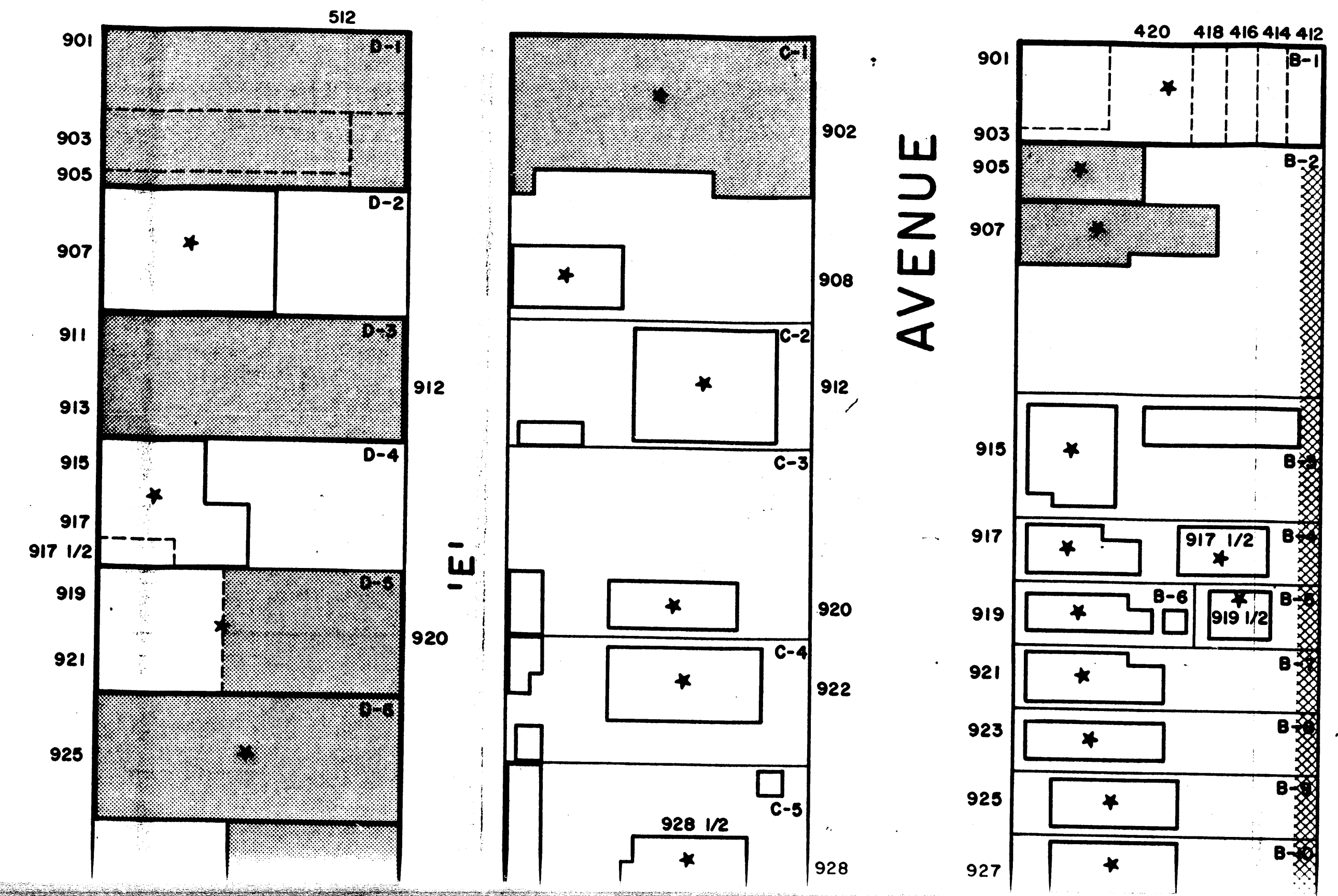
PARCEL NOS.

ADDRESSES

AVENUE

AVENUE

STREET

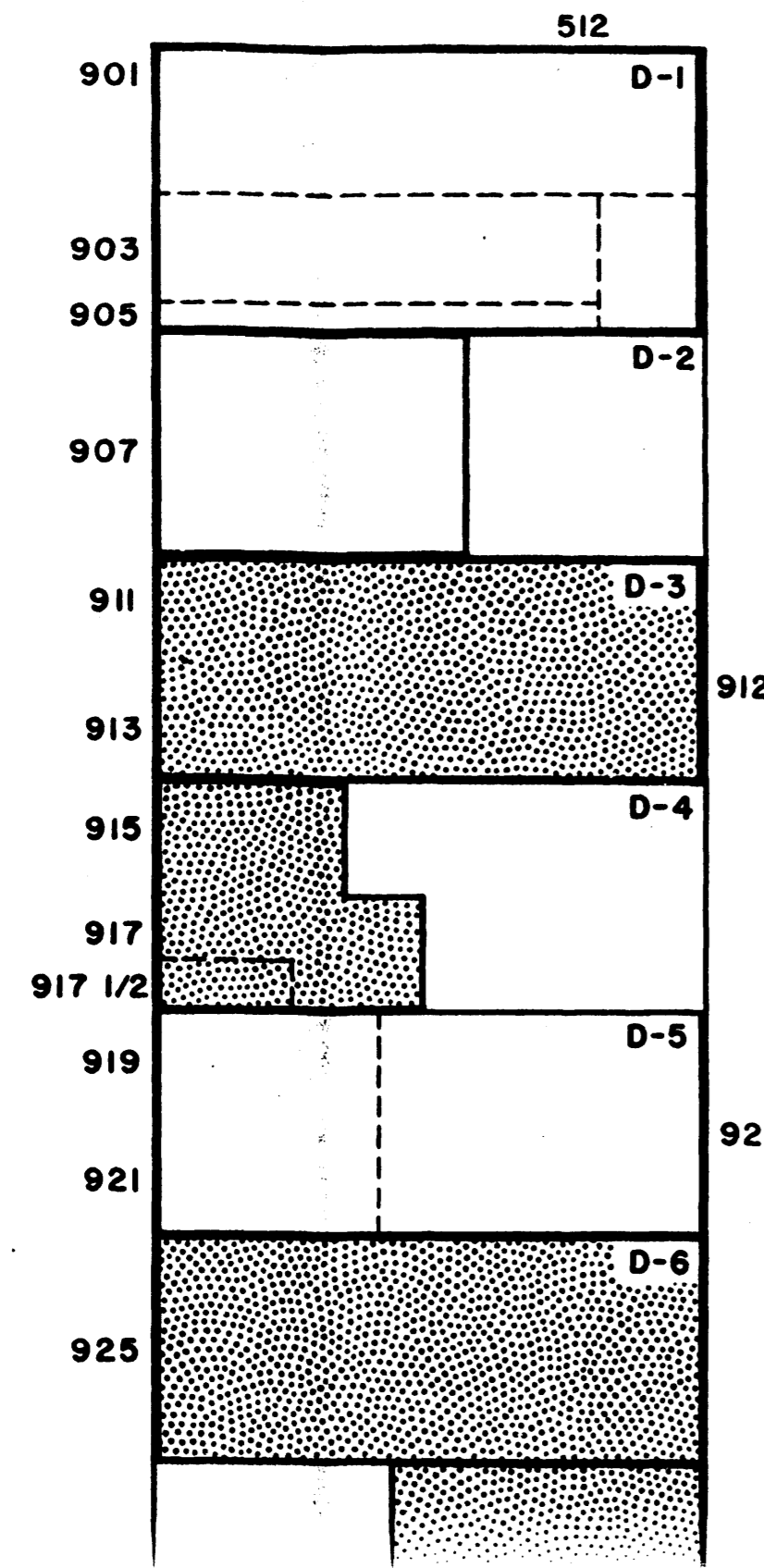


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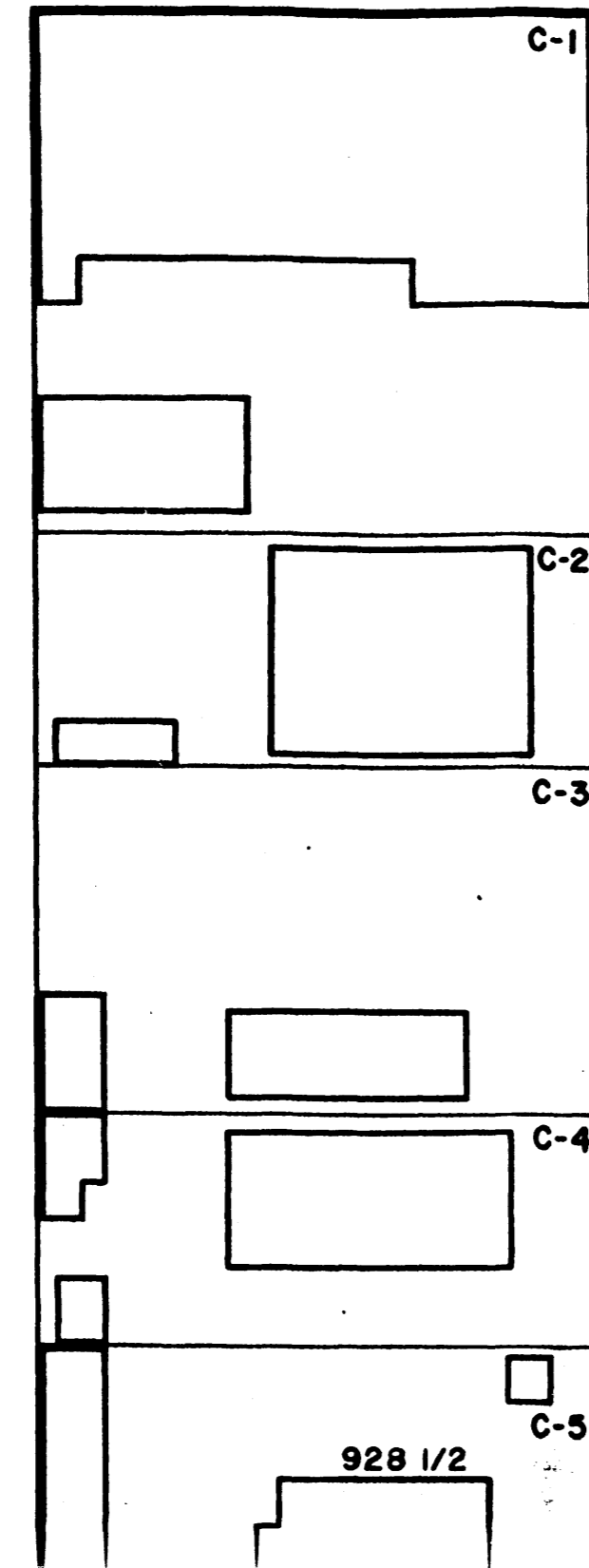
STREET

FAWCETT  
 URBAN RENEWAL AREA  
 Project No. Wash. R-3

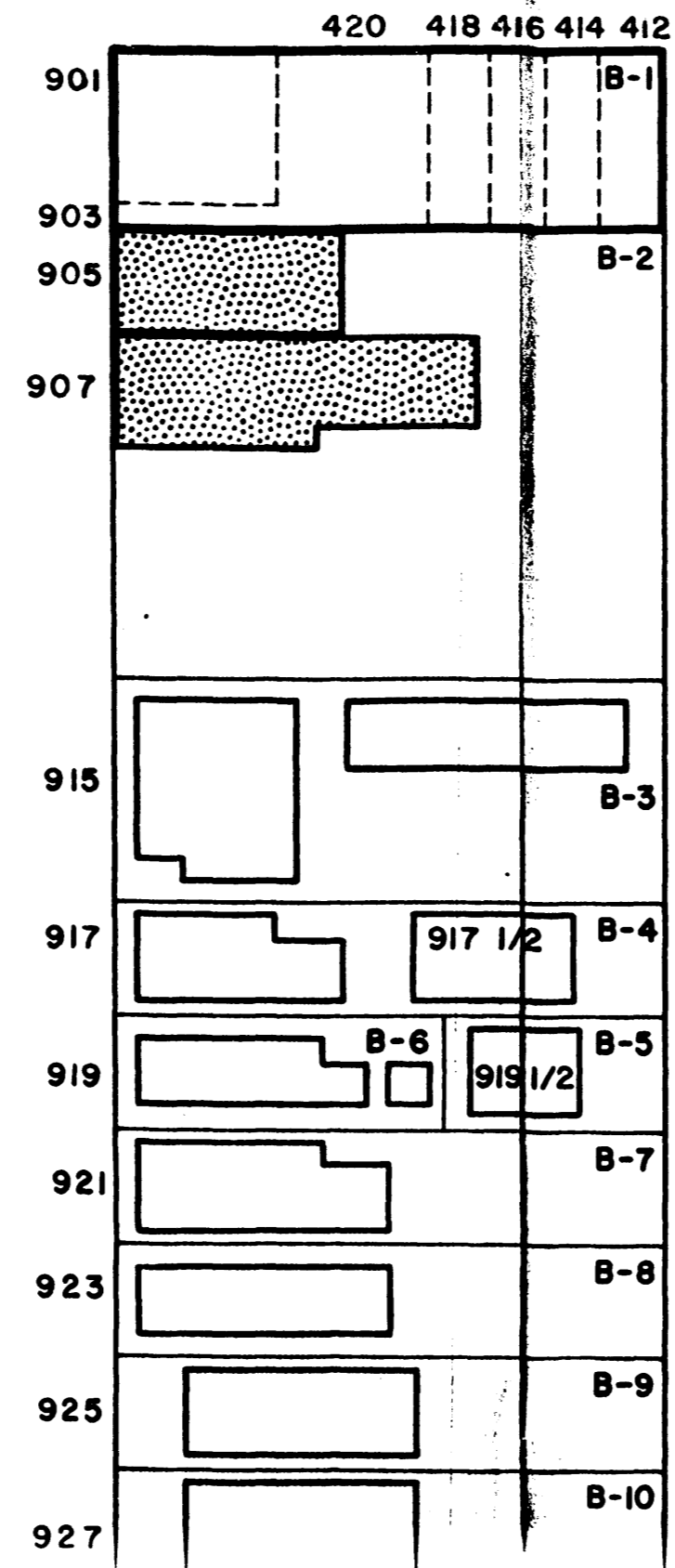
AVENUE



'E'



AVENUE



'D'

STREET

ELECTRICAL CODE VIOLATIONS

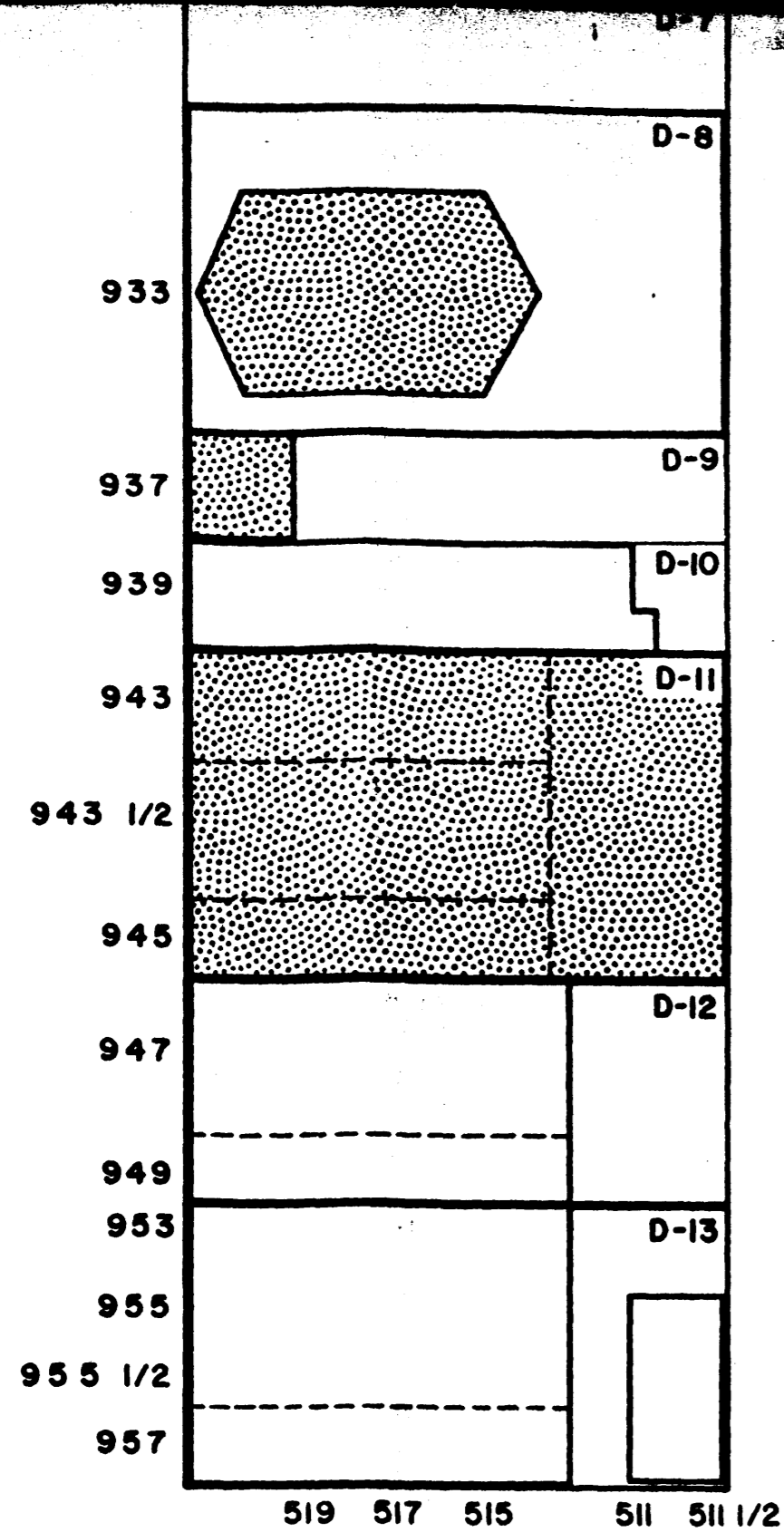
□ STRUCTURES WITH VIOLATIONS

▨ STRUCTURES WITH NO VIOLATIONS

B-1 PARCEL NOS.

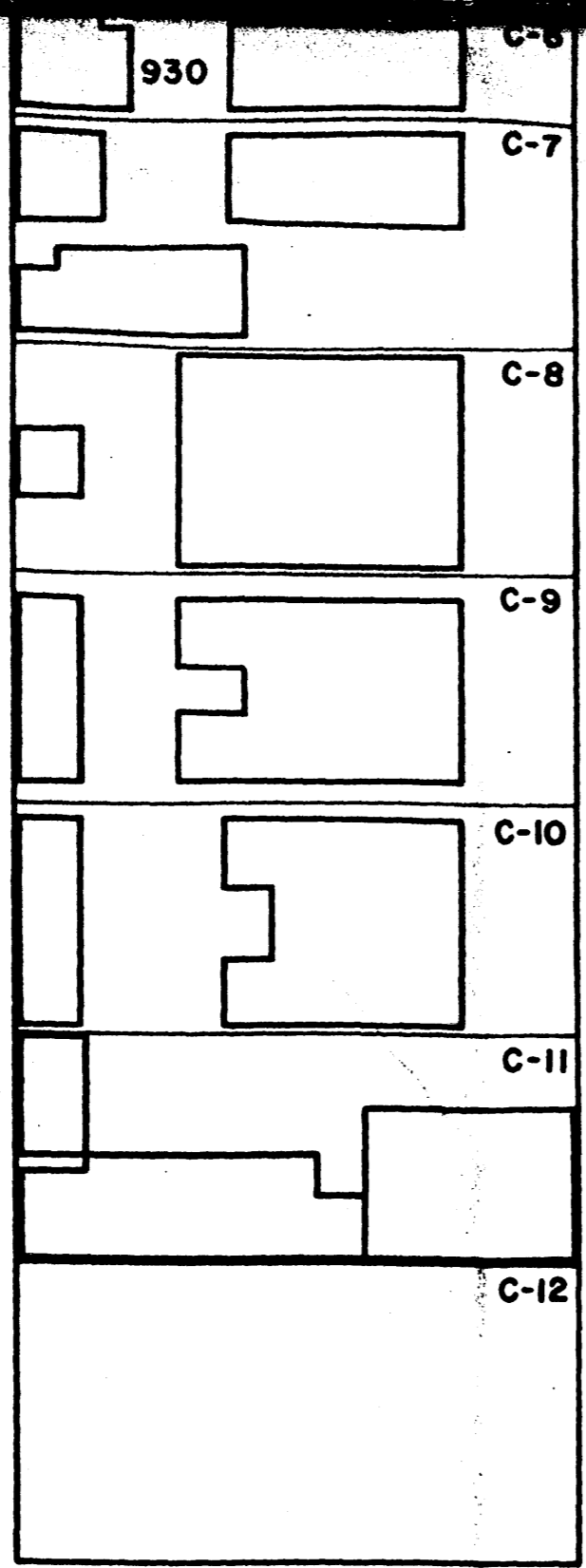
917 ADDRESSES

TACOMA

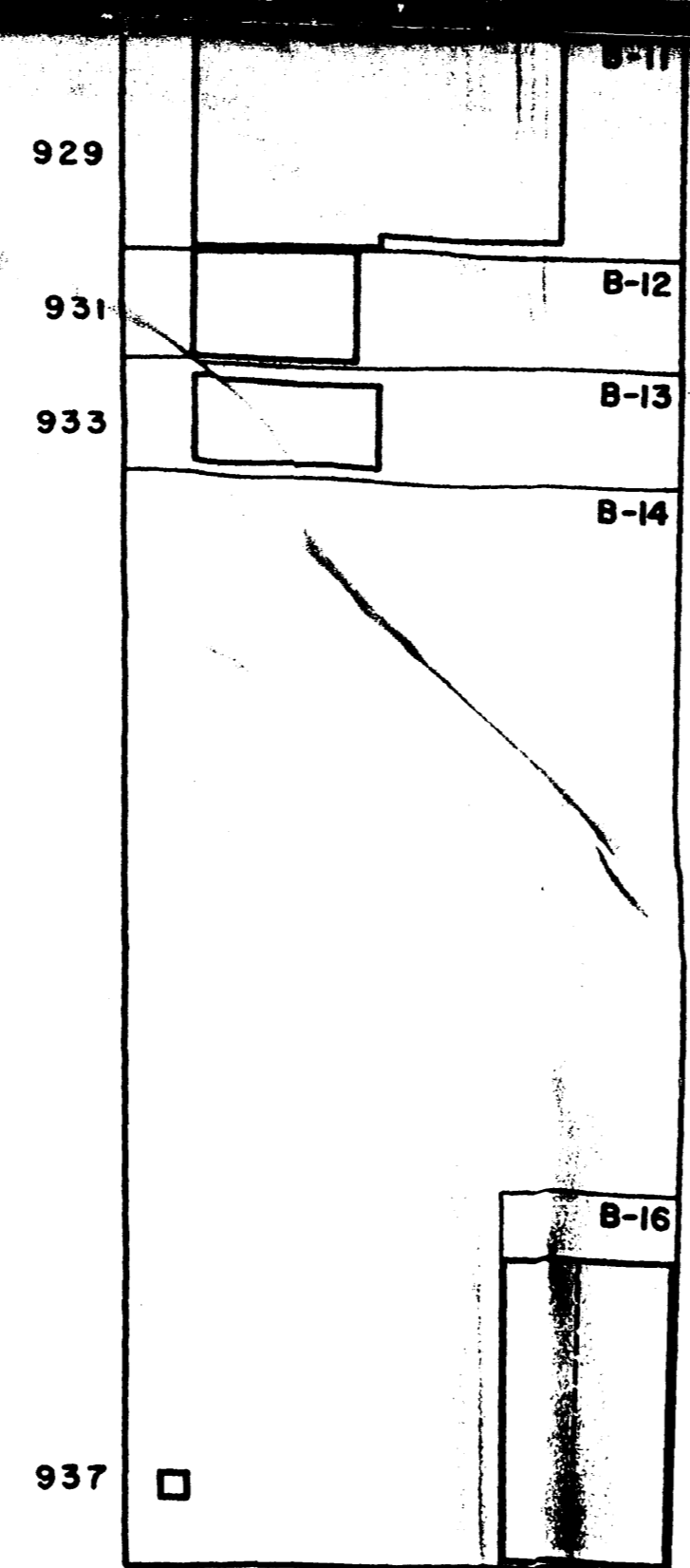


COURT

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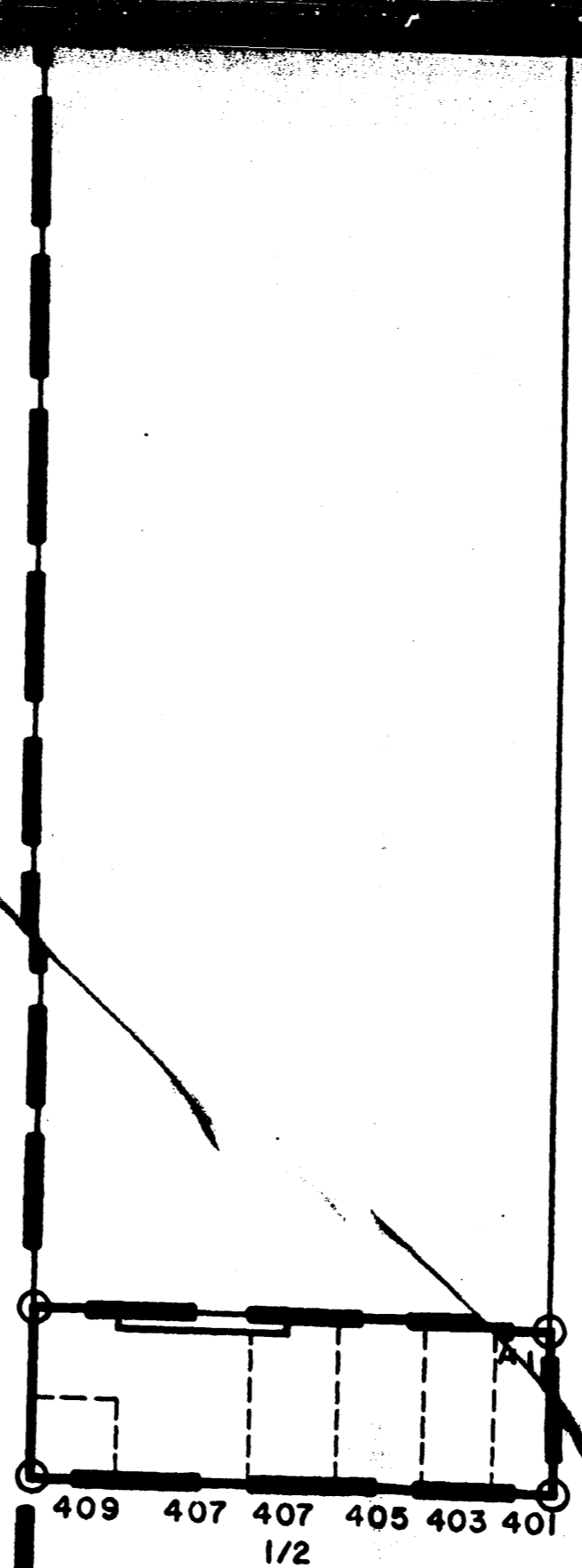


FAWCETT

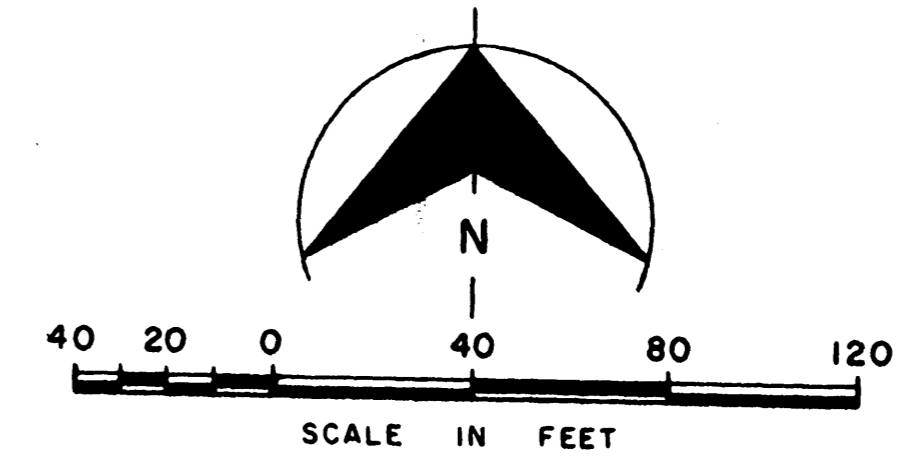


COURT

STREET



MARKET



OFFICE OF URBAN RENEWAL  
CITY OF TACOMA, WASHINGTON

DRAWN BY *Mark D. Hawn* 8-25-61 APPROVED BY *Thomas M. Cook*

REVISED BY

R-213 - Report on Planning Proposals

1. The Urban Renewal Plan
2. Zoning Proposals

No change in the zoning is required. The present zoning ordinance permits all uses contemplated in the Urban Renewal Plan. Further, the existing zoning in the adjoining areas is compatible with the proposed uses for the project.

3. Basis for determinations of:

a. Proposed land uses. The project area is a small pocket of residential blight which effectively blocks development supporting the retail core of the Central Business District and its linkage with the public buildings complex on Tacoma Avenue.

The general objective of the reuse planning is to replace this residential blight with an area which will enhance and provide needed services for the public buildings complex and the retail core, as well as to provide an effective link between them. The specialized commercial, office, and public uses are designed to achieve this objective. In particular, the provision of public open space is intended as a means for carrying out one of the significant goals of the Planning Commission i.e. provision of open areas which are now almost non-existent in Tacoma's downtown.

Further, the reuse determination are supported by the findings of both the Land Utilization and Marketability Study and Reuse Value Appraisal prepared by Ashton and Associates. These reports indicate that the project area is an ideal location for the uses proposed and that the land can be sold for these uses within a reasonable time.

The residential use within the project consists of a parcel occupied by an apartment house which may be extensively remodeled. This use is compatible with the other project uses, since the building would be occupied primarily by single persons desiring to be within easy walking distance of the downtown.

The purpose of the central pedestrian ways is to carry out the objectives of the Urban Renewal Plan by opening up the project area, by providing access to the project from the retail core and the public buildings complex, and by facilitating pedestrian circulation within the project. The location of these areas has been carefully coordinated with that for the moving sidewalk system now under construction in the core.

b. Land use controls

The land use controls are designed to:

1. Require adequate off-site parking and access for the uses proposed while encouraging the developer to place parking areas underneath buildings.
2. Restrict building height and bulk so that the outstanding views from the project may be substantially retained.
3. Require the developer to provide a certain amount of landscaped open area in order to enhance and promote the amenity of the project area.
4. Enable the developer to use to best advantage the steeply sloping project sites.
5. Encourage the developer to orient his buildings toward the central park in order to unify the total project development.

Further, before establishing the proposed controls, the Planning Department analyzed the lot coverage, etc. of several office buildings which were used as comparables in the Reuse Value Appraisal and which generally meet the objectives of the Urban Renewal Plan. Also, the controls were fully reviewed with local investors and architects. On the basis of this analysis, it is believed that the proposed controls would not impair the marketability of project land for the uses proposed. This was also the conclusion of Ashton and Associates.

The proposed period for the duration of the plan controls is intended to insure the continued and long range renewal of the area, without discouraging potential redevelopers.

- c. The City's zoning and other codes have been previously reviewed by HHFA. All except the housing code are considered adequate. See comments under R-211 regarding housing code revisions.
- d. Not applicable. No modification of existing major streets is planned.
- e. Not applicable. There are no areas within the perimeter boundary of the project which will be excluded from the urban renewal area.
- f. It is currently contemplated that only four properties along Tacoma Avenue will not be acquired. All of these properties are occupied by substantial commercial structures which can be made to conform to the urban renewal plan.

Owner participation agreements will be signed with the owners of these properties to insure that the properties are maintained in accordance with the Urban Renewal Plan controls.

- g. The determination of the adequacy of public and other facilities was based upon an analysis of the facilities required to service the high value central core abutting the project. The following facilities are proposed so that project improvements will conform to the local design standards, as well as objectives stated by the Planning Commission for the central core area:
  - 1. Underground utilities.
  - 2. Larger capacity water mains and additional fire hydrants. The Fire Zone I district was recently expanded by the City Council to include the project and several adjacent areas not previously covered.
  - 3. Public open areas and central pedestrian ways.
  - 4. Additional street lighting.
  - 5. Replacement and repair of streets, curbs and sidewalks.



4. Relation of Planning Proposals to Plans for Neighborhoods or District of Which Project Area is a Part.

The Fawcett Project area is a part of Tacoma's Central Business District. Like all CBD's, the Tacoma CBD is not a homogeneous area. The difference in land use, daytime population, density, pedestrian concentration and vehicular traffic in its various sections are apparent from casual observation. The two main segments of the CBD are its core and surrounding Frame. These are, in turn, composed of minor areas of functional specialization.

The Fawcett Project area occupies a unique position between and directly adjacent to two highly specialized functional codes - the retail hub of the core to the east "down the hill", and the public buildings complex of the frame to the west "up the hill." The general objective of the reuse planning is to provide needed supporting services for both the retail hub and the public buildings complex, as well as to provide an effective link between them. Thus, while occupying only a very small portion of the total CBD area, the Fawcett Project area occupies a key position as a unifying element in the CBD district plan.

The smallness of the project area was a limiting factor on all project planning proposals. Three major objectives can be achieved, however.

a. The specialized commercial and office uses to be introduced through private redevelopment will result in building development compatible with its important neighboring areas. At the same time supporting services and facilities will be provided to those areas, and the project area itself will be utilized to its full economic potential.

b. While no change in the vehicular street system was feasible because of the smallness of the project area, provision of pedestrian walkways running east and west through the center of the project area is accomplished. These walkways form an integral

part of an overall system planned to link together the subareas of the core and the public buildings area of the frame. When financing becomes available, moving ramps will be installed to overcome the problem of steep grades which hampers pedestrian circulation east and west. The walkways also enhance the value and utility of the project area itself for redevelopment.

c. Provision of a small public park approximately in the center of the project area will be the first step in providing new and effective open spaces in the CBD. While the park will primarily benefit the project area itself, it will also serve as an example of benefits to be obtained from provision of open space in areas designed to attract and serve large numbers of people. Orientation of the park to the new pedestrian walkways will enhance the total amenity effect of both facilities.

The planning proposals for the Fawcett area follow general policy outlines established by the Tacoma Planning Commission in its report "The Central Core", Part I, Central Business District Studies, published in June, 1959, and the Generalized Land Use Plan for the City of Tacoma adopted by the Planning Commission in March, 1960.

5. a. Conformity of the Urban Renewal Plan with the general plan and Workable Program of Tacoma.

The Urban Renewal Plan conforms with all parts of the City's general plan presently in effect. These plans include the Major Street Plan adopted by the Tacoma City Council in February, 1951; the Comprehensive Zoning Ordinance adopted by the Council in May, 1953; and the Generalized Land Use Plan adopted by the Council in May, 1960; and subsequent amendments. It is also in conformance with the Community Facilities Plan adopted by the Planning Commission in 1952 and the 1960-65 Capital Improvement Program adopted by the Commission in 1959.

The Workable Program provides for the continual revision and updating of these plans as required. Presently being concluded is an analysis of the Central Business District Frame so that the comprehensive community plan for the Central Business District can be revised and completed during 1961. The Urban Renewal plan

is in conformance with the findings of the City's CBD studies to date, and will become a part of the revised CBD comprehensive plan.

b. Urban Renewal Plan's relationship to definite and identified local objectives.

The Urban Renewal Plan is intended to further the following objectives and principles:

1. From the Generalized Land Use Plan ----

- a. To encourage the development of an efficient physical environment for commerce and industry with sufficient and appropriate space for each type of economic activity and with adequate facilities for the handling and movement of goods;
- b. To protect, preserve and enhance the intrinsic and desirable social, cultural and aesthetic values of Tacoma as they are expressed in the physical development of the City.
- c. To coordinate circulation routes and facilities with public and quasi-public service facilities, and to coordinate both with the pattern of private land use.

2. From "Downtown Tacoma Renewal", publication of the Tacoma Office of Urban Renewal ----

- a. To encourage a healthy fringe area where functionally related land uses are grouped, enabling the consumer to be more efficiently served and permitting the joint use of common facilities;
- b. To promote generally improved appearance and more amenity;
- c. To strengthen the linkages between all of the component parts, increasing the overall attraction of Downtown Tacoma.

In many respects the Fawcett Area Urban Renewal Plan may be considered a pilot plan for the eventual total renewal of downtown Tacoma. The results of the Fawcett Project should establish important guidelines for realizing the objectives stated above, as well as other specific planning and development goals stated in the various parts of the City's General Plan.

**Fawcett Financing Plan**

**OFFICE OF URBAN RENEWAL  
AUG 31 1961**

**EXPENSE**

<b>Planning &amp; Overhead</b>		<b>\$306,388</b>
<b>Survey &amp; Planning Advance</b>	<b>\$57,364</b>	
<b>Adm. overhead &amp; services</b>	<b>52,020</b>	
<b>Office Furniture &amp; Equip.</b>	<b>1,487</b>	
<b>Legal Services</b>	<b>9,454</b>	
<b>Acquisition Expenses</b>	<b>28,851</b>	
<b>Property Management (inc.         tax credits)</b>	<b>39,682</b>	
<b>Relocation Costs</b>	<b>10,145</b>	
<b>Disposal, lease, retention         costs</b>	<b>31,570</b>	
<b>Rehabilitation</b>	<b>300</b>	
<b>Interest</b>	<b>42,000</b>	
<b>Project Inspection</b>	<b>12,805</b>	
<b>Contingencies</b>	<b>20,710</b>	
<b>Purchase of Land</b>		<b>\$1,272,384</b>
<b>Demolition</b>		<b>\$ 91,520</b>
<b>Improvements</b>		
<b>Federal</b>		<b>\$ 169,299</b>
<b>Street and Sidewalk Work</b>	<b>\$10,537</b>	
<b>Storm Drains</b>	<b>15,763</b>	
<b>Central Pedestrian Walk-                 ways</b>	<b>7,589</b>	
<b>Regrading</b>	<b>101,075</b>	
<b>Park</b>	<b>34,335</b>	
<b>Local</b>		<b>\$ 150,123</b>
<b>Underground Powerlines</b>	<b>126,850</b>	
<b>Street Lighting</b>	<b>3,000</b>	
<b>Water Mains &amp; Hydrants</b>	<b>18,616</b>	
<b>Street Improvements</b>	<b>1,657</b>	
<b>Relocation Payments</b>		<b>\$ 73,868</b>
<b>Total Expense</b>		<b>\$2,063,582</b>

**INCOME**

Proceeds from Land Sale	\$ 516,750
Investments of Surplus Funds	21,000
Property Management Income	<u>41,120</u>
Total Income	\$ 578,870

**NET CASH REQUIREMENTS**

Less Relocation Payments	\$ 73,868
NET CASH TO BE DIVIDED 1/3 & 2/3	\$1,410,844

**FEDERAL GRANTS**

Relocation (100% Reimbursed)	\$ 73,868
Capital	937,087

REQUIRED LOCAL SHARE \$ 470,281

**SOURCE OF LOCAL SHARE**

Underground Powerlines	\$126,850
Street Lighting	3,000
Cash Credits-for staff services	20,000
Real Estate Tax Credits	27,162
Credits from Center Street	276,472
Water Main & Hydrant	5,646
*Water Mains & Hydrants	20,589
*Street Improvements	<u>3,132</u>
	\$473,757

Actual Capital Grant will equal \$937,087 + 276,472 or \$1,213,559.

\* These improvements on the project boundary are to be financed out of the General Fund. \$14,627 applies as credit to the project.

**FAWCETT FINANCING PLAN**  
**Alternate No. 1**  
**(Acquisition of all but Bank)**

OFFICE OF URBAN RENEWAL

AUG 31 1961

**EXPENSE**

<b>Planning &amp; Overhead</b>		<b>\$ 331,365</b>
<b>Survey &amp; Planning Advance</b>	<b>\$57,364</b>	
<b>Adm. Overhead &amp; Services</b>	<b>52,020</b>	
<b>Office Furniture &amp; Equip.</b>	<b>1,487</b>	
<b>Legal Services</b>	<b>9,500</b>	
<b>Acquisition Expenses</b>	<b>30,000</b>	
<b>Property Management (inc. tax credits)</b>	<b>48,000</b>	
<b>Relocation Costs</b>	<b>11,000</b>	
<b>Disposal, lease, retention costs</b>	<b>32,000</b>	
<b>Interest</b>	<b>51,000</b>	
<b>Project Inspection</b>	<b>17,096</b>	
<b>Contingencies</b>	<b>21,898</b>	
<b>Purchase of Land</b>		<b>\$1,819,633</b>
<b>Demolition</b>		<b>\$ 109,650</b>
<b>Improvements</b>		
<b>Federal</b>		<b>\$ 169,299</b>
<b>Street Improvements</b>	<b>\$10,537</b>	
<b>Storm Drains</b>	<b>15,763</b>	
<b>Central Pedestrian Walkways</b>	<b>7,589</b>	
<b>Regrading</b>	<b>101,075</b>	
<b>Park</b>	<b>34,335</b>	
<b>Local</b>		<b>\$ 150,123</b>
<b>Underground Powerlines</b>	<b>\$126,850</b>	
<b>Street Lighting</b>	<b>3,000</b>	
<b>Water Mains &amp; Hydrants</b>	<b>18,616</b>	
<b>Street Improvements</b>	<b>1,657</b>	
<b>Relocation Payments</b>		<b>\$ 95,000</b>
<b>Total Expense</b>		<b>\$2,675,070</b>

**INCOME**

Proceeds from Land Sale	\$ 589,300
Investments of Surplus Funds	26,000
Property Management Income	<u>50,000</u>
Total Income	\$ 665,300

NET CASH REQUIREMENTS	\$2,009,770
Less Relocation Payments	<u>95,000</u>
NET CASH TO BE DIVIDED 1/3 & 2/3	\$1,914,770

**FEDERAL GRANTS**

Relocation (100% Reimbursed)	\$ 95,000
Capital	\$1,275,176

REQUIRED LOCAL SHARE	\$ 638,257
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**SOURCE OF LOCAL**

Underground Powerlines	\$126,850
Street Lighting	3,000
Deferred Credits	20,000
Real Estate Tax Credits	30,000
Credits from Center Street	276,472
Water Main & Hydrant	5,645
*Water Main & Hydrants	20,589
*Street Improvements	3,132
Bond Issue or Appropriation	<u>163,000</u>
	\$639,594

Actual Capital Grant will equal  $\$1,275,176 + \$276,472 = \$1,551,648$

\* These improvements on the project boundary are to be financed out of the General Fund. \$14,627 applies as credit to the project.



# CITY OF TACOMA



WASHINGTON  
TACOMA PLANNING COMMISSION

August 7, 1961

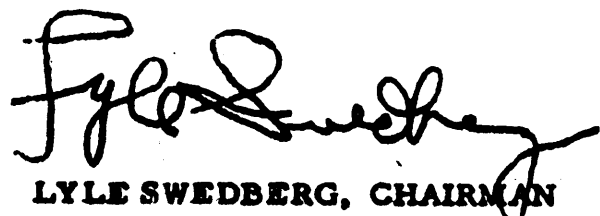
Honorable Mayor and  
Members of the City Council  
City of Tacoma, Washington

As a result of its review and study of the Fawcett Urban Renewal Plan, the Planning Commission suggests that the Council consider the following factors as they affect this project and the city's urban renewal program.

1. Planning of Urban Renewal projects should be established on a long-range basis for the entire city with recommendations to the Council from the Planning Commission before selection of project areas.
2. A procedure should be established whereby City policy can be determined for each project to guide the staff in planning for the removal or retention of buildings in the renewal area.
3. A method should be established of controlling the issuance of building permits in designated urban renewal areas so that the best planning solutions to the area's problems will not be locked by building activity in the area during the planning process. At the same time urban renewal project planning should be speeded up to the greatest extent possible in order to avoid undue hardship to the property owners.
4. It is recommended that an ordinance be drafted implementing the control described in No. 3 above, and that hearings be held on such an ordinance while the decision of the State Supreme Court on the constitutionality of the Urban Renewal legislation is pending.

Insofar as the Fawcett project is concerned, the Commission believes that the alternate financing plans will indicate the degree of clearance which will be financially feasible for the city to undertake in this project. The key location of the Fawcett project makes it doubly important that planning of the area not be compromised unless dictated by the city's financial limitations.

Very truly yours,  
TACOMA PLANNING COMMISSION

  
LYLE SWEDBERG, CHAIRMAN



cc: Director of Urban Renewal

cc: City Manager

INCORPORATED INTO THE OFFICIAL MINUTES OF SEPT. 5, 1961

Sept. 5-1961

Mayor Ben Hanson  
Mayor City of Tacoma

Dear Sir:

I respectfully request  
that the minutes of this  
public meeting be furnished  
verbatim to the Regional  
Director of Urban Renewal,  
Housing and Home Finance  
Agency Region VI.

3<sup>rd</sup> floor.

989 Market Street  
San Francisco "3"  
Calif.

Respectfully -

Henry K. Carlsons  
4415 No 8<sup>th</sup>

Tacoma "6" Wn.

DOES NOT THE USE OF FEDERAL FUNDS FOR PURELY LOCAL PROBLEMS CONSTITUTE A BREACH OF LOYALTY TO AMERICA AT THIS TIME? WE ARE IN THE THROES OF A DANGEROUS PHASE OF THE SO-CALLED COLD WAR. WHY RISK FEDERAL MONEY THAT SHOULD BE USED TO DEFEND THIS COUNTRY.

DOES NOT THE VOTER HAVE THE RIGHT TO ELECT THOSE HE WANTS TO GOVERN HIM? AND DID WE NOT ELECT A CITY COUNCIL FOR THAT PURPOSE? WHY ARE THEY NOW ASKED TO ABDICATE THEIR RESPONSIBILITIES? THIS ABDICATION ROBS US OF THE RIGHT TO GOVERNMENT OF THE PEOPLE, BY THE PEOPLE, FOR THE PEOPLE.

FOR NON-ELECTED PEOPLE TO TAKE OVER THE WORK OF ELECTED OFFICIALS ROBS THE VOTER OF HIS FRANCHISE. WE HAVE CITY LAWS, WE HAVE A PLANNING COMMISSION. IF THESE FUNCTION AS THEY SHOULD WE DO NOT NEED FEDERAL AID WHICH MEANS MORE AND MORE FEDERAL CONTROL.

WE HAVE FAITH THAT OUR ELECTED REPRESENTATIVES CAN CARRY ON TO THE GOOD OF TACOMA. LET US TRUST THEM TO DO SO.

Mrs. John B. Wiborg  
4302 North Lexington  
Tacoma 7, Washington

*Gayle A. Wiborg*

FROM

INCORPORATED INTO THE OFFICIAL MINUTES OF  
SEPTEMBER 5, 1961

George G. Franklin  
636 Fairview Drive North  
Tacoma 66, Washington

FRANKLIN FOOD STORES  
Council

To the Mayor, and Ladies and Gentlemen of the City of Tacoma, Washington in session this September 5, 1961 held in the City Council Auditorium at 7 P.M. last Friday in the Home of one of Tacoma's highly regarded families about 40 citizens met and discussed the Tacoma Urban Renewal Proposal that was understood to be discussed by the city Council at this time and place. I was selected to insert in the Sunday morning issue of the Tacoma News Tribune, an invitation, inviting all Tacoma citizens who opposed the Urban Renewal Proposal idea to come before the City Council and speak their disapproval.

I do not know how many are here in response to that invitation. Regardless of how many I hasten to assure you of the deep appreciation of those who authorized the invitation.

Speaking as an individual Tacoma Citizen and Tax Payer I assure you that I am definitely opposed to the Urban Renewal Plan in all of its ramifications.

But to conserve your time, I will confine my remarks to what could happen to Tacoma resulting from an acceptance of the Urban Renewal Plan in connection with possible results of the Mt. Rainier Ordinance Depot closing, which appears to be a certainty unless the President of the United States should exercise his authority and cancel the closing of M. R. O. D. It has been stated that the Government has stated that to each present employee of the M. R. O. D. who so desires will be given a job in Utah and that their furnishings as well as their families will be furnished free transportation from Tacoma to Utah. If 1900 employees are let out of their Tacoma jobs and on an estimate of  $3\frac{1}{2}$  persons to a family it appears that Tacoma could have about 530 vacant houses. But lets estimate that about 130 employees decide to remain in their Tacoma homes that would still leave about 500 empty houses.

It has been announced that about 600 new houses are being constructed on the Fort Lewis Reservation. Just how many army families now living off the Reservation will vacate same and move into the newly built army houses. In addition there are a great number of new homes now under construction in and near Tacoma. Just how can these empty houses be filled?

Also if about 500 families leave Tacoma it will most certainly reduce purchasing power which will necessitate many merchants to reduce their number of sales people. The number of Milk Deliverymen and other drivers will loose their jobs. In view of above facts alone, I beseech our City Council to delay at least any further consideration of the Fawcett Avenue Urban Renewal at this time.

Respectfully Submitted,

*George G. Franklin*  
George G. Franklin

*Put in  
record*

1105 No. L  
Tacoma 3, Wash.  
Sept. 5, 1961

The Honorable Ben Hansen, Mayor of Tacoma  
County-City Building  
Tacoma, Wash.

Dear Sir,

In addressing myself to Your Honor and the other members of the City Council on the subject of Urban Renewal, there are several points which I sincerely hope you will take under serious consideration.

First, let us remember that there have ~~been~~ many years been local Urban Renewal groups throughout the country, such as the Seattle Urban Renewal Enterprise, which is doing an excellent job on the Cherry Hill Project. This way involves local money, local help, and a lot of voluntary effort. This is the right approach, in my opinion.

What we are discussing tonight is Federal Urban Renewal, which must be identified properly before we can really understand it. This type of Urban Renewal is not slum clearance. It is a federally financed program of city planning which requires city governments to seize homes and other private property from some citizens and resell them, at below cost, to real estate promoters and other private citizens for developments that the city planners consider desirable.

This strikes at the very heart of our free enterprise system, which is the right to own property. Under the ancient right of eminent domain, city governments have not had the power to take private property from one citizen for the profit of another citizen.

Under the old slum clearance provisions of the National Housing Act, a city or state government could exercise its right of eminent domain to condemn and take over certain properties that were substandard, unsanitary, and harmful to public health.

The State Supreme Court's decision emphasized that if the lands were being acquired to eliminate slum or blighted area, it would be constitutional to condemn them. Judge Cochran said the "public use" in this case "lies in the removal of breeding grounds of disease, juvenile delinquency and other social evils."

But--Federal Urban Renewal is not clearance of slums. It does usually involve a certain amount of slum clearance, but, primarily, it is city planning by the city government, with the advice and control and financial help of the federal government.

The city planners decide an entire area must be redesigned. In nearly every case, there will be in the area some well-kept homes and private businesses housed in safe and adequate buildings; but they all must be replaced so that the whole area will be in keeping with what the government planners imagine will make the area more attractive.

A three-judge Federal District Court in the District of Columbia unanimously ruled, "One man's land cannot be seized by the Government and sold to another man merely in order that the purchaser may build upon it a better house or a house which better meets the government's idea of what is appropriate or well-designed."

According to Webster's Unabridged dictionary, "The right of eminent domain is usually carefully distinguished from that of taxation and the police power." (Emphasis in original).

It is now "police power" with which we deal. The Supreme Court has so ruled. When the Supreme Court over-ruled the Federal District Court in 1954, Justice Douglas delivered the majority opinion. He wrote, "If these who govern the District of Columbia decide that the Nation's capital should be beautiful as well as sanitary, there is nothing in the Fifth Amendment that stands in the way....If owner after owner were permitted to resist these redevelopment programs on the ground that his particular property was not being used against the public interest, integrated plans for redevelopment would suffer greatly. The argument pressed on us is, indeed, a plea to substitute the landowner's standard of the public need for the standard prescribed by Congress."

Justice Douglas wrote, and most significantly, "We deal, in other words, with what traditionally has been known as the police power..."

No one in the city of Tacoma would be safe from this naked "police power." In one project in Seattle, for instance, the urban renewal coordinator is considering what criteria to use in order to declare an area as "blighted." He was quoted as saying that the homes in the First Hill project are 82 percent older than 40 years, and 49 percent of the homes near the U. of W. are older than 40 years. Or, perhaps the criteria may be lowered to any area in which the majority of homes are older than 25 years, or even less, depending on the whim of city planners.

And, once embarked on this road--there is no turning back. There is no recourse to law--since the Supreme Court has already ruled. Remember, over a year ago when the people in Thurston County found to their dismay that PUD commissioners have great power and do not have to consult the people even on the gravest of policy matters, and there is no means provided by law for the dissolution. The same situation is inherent in Federal Urban Renewal.

As to cost. The latest figures I have are for 1958. The cost of urban renewal authorized to that date was \$2.2 billion. The administrative expenses were running approximately \$5,730,000 a year and increasing. Public housing bonds were over \$2 billion. The yearly cost to taxpayers for the principal and interest on these bonds is \$193,446,000. Which means that over a 40 year period--taxpayers will pay close to \$8 billion for projects which originally cost \$2.2 billion. And the costs have risen since.

Advocates of this urban renewal insist that there will be no federal control, no meddling in local affairs; just munificent federal help, "which we might just as well take, because our refusing to take it won't stop it, and our citizens have to pay for it in other communities anyway."

Section 106 (c) (7) of the Housing Act of 1949 as amended through July, 1957, provides that the Urban Renewal Administrator: "notwithstanding the provisions of any other law, may include in any contract or instrument made pursuant to this title such other covenants, conditions, or provisions...as he may deem necessary."

Section 109 (a) of the law contains the Davis-Bacon Act provision that the Secretary of Labor has absolute power to set wage scales for all work connected with an Urban Renewal Project.

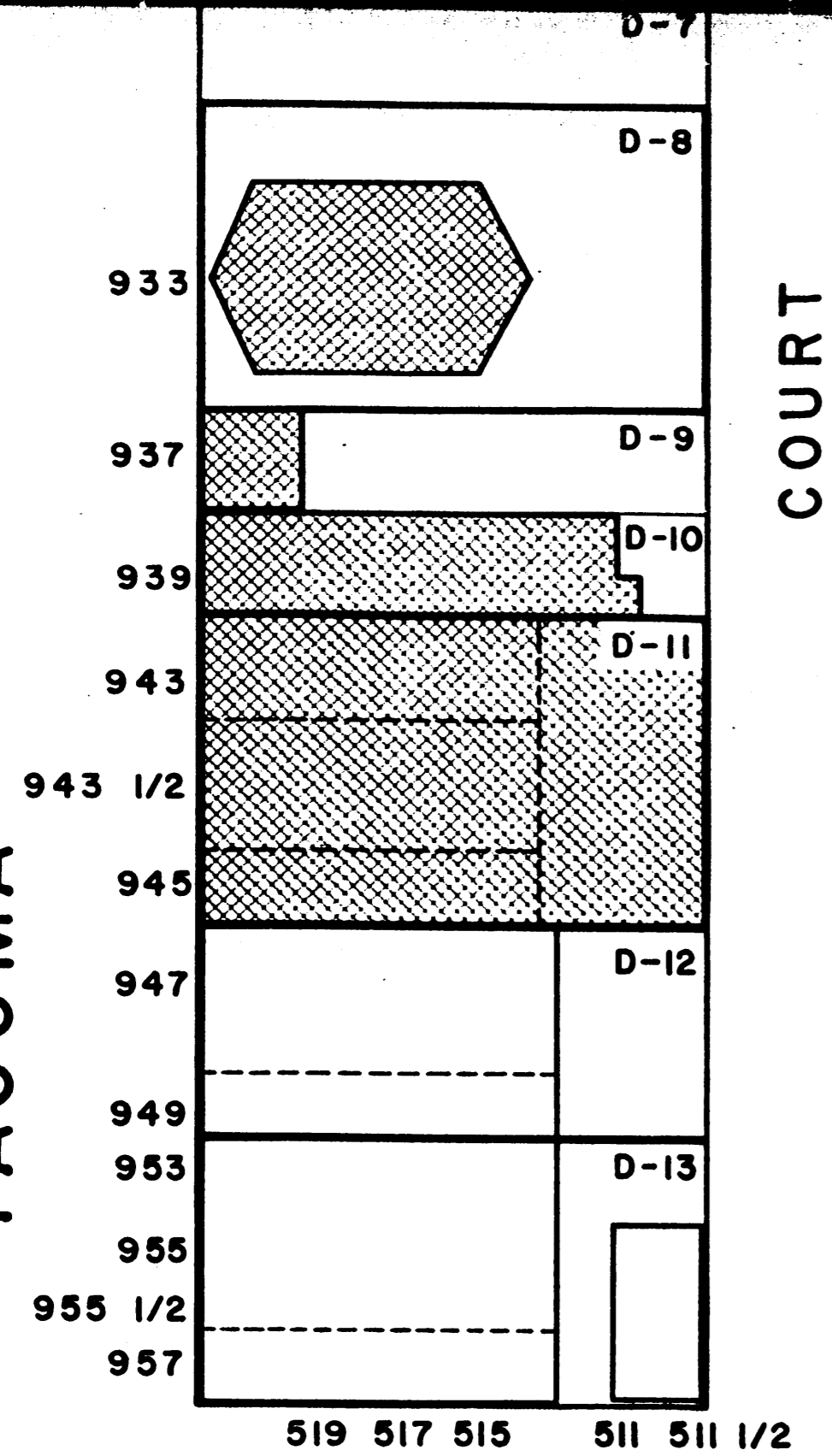
Federal aid of this kind is based on a fool's Paradise, the lure of something for nothing. Is Tacoma so bereft of initiative and courage, so lacking in self-determination, so poverty-stricken--that we can't renew the city ourselves. If we are--then Federal money will never drag us up, will never give us self respect. We might just as well give up and sit here and decay, but at least we'd be doing it without stealing it from some other taxpayers who are doing the job themselves in their own community.

I would urge each member of the Council and anyone else so interested, to write to Congressman Bruce Alger and ask for his excellent material on this subject. He has done a long and exhaustive study on the issue, and it should be well studied. *Also, an editorial in July 22nd issue of Saturday Evening Post.*

Sincerely,

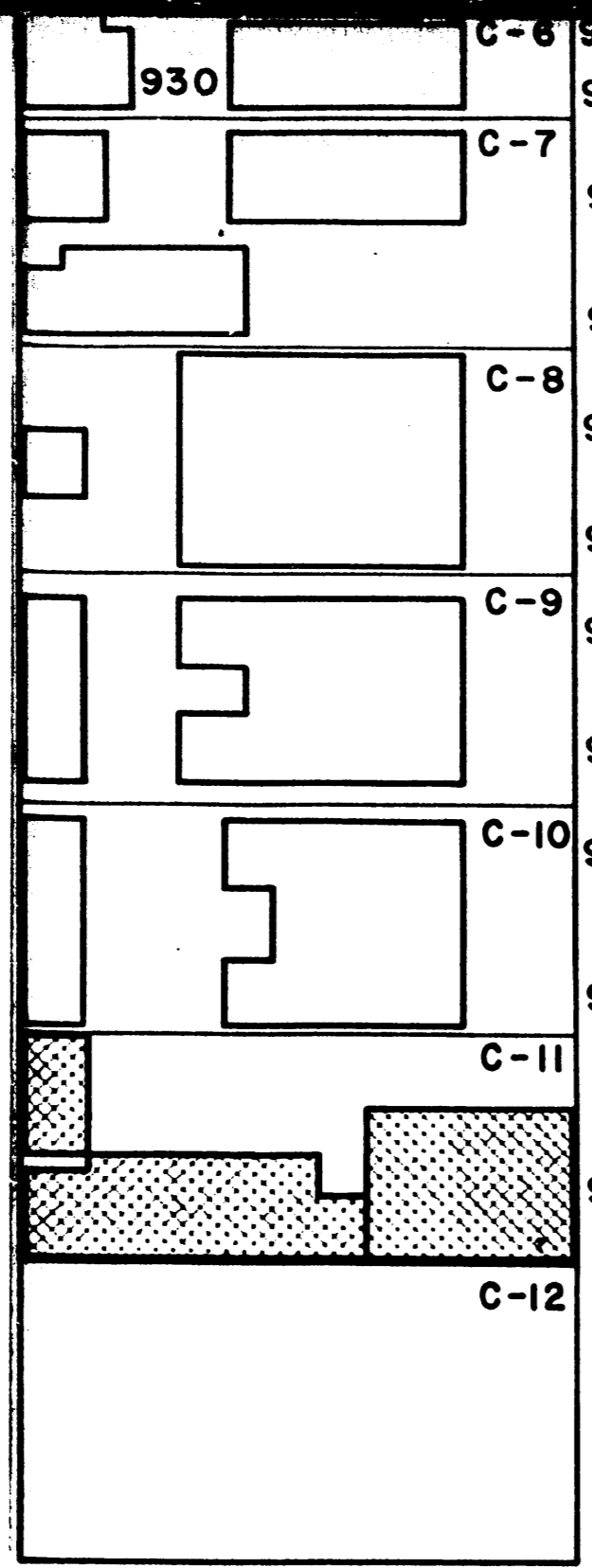
*Virginia Shackelford*  
(Mrs. E.P. Shackelford)

TACOMA



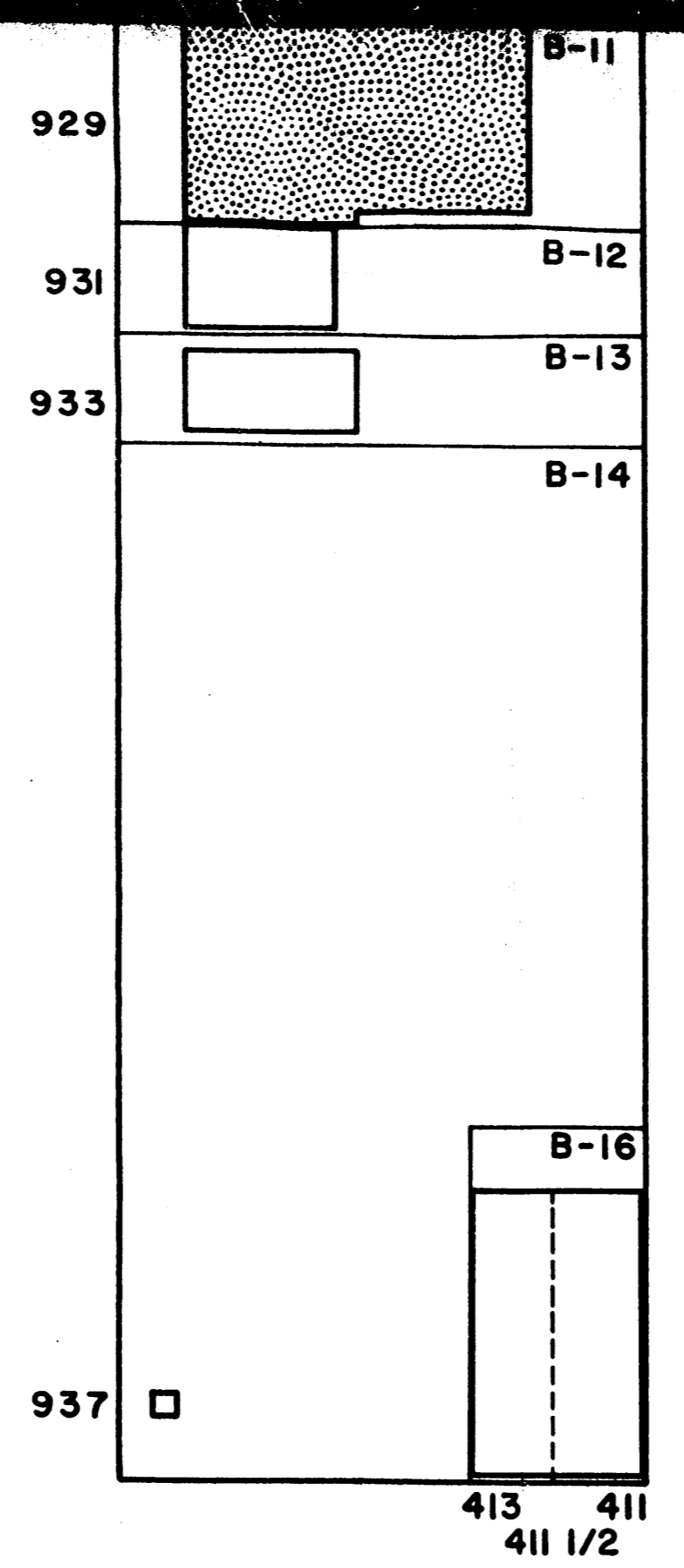
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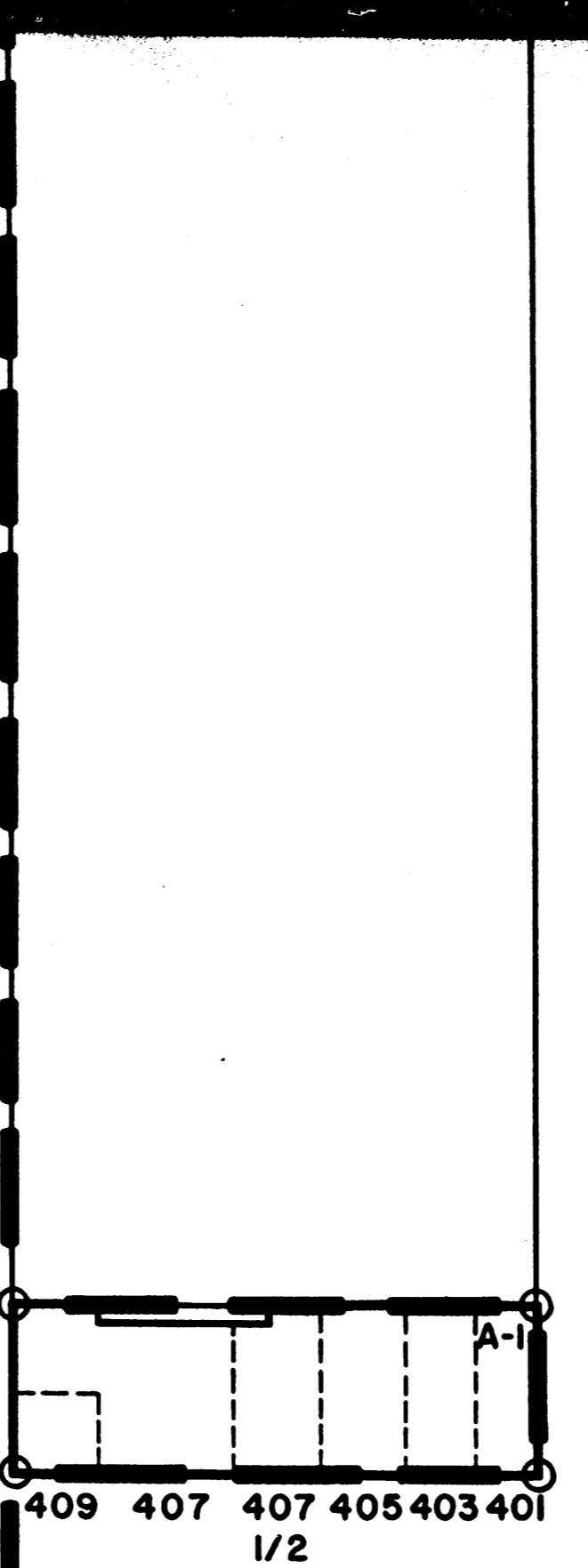


FAWCETT

STREET

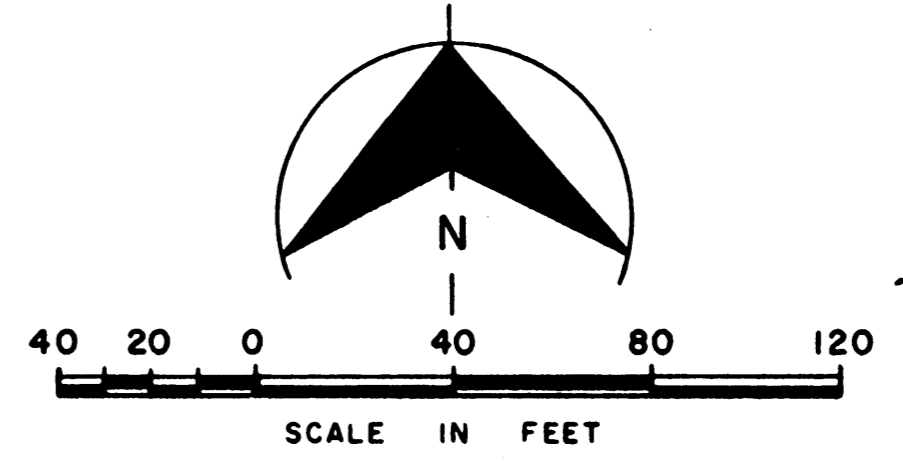


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MARKET

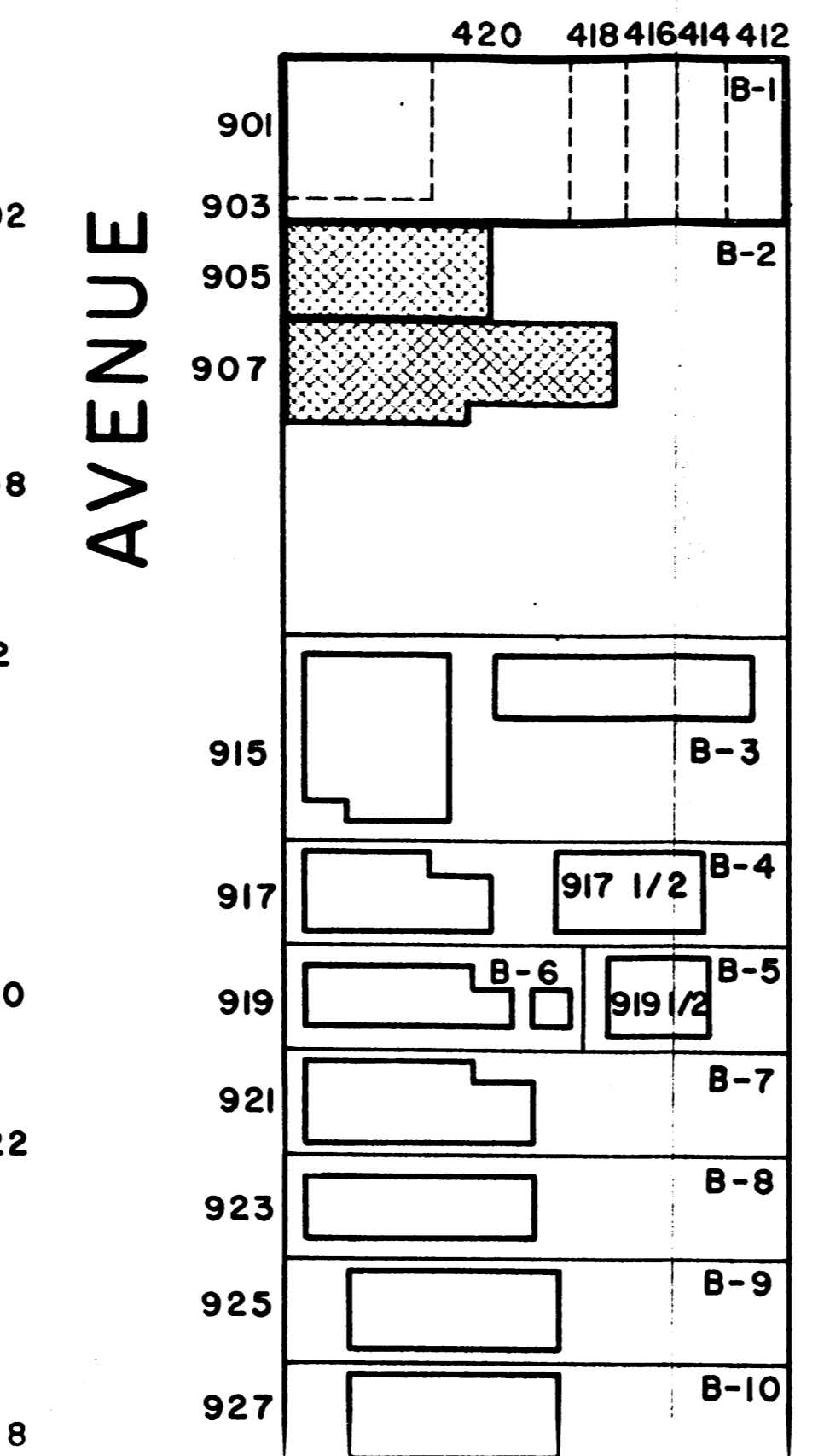
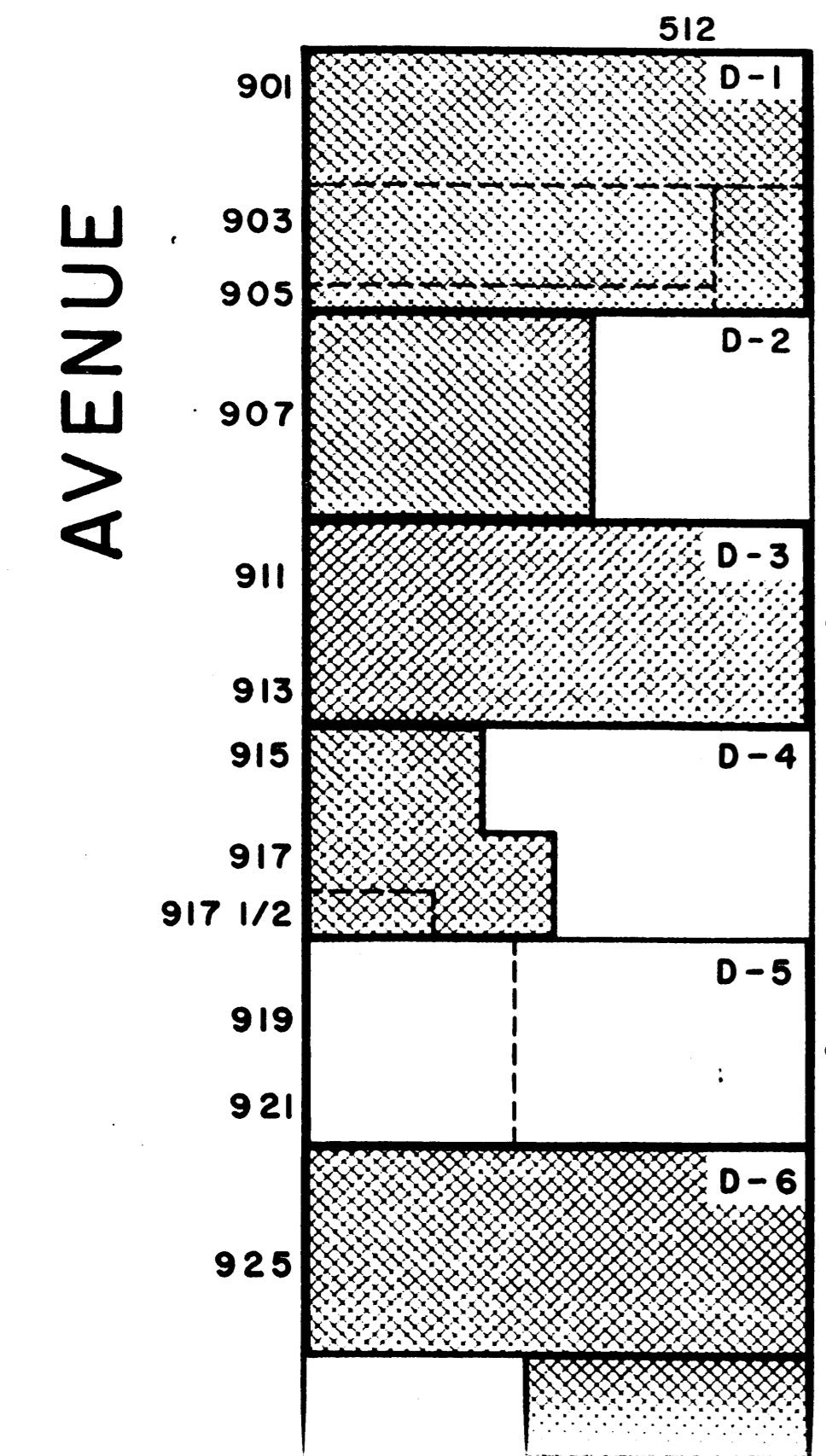
917 ADDRESSES



OFFICE OF URBAN RENEWAL  
CITY OF TACOMA, WASHINGTON

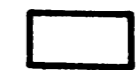




9 th. STREET



FAWCETT  
URBAN RENEWAL AREA  
Project No. Wash. R-3

HOUSING CODE VIOLATIONS

-  STRUCTURES WITH VIOLATIONS
-  STRUCTURES WITH NO VIOLATIONS
-  STRUCTURES NOT INSPECTED (NO HOUSING UNITS)
- B-1 PARCEL NOS.

STREET

RESOLUTIONS:

Resolution No. 16723:

Fixing October 3, 1961 at 7:00 P. M. as the date for hearing on the vacation of the alley between No. 45th to No. 46th Sts. between Pearl and Visscher Streets. (Petition of C. A. Hogan.)

54:102  
54:132  
54:156

It was moved by Mr. Cvitanich that the Resolution be adopted. Seconded by Mr. Easterday.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16724:

Fixing Monday, Sept. 25, 1961 at 4:00 P. M. as the date for hearing on L I D 3516 for sanitary sewers in the area between Mt. View Ave. and Titlow Road, So. 12th to So. 19th St.

It was moved by Mr. Steele that the Resolution be adopted. Seconded by Mr. Cvitanich.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16725:

Fixing Monday September 25, 1961 at 4:00 P. M. as the date for hearing on L I D 4686 for permanent paving on various streets between No. 12th and No. 28th from Adams to Huson St.

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Cvitanich.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16726:

Fixing Monday Sept. 25, 1961 at 4:00 P. M. as the date for hearing on L I D 6787 for arterial lighting on So. Yakima from So. 56th to So. 64th St.

It was moved by Mr. Steele that the Resolution be adopted. Seconded by Mr. Cvitanich.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16727:

Authorizing the sale of Item 1 in the amount of \$166.00 and for Item 2 in the amount of \$68.00 plus sales tax to Robert Wood for U. R. #11634 in the Center Street area.

It was moved by Mr. Steele that the Resolution be adopted. Seconded by Mrs. Price.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16728:

Awarding contract to Tom Tonnesen for L I D 3527 on their bid of \$14,078.15 and on the supplemental bid of \$3,557.30 plus sales tax which was determined to be the lowest and best bid.

It was moved by Mr. Easterday that the Resolution be adopted. Seconded by Mr. Steele.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16729:

Authorizing the proper officers of the City to execute an agreement with the Mt. Rainier Council, Boy Scouts of America for the use of the vessel "Highlander" for the period of one year.

It was moved by Mr. Steele that the Resolution be adopted. Seconded by Mrs. Price.

Mr. Rowlands said there has been a tremendous necessity for some type of harbor patrol boat as many complaints have been received from boat operators of violations in the waterways. It is felt that the City can operate more economically in fire prevention work in the waterways by using a smaller boat rather than the large Fire Boat. This undertaking will be for a one year trial if it meets with the Council's approval. After the expiration of a year, if successful, it may warrant the purchase of a small boat on a full time basis.

Mrs. Olson asked how many men would be required to man this boat, and if it would be used in addition to the large Fire Boat.

Mr. Rowlands replied that one man will be able to operate it and it would be used in addition to the Fire Boat.

Mr. Cvitanich said this Resolution was very commendable and something that Tacoma has needed for a number of years, but it does raise one question, he added. In most cities, the Harbor Patrol is a police function and wondered why the Fire Dept. is designated to handle this rather than the Police Dept.

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Mr. Rowlands said the main reason was that at the present time the Fire Department has been serving as the Harbormaster activity. After a year's experience with this operation, that determination can be made.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16730:

Authorizing the proper officers of the City to enter into an agreement with the State of Washington to establish a workable program of work relief wherein recipients of public assistance might be directed to perform services for certain public agencies and bodies.

109  
54:221

It was moved by Mr. Steele that the Resolution be adopted. Seconded by Mr. Easterday.

Voice vote was taken on the Resolution.

The Resolution was then declared adopted by the Chairman.

FIRST READING OF ORDINANCES:

Ordinance No. 16883:

Amending the Official Code of the City relating to zoning by adding a new section 13.06.065-11 to include property on the west side of Bell between So. 68th and 70th Streets in an "R-4-L" Low-Density Multiple-Family Dwelling District. Richard R. Stromberg et al - petition Read by title

132  
54:15

Mr. Buehler, Planning Director, said the recommendation of the Planning Commission was for the extension of this "R-4-L" District. The present boundary line of the "R-4-L" District extends to Bell Street on the south side of the So. 72nd and Pacific Business District, and this reclassification would merely extend the boundary line to Bell Street on the north side of the Business District. There have been some objections from people in the area relative to this rezoning. The Planning Commission urged the developer to arrange a meeting with the neighbors to explain their plans, etc. The developer sent out notices to the residents of the area to arrange such a meeting, but he did not know whether or not such a meeting was held. He said the residents were also notified of the date this Ordinance would appear before the Council for first reading.

Mr. Don Groth of 6809-11 Pacific, said he was allowed by the Planning Commission to build a duplex on his property. Now a large 20 unit apartment dwelling is going up almost at his front door which will ruin his property.

Mr. Easterday asked Mr. Buehler if in his opinion this would damage Mr. Groth's property.

Mr. Buehler said this classification of zoning allows that for every 2500 square feet of property, one apartment can be built; therefore, in this case a 20 unit court apartment would be allowed. Whether this, or

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another type of zoning or the continued same zoning would be injurious to Mr. Croth's property is another question. The arterial street is one with which considerable difficulty has been experienced as far as development.

Mr. Buehler said an "R-4-L" zoning allows buildings of the same height as required in a residential requirement and allows the garden court type of property. This type of zoning was designed as a transitional type of a zone adjacent to a residential area.

Mr. Mel Brewster, General Superintendent of the Stromberg Builders, Assn. said what they propose to do is to build this 20 unit apartment building on an area which is already zoned for that construction. They have asked that the area in the rear be zoned "R-4-L" to use as a parking area for the tenants and a small recreation building to serve as a pool and court area for the apartment unit. The approximate cost of this development will be \$200,000.00. A 30 foot setback is planned in the front which is more than is required by the residence that are built in the area. They also plan a 15 foot setback on each side which is more than is required.

Mr. Brewster said after the Planning Commission suggested that the Stromberg Builders hold a meeting with the persons in the area, notices were mailed to 68 people asking that they meet with the firm on August 27, 1961. Only five people attended the meeting; probably twenty telephone calls were received. Out of those people who called, the only one he knew that had any remarks contrary to the proposed construction was Mr. Groth.

Mr. Easterday asked what other apartments had Stromberg Builders constructed so as to get an idea of the development.

Mr. Brewster remarked they have constructed the Olympic Manor, the Skyliner, Finisterre, Executive House in the north end, and Rainier Village at 92nd and Pacific Streets.

Mrs. Price asked Mr. Buehler how long this area has been zoned "R-4-L".

Mr. Buehler said approximately 4 or 5 years.

Mrs. Olson asked if the builders could construct a 20 unit apartment on the land that is presently zoned "R-4-L" without the additional zoning.

Mr. Buehler said they could not.

Mr. Brewster said they would be allowed a 10 unit apartment dwelling only.

Mr. Jim Caillier of 6809 So. Bell spoke in opposition of the rezoning.

Mrs. Frank Hodges of 6828 S. Bell said she circulated and presented a petition containing 24 names of persons who objected to the rezoning of this property. She asked that the Council deny this zoning request as an individual dwelling could be built which would be more acceptable to the neighborhood.

Mayor Hanson explained that this is the First Reading of the Ordinance and the Council now has the positions as related by the parties, together with the report and recommendation of the Planning Commission; before the Ordinance comes up for final reading next week, the Council will have an opportunity to consider this further.

Mr. Cvitanich asked if it would be possible for a large map to be provided on the wall for these rezonings.

Mr. Buehler said a larger map would be provided for the next meeting. Placed in order of final reading.

Ordinance No. 16884:

Amending the Official Code of the City relating to zoning by adding a new section 13.06.113-2 to include a 60 foot strip of land adjacent to the east boundary of the present "C-F-V" District on the east side of Sprague between So. 84th and So. 86th St. extended, in a "C-F-V" Freeway Commercial Vehicular Services District. (Petition of Mike Nicholic) <sup>118</sup> 5-4;17

Read by title and placed in order of final reading.

FINAL READING OF ORDINANCES:

Ordinance No. 16877:

Amending Section 1.34.160 of the Official Code of the City by increasing the working Fund advance of the Dept. of Public Works, Administrative Division from \$75.00 to \$100.00. Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Bott.

The Ordinance was declared passed by the Chairman.

Ordinance No. 16878:

Authorizing the condemnation of property near the intersection of Bridgeport Way and So. 48th St. for the purpose of constructing, operating and maintaining the Bridgeport distribution substation. Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Bott.

The Ordinance was declared passed by the Chairman.

Ordinance No. 16879:

Providing for the improvement of L I D4685 for paving on So. 37th from J to Thompson Avenue. Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Bott.

The Ordinance was declared passed by the Chairman.

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Ordinance No. 16880:

Providing for the improvement of modern street lights in the area between Pacific and Park Avenue from So. 64th to So. 72nd Streets. Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Bott  
The Ordinance was declared passed by the Chairman.

Ordinance No. 16881:

Approving and confirming the assessment roll for L I D 6779 for Ornamental Street lights on existing wooden poles at intersections in the vicinity of No. 30th and Baltimore. Read by title and passed.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Bott  
The Ordinance was declared passed by the Chairman.

UNFINISHED BUSINESS:

The Director of Public Works presents the assessment roll for L I D 3503 for Sanitary sewers from Geiger St. to Mt. View and in So. 8th to South 19th.

Mr. Easterday moved that Monday, October 9, 1961 at 4:00 P. M. be fixed as the date for hearing on the assessment roll for L I D 3503. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

ITEMS FILED IN THE OFFICE OF THE CITY CLERK:

- a. Reports from the Light, Water & B It Line Div. for the month of July, 1961.
- b. Report from the Tacoma Employees' Retirement System for August, 1961.
- c. Report from the Personnel Dept. for the month of July, 1961.

COMMENTS:

Mr. Rowlands submitted the preliminary budget for 1962 for the Council's consideration and perusal.

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Mr. Rowlands said a letter will probably be forthcoming from the Northern Pacific as they feel that nothing will be gained from having a meeting with the Council next Tuesday. They said hearings are to be held on this matter in St. Paul the 19th of September and hearings in Seattle; and it would take hours and hours to present the information to the Council. If a letter is received, he said he would forward it to the City Council.

119  
54:5



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Mayor Hanson said it was his understanding that they felt a presentation before the Council would not enable them to present the full facts, while before the Commission many days of testimony will be given.

\*\*\*\*\*

Mr. Cvitanich said perhaps it was too late for a Resolution to be passed to congratulate the Tacoma Giants for their fine record, but he thought a letter of commendation should be sent to them.

Mayor Hanson said he thought a motion of congratulation and commendation would be in order.

Mr. Cvitanich moved that a letter be sent to the Tacoma Giants congratulating them and commending them for the record obtained in this baseball season. Seconded by Mr. Porter. Voice vote taken. Motion carried.

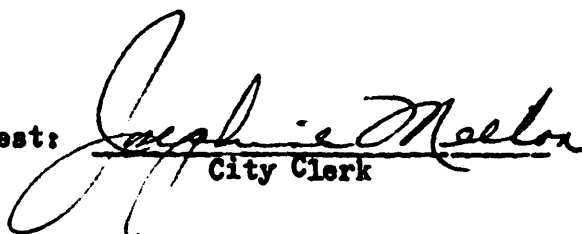
Mayor Hanson added that there were a number of events planned to celebrate the Tacoma Giants winning the pennant.

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There being no further business to come before the Council, upon motion duly seconded and passed, the meeting adjourned at 11:40 P. M.

  
Mayor of the City Council

Attest:

  
City Clerk