



TO: T.C. Broadnax, City Manager
FROM: Reuben McKnight, Historic Preservation Officer, Planning and Development Services Department
Peter Huffman, Interim Director, Planning and Development Services Department
COPY: City Council and City Clerk
SUBJECT: Resolution Changing Boundaries of City Landmark – December 17, 2013
DATE: October 30, 2013

SUMMARY:

This is a Resolution Request to change the boundaries of the designated historic property known as the J.M. Hendrickson Homestead at 1239 E. 54th Street.

BACKGROUND:

On November 29, 2011, the five-acre J.M. Hendrickson Homestead was placed on the Tacoma Register of Historic Places. The original nomination included the house, garage, barn, site, and historic landscaping. The property is considered historically significant for its association with Tacoma’s Scandinavian heritage as well as its association with Tacoma’s farming history. On September 12, 2012, the owner requested feedback from the Landmarks Preservation Commission regarding a proposal to plat a portion of the property for the purposes of redevelopment. This proposal was prompted by unforeseen financial necessity. As a City Landmark, any development on the site is subject to review by the Landmarks Preservation Commission. The Landmarks Commission conducted a site visit on October 3, 2012, and provided further feedback at its meeting of February 27, 2013, at which the Commission recommended that the applicant submit a proposal to amend the boundaries of the historically designated property. The Commission conducted a public hearing on April 10, 2013 to receive public comment. Notice was published in the Tacoma News Tribune as well as sent to adjacent property owners within 400’ of the proposed area. No comments in opposition were received. On May 8, 2013, the Commission voted to recommend amending the boundaries as proposed to the City Council, which would result in the retention of approximately two acres with the historic farmstead on the Tacoma Register of Historic Places.

ISSUE:

This action is sought to allow for the subdivision (platting) of the remaining land for residential redevelopment. By altering the boundaries of the historically designated property, the farmstead will remain with substantial open space surrounding the historic buildings, while allowing for the sale of the remaining land.

ALTERNATIVES:

Alternatives considered include the rescission of the entire property from the Tacoma Register of Historic Places, or retention of the property as it currently sits on the register, which would require the Landmarks Preservation Commission’s approval for future development. However, selling and platting the property would not require the Commission’s approval. Because the Landmarks Preservation Commission lacks development standards to use for the review of residential new construction in this context, the retention of all of the property on the historic register would represent a high degree of uncertainty for any future developer, whereas the proposed boundary change would both meet the financial needs of the current owner while retaining a significant portion of the property as open space along with the historic farm buildings.



RECOMMENDATION:

Staff concurs with the Landmarks Preservation Commission's recommendation for the boundary change, which would remove approximately three acres from the historic designation, leaving the historic farm buildings and approximately two acres of open space on the Tacoma Register of Historic Places.

FISCAL IMPACT:

There is no fiscal impact.