



TO: T.C. Broadnax, 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 4 properties as City Landmarks and placing said properties on the
Tacoma Register of Historic Places – October 28, 2014
DATE: September 19, 2014

SUMMARY:

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

1. McKinley Hill Elementary School at 3720 McKinley Avenue
2. Oakland Elementary School at 3319 S Adams Street
3. Hoyt Elementary School at 2708 N Union Street
4. Shaw House (a private residence) at 2500 N Lawrence Street

On August 13, 2014, the Landmarks Preservation Commission voted to recommend inclusion of the above properties on the Tacoma Register of Historic Places, based upon written and oral comments received and the eligibility criteria listed in Tacoma Municipal Code 13.07.040.

STRATEGIC POLICY PRIORITY:

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

By designating these properties as City Landmarks, the City is promoting the preservation of our civic identity, encouraging potential investment in historic properties by enabling access to historic preservation incentives, and encouraging sustainable development through the reuse of existing structures.

BACKGROUND:

The elementary schools were nominated by Historic Tacoma, an independent citizen based advocacy group, based upon previous research conducted by Historic Tacoma, the Tacoma School District and the Landmarks Preservation Commission. All three schools are considered to be “high priority” for historic designation by Historic Tacoma, based upon architecture and/or their architects, era, and association with educational and social trends of the time. The school district has indicated that it remains neutral with regard to the nomination of these schools.

The Shaw House was nominated by its owners for its association with architect Stanley T. Shaw, a Tacoma architect who designed numerous Tacoma buildings between 1919 and 1957, and who was active in many progressive social movements.

The Landmarks Preservation Commission considered these nominations at its meeting of July 9, 2014, and held a Public Hearing on August 13. Significant public comment was received, particularly in support of the designation of Hoyt Elementary.

ALTERNATIVES:

If the buildings are not added to the Tacoma Register of Historic Places, future changes to the structures that negatively alter architectural character, including demolition, could take place without the



discretionary review of the Landmarks Preservation Commission, provided that all land use and building code requirements were met. Future renovations would not be eligible for the Special Valuation Tax program, which could decrease the likelihood of an adaptive reuse project.

RECOMMENDATION:

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