



## RESOLUTION NO. 39038

1 A RESOLUTION relating to historic preservation; adding the proposed landmarks  
2 to the Tacoma Register of Historic Places and imposing controls for the  
3 following properties: (1) McKinley Hill Elementary School, located at 3720  
4 McKinley Avenue; (2) Oakland Elementary School, located at 3319 S  
5 Adams Street; (3) Hoyt Elementary School, located at 2708 N Union  
6 Street; and (4) Shaw House, a private residence, located at 2500 N  
7 Lawrence Street; such landmarks designated by the Landmarks  
8 Preservation Commission under Chapter 13.07 of the Tacoma Municipal  
9 Code.

10 WHEREAS the Tacoma Landmarks and Historic Districts Code,  
11 Chapter 13.07 of the Tacoma Municipal Code ("TMC"), establishes a procedure for  
12 the designation and preservation of structures and areas having historical, cultural,  
13 architectural, archaeological, engineering, or geographic importance, and

14 WHEREAS, pursuant to TMC 13.07.050, the nominations of McKinley Hill  
15 Elementary School, located at 3720 McKinley Avenue, Oakland Elementary School,  
16 located at 3319 S Adams Street, Hoyt Elementary School, located at 2708 N Union  
17 Street, were submitted by Historic Tacoma, an independent citizen based  
18 advocacy group, based upon previous research conducted by Historic Tacoma,  
19 the Tacoma School District and the Landmarks Preservation Commission, and

20 WHEREAS all three schools are considered to be "high priority" for historic  
21 designation by Historic Tacoma, based upon architecture and/or their architects,  
22 era of origination, and association with educational and social trends of the time,  
23 and

24 WHEREAS, pursuant to TMC 13.07, 050, the nomination of Shaw House, a  
25 private residence located at 2500 N. Lawrence Street, was submitted by the owners  
26 of the property, Kendall Reid and Sharon Winters, for its association with architect



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Stanley T. Shaw, a Tacoma architect who designed numerous Tacoma buildings between 1919 and 1957, and who was active in many progressive social movements, for inclusion on the Tacoma Register of Historic Places, along with the requisite application materials, and

WHEREAS the Landmarks Preservation Commission (“Commission”) held a public hearing on July 9, 2014, to receive public comment and consider the historic significance of the Properties, and

WHEREAS, according to TMC 13.07.040, the Commission found that the Properties meet the eligibility requirements for listing on the Tacoma Register of Historic Places, and

WHEREAS, based upon said findings, the City Council believes that it would be in the best interest of the City to designate the Properties described below as historic landmarks and place them on the Tacoma Register of Historic Places; Now, Therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

Section 1. Designation. That, pursuant to the provisions of Chapter 13.07 of the Tacoma Municipal Code (“TMC”), the City Council of Tacoma approves the designation of the following properties as historic landmarks and places said properties on the Tacoma Register of Historic Places:



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**(1) McKinley Hill Elementary School**

**More particularly described as: 3720 McKinley Avenue, Tacoma, WA**

Parcel: 7470010230

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK 3, AMENDED MAP OF FIRST SCHOOL LAND ADDITION TO THE CITY OF TACOMA AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 76 AND 77, RECORDS OF THE PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON;

Based upon satisfaction of the following standards of TMC 13.07.040:

[the property]

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;
- B. Is associated with the lives of persons significant in our past;
- 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; and
- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

**(2) Oakland Elementary School**

**More particularly described as: 3319 S. Adams Street, Tacoma, WA**



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Parcel: 6445001880 and 6445002380

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 02 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6 THROUGH 19, INCLUSIVE, BLOCK 2702 AND ALL OF BLOCK 2802, OAKLAND ADDITION TO TACOMA, W.T. AS RECORDED IN VOLUME 1 OF PLATS AT PAGE 119, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THE ABANDONED PACIFIC TRACTION COMPANY'S RIGHT OF WAY WITHIN THE ABOVE DESCRIBED PARCEL.

ALSO TOGETHER WITH VACATED WRIGHT AVENUE ABUTTING SAID BLOCKS 2702 AND 2802 AS VACATED BY CITY OF TACOMA ORDINANCE NO. 9260

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON

Based upon satisfaction of the following standards of TMC 13.07.040:

[the property]

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;
- B. Is associated with the lives of persons significant in our past;
- 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; and
- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.



1 **(3) Hoyt Elementary School**

2 **More particularly described as: 2708 N. Union Street Tacoma, WA**

3 Parcel: 7475010820, 7475010860, 7040000710 and 747501810

4 THAT PORTION OF THE SOUTHEAST QUARTER OF THE  
5 SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 21 NORTH,  
6 RANGE 02 EAST, W.M. MORE PARTICULARLY DESCRIBED AS  
7 FOLLOWS:

8 LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 16 OF PUGET PARK  
9 ADDITION TO TACOMA, W.T. AS RECORDED IN VOLUME 2 OF PLATS  
10 AT PAGE 67 RECORDS OF PIERCE COUNTY AUDITOR;

11 TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER  
12 OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 21  
13 NORTH, RANGE 02 EAST, W.M. MORE PARTICULARLY DESCRIBED  
14 AS FOLLOWS:

15 THE NORTH 59.066 FEET OF THE EAST 140 FEET OF BLOCK 14, THE  
16 AMENDED MAP OF SECOND SCHOOL LAND ADDITION TO THE CITY  
17 OF TACOMA AS RECORDED IN VOLUME 7 OF PLATS AT PAGES 78  
18 AND 79, RECORDS OF PIERCE COUNTY AUDITOR;

19 ALSO TOGETHER WITH THE EAST 130 FEET OF THE SOUTH 50  
20 FEET OF AFOREMENTIONED BLOCK 14.

21 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF  
22 WASHINGTON

23 Based upon satisfaction of the following standards of TMC 13.07.040:

24 [the property]

25 A. Is associated with events that have made a significant contribution to the  
26 broad patterns of our history;

B. Is associated with the lives of persons significant in our past;

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; and



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

**(4) Shaw House**

**More particularly described as: 2500 N. Lawrence Street, Tacoma, WA**

Parcel: 9150000120

LOT 7 AND THE EAST 12.6 FEET OF LOT 8 IN BLOCK 2 OF UNION ADDITION TO THE CITY OF ACOMA, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 17, IN TACOMA, PIERCE COUNTY, WASHINGTON.

AND THE FOLLOWING DESCRIBED TRACT LYING NORTHERLY FROM THE ABOVE PROPERTY DESCRIBED AS FOLLOWING:

THE EAST 61.5 FEET OF THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN BLOCK 2;

THENCE NORTH TO THE SOUTH LINE OF THE ALLEY, WHICH RUNS BETWEEN SAID BLOCK 2 OF UNION ADDITION AND BLOCK 31 OF PUGET PARK ADDITION TO TACOMA, W.T.; ACCORDING TO PLAT RECORDED IN BOOK 2 OF PLATS AT PAGE 67;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALLEY TO A POINT WHERE THE WEST LINE OF LOT 8 IN BLOCK 2 PRODUCED NORTHERLY WOULD INTERSECT THE SOUTH LINE OF SAID ALLEY;

THENCE SOUTH TO THE NORTHWEST CORNER OF SAID LOT 2 OF UNION ADDITION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 8 AND 7 IN BLOCK 2 OF UNION ADDITION TO THE PLACE OF BEGINNING.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON;



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Based upon satisfaction of the following standards of TMC 13.07.040:

[the property]

B. Is associated with the lives of persons significant in our past;

Section 2. Controls. A Certificate of Approval must be obtained from the Landmarks Preservation Commission, pursuant to TMC 13.05.047 et seq., or the time for denying an application for a Certificate of Approval must have expired before the owners may make alterations or changes to the following properties:

- 1. **McKinley Hill Elementary School:** Specifically, changes to the exterior of the primary structure, but exempting changes to the site and the non-historic 1957 addition.
- 2. **Oakland Elementary School:** Specifically, changes to the exterior of the primary structure, but exempting changes to the site and the non-historic 1958 addition.
- 3. **Hoyt Elementary School:** Specifically, changes to the exterior of the primary structure, but exempting changes to the site.
- 4. **Shaw House:** Specifically, changes to the exterior of the primary structure, but exempting changes to the site.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

Legal Description Approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department