



TO: Elizabeth A. Pauli, City Manager
FROM: Reuben McKnight, Historic Preservation Officer, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution designating the The Trecento Block as a City Landmark and placing said
properties on the Tacoma Register of Historic Places - July 10, 2018
DATE: June 19, 2018

SUMMARY:

This memorandum provides background information on a request for a Council Resolution to place the following property on the Tacoma Register of Historic Places:

- The Trecento Block (301, 309, 311 & 323 Puyallup Avenue)

STRATEGIC POLICY PRIORITY:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

The Trecento Block was nominated to the Tacoma Register of Historic Places by the property owner. The four buildings that comprise the north side of the 300 block of Puyallup Avenue are representative of the commercial and light industry, especially the automotive industry, found along this section of Puyallup Avenue and across the Dome District from the end of World War I to the start of World War II. Three of the buildings were designed by noted Tacoma architects. All are examples of the commercial buildings found in the American interwar years. The period of significance for the block is 1919 to 1953 (original construction and addition). The block and its buildings are indicative of the development of the commercial, automotive and light industrial character of Puyallup Avenue and the Dome District during the interwar period. They are also representative of various types of utilitarian, commercial architecture of the interwar period from the elaborate service stations of the 1920s (301) to modest service-bay businesses (309 and 311) to a retail store (323). Major Tacoma architects, C.F. W. Lundberg (301), E. J. Bresemann (311) and Russell, Lance, & Muri (323) designed three of the buildings, providing examples of their work on more prosaic buildings. The pattern of these businesses over the 20th Century and now into the 21st reflects the broad pattern of development of low rise, low density retail businesses and light industry across the country.

The Landmarks Preservation Commission considered the nomination on April 24, 2018, and conducted a public hearing to receive comment on June 13, 2018. Following the hearing, the Commission voted unanimously to recommend designation of The Trecento Block.

ISSUE:

By designating The Trecento Block as a City Landmark, the buildings will be protected for future generations. In addition, it may become eligible for City historic preservation incentives, including Special Tax Valuation, low-interest loans and Transfer of Development Rights.

ALTERNATIVES:

If the buildings are not added to the Tacoma Register of Historic Places, future changes to the structure that negatively alter architectural character, including demolition, could take place without the review of the Landmarks Preservation Commission, provided that all land use and building code requirements were



met. In addition, the property would not be eligible for financial and development incentives that encourage adaptive reuse.

RECOMMENDATION:

Staff concurs with the recommendation of the Landmarks Preservation Commission to designate the above properties as a City Landmarks, which will help to preserve these important structures for future generations.

FISCAL IMPACT:

There is no fiscal impact.