

Members

Mark McIntire, Chair
Bret Maddox, S.E., Vice Chair
Edward Echtle
Ken House
Imad Al Janabi, PhD.
Fred King
Megan Luce
Ha Pham
Pamela Sundell
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer



Agenda

Landmarks Preservation Commission Community & Economic Development Department

Date: April 13, 2011
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16
Time: 5:00 p.m.

LPC 21/11

Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Meeting Minutes – 01/26/11, 02/09/11, 03/09/11 and 03/23/11

3. NOMINATION - PRELIMINARY MEETING

- A. 1239 East 54th Street - J. M. Hendrickson Homestead Mark Lawrence McIntire 15 m

4. CHAIR COMMENTS

5. BOARD BRIEFING

- A. 565 Broadway (Elks) – Old City Hall Corrine Kerr 15 m
New construction proposal

6. BOARD BUSINESS/PRESERVATION PLANNING

- A. Old Town 15 m
 - Debrief Public Information Session
- B. Annual Calendar 15 m
 - Update and Selection of Annual Preservation Month Awards and Activities
 - Consideration of Draft Annual Report to Council

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: April 27, 2011, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:00 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Room 1036. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.

747 Market Street, Room 1036 · Tacoma, WA 98402 · Phone (253) 591-5200 · Fax (253) 591-2002
www.tacomaculture.org

Members

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Staff

Reuben McKnight, Historic Preservation Officer

draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: March 9, 2011

Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

LPC /11

Commission Members in Attendance:

Edward Echtle
Imad Al Janabi
Bret Maddox, S.E.
Mark McIntire
Ha Pham
Pamela Sundell
Duke York

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Caroline Swope, Paula Varner, Kent McClaren,
Mathew Horwitz

Commission Members Excused:

Fred King, Megan Luce, and Ken House

Chair Mark McIntire called the meeting to order at 5:02 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Megan Luce, Fred King, and Ken House were excused.

B. Meeting Minutes

The meeting minutes of January 12, 2011 were approved with the amendments offered by Staff regarding the Prairie Trail/Hood Street Corridor agenda item, specifically, the Japanese School Memorial was proposed as a part of the Corridor/Trail area, and other minor grammatical edits.

2. PUBLIC HEARING – NOMINATION TO THE TACOMA REGISTER OF HISTORIC PLACES

NOTES ON GENERAL ORDER

Chair Mark McIntire opened the public hearing and presented the hearing instructions.

Ms. Tonie Cook delivered notes on general order for nominations to the Tacoma Register of Historic Places.

The Tacoma Register listing will follow procedures defined in 13.07.050, and will consist of a minimum of two separate Commission meetings. The initial meeting was on August 26, 2009, and the Commission determined that the property met the threshold criteria in the ordinance for age and integrity and scheduled a public hearing and comment period; at which, the public may enter comments for the record. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination.

The Tacoma Municipal Code lists six criteria for designation in Chapter 13.07.040.

The purpose of this hearing is to receive public comments regarding the nominated property, and to determine if the property meets one or more of the six nomination criteria in the City Ordinance. The Commission may elect to leave the record open until the next regular meeting, or, if no additional comment is warranted, take action on the nomination following public testimony.

A. 3419 North 27th Street (Semple Residence)

Ms. Cook continued with the staff report.

Constructed between 1890 and 1896, the one and a half story Shingle Style residence at 3419 North 27th Street is located in one of Tacoma's oldest areas, originally platted in 1869. The nomination states, "The Semple Residence has significance through its broader connection to the planning development patterns in Tacoma, Criterion A, and its Shingle Style architectural form, Criterion C, of the six criteria of eligibility on the Tacoma Register of Historic Places.

The Commission voted to forward this property for public comment and additional consideration on January 26, 2011, finding that it appears to meet the Landmarks designation criteria in 13.07.040.

Standards to be considered:

The property is nominated under the following Tacoma Register Criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history; and
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

This is a nomination for the exterior of the existing building.

If no additional comments are received, Staff recommended that the nomination be forwarded with recommendation for listing to the City Council.

Ms. Caroline Swope, Kingstree Studios, stated she was available to respond to any questions. She added she was representing the owners who were not able to attend the meeting.

Ms. Paula Varner, 3315 North 27th Street, testified that some of her neighbors had not received notice of the public hearing. Ms. Varner stated that a friend who lives in Old Town Neighborhood was becoming a historic district. She asked if this area (around 3315 n 27th) was being considered a historic district.

Chair McIntire asked Ms. Varner's interest was in Old Town or the Semple Residence nomination.

She stated her interest was in her neighborhood and if a certain threshold of nominated properties would authorize the establishment as a historic district in her neighborhood.

Mr. Reuben McKnight stated that the notice of the Semple Residence nomination used the Pierce County Assessor records for noticing properties located within 400 feet of the nominated property and is monitored for mail returns. He stated that he would want to know if notices were not received; he added that Staff could review a neighborhood address list with the list of addresses which Staff used for the mailing and follows procedures for public notice outlined in City Code.

Mr. Reuben McKnight also clarified that a certain number of properties will not result in establishing a historic district. He provided information on the proposal to form a historic district in the Old Town Neighborhood including the procedures on review and public process which will be scheduled approximately over the next year. He also discussed the research including boundaries that is involved in developing a nomination proposal. He stated that the Semple Residence is an individual designation as a landmark property.

He described the process of a land use zoning action through the Landmarks Preservation and Planning Commissions and City Council, in which a proposal to form a historic district would follow. He described this process with the issuance of many public notices to property owners, which are opportunities to become informed.

Mr. Reuben McKnight offered to discuss this further with Ms. Varner.

Ms. Tonie Cook noted there may have been a couple of returned mail notices.

Ms. Varner thanked the Commission for the clarification.

Chair Mark McIntire asked for comments and questions from the Commission; there were none.

Chair Mark McIntire noted the closure of the public hearing.

There was a motion:

"I move that we, the Landmarks Preservation Commission, recommend to City Council that the Semple Residence, be included on the Tacoma Register of Historic Places, including the exterior of the existing building at 3419 North 27th Street, finding that it meets Criteria A and C, of TMC 13.07.040."

MOTION: Sundell

SECOND: Maddox

MOTION: Carried

3. DESIGN REVIEW

A. 815-819 Pacific Avenue – The Olympus Hotel (Old City Hall)

Mr. Reuben McKnight read the Staff Report as follows:

This item was re-scheduled to this meeting because of the cancellation of the February 23, 2011 meeting of the Landmarks Preservation Commission.

Constructed in 1909, the building at 815 Pacific, the Olympus Hotel, is a contributing structure in the Old City Hall Historic District. The current use for the upper portion of the building includes 49 affordable housing units at 45% of area median income or less to residents of Tacoma. This proposal includes window replacements, minor masonry repair and protective coating on the south elevation; metal cap flashing on sills on North and South Elevations; and full roof and exhaust fan replacements. The purpose of the proposal is to improve energy efficiency of the building to reduce utility and maintenance costs and to address repairs that will improve the comfort of the building occupants. According to the application, state funding for rehabilitation of multifamily buildings requires a measured response to Evergreen Sustainable Design Standards, which typically mandate improvements to the energy performance.

Window replacements will be considered in this review, as follows:

- 1) East and West Elevations: Windows from floors 2 and above are proposed for replacement with metal-clad wood; and
- 2) North and South Elevations: All windows are proposed for replacement with steel for fire code reasons.

The application commissioned a window survey from a wood window expert, providing an overview of the existing conditions of the windows, which is enclosed in the Commission packets. The survey identifies approximately 133 windows proposed for replacement; 83 are considered historic windows in good or fair condition, and the remainder are nonhistoric or considered in poor condition.

The applicant stated that wood window restoration was considered for this project but was not selected for a number of technical and feasibility reasons, including:

- 1) Overall cost
- 2) Thermal efficiency (to meet project requirements for performance as well as to reduce utility costs to residents)
- 3) Operability (as opposed to interior thermally sealed glazing; the plan for the air flow for the building requires operable windows)
- 4) Replacement of windows will occur with all units occupied.

The Applicant will present additional photos of the existing conditions of the windows to the Commission meeting.

Standards to be considered:

Secretary of Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Secretary of Interior's Standards and Guidelines If using the same material is not technically or economically feasible, when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

Analysis to be considered:

1. Built in 1909, the Olympus Hotel building at 815 Pacific is historically significant as a contributing property of the Old City Hall Historic District which is listed on the Tacoma, Washington, and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The removal of all of the above street level windows, in which approximately 83 are historic and in good or fair condition, which could be repaired, does not meet Secretary of Interior's Standard number 2, specifically, "*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided,*" unless it is demonstrated that there is not an economic or technically feasible way to meet this standard.
4. Windows are generally considered character defining features.
5. The Olympus Hotel building has been readapted for low income / affordable housing units serving Tacoma citizens at less than 50% of the area's median income.

6. The proposal is financed with State funding for rehabilitation of multifamily buildings which requires a measured response to Evergreen Sustainable Design Standards, which typically mandate improvements to the energy performance.
7. The feasibility of repair and maintenance of the windows, improving energy performance while continuing to provide affordable housing and retaining the building's historic character, were factored into the approach selected by the Applicant.
8. A survey of the condition of the building windows was conducted by Legacy Renovation, October 2010. A total of 133 windows were reviewed; 83 were reported as historic.
9. The application narrative reports that 30 of 40 of the West and 9 of 19 of the East elevation's windows are in fair to poor condition or worse but repairable.
10. The survey states that 35 of the 40 on the West elevation are in good or fair condition and could be repaired; the remaining 5 are listed in poor condition.
11. There is specific concern stated in the application that the sashes could not be retrofitted sufficiently to install insulated glass.
12. The application states, *"In accordance with Secretary of Interior Standards and Guidelines for replacing windows in historic buildings, windows will be replaced using the same sash and pane configuration as the original windows."*
13. *Secretary of Interior's Standards and Guidelines states, "...If using the same material is not technically or economically feasible, when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered"*
14. The Commission has considered the financial feasibility of proposals in the past and approved proposals on replacement substitute materials.
15. The project requires review by the Washington State Historic Preservation Officer under Section 106 NHPA because of its Housing and Urban Development (HUD) funding source. This review is pending.

Staff recommended adoption of the above analysis as findings and deferred recommendation to the Commission.

Mr. Kent McLaren of BCRA presented information on the property proponents, Korean Women's Association, and the purpose of the proposal for the current residents including limited disruption. He emphasized the purpose of the project including energy costs and performance, and minimizing displacement of tenants. He presented a sample of the proposed Pella window.

Commission comments and questions:

1. Need additional information on benefit cost ratio on historic windows and energy efficiency, i.e. replacement costs
2. Lead Base – exposure to occupants: many new technologies that can be used, such as steam or infrared heat, which is onsite that does not require window removal
3. Interior Storm Windows: have you looked at the option for interior storms? Have you explored magnetic interior storm, including such window styles as double hung interior storms
Ventilation – interior storm window technology allows for air circulation and reduces moisture intrusion;
4. Application mentions interior storm is not a good option for this population: Interior Storm windows can be removed, to circulate the air
5. Have you looked at other funding sources?
6. Project Costs: what does it entail; how much is allocated for windows?

7. Legacy – professional survey definition of good, fair and poor and application proposal (i.e. differences in conclusions)
8. Pella Windows: Have you looked at other window manufacturers as an option, such as a local manufacturer Bear Windows?

Mr. Mathew Horwitz, Common Ground, discussed the scope of the project including funding and the very limited repair to the exterior, including concrete window sills, as needed; limited masonry and roof repairs.

Mr. Reuben McKnight stated that Staff would review the exterior repairs proposed other than the windows.

Commission requested the following additional information:

1. Photos: provide close-up photos of the windows – In order to review the structural integrity of the windows, please show more detail of the window components (i.e. sash, etc), because the images provided at the meeting (3/09), show the existing windows in very good condition; Need cross-sections of windows;
2. Professional Survey of the Windows by Legacy that was submitted with Application:
Concern that the Applicant is grouping together both the fair as well as the poor condition rated windows as non-repairable.

The Legacy survey defined the “fair condition” windows as repairable;

Need clarification on the surveys and conclusions.

3. What are other options for air infiltration (other than replacement windows)
4. Exterior Repairs: Would like information on the scope of the proposed repairs to the masonry, minor repairs, roof, etc and if this will be submitted at a later date for LPC to review?

Note: It was agreed that Staff will review the specifications and recommend the scope in which the Commission has purview;

5. Bringing windows up to energy code: National Trust for Historic Preservation’s green lab is devoted to bringing historic buildings into energy code compliance; have you talked with them?
6. Need information on the extent of sill repair.
7. Need cost analysis of the repair/replacement of windows.

There was a motion:

“I move that we, the Landmarks Preservation Commission, defer the decision pending additional information submitted on the Olympus Hotel at 815-819 Pacific Avenue”.

MOTION: Sundell

SECOND: Al Janabi

MOTION: Carried

Mr. Reuben McKnight stated that he would coordinate a time for the Commission to visit the property.

4. BOARD BUSINESS/PRESERVATION PLANNING

Notices/Announcements:

The field visit to Old Town Neighborhood is re-scheduled for Wednesday, March 16, 2011.

The discussion on the proposed boundaries and inventory for the proposed Old Town Historic District is postponed until after the field visit.

Mr. Reuben McKnight noted the copies of information circulated to the Commission, including the recent billboard settlement, upcoming Murray Morgan Bridge paint color review by the Commission, copy of the North Slope Historic District Neighborhood Association’s letter submitted to the Planning Commission at the recent public hearing on code amendments, and Evergreen Tacoma’s meeting minutes and upcoming meeting agenda.

Mr. Reuben McKnight noted the recent newspaper article on vinyl windows and the active court case that has not been resolved; he briefly stated for information purposes, that the Commission could be involved in this item since it has not been resolved and to act accordingly.

Vice Chair Bret Maddox announced attendance along with Reuben McKnight at the recent meeting at the University of Washington Tacoma about the student prince commemorative on the Joy Building.

The meeting was adjourned at 6:11 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

Members

Mark McIntire, *Chair*
Ross Buffington, *Vice Chair*
Edward Echtle
Ken House
Imad Al Janabi, PhD.
Fred King
Megan Luce
Bret Maddox, S.E.
Ha Pham
Pamela Sundell

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer

draft

MINUTES

Landmarks Preservation Commission Community and Economic Development Department



Date: February 9, 2011
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

LPC /11

Commission Members in Attendance:

Ross Buffington
Edward Echtle
Ken House
Fred King
Megan Luce
Bret Maddox, S.E.
Mark McIntire
Ha Pham

Staff Present:

Reuben McKnight
Tonie Cook
Diane Wiatr

Others Present:

Thomas Johnson, Kathy Ursich, Caroline Gallacci,
Ron Karabaich

Commission Members Excused:

Imad Al Janabi, Pamela Sundell, and Duke York

Chair Mark McIntire called the meeting to order at 5:08 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Imad Al Janabi, Pamela Sundell and Duke York were excused.

2. DESIGN REVIEW

The Bowes Building is listed on the Tacoma, Washington State, and National Registers of Historic Places. The building is located on the southwest corner of 9th and A Streets across from the southern boundary of the Old City Hall Historic District and the Totem Pole landmark at Firemen's Park.

An application to install cellular equipment onto the rooftop was denied by the Commission in August 2008 due to concerns about adverse effects to the building's strong massing, detailed parapet, and views. A briefing on a new proposal that considered the Commission's previous concerns was presented on January 12, 2011.

Commission comments on the most recent proposal included the following:

- 1) Submit photo simulations of the proposal to show sight lines from the street;
- 2) Submit design plans, showing the dimensions more clearly than the plans presented on 01/12/11;
- 3) There was concern with visibility (of the proposed rooftop equipment) from uphill elevations;
- 4) Recommended not more than six antennas (versus the nine shown in the January design plans and 12 in 2008);
- 5) Recommended the plan for new equipment be as minimal in design as possible and without faux chimney or screening equipment.

The Applicant submitted the current proposal addressing the above comments. Please note that the copies of the design plan are included with the Commission packets. The original plans will be presented at the Commission meeting; the original design plans will be more clear to show the dimensions of the building and proposed equipment.

Standards to be considered:

Secretary of Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Analysis to be considered:

1. The Bowes Building is historically significant. Built in 1907, the building at 100 South 9th is a significant example of Beaux Arts Architecture, and was designed by prominent Tacoma architect Fredrick Heath. It is listed on the Tacoma, Washington, and National Registers of Historic Places.
2. The location and setting of the Bowes Building is also historically significant. It lies across the street from the Old City Hall Historic District, which is also listed on the Tacoma, Washington, and National Registers of Historic Places.
3. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
4. The addition of cellular equipment will impact the view of the Bowes Building. The existing rooftop equipment is also visible from the pedestrian level at that location.
5. The location was selected on the basis of a defined area based on the targeted area for increased signal capacity and building owners who are willing to enter into a lease with the cellular company.
6. On August 27, 2008, the Commission denied the application to install 12 cellular antennas on the building, based on the concerns of adverse effects to the building's strong massing, detailed parapet, and views.
7. The primary views of the building are intact; the new proposal considers the proposed equipment's visibility, massing, and detailed parapet. This proposal reduces the number of antennas to six from twelve; the 2008 proposal included mounting GPS antennas to the inner parapet wall and the current proposal does not mount any equipment to historic elements; and the equipment can be removed without altering historic fabric.
8. The parapet is one of the main character defining features of the building and is described in the nomination. The location and attachment of the antenna and equipment will not alter historic features on the building as the equipment will be installed onto the rooftop and the number of antennas was reduced in half, which may meet the *Secretary of Interior's Standard for Rehabilitation Standard #2*, for, "...*The...alteration of features and spaces that characterize a property shall be avoided*".

9. The Commission previously had concerns regarding the compatibility of the antennas with the historic scale, proportion and massing of the building. In the current application, the reduction in the amount of proposed antennas by half, with no mounting of equipment onto historic features, and equipment that can be removed easily without damage to any character defining features, appears to lessen the impact on the property.
10. An original set of design plans will be presented at the Commission meeting to show more clear dimensions than the copies submitted in the meeting packets.

Staff recommended adoption of the above analysis as findings, and defers recommendation to the Commission.

The Commission discussed the revised proposal to include not more than six cell antennas onto the rooftop.

There was a motion:

"I move that we, the Landmarks Preservation Commission, adopt the analysis as findings, and approve the installation of not more than six antennas as proposed".

MOTION: Echtele
SECOND: King
MOTION: Carried

Mr. McKnight stated that the written decision would be issued within the next few days.

3. BOARD BRIEFINGS

Ms. Diane Wiatr, City of Tacoma Mobility Coordinator, presented the Prairie Line Trail, which is a new pedestrian and bicycle path planned for the historic BNSF corridor in downtown Tacoma.

Comments included the following:

1. Retain the rails in place;
2. Ms. Wiatr provided clarification that the rails are not originals and most likely installed in the 1970s;
3. Funding is from the Transportation Enhancement Grant Program for Engineering; WSDOT grants, resulting in review because of the City's CLG status;
4. Interpretation along the line/trail
5. Celebration on the opening (of the trail);
6. Rails are important as well as the switching/signal equipment; change was the nature of railroading, retaining rails would present a picture in time;
7. Is there a need for a double set of tracks through the Brewery District?
8. Historic element was a single set of tracks;
9. Suggestions to have a display at property worth of 25th (or North);

Ms. Wiatr stated that the Commission would be kept informed on the process.

4. BOARD BUSINESS/PRESERVATION PLANNING

A. Old Town Neighborhood Historic District Proposal – significance and criteria.

Mr. Reuben McKnight provided the following Staff Report on the proposed district significant and criteria.

On September 15, 2009, residents of the "Old Town" Neighborhood submitted a written request for consideration of the neighborhood as a historic special review district overlay zone. The proposed area extends roughly from N 31st Street, south along N Junett Street to North 29th Street, west to N Carr Street, south along Carr Street (including both sides of Carr) to Yakima. The southern boundary continues west along Tacoma Avenue N to

North 11th Street, and then returns north to North 30th Street. The nomination specifically excludes the business district and C2 commercial zone from inclusion in the district.

He noted the draft nomination is posted online at <http://tacomaculture.org/historic/resources.asp> in the 12/8/10 Application Packet.

On December 8, 2010, the Commission adopted the tentative review schedule (Figure 1). The purpose of today's board discussion is to consider the statement of significance submitted with the nomination paperwork, to receive feedback on the content of the nomination documentation, requests for additional information, review the criteria for significance for historic districts according to TMC 13.07, and, if appropriate, to accept the significance statement or provide direction for further work.

Standards to be considered:

The Landmarks Preservation Commission reviews new Historic Districts against the criteria established in TMC 13.07.040, which states that a proposed district must:

- a. Be associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Be associated with the lives of persons significant in our past; or
- c. Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- d. Have yielded or may be likely to yield, information important in prehistory or history; or
- e. Be part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- f. Owing to its unique location or singular physical characteristics, represent an established and familiar visual feature of the neighborhood or City.

In addition, special criteria for the designation of historic districts also include:

1. The area must contain a concentration of structures having a special character or special historic, cultural, architectural, engineering, or geographic interest or value as defined by the eight criteria above; and
2. The area must be a distinct section of the City.

Analysis to be considered.

1. The area must be a distinct section of the City. The Old Town Neighborhood is defined by being the oldest neighborhood in the City, which includes the areas from N 31st Street, south along N Junett Street to North 29th Street, west to N Carr Street, south along Carr Street (including both sides of Carr) to Yakima. The southern boundary continues west along Tacoma Avenue N to North 11th Street, and then returns north to North 30th Street.

Topography defines the historical development pattern in Old Town. The area was originally platted close to the shoreline, extending from the shoreline south to North 28th Street, and confined between Buckley and Garfield Gulches to the west and east, respectively.

2. The area must contain a concentration of structures having a special character or special historic, cultural, architectural, engineering, or geographic interest or value as defined by the six designation criteria above.

The nomination form included with the nomination uses designation criteria that were replaced during an ordinance revision in 2008. The narrative, however, addresses the current designation criteria, specifically noting A and F. Staff has also included additional criteria that appear to apply to the Old Town nomination.

- Criterion A: Be associated with events that have made a significant contribution to the broad patterns of our history.

Some of the first development in the Tacoma area occurred in Old Town in anticipation of the coming of the Western Terminus of the Northern Pacific Railroad. Job Carr, a Civil War veteran, began scouting sites in Puget Sound in 1864, and eventually was joined by civic booster Morton McCarver. The events leading to the establishment of Old Town not only are illustrative of the early history of Puget Sound, but also of the gradual opening of the west due to federal policies.

Old Town was the site of Tacoma's first industry (Tacoma Mill Company), wharves, school and church (St Peter's Episcopal) and, in 1883, the first hospital.

Old Town's population also reflected patterns in immigration. The area served as a center for the first Croatian immigrants, including boatbuilders who supplied the fishing industry. Many of these families still live in the area, and some, such as Martinac Industries, are well established Tacoma businesses.

- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

The district is an intact historic residential district that retains many of the visual and architectural characteristics that reflect its development history. Most of the earliest homes reflect vernacular architectural forms and are simple one or one and a half story gabled buildings with horizontal wood siding. Many of these homes still exist. There are a few homes designed by prominent architects within the district. Later development is influenced by generalized residential styles, including Italianate style, Dutch Colonial, Craftsman, and common forms such as Foursquare. In general, the majority of development in Old Town was concluded by the end of WW2, although there are a number of modernist homes from later periods.

Prominent architects who designed homes in the area included Earl Dugan, George Turst, K. Lockwood Squire, Ambrose J Russell and Frederick Heath, Stanley T. Shaw, Alan C. Liddle, George W. Bullard, Arnott Woodroffe and Arnold Constable, Carl August Darmer, and George W. Bullard and Irwyn H. Hill. Curtis A. Beals was not an architect but designed the duplex on McCarver St.

- Criterion F: Owing to its unique location or singular physical characteristics, represent an established and familiar visual feature of the neighborhood or City.

The geography of the Old Town area; defined by the gentle northern slope, shoreline, and gulches to the east and west, is unique within the City of Tacoma and directly reflective of the developmental history of the area. In addition, it possesses a developmental scale that is also unique. However, this is a difficult criterion to evaluate on a district wide basis, since to some degree all neighborhoods possess individual character that sets them apart from their surroundings; this is one way that neighborhoods become defined over time. Much of the evidence supporting the use of Criterion F is addressed in A and C.

Finally, he stated that the analysis is offered for guidance and discussion. Staff seeks any input from the Commission, including questions, concerns or requests for clarification, regarding the significance statements contained in the nomination document.

Caroline Gallacci, Kathy Ursich and Ron Karabaich were introduced.

Caroline Gallacci, co-applicant of the nomination, asked the Commission for feedback on the application, including Appendix A, Arcadia History.

B. Preservation Month: Committee and Awards

Commissioners Pham, Echtle, and House volunteered as members of the 2011 Preservation Month Committee.

6. COMMUNICATIONS / ITEMS OF INTEREST

Mr. Reuben McKnight presented information on the Comprehensive Plan Annual Amendment #2011-02: Historic Preservation Plan and Regulatory Code Text Changes. He stated the atht ePlanning Commission would be releasing the document for public comment with a public hearing date scheduled for March. He stated that the Commission could provide feedback directly to the Planning Commission or to him.

Ms. Tonie Cook noted the Urban Trees letter copied to the Commission requesting representation on the development of Urban Trees' policy.

Ms. Cook also updated the Commission on details of the upcoming field trip to the Old Town Neighborhood.

Mr. Reuben McKnight:

- a) briefly reported on the proposed changes at the State of WASHINGTON Department of Historic Preservation and Archaeology.
- b) handed out a memorandum on Creating a Public Development Authority that was sent to the Mayor and City Council on January 18, 2011.
- c) reported on the appointments committee in which Megan Luce was re-appointed and Duke York was appointed to the Commission; and there was a lack of applicants who matched the architect category, therefore, the position will continue to be filled by Commissioner Fred King, until a qualified applicant is appointed.

The meeting was adjourned at 6:32 p.m.:

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

Members

Mark McIntire, *Chair*
 Ross Buffington, *Vice Chair*
 Edward Echtle
 Ken House
 Imad Al Janabi, PhD.
 Fred King
 Megan Luce
 Bret Maddox, S.E.
 Ha Pham
 Pamela Sundell

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer

draft

MINUTES

Landmarks Preservation Commission Community and Economic Development Department



Date: January 26, 2011

LPC /11

Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

Commission Members in Attendance:

Ross Buffington
 Edward Echtle
 Ken House (late arrival)
 Imad Al Janabi, PhD.
 Fred King
 Megan Luce
 Bret Maddox, S.E.
 Mark McIntire

Staff Present:

Reuben McKnight
 Tonie Cook
 Ramie Pierce

Others Present:

Sharon Winters, Patrick McNurney, Erich Petschke,
 Jeff Williams, Caroline Swope

Commission Members Excused:

Commissioner Ha Pham was excused.

Chair Mark McIntire called the meeting to order at 5:02 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioner Ha Pham was excused.

B. Approval of Minutes

The December 8, 2010 meeting minutes were approved as amended, to include Ms. Kathryn Ursich in attendance at that meeting.

2. SPECIAL PRESENTATION – Historic Tacoma

Ms. Sharon Winters introduced Jeff Williams and Caroline Swope, Historic Tacoma members, and presented a report on Historic Tacoma's plans and projects, including review of their current policy paper. She discussed the Historic Preservation Plan, proposed Wedge Historic District, building codes, neighborhoods, Public Development Authorities, and dangerous buildings. She commented on Historic Tacoma working together with the Commission on advocacy, preservation, education and information.

There was discussion about PDAs, partnerships, building on success, communicating at all levels on pressing issues, including Commission members' visibility and voice on preservation in the City; in addition, other topics included having conversations on code compliance and demolition by neglect. It was recommended that Historic Tacoma provide comments on Commission's agenda topics.

3. DESIGN REVIEW

A. Spanish Steps (Old City Hall Special Review District)

Mr. Reuben McKnight presented the Staff Report on the proposed irrigation and landscape plan that was previously presented to the Commission on November 10, 2010.

He introduced Ramie Pierce, Urban Forester for City of Tacoma, and the McMenniman's landscaping staff, Erich Petschke and Patrick McNurney.

He reviewed the comments from the November 10th Commission meeting which follows:

1. *Need to have visuals of what the mature plants will look like (i.e. 3D renderings that show accurately plant heights and planting densities)*
2. *Would like to be able to compare modern proposal with photographs of the historic landscaping – suggesting that the renderings would be most useful if overlaid onto historic photographs or done from the same perspective as historic images.*
3. *The Commission prefers native plants not only for appearance, but because they require less intervention (watering, maintenance)*
4. *In general, some Commissioners thought the design was too busy and were concerned that the architecture of the stairs could be obscured by the plantings. It was also noted that there are a lot of plants in the proposed design.*
5. *The Commission would like Darius Thompson and Ramie Pierce (or other appropriate staff) to attend a future meeting to discuss the design and maintenance, and relationship between McMennamins and this property and the City.*
6. *Before the Commission formally votes on the landscape design, the Commission wants to be assured that the City project management, urban forester, streets and grounds, and McMennamins are in full agreement on the design and long term maintenance (and that it is formal).*

He stated that in response to the above comments, the McMennamin's design team has provided additional information about the landscaping design; in addition, city Staff will also be available to clarify questions relating to the maintenance agreement and project management.

Enclosed with the meeting packets: Updated Species List, 01/2011 visuals of the mature plants, and November 2011 meeting materials.

Mr. Petschke and Mr. McNurney talked about the Spanish Steps area as an inviting garden versus a utilitarian landscape approach, noting the watering/maintenance program and creating a good visual dynamism, noting that the height approximations are more generous in the computer generated visuals, whereby some plantings will be less tall at maturity. They emphasized working with Landmarks and the City to accomplish their desires, and working with the City. They continued by saying that the City did not have a specific framework and approached the current design based on McMennamins' other properties, and noted their openness to feedback and comments.

Ms. Ramie Pierce stated her concern with about ten to fifteen plants' hardiness (on the plant list provided to the City) emphasizing Tacoma's climate, which is colder than both Seattle and Portland, and mentioned that she is not informed on the maintenance agreement. Reuben McKnight stated that there is an agreement and the Commission's interest includes the long term stability and appropriateness of the plan for the property.

There was discussion on the upkeep, ties into the Elk's Building and McMennamin as new owner and their aggressiveness on upkeep, including 100% horticultural and professional crews; concerns were expressed on

litter-wet leaves upkeep with high interest in keeping the area beautiful.

There was discussion about the Monkey Puzzle Tree, past care and maintenance, and irrigation installation plan protecting the root mass; McMenamin's representatives reported on the above ground irrigation system.

Commissioner Ken House made the following comments and questions:

1. Would McMenamin's business use interfere with the Spanish Steps public use;
2. Would like to hear more about maintenance of the area;
3. What is the ratio of native vs. other plants;
4. Like to see sustainable landscaping
5. Would like to see historic photos; he mentioned photos showing grass 20-30 yrs;
6. best landscape would highlight the building;
7. Would like to see the plantings sustainable;

McMenamin's representatives confirmed there was grass and some boxwood in the past, and goal was for the Spanish Steps to remain public right of way. There was also information provided on the plant selections and the institutional experience in Portland's weather, and all plants on the list are proven for regional compatibility.

Commissioner Pamela Sundell discussed the historic appearance of the site; the steps and building provide a sense of a formal garden; suggestion to scale back the proposal to ensure the Spanish Steps are the prominent feature; provide for an inviting and enhancing modern take on a "slightly" formal garden.

Commissioner Megan Luce discussed the use of native plants and referenced the Secretary of Interior's Standards National Park Service Preservation Brief #36 to provide protection of the cultural landscapes.

Commissioner Al Janabi discussed the approach is to enhance but not in be in competition (with the Steps).

Commissioner Ed Echtel asked about availability of the Spanish Steps' original plans; he stated the the Steps are very sparse; maybe it was a plan unrealized and never completed the landscape plan (at the time of the Steps original construction).

Mr. McNurvey talked about the Spanish Steps in Rome, which were completely stark, and the City of Rome used huge pots of azaleas, but no landscape on the original plan.

Commissioner Bret Maddox stated that he would like to see the relationship between the joint use agreement, to understand who controls what; he stated that there was much care & energy put into this plan; and noted, historically the Spanish Steps has been turf. He added that he did not want to see just grass; noting that maybe the lower level is a missed opportunity, if it was grass for public space; the landscape might want to be more formal for the emulation of the historic steps. His concern was using plant landscapes from other places may be – out of context for the Spanish Steps.

Commissioner Fred King discussed the unfortunate if the landscape of the Steps recreated the grass; he added the proposed renderings are more complex and textured than what might be the best approach for the Steps; he suggested viewing the bottom slope as a carpet with low growing plantings with uniform texture and color.

Commissioner Ken House talked about the exaggerated elk head on the building could perhaps be an analogy to this plan by taking the grass as a base and to do something more than the grass.

Ms. Ramie Pierce stated that she did like the placement of the two beech trees, which frame the view and have a nice red color.

Vice chair Ross Buffington offered that he would recommend removal of the two beech trees.

Mr. Petschke and Mr. McNurney stated that they could take some of the ideas and create different versions of the Commission's comments and suggestions, for a more focused future discussion by the Commission.

Commissioner Pamela Sundell suggested scheduling a special meeting to discuss the landscaping ideas.

It was agreed to return to the Commission for further review.

4. NOMINATIONS – Tacoma Register of Historic Places (preliminary)

Mr. Reuben McKnight cited the general procedural notes, followed by the staff report:

Tacoma Register listing follows procedures defined in TMC 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting will determine whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council, listing on the register or denying the nomination. Owner consent is not required for the Commission to recommend designation. The purpose of the meeting was to determine whether or not the property met the threshold criteria and should be scheduled for public testimony at a public hearing.

A. 3419 N 27TH Street – Semple Residence

Mr. McKnight read the Staff Report which follows:

Constructed between 1890 and 1896, the one and a half story Shingle Style residence at 3419 North 27th Street is located in one of Tacoma's oldest areas, originally platted in 1869. The nomination states, "The Semple Residence has significance through its broader connection to the planning development patterns in Tacoma, Criterion A, and its Shingle Style architectural form, Criterion C, of the six criteria of eligibility on the Tacoma Register of Historic Places.

Standards to be considered:

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

Analysis to be considered:

The purpose of the preliminary meeting is to determine that the age and integrity standards are met. The building was constructed between 1890 and 1896; the 1892 Sanborn maps do not show this region of Tacoma. The north elevation was added prior to 1925 and the side deck and French doors are late 20th century additions, according to the nomination. The plan and original cladding are intact; the building appears to meet the threshold criteria for consideration.

Staff recommended scheduling the nomination for public testimony at a hearing on March 9, 2011.

Ms. Caroline Swope, Kingstree Studios, presented the Semple Residence nomination.

There was a motion:

"I move that we, the Landmarks Preservation Commission, find the Semple Residence at 3419 N 27th Street, meets special criteria for age and significance and schedule March 9, 2011, for public hearing on the nomination".

MOTION: King

SECOND: House

MOTION: Carried

5. BOARD BRIEFINGS

A. Historic Preservation Plan and Code Update

Mr. McKnight stated that the proposal for public release of the plan was submitted this week to the Planning Commission and announced that when the final documents are issued, copies of the documents will be sent to the Commission; he briefly outlined the proposed plan and code.

6. BOARD BUSINESS/PRESERVATION PLANNING

A. Officer nominations and election.

Mr. McKnight reported that the appointments committee had not met. There was agreement to move forward with nominations and elections of current Commission members, at this meeting. Mark McIntire was nominated as Chair and Bret Maddox as Vice Chair.

There was a motion:

"I move that we, the Landmarks Preservation Commission, elect Mark McIntire as Chair and Bret Maddox as Vice Chair by acclamation".

MOTION: Sundell

SECOND: King

MOTION: Carried (by acclamation)

Mr. Reuben McKnight stated that the open Commission position of architect was the category yet to be filled in the recent Commission selection process.

B. Preservation Month Committee

The Commission postponed establishing the Preservation Month committee to a future meeting.

C. Other

Ms. Tonie Cook provided information on the letter inviting the Commission to help develop the City's Urban Trees' policy.

Ms. Cook also announced the details of a proposed Commission van tour of the Old Town Neighborhood.

The meeting was adjourned at 6:32 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtele
Ken House
Imad Al Janabi, PhD.
Fred King
Megan Luce
Ha Pham
Pamela Sundell
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer



Draft MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: March 23, 2011

Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

LPC /11

Commission Members in Attendance:

Ken House
Fred King
Megan Luce (late arrival)
Bret Maddox, S.E.
Mark McIntire
Ha Pham
Pamela Sundell

Staff Present:

Reuben McKnight
Tonie Cook
Tom Rutherford
Jim Parvey

Others Present:

Mathew Horwitz, Kent McLaren

Commission Members Excused:

Commissioners Edward Echtele, Imad Al Janabi, Duke York
and Marshall McClintock

Chair Mark McIntire called the meeting to order at 5:01 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Edward Echtele, Imad Al Janabi, Duke York, and Marshall McClintock were excused.

2. DESIGN REVIEW

Old Business

A. 815-819 Pacific Avenue – Olympus Hotel (Old City Hall)

Mr. Reuben McKnight read the following Staff Report:

At the March 9, 2011 meeting, the Commission deferred a decision on the window replacement proposal and requested additional information as well as a site visit, scheduled on Friday, March 18, 2011 (after the issue date of this report). The applicant provided a revision to the proposal which is enclosed and summarized below.

The current proposal includes rationale to replace the windows, including background on the ownership and objectives of the project, program funding, consultant team information, program analysis, project scope including energy efficiency and resident comfort, durability, moisture resistance and indoor air quality, operability/air quality, operating costs, minimize disruption to tenant, comply with State ESDS mandate. Also included is information on roof repair, boiler and exhaust fan replacements.

Revised Window Replacement Proposal (see page 5 of *Olympus Hotel Rehabilitation Proposal Report*)

1. Pacific Avenue (West) Elevation: replace all existing wood windows on 2nd floor and above with custom manufactured, wood replica units w/insulated glass matching existing profiles and lugs on upper sash rails;
2. North & South Elevations: existing fire-rated metal windows with new "rated" units; with fixed upper glazing & awning style operation below which adds a safety feature;
3. Rear (East) Elevation: replace existing wood windows w/metal clad wood windows matching existing windows, with 6 over 1 pattern with rails, styles and muntins.

He noted the sample of the wood replica unit was also brought to this meeting for the Commission's review.

Window Sill repair of cracked sills on east and west elevations with Siplast Parapro fluid-applied PMMA product reinforced with polyester mat material, retaining original dimensions, character and color of existing sills. North and South elevations: prefer use of galvanized metal sill covering system for the fire-rated window openings; a slight vertical lip extending over top edge of existing sill would be visible from street.

A copy of the March 9, 2011 Staff Report and summary of Commission comments from that meeting are enclosed at the end of this report.

Chair Mark McIntire stated that he attended the March 18th site visit to the Olympus Hotel Building along with Commissioners Ha Pham and Ed Echtle, as well as Staff Tonie Cook.

Since Commissioner Ed Echtle was not able to attend this meeting, Chair Mark McIntire read his written comments, which follows:

"After our visit I believe the windows we observed at the Olympus are not beyond restoration. That said, I am aware of the cost considerations faced by the owners and understand their desire to complete the work quickly and within current energy guidelines. I therefore feel the replacements are acceptable in this particular situation, although my preference is restoration".

Commissioner Ha Pham stated that she attended the site visit and took photos of windows on the site visit and offered that the windows are in good condition, restorable, and should not be replaced.

Chair Mark McIntire stated that he agreed with Commissioner Ha Pham.

Mr. Mathew Horwitz introduced himself to the Commission, offering that he works with Common Ground as the development consultant for the operator, Korean Women's Association. He thanked the Commission for the second review with the Commission and the three Commissioners who attended the site visit.

Mr. Horwitz stated that he wanted to address the key issue, which is that he agreed the windows are historical, and some require extensive repair and calibration and concerned the low-income residents with window operability, the energy cost to residents, and comfort of the residents, and long-term maintenance by the owner. He noted that his review included research on storm windows, which is costly and significant increment to the total cost; he stated that primarily the tenants would have difficulty to operate and concern with long-term durability and maintenance of the storm windows. He re-affirmed agreement with the historic windows good condition, but as a property owner, the choice was replacement with new windows.

Mr. Kent McLaren added that part of the goal is to resolve moisture penetration as well as degradation of the masonry on the exterior envelope of the building, through the process of window replacement.

Mr. McLaren presented additional photos of the windows' conditions which was defined by their professional window consultant (Legacy).

Mr. Horwitz asked for final direction from the Commission at tonight's meeting as well as discuss other options, if that is appropriate.

Commissioner Pamela Sundell asked about existing profiles and difference with the new windows; she asked if the proposed awning windows was a new proposal.

There was discussion on the window styles, including a fixed glazing on the upper and awning on the lower.

Mr. McKnight discussed the primary Pacific Avenue and secondary elevations (sides and rear elevations) and asked the Commission's consideration of addressing the elevations individually, beginning with the primary. He summarized the Pacific Avenue Elevation's proposed all wood window appears to be a better window replacement than a true-divided lite window, emphasizing that this is where the project cost lies

Commissioner Pamela Sundell stated that she is impressed that a full wood window is the new proposal on this elevation. She said that it is difficult to approve removal of the existing windows, however, in consideration of the costs, the type of all wood window as a replacement, operability and the population served, which is worthy of a good window, and she would support this new window on Pacific Avenue.

There was clarification on the south elevation –window openings were created in 1999 to increase the number from two existing original window openings.

Mr. Horwitz offered to bring samples of the metal replacement unit or cut sheets.

There was discussion on a salvage plan and the lead paint posed problem to restore.

Commissioner Ha Pham stated that she was not in favor of removing the windows, offering that there are solutions for all of the issues presented; she further stated that especially, the significant historic Pacific Avenue elevation should be retained. She stated that all windows, including new replacement windows, will need to be maintained, which new windows does not eliminate this issue; she added that there are also many options for storm windows to increase energy efficiency.

Commissioner Ken House thanked the consultants for their time spent on this application and in providing information on the purpose of the Korean Women's Association. He stated that he is willing to focus on Pacific Avenue elevation and compromise on the other three sides. He added that the Secretary of Interior's Standard is clear, which is to restore; but he would not be completely upset if this specific proposed wood window is selected, but his concern is restoration first on that façade, Pacific Avenue.

There was clarification that there is no further funding to help with a rolling type restoration project, whereby residents remain in their units.

Mr. Mathew Horwitz described mechanical systems with air replacement to produce a controlled system which allows the opening of windows with a tight seal. He also stated that there are many options for storm windows that must be maintained consistently and, again, highlighted the limited to no operating funds.

Commissioner Megan Luce thanked the consultants for their in depth work on this proposal but agreed with Commissioner Ha Pham that the primary façade is significant and shared more willingness to compromise on the other elevations.

There was discussion of the moisture intrusion and the problems on this building such as the slope of the window sills resulting in collection of moisture.

Chair Mark McIntire and Mr. Reuben McKnight summarized the discussion: There was more need for direction on the three minor elevations and some comfort in restoration on the primary elevation; the evidence does not justify replacement on the primary.

Chair Mark McIntire stated his direction, that steel windows were okay on the north and south elevations and not concerned with the rear (east) elevation; however, he stated agreement with restoration on the primary.

There was discussion on the various window scenarios and maintenance, use of interior storm windows, and teaching the operation of storm windows.

There was a motion:

"I move that we, the Landmarks Preservation Commission, reject the request to replace the existing windows on the Pacific Avenue façade, at 815-819 Pacific Avenue, Olympus Hotel".

MOTION: House

SECOND: Pham and Luce

MOTION: Carried (1-no; 7-yea)

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the replacement of the existing windows with steel windows on the north and south elevations as submitted and reviewed by the Historic Preservation Officer, and approve the replacement of the existing windows with metal clad wood windows on the east elevation, at 815-819 Pacific Avenue, Olympus Hotel".

MOTION: Sundell

SECOND: Kiing

There was agreement to amend the motion to put in place, a feasible salvage plan prior to replacement of the windows and, if not feasible, then Staff will return to the Commission.

MOTION: Carried

Mr. Reuben McKnight stated that the written decision will be issued within a few days, noting that the three non-primary (north, south, and east) elevations can be permitted immediately and the decision on the Pacific Avenue elevation can be appealed within ten days of receipt of the written decision.

New Business

A. Murray Morgan Bridge

Mr. Reuben McKnight read the Staff Report.

Built in 1913, the Murray Morgan Bridge was designed by Waddell and Harrington and is listed on the Tacoma, Washington and National Registers of Historic Places. It is an early example of a center lift bridge, with a high deck and sloping grade, it is the only bridge of its kind in Washington State. In December 2009, the City took over the ownership, operation, and maintenance.

The City is seeking direction and approval regarding final paint color. Several photo simulations are included with the Staff Report. Because the bridge is on the National Register of Historic Places and the City is receiving federal funding for the bridge rehabilitation, the City of Tacoma has signed a Memorandum of Agreement with FHWA, WSDOT, and SHPO that outlines the rehab of the bridge.

The bridge has been painted several colors over the years. WSDOT's cultural resource staff has indicated that the most appropriate color choice would be a color that was used over 50 years ago. This would limit the City to black (the original color) or aluminum/silver, which was on the bridge by the 1940s.

The City needs to direct its contractor regarding paint color soon, because the final paint selection affects the primer color. Work is scheduled to start in the spring.

Because the Murray Morgan Bridge is a skyline feature of Tacoma, and because of the long process that has evolved to preserve the bridge, the choice of color is an important one that is likely to generate significant interest.

Secretary of Interior's Standards for Rehabilitation to be considered:

Standard #5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Analysis to be considered:

1. Built in 1913, Murray Morgan Bridge, formerly the 11th Street Bridge, is listed on the Tacoma, Washington and National Registers of Historic Places. It is an early example of a center span lift bridge, with a high deck and sloping grade, and is the only bridge of its kind in Washington State.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this property per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The original color of the bridge was black, which is consistent with bridge architecture of this period. The bridge has been repainted several times, and colors have included silver, gray and light blue. The most recent paint job was in the 1970s.
4. The current options for the proposed paint colors for the Murray Morgan Bridge include black with an unpainted span or silver with an unpainted lift span, which both appears to meet Secretary of Interior's Standards for the Treatment of Historic Properties and National Park Service Preservation Briefs, for appropriate methods affecting historic features.

Staff recommended adoption of the above analysis as findings, and deferred recommendation to the Commission.

Mr. Tom Rutherford, Project Manager for the City of Tacoma Public Works Engineering, presented the history and ownership of the bridge, including current rehabilitation work and code compliance with a goal of opening to traffic in 2012. He circulated a sample of the recent reproduction of the original historic glossy black color, and reviewed the various colors since the original black color paint, which follows:

In 1946, the bridge was painted an aluminum color (silver that weathered to grey);

The current bridge colors include green on the girders which was painted in 1964; the entire bridge was painted green in 1964; in 1974 the truss bands were painted space blue and, in 1976, the girders on the city approach were painted Viking grey.

He presented historic photos and photo simulations of several paint colors: all black, black with the aluminum lift section unpainted, all silver matching the aluminum color, as well as burnt orange and green.

Mr. Rutherford stated the mechanical room, currently painted a yellow color, would be painted a color to match the bridge color; he added that the original steel truss over the lift span was replaced in the 1970s with aluminum, which is not subject to corrosion seen on the remainder of the bridge; he added, it would be very difficult to paint the truss span over the bridge. Aluminum is powder coated in a controlled setting (i.e. shop area) and noted the limited rehabilitation funds received from the State. He noted the construction of the containment structure that will protect the environment because of the existing lead paint.

The Commission discussed painting the cross span sections of the lift span area (i.e., the four horizontal members), which would be very difficult to paint in an outside environment and the long-term repainting requirements, some interest in a silver color that unifies the bridge, black is appropriate as historic color, the black is the original classic vintage color for this Tacoma bridge and other bridges in other locations in the nation and the painting of this bridge is of significant importance for the City of Tacoma.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the analysis as findings, and approve the Murray Morgan Bridge painted black and the aluminum truss over the lift span section of the bridge remain unpainted".

MOTION: House
SECOND: Luce
MOTION: Carried

In consideration of the Old Town Neighborhood Public Information session scheduled at 6:00 p.m., the remainder of the agenda was re-scheduled to the next regular meeting of the Commission.

The meeting was adjourned at 6:05 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

LPC 22/11
April 13, 2011

NOMINATIONS – PRELIMINARY MEETING

General Procedural Notes:

The property on today's agenda is nominated to the Tacoma Register of Historic Places.

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination. Owner consent is not required for the Commission to recommend designation.

The purpose of this review is to determine whether the nominated property meets the threshold criteria and should be scheduled for public testimony at a public hearing.

AGENDA ITEM 4A: 1239 East 54th Street, J.M. Hendrickson Homestead Nomination

Mark Lawrence McIntire AIA NCARB LEED Gittens | McIntire

BACKGROUND

Constructed in 1922, the vernacular house and garage, along with a barn constructed in 1924, is located on the 3.78 acres of the J.M. Hendrickson Homestead, at 1239 East 54th Street. According to the nomination, *"The property was part of an unrecorded plat named the Sheridan Garden Tracts annexed by vote into the City in 1891, and was just a few hundred feet from the 1907 renegotiated Puyallup Reservation boundary"*. The Hendrickson Homestead house was modified in 1933 with a rear kitchen extension, and, in 1955, front porch enclosure; in the 1940s the garage was modified with lean-tos on its east and north sides; the barn has not been altered. It is noted that the interior of the house is intact with original finishes and most of the original fixtures.

The Hendrickson Family has owned the property since 1922 and has been, as stated in the nomination, *"a working landscape with garden and livestock for most of its existence (until 1994)..."*.

The nomination of the J.M. Hendrickson Homestead to the Tacoma Register of Historic Places includes the house, garage, barn, site and historic landscaping. The evidence included in the nomination supports meeting the following three Criteria.

1. Criterion A, through its association with events that have made contributions to the broad patterns of the history of Tacoma;
2. Criterion C, for its vernacular architecture in response to geography, site, ethnicity and use of building materials and techniques;
3. and Criterion F, for its unique location within an urban environment and its working landscape for most of its existence.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

The purpose of the preliminary meeting is to determine that the age and integrity standards are met. The house and garage were constructed in 1922, with the barn added in 1924. The house, garage and barn's building plans, original cladding, and windows, as well as the interior elements are intact; the property appears to meet the threshold criteria for consideration. In addition, the landscape is also included in the nomination for its continuation as a working landscape with a garden and livestock for most of its existence alongside an urban environment, five blocks from the streetcar line, and two blocks from the transit line on Portland Avenue.

RECOMMENDATION

Staff recommends scheduling the nomination for public testimony at a hearing on May 25, 2011.

BOARD BRIEFINGS

AGENDA ITEM 5A: 565 Broadway (Elks) – Old City Hall

Corrine Kerr, ZGF Architects

The design team for the new structure proposed for north of the Elks Temple will provide a second briefing on the proposal to the Commission.

BACKGROUND

At the January 12, 2011 Commission meeting, the design team, *Corinne Kerr and Randal Bennett from ZGF Architects and Grace Pleasants*, presented the preliminary design for the new mixed use/parking structure to be constructed north of the historic Elks Temple. At this meeting, the team introduced the overall project and its specific components, milestones and timeline, and to solicit feedback from the Commission.

Commission comments included the following:

- 1) Concern was expressed regarding the relationship with the neighboring property, University Union Club; A suggestion was made to emphasize the compatibility of the two buildings;
- 2) Interest expressed in seeing a more high-tech design than what was presented; suggestion for more industrial type detailing, for the building to take on its own character;
- 3) Concern with lighting at the intersection on Stadium;
- 4) Liked the difference in colors and materials;

BOARD BUSINESS

AGENDA ITEM 6A: Old Town Neighborhood Debrief

The Landmarks Preservation Commission and staff held a public information session on the proposed Old Town Neighborhood Historic District. At that meeting, significant concern/opposition to the proposed designation was expressed by property owners and residents. A petition was also given to staff, containing 144 signatures in opposition to the proposal, and requesting that any further consideration of the proposal by the Commission be summarily halted.

On April 6, additional signatures were transmitted to the Historic Preservation Officer, bringing the total number of signatures in opposition to 223. Both submittals are included in the Commission packet. Also included in the packet is a list of questions/notes taken from the information session.

PETITION ANALYSIS

There is no legal "standing" given to a petition within the historic preservation ordinance (TMC 13.07) within considerations of historic district designation. Because the means and methods of distribution of a petition are not known, nor is it known how the petition is presented to potential signatories (for instance, whether the information given with the petition is accurate), petitions should not be mistaken for or used in lieu of a deliberative process.

However, a petition can give the Commission a sense of public opinion or interest in a particular matter.

The petition submitted to the City in 2009 in support of the Old Town Historic District proposal was intended to demonstrate that there is significant public interest in consideration of a district designation. Likewise, the petitions submitted in opposition to the designation in 2011 should be taken to show significant opposition to such a proposal.

The following brief analysis was completed by staff to assist the Commission with the interpretation of the district.

| | Signatures | % of Affected Parcels ¹ |
|---|------------|---------------------------------------|
| Total # of affected parcels ² | 402 | |
| Total # of 2008 supporting signatures | 111 | |
| Total Verified signatures in 2008 ² | 70 | 17% |
| Total # of 2011 opposing signatures | 223 | |
| Total # of 2011 verified signatures ³ | 135 | 34% |
| Number of Property owners who signed both petitions (for and against) | 22 | 5% |
| 2008 verified signatures, less those who have signed both petitions | 48 | 12% |

¹ Percentages are shown only for verified property owner signatures, since it is a measure of property owner support

² Based on County Assessor records for the area shown in the public notice.

³ This number was derived by subtracting the following: repeat signatures (for example, an individual signed a petition multiple times, or multiple members of the same household signed); individuals that staff was unable to locate in assessor's records (including changes in ownership and renters); and those who do not live or own property within the affected area.

The table above indicates that persons representing 34% of the affected area have signed a petition in opposition in 2011. In 2008, persons representing 17% of property owners signed a petition in support of the proposal. Twenty two individuals have signed both petitions, which could be interpreted to mean that some of these individuals have changed their minds, or that some did not understand the intended effect of one or both of the petitions, or a combination of the two.

In summary, it is clear that there is significant organized opposition to the historic district proposal, at least as it has been presented by the signature gatherers. Nonetheless, it is also clear that there is some support for the concept, although because the bulk of the signatures were gathered in 2008 and because there has not been a concerted effort to generate support for the district, it is unknown to what extent these numbers represent actual support for the district.

NEXT STEPS

The Commission has several potential courses of action. The proposal may be tabled indefinitely or denied with no further review, it may be tabled for a specific period of time to allow further information gathering, or the Commission may proceed with its review of the proposal.

At the public information session on March 23, the following tasks were committed to:

1. The Commission is going to take a minimum of a month to pause this review process and reassess proper next steps.
2. Staff will create an email distribution list based on those who signed in at the information session, and will notify directly those residents of any discussions involving Old Town at the Commission.
3. Commission may direct staff to conduct a postage paid postcard opinion survey, if additional information regarding public opinion is necessary to determine next steps.

4. If there is further Commission consideration of the proposal, the first issue that will be addressed will be whether there is enough historic “integrity” to justify creation of a district. Prior to any meetings on this subject, additional information about the building inventory and “contributing” buildings versus “noncontributing” will be prominently posted online for public review and comment, and the mailing list notified.

The principal question before the Commission is whether, given the community feedback submitted to date, there is additional information regarding public opinion needed by the Commission to determine its next steps. A postcard mailer could allow the Commission to get a more accurate gauge of opinion, in part because the Commission would know what information the mailer contains.

Additional information could include:

- Whether the petitions submitted, both for and against, are accurate indicators of public sentiment for the reasons noted above
- If there are specific geographical areas in the district that appear to be more opposed/in favor of historic district status than others

| |
|--|
| AGENDA ITEM 6B: Annual Calendar |
|--|

- i. Update from Historic Preservation Month Annual Awards Committee
- ii. Discussion of Annual Report to City Council

| |
|---|
| PENDING AGENDA ITEMS (tentative) |
|---|

Public Information Session: Old Town Historic District.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Officer with any questions at 253-591-5220.

PART 1: PROPERTY INFORMATION

| | |
|--|---|
| Property Name | |
| Historic <u>The J. M. Hendrickson Homestead</u> | Common <u>The Magelssen Residence</u> |
| Location | |
| Street Address <u>1239 East 54th Street, Tacoma, Washington</u> | Zip <u>98404</u> |
| Parcel No(s). <u>0320222126</u> | Legal Description and Plat or Addition: Section 22 Township 20 Range 03 Quarter 24 COM INTER E LI NW & N LI OF E 56TH ST TH N 660 FT TH W 254 FT TO POB TH N 300 FT TH W 254 FT TH N 300 FT TH W 254 FT TH S 600 FT TH E 508 FT TO POB EXC RDS ALSO EXC THAT POR CYD TO CY OF TACOMA PER AFN 2330542 OUT OF 2-010 SEG 2009-0445 12/12/08CL |
| Nominated Elements | |
| Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form. | |
| <input checked="" type="checkbox"/> Principal Structure | <input checked="" type="checkbox"/> Site |
| <input type="checkbox"/> Historic Additions | <input checked="" type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc. |
| <input checked="" type="checkbox"/> Ancillary Buildings/Outbuildings | <input type="checkbox"/> Interior Spaces/Other (inventory in narrative) |
| Owner of Property | |
| Name <u>Carol M. Magelssen</u> | |
| Address <u>1239 East 54th Street</u> | City <u>Tacoma</u> State <u>WA</u> Zip <u>98404</u> |
| Is the owner the sponsor of this nomination? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Form Preparer | |
| Name/Title <u>Mark Lawrence McIntire AIA NCARB LEED</u> | Company/Organization <u>Gittens McIntire</u> |
| Address <u>934 Broadway Suite 100</u> | City <u>Tacoma</u> State <u>WA</u> Zip <u>98402-4419</u> |
| Phone <u>253 759.1621</u> | Email <u>mlm@gittensmcintire.com</u> |
| Nomination Checklist—Attachments | |
| <input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer) | <input type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Site Map (REQUIRED) | <input type="checkbox"/> Historical Plans |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): please label or caption photographs and include a photography index | <input type="checkbox"/> Other (please indicate): _____ _____ |
| <input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): this document can usually be obtained for little or no cost from a titling company | |

| | |
|-----------------------|-------|
| FOR OFFICE USE | |
| Date Received | _____ |
| Fee Paid | _____ |

11/2008
Nominations to the Tacoma Register of Historic Places are processed according to the procedures and standards described in TMC 1.42 and 13.07. Submittal of a nomination form does not obligate the City to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other City, state or federal regulations.

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes to plan, original cladding, windows, interior and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

| | Original Materials Intact | | | Original Materials Intact | |
|---|---|-----------------------------|---|---|-----------------------------|
| Plan (i.e.: no additions to footprint, relocation of walls, or roof plan) House Front Porch infill 1955 | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Interior (woodwork, finishes, flooring, fixtures) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Original cladding | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Other elements | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Windows (no replacement windows or replacement sashes) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | | | |

Physical Description Narrative

Describe in detail the present and original (if known) physical appearance, condition and architectural characteristics (use continuation sheets if necessary).

The Hendrickson Family Homestead is a 1922 vernacular house and garage on 3.78 acres of land with a barn constructed in 1924. A chicken coop built at the same time adjacent the barn collapsed by 1964. The lot is bounded by East 52nd Street on the north, East L Street on the west and with the house facing East 54th Street on the south, one-half block from East M Street. Originally, the neighborhood designation was Bismarck from the predominantly German and Scandinavian immigrants that populated the area and was changed after World War I to its present Hillsdale. The property was part of an unrecorded plat named the Sheridan Garden Tracts annexed by vote into the City in 1891, and was just a few hundred feet from the 1907 renegotiated Puyallup Reservation boundary. The adjacent plat additions, Ouimette and Metzler, and MacReady Heights on top of the hill were platted in 1908.

The only modifications to the original 1922 house are the rear shed-roofed kitchen-utility room extension added in 1933 and the front porch enclosure added in 1955. The garage was slightly modified with lean-toes on its east and north sides in the 1940's for additional covered storage. The barn, though weathered, is as it was built. Designed and constructed by John M. Hendrickson (the owner's grandfather), a Norwegian-Swedish immigrant and a Northern Pacific railroad engineer, the house, garage and barn are conventionally planned, constructed and finished, with the house and garage having reserved Craftsman inspired detailing common to the era. It is unclear whether the house plan is a stock plan, a modification of same, or whether it is an original plan fashioned from the numerous pattern books of the day. Uniform 4-inch-exposure cedar lapped siding clads the house and garage with bracketed barge boards, exposed rafter tails and beveled tongue-and-groove soffit. The house's mitered-corner lapped siding has a skirted bottom at the top of the horizontal board-formed concrete basement-foundation, approximately 2'-6" above grade. Window and door openings received a common projecting sill with flat cased surrounds and an understated crown molding on the head trim. Doors and windows are the original wood sash items.

The main roof of the house is a 5:12 pitched gable perpendicular to the street as is the garage. A single gabled dormer on the house roof faces west. Originally roofed with cedar shakes, the house and garage are now covered with asphalt composition shingles.

Though the interior of the house is not presented here for nomination, it is nevertheless intact with original finishes and most of the original fixtures. Considered a story and a half because the second floor's sloping ceiling is below 7-feet, this 1,800 SF four-bedroom house has all its original built-ins, cabinetry and millwork with few additions. A few interior photographs are included for illustrative purposes.

The barn's cedar lap siding, corner boards, and trim have never been painted with only the large double-barn-door painted white. The original cedar-shake roof is a 4:12 pitch.

The original fence enclosing the property was four barbed wire strands on split timber posts. Along E. 54th Street a rail-fence was built in the 1960's. Chain-link fencing replaced the barbed-wire in 1997.

Though the property is over-grown now, from the time of the barn's completion and until 1994, cows were kept and by their presence maintained the vegetation as a closely-cropped pasture as will be seen in photographs to follow.

No part of the structures have been modified since the mid-1950's.

Narrative Continuation

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Continued from page 2.



Street (South) Elevation



Rear (North) Elevation



Side (West) Elevation



Side (East) Elevation



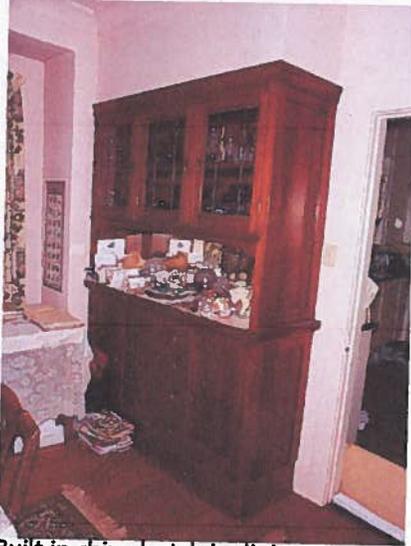
Garage, South Elevation



Garage, West Elevation

Narrative Continuation

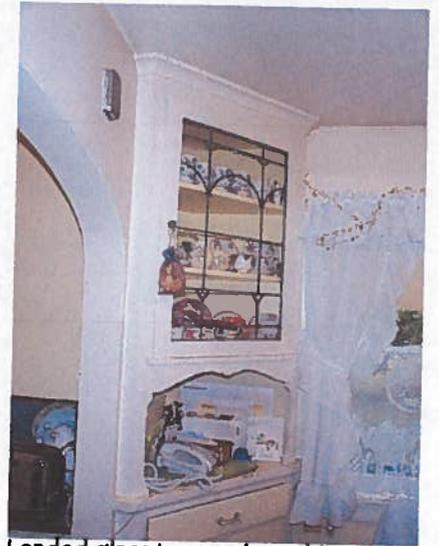
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Continued from page 3.



Built-in china hutch in dining room adjacent window seat; note original No. 1 white oak flooring with Swedish finish



Arched doorway into 1933 addition breakfast nook from kitchen, wall-mounted ironing board; note original marbled linoleum with black border; original light fixture



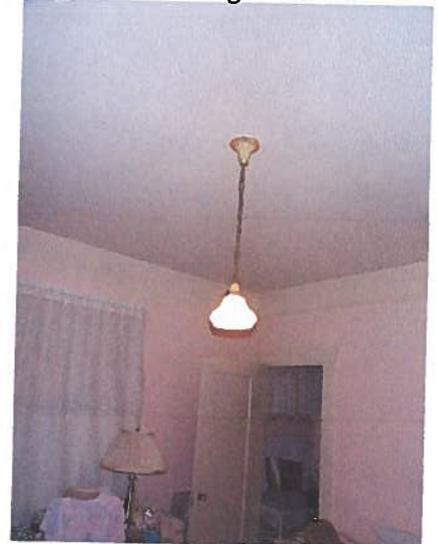
Leaded-glass tea service cabinet in breakfast nook; note glass hardware pulls which match the kitchen cabinets



Left: original boiler still intact
Below: this radiator along with all others still in use



Original bedroom light fixture



Narrative Continuation

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Continued from page 4.



Barn, South Elevation



Barn, West Elevation



1931 Aerial Photo, Hendrickson Homestead

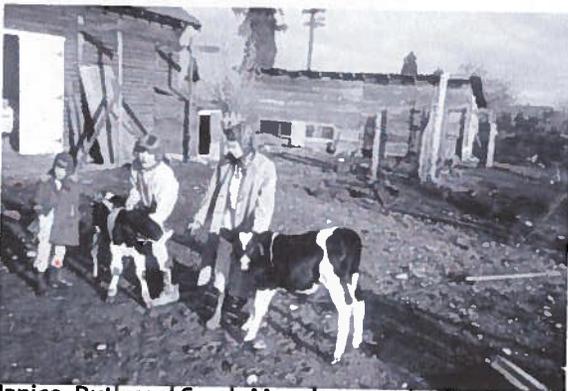
Narrative Continuation

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Continued from page 5.



GIS Map 2009, Hendrickson Homestead

As evidenced by the 1931 aerial map and this 2009 GIS map, little has changed in the configuration of the property or its structures.



Janice, Ruth and Sarah Magelssen with calves
Donner and Rudolph, Fall 1961



Calves Autumn and Big John with Ruth and Janice
Magelssen, Fall 1961

Narrative Continuation

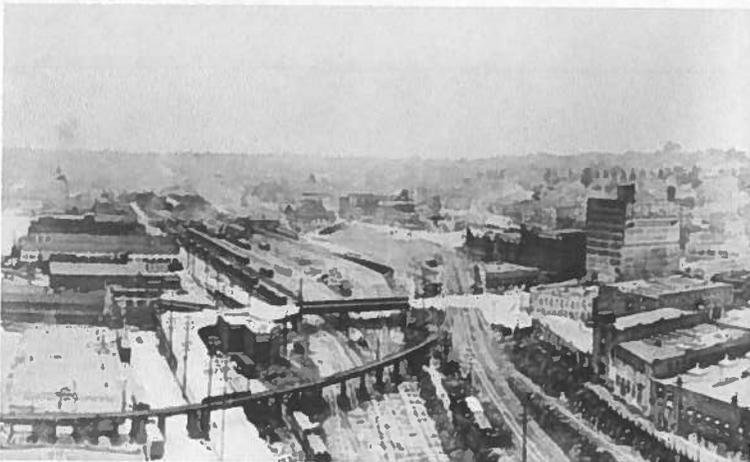
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1933, Barn and Chicken Coop

The Henderickson Homestead has remained within the family since its 1922 construction with the chain of title passing from J. M. and Sara (Ericson) Hendrickson to their children in 1944. Daughter and son-in-law, Helen Margaret (Hendrickson) Magelssen and Harold C. Magelssen in 1949 purchased the brother Floyd's interest in the property, with the Magelssen's oldest daughter Carol, receiving title in 2000. This family homestead, situated on the leeward side of upper McKinley Hill, has remained intact rather than go the way of most others throughout the City, which were bought, divided and developed starting from the founding of the Tacoma Land Company in 1873.

As will be discussed further in the following section, the story of this immigrant family's situation is not a new one in a nation of immigrants, but one that nevertheless does not tire of the telling.



1922: As a reference, downtown Tacoma in the year the Henderickson Homestead was built. The photo is taken from above the 1100 block of Dock Street looking South. From the Sanberg building at the middle right, the Hendrickson's is approximately three miles south-by-southeast. Courtesy of The Library of Congress.



Here is the ANSWER to
 How to
 PLAN, FINANCE AND BUILD
 YOUR HOME

BETTER built small houses—3 to 6 rooms—at lower cost from plans designed to eliminate building waste without sacrificing good looks—this was the ideal of the group of practicing architects who compiled the remarkable new home plan book, "How to Plan, Finance and Build Your Home."

This book and plan service is part of the national small home building movement originating with the Architects' Small House Service Bureau of Minnesota, Inc. and now being extended by the Architects' Small House Service Bureau of the United States, Inc. The United States Service Bureau has the endorsement of the Department of Commerce of the United States Government and the American Institute of Architects. The Minnesota group of architects compiled this book for the Northern Pine Association, which, jointly with the Minnesota Housing, from the Northern Pine Association of the United States Service Bureau, is interested in its distribution.

In endorsing the work of the Architects' Small House Service Bureau of the United States, Inc., Mr. Herbert Hoover, Secretary of the Department of Commerce, says:

"I have looked into the work of the Architects' Small House Service Bureau of the United States with its design and plan service and have examined its organization and construction program. The complete plans, specifications, dimensions and bills of materials will give anyone working out for local conditions and to use any materials and climate water, a practically complete home building guidebook. The facts revealed by The American Institute of Architects should guarantee a high standard of service. It gives me pleasure to endorse this work and to urge you that the Department of Commerce will do all it can to cooperate with the Institute and the Bureau."

The book and plan may be obtained direct from either the Architects' Small House Service Bureau, Northwestern Division, Inc., or the Southern Pine Association. The book is sold for \$3.50 prepaid. The service includes providing working drawings, details, specifications, quantity survey forms of agreement, ready to use, at prices ranging from \$17.50 to \$22.50 depending upon the size of the house.

Right: March 1922 Popular Science advertisement for The Architect's Small House Service Bureau, Minneapolis, MN

Plan or Use This Coupon: Southern Pine Association, New Orleans, La. | The Architects' Small House Service Bureau, Northwestern Division, Inc., Minneapolis, Minn.

(Order either from The Southern Pine Association, New Orleans, La., or The Architects' Small House Service Bureau, 315 W. Third St., 1923 Harvard Ave., South Minneapolis, Minn.)

I enclose \$3.50 for which please send me a copy of the book, "How to Plan, Finance and Build Your Home" Address: _____

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documentary evidence included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

Date(s) of Construction 1922 Other Date(s) of Significance 1955
Architect (s) _____ Builder J. M. Hendrickson, Owner Engineer _____

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

Tacoma, from its European-settler beginnings with Swede, Nicholas Delin's (Nicklaus Dahlen) 1852 sawmill and who later led others to the shores of Commencement Bay, to its development as a busy seaport with assistance from tugboats owned by Norwegians Andrew and Thea Foss, owes much to its Scandinavian settlers. Rather than recite a catalog of Tacoma's Scandinavian pioneers and their achievements, suffice to say a large portion of the earliest land claims including Delin's original property were staked by Swedish and Norwegian immigrants. Owing to a culture valuing education and self-sufficiency coupled with cultural handicraft skills relavently adapted to the Pacific Northwest and the embrace of technological advances, Scandinavians have left their imprint on Tacoma's cultural and physical landscape.

John M. Hendrickson, though of Swedish descent was born in Norway in 1888 and immigrated to the United States in 1905, making his way to the immigrant community of Brooten, Minnesota near St. Cloud and sharing a household with other recent immigrants. Finding employment as an engineer with the Northern Pacific Railroad, promotions through the Railroad brought J. M. Hendrickson to Tacoma, NP's western terminous before 1913. Here he met his future wife, Sara Ericson.

Sara Ericson was born in Näs, Dalarna, Sweden in 1889, immigrating to the United States in 1910. The 1910 Census places Sara in the 7th Ward of Tacoma (Hilltop south of Wright Park), housekeeping with her sisters Britta and Marie in the Hultman household, cousins to the Ericson sisters. J. M. and Sara were married at the Swedish Evangelical Lutheran Church (First Lutheran) on June 15, 1915.

According to the original deed, the land was purchased for \$10 on the 3rd of June 1921 from Traders Trust Company of Tacoma with the building permit announcement for the house and garage appearing in the Tacoma Daily Ledger on 13 August 1922. J.M. Hendrickson constructed the house, garage and later the barn by himself with possible help from Sara's relations and J. M.'s work associates. Their children, Helen Margaret (1916-2003) and Floyd (1918-1965) are part of the chain of ownership for the Hendrickson Homestead. Sara (Ericson) Hendrickson was layed to rest in April of 1940 with J. M. to follow in February of 1944. Through the will, the Homestead was deeded to Floyd and Helen Margaret jointly. In 1949, Helen Margaret and her husband Harold C. Magelssen (1906-1994) purchased Floyd's interest in the property.

Helen Margaret (Hendrickson) Magelssen attended Sheridan Elementary, Stewart Middle School and received a diploma from Lincoln High School in 1935, followed by graduation from Washington State University 1940. She was recruited from college to teach at a school for disabled children on Long Island, NY and remained there for one year. After returning to Washington, she was employed by the Everett School District where she met her future husband from Utsalady, Camano Island, WA, Harold Christian Magelssen. (His parents: father, Thorbjorn born in Norway, mother, Ida Wangsness born in North Dakota of Norwegian-immigrant parents)

Harold Magelssen was educated at the New Whatcom Normal School, after 1937 known as Western Washington College of Education (WWU) in Bellingham, WA. He applied his teaching skills at Snohomish County School District and in the Navy before terminating his commission at the end of WWII and later at the Dunwoody Institute in Minneapolis, MN for one year and again when returning to Washington State at the Tacoma Vocational School (now known as Bates Technical Institute) from which he retired. Harold and Helen Margaret were married February 24th, 1945 in New York, NY by Norman Vincent Peale and produced five daughters of whom three* became teachers like their parents: Carol*, Sarah*, Margaret, Ruth*, and Janice. Carol M. Magelssen, the applicant, is a retired middle school teacher from Tacoma Public Schools.

Criteria A: Is associated with events that have made a significant contribution to the broad patterns of our history:

The Hendrickson Homestead represents a microcosm of the immigrant narrative. In this instance, the third wave of Scandinavian immigration. New Sweden was the first settlement name dating from the late 1620's of the area along the Atlantic Coast between Chesapeake Bay and the Hudson River, encompassing the present states of Maryland, Delaware and New Jersey, being incorporated into New Netherlands in 1633. This was the first wave. The second wave began with the loosening of immigration restrictions from the 1830's to the 1850's coinciding with the expanding industrial revolution and push westward, settling many in the upper mid-West from Chicago to North Dakota. The second wave was precipitated by droughts and crop failures in northern Europe. The third wave was an echo of the second due in part to poor economic conditions in Europe from the 1880's to WWI. This wave of Scandinavian immigrants rode the rails to the West Coast where native skills in fishing and timber were still much in demand, but with more assimilated individuals finding employment in commerce or the professions. In all waves, new immigrants sought to recreate the home they had known in the old country. For many immigrants the small self-sufficient homestead (hemman in Swedish, hjemstedet in Norwegian) represented what they had known and desired to recreate. With rapid urbanization beginning in the late 19th Century, many of the small farms and hamlets within and around the periphery of cities and towns were replatted into smaller lots to make way for development. The Hendrickson Homestead has survived intact due to the industry of the family that founded it and its location in a secluded swath between the edge of urbanization and the Reservation.

Criteria C:

Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction:

Vernacular house building has been often overlooked in historical surveys as not conforming to a given typology or house style, or for not meeting a preconceived aesthetic. With construction materials having been in mass production since the late 18th Century, vernacular building became the normal method of construction rather than the exception. This being said, by inference, vernacular architecture is a more authentic artifact of study with regard to an inhabitant's response to geography, site, ethnicity and use of building materials and techniques for a given era and locale than are revivalist aesthetic structures designed for rather than built by the inhabitants themselves. Vernacular architecture became the 20th Century's modernist ideal inside-out assemblage of mass-produced materials organized around a conveniently aligned-room arrangement to maximize comfort and sanitation.

As stated previously, it is unclear given the house plan and exterior appearance the exact origin of the design. The house bears little resemblance to common mail-order homes of the age by Sears, Montgomery Ward or any of the regional house plan and pre-fabrication publications. J. M. Hendrickson was an engineer trained in heavy construction in an age awash in publications about house construction like *Carpentry and Building*, *The Building Age*, *Pencil Points*, *The White Pine Series* and *House Beautiful*. Likewise, Sara (Ericson) Hendrickson would have had access to the women's magazines of the era which wrote exhaustively on space planning, modern appliances and home accoutrements. It is likely that the house, garage and barn were a synthesis of homes they had lived in or were acquainted with through experience or publication. The house having modest adornment, though quality in material and workmanship, is very much of the age and ethnicity of which it was built, with the garage seeming to belong to an era before WWI as it was used initially as a stable until the timelessly utilitarian barn was built two years later.

The Hendrickson Homestead represents an authentic response to geography, site, ethnicity and the use of building materials and techniques for its time and the re-created environment of its inhabitants.

Criteria F:

Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City:

The Hendrickson Family Homestead has been a working landscape with garden and livestock for most of its existence (until 1994) which harkens to our immigrant and pioneer pasts. Having been built and sustained within an urban environment, five blocks from the streetcar line running on McKinley Avenue between 1905 and 1955, two blocks from the transit line on Portland Avenue, is what distinguishes this property as exceptional, particularly surviving through the post-WWII era when Levittown-type development was springing up around it. Interesting to note as an aside, urban agriculture has regained a currency in sustainability thinking which is modeled on many of the notions found in utopian Northern European Garden Communities of the late 19th and early 20th Centuries.

The Hendrickson's is a landscape within the landscape, an echo of a still visible immigrant past.

Bibliography

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Gottfried, Herbert. American vernacular buildings and interiors, 1870-1960. W. W. Norton & Company, New York, NY, 2009

Hunt, Herbert. History of Tacoma. S. J. Clarke Publishing Company, Chicago, IL, 1916

Building Permit, Tacoma Daily Ledger, August 13, 1922, page B4.

Obituary, Sara M. Hendrickson, Tacoma News Tribune, April 11, 1940, page 13.

Obituary, John M. Hendrickson, Tacoma News Tribune, February 7, 1944, page 13.

United States Federal Census, 1910.

When recorded return to:
Evelyn M. Zeller
10900 NE 8th Street, Suite 900
Bellevue, WA 98004

UNRECORDED

QUITCLAIM DEED

Grantor(s): (1) Helen Margaret Magelssen (Margaret Helen Magelssen, nee Hendrickson) (2) _____
Grantee(s): (1) Carol M. Magelssen (2) _____
Additional Grantor(s) on pg. _____ Additional Grantee(s) on pg. _____
Legal Description (abbreviated): COM. INTER E LI NW & N LI OF E 56th ST TH N 660 FT TH W 254 FT TO POB TH N 300 FT TH W 254 FT TH N 300
Additional legal(s) on page _____
Assessor's Tax Parcel No. 032022 201 0

The GRANTOR, HELEN MARGARET MAGELSSSEN, who acquired title as MARGARET HELEN MAGELSSSEN, nee HENDRICKSON, and who is the surviving spouse owner per community property agreement with Harold Christian Magelssen, Deceased, recorded previously in the records of the Pierce County Auditor, for and in consideration of love and affection, conveys and quitclaims to CAROL M. MAGELSSSEN, a single woman, to be her sole and separate property, the following described real property and improvements thereon, commonly known as 1239 East 54th Street, Tacoma, Washington 98404, situated in the County of Pierce, State of Washington, together with all after acquired title of the grantor therein, legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN

Dated: March 28, 2000

Helen Margaret Magelssen
HELEN MARGARET MAGELSSSEN

By: Carol M. Magelssen
CAROL M. MAGELSSSEN,
Her Attorney In Fact

(Acknowledgment on page 2)

Magelssen Quitclaim Deed (Tacoma Property) - Page 1

ETN: 1024990 3-28-2000
Excise Tax Collected: \$0.00
Affidavit Processing Fee: \$2.00
Cathy Pearsall-Stipek CPO Pierce County Auditor
BY: LISA DRURY

200003280360

For reference only, not for re-sale.

UNRECORDED

For reference only, not for re-sale.

STATE OF WASHINGTON)
) ss.
COUNTY OF Pierce)

I certify that I know or have satisfactory evidence that **CAROL M. MAGELSSSEN** is the person who appeared before me, and said person acknowledged that she signed this Quitclaim Deed as attorney in fact for the Principal, **HELEN MARGARET MAGELSSSEN**, and acknowledged to me that she signed this Quitclaim Deed as the free and voluntary act of the said Principal for the uses and purposes mentioned therein, and that she was authorized to execute this Quitclaim Deed pursuant to Durable Power of Attorney dated February 15, 1991, a certified copy of which is attached hereto and is to be recorded concurrently with this Quitclaim Deed, and the Revised Code of Washington (RCW) section 11.94.050(2).

Dated : March 28 2000.



Evelyn M. Zeller
(Signature)

Evelyn M. Zeller
(Name printed or stamped)

NOTARY PUBLIC in and for the State of
Washington, residing at King County.
My appointment expires 1/27/2001.

EXHIBIT A

Beginning at a point where the East line of the South half of the Northwest quarter of Section twenty-two (22), in Township twenty (20), North, Range three (3) East, W.M. intersects the North line of the East 56th Street, running North 660 feet, thence West 254 feet to the true point of beginning; thence North 300 feet parallel with East line of said Section twenty-two (22), thence West 127 feet parallel with the North line of East 56th Street, thence North 300 feet parallel with the East line of said Section twenty-two (22), thence West 381 feet parallel with the North line of East 56th Street, thence South 600 feet parallel with the East line of said section twenty-two (22), thence East 508 feet to the true point of beginning, being tracts 1, 2, 3, 7, 8, 9, and 10 as shown on the unrecorded plat of Sheridan Garden tracts,

Situated in the County of Pierce, State of Washington.

For reference only, not for re-sale.

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SEC. 22,
TWP 20 N., RGE 3 E., W.M., PIERCE COUNTY, WA.

CALCULATED
NE COR. S. 1/2
NW 1/4 SEC. 22

FIND. SURFACE
BRASSISE

5.07'

SCALE: 1" = 60'



DESCRIPTION

BEGINNING AT A POINT WHERE THE EAST LINE OF SECTION TWENTY-TWO (22) INTERSECTS THE NORTH LINE OF THE EAST 58TH STREET, THENCE NORTH 300 FEET PARALLEL WITH THE TRUE POINT OF BEGINNING, THENCE WEST 224 FEET TO THE TRUE POINT OF BEGINNING, THENCE WEST 127 FEET PARALLEL WITH THE NORTH LINE OF EAST 54TH STREET, THENCE NORTH 300 FEET PARALLEL WITH THE EAST LINE OF EAST 54TH STREET, THENCE WEST 300 FEET PARALLEL WITH THE NORTH LINE OF EAST 54TH STREET, THENCE SOUTH 800 FEET PARALLEL WITH THE EAST LINE OF EAST 54TH STREET, THENCE EAST 508 FEET TO THE TRUE POINT OF BEGINNING, BEING TRACTS 12A, 77A, AND 10, AS SHOWN ON THE UNRECORDED PLAT OF SWE-DOWN GARDEN TRACTS.

EXCEPT THE FOLLOWING:
BEGINNING AT A POINT 30 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WEST 127 FEET PARALLEL WITH THE NORTH LINE OF EAST 54TH STREET, THENCE NORTH 300 FEET, THENCE WEST 127 FEET, THENCE NORTH 300 FEET TO THE POINT OF BEGINNING, RECORDS OF PIERCE COUNTY, STATE OF WASHINGTON.

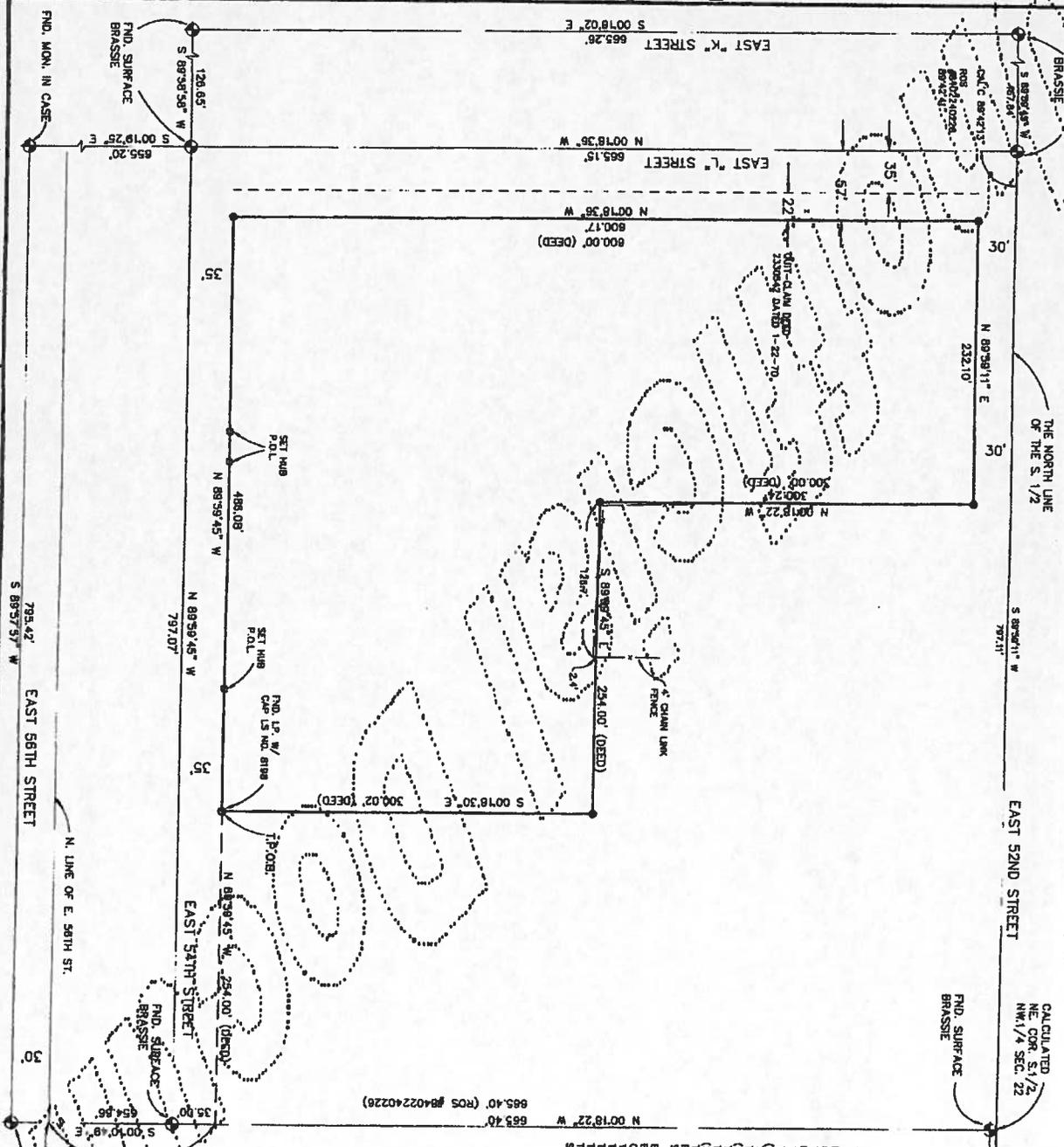
LEGEND

- FOUND MONUMENT AS NOTED
- FOUND CORNER AS NOTED
- SET 1/2" REBAR & CAP US 1982Z
- SET 2x2" HUB W/ LAM/ MARKED PROPERTY LINE

NOTES:

1. FIELD WORK PERFORMED AND MONUMENTS SET IN OCTOBER OF 1994.
2. SURFACE AREA TRACTS WITH 11-1100 TOTAL STATION THEODOLITE FINAL RESULTS MEET OR EXCEED CURRENT TYPICAL STANDARDS CONTAINED IN W.A.C. 165-130-010.
3. REFERENCE: RECORDS OF SURVEY 491, 6402240226 RECORDS OF PIERCE COUNTY, WASHINGTON.
4. DATES OF BEARING: ASSUMED
5. THE EXCEPTION IN THE LEGAL DESCRIPTION SHOWN HEREIN IS FROM A REVISION TO THE DEED RECORDED UNDER A/RN 8807280262. IN REVISIONING THIS DEED, THE SURVEYOR HAS DETERMINED THAT A TYPOGRAPHIC ERROR WAS CREATED. THE REVISIONED DEED IS RECORDED AT A POINT 9 FEET SOUTH AND 30 FEET WEST OF THE POINT OF BEGINNING AT A POINT 30 FEET SOUTH OF THIS POINT. THIS POINT WOULD BE IN HARBOR WITH SURROUNDING PARCELS.

For reference only, not for re-sale.



AUDITOR'S CERTIFICATE \$54.00

FILED FOR RECORD THIS 5th DAY OF Dec. 1988
AT THE REQUEST OF M. M. IN BOOK OF SURVEY'S AT PAGE 1888

9412050412
Cathy Randall
PIERCE COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CAROL MAGELSEN, IN NOVEMBER, 1994.

12-5-94
Charles T. Jeffords
CERTIFICATE NO. 191982Z



RECORD OF SURVEY

FOR: CAROL MAGELSEN
1239 EAST 54TH ST.
TACOMA, WASHINGTON
98404



DAVID EVANS AND ASSOCIATES, INC.
3700 PACIFIC HWY. E., SUITE 307, ACAD, TACOMA, WA 98424 (206) 922-5780

WORK: 2738
DRAWN BY: DAI
CHECKED BY: CDB
JOB NO.: 0716 0234
SCALE: 1" = 60'
DATE: 12-03-94
SHEET: 1 OF 3

9412050412

Original

on oath, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S. F. McAnally Notary Public
State Of Washington,
Commission Expires April 20, 1925

S. F. McAnally
Notary Public in and for the State of
Washington, residing at Tacoma, in said County

Filed and recorded at request of Stanley Truscelo Sep. 22, 1921 at 1:05 P.M.

C.A. Campbell Auditor Pierce Co. Wn.

By *[Signature]* Deputy

--E.E.K.--

608854 (Internal Revenue \$1.00 Sep. 22, 1921 S.)

This Indenture, Made this 21st day of September, 1921 between John A. Noble, a bachelor party of the first part, and A. Richardson party of the second part:

Witnesseth: That said party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States of America, to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell, convey and confirm unto said party of the second part, his heirs and assigns, the following described real estate, situate, lying and being in the County of Pierce State of Washington, to wit:

All of that portion of lot four (4) of section seven (7) township twenty one (21) north Range two (2) east of the Willamette Meridian in the Abandoned Military Reserve lying north of the north line of that certain five acre tract deeded by said first party to George W. Fairman and Calis A. Fairman his wife by deed dated July 7th, 1919 and recorded the same day in the office of the Auditor of said County under said Auditor's fee number #529180 subject to a certain land contract dated August 11th 1919 between the said party of the first part and W.W. White which is still in full force and effect.

The said party of the second part agreeing to be bound by the provisions of the said contract in the place and stead of the said party of the first part, and have all of the right title and interest in the said contract now in the said party of the first part, and subject to all taxes and assessments and liens and encumbrances allowed thereon since the date of the said contract

together with all and singular, the tenements, hereditaments and appurtenances thereto belonging, TO HAVE AND TO HOLD THE SAME, to said party of the second part, his heirs and assigns, forever And said party of the first part for himself and his heirs, executors and administrators, does by these presents covenant, promise and agree to and with said party of the second part his heirs and assigns, that he will WARRANT and DEFEND the title to the same forever against all lawful claims and demands whatsoever.

In Witness Whereof, said party of the first part has hereunto set his hand and seal the day and year first above written.

Witnesses:
H. J. Gillies

John A. Noble

(Seal)
(Seal)
(Seal)
(Seal)

State of Washington,)
County of Pierce,) ss.

I, the undersigned a Notary Public in and for the State of Washington, do hereby certify that on this 21st day of September A.D. 1921 personally appeared before me John A. Noble a bachelor to me known to be the individual described in and who executed the within instrument and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 21st day of September A.D. 1921

W. G. Heinly Notary Public
State Of Washington,
Commission Expires Aug. 17, 1923

W. G. Heinly
Notary Public in and for said State, residing at
Tacoma in said County

Filed and recorded at request of A. Richardson Sep. 22, 1921 at 1:06 P.M.

C.A. Campbell Auditor Pierce Co. Wn.

By *[Signature]* Deputy

--E.E.K.--

608355 (Internal Revenue \$3.00 June 13, 1921 T.T.Co.)

This Indenture, Made this 3rd day of June A.D. 1921, between TRADERS TRUST COMPANY OF TACOMA a corporation, organized and existing under the laws of the State of Washington, having its principal place of business at Tacoma, in said State, party of the first part and John N. Hendrickson party of the second part,

Witnesseth: That the said party of the first part for and in consideration of the sum of Ten And No/100 Dollars lawful money of the United States of America, to it in hand paid by the said party of the second part, does, by these presents, grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs, executors, administrators and assigns, the following real estate, lying and being in the County of Pierce State of Washington, described as follows, to-wit:

Beginning at a point where the East line of the South half of the Northwest quarter of Section twenty-two (22), in Township twenty (20) North, Range three (3) East W.M. intersects the North line of East 56th Street, running thence North 560 feet, thence West 254 feet to the true point of beginning, thence North 300 feet parallel with East line of said Section Twenty-two (22) thence West 127 feet parallel with the North line of East 56th Street, thence North 300 feet parallel with the East line of said section twenty-two (22), thence West 381 feet parallel with the East line of East 56th Street, thence South 600 feet parallel with the East line of said Section twenty-two (22), thence East 508 feet to the true point of beginning, being tracts 1, 2, 3, 7, 8, 9 and 10, as shown on the unrecorded plat of Sheridan Garden tracts

With all and singular the hereditaments and appurtenances to the same belonging or appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof. To Have and to Hold, The above granted premises unto the said party of the second part, his heirs, executors, administrators and assigns forever, with all the privileges and appurtenances thereto belonging.

Party of the second part herein assumes and agrees to pay all taxes and assessments since June 13, 1919

In Witness whereof, The said party of the first part, pursuant to and by authority of a resolution of its Board of Trustees, duly passed and entered on its records, has caused its corporate name to be subscribed hereto and its corporate seal, duly attested, to be hereunto affixed the day and year first above written.

Members

Mark McIntire, *Chair*
Bret Maddox, *Vice Chair*
Edward Echtle
Ken House
Imad Al Janabi, PhD.
Fred King
Megan Luce
Bret Maddox, S.E.
Ha Pham
Pamela Sundell
Duke York



Landmarks Preservation Commission Community and Economic Development Department

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer

OLD TOWN HISTORIC DISTRICT PROPOSAL INFORMATION MEETING

March 23, 2011 6:00 – 8:00 p.m.

MEETING NOTES

Commission Members in Attendance:

Ken House
Megan Luce
Bret Maddox, S.E.
Mark McIntire
Ha Pham
Pamela Sundell

Staff Present:

Reuben McKnight
Tonie Cook

Approximately 26 citizens attended the meeting.

Mr. McKnight introduced the proposal, including background and where to locate additional information about the proposal (such as the Tacoma Culture website).

Following the introduction, the Commission and staff engaged in a question/answer session.

Questions / Comments/Subjects Discussed:

1. What is the process if I sold my house and the new owner wants to tear it down?
2. What does "historic" mean?
3. How were these particular boundaries chosen, and why were other areas not included, such as the Ruston area?
4. Commission's Old Town Tour: interested in hearing comments about their visit to the proposed historic district area.
5. Please look at photos that I took of my block; a very different collection, quite a variety of house styles.
6. New Construction: What if a person has a vacant lot, what are the review requirements?
7. Does non contributing status property have restrictions (i.e. permit review)?
8. Is there an appeal process?

NOTE: post TMC 13.07 in more prominent location on website

9. New Construction: If new building is built, is it still a noncontributing building? Does it have a restrictive review process?
10. What is the financial risk today and the future?

NOTE: Provide a link to the 2006 DAHP Economic Impact Study on website (prominent location)

11. Window Material: discussion on energy efficiency and materials
12. What are the financial incentives? (Special Tax Valuation discussed)
13. Concern expressed regarding the age (2008) of the signatures on the petition that was submitted with the OTHD application.
14. Comments made about the Commission's tour of Old Town: noticed the geography of the neighborhood (i.e. gulches, steep grade, Commencement Bay, commercial area), the character and age of some of the older and new homes.
15. Why residents do not have a vote on the decision to become a historic district?
16. Staff comments made on the previous application and going forward with the best of faith, and citizens staying engaged in the process.
17. Why do this (i.e. process to review historic district application)? (COMMENT made about –historic district does not recognize changes in Old Town)
18. Audience member is sending his photos to staff
19. Why not have individual properties designated and leave it at that?
20. Is there consideration for what the residents want? Is there provision for counting of heads?
21. What are the protections provided in Historic District?
22. Comments on majority and super majority and “weighted” decision-making.
23. Discussion on “vested” building permit applications for vacant lots and “grandfathered” building permit/property projects.
24. What is the length of time for project/design review?

NOTE: Post Card Mailer / Send an updated letter to residents about new schedule, etc

DATE: March 23, 2010
TO: Tacoma Planning Commission
FROM: Homeowners Committee Opposed to Historic Designation

RECEIVED

MAR 23 2011

Per RM

We are a group of homeowners who reside within the boundaries of the proposed Old Tacoma Historic District who are opposed to the formation of the Historic District. As you might recall, a similar petition was filed and processed in 1999 but there was so much citizen opposition to it that it was strongly defeated by the City Council. Again, we are opposed to the creation of the historic district for the same variety of reasons:

1. The creation of the district would severely limit our ability to modify, remodel, put an addition on, or even replace a window on our homes. Anything that would require a permit would require a full review by a new layer of bureaucratic government along with the design review "Police". We strongly object to this additional governmental intrusion and some design "panel" telling us what we can or cannot do to our own homes. We feel this will be a huge hurdle to improving our home. The municipal code states that, in a historic district, the city's landmark preservation commission must approve **any** modifications to the exterior of a home, including something as simple as a window replacement.
2. If we wished to demolish our home in order to build a new one, we would most likely be precluded from doing so if it lies within the new historic district boundary. We strongly object to this. Many homes need to be replaced.
3. "Old Town" is historic, but there are simply too few structures which are architecturally significant. Many homes have been replaced and there is now a strong blend of old and new, traditional and modern, even contemporary and some with southwest style architecture. We like it that way. The few structures which may be architecturally significant can be nominated as historic structures without restricting the entire district.

Old Town is a great place to live and we want to keep it that way. But we also want the ability and flexibility to remodel and improve without governmental intervention or operation by committee.

Attached is a petition containing over 140 signatures in opposition. Only 4 volunteers obtained these signatures in 2 days with only 25% of homeowners being home to answer the door. If it is necessary, we will continue our petition drive and provide additional petitions showing opposition by over two thirds of homeowners in Old Town. And all of the signatures are dated March 21-23, 2011, not two and one half years ago in 2008.

Sincerely,

Old Town Citizens Opposed To
Creation Of A Residential Historic District

Page 1 of 13

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MAR 23 2011

PETITION IN OPPOSITION TO OLD TACOMA

RESIDENTIAL HISTORIC DISTRICT

DESIGNATION

We the undersigned petition the City of Tacoma in opposition to the establishment of a Residential Historic District in Old Town Tacoma. Although this area of Tacoma may be "historic", very few structures have any architectural significance or contain architectural characteristics that are unique. Furthermore, many new homes have recently been built in Old Town, most of which are not "historic" in design. We object to design standards or other restrictions on our ability to demolish and rebuild, remodel, or do other alterations and/or repairs and replacement to our homes.

| PRINT NAME | SIGNATURE | ADDRESS | DATE | E-MAIL ADD |
|------------------|-------------------------|-------------------|------------|----------------------------|
| Wm Kellis | <i>Wm Kellis</i> | 2605 N. STARR | 3-21-11 | KELLWILLI@aol.com |
| EVA | <i>Eva Gueschick</i> | 2519 N. STARR | 3-21-11 | |
| JOHN PERANZI | <i>John Peranzi</i> | 2533 N. STARR | 3-21-11 | |
| Jennifer Peranzi | <i>Jennifer Peranzi</i> | 2533 N. Starr St. | 3-21-11 | sarjpe04@yahoo.com |
| PATERIA MUSTY | <i>Pateria Musty</i> | 1132 N. 26th | 3-21-11 | |
| LEONID OTT | <i>Leonid Ott</i> | 24 N. 26th St. N. | 3-21-11-11 | |
| Rich Knuth | <i>Rich Knuth</i> | 1118 N. 26th St | 3/21/11 | |
| WILLA KLUDT | <i>Willa Kludt</i> | 401 No. 11th St | 3/21/11 | |
| RAI INSIEWAARA | <i>Rai Insiewaara</i> | 1112 N. E. ST. | 3/21/11 | KASTENBAUM@cast.net |
| LANSING ANDERSON | <i>Lansing Anderson</i> | 1106 N E ST | 3/21/11 | |
| Richard Martin | <i>Richard Martin</i> | 1014 N E ST. | 3/21/11 | |
| Stephen Wehbach | <i>Stephen Wehbach</i> | 1101 N. 26th | 3/21/11 | Stephenwehbach@verizon.com |
| Jeff Brady | <i>Jeff Brady</i> | 1105 N 26th | 3/21/11 | |
| JOHN GALLUP | <i>John Gallup</i> | 1121 N. 26th | 3-21-11 | jdgaliv@horbarnet.net |
| BILL HALL | <i>Bill Hall</i> | 1125 N. 26th | 3-21-11 | BHALL3607@horbarnet.net |
| Gaylene Monroe | <i>Gaylene Monroe</i> | " | 3/21/11 | " |
| Wm Linn | <i>Wm Linn</i> | 2529 N STARR | 3/22/11 | |
| Peter Bailey | <i>Peter Bailey</i> | 1111 N Tacoma Ave | 3/22/11 | pbailey@horbarnet.net |
| Leon Tuttle | <i>Leon Tuttle</i> | 3115 N. Jewett | 3/22/11 | ltuttle@clearwire.net |
| Daniel E. Pelsky | <i>Daniel E. Pelsky</i> | 1101 N. E. ST. | 3-22-11 | huq22@juno.com |
| Steven Hartz | <i>Steven Hartz</i> | 2615 N Starr | 3-22-11 | |

RECEIVED

MAR 23 2011

PETITION IN OPPOSITION TO OLD TACOMA

Petition

RESIDENTIAL HISTORIC DISTRICT
DESIGNATION

We the undersigned petition the City of Tacoma in opposition to the establishment of a Residential Historic District in Old Town Tacoma. Although this area of Tacoma may be "historic", very few structures have any architectural significance or contain architectural characteristics that are unique. Furthermore, many new homes have recently been built in Old Town, most of which are not "historic" in design. We object to design standards or other restrictions on our ability to demolish and rebuild, remodel, or do other alterations and/or repairs and replacement to our homes.

| PRINT NAME | SIGNATURE | ADDRESS | DATE | E-MAIL ADD |
|------------------|-------------|-------------------|-----------|--------------------------|
| Robby GRENDAW | [Signature] | 2476 V 31st | 3/21/11 | - R. GRENDAW@...com |
| BENITA BERQUEST | [Signature] | 2623 N 31st | 3-21-11 | |
| LOUIS BERQUEST | [Signature] | 2623 N 31st | 3-21-11 | N 4, |
| John H. Hill | [Signature] | 2702 N. 31st | 3-21-11 | |
| JANICE FISHER | [Signature] | 2706 N 31st | 3-21-11 | janice.fisher@...com |
| Shirley K. Hill | [Signature] | 2716 N 31st | 3-21-11 | |
| Fred Warwick | [Signature] | 275 N 31st | 3-21-11 | fswarwick@...com |
| Ken Collins | [Signature] | 2413 N 30th #B | 3-21-11 | Ken@...com |
| Bonnie Collins | [Signature] | 2413 N 30th #B | 3-21-11 | |
| Renée Schiro | [Signature] | 2615 N 30th | 3-21-11 | reeseschiro@...com |
| Richard Townsend | [Signature] | 2715 N 30th | 3/21/11 | rtownsend@...com |
| Kevin Fors | [Signature] | 2711 N 30th | 3/21/11 | |
| Bennett Fors | [Signature] | 2721 N 30th | 3/21/11 | same - |
| ISMAL ARSANGIRI | [Signature] | 2915 N 30th | 3/21/11 | |
| ISMAL ARSANGIRI | [Signature] | 2906 N 30th | 3/21/11 | |
| Larry Landon | [Signature] | 2918 N 30th | 3/21/11 | llandon@gmail.com |
| GWEN MARTEN | [Signature] | 2602 N 30th | 3/21/11 | |
| CHAS MARTEN | [Signature] | 2603 N 30th | 3/21/11 | |
| ERIC F. SLIER | [Signature] | 2706 N 31st ST | 3/21/11 | ERICK@HARBORNET.COM |
| Delores Glump | [Signature] | 2901 N. Junett St | 3/21/11 | |
| Spencer Lucas | [Signature] | 2716 N 29th St. | 3/21/11 | SpencerLucas@hotmail.com |
| Carl Halverson | [Signature] | 3009 N Junett St | 3/21/2011 | |

PETITION IN OPPOSITION TO OLD TACOMA

RESIDENTIAL HISTORIC DISTRICT

DESIGNATION

We the undersigned petition the City of Tacoma in opposition to the establishment of a Residential Historic District in Old Town Tacoma. Although this area of Tacoma may be "historic", very few structures have any architectural significance or contain architectural characteristics that are unique. Furthermore, many new homes have recently been built in Old Town, most of which are not "historic" in design. We object to design standards or other restrictions on the ability to demolish and rebuild, remodel, or do other alterations and/or repairs and replacement to our homes.

| PRINT NAME | SIGNATURE | ADDRESS | DATE | E-MAIL ADD |
|---------------------|--------------------|--------------------------------|-----------|------------------------------|
| Matthew Fleum | <i>[Signature]</i> | 120 N 27th St, 98403 | 3/21/2011 | mat.fleum@comcast.net |
| Sherril Woslworth | <i>[Signature]</i> | 101 N 26th St 98403 | 3/21/2011 | sherrilwoslworth@comcast.net |
| Constance White | <i>[Signature]</i> | 2209 N 27th St 98403 | 3/21/2011 | constance1644@comcast.net |
| Nancy Jackson | <i>[Signature]</i> | 2218 No. 27th 98403 | 3/21/11 | |
| Dave Velasquez | <i>[Signature]</i> | 2110 N. 27th St. 98403 | 3/21/11 | SPR0070106@FIREWIRE.COM |
| Julianne Mankie | <i>[Signature]</i> | 1117 N 27th St 98403 | 3/21/11 | |
| Cynthia Stephens | <i>[Signature]</i> | 1104 N. 27th 98403 | 3/21/11 | Jstep2722@AOL.COM |
| Leslie Lo | <i>[Signature]</i> | 1114 N 27th St | 3/21/11 | leslie.lo732@gmail.com |
| Michael Carbone | <i>[Signature]</i> | 1122 N 27th St | 3/21/11 | m.carbone@comcast.net |
| Erik Hall | <i>[Signature]</i> | 2814 N. Carr Street | 3/22/11 | ehall@shopeconcrete.com |
| Judy Brockhoff | <i>[Signature]</i> | 1225 N. Tacoma Ave | 3/22/11 | jbrockhoff@gmail.com |
| Hans Brockhoff | <i>[Signature]</i> | 1225 N. Tacoma Ave | 3/22/11 | brockhoffh@psdtd.net |
| ROBERT BOSNYAK | <i>[Signature]</i> | 2423 N. 29th St | 3/22/11 | R.BOSNYAK@GMAIL.COM |
| Pamela Bell-Bosnyak | <i>[Signature]</i> | 2423 No. 29th St | 3/22/11 | |
| TERRY ODELL | <i>[Signature]</i> | 3302 So. 76th St | 3-23-11 | |
| Maryanne Bell | <i>[Signature]</i> | 2719 N. 29th St | 3-23-11 | lovesabba@msn.com |
| David B. Brown | <i>[Signature]</i> | 2316 N 29th St | 3-23-11 | mirksd@psdtd.net |
| NEIL RANDEL | <i>[Signature]</i> | 2002 N Schuster Ave | 3-23-11 | DICARR@Comcast.net |
| MARY BASKOVICH | <i>[Signature]</i> | 2218 N. 29th | 03-23-11 | |
| Merrilee Bowen | <i>[Signature]</i> | 2910 No. 32nd | 3/23-11 | |
| James Bowen | <i>[Signature]</i> | 2910 No. 32nd 2909 No. 31st | 3/23/11 | |

RECEIVED

MAR 23 2011

Per RM

PETITION IN OPPOSITION TO OLD TACOMA

RESIDENTIAL HISTORIC DISTRICT

DESIGNATION

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| PRINT NAME | SIGNATURE | ADDRESS | DATE | E-MAIL ADD |
|-----------------------|-------------------------------|--------------------------|--------------------|------------------------|
| DENNIS SALT | <i>[Signature]</i> | 1126 N. 28th St. | 3-22-11 | DENNISALT@GMAIL.COM |
| Kate Sue O'Daniel | <i>[Signature]</i> | 1126 N. 28th St | 3/22/11 | ksodaniel@gmail.com |
| Vaca Lopez | <i>[Signature]</i> | 2805 N. Starr | 3/22/11 | |
| DIANE WASHBURN | <i>[Signature]</i> | 2803 N. Starr | 3/22/11 | dwwashburn@aol.com |
| Jane Catalina | <i>[Signature]</i> | 2012 N. 29th | 3/22/11 | upsckish@icloud.com |
| John Anich | <i>[Signature]</i> | 2011-B No 29 | 3/22/11 | JMA@HARRISONSTREET.COM |
| LEE MORGAN | <i>[Signature]</i> | 2802 N. Starr | 3/22/11 | |
| Dodi Hecker | <i>[Signature]</i> | 2810 Starr St | 3-22-11 | |
| Bobby Jolley | <i>[Signature]</i> | 2018 N. 29th St | 3/22/11 | jolleybobby@aol.com |
| Golda Jolley | <i>[Signature]</i> | " " " | " | " |
| Leif Hasler | <i>[Signature]</i> | 2724 N Starr | 3/22/11 | leif@tranchesi.com |
| DENISE WARD | <i>[Signature]</i> | 2101 N. 27th | 3/22/11 | warddenise4@gmail.com |
| John Anich | <i>[Signature]</i> | | | |
| Dianne Swanson | <i>[Signature]</i> | 2103 N 26th St. | 3/22/11 | di_swanson@yahoo.com |
| Joan Kellis | <i>[Signature]</i> | 2605 N Starr St | 3/22/11 | |
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RECEIVED

MAR 23 2011

Per Rm

PETITION IN OPPOSITION TO OLD TACOMA

RESIDENTIAL HISTORIC DISTRICT

DESIGNATION

We the undersigned petition the City of Tacoma in opposition to the establishment of a Residential Historic District in Old Town Tacoma. Although this area of Tacoma may be "historic", very few structures have any architectural significance or contain architectural characteristics that are unique. Furthermore, many new homes have recently been built in Old Town, most of which are not "historic" in design. We object to design standards or other restrictions on our ability to demolish and rebuild, remodel, or do other alterations and/or repairs and replacement to our homes.

| PRINT NAME | SIGNATURE | ADDRESS | DATE | E-MAIL ADD |
|-----------------------|-------------|--------------------|---------|-------------------------|
| Terry Badler | [Signature] | 2205 N. Tacoma Ave | 3/21/11 | |
| Tom Badler | [Signature] | 2205 N. Tacoma Ave | 3/21/11 | Tomabadler@hotmail.com |
| Stephen Williams | [Signature] | 2221 N. Tacoma | 3/21/11 | N.AUSTIN@WILLIAMS.COM |
| PATRICIA DAVIS | [Signature] | 2036 N Carr | 3/21/11 | msmoo.moo@earthlink.net |
| GERRILLAN VINTAS | [Signature] | 2702 N. CARR | 3/21/11 | |
| Tom Schmale | [Signature] | 2712 N. Carr | 3/21/11 | Thomaschmale@yahoo.com |
| Victor Pal | [Signature] | 2712 N. Carr St | 3/21/11 | |
| JOHN WALTERH | [Signature] | 2709 N CARR ST | 3/21/11 | |
| DAVID FAW | [Signature] | 2709 N CARR | 3/21/11 | |
| Robert + Bina Debeaud | [Signature] | 2701 N CARR | 3/21/11 | |
| Reed Kadon | [Signature] | 2115 N 26th | 3/21/11 | |
| E. WAYNE SWAN | [Signature] | 2403 N 26 | 2/27/11 | |
| GOLFER | [Signature] | | | |
| KAREN TRIMM | [Signature] | 2111 N CARR ST | 3/21/11 | |
| EARLIE KOPPINGER | [Signature] | 2214 N 26TH ST | 3/21/11 | |
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RECEIVED

MAR 23 2011

Per RM

PETITION IN OPPOSITION TO OLD TACOMA

RESIDENTIAL HISTORIC DISTRICT

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| PRINT NAME | SIGNATURE | ADDRESS | DATE | E-MAIL ADD |
|-------------------|-------------------|-------------------------|-----------|-------------------------|
| Joyce Hakala | Joyce Hakala | 2609 No 30th St | 3/17/2011 | JoyceHakala@gmail.com |
| Lola Sutter | Lola Sutter | 2607 No 3 | | REXCHASE@funa.com |
| Joan Bruce | Joan Bruce | 2421 No 30th | 3/20/11 | |
| Christina Van | Christina Van | 2603 North 30th (Upper) | 3/20/11 | CAV1984@hotmail.com |
| Stimes Risco | Stimes Risco | 2407 NO 29th | 3-22-11 | |
| Cecyl Risco | Cecyl Risco | " " 1 | | |
| Jim Robinson | Jim Robinson | 2222 N 29th | 3-22-11 | JimRobinson@comcast.net |
| Joan Earl | Joan Earl | 2016 N 29th | 3-22-11 | |
| Maria Earl | Maria Earl | 2016 N 29th | 3-22-11 | |
| Vivian Zehnder | Vivian Zehnder | 2213 No 29th St | 3/22/11 | msasbo@hotmail.com |
| Miko Zehnder | Miko Zehnder | 2213 No 29th St | 3-22-11 | mjz@hotmail.com |
| Lynn Dinino | Lynn Dinino | 2313 N 29th | 3-22-11 | lyndinina@msi.com |
| Heather Hutfire | Heather Hutfire | 2211 1/2 N 29th | 3/22 | hutfirehuffire@aol.com |
| Matthew Williams | Matthew Williams | 2211 N 29th | 3/22 | |
| Toniella Lisicich | Toniella Lisicich | 2309 N 28th | 3/22 | |
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PETITION IN OPPOSITION TO OLD TACOMA

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| PRINT NAME | SIGNATURE | ADDRESS | DATE | E-MAIL ADD |
|--------------------|--------------------------|----------------------------|---------|-------------------------------|
| Peggy Peterson | <i>Peggy Peterson</i> | 2210 N 27 th St | 3-21-11 | peggedeter@yahoc.com |
| Josephine Hill | <i>Josephine Hill</i> | 2216 N 27 th St | 3-21-11 | joehill@oldtownconsulting.com |
| Antoine D. Bontie | <i>Antoine D. Bontie</i> | 2715 McCannood St | 3/21/11 | antoinetbontie@comcast.net |
| RUSS KINER | <i>Russ Kiner</i> | 2728 McCARPER ST | 3/21/11 | TKK@CHARET.COM |
| Michael Crowley | <i>Michael Crowley</i> | 2203 N Tacoma Av | 3/21/11 | crowmich2@aol.com |
| Molly Crowley | <i>Molly Crowley</i> | 2203 N Tacoma Av | 3/21/11 | |
| Steven Kinnick | <i>Steven Kinnick</i> | 2324 N 27 th St | " " | |
| CAROL COX | <i>Carol Cox</i> | 2324 N 27 th St | " " | |
| TILL BLACK | <i>Till Black</i> | 1376 N. CAPP ST | 3/21/11 | |
| JONAS KILBANE | <i>Jonas Kilbane</i> | 612 N. CAPP ST | 3-21-11 | |
| <i>[Signature]</i> | | | | |
| CAROL GARCIA | <i>Carol Garcia</i> | 2805 N. McCannood | 3/21/11 | tgarcia75@aol.com |
| LAURA THURSON | <i>Laura Thurson</i> | 2319 N 28 th | 3-21-11 | lauraandjillbert@comcast.net |
| JACKIE PEDERSON | <i>Jackie Pederson</i> | 2357 N. 28 th | 3/21/11 | |
| Jack White | <i>Jack White</i> | 2341 N. 28 th | 3/23/11 | oldtownconsulting@gmail.com |
| Jill White | <i>Jill White</i> | 2341 N. 28 th | 3/23/11 | |
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Date: April 4, 2011
To: Reuben McKnight
From: Old Town Boosters and
Committee In Opposition to the Old Tacoma Historic District
Subject: Additional Signatures in Opposition

Dear Mr. McKnight:

Enclosed are an additional 69 signatures in opposition to the designation of an Old Tacoma Historic District, which were collected between March 23rd and April 3rd. Combined with the 144 signatures which were presented to you at the last Landmarks Preservation Commission meeting, the total now comes to 213 residents in opposition to the designation. We are hopeful that these additional signatures will be sufficient to convince the Landmarks Commission that this proposal does not have community support, and that the proposal should be withdrawn. If that is not the case, our next goal will be to get another 50 signatures on the petition combined with a huge turnout and outcry from the community at the Commission meeting on the 27th of April. Thank you.

Old Town Boosters and
213 Homeowners in Opposition to the Old Town Historic District Designation

RECEIVED

APR 06 2011

Per _____

PETITION IN OPPOSITION TO OLD TACOMA

RESIDENTIAL HISTORIC DISTRICT

DESIGNATION

We the undersigned petition the City of Tacoma in opposition to the establishment of a Residential Historic District in Old Town Tacoma. Although this area of Tacoma may be "historic", very few structures have any architectural significance or contain architectural characteristics that are unique. Furthermore, many new homes have recently been built in Old Town, most of which are not "historic" in design. We object to design standards or other restrictions on our ability to demolish and rebuild, remodel, or do other alterations and/or repairs and replacement to our homes.

| PRINT NAME | SIGNATURE | ADDRESS | DATE | E-MAIL ADD |
|--------------------|-----------------------|--------------------|-----------|--------------------------|
| LORRAINE BAKER | Lorraine Baker | 2616 N. 31st | 3-23-11 | --- |
| DAVE VASKAS | Dave Vaskas | 2418 N. 31ST | 3/21/11 | |
| William Rosmas | William Rosmas | 2702 N 31st | 3/28/11 | |
| Julie Broad | Julie Broad | 2719 N. 31st | 3/28/11 | |
| STALEE | Stalee | 2902 N 31st | 3/28/11 | --- |
| Jeanne Mabere | Jeanne Mabere | 2908 N. 31st | 3/27/11 | |
| WADE MORSE | Wade Morse | 2908 N. 31st | 3/27/11 | |
| VICKI OYADOMARI | Vicki Oyadomari | 2919 N. 31st | 3/27/11 | |
| Bill Macan | W.C. Macan | 2923 N. 31ST | 3/27/11 | |
| MARK SWANICK | Mark Swanick | 3015 N. Junett St. | 3/27/11 | MARK_53@yahoo.com |
| Dawn's Montgomery | Dawn's Montgomery | 2916 N 31ST ST | 3/27/11 | |
| LISA FIANO | Lisa Fiano | 2907 N. 30th ST. | 3/27/11 | |
| Van Kretschvil | Van Kretschvil | 2906 N. Oakes St | 3/27/11 | duskidobul@comcast.net |
| Beverly Kretschvil | Beverly C. Kretschvil | 2906 N. Oakes St | 3/27/11 | bckretschvil@comcast.net |
| CHARLEK TYMAN | Charlek Tyman | 2920 N OAKES ST | 3/27/11 | chjtyman@aol.com |
| Michelle Johnson | Michelle Johnson | 2819 N. Junett | 3/27/11 | mj2819@gmail.com |
| PATRICIA KROKH | Patricia Krokh | 2623 N. 29th | 3/27/11 | |
| RON KROLL | Ron Kroll | 2623 N. 29th ST | 3/27/2011 | |
| Dennis Bunk | Dennis Bunk | 2619 N. 29th ST | 3/27/11 | dennisbunk@yahoo.com |
| Ann Bunk | Ann Bunk | 2619 N. 29th ST | 3-27-11 | annbunkney@mac.com |
| Corona Karamney | Corona Karamney | 2615 N. 29th | 3-27-11 | charliebartke@aol.com |

PETITION IN OPPOSITION TO OLD TACOMA

RESIDENTIAL HISTORIC DISTRICT

DESIGNATION

We the undersigned petition the City of Tacoma in opposition to the establishment of a Residential Historic District in Old Town Tacoma. Although this area of Tacoma may be "historic", very few structures have any architectural significance or contain architectural characteristics that are unique. Furthermore, many new homes have recently been built in Old Town, most of which are not "historic" in design. We object to design standards or other restrictions on ability to demolish and rebuild, remodel, or do other alterations and/or repairs and replacement to our homes.

| PRINT NAME | SIGNATURE | ADDRESS | DATE | E-MAIL ADD |
|---------------------|---------------------|--------------------------|----------|------------------------|
| Leibani Jackson Lee | Leibani Jackson Lee | 2905 NO. STARR ST. | 3-23-11 | |
| Spencer Tomberg | Spencer Tomberg | 2905 N. STARR ST. | 3/23/11 | |
| MARY ANCICIT | Mary Ancicit | 2011A N. 29 ST | 3/23/11 | |
| Alexis L Macdonald | Alexis L Macdonald | 2820 N Carr | 3/23/11 | |
| Kathleen Pizzolatto | Kathleen Pizzolatto | 2614 N. 30th St. | 3/23/11 | |
| KEVIN ROSE | Kevin Rose | 2614 N 30th St. | 3/23/11 | |
| Donald W Moore | Donald W Moore | 1221 N Tacoma Av | 3/23/11 | |
| F. Diana Moore | F. Diana Moore | 1221 N Tacoma Av | 3/23/11 | |
| Pamela Sherbrooke | Pamela Sherbrooke | 2923 N 30th St. | 3-24-11 | |
| David Caccia | David Caccia | 2923 N 30th St | 3-24-11 | |
| Judith N. Sloan | Judith N. Sloan | 1111 N. 28th ST | 3-25-11 | foxjude@harbor.net |
| Kimberly McDonald | Kimberly McDonald | 75 East Rd N | 3-25-11 | .com |
| JAVIA MORRIS | Javia Morris | 2909 N STARR | 3-28-11 | |
| ROGER J MIEVER | Roger Miever | 2523 N STARR | 3-28-11 | |
| BARBARA W. MIEVER | Barbara W. Miever | 2523 N. STARR ST. | 3-28-11 | Barbara.Miever@att.net |
| REX WOOD | Rex Wood | 414 P 1st St. | 3/28/11 | |
| Kathie E. Wood | Kathie E. Wood | 414 NO. 11th St. - 98403 | 3-29-11 | |
| Kathy Heller | Kathy Heller | 2320 No 20th | 3-29-11 | |
| Mike Arellano | Mike Arellano | 621 N Carr street | 3-1-2011 | |
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OLD TOWN NEIGHBORHOOD HISTORIC
DISTRICT (PROPOSED)

WRITTEN COMMENTS FROM 3/23/11 THROUGH
4/6/11

Landmarks Preservation Commission

McKnight, Reuben

From: Fey, Jake [jake.fey@ci.tacoma.wa.us]
Sent: Saturday, March 26, 2011 12:31 PM
To: Old Town Boosters; reuben.mcknight@cityoftacoma.org
Cc: cbeale@ci.puyallup.wa.us; Boe, David; jake.fey@cityoftacoma.org; jdoty@bcradesign.com; Lonergan, Joe; knute000@sprynet.com; lauren.walker@cityoftacoma.org; marilyn.strickland@cityoftacoma.org; Campbell, Marty; mnutsch@hotmail.com; morrison.ian.s@gmail.com; pelswick@windermere.com; Mello, Ryan; smgaffney@earthlink.net; smorris@piercetransit.org; spiro.manthou@cityoftacoma.org; tom@oconnorandassociates.net; Woodards, Victoria
Subject: RE: Old Town Historic District
Follow Up Flag: Follow up
Due By: Monday, March 28, 2011 12:33 PM
Flag Status: Flagged

Mr. Kellis,

Thank you for copying me on your email to Mr. McKnight. By the way I was a resident of Old Town for 14 years and am very familiar with the neighborhood. You do ask a good question about the advisability of continuing the process for establishing of a historic district in Old Town given a strong statement against that by residents of the area. I will need some further clarification from Mr. McKnight about your suggestion. Thank you very much for contacting me and let me know if I can be of any assistance to you.

Jake Fey

Tacoma City Council

City Committees -Chair, Environment and Public Works Committee, Economic Development, Neighborhood and Housing, Appointments Committee

City Representative-Vice Chair, Puget Sound Clean Air Agency, Sound Transit, Pierce Transit, Association of Washington Cities, National League of Cities, Puget Sound Regional Council Economic Development District and Transportation Policy Board

253-383-5908 (c)

From: Old Town Boosters [mailto:oldtownboosters@gmail.com]
Sent: Thursday, March 24, 2011 5:16 PM
To: reuben.mcknight@cityoftacoma.org
Cc: cbeale@ci.puyallup.wa.us; Boe, David; jake.fey@cityoftacoma.org; jdoty@bcradesign.com; Lonergan, Joe; knute000@sprynet.com; lauren.walker@cityoftacoma.org; marilyn.strickland@cityoftacoma.org; Campbell, Marty; mnutsch@hotmail.com; morrison.ian.s@gmail.com; pelswick@windermere.com; Mello, Ryan; smgaffney@earthlink.net; smorris@piercetransit.org; spiro.manthou@cityoftacoma.org; tom@oconnorandassociates.net; Woodards, Victoria
Subject: Old Town Historic District

Dear Mr. McKnight:

Thank you for the information you so kindly provided at the Landmarks Preservation Commission meeting last night. It was very interesting. The homeowners who are in opposition, however, are very disappointed that, in spite of a petition with over 144 signatures in opposition to the designation, and in spite of the public outcry at the meeting, the City does not see the writing on the wall and seems intent on continuing the process. Until we hear otherwise, we will have to assume that this historic district designation process is going forward. As a result, we will continue our petition drive over the course of the next two weeks. We currently have 162 signatures of property owners inside the boundaries of the proposed district who are opposed to

4/7/2011

the formation of the historic district. We are confident that, by the first week of April, we will have close to 225 signatures on the petition, representing 75% of homeowners in the proposed district. Our opposition group is highly organized now, and currently have 130 e-mail addresses of residents opposed to the designation. If and when the need arises, we will commence mass e-mailings to all of our planning commission members as well as all of our elected officials. We firmly believe that this proposal is dead-on-arrival as soon as it reaches the political arena, and frankly cannot understand why the City would expend the time, effort and taxpayer monies to continue the process when there is so little community support for it.

At this time, we would like to formally request that the City of Tacoma Department of Historic Preservation withdraw the request to establish an Old Tacoma Residential Historic District based on the lack of community support. If this decision cannot be made within the Department, we would like to request that, in view of the lack of community support, the Tacoma City Council direct the Department of Historic Preservation to withdraw the request. Thank you.

Old Tacoma Boosters and
162 Homeowners in Opposition to the Formation of an Old Tacoma Historic District
William R. Kellis, Chairman

McKnight, Reuben

From: steve hale [steve_allison@nventure.com]
Sent: Friday, March 25, 2011 11:51 AM
To: reuben.mcknight@cityoftacoma.org; jake.fey@cityoftacoma.org
Subject: Proposed Historic District for old town - home owner Opposed - 2615 Starr

Follow Up Flag: Follow up
Due By: Sunday, March 27, 2011 11:52 AM
Flag Status: Flagged

We are opposed to Old Town becoming an Historical District at this time . I was at the Informational Meeting on March 23rd. I have read the nomination document for Old Town and most other documents on the site <http://www.tacomaculture.org/historic/about.asp>

We have lived in Old town for 16 years at the same address, 2615 Starr. Our house is in the proposed area and cited in the nomination document on atleast 3 pages. Our house was gutted and rebuild in 1987 to resemble a 1890's Queen Anne Victorian , not a normal style for this area,a pretty house but nothing like the original style of house it was when it was part of the 3 sisters, 3 houses of the same style in this block .

I signed the petition in 2008 as did a number of folks who own houses here . We wanted the proposal to go forward so we could learn more and evaluate it's merits . We now are OPPOSED to this area being declared an historical district.

In addition I am a block watch coordinator for old town . Due to my contacts with many local residents within the proposed area I can assure you that the number of owners opposed to the petition is quite high. You should be receiving more letters .

I guess what we object to the most as a community is that the Landmarks Commission and perhaps the Planning Commission and eventually the city council don't appear to have some fair way to tabulate the vote of the property owners of every residence in the proposed district. In effect a straw vote by postcard. I think now is the time for someone to start recording every letter received about this and tabulating them by address and name . Now is the time to send those post cards to every registered owner asking them to vote for or against this after they become informed on the merits and demerits of the case.

Now is the time to establish a streamlined protocol for registering a comment such as this . The first line of a letter email or ph message about a historic district should be like mine above .

What area it is , home owner or renter , opposed or for the action and your address . ALL in subject line , the first line , to make it easy to file them .

The body of the comment should also start with opposed or in favor and the ending should be somewhat like mine . This would allow follow up or verification as needed. I think this kind of system needs to be in place soon. You need to be able to say you received x number of comments , so many were for and so many against .

That you received so many petitions with so many signatures that were for or against and whether they have been verified. That you received so many post cards back in response to your mailing to registered owners of the land in the proposed area and the results of that poll. You need this objective data to make any and all decisions on . We are both opposed to An Old Town Historical District at this time . thanks

Steve Hale & Allison Odenthal , 2615 North Starr st , Old town Tacoma
(253) 572-6236

McKnight, Reuben

From: Erik Hall [ehall@shopeconcrete.com]
Sent: Friday, March 25, 2011 6:44 AM
To: Erik Hall
Cc: jfey@cityoftacoma.org; khall@krystihall.com; reuben.mcknight@cityoftacoma.org
Subject: Old Town Historic District
Follow Up Flag: Follow up
Due By: Sunday, March 27, 2011 6:43 AM
Flag Status: Flagged

We live in and own the house at 2814 N Carr St. We oppose the proposed historic district designation for further regulations upon the Old Town Historical District. We would like our position on this matter to be recorded with the City of Tacoma.

Thank you,

Erik Hall
Krysti Hall

McKnight, Reuben

From: Lynn Di Nino [lynndin@msn.com]
Sent: Thursday, March 24, 2011 7:03 PM
To: reuben.mcknight@cityoftacoma.org; jfey@cityoftacoma.org
Subject: Proposal of Old Town Historic District
Follow Up Flag: Follow up
Due By: Saturday, March 26, 2011 7:03 PM
Flag Status: Flagged

Please include my strong opposition to the proposed Historic District designation.
I own the properties at 2313 and 2319 N. 29th St. in Old Town.

Home owners in this neighborhood are awfully curious as to who initiated this idea . . . The City of Tacoma?

thank you, Lynn Di Nino

McKnight, Reuben

From: Greg Hopkins [greghopkins@thewiredcity.net]
Sent: Thursday, March 24, 2011 6:53 PM
To: reuben.mcknight@cityoftacoma.org
Cc: jfey@cityoftacoma.org
Subject: Old Town Historic District
Follow Up Flag: Follow up
Due By: Saturday, March 26, 2011 6:54 PM
Flag Status: Flagged

I live and own the house at 2810 N Carr St and want to make sure my strong opposition to the proposed historic district designation for the Old Town Historical District is recorded with the City of Tacoma. I am adamantly opposed to any further regulations or designations for our neighborhood in regards to a historical district.

Greg Hopkins
2810 N Carr St

McKnight, Reuben

From: Old Town Boosters [oldtownboosters@gmail.com]
Sent: Thursday, March 24, 2011 5:16 PM
To: reuben.mcknight@cityoftacoma.org
Cc: cbeale@ci.puyallup.wa.us; Boe, David; jake.fey@cityoftacoma.org; jdoty@bcradesign.com; Lonergan, Joe; knute000@sprynet.com; lauren.walker@cityoftacoma.org; marilyn.strickland@cityoftacoma.org; Campbell, Marty; mnutsch@hotmail.com; morrison.ian.s@gmail.com; pelswick@windermere.com; Mello, Ryan; smgaffney@earthlink.net; smorris@piercettransit.org; spiro.manthou@cityoftacoma.org; tom@oconnorandassociates.net; Woodards, Victoria
Subject: Old Town Historic District
Follow Up Flag: Follow up
Due By: Saturday, March 26, 2011 5:17 PM
Flag Status: Flagged

Dear Mr. McKnight:

Thank you for the information you so kindly provided at the Landmarks Preservation Commission meeting last night. It was very interesting. The homeowners who are in opposition, however, are very disappointed that, in spite of a petition with over 144 signatures in opposition to the designation, and in spite of the public outcry at the meeting, the City does not see the writing on the wall and seems intent on continuing the process. Until we hear otherwise, we will have to assume that this historic district designation process is going forward. As a result, we will continue our petition drive over the course of the next two weeks. We currently have 162 signatures of property owners inside the boundaries of the proposed district who are opposed to the formation of the historic district. We are confident that, by the first week of April, we will have close to 225 signatures on the petition, representing 75% of homeowners in the proposed district. Our opposition group is highly organized now, and currently have 130 e-mail addresses of residents opposed to the designation. If and when the need arises, we will commence mass e-mailings to all of our planning commission members as well as all of our elected officials. We firmly believe that this proposal is dead-on-arrival as soon as it reaches the political arena, and frankly cannot understand why the City would expend the time, effort and taxpayer monies to continue the process when there is so little community support for it.

At this time, we would like to formally request that the City of Tacoma Department of Historic Preservation withdraw the request to establish an Old Tacoma Residential Historic District based on the lack of community support. If this decision cannot be made within the Department, we would like to request that, in view of the lack of community support, the Tacoma City Council direct the Department of Historic Preservation to withdraw the request. Thank you.

Old Tacoma Boosters and
162 Homeowners in Opposition to the Formation of an Old Tacoma Historic District
William R. Kellis, Chairman

McKnight, Reuben

From: Dane Meyer [dane@dgmphotography.com]
Sent: Thursday, March 24, 2011 5:11 PM
To: reuben.mcknight@cityoftacoma.org
Subject: (not so) Old Town
Follow Up Flag: Follow up
Due By: Saturday, March 26, 2011 5:15 PM
Flag Status: Flagged

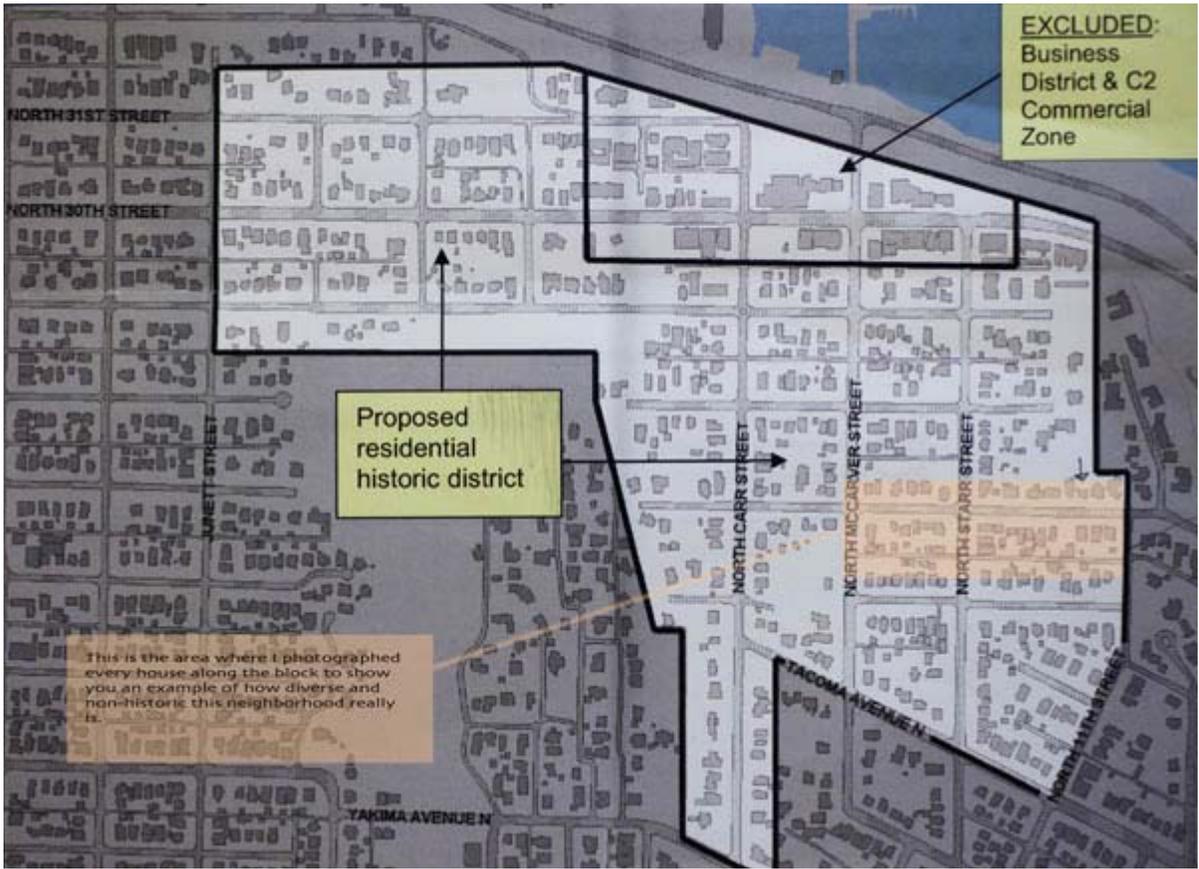
Dear Reuben,

First of all thank you for being so accommodating of we and our neighbors, a "cranky" group as my wife says.

The photos I so wanted to share are as if a syringe inserted into the middle of the 'Old Town' map and drawn. The sample is typical of Old Town. There are many differing examples of architecture and vintage of design, so much so that I cannot imagine how the Landmarks Commission could create a design standard to gauge requests by. That said, here are my photos. I know others have left you with more careful and time consuming data, photos, etc. Our hopes are that the commission will find it sensible to dispense with this matter soon.

Thank you,
Dane Meyer

Dane Gregory Meyer
DG STUDIO
706 6th Avenue
Tacoma, WA 98405
(253)572-9809 tel
(800)660-1170 toll free
(253)305-0778 fx
dane@dgmphotography.com
<http://www.danegregorymeyer.com>































McKnight, Reuben

From: Terisa Hamm [thamm5636@wavecable.com]
Sent: Wednesday, March 23, 2011 11:54 PM
To: reuben.mcknight@cityoftacoma.org
Subject: Old Town Historic District

Follow Up Flag: Follow up
Due By: Friday, March 25, 2011 11:54 PM
Flag Status: Flagged

Mr. Mc Knight,

We received the "Proposed Historic District in the Old Town Neighborhood" letter because we are property owners in the proposed district. Unfortunately, we were unable to attend the public information session today, 3/23/11, so we would like to submit our concerns via email. We own an undeveloped piece of property on N.

31st street, parcel #8910000140. Our parcel is in the first complete block east of the excluded business & C2 Commercial Zone. As stated, this proposal's intent is to preserve existing historic homes and maintain the historically compatible character of the neighborhood by requiring a design review for new and remodeled homes. We would like to request the 2600 block of N 31st be exempt from the proposed residential historic district due to the fact that this block does not have any historic value to protect. Currently there are seven homes along this block, with only one possibly meeting the definition of having any historic value. As recorded in the Pierce County Assessor-Treasurer epip the seven homes on this block were built in the following years:1925 (remodeled 1980), 1998,1984,1980,2003,2005, and 1979(remodeled 1982). All these homes were built with the style of the era they were constructed. It would be an extra, unnecessary burden for new construction in this block to meet a "character" that does not exist in the immediate neighborhood. We ask that you please take our comments into consideration and personally visit this area to verify for yourself that this is not an unrealistic request. We would appreciate a response to our request and will definitely attend the next public information session, April 27, 2011. Thank you for considering our request.

Respectfully,
Lenie and Terisa Hamm