

**Members**

Duke York, *Chair*  
Katie Chase, *Vice-Chair*  
JD Elquist  
Chris Granfield  
Jonah Jensen  
Daniel Rahe  
Lysa Schloesser  
James Steel  
Jeff Williams

Ross Buffington, *Wedge Neighborhood Ex-Officio*  
Marshall McClintock, *North Slope Ex-Officio*

**Staff**

Reuben McKnight, *Historic Preservation Officer*



# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

Date: March 26, 2014

Location: 747 Market, Tacoma Municipal Bldg, Conference 248

**Commission Members in Attendance:**

Duke York *Chair*  
Chris Granfield  
James Steel  
Jeff Williams  
Lysa Schloesser  
Jonah Jensen  
Daniel Rahe  
Ross Buffington  
Marsall McClintock

**Staff Present:**

Reuben McKnight

**Others Present:**

Caroline Swope  
Ryan Williams

**Commission Members Absent:**

Katie Chase, *Vice Chair*  
JD Elquist

Chair Duke York Called the meeting to order at 5:30 p.m.

**1. ROLL CALL**

**2. CONSENT AGENDA**

- A. Excusal of Absences  
Chase and Elquist were excused.

**3. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW**

- A. 2324 S C Street (Tacoma Municipal Barn)

Mr. Reuben McKnight read the staff report:

**BACKGROUND**

The Tacoma Municipal Barn, commonly known as the “City Shops and Stables,” was designed by City Engineer Wilbur C. Raleigh as a stable building to house city-owned horses and wagons, street maintenance operations, and facilities for other tasks (including carpentry, painting, and machining – and broom making). Opened in 1910, it has continuously housed city operations since. The Municipal Barn embodies the transitional period between horse-dominated transportation and automobiles, and is a rare example of a Craftsman style concrete building.

The building is owned by the City of Tacoma and is the subject, along with several adjacent City-owned properties, of a current Request for Proposals.

It is nominated under the following criteria:

- A. *Is associated with events that have made a significant contribution to the broad patterns of our history, for its broad contributions to Tacoma’s municipal development as an operations facility in the early part of the 20<sup>th</sup> century;*
- 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, as a rare example of industrial/commercial Craftsman-style architecture;*

- 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; because it is located in a historically significant industrial area of the city and is adjacent to the Union-Depot/Warehouse Historic District; and*
- F. *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City; as a visually unique building due to its architectural style and character in the industrial area.*

#### **REQUESTED ACTION**

Determination of whether the building nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing.

#### **EFFECTS OF NOMINATION**

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

#### **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**

1. The Tacoma Municipal Barn Building was constructed in 1910.
2. The building has been minimally altered on its exterior.
3. Based on the above, the building appears to meet the threshold criteria for age and integrity.

Ms. Caroline Swope shared historic images of the structure and provided an overview of the building's history. The Tacoma Municipal Barn was constructed in 1910 with fire proof concrete and was identified as being within a historic neighborhood in a 1979 survey conducted by the National Parks Service. It was placed on the Washington State Heritage Barn Register in 2014. Ms. Swope detailed which specific criteria that the Municipal Barn met that made it eligible for designation. Ms. Swope related a story of Silas Nelson's son who was given a child's size broom by the city maintenance workers due to his commitment to keeping a section of the street clean. This story revealed that the Barn also was capable of making its own brooms.

Mr. Marshall McClintock asked if she had found any information on why the horses were kept upstairs. Ms. Swope answered that she had been curious herself but had been unable to find an answer. Mr. Steel added that there were similar designs with the horses on the upper floor on the east coast.

Mr. Williams asked for clarification on which portion of the building was not being landmarked. Ms. Swope answered the ramps on the back were not original and were a potential hindrance to future owners.

Chair York asked if the shaft on the side was gone and what its purpose had been. Ms. Swope answered that it been for drawing hoses and was still present.

Mr. Williams asked if the city was still using the barn for storage. Ms. Swope answered that it was still being used for city maintenance.

There was a motion.

*"I move the Landmarks Preservation Commission adopt the analysis's findings and a schedule the Tacoma Municipal Barn nomination for a public hearing future consideration."*

Motion: Jensen  
Second: Granfield

The motion was approved.

Mr. McKnight reported that he was planning on setting the date for the public hearing for April 23, 2014.

#### 4. BOARD BUSINESS/PRESERVATION PLANNING

##### A. 1239 E 54<sup>th</sup> Street (Hendricksen Homestead) *Request for rescission of Landmarks Designation*

Mr. Reuben McKnight read the staff report.

#### **BACKGROUND**

This is a request from the owner of the property at 1239 E 54<sup>th</sup> Street to remove the property from the Tacoma Register of Historic Places.

J. M. Hendrickson Homestead property, designated on November 12, 2011, is a 1.4 acre portion of a historic homestead that originally was settled in 1922 as a homestead farm. The farm originally consisted of 4.95 acres, and was designated with the existing craftsman style farmhouse, garage and barn. In the fall of 2012, the owner requested feedback on a proposal to subdivide and develop a significant portion of the open space on the property due to unforeseen financial concerns.

On May 8, 2013, following a Public Hearing, the Commission forwarded a recommendation to City Council to change the boundaries of the historic designation, leaving approximately 1.4 acres under historic designation and removing historic designation from the remaining portion of the property, in order to allow the subdivision and development of that portion.

The entire property is currently for sale. Under the City of Tacoma land use regulations, the property can only be replatted once every five years, thus making it infeasible to subdivide the property into two parcels and then sell the remainder to be platted into residential lots.

On February 26, 2014, the Commission was briefed on a proposal to plat the open space on the site for residential development, which would significantly encroach on the remaining historically designated area. The prospective buyer requested feedback, including whether the Commission would support another change to the historic boundaries, or permit development in the historically designated area. It was noted that the owner needs to sell the property for health related and financial reasons. During this discussion it was suggested that, due to the many discussions about this property and the difficulty of the situation, that it may be more appropriate to submit a request for removal from the historic register rather than request another boundary change, which would further diminish the historic integrity of the homestead's agricultural character.

This request is made on the basis of Economic Hardship under the Economic Hardship Criteria listed at 13.05.047.F.

#### **ACTION REQUESTED**

Set a date for Public Hearing to receive comment on the proposed removal from the Tacoma Register of Historic Places.

#### **STANDARDS**

Rescission of a Landmarks Designation follows procedures outlined in TMC 13.07.055, and requires:

1. A written request from the property owner or City Council, or a direct resolution by the Landmarks Preservation Commission, to initiate the process.
2. The request should state the reasons why, under criteria outlined in TMC 13.07.055, the property should be removed from the register.
3. When the request is received, the Commission shall schedule a public hearing within 60 days to receive public comment.

#### **ANALYSIS**

1. The property is a City Landmark, added to the Tacoma Register of Historic Places on November 12, 2011, as an example of early 20<sup>th</sup> century homestead in Tacoma, for its vernacular architecture, and for its association with the immigrant experience in Tacoma.
2. On December 18, 2013, the City Council voted to amend the boundaries of the historically designated area as recommended by the Landmarks Preservation Commission to allow for development on the open space area, while maintaining a 1.4 acre area around the existing structures.

3. The owner has subsequently been unable to sell the property.
4. The owner has submitted a written request as required by TMC 13.07.055 for removal from the historic register, and has stated that Economic Hardship is the basis for the request.

### RECOMMENDATION

Staff recommends setting a public hearing date for April 23, 2014 to receive public comment on this request.

Mr. Reuben McKnight commented that setting a public hearing date is not a decision, but simply a step along the process leading up to a decision.

Mr. Ryan Williams requested that the Commission members take the time to read Carol's declaration.

Mr. Jeff Williams was asked to clarify that he was there as a representative of the owner. He affirmed that he was.

Mr. McClintock commented the applicants letter did not contain all of the information required by TMC 13.07.055 and asked if additional documentation would be provided at the public hearing. Discussion ensued. Mr. McKnight clarified the language of 13.07.055 further commenting that the information received was enough to start the process and that he would work with the owner on additional information.

Mr. McKnight stated that a topic worth consideration for the Commission is whether or not retention of the property furthers the purpose of the preservation ordinance.

Mr. Jeff Williams asked if the person requesting the rescission is the same person to request the original designation. Mr. McKnight confirmed she was.

Mr. Jeff Williams asked if the structures would be torn down as part of the redevelopment of the land. Mr. Ryan Williams responded that the structures would stay. Mr. Jeff Williams asked if they could simply redevelop the land without a complete rescission and Mr. McKnight summarized a discussion from a previous meeting where this had been found to be unfeasible. Discussion ensued on the complications with the city code and the offsite improvement requirements.

Chair York added that this was the first homestead designation in the area and the property owner had been very supportive of the designation originally.

There was a motion.

*"I move that this go to public hearing on April 23, 2014. "*

Motion: Steel

Second: Rahe

The motion was approved.

### B. Marketing and Events Committee Update – Preservation Month

Mr. McKnight provided an update to preservation month events, briefed that commission on the proposed awards, and requested approval from the Commission on the list of proposed events. Commissioners provided approval.

### 5. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:15 p.m.

Submitted as True and Correct:



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Reuben McKnight  
Historic Preservation Officer