



TO: T.C. Broadnax, City Manager
FROM: Reuben McKnight, Historic Preservation Officer, Planning and Development Services Department
Peter Huffman, Director, Planning and Development Services Department
COPY: City Council and City Clerk
SUBJECT: Resolution – Designating 2105 and 2109 S C Street as City Landmarks – April 8, 2014
DATE: March 3, 2014

SUMMARY:

This is a resolution to designate the buildings at 2105 and 2109 S C Street as City Landmarks and add these buildings to the Tacoma Register of Historic Places.

STRATEGIC POLICY PRIORITY:

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

Adding these buildings 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 these properties by request of the owner on December 18, 2013 and at a Public Hearing on February 12, 2014.

Both buildings are nominated for their historical association with the overall pattern of industrial development within the Warehouse District, as examples of early 20th century industrial architecture, and because of their location adjacent to the Union Depot/Warehouse Historic District, within the Union Station Conservation District.

The 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 properties listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

ALTERNATIVES:

If the properties are not designated as City Landmarks, an adaptive reuse project will not qualify for the Special Tax Valuation incentive, and may not require design review by the Landmarks Preservation Commission. Because of their location within the Union Station Conservation District, demolition and additions to the buildings will still require review by the Landmarks Preservation Commission.

RECOMMENDATION:

On February 12, 2014, the Landmarks Preservation Commission voted to recommend designation of these properties as City Landmarks. Staff concurs with this recommendation.

FISCAL IMPACT:

There is no fiscal impact.