



TO: T.C. Broadnax, City Manager
FROM: Reuben McKnight, Historic Preservation Officer, Planning and Development Services Department
Peter Huffman, Planning and Development Services Department *PH*
COPY: City Council and City Clerk
SUBJECT: Resolution – Designating 2324 S C Street as a City Landmark – July 1, 2014
DATE: June 16, 2014

SUMMARY:

This is a resolution to designate the building at 2324 S C Street as a City Landmark and add this building to the Tacoma Register of Historic Places.

STRATEGIC POLICY PRIORITY:

- Foster neighborhood, community, and economic development vitality and sustainability.

Adding this building to the Tacoma Register of Historic Places will encourage adaptive reuse and capital investment in existing older buildings, by enabling the use of the Special Tax Valuation property tax incentive. Adaptive reuse invests dollars in the local economy while preserving Tacoma's heritage. Reusing existing buildings avoids demolition thereby reducing impacts to the waste stream, while making use of buildings that are already built.

BACKGROUND:

The Landmarks Preservation Commission reviewed this property, historically known as the "Municipal Barn," by request of Historic Tacoma, an independent citizen advocacy group, on March 26, 2014 and at a Public Hearing on April 23, 2014.

The Municipal Barn is nominated for its historical association with the history of Tacoma's municipal operations, as a rare example of a Craftsman style industrial building, and because it is a critical building within the Warehouse District and is adjacent to the Union Station Conservation District. The building is identified as a historic resource within the South Downtown Subarea Plan, and was recently added by the State of Washington to the Washington Heritage Barn Register.

The building is currently owned by the City and is occupied by the Public Works Street Operations Division. It is a surplus property that is part of a multiple property Request for Proposals currently underway.

The landmarks designation affects the exterior of the building. If added to the Tacoma Register of Historic Places, 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.



ALTERNATIVES:

If the property is not designated as a City Landmark, an adaptive reuse project will not qualify for the Special Tax Valuation incentive, and would not require design review by the Landmarks Preservation Commission.

RECOMMENDATION:

On April 23, 2014, the Landmarks Preservation Commission voted to recommend designation of this property as a City Landmark. Staff concurs with this recommendation.

FISCAL IMPACT:

There is no fiscal impact.