

**Members**

Kevin Bartoy, Chair  
Roger Johnson, Vice Chair  
Jonathan Hart  
Sarah Hilsendeger  
Jennifer Mortensen  
Alex Morganroth  
Lysa Schloesser  
Holly Stewart  
Carol Sundstrom  
Jeff Williams



# Agenda

## Landmarks Preservation Commission Planning and Development Services Department

Deborah Cade, North Slope Ex-Officio  
Leah Jaggars, Wedge Ex-Officio

**Date:** September 9, 2020  
**Time:** 5:30 p.m.  
**Location:** Virtual (see below)

**Staff**

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Assistant Historic Preservation Officer  
BT Doan, Office Assistant

### INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/84683257843>, or by dialing +1 (253) 215-8782 and entering the meeting ID **846 8325 7843**, when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters.

Public comments will be taken on Hearing Items. Public comment on other discussion items will NOT be accepted at the meeting. The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on September 9. Please e-mail your comments to [landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org), put in the subject line "LPC Meeting 9/6/20", and clearly indicate which agenda item(s) you are addressing.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**
  - A. Minutes: 8/12/20; 8/2620
4. **NOMINATIONS TO THE TACOMA REGISTER – PUBLIC HEARING**

		<b>Page #</b>	
A. 201-05 N. Yakima Ave. (Wahlgren’s Florist Shop & House)	Marshall McClintock, Historic Tacoma	17	15 m
5. **DESIGN REVIEW**

A. 412 S. M St. (Wedge Historic District) <i>Garage replacement</i>	Reid Carr, Owner	50	5 m
--	------------------	----	-----
6. **PRESERVATION PLANNING/BOARD BUSINESS**

A. 811 N Ainsworth – enforcement work plan	Anthony Guido, Owner	66	10 m
B. Administrative Review Procedures	Staff	68	5 m
C. Events & Activities Update	Staff		3 m
7. **CHAIR COMMENTS**

*This agenda is for public notice purposes only. Complete applications are posted online at [www.cityoftacoma.org/lpc-agenda](http://www.cityoftacoma.org/lpc-agenda).*



The City of Tacoma does not discriminate on the basis of handicap in any of its programs or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 591-5056 (voice) or (253) 591-5820 (TTY).

¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском? ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**



## Members

Kevin Bartoy, Chair  
Roger Johnson, Vice Chair  
Jonathan Hart  
Sarah Hilsendeger  
Jennifer Mortensen  
Alex Morganroth  
Lysa Schloesser  
Holly Stewart  
Carol Sundstrom  
Jeff Williams

Deborah Cade, North Slope Ex-Officio  
Leah Jaggars, Wedge Ex-Officio

## Staff

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Assistant Historic Preservation Officer  
Aubrey Pike, Office Assistant  
BT Doan, Office Assistant



# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

**Date:** August 12, 2020

**Location:** *Virtual Zoom Webinar*

### Commission Members in Attendance:

Kevin Bartoy, Chair  
Roger Johnson, Vice Chair  
Jonathan Hart  
Sarah Hilsendeger  
Holly Stewart  
Carol Sundstrom  
Deborah Cade  
Leah Jaggars

### Commissioner Members Excused:

Alex Morganroth  
Jennifer Mortensen  
Lysa Schloesser

### Commission Members Absent:

Jeff Williams

Chair Kevin Bartoy called the meeting to order at 5:34 p.m.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**

The agenda was approved as submitted.

**a. Approval of Minutes: Feb 26, 2020 & April 22, 2020**

The minutes of the meetings on 2/26/2020 (amended) and 4/22/2020 were approved as submitted.

**4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING**

**a. 3334 N Gove St (Sears House)**

Chair Bartoy called the public hearing to order at 5:38 p.m.

Mr. McKnight read the staff report as provided in the packet, noting that in addition to the public comment by Tim Bennecker included in the packet, another comment had been submitted via email from Angela Robinson.

Ms. Robinson's comment is as follows: *"Hello this is Angela Robinson. I wanted to comment on the Nomination of the house on 3334 N Gove Street. I agree and would love for this house to be on the Tacoma Register Of Historic*

*Places. I grew up in this house for 30 + years. My dad Dick Page bought the house in the 70's. The house has amazing history to it. As a child my sisters and I had a blast in the home with sleepovers, holiday's, and celebrations. A favorite of ours was the balcony off what was our bedrooms. Amazing view! and would be out there all the time. I was there to watch it be on the Tacoma Historical Society Tour back in 1995. The woodwork in the home is awesome in the entryway, stairs, and dining room with old buffet. Sliding doors to divide the living area and dining room was very nice. I included some photos of the home. I will treasure the memories made in this house. I love history and this home has a lot of that."*

The property owners, Celena Kathan and Robert Koehne, thanked and informed the Commission that they had started an exterior paint job on the house the day before the meeting.

Vice-Chair Johnson was happy about the nomination and commended the owners for restoring the house.

Chair Bartoy called for testimony from members of the public. The following citizens testified:

- Sarah Sutton – Ms. Sutton provided her background as a new resident in the neighborhood and a museum and history professional. She was delighted to have such a stunning and distinctive house in the neighborhood, and appreciated the owners' commitment to restoring it.
- Michael Fast – Mr. Fast was part of the house's restoration team. He called it "probably the best example of a house in Tacoma (...) with the original millwork and sense of detailing of that period." He also spoke to the owners' commitment and attention to details in the restoration process.
- Joshua Brown – As a neighboring resident, Mr. Brown praised the property owners for not only their commitment but also their curiosity to learn about the history of the house as they were restoring it. He was excited to see the house placed on the Tacoma Register.
- Susan (Last Name not provided) – Susan expressed her full support for the nomination.

Chair Bartoy closed the public hearing at 5:50 p.m.

Commissioner Hilsendeger, in reference to a previous comment, inquired about how the nomination would affect the owner's ability to subdivide the lot in the future. Mr. McKnight responded that the Landmarks Preservation Commission focused on the integrity of the property and would review any proposed structural alterations; however, lot subdivision was not typically within the Commission's purview.

Commissioner Stewart made a motion: *"I move that the Landmarks Preservation Commission recommend to the City Council that 3334 North Gove Street, Wells R. Sears House, be included on the Tacoma Register of Historic Places, including the following elements, the home itself, finding that it does meet Criteria C and F of TMC 13.07.040."*

Commissioner Hilsendeger seconded the motion. It passed unanimously.

## **5. NOMINATIONS TO THE TACOMA REGISTER – PRELIMINARY REVIEW**

### **a. 201-05 N Yakima**

Mr. McKnight read the staff report as provided in the packet.

Marshall McClintock, Historic Tacoma, stated the objectives of his presentation. The presentation covered reasons for which Historic Tacoma nominated the buildings, discussion of their significance and integrity, as well as mention of previous decisions by the Landmarks Preservation Commission concerning other buildings illustrating the range of significance that the Commission had considered. As Mr. McClintock presented, he also cited Criteria under which the buildings were eligible for nomination.

Ellen Mirro, Studio TJP, representing the properties' owners, stated that the owners did not support the nomination and had plan to develop the sites for housing. Although Ms. Mirro and the owners recognized the significance of the Wahlgren family and the florist business associated with the buildings, they did not believe it was sufficient to meet the threshold criteria for nomination. Ms. Mirro also indicated that Fred Wahlgren did not consider the properties part of his family's legacy, and presented a letter from him stating his intention in the

decision to sell them. Further, she argued that the buildings had been altered, which in turn affected the ability of the building to convey their period as well as original designs.

Several Commissioners commented on the buildings and the significance of the Wahlgren family in the community. The family significance was seen and heard more prominently in stories by community members than in research or documents. The Commission also made a point that despite the alterations, the buildings still carried significance of their period and history.

Vice-Chair Johnson made a motion: *"I move that the Landmarks Preservation Commission move 201 & 205 North Yakima Ave, Wahlgren florist and house, based on Criteria A, B, C, and F to a public hearing on September 9 with the Commission."*

Commissioner Hart seconded the motion. It passed unanimously.

## 6. PRESERVATION PLANNING/BOARD BUSINESS

### a. Fireman's Park – Art Installation

Amy McBride, Office of Arts and Cultural Vitality, provided background information on the installation, and noted that the Puyallup Tribe would not be involved in the project as they did not want their stories being told by non-Native artists. Another work of art would be commissioned in the future to represent the Tribe.

Naomi Strom-Avila continued the presentation, stating that the art installation was commissioned by the Port of Tacoma in commemoration of their centennial (2018). The installation would be owned by the City and become part of the Municipal Art Collection. Ms. Strom-Avila went on explain the meaning of the project and the design (approved on June 19, 2020). She also presented visual renderings of the proposed artwork and other relevant information.

The Commission asked clarifying questions about the design and future plans for the park overall.

### b. Events & Activities Update

Staff reported to the Commission of the following:

- FORUM 2020 was conducted virtually and was a great success with a record number of attendees.
- On September 4, there would be a virtual tour of the waterfront guided by Pretty Gritty Tours.
- On November 21, there would be a virtual tour of Tacoma Now and Then.
- Staff was also working with Historic Tacoma and Tacoma Historical Society on a virtual lecture series (details to be announced later).

## 7. CHAIR COMMENTS

Chair Bartoy welcomed back furloughed staff and commended staff's work on FORUM 2020.

The meeting was adjourned at 7:37 p.m.

*\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>*



## Members

Kevin Bartoy, Chair  
Roger Johnson, Vice Chair  
Jonathan Hart  
Sarah Hilsendeger  
Jennifer Mortensen  
Alex Morganroth  
Lysa Schloesser  
Holly Stewart  
Carol Sundstrom  
Jeff Williams

Deborah Cade, North Slope Ex-Officio  
Leah Jaggars, Wedge Ex-Officio

## Staff

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Assistant Historic Preservation Officer  
BT Doan, Office Assistant



# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

**Date:** August 26, 2020

**Location:** *Virtual Zoom Webinar*

### Commission Members in Attendance:

Kevin Bartoy, Chair  
Roger Johnson, Vice Chair  
Jonathan Hart  
Sarah Hilsendeger  
Alex Morganroth  
Jennifer Mortensen  
Lysa Schloesser  
Carol Sundstrom  
Deborah Cade

### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
BT Doan

### Others Present:

N/A

### Commissioner Members Excused:

Holly Stewart  
Leah Jaggars

### Commission Members Absent:

Jeff Williams

Chair Kevin Bartoy called the meeting to order at 5:35 p.m.

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

## 2. ROLL CALL

## 3. CONSENT AGENDA

The agenda was approved as submitted.

### a. Approval of Minutes: May 13, 2020 and July 8, 2020

The minutes of the meetings on 5/13/2020 was approved with minor spelling corrections, and 7/8/2020 approved as submitted.

## 4. DESIGN REVIEW

### a. 1705 N. Steele St. (North Slope Historic District)

Mr. McKnight read the staff report as provided in the packet.

Commissioner Hart was concerned that the current porch cover had cut into the original roofline and removing it would potentially further affect the roof appearance. The Commission discussed the concern as well as setback requirement for the property.

Commissioner Hart made a motion: *"I move that the Landmarks Preservation Commission approve the*

*application for 1705 N. Steel Street with a condition that the porch roof is removed.”* Commissioner Mortensen seconded the motion.

Commissioner Sundstrom suggested an addition to the motion, requiring enclosed risers for the steps headed to the porch. The Commission concurred.

The amended motion passed unanimously.

## 5. PRESERVATION PLANNING/BOARD BUSINESS

### a. 811 N. Ainsworth – enforcement work plan

Mr. McKnight reviewed background information and major occurrences of the application since its original submittal in 2016, as well as relevant decisions that the Commission had made. Comments had also been received from the property’s neighbors indicating concerns and frustration.

Commissioner Cade wanted more information on what had been done to “stabilize the lot,” and felt that the timeline proposed by the applicant was rather aggressive.

Commissioner Hart made a motion: *“I move that the Landmarks Preservation Commission defer the application to the next meeting, in hope of getting the applicant in front of us.”* Vice Chair Johnson seconded the motion.

Commissioner Hilsendeger asked about the procedures to be followed if the applicant continued to not meet deadlines or requirements. Mr. McKnight responded that, in such case, penalties would be reinstated. He would communicate issues that the Commission had raised to the applicant.

The presented motion passed unanimously.

Additionally, Chair Bartoy would like staff to update the neighbors about the status of the application.

### b. Events & Activities Update

Ms. Hoogkamer informed to the Commission of the following:

- The virtual kayak tour of the waterfront guided by Pretty Gritty Tours was in place for September 4.
- Speakers were being scheduled for the virtual lecture series; more information to come.
- The virtual events of last quarter, excluding FORUM 2020, accumulated over 11,000 viewers.

## 6. CHAIR COMMENTS

In regards to meeting schedule, the Commission would resume meeting twice a month. Administrative reviews would continue in the way they were being done during COVID-19, i.e. 24-hour review for minor projects and 3-day review for those requiring more consideration. Staff was to prepare more materials on this subject for the Commission to review at the following meeting.

Chair Bartoy asked staff to follow up on a required training that members of the Commission were supposed to complete, ensuring the Commission’s compliance with the City’s policy.

The recent announcement by the Archdiocese of Seattle pertaining Holy Rosary Church’s viability was also mentioned. While the parish was deemed unviable, the preservation of the church structure might be attainable.

The meeting was adjourned at 6:28 p.m.

***\*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>***







**STAFF REPORT**

September 9, 2020

**NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING**

General Procedural Notes:

The Landmarks Preservation Commission will hear public comments today regarding a nomination to the Tacoma Register of Historic Places.

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination.

*The purpose of this hearing is to hear public comment to help the Commission determine whether the nominated property meets the criteria for designation and should be scheduled for City Council.*

**AGENDA ITEM 4A: 201 & 205 North Yakima Ave. (Wahlgren's Florist Shop & House)**

*Marshall McClintock, Historic Tacoma*

**BACKGROUND**

The Wahlgren house, at 205 N. Yakima Avenue, was built before 1902 and the Wahlgren Florist Shop, at 201 N. Yakima Avenue, was built in 1949. The house and shop are within the boundaries of the 1977 Stadium-Seminary Washington Heritage and National Register Historic Districts. Both of these structures have been nominated to the Tacoma Register of Historic Places by Historic Tacoma. The owner opposes this nomination.

**PREVIOUS ACTIONS**

On April 22, 2020, the Landmarks Preservation Commission reviewed a historic property assessment report prepared on behalf of the ownership as required by TMC 13.12.570.B for demolition of structures located within a National Register Historic District. Both buildings are planned for removal to make way for new development.

The Historic Property Assessment report determined that the properties did not appear to meet the criteria for designation. The florist shop, at 201 N Yakima, was determined to lack historic integrity, primarily based on the lack of ornamentation and the removal of the few character defining features of the building, including the covering/removal of the Vitrolite cladding on the parapet and removal of the distinctive neon sign. Likewise, the report asserted that the house at 205 N Yakima has undergone numerous alterations, which, although not necessarily affecting its status as a contributing structure within the National Register district, affects its eligibility as an individually designated property. The report did not find the association with the Wahlgren family historically significant.

At that meeting, the Commission disagreed with the Assessment report recommendations and found that the properties should be formally considered for inclusion on the Tacoma Register of Historic Places. This recommendation was based on the following:

- The Commission determined that 201 N Yakima appears to meet Criterion B, for its association with the Wahlgren family, which constructed and operated the flower shop for many years, C, as a significant example of midcentury commercial design, with the possibility that the original Vitrolite glass parapet is intact beneath the existing metal cladding, and F as a familiar visual feature at the intersection of Yakima and North 2<sup>nd</sup>.

- The Commission determined that the house at 205 N Yakima, despite alterations (some of which were made over 50 years ago) appears to meet Criterion B, for its close association with the Wahlgren family and the florist business.

The Landmarks Commission recommendation to formally consider these properties as City Landmarks is pending review at the Infrastructure, Planning and Sustainability Committee.

### **CURRENT ACTION**

On May 27, 2020, Historic Tacoma submitted an independent nomination for both properties to the Historic Preservation Office. Upon request of the owner, a 30-day review period was granted. A response letter from the owner's representative is included in the packet, as well as a letter from Fred Wahlgren to the current owner. On August 12, 2020 the Commission conducted a preliminary review of the nomination and voted to schedule it for a public hearing on September 9.

### **REQUESTED ACTION**

The purpose of this hearing is to receive public comment on the proposed nomination.

### **EFFECTS OF NOMINATION**

- 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 listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.
- The property will become eligible for the Historic Conditional Use Permit.

### **STANDARDS**

The shop and house at 201 and 205 N. Yakima Avenue are nominated under the following criteria:

- Criterion A for its association with the major flower and bulb growing industry in and around Tacoma from the 1920s to the 1960s.
- Criterion B for its association with the lives of persons and communities significant to Tacoma's past. It is associated with Harry Nash, a Washington Territory pioneer who established a thriving Tacoma butcher and meat market business. It is also associated as the residence and business site of Swedish immigrant Fred P. Wahlgren, his wife Dora, and their children Lillian M. and Fred G., who all operated a successful florist business at the site for some 68 years.
- Criterion C for embodying for embodying the distinctive characteristics of a type and period. The florist shop at 201 N. Yakima Avenue is an example of Modernist-style commercial architecture. The house at 205 N. Yakima Avenue has undergone some alterations since its initial construction; it is nominated as an example of the Free Classic variant of the Queen Anne-style found in modest, early 20<sup>th</sup> Century residences.
- Criterion F. Wahlgren's Florist shop at 210 N. Yakima has been a prominent feature of the corner of N. Yakima Avenue and N. 2<sup>nd</sup> Street since its construction in 1949.

### **RECOMMENDATION**

Following the public hearing, staff recommends that comments be reviewed and findings considered at the Commission meeting of September 23, 2020.

## DESIGN REVIEW

### AGENDA ITEM 5A: 412 S. M Street (Wedge Neighborhood Historic District)

Reid Carr, Owner

#### BACKGROUND

Built in 1916, this is a contributing property in the Wedge Neighborhood North Slope Historic District. The owner is seeking approval to demolish the existing garage, which is not a character-defining feature of the property, and replace it with a new 36'x14' garage. The new garage will include workshop space, as well as wood siding to match the main home, aluminum clad windows with wood frames, and a smooth-faced fiberglass garage door.

#### ACTION REQUESTED

Approval of the above scope of work,

#### STANDARDS

##### Design Guidelines for the Wedge Neighborhood Historic District: Garages & Parking and New Construction

1. **Alley accessed parking is the typical and predominant residential parking configuration in the district.** Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).
2. **Minimize views of parking and garages from the public right-of-way.** Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.
3. **New accessory structures such as garages and detached accessory dwelling units should utilize a similar material palette and configuration to historic primary structures on the lot.** New accessory structures should meet the guidelines for new construction exterior materials, windows and roof form and shape. Garages should orient vehicle doors to the alley when possible and maintain a simple roof plan
4. **Goal:** Balance the overall height of new construction with that of nearby structures. **Guideline:** New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.
5. **Goal:** Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood.  
**Guideline:** Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.
6. **Goal:** Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts. **Guideline:** Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing—the arrangement of facade details, such as projections and recesses—and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces.
7. **Goal:** Emphasize entrances to structures.  
**Guideline:** Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

8. **Goal:** Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing contributing buildings where such elements are visible from the street.

**Guideline:**

1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.
2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or "widow's walks" to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

9. **Goals:** Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope and Wedge Neighborhoods were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood.

**Guideline:**

1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.
2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.
3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.
4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.
5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).
6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible.

10. **Goals:** Respect the patterns and orientations of door and window openings, as represented in the neighboring buildings. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

**Guideline:**

1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.
2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.
3. Windows. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars,

leaded glazing, or arches. Commonly, windows were also surrounded with substantial trim pieces or window head trim.

## ANALYSIS

1. This property is in the Wedge Neighborhood Historic District and, as such and, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The existing garage has no character defining features.
3. The proposed garage is alley-accessed and sited towards the rear of the lot.
4. The proposed garage will be minimally visible from the right of way.
5. The proposed garage utilizes a similar material palette as the main home.
6. The garage height and size is compatible with the district and the existing house.
7. The garage design is compatible with the district and comparable to neighboring garages.

## RECOMMENDATION

Staff recommends approval of the application.

### Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the application for 412 S. M Street as submitted.*

### Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer the application for 412 S. M Street, pending submittal of [cite additional information needed to review application].*

### Recommended language for denial:

*I move that the Landmarks Preservation Commission deny the application for 412 S. M. Street, based on the following [cite design guidelines.]*

## PRESERVATION PLANNING/BOARD BUSINESS

### AGENDA ITEM 6A: 811 N. Ainsworth (Enforcement)

Staff

## BACKGROUND

Built in 1890, this was a contributing structure in the North Slope Historic District. On May 11, 2016, the Landmarks Preservation Commission approved a new addition and garage. On May 4, 2017, staff approved an 18-month extension for the Certificate of Approval. On October 11, 2018, the Landmarks Preservation Commission approved a design amendment for the new garage.

The following is an overview of subsequent actions:

- On March 14, 2019, a violation for exceeding the allowed permit was issued for the partial demolition of the historic house.
- On May 22, 2019, the applicant briefed the Commission on a proposed new design. The Commission commented that the proposal was too large and the design was out of context with what was previously approved, as well as the neighboring homes. The Commission advised that the applicant should design a structure consistent with the design for the previously approved remodel of the historic home. However, due to current development standards, specifically setbacks, some redesign would be required to meet code.
- On September 6, 2019, administrative approval was granted for the removal of the remaining façade to alleviate neighborhood safety concerns.

- On September 25, 2019, the Commission was briefed on a potential design for new construction. The Commission at that time reiterated the position that the previously approved plan set with the original house and addition should be the guide for the replacement structure in size and form.

In March 2020, the City renewed the enforcement process for the unpermitted demolition, and requested a plan of action to resolve the code violation, including permitting and approval timelines for replacement structure. This plan of action is presented to the Commission for review, and if appropriate, approval.

### **SUMMARY OF CURRENT REQUEST**

The applicant proposes the following:

- Submittal of completed plans for a replacement structure to the Commission review in time for the November 11, 2020 Commission meeting with approval targeted for December 9.
- Permit set submitted to Planning and Development Services by end of 2020.
- Initiate construction January 2021.
- Completion between April and August 2021.

### **ACTION REQUESTED**

Approval of plan of action.

## **AGENDA ITEM 6B: Administrative Review Procedures**

*Staff*

At its meeting of May 13, 2020, the Commission voted to adopt enhanced administrative review procedures to mitigate the effects from COVID-19, including furloughed staff and reduced meeting frequency. The procedures (included in the packet) provided for a three day expedited administrative review of certain identified "minor" projects, in which project HDR applications are posted publicly for review prior to issuance of approval.

Although the furloughed staff has returned and the Commission has resumed its normal schedule, meetings are anticipated to continue to be conducted virtually through the end of 2020. At the meeting of August 26, it was agreed that a review of the temporary procedures should be conducted.

Discussion questions include:

- Has the policy been effective?
- Should the expanded administrative review continue?
- If so, are there changes that should be made to improve the process?
- If it should be continued, what is the duration?

### **ACTION REQUESTED**

Discussion and direction.

## **AGENDA ITEM 6C: Events & Activities Update**

*Staff*

### **2020 Events**

- Virtual Heritage Café: Broadening Horizons in Historic Preservation**
  - Lawrence Kreisman: The Arts & Crafts Movement in the PNW (6pm, September 17<sup>th</sup>)
  - Amber Hayword: Twulshootseed Language Revitalization in the Puyallup Tribal Community (6pm, October 15<sup>th</sup>)
  - Tamiko Nimura, Documenting Tacoma's African American and Japanese American History (6pm, November 19<sup>th</sup>)
  - Jackie Peterson, TBA
  - Second Use & Earthwise: Salvage Stories (6pm, January 21<sup>st</sup>)
- Virtual Tour Tacoma: Then & now (8pm, on Pretty Gritty Tours Facebook/YouTube, November 21<sup>st</sup>)





# Landmarks Preservation Commission

## Tacoma Community and Economic Development Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5254

### 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 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Office with any questions at 253-591-5254.

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

##### Property Name

Historic Name Wahlgren's Florist shop & Wahlgren house Common Name 201 & 205 N. Yakima Avenue

##### Location

Street Address 201 & 205 North Yakima Avenue Zip 98403

Parcel No. 2032150040

Legal Description and Plat or Addition: Lots 10,11 and 12, Block 3216, Map of New Tacoma, W.T., which was filed for record in the office of the Pierce County Auditor February 3, 1876, records of Pierce County, Washington; Together with that portion of vacated alley which attaches by operation of law. Situated in the County of Pierce, State of Washington.  
Section 32 Township 21 Range 03 Quarter 42 : NEW TACOMA

##### Nominated Elements

Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Principal Structure   | <input type="checkbox"/> Site   |
| <input checked="" type="checkbox"/> Historic Additions    | <input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.  |
| <input type="checkbox"/> Accessory Buildings/Outbuildings | <input type="checkbox"/> Interior Spaces/Other (inventory in narrative) |

##### Owner of Property

Name A&A PROPERTY HOLDINGS LLC

Address 1020 S 344TH ST STE 201 City Federal Way State WA Zip 98003

Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.

Yes  No

Owner Signature, if possible:

##### Form Preparer

Name/Title Kathleen Brooker Company/Organization Historic Tacoma  
Address P.O. Box 7664 City Tacoma State WA Zip 98417  
Phone (206) 619-9115 Email kbrooker1@gmail.com

##### Nomination Checklist—Attachments

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer) | <input checked="" type="checkbox"/> Continuation Sheets |
| <input checked="" type="checkbox"/> Site Map (REQUIRED)                          | <input type="checkbox"/> Historical Plans               |

04/2017

# Landmarks Preservation Commission Tacoma Community and Economic Development Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5254

- Photographs (REQUIRED): *please label or caption photographs and include a photography index*
- Other (please indicate): \_\_\_\_\_
- Last Deed of Title (REQUIRED): *this document can usually be obtained for little or no cost from a titling company*

FOR OFFICE USE	
Date Received	_____
Fee Paid	_____

*Nominations to the Tacoma Register of Historic Places are processed according to the procedures and standards described in TMC 1.42 and 13.07. Submittal of a nomination form does not obligate the City to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other City, state or federal regulations.*

**Narrative (continued)**

**PART 2: PHYSICAL DESCRIPTION**

**Extent of Changes**

Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint, relocation of walls, or roof plan)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Original cladding/exterior materials	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

**Physical Description Narrative**

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates (use additional sheets if necessary).

See Appendix I

**Narrative Continuation**

**PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE**

**Criteria for Designation**

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- 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; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

**Historical Data (if known)**

Date(s) of Construction	1902, 1949	Other Date(s) of Significance	1928, 1934, 1949, 1950
Architect(s)	N/A	Builder	J.E. Darling, Ray R. Kelly
Architectural Style(s)	Queen Anne, Modernist	Engineer	N/A
Material(s)	wood, masonry		

**Statement of Significance**

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph that lists the relevant criteria (use additional sheets if necessary). This section should include a thorough narrative of the property's history, context, occupants, and uses. If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

See Appendix II and Appendix III

## Appendix I: Appendix I: Part 2: Physical Description Narrative

### Site

The small commercial building and adjacent residence 201 and 205 North Yakima Avenue respectively are located in the southwestern part of Tacoma's Stadium business district and well within the Stadium-Seminary National Register Historic District. Situated one block west of Division Avenue at the northwest corner of North Yakima Avenue and North 2nd Street, the corner on which these buildings sit characterizes the transition from more commercial uses to the east to primarily residential to the west. The 200 block of North Yakima Avenue is intact with no significant development since 1950 when the florist shop was built.

The buildings share a large rectangular lot (75' x 120'), which slopes downward to the north and is vacant on its northern half. The residence at 205 North Yakima occupies the western portion of the southern half of the lot, while the commercial building at 205 North Yakima Avenue occupies the eastern portion. The residential building is set back from North Yakima Avenue and is currently largely obscured from the right-of-way by dense vegetation. The commercial building is more visually prominent on its corner location and is separated from the surrounding sidewalks by small lawn areas transitioning to Roman brick planters with small bushes. A small paved driveway is located at the rear of the commercial building and accessed off of North 2nd Street.

### 201 North Yakima Avenue

A single-story commercial building constructed in 1949, 201 North Yakima Avenue features an irregular plan following a small rear addition to the western half of the northern elevation in 1950. The Modernist-style building is capped with a flat roof and surrounding tall parapet clad in non-original painted corrugated metal panels. The southern and eastern façades also feature an extending metal awning which contains original, recessed metal lighting features. Characteristic of its use, these two street-facing facades are enframed window walls with original plate glass windows and aluminum frames set on a low bulkhead of Roman brick and bordered by low Roman brick planters. The main entrance to the building is accessed from a concrete pathway off North Yakima Avenue and exhibits a single leaf, single glass pane commercial door with an ornamental aluminum push bar and glass transom above.

The less prominent western and northern elevations are clad in asbestos shingles (likely original) and exhibit limited fenestration and architectural detailing. The rear (north) addition from 1950, and now historic itself, is set back and not clearly visible from North 2nd Street due to a mature shrub located within a rock planter. This addition sits atop a raised concrete foundation and has non-original, two-light sliding windows in wood frames and a painted solid door accessed via a small set of concrete stairs. The rear addition also abuts a small portion of the extending porch of the adjacent residence at 201 North Yakima Avenue. Similar to the northern elevation, the western elevation exhibits limited fenestration consisting of a solid panel door and non-original two-light sliding window.

The building is in good overall condition and has not been substantially altered following the rear addition, which was completed only one year after the building's original construction. These alterations include the previously mentioned replacement of windows on the 1950 addition and the removal of a

neon sign. It is likely that the metal panels on the parapet, added sometime after 2016, conceal the original blue vitrolite glass tiles.

### **205 North Yakima Avenue**

205 North Yakima Avenue is a two-story residence constructed in 1902 and featuring elements of the Queen Anne style. Rectangular in plan, it sits on a granite masonry foundation with basement and is capped by a front-facing gable roof with lower cross gables sheathed in asphalt shingles with an approximate one-foot overhang and punctuated by a masonry chimney near its northeastern corner. Vertical wood shake siding with an open keyway and even buttline sheathes a wood-frame structural system. Its primary, street-facing southern façade is framed above by the gable roof with a decorative cornice return and two original wooden-framed double-hung windows set centrally within the gable end. A non-original pent roof is situated below this gable ends and shelters the primary entrance, which is accessed via short concrete steps. Originally, a single-family residence, the building was converted to multi-family prior to the 1930s, resulting in the infill of a ground-level, inset porch and the installation of the two individual entrances, both of which contain wood-paneled and glass doors. East of the entryway, the building contains two, original, wood-framed double-hung windows, one of which is set within the canted, southeastern ground-level corner.

The eastern and western elevations are similar, and both feature short gable-ends with cornice returns and original, wood-framed, double-hung windows. On the eastern elevation, a bay window is located underneath the gable end, while a diamond-shaped window sits below on the western elevation. The eastern elevation also includes two sets of concrete stairs leading from the basement level to the main floor above and sheltered by a short shed roof. A small porch is also situated at the northern end of the eastern elevation above a storage shed or connecting passage, which abuts 201 North Yakima Avenue to the east. Remaining windows on both the eastern and western elevations are original, wood-framed and double-hung.

The northern elevation exhibits two enclosed porches, which extend out from the wall plane. On the main level, the enclosed porch runs the width of the building and exhibits three, potentially non-original, wood-framed picture windows and one original double-hung window at the western end. Situated atop this porch, is a secondary enclosed porch on the upper level, which is placed within the gable end. This porch does not appear to be original and does not exhibit the same wood-shake siding found throughout the rest of the building; rather, it is sheathed in vertical wood siding. This upper enclosed porch is capped by a shed roof and exhibits three-over-three wood-framed windows.

The building is in good overall condition with most of its original windows intact. However, it has seen some alteration since its initial construction. Many of these alterations likely occurred when the when the Wahlgren's bought the house in 1928 and increased the number of boarders. These alterations include the infill of the front porch and addition of a secondary entrance, the possible enclosed porch on the north elevation, and the addition of the storage shed at the northeastern corner of the building. Regardless of these alterations, the building retains a high level of overall integrity and is still representative of an early 20<sup>th</sup> century Queen Anne-style residence.

## Appendix II: Part 3: Historical or Cultural Significance

### Statement of Significance

At a 118 years of age for the Walhgren house at 205 N. Yakima Avenue and at 71 years of age for the Walhgren Florist Shop at 201 N. Yakima Avenue, both buildings meet the minimum criteria for inclusion on Tacoma's Register of Historic Places. Its history and residents are indicative of the development of that district as well as Tacoma itself, especially the important place the flower and bulb industry had in Tacoma and the South Sound from the 1920s through the 1960s. As a boarding house from the late 1920s until the 1980s, it is an example of working class or "missing middle" housing. Although the house has had some changes, those have been largely minor and are largely historic themselves. The florist shop is a fine example of early small-scale modernist architecture and is almost entirely intact.

The Walhgren house is a listed building in the Stadium Seminary National Register District. The house and shop sit well within the boundaries of the 1977 Stadium-Seminary Washington Heritage and National Register Historic District. They sit within an intact block of that district, which includes the 1890 Born-Lindstorm House (224 N. Yakima), listed individually on the Tacoma Register of Landmark Places, and the 1906 McNeeley House (223 N. Yakima). Within one block are several individually listed city landmarks: The Legacy Apartments (711-15 N. 1<sup>st</sup>), Wright Park, Crescent/New York Apartments (322 N. G), and the North Slope Historic District (Washington Heritage and National Register listed as well). Within two blocks are more city landmarks: 1904 John & Ella Snyder House (612 N. 4<sup>th</sup> St.), 1914 Ansonia Apartments (219 N. Tacoma Ave), 1928 Dorothy Apartments (301 N. Tacoma Ave) and 1924 First Presbyterian Church (20 S. Tacoma Ave.).

The shop and house at 201 and 205 N. Yakima Avenue meets the following criteria for inclusion on the Tacoma Register of Historic Places:

- Criterion A for its association with the major flower and bulb growing industry in and around Tacoma from the 1920s to the 1960s. Fred P. Walhgren established a florist business here in 1934 that continued for about 68 years, operated in later years by his wife and children. The business is also associated with Japanese-American Robert T. Mizukami and his Fife Gardenville Greenhouses as well as Tacoma's annual Daffodil Festival and parade. In addition, the house provided housing for a host of working and lower middle class residents of Tacoma.
- Criterion B for its association with the lives of persons and communities significant to Tacoma's past. It is associated with Harry Nash, a Washington Territory pioneer who established a thriving Tacoma butcher and meat market business. It is also associated as the residence and business site of Swedish immigrant Fred P. Walhgren, his wife Dora, and their children Lillian M. and Fred G., who all operated a successful florist business at the site for some 68 years.
- Criterion C for embodying for embodying the distinctive characteristics of a type and period. The florist shop at 201 N. Yakima Avenue is an excellent and rare example of Modernist-style commercial architecture in the Stadium District and exhibits a high quality of design through its enframed window walls, flat roof with parapet and extended awning with recessed light fixtures, decorative entry door, and Roman brick planters. The house at 205 N. Yakima Avenue has undergone some alterations since its initial construction; however, it remains clearly representative of the Free Classic variant of the Queen Anne-style modest residence constructed in the early 20<sup>th</sup>

Century and exhibits many character-defining features of the style, including its steeply pitched and cross-gabled roof, asymmetrical entrance, wood shake siding, and projecting bay and decorative windows.

- Criterion F. Wahlgren's Florist shop at 210 N. Yakima has been a prominent feature of the corner of N. Yakima Avenue and N. 2<sup>nd</sup> Street since its construction in 1949. It is prominently represented on a wall mural in the outdoor seating of the local restaurant Shake Shake Shake (124 N. Tacoma Ave.) along with other prominent buildings in the Stadium district: Stadium High School (111 N. E St.), First Church of Christ Scientist (902 Division), and the Roberts Brothers Grocery ( now MBA Architects, 124 N. I St.). Both 201 and 205 and the Wahlgren family are featured in the book *Tacoma's Stadium District*.<sup>1</sup>

## Building history

### 201 North Yakima Avenue

Fred P. Wahlgren designed the Wahlgren's Floral Shop at 201 N. Yakima Avenue after a building that Lillian and he saw in San Francisco while attending a flower show there after the end of WWII. In 1949, he had Ray R. Kelly Construction build it.<sup>2</sup> With simple, clean lines, this building is a fine example of a small commercial building in the Modernist/International style. The open front allows a sweeping view of the interior that was an especially effective display in the evening as shown in the Richards Studio photograph (Fig. 8).

Raymond R. Kelly (1910 – 1984) was a prominent Tacoma building contractor active primarily in the 1940s through the 1960s. Kelly ran for city council in 1953 and served on the Tacoma School Board.

### 205 North Yakima Avenue

The house at 205 N. Yakima Avenue was built in 1902 by contractor Jacob E. Darling for Harry and Ellen Nash.<sup>3</sup> It is a modest house with front-facing primary gable and lower cross gables in the Free Classic variant of the Queen Anne style. It is likely a pattern book design, such as 210 and 212 North Yakima across the street. Pattern book designs are common in the Stadium-Seminary and North Slope National Register Historic Districts. Other of Jacob E. Darling's houses share its general form and style, such as 4619 South Yakima Ave. (1903) and 620 North Oakes St. (1907). Other nearby houses share the same general form and Free Classic style, such as the row of four Russell & Heath designed cottages around the corner at 803 – 809 N. 2<sup>nd</sup> St. In 1977, it was specifically listed in the Stadium-Seminary Washington Heritage Register and National Register District nomination.<sup>4</sup> The house was later owned by George R. and Nellie J. Carlaw and then by the Wahlgren family into the 2000s.

Jacob E. Darling (~1862 – 1929) was born in Canada and immigrated to America as a child, his family living in Michigan. By 1901, Darling was in Tacoma working as a building contractor. The Tacoma-Pierce County Building Index shows him responsible for several buildings, primarily houses (e.g. 4619 S. Yakima and 3608 & 3612 S. Sheridan). By 1904, he branches out into real estate, insurance and loans as the firm

<sup>1</sup> J. Keniston-Longrie, K. Longrie & A. Longrie, *Tacoma's Stadium District* (San Francisco: Arcadia, 2010), Pg. 111.

<sup>2</sup> Michael Sullivan (personal communication, 04/15/2020)

<sup>3</sup> Tacoma Daily Ledger, 10/26/1902, pg. 24.

<sup>4</sup> Caroline A. Gallacci, Stadium-Seminary Historic District Nomination, National Park Service, 05/26/1977



of J. E. Darling & Son. By 1920, however, he has moved to the Alaska Territory working again as a building contractor.<sup>5</sup>

## Owner and Occupant History

### The Nash Family – 1902 - 1915

Harry Nash (~1868 – 1938) was born in 1868 to Benjamin Franklin Nash, a billiards hall keeper and his wife Martha, a dressmaker, in Hillsboro, Wisconsin. By 1885 he is in Tacoma at the age of 18.<sup>6</sup> In the 1889 Tacoma City Directory, he is listed as working as a bookkeeper at Ira F. Kneeland & Company, a meat market.<sup>7</sup> By 1893, Harry is working as a meat cutter at the Washington Market Company, a meat wholesaler. That same year he marries Ellise (Ellen) Witzel, also born in Wisconsin and now working as a cook in domestic service.<sup>8</sup> By 1895, it appears that Nash has his own butcher business, which will have various locations over the years but primarily in the 900 block of Broadway. In the 1910 U.S. Federal Census, Harry and Ellen are living at 205 N. Yakima with their four children Roy (14), Clarence (11), Ralph (9) and Gladys (6). By 1916, Harry and Ellen have left 205 N. Yakima and disappear from the Tacoma City Directory. By 1928, Harry and Ellen are living with their son Clarence in Sacramento, CA. Ellen dies in 1936, and Harry follows in 1938.

From 1916 to 1917, brothers Howard D. (1894 – 1982) and Ross E. Chastain (1887 – 1956) live at 205 N. Yakima along with Herman J. Schroeder (1883 – 1966). They are likely renting. Howard is a salesman with Cromwell & Chastain, a furniture manufacturer, and later works for the Harmon Company. In 1918 he enlists as a 2<sup>nd</sup> Lieutenant in the Army in 1918. His brother Ross and Herman Schroeder were sales managers at Love-Warren-Monroe Dry Goods, located in the Morris-Miller Building (2102-06 Pacific Ave.), a contributing structure within the Union Depot Warehouse Historic District. In 1918, the house was home to Pauline & William H. Spindler, who was a manager at the Rhodes Department Store.

### The Carlaws – 1919-1927

From 1919 until 1927, the house was home to George Raymond (1881 – 1960) & Nellie Jane Black (1881 – 1957) Carlaw (often misspelled “Carlow”). George was born in Minnesota to a Scots father and a Canadian mother. His wife Nellie was also born in Minnesota, and they were married in 1907. While it is unclear when they arrived in Tacoma, George and Nellie first appear in the Tacoma City Directory in 1918. George is employed by the Northern Pacific Railroad as a train dispatcher, a job he would hold for at least 20 years. They were joined by up to two boarders at various times: Nan Wickersham, a nurse, from 1920-22, Lester S. Wing, a draftsman, in 1920, and Joseph McGuire, a clerk, in 1921.

### The Wahlgren Family

Fred P. Wahlgren (1879 – 1850) and his wife Dora (1885 – 1981) occupied 205 N. Yakima in 1927 with their two children Frederick G. (1913 – 2007) and Lillian M. (1921 – 2009). Dora would live at the house until her death with Lillian living there until the early 2000s.

Fred P. Wahlgren was born in Sweden about 1879, and immigrated with his family to America in 1889.<sup>9</sup> Fred first appears in 1896 in the Tacoma City Directory. He is boarding with Otto W. Wahlgren, likely a

<sup>5</sup> United States Federal Census, 1920

<sup>6</sup> Washington Territory Census, 1885

<sup>7</sup> R. L. Polk & Co., *Tacoma City Directory*

<sup>8</sup> Pierce County Auditor, Marriage Records, 1893

<sup>9</sup> Washington District Court, *Declaration of Intention*, 02/15/1900, pg. 167

relative. Both men work at the North Pacific Railroad Shops: Otto as a machinist and Fred as a boilermaker and later as a machinist. Otto had come to Tacoma from Chicago, and it is likely Fred had as well. Fred would work at the NPRR Shops until 1923 or 27 years. During most of this time the family resided at 5312 S. Lawrence Street.

In 1912, Fred married Theodora “Dora” Catherine Mertens in Olympia, WA. Born about 1885 in Wisconsin, but her family later moved to Minnesota. Her family moved to Minneapolis where she attended business school<sup>10</sup> and worked as a clerk in a department store.<sup>11</sup> It is unclear how Dora and Fred met since she had not lived in Washington prior to her marriage. It is possible they had met earlier, or relatives in Minnesota may have arranged the marriage. Or, Fred and Dora may have met via personal ads or “mail order” marriage broker. Marriageable women were in short supply in the West, and men seeking wives wrote letters to churches and published personal advertisements in magazines and newspapers.

By 1924, Fred had left his machinist position at the Shops, perhaps as a result of an injury or ill health. The 1924 Tacoma City Directory lists Fred as “President” of the Directory Information Company along with William A. Ashton and Clarence E. Muckler with a capitalization of \$50,000.<sup>12</sup> Ashton had been a machinist at the NPRR Shops, while Muckler had been a publisher of the *Tacoma Church Record*.<sup>13</sup> The venture did not last past 1925, probably due to Muckler’s death that year. Over the next three years, the Tacoma City Directory entry for him lists no employment.

In 1928, Fred and Dora move to 205 N. Yakima Avenue. They now have a 15 year-old son, Frederick Gerald born in 1913, and a seven year-old daughter, Lillian Margaret born in 1921.

The family lived in the first floor. Almost immediately, they took in boarders, who lived on the second floor and possibly the basement. Although it is not clear when it occurred, the Wahlgren’s enclose the inset front porch and add a second exterior door to reach the second floor. By 1929, they appear to have eight rooms available that house an amazing 16 people. All the boarders are married couples, one with two children. While city directories are only a yearly snapshot, the Wahlgren’s hosted an average of nine boarders a year through the 1930s and an average of 11 through the 1940s. It would continue operating as a boarding house into the 1960s.<sup>14</sup> The occupations include nurse, teachers, bookkeepers, salesmen, dentist, veterinary, managers, bricklayers, stenographers, and auto mechanic.

In 1929, he is working at the Piggy Wiggly Grocery, and in 1930, he appears to have returned to a machinist position at the NPRR Shops<sup>15</sup>. In 1931, Fred embarks on a new business: Tip Top Golf Greens, a miniature golf course located at 620 N. 1<sup>st</sup> Street (Columbia Bank today) that lasts only a year. His son Fred G. is now working as a clerk at Puget Sound Power & Light, where he’ll work until he joins his father’s business.

In the 1932 *Tacoma City Directory*, Fred P. is listed as a “gardener”. However, by 1934 he is listed in the directory as a “florist” in the personal listings and as in the “Florists - Retail” section in the business

---

<sup>10</sup> 1901 *Minneapolis City Directory*

<sup>11</sup> U.S. Federal Census, 1910

<sup>12</sup> *Seattle Daily Times*, “New Incorporations,” 02/09/1924, pg. 8.

<sup>13</sup> R. L. Polk & Co., *Tacoma City Directory*, 1924

<sup>14</sup> *Ibid.*, 1928 - 1965

<sup>15</sup> U.S. Federal Census, 1930

listings. He operated the florist business from his home at 205 N. Yakima. By 1936, he had constructed a wooden shop near the site of the current shop.<sup>16</sup> Lillian would join her father in the business when she graduated from Stadium High School about 1939. By the 1945 *Tacoma City Directory*, the business is identified as “Wahlgren’s Floral,” and the permit history for 205 N. Yakima shows that a building sign was added that year.

From the 1920s through the 1950s, bulb and flower growing flourished in the Fife and Puyallup valleys. By 1941, it was estimated that Pierce, Thurston and Whatcom counties produced one third of all daffodils in the United States. The annual Daffodil Festival is a reminder of this industry. Lillian Wahlgren recalled providing daffodils for many floats over the years. Also, many of the flower growers were Japanese-Americans who lost their businesses during the WWII interment. Lillian recalled that her father was one of the few florists who bought from Robert T. Mizukami’s Gardenville Greenhouses in Fife, WA, after the war. She also learned Japanese flower arranging techniques there.<sup>17</sup>

Robert T. Mizukami (1922 – 2010) was born near Star Lake, WA. In 1937, the Mizukami family purchased Gardenville Greenhouses in Fife, WA. The outbreak of WWII forced the family’s interment at Camp Harmony, Puyallup, WA, and then Camp Minidoka, ID. In 1943, he enlisted and joined the vaunted 442<sup>nd</sup> Regimental Combat Team, fighting in Italy and France and earning a Purple Heart. At the end of the war, the Mizukami’s returned to Fife and resumed the flower business. Robert was active in the movement to repeal racially discriminatory state and federal laws. He was also a charter member of Fife’s city council, served as its police chief, and its second mayor.<sup>18</sup>

In 1949, Fred P. Wahlgren had Ray R. Kelly Construction build a Modernist style shop of his own design after one he had seen in San Francisco.<sup>19</sup> However, Fred P. died the following year on November 1, 1950. His wife Dora took over the business with the assistance of her children. Lillian worked in the shop, and Fred G. handled the accounting. In 1951, a small storage area was added to the rear of the shop. Dora and Lillian would continue to live at 205 N. Yakima. Lillian and Fred G. continued the business after Dora’s death in 1981 until about 2002. Wahlgren’s Floral would operate for some 68 years at this location.<sup>20</sup>

---

<sup>16</sup> Sanborn Map Company. Tacoma, Pierce County, Washington, 1936.

<sup>17</sup> Michael Sullivan (personal communication, 05/18/2020)

<sup>18</sup> Robert T. Mizukami obituary, *Seattle Times*, 05/16/2010, Pg. B4

<sup>19</sup> Michael Sullivan (personal communication, 04/15/2020)

<sup>20</sup> Lillian M. Wahlgren obituary, *Tacoma News Tribune*, 10/08/2009, Pg. A-7.

## Appendix III: Maps and Photographs

Part 1: Site map, maps, photographs, and clippings: . . . Pages 1 – 8

Part 2: Contemporary building photographs: . . . . . Pages 9 – 19

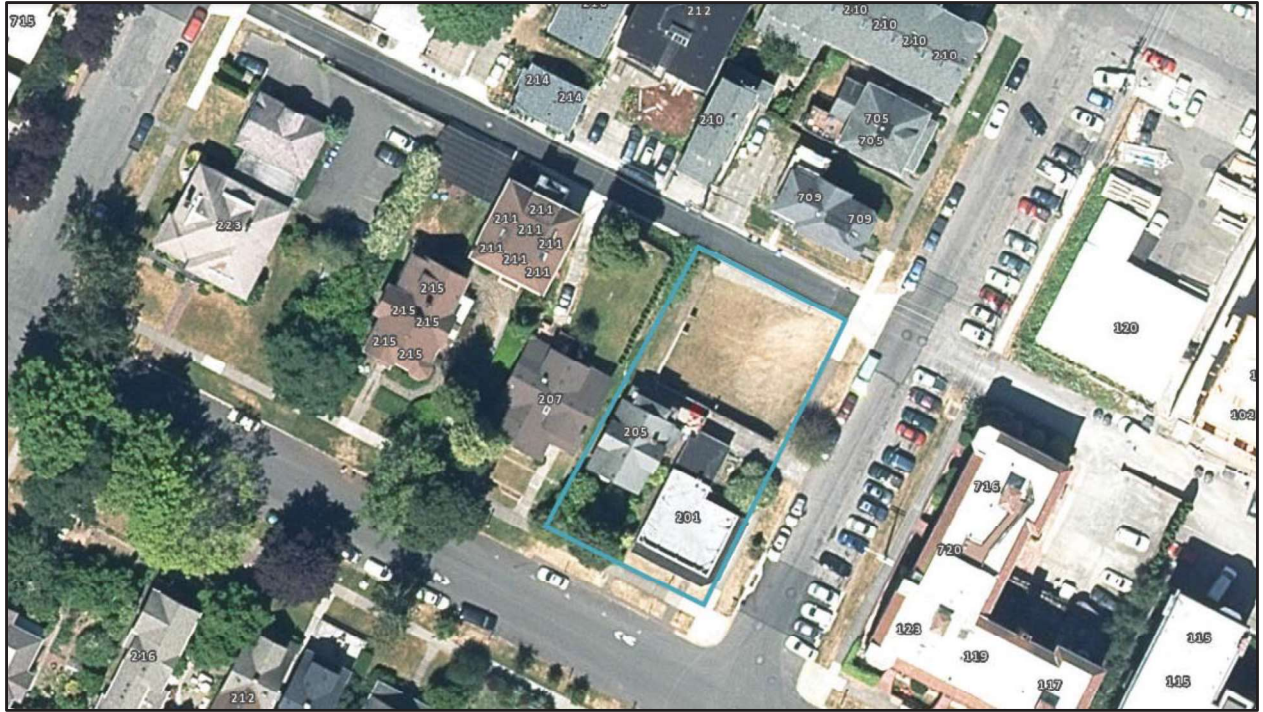


Figure 1. Aerial photo with the nominated parcel in light green at 201 - 205 N. Yakima Avenue. (DART)



Figure 2. Site Plan. The 201 - 205 N. Yakima Ave. parcel and buildings highlighted in green. (DART)

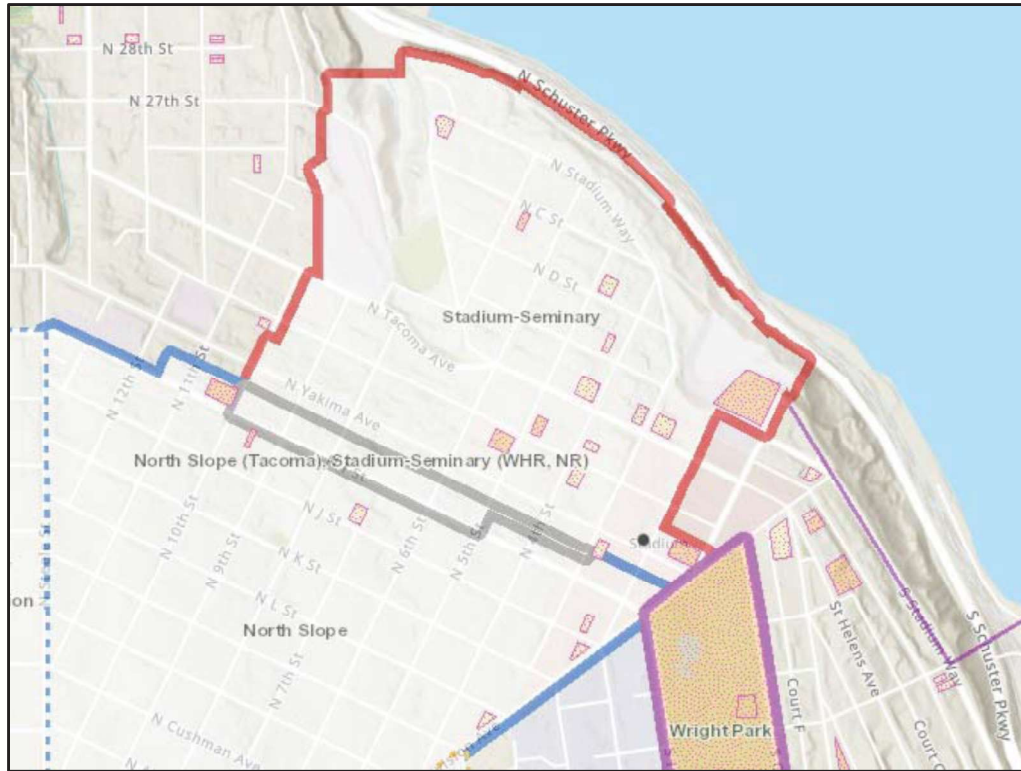


Figure 3. Stadium area historic districts and individual landmarks. The black dot indicates the nominated parcel. (DART)



Figure 4. 1920 aerial photo, Detail with 205 N. Yakima in red. (General Photo. Coll., BAC-002, Tacoma Public Library)

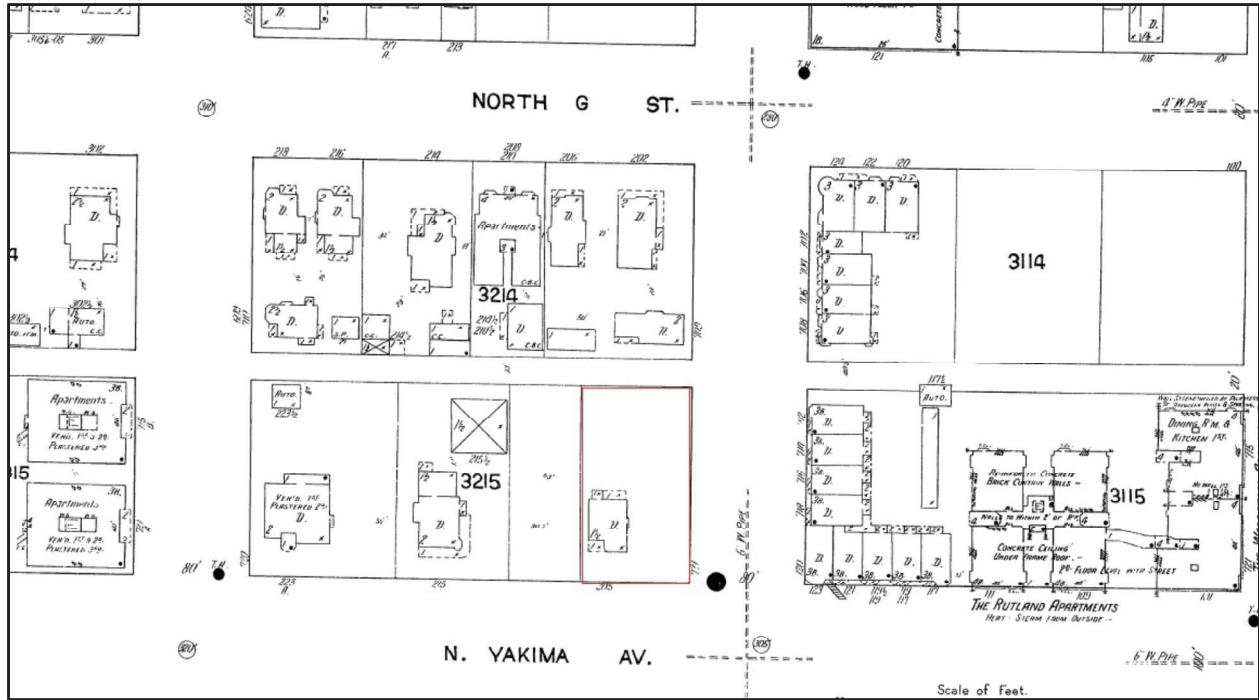


Figure 5. Sanborn Fire Insurance Map, Vol 1, 1912, pg. 53. Detail with 205 N. Yakima Ave. in red.

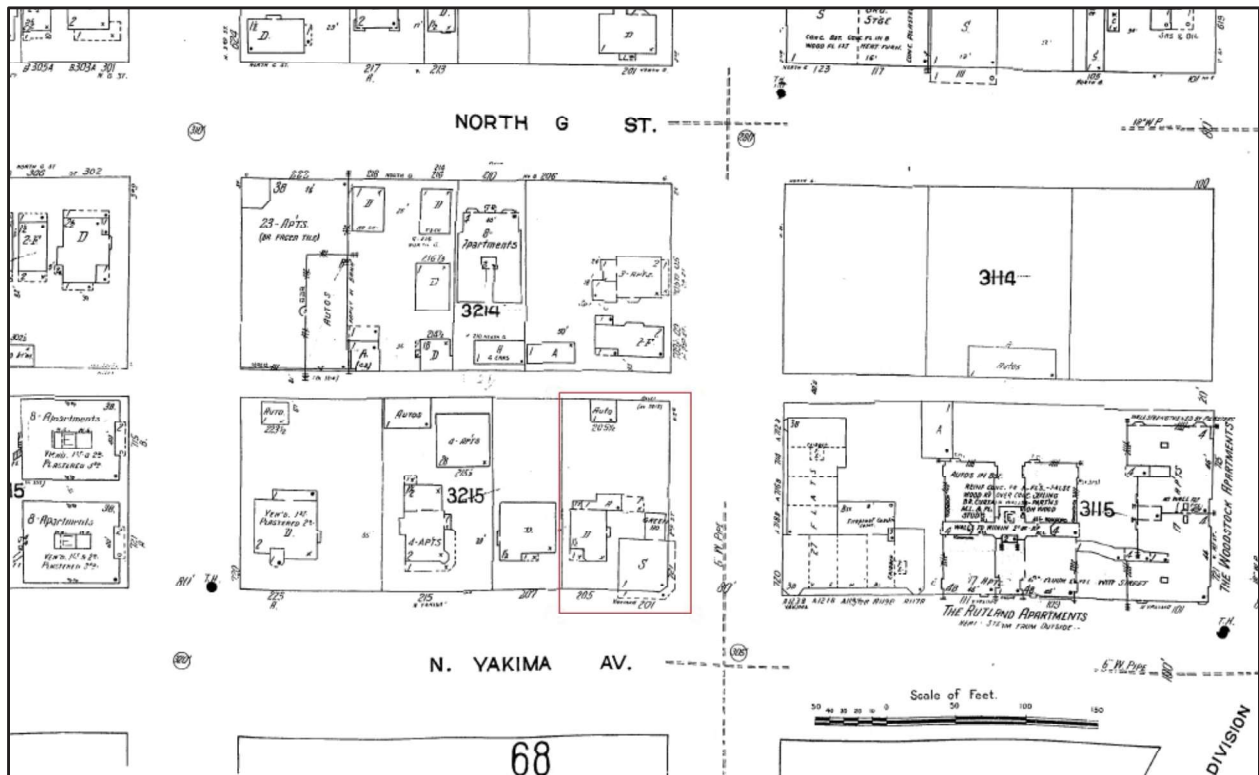


Figure 6. Sanborn Fire Insurance Map, Vol. 1, 1950, pg. 53. Detail with 201-205 N. Yakima Ave. in red.



Figure 7. "Harry Nash's New Home," *Tacoma Daily Ledger*, 10/26/1902, pg. 24.





Figure 8. Wahlgren Florists. 09/02/1949, Richards Studio, A44649-6, Tacoma Public Library



Figure 9. Wahlgren Florists, interior, 09/02/1949, Richards Studio, A44649-3, Tacoma Public Library



Figure 9. Detail. Wahlgren Florists, 11/09/1951, Richards Studio, D62121-2, Tacoma Public Library

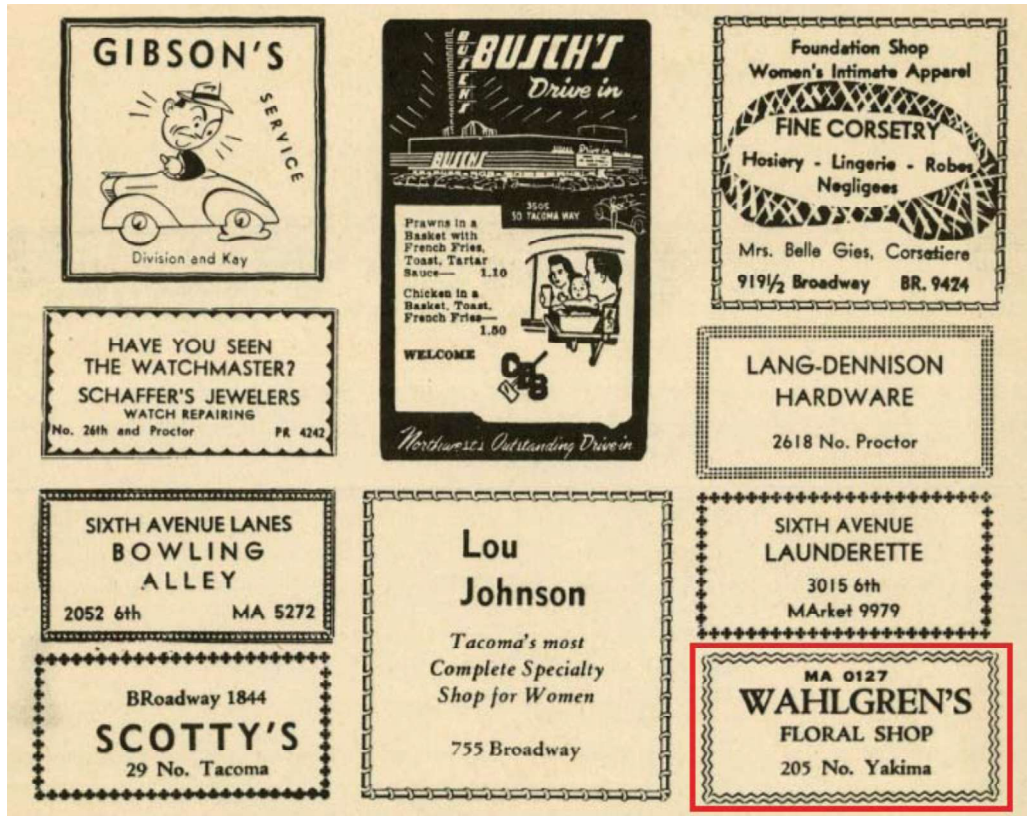


Figure 10. Wahlgren Floral ad. Detail, *Trail*, College of Puget Sound, 03/26/1952

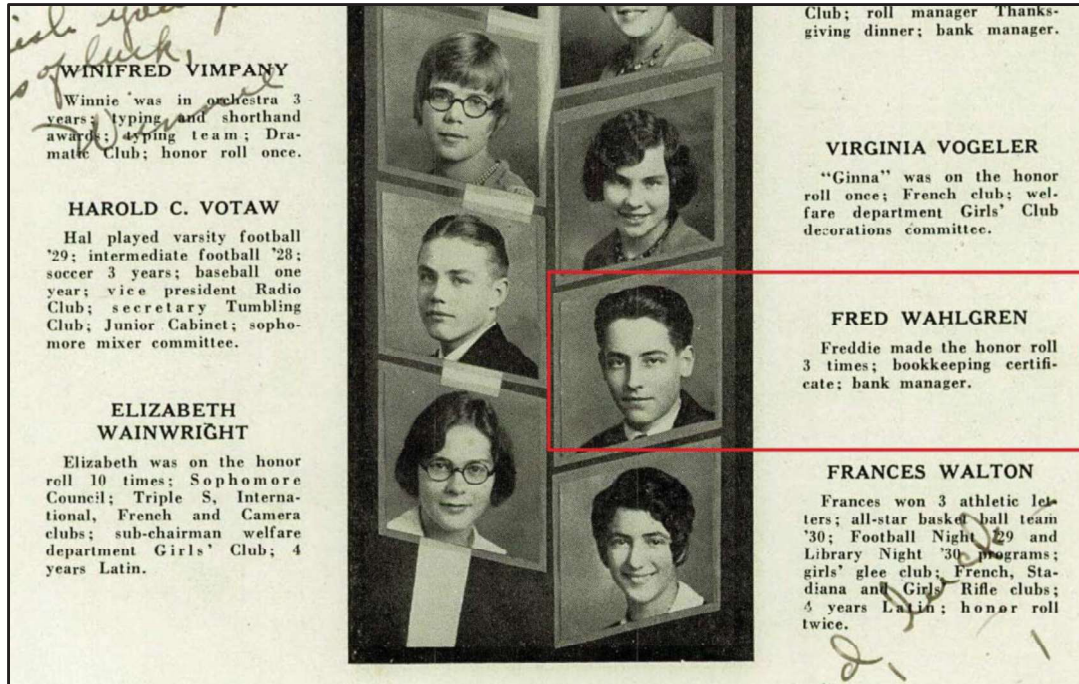


Figure 10. Fred G. Wahlgren, 1929, *Tahoma*, Stadium High School.



Figure 11. *Tacoma News Tribune*, 12/12/1954, p. A10



Figure 12. Overview of 201 N. Yakima Avenue, view northwest



Figure 13. Detail of primary (south) elevation, 201 N. Yakima Avenue, view northwest



Figure 14. Detail of east elevation, 201 N. Yakima Avenue, view north



Figure 15. Rear addition of 201 N. Yakima Avenue, view west



Figure 16. 201 N. Yakima Avenue as depicted on mural at Shake Shake Shake restaurant at 124 N. Tacoma Avenue



Figure 17. Primary (south) and east elevations of 205 N. Yakima Avenue, view north



Figure 18. West elevation of 205 N. Yakima Avenue, view to northeast



Figure 19. East and north elevations of 205 N. Yakima Avenue, view to west

201907311036

Page 40 of 68

Electronically Recorded

Pierce County, WA LMACUMB

07/31/2019 3:37 PM

Pages: 2 Fee: \$104.50

CTI 0152455-16

When recorded return to:  
Aleskey Guyvoronsky  
A&A Property Holdings, LLC  
1020 S. 344th St. Unit 201  
Federal Way, WA 98003

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

5605 112th Street East, Suite 900  
Puyallup, WA 98373

Escrow No.: 0152455-16

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wahlgren Denny Real Estate, LLC, a Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to A&A Property Holdings, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of Pierce, State of Washington:

Lots 10, 11 and 12, Block 3215, Map of New Tacoma, W.T. which was filed for record in the office of the Pierce County Auditor February 3, 1876, records of Pierce County, Washington;

Together with that portion of vacated alley which attaches by operation of law.

Situate in the County of Pierce, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 203215-004-0

For reference only, not for re-sale.

4506209	EXTX
Electronically Recorded	
Pierce County, WA	LMACUMB
7/31/2019 3:37 PM	
Pages: 1	Excise Collected: \$16,020.00
Proc. Fee: \$0.00	Tech Fee: \$5.00



STATUTORY WARRANTY DEED  
(continued)

Dated: July 22, 2019

Wahlgren-Denney Real Estate, LLC

BY: *Fred G. Wahlgren, Jr.*  
Fred G. Wahlgren, Jr.  
Manager

State of WASHINGTON  
County of PIERCE

I certify that I know or have satisfactory evidence that Fred G. Wahlgren, Jr is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Manager of Wahlgren Denney Real Estate, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7.22.19  
*Yolanda Meyer*  
Name: Yolanda Meyer  
Notary Public in and for the State of WA  
Residing at: Bonney Lake  
My appointment expires: 10.10.19



For reference only, not for re-sale.

EDUCATION.

ADVOCACY.

PRESERVATION.

[www.HistoricTacoma.org](http://www.HistoricTacoma.org)

**Board of Directors**

Kathleen Brooker  
Steve Dunkelberger  
Marshall McClintock  
Jennifer Mortensen  
Rick Semple  
Steven Treffers

**Staff**

Michael Lafreniere,  
Outreach &  
Communications Director

May 26, 2020

A & A Property Holdings LLC  
1020 S. 344<sup>th</sup> Street, Suite 201  
Federal Way, 98003-8711

RE: 201-205 North Yakima Ace. Tacoma WA

To Whom It May Concern:

Historic Tacoma is a non-profit preservation advocacy organization. We are submitting a nomination to the Tacoma Register of Historic Places for your property at 201-205 North Yakima Avenue, parcel #2032150040. We believe that both the house and floral shop are eligible for landmark designation.

If you have concerns about this application, please rely to [info@historictacoma.org](mailto:info@historictacoma.org) or to my attention at Historic Tacoma, PO Bpx 7664, Tacoma WA 98417.

Sincerely,

Kathleen Brooker  
President



on Facebook  
[@HistoricTacoma](https://www.facebook.com/HistoricTacoma)



on Twitter  
[@HistoricTacoma](https://twitter.com/HistoricTacoma)



on Instagram  
[@HistoricTacoma](https://www.instagram.com/HistoricTacoma)



[info@historictacoma.org](mailto:info@historictacoma.org)

*Mailing Address*

PO Box 7664  
Tacoma, WA 98417

Sincerely,

Kathleen Booker

[Type here]



**Architects and  
Modern Preservationists**

1212 NE 65th St, Seattle, WA 98115  
206 523 1618  
info@tjp.us | tjp.us

Date: July 24, 2020

Rueben McKnight  
Historic Preservation Officer  
City of Tacoma  
Planning and Development Services Department  
747 Market Street  
Third Floor  
Tacoma, WA 98402

RE: 201 and 205 S Yakima Street Landmark Nomination

Dear Mr. McKnight:

Thank you for the opportunity to respond to the Landmark Nomination of the property at 201 and 205 S Yakima Street submitted by Historic Tacoma. The property owners oppose the nomination of the property as a City Landmark. They currently have plans to redevelop the property and have permits under review by the City of Tacoma to develop housing at the site of the subject buildings.

On April 22, 2020 we presented the two buildings to the Landmarks Commission in regards to a requested demolition permit. At that hearing we reviewed the integrity of the buildings and analyzed the buildings in comparison to the Tacoma Landmarks Criteria. On August 12, 2020, we would like to again remind the Tacoma Landmarks Commission of the integrity of the buildings. We believe that the buildings have lost key character defining features which make them unable to convey the sense of their original design and significance.

The former Wahlgren's Floral Shop building at 201 S Yakima has lost significant character defining features that previously made it stand out as a mid-century modern commercial building. The removal of the neon signage, the Vitrolite on the parapet, and the replacement of the reflective soffit material sometime after 2008 have caused the building to lose those features which made it previously stand out among mid-century commercial buildings in Tacoma. We received confirmation from Fred Wahlgren that he removed the Vitrolite cladding at the parapet, and reclad the parapet with corrugated material prior to selling the building. Vitrolite is the proprietary name of a structural pigmented glass product manufactured by Libby-Owens-Ford between 1906 and 1958. According to NPS Preservation Brief 12, Preservation of Structural Pigmented Glass, there are three main reasons for damage to structural pigmented glass:

- Deterioration of the Joint Cement
- Hardening and Failure of the Mastic Adhesive

- Impact Due to Accident/Vandalism

We believe that it was probably the failure of the mastic adhesive that caused the damage to the Vitrolite at the parapet of the building. Without conscious conservation of the material at the time of failure, it is impossible to recover this feature. Without the lost features intact, the building is no longer able to convey a sense of the period or the original design.

The former Wahlgren residence has also lost key character defining features that would allow it to be understood as a building constructed in the Queen Anne Style in 1902. The building was remodeled in 1928 to transform it into a duplex. This remodel may have acquired significance over time, however, the removal of the original siding and window trim in the 1970s along with the removal of other ornamentation has degraded the integrity of the building enough that building cannot convey either the period of 1902 nor the period of 1928.

In addition, we do not believe the buildings meet any of the significance criteria required by the ordinance.

Criterion A states: “It is associated with events that have made a significant contribution to the broad patterns of our history.” We have found no evidence that there was an event that would qualify under this criterion. The quotidian events of commercial and domestic life do not rise to the level for individual listing under this criterion.

Criterion B states: “It is associated with the lives of persons significant in our past.” We have found no evidence that the Wahlgren family, as worthy and respectable as they are, rise to the level under this criterion. It is our understanding that more than longevity is required to meet the significance threshold. The Wahlgren family never had an intention of keeping the property as a legacy. In addition, there are several other buildings that represent long term family owned floral businesses in Tacoma. Both Brown’s Florist and the former Farley’s, now Williams, both occupy the same locations they have been in since 1928 and 1955 respectively. There are other Landmarked residences nearby to the subject property. These other Landmarked residences also reflect integrity and significance associations to “people significant in our past.”

The Born-Lindstrom House at, 224 N Yakima, one block from the subject building, was constructed by master mason Leopold Born in 1889 to a design by architect Rollin J. Roath. It was sensitively remodel between 1905 and 1907. The house is associated with two individuals instrumental in creating transportation infrastructure to Mt. Rainier: Eugene Ricksecker who helped construct the road to Paradise at Mt. Rainier (Ricksecker Point is named for him), and Emil Lindstrom, owner of Lindstrom Handforth Lumber Company who was instrumental in rail connections to Mt. Rainier.

The Judges John A and Elizabeth Shackelford House, located at 211 N J Street, approximately two blocks from our subject property, was constructed sometime in the 1880s. It was associated with Shackelford Family between 1900 and 1956. Of particular note is the association with Elisabeth Shackelford (1895-1989) the 5th female attorney in Tacoma, and early organizer of League of Women Voters, and one of the only attorneys in

the city who would represent people of color. This led her to be a white member of the NAACP and help establish Tacoma Association of Colored Women Club and the Caballeros Club.

We do not believe the association with the Walhgren family is enough to qualify these buildings under criterion B, as normal business activities, even those of long-standing respected businesses, are not enough to qualify under this criterion.

Criterion C states: “It 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.” Due to the lack of integrity, neither of the properties embodies the distinctive characteristics of their type or period. Neither can be shown to be the work of a master. J. E. Darling was the carpenter who constructed the residence in 1902. He did not remain a carpenter for long, he was a real estate agent by 1904. Ray R. Kelly & Company was the contractor for the 1949 floral shop building.

There are other mid-century modern commercial buildings that have not been Landmarked but that still retain their integrity and are still associated with significant Tacoma legacy businesses existing today. Two good examples are associated with candy companies: Johnson’s Candy on Martin Luther King Junior Way, and the Almond Roca Factory outlet on E 26<sup>th</sup> Street. Johnson’s Candy has been in business since 1949, and their building was constructed in 1964. The building still retains its signage, massing, marquee, window walls, and planters. The Almond Roca Factory Outlet is adjacent to the Almond Roca Factory, and is located inside of a pavilion constructed and used for the 1962 Century 21 Exhibition in Seattle. The building was transported to Tacoma and used by Almond Roca ever since. These two buildings and similar buildings, which retain their signage and other significant features, still convey the distinctive characteristics of their period.

We do not believe the subject buildings meet Criterion C.

Criterion D states: “It has yielded or may be likely to yield, information important in prehistory or history.” We do not believe there is more information to be yielded by this property.

Criterion E states: “It abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure.” Although the buildings lie within the Stadium Seminary National Historic District, and are in near proximity to several individually Landmarked structures including the Rutland/Woodstock Apartments (1905 & 1908, A. J. Russell and Everett Babcock) at 115 N Yakima, the subject buildings do not directly abut any listed property.

Criterion F states: “Owing to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the neighborhood or City.” The commercial building at 201 N Yakima is prominently located at the corner of N Yakima Avenue and N Second Street. The fact that the building stands on a corner is not enough to qualify under this criterion. The residential building at 205 N

Yakima is screened by vegetation and does not represent an established or familiar feature of the neighborhood. There is a mural which depicts the building in the yard of the business located at 124 N Tacoma Avenue. This mural, however, depicts the building before its alteration, with the neon signage, Vitrolite parapet, and reflective soffit intact.

As we stated in the April 22, 2020 hearing to the Landmarks Commission, we do not believe either building retains either the material integrity nor do they have the required significance according to the criteria to stand out as Landmarks in the City of Tacoma.

Sincerely,

Ellen F. C. Mirro, AIA  
Principal

June 19, 2020

To: Whom it may concern

From: Wahlgren Denney Real Estate LLC

Regarding: Sale of property owned by Wahlgren Denney Real Estate LLC

Our decision last year to sell the property located at 201-205 N. Yakima Ave. in Tacoma to Aleksey Guyvoronsky was a business transaction by our LLC in which no personal sentimental value of the property was considered regarding our decision to sell. We were aware that there was a strong likelihood that a new owner would redevelop the property as Aleksey had indicated to us his intention at the time.

Sincerely,

A handwritten signature in black ink that reads "Fred Wahlgren". The signature is written in a cursive style with a large, sweeping initial "F".

Fred Wahlgren

Wahlgren Denney Real Estate LLC

wahlgrens@hotmail.com







747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

## APPLICATION FOR DESIGN REVIEW

Permit Number: HDR20-0021

### PROPERTY INFORMATION

<b>Building/Property Name:</b>	Detached Garage Remove & Replace
<b>Building/Property Address:</b>	412 S M ST
<b>Historic/Conservation District:</b>	Wedge
<b>Applicant's Name:</b>	reid carr
<b>Applicant's Address:</b>	412 s m st tacoma, WA 98405
<b>Applicant's Phone:</b>	2533769948
<b>Applicant's Email:</b>	reidfcarr@gmail.com
<b>Property Owner's Name:</b>	CARR MAILE & REID
<b>Property Owner's Address:</b>	

### PROJECT SCOPE AND DESCRIPTION

#### Project Details

<b>Application Type:</b>	Residential
<b>Type of Work:</b>	Detached Garage
<b>Estimated Valuation:</b>	30000

#### Application Checklist

**Features to be Modified:**

Remove existing single bay garage. Replace with single bay garage per plan with storage/shop area at rear.

**Program of Work:**

Single licensed contractor and small crew to build during normal work hours

**Specifications of Materials and Finishes:**

Finish to be painted 4' bevel lap siding to match home.

**Roof Height:** 15  
**Roof Pitch:** 712  
**Roof Material:** Composition shingle  
**Size of Construction:** 36'x14'

**Proposed Material:**  
Wood framing & siding

**Exterior Material:**  
4" bevel lap wood siding to match home

**Window Information**

**Window Types:**  
Single wood single hung window with grill on upper portion to match windows on home

**Window Trim:**  
Wood wrapped trim to match home

**Window Material:**  
Wood

**Window Locations:**  
Interior window facing interior yard

**Door Information**

**Door Types:**  
wood framed door  
wood ovrhdgrdr

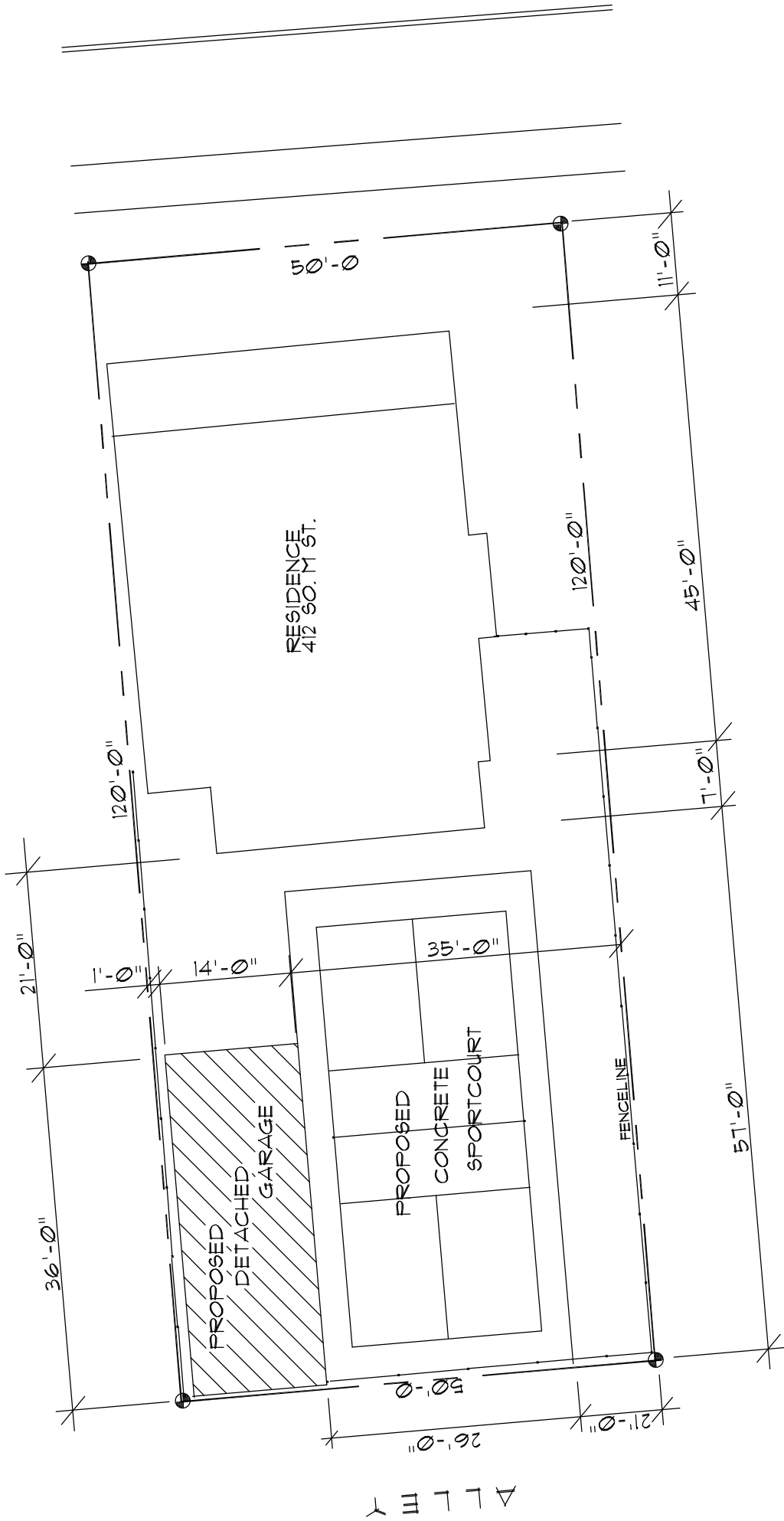
**Door Materials:**  
Wood

**Door Locations:**  
Ovrhdgardr facing alley  
Man-door facing interior yd.  
Ovrhdardr facina interior vard

<b>Existing Signage:</b>	No
<b>Sign Dimensions:</b>	0
<b>Sign Material:</b>	0
<b>Logo and Letter Size:</b>	0
<b>Lighting Specifications:</b>	0
<b>Removing or Relocating Signage:</b>	0
<b>Method of Attachment:</b>	



M STREET SOUTH



ALLEY



# SITE PLAN

SCALE 1"=10'-0"  
 PARCEL #2004260060

























**CONSTRUCTION PLAN/TIMELINE FOR 811 N AINSWORTH – NHSD***1. Plan and timeline for interim stabilization of the lot, including clean up, grading, planting and drainage as required by the City of Tacoma*

Work has been completed to stabilize the lot as required by the City. A permanent sump pump now ensures consistent drainage of the site.

*2. Timeline for submittal of application for Landmarks Commission approval for design, and targeted dates for receiving such approval*

The originally permitted plans were only partially modified by the previous architect. Either I will continue the work myself as I did in the beginning for the 5/12/16 plans. I am currently working three jobs to make ends meet for my family in these challenging times and will find the time to work on these plans as soon as possible so that we can proceed with work as soon as possible. Once I complete the plans and the commission has approved them, I will consult the original engineer on the project to get the plans ready for planning and development. I ask that the commission bear with me, as it will take me most likely 2-3 months to complete the plans to the standard requisite for a commission vote. I hope to submit a completed set of plans for the November meeting.

*3. Timeline for submittal of application for required building and land use permits as applicable*

Upon HC approval of the plans, hopefully by the December meeting, I will send them to the engineer for design. His lead time is 4-6 weeks and so I hope to have the engineering set in the hands of planning and development by years end.

*4. Date for commencement of construction activities*

Construction activities to resume Hopefully by January 2021, pending approval by planning and development.

*5. Targeted completion date*

Desired completion date between 4/1/21-8/1/21

*6. You have also indicated that you intend to construct a home in the same design as that shown in the approved remodel plan set from May 12, 2016. Because that house, which was constructed in the 1880s, no longer exists, you must also submit a revised plan set that shows accurately with design details the replacement structure, including site plan. This shall include:*

- *a code-compliant site plan that conforms to all current setbacks and building code requirements,*

The plans that were approved 5/12/16 had this very same requirement and contains the details that were consistent with the original dwelling as required by the commission at that time.

- *accurate elevations that conform to all building code requirements for egress, etc.*

This will be included with the submittal of plans when available.

- *stamped survey of the lot*

This has been completed and will be included with the submittal of plans when available.

*7. As stated in previous communication, the permit and review fees will be doubled. Acknowledged**8. Until the violation is remediated with an acceptable plan of action, you will continue to receive penalties. After 5 penalties are issued, a certificate of complaint will be recorded on the property title.*

Thank you, I am optimistic about working together to restore the historical integrity to this parcel within the NSHD.



### Temporary Expanded Administrative Review Procedures

In response to a temporary reduction in staff resources due to COVID-19 and the corresponding reduction in the frequency of Landmarks Preservation Commission meetings, the administrative review policies of the Commission are temporarily expanded, as follows:

1. Existing procedures in the Bylaws for Types I (email notice to commission and 24 hour review time) and II Administrative Review (staff review) will remain in effect.
2. New procedures.
  - a. When a project that is determined suitable for Expanded Administrative Review is received by the Historic Preservation Office, the design documents shall be posted to the historic preservation website.
  - b. Staff will notify the Commission of a pending Expanded Administrative Review with a link to the design documents. Any Commissioner may request formal agenda review within three business days; otherwise, the application will be approved or amended and approved by staff.
  - c. Applicants may request a review by the full Commission at the next available agenda, should there be disagreement with the staff's assessment.
  - d. Types of Projects appropriate for Expanded Administrative Review:
    - Alterations, construction or removal of accessory structures (garages)
    - Minor alterations to porches, balconies and decks, such as replacement or restoration of balusters, stairs and columns
    - Residential work contained within the rear or side yards
    - Window replacement on secondary elevations, including originals when there is 1) clear evidence of deterioration and there is no change to configuration, or 2) the replacement is required due to interior plan changes to the home, AND the replacement meets the guidelines for materials.
    - Work on City Landmarks that is exempt from a building permit, and site improvements that do not affect the historic structure.
    - Signs, provided that the attachment method is appropriate and the installation does not obscure architectural features
    - Staff may recommend Expanded Administrative Review for other projects that the HPO determines to be minor.
3. These procedures will be in effect until the Landmarks Commission resumes its normal meeting schedule.