



Placing Wahlgren’s Florist Shop on the Tacoma Register of Historic Places
 City of Tacoma | Planning and Development Services
Council Study Session
April 6, 2021



OVERVIEW



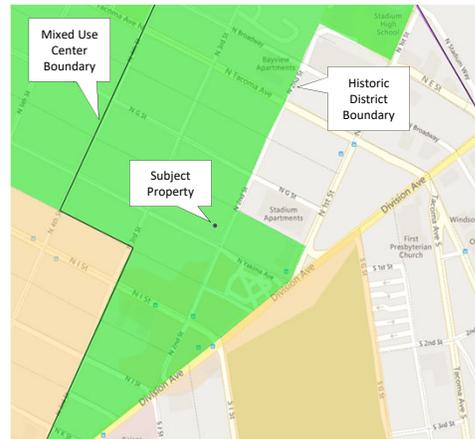
- Landmarks Preservation Commission’s recommendation to designate 201 N Yakima as historic
- Overview of subject properties
- Overview of prior discussions and issues



BACKGROUND



- 201 and 205 N Yakima lie within the Stadium Seminary National Register District, and within the Mixed Use Center and Downtown Subarea
- Both properties are planned for redevelopment



3

BACKGROUND



201 N Yakima

- Built in 1949 for Wahlgren's Florist Shop
- Many architectural elements remain
- Alterations include loss of Vitrolite glass parapet, removal of sign, and an addition
- Not inventoried in the Stadium Seminary Nation Register District nomination



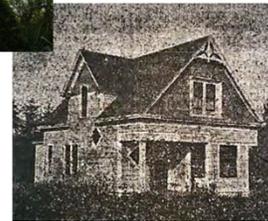
4

BACKGROUND



205 N Yakima

- Built c. 1902 as residence
- Converted to multifamily before 1930s
- Alterations include infill of alcove porch, additional entrances, an additional porch, and removal of ornamentation
- “Secondary” structure in the Stadium Historic District nomination



5

BACKGROUND



FEBRUARY 2020
HISTORIC PROPERTY ASSESSMENT

201 & 205 N YAKIMA AVENUE



- Demolition within the Stadium Seminary Historic district requires review by LPC
- Owner submitted a historic assessment report for LPC review, per code requirement
- On 4/22, LPC recommended formal consideration of both properties for historic designation per TMC 13.12.570

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6

BACKGROUND



Landmarks Preservation Commission
Tacoma Community and Economic Development Department

747 Western Street • Room 206 • Tacoma WA 98402-3781 • 253.561.5254

**TACOMA REGISTER OF HISTORIC PLACES
NOMINATION FORM**

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.060. Type of writer and location of applicant address. Contact the Historic Preservation Office for an overview at 253-561-5254.

PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

Property Name	
Historic Name: <u>Wahlgren's Florist Shop & Wholesale</u>	Common Name: <u>211 & 209 N. Yakima Avenue</u>
Location	
Street Address: <u>211 & 209 North Yakima Avenue</u>	Zip: <u>98402</u>
Parcel No: <u>1001000000</u>	Legal Description and Plat or Addition: <u>Lot 10, 11, and 12, Block 1116, Map of Block 1116, N.E. 1/4, which was filed for record in the office of the clerk of the County of Pierce, Washington, on the 12th day of October, 1916, according to the original plat, recorded in the office of the clerk of the County of Pierce, Washington, on the 12th day of October, 1916, and which was amended by the addition of lots 10, 11, and 12, Block 1116, Map of Block 1116, N.E. 1/4, which was filed for record in the office of the clerk of the County of Pierce, Washington, on the 12th day of October, 1916, and which was amended by the addition of lots 10, 11, and 12, Block 1116, Map of Block 1116, N.E. 1/4, which was filed for record in the office of the clerk of the County of Pierce, Washington, on the 12th day of October, 1916.</u>
Nominational Elements	
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate boxes below. These elements should be described specifically in the narrative section of this form.	
<input type="checkbox"/> Principal Structure	<input type="checkbox"/> Site
<input type="checkbox"/> Historic Addition	<input type="checkbox"/> Historic Landscaping, Fencing, Streetscape, etc.
<input type="checkbox"/> Accessory Buildings/Outbuildings	<input type="checkbox"/> Historic Space/Other (Inventory in narrative)
Owner of Property	
Name: <u>BAK PROPERTY HOLDINGS LLC</u>	
Address: <u>1020 S. WASH ST STE 210</u>	City: <u>Tacoma</u> State: <u>WA</u> Zip: <u>98403</u>
Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.	
Yes <input type="checkbox"/> No <input type="checkbox"/>	
Owner Signature, if possible:	
Form Preparer	
Name/Title: <u>Jackie Ann Brundler</u>	Company/Organization: <u>Historic Tacoma</u>
Address: <u>P.O. Box 7444</u>	City: <u>Tacoma</u> State: <u>WA</u> Zip: <u>98417</u>
Phone: <u>(253) 439-9315</u>	Email: <u>historictacoma@comcast.net</u>
Nominational Checklist - Attachments	
<input type="checkbox"/> 100 Year (REQUIRED)	<input type="checkbox"/> Contribution Sheets
<input type="checkbox"/> Site Map (REQUIRED)	<input type="checkbox"/> Historic Plans

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- In May 2020, Historic Tacoma filed a historic nomination with the Historic Preservation Office for both properties
- On September 9, the Landmarks Commission held a public hearing.
- On October 14, the Commission voted to recommend 201 N Yakima be added to the Tacoma Register, finding it significant for its association with Tacoma’s flower industry.
- On January 13, IPS Committee briefed on LPC recommendation

ISSUES



- Council is asked to adopt a resolution adding the Wahlgren’s Florist Shop to the Tacoma Register of Historic Places, as recommended by the Landmarks Preservation Commission
- Designating the building historic will protect the building and require LPC approval for future alterations
- Preservation of landmarks in Tacoma provides a connection with our history, and preserves our sense of place and identity, promoting livability and civic engagement for existing and new residents as the city grows



ISSUES



(continued)

- The site is within the Mixed Use Center, as well as within the Stadium Historic District, representing potentially competing policy objectives for Council to weigh.
- The Mixed Use designation was created in 1993. The National Register Historic District was established in 1977. The overlap between the two areas is over 10 blocks.
- Designation will also significantly impact the proposed development project on the site. The owner is opposed to the designation.
- Alternatives?



9

ISSUES



Design Alternatives/Discussion

- Comment at IPS Committee whether there might be a “build around” or “build over” design compromise
- Owner submitted following massing studies in response to IPS discussion
- LPC has not reviewed or considered the merits of the proposed project, or any of the potential alternative approaches
- None of the alternatives meets the historic standards and the developer’s feasibility requirements



Proposed project, image provided by owner

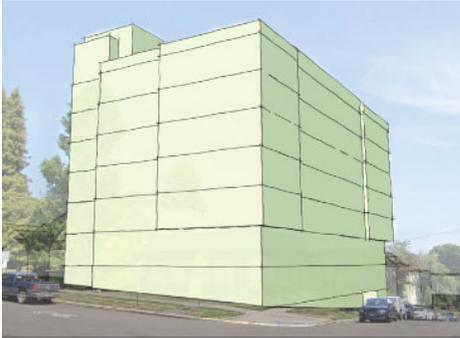
10

ISSUES



OPTION 1: PROJECT PROPOSAL

Proposed project that complies with current zoning. Does not incorporate any historic elements or ideas.



Residential Units: **78**
 Parking Stalls: **46**
 Approximate Area: **71,890 SF**

Pros

- Allows for highest and best use
- Provides a balanced mix of unit types

Cons

- Requires demolition of existing flower shop

11

ISSUES



OPTION 2: FLOWER SHOP RECALL

Similar massing and capacity of original proposal while paying homage to the flower shop with a facade design and proportion that recalls its defining characteristics.

Residential Units: **77**
 Parking Stalls: **46**
 Approximate Area: **72,082 SF**

Pros

- Pays homage to neighborhood history
- Parking and most units preserved

Cons

- Recalled parapet eliminates two-bedroom unit
- Significant losses associated with representation of the flower shop - increased building size and costlier architectural detailing
- Unit reconfiguration from original design required at southeast corner for levels 2-7
- Need City Council direction to Landmarks Commission to approve this option with no loss of units or parking



12

ISSUES



OPTION 3: PRESERVE FLOWER SHOP

Preserves original portion of flower shop and builds around it. Does not result in a feasible number of units or code-required number of parking stalls so is not an option that could be built.

Residential Units: **59**
 Parking Stalls: **23**
 Approximate Area: **50,765 SF**

Pros

- Preserves original structure

Cons

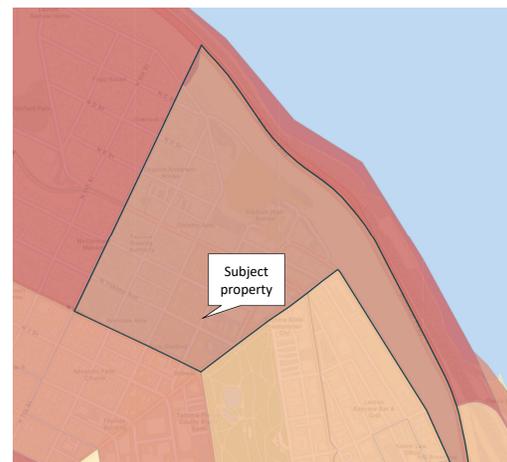
- Cannot be built
- Significantly reduced unit and parking count
- Unit distribution is marginalized. No two-bedroom units, only a single one-bedroom unit

13

HEALTH, EQUITY & SUSTAINABILITY ANALYSIS



- Designation of the Wahlgren's Florist Shop could prevent or reduce the number of new housing units available in this area, which is a very high opportunity area.
- There is not an economic analysis that quantifies this effect, however, and the Landmarks Commission did not review the merits of any future development.
- Generally, staff believes that historic preservation promotes walkability and livability within a city, and potentially enhances the urban experience for all groups.



Tacoma Equity Map

14

OUTREACH



- The process for Landmarks designation includes public meetings and hearing as outlined in TMC 13.07.
- The properties have been discussed at 5 Commission meetings:

April 22	Consideration of Historic Assessment report	
Aug 12	Preliminary review of nomination	
Sept 9	Public Hearing	
Sept 23	Review of comments and testimony	
Oct 14	Adoption of findings and recommendation	

15

OUTREACH



- The Commission received approximately 16 written comments at its April meeting, and 19 written and oral comments were received at the September hearing.
- Hearing comments (15) generally fell into the following categories:
 - Buildings are historically and/or architecturally significant (9)
 - Concerned with the proposed development (4)
 - General support (5)

16

OUTREACH



(Comments, continued)

- Opposing comments (4) included:
 - The Wahlgren family does not support
 - City needs housing
 - Supporters of nomination want to prevent apartment buildings
 - City needs development
 - Buildings do not meet historic criteria

17

NEXT STEPS



- Council Committee Review – January 13, 2021
- Council Study Session – April 6, 2021
- City Council Consideration – April 13, 2021
- Resolution Effective Date – April 13, 2021

18

RECOMMENDATIONS



The Landmarks Commission recommends the Infrastructure, Planning and Sustainability Committee forward the following to City Council for consideration and approval:

- Adoption of a resolution designating the Wahlgren Florists Shop at 201 N Yakima to the Tacoma Register of Historic Places.

19



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