

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

Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: October 14, 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/85602317103>, or by dialing +1 (253) 215-8782 and entering the meeting ID 856 0231 7103, when prompted.

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

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on October 14th, or may comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 10/14/20", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

- A. Excusal of Absences
- B. Minutes: 9/23/20
- C. Administrative Review:
 - 511 N. M St.—window/garage
 - 412 S. M St.—design amendment
 - 1115 N. 5th St.—window/door

4. NOMINATIONS TO THE TACOMA REGISTER – FINDINGS AND RECOMMENDATION

A. 201-05 N. Yakima Ave. (Wahlgren’s Florist Shop & Residence)	Staff	Page #	
		17	15 m

5. SPECIAL TAX VALUATION

A. 3334 North Gove Street (Individual Landmark)	Celena Kathan & Robert Koehn, Jr., Owners	67	3 m
B. 507 South Ainsworth Avenue (Wedge Historic District)	Troy & Jana Jones, Owners	77	3 m
C. 1122 North 6 th Street (North Slope Historic District)	Nathan Rosenbaum, Manta Holdings, LLC	85	3 m
D. 522 North J Street (North Slope Historic District)	Christopher & Stefani McKenty, Owners	150	5 m
E. 407 North E Street (Individual Landmark)	Roy Todd & Paula Crews Bond, Owners	164	3 m

6. PRESERVATION PLANNING/BOARD BUSINESS

A. Annual Bylaws & Inventory Update	Staff		5 m
B. Events & Activities Update	Staff		3 m

5. CHAIR COMMENTS

This agenda is for public notice purposes only. Complete applications are posted online at www.cityoftacoma.org/lpc-agenda.



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¿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



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Carol Sundstrom
Jeff Williams

MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

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

Date: September 23, 2020

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
Roger Johnson, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Alex Morganroth
Jennifer Mortensen
Holly Stewart
Carol Sundstrom
Jeff Williams
Deborah Cade
Leah Jaggars

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan

Others Present:

Ellen Mirro, *Studio TJP*
Jessica Clawson, *McCullough Hill Leary Seattle Lawyers*
Aleksy Guyvoronsky
Marshall McClintock, *Historic Tacoma*
Chrisanne Becker, *Historical Research Associates*
Chad Cook
Michel Peloquin, *Tacoma Water*
Aditya Singh

Commissioner Members Excused:

N/A

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:32 p.m.

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

The agenda was approved as submitted.

- a. **Approval of Minutes: September 9, 2020**

The minutes of the meeting on 9/9/2020 was approved as submitted.

4. **NOMINATIONS TO THE TACOMA REGISTER – PUBLIC COMMENT REVIEW**

- a. **201-05 N. Yakima Ave. (Wahlgren's Florist Shop & House)**

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

Commissioner Mortensen recused herself from the discussion regarding this nomination as she is on the board of Historic Tacoma.

Commissioner Hart stated that the Vitrolite panels and neon sign of the 201 N. Yakima building were not the defining feature of its mid-century design. Vice-Chair Johnson agreed and added that its association with the commercial flower industry, which had diminished in Tacoma, was significant. Other Commissioners also agreed

that despite the loss of the panels and neon sign, the building retained its overall character and design of a mid-century building; however, its significance to the flower industry was argued insufficient.

Regarding Criterion B – association with the lives of persons significant in our past, Commissioner Williams believed that the building met the threshold in consideration of the Wahlgren family, but not of its integrity to convey the significance. Commissioner Hart commented the Vitrolite panels were an essential feature, less so for the neon sign. Commissioner Hilsendeger mentioned that there were other landmarks in the City with connection to families of similar commercial contribution, disputing the point made by the property's owner that the Wahlgren family's significance was not enough.

In terms of its ability to represent the mid-century commercial architecture, the Commission did not consider the building as an outstanding example of the style. Though, the Commission agreed that the building held a unique location and was distinctive to the neighborhood.

As Mr. McKnight reviewed the Commission's comments, Commissioner Williams clarified that without the neon sign, the connection of the building to the Wahlgren family, to some extent, was lost. Commissioner Hart concurred that, unlike its negligible effect on the architectural integrity, the loss of the sign decreased the connection to the family. Commissioner Hilsendeger stated that besides the Vitrolite panels and neon sign, other features that contributed to the character of the building still existed.

Moving on to the analysis of 205 N. Yakima, the Commission determined that the building did not meet the threshold for any of the criteria.

In conclusion, the Commission reached a consensus that the building at 201 N. Yakima met the criteria A and F for its association with the flower industry and prominence in the neighborhood.

5. DESIGN REVIEW

a. 813 North 2nd Street (North Slope National Register Historic District)

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

Commissioner Mortensen asked if there were other buildings associated with the Kaufman and Klaber families.

Chrisanne Beckner, Historical Research Associates, introduced the property's owner, Aditya Singh. Ms. Beckner provided background information on the building and photos taken in July 2020. She went over the ownership history, highlighting the events under Herman Kaufman and Herman Klaber. The presentation also offered examples of other American Foursquare buildings in Tacoma, along with their characteristics. Also presented were changes to the building, both before Mr. Singh's purchase of the building and during his rehabilitation.

Commissioner Williams inquired about the permit process for modification of the building at 815 North 2nd Street. Mr. McKnight explained that since the building was on the portion of the North Slope National Register Historic District outside of the Tacoma Register district overlay and the permit was not for demolition, it did not require review from the Landmarks Preservation Commission.

In response to Commissioner Mortensen's question about other associated buildings, Ms. Beckner indicated that Mr. Kaufman and Mr. Klaber had properties in various cities, but she was uncertain of their status.

Vice-Chair Johnson did not consider the building significant due to its lack of obvious connection to the families. Commissioner Cade disagreed but was concerned about the integrity of the building because of its deterioration and demolition. She also suggested additional materials produced from the Ms. Beckner's research be provided to the Tacoma Public Library and other historical organizations.

Commissioner Williams made a motion: *"I move that the Landmarks Preservation Commission approve the demolition permit for 813 North 2nd Street, as submitted. The building did not meet the criteria for the Tacoma Register and was not recommended for further review."*

Commissioner Schloesser seconded the motion. It passed unanimously.

6. DESIGN REVIEW

a. 808 North M Street (North Slope Historic District) *New garage*

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

Chad Cook, the property's owner, presented the proposed design of the garage and stated that he was open to making modifications per the Commission's recommendation.

Commissioner Williams and Commissioner Cade supported Mr. Cook's use of the raised grid windows. Commissioner Stewart asked about the dimensions of the new garage in comparison to the existing garage. Mr. Cook explained that the new garage was proposed to be 18'x18' to match the existing foundation, the existing garage was not to those measurements.

Commissioner Williams made a motion: *"I move to approve the plan for the garage at 808 North M Street as submitted."*

Commissioner Mortensen seconded the motion. It passed unanimously.

7. PRESERVATION PLANNING/BOARD BUSINESS

a. Tacoma Water Facilities Seismic Retrofit – FEMA Advisory Section 106 Review

Mr. McKnight read the staff report as provided in the packet. The Commission had clarifying questions.

Michel Peloquin, Tacoma Water, provided context for the project and assured the Commission that all three buildings would retain their characteristics. Chair Bartoy asked for more details, particularly the plans to offset the changes. Mr. Peloquin explained that the windows would likely be the most noticeable difference. After infilling the window openings with reinforcing concrete, false matching window frames would be installed to replicate the existing appearance.

Commissioner Mortensen had questions about other potential options to retrofit the buildings and suggested recessed windows. Commissioner Hilsendeger asked about the condition of the hose drying towel, at 3506 S. 35th Street, proposed for demolition.

Chair Bartoy, Commissioner Mortensen, and Commissioner Hilsendeger commented that the windows infill and tower demolition would be adverse effects to the buildings. Commissioner Williams stated that although they might be adverse effects, the retrofit was necessary. It was noted that determination of adverse effect would not stop the project; it would lead to further discussion of mitigations and exploration of other options.

Mr. McKnight would draft a letter to FEMA to relay the Commission's feedback.

b. Events & Activities Update

Ms. Hoogkamer provided updates on the Virtual Heritage Café Lecture Series.

c. Commissioner Appointment Terms

Mr. McKnight informed the Commission that the term of Commissioner Schloesser (Architect 1), Commissioner Morganroth (At Large 1), Chair Bartoy (Professional 3), and Commissioner Mortensen (Professional 4) would be up at the end of the year. The City Clerk's Office would be releasing the recruitment announcement. The incumbent Commissioners might continue serving until new appointments or re-appointments were made.

8. CHAIR COMMENTS

The meeting was adjourned at 8:07 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

October 14, 2020

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES –FINDINGS AND RECOMMENDATION

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.

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

Staff

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, an assessment with which staff concurred. 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 based upon its association with the flower industry in Tacoma and the Wahlgren family. This recommendation is pending review at the City Council Infrastructure, Planning and Sustainability Committee.

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. Following the hearing, the Commission reviewed testimony and comments at its September 23 meeting.

REQUESTED ACTION

The current action before the Commission is to adopt its findings and conclusions, and make a recommendation to City Council regarding the nomination.

FINDINGS

The following are presented to the Commission as proposed findings, based upon the guidance of the Commission:

1. On May 27, 2020, Historic Tacoma, an independent non-profit historic preservation advocacy group, submitted a nomination for 201 and 205 N Yakima Avenue (Wahlgren's Florists and Wahlgren residence, respectively) to the Tacoma Register of Historic Places.
2. Nomination of properties to the Tacoma Register of Historic Places listing follows procedures defined in 13.07.050.
3. Any person may submit a nomination of a property to the Tacoma Register of Historic Places so long as evidence is provided in the nomination that the owners of the subject property have been contacted prior to submittal by the nominator. A letter to A&A Property Holdings LLC met this requirement.
4. On June 18, the Historic Preservation Officer determined that the nomination was complete and notified Historic Tacoma and the property owner, A&A Property Holdings LLC. At that time, the owner requested an additional 30 days to review and respond to the nomination as provided by the municipal code, which was granted and the nomination was scheduled for its first review (Preliminary Review) on August 12, 2020.
5. On August 12, 2020, the Landmarks Preservation Commission reviewed the nomination and concluded that the buildings did appear to meet the threshold criteria in the municipal code for age and integrity, and appeared to meet the nomination criteria A, B, C and F (discussed below). The Commission voted to schedule the nomination for a Public Hearing on September 9, 2020.
6. The hearing was conducted via virtual webinar on September 9, 2020. Notice was sent to adjacent property owners within a 400' radius 14 days prior to the meeting and published in the News Tribune on September 2, as well as posted to the Landmarks Commission agenda website and distributed by email.
7. Following the public hearing, the Commission reviewed testimony and discussion on September 23 and directed staff to prepare findings for review and action at the Commission meeting of October 14.
8. The building at 201 N Yakima was built in 1949 on its current site as a florist's shop. The building is a one story flat-roofed commercial building with large projecting canopy and a steel pipe column structural system supporting the front elevation, large glass display windows, Roman brick planter boxes below the windows, recessed lighting under the canopy, and originally, a Vitrolite glass parapet with a projecting neon sign that contained the name of the business. Several alterations have occurred over the years, including a 1951 addition to the rear of the property, two window replacements on the addition, loss of the original business sign and the removal or covering of the Vitrolite glass panels on the parapet with a corrugated metal sheathing.
9. The residence at 205 N Yakima was constructed in 1902 and converted to a multifamily residence sometime prior to the 1930s; this conversion resulted in the infill of a first floor alcove porch and the addition of a pent roof, installation of two separate entrances. The other principle changes to the building include an enclosed porch on the north elevation and a storage shed on the northeast corner of the building. The building was included in the 1977 inventory of the Stadium Seminary National Register Historic District as a "secondary" structure. Buildings within the district were categorized at the time as "Pivotal," "Primary," "Secondary" or "Intrusive."
10. The nomination submitted to the Commission cited several criteria for historic significance in the Tacoma Municipal Code.
 - (i) Criterion A for the buildings' association with the major flower and bulb growing industry in and around Tacoma from the 1920s to the 1960s.
 - (ii) Criterion B for the buildings' association with the lives of persons and communities significant to Tacoma's past. According to the nomination, the house 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.

- (iii) Criterion C for embodying for embodying the distinctive characteristics of a type and period. The florist shop at 201 N. Yakima Avenue was nominated as an example of Modernist-style commercial architecture. The house at 205 N. Yakima Avenue has undergone some alterations since its initial construction; it was nominated as an example of the Free Classic variant of the Queen Anne-style found in modest, early 20th Century residences.
 - (iv) Criterion F. Wahlgren's Florist shop at 210 N. Yakima has been a prominent feature of the corner of N. Yakima Avenue and N. 2nd Street since its construction in 1949.
11. During the preliminary nomination review, the owner was represented by Ellen Mirro, a professionally qualified architectural historian. Ms. Mirro stated that the owner did not support the nomination and that while 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.
 12. At the preliminary nomination review, the Commission found that the properties appeared to meet the threshold criteria for age and integrity, and appeared to meet several of the designation criteria, and voted to schedule the nomination for a public hearing to receive public comment.
 13. The hearing was conducted via virtual webinar on September 9, 2020. Notice was sent to adjacent property owners within a 400' radius 14 days prior to the meeting and published in the News Tribune on September 2.
 14. A total of 19 email, written and oral comments were received at the hearing. The majority of the comments (15) were in support of the nomination. Specific reasons for support included: the buildings are historically or architecturally significant (9), the commenter is opposed to the proposed development (4), and general support (5). Comments opposing the historic designation (4) included: the original owner does not support (1), current owner intends to provide housing (1), people are opposing the nomination because they do not want apartments (1), the city needs new development (1), and the subject buildings do not meet the historic eligibility criteria (1).
 15. The first criterion cited in the nomination is Criterion A, which states: *Is associated with events that have made a significant contribution to the broad patterns of our history.*
 16. The nomination states that the florist shop is significant under this criterion for its association with the major flower and bulb growing industry in and around Tacoma from the 1920s through the 1960s. Fred Wahlgren established a floral business at the site in 1934 that continued for 68 years. According to the nomination, the business is also significantly associated with Japanese American Robert T Mizukami and the Fife Gardenville Greenhouses, as well as the annual Daffodil Festival.
 17. The owner contends that the subject building is not known to be associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation, nor does it convey any historical association with the broad patterns of history, in this case the flower industry in Tacoma and the Japanese American community, through its appearance. The owner stated that the building therefore does not qualify for designation under this criterion.
 18. Upon analysis, the Commission believes the florist shop is a rare surviving connection with the cut flower industry in Tacoma and the south Puget Sound. Tacoma was the center of one of the largest flower industries in the United States, but now the local industry is gone. The Commission further feels that the association with the

historical narrative of Tacoma's flower industry is intact despite the loss of the vitrolite panels on the parapet, and the business identity sign.

19. However, the Commission does not find the association with the Japanese American flower business nor the association with Robert T. Mizukami to be significant as documented in the nomination document.
20. The florist shop is also nominated under Criterion B, which states: *Is associated with the lives of persons significant in our past.*
21. The nomination states that 201 N Yakima is eligible for its association with Harry Nash, a Washington Territory Pioneer who established a thriving butcher and meat market business, and with the Wahlgren family and their business.
22. Conversely, the owner contends that although the subject buildings are associated with the Wahlgren family and Wahlgren's Floral, the mere longevity of a business and residency is not enough to consider the members of the Wahlgren family to be considered "significant" to the history of the city of Tacoma.
23. Upon review of the criteria, the Commission believes that, although the building is associated with the Wahlgren family and their business, that association is diminished due to the loss of the sign on the building. There is no evidence of any association for this building with Harry Nash, nor evidence of the historical importance of Mr. Nash. The Commission therefore finds that the florist's shop does not meet Criterion B.
24. The florist shop is nominated under Criterion C, which states: *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.*
25. According to the nomination, 201 N Yakima is eligible as 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 and parapet and extended awning with original light fixtures and Roman brick planters.
26. The owner contends that, although the building is a midcentury commercial building, being a "type" of building does not alone convey significance. Due to alterations, it no longer has the ability to embody or convey its type.
27. Upon review of this criterion, the Commission acknowledges that the building is an example of a midcentury building. Although it is "emblematic" of a midcentury commercial building, and does possess some distinctive characteristics of the type, the Commission finds that it is not a significant or exceptional example of a midcentury commercial building, and therefore does not meet Criterion C.
28. The florist shop is also nominated under Criterion F, which states: *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*
29. The nomination contends that 201 N Yakima is eligible as it has been a prominent feature on the corner of N Yakima Avenue and N 2nd Street since 1949, and that this significance is evidenced by its being prominently featured on a mural at Shake Shake Shake, a nearby restaurant.
30. The ownership acknowledges that the building does appear on a community mural, but also contends that being a structure on a corner does not alone indicate that a building is significant.
31. Upon review of this criterion, the Commission finds that the building does have singular physical characteristics and is clearly an established and familiar feature of the neighborhood, and therefore meets Criterion F.
32. The residence at 205 N Yakima is nominated under Criterion A, which is described above.

33. The nomination states that the house at 205 N Yakima is significant under Criterion A for its association with the Wahlgren Family, and their floral business, which is also associated with the Japanese American florist and businessperson Robert T Mizukami. The house is also nominated under this criterion as an example of housing for working and lower middle class residents of Tacoma.
34. The owner states that the association of this house with the history of the floral industry and with the Mizukami Family business is tenuous, and that it does not appear to meet any of the criteria for significance and designation under the Tacoma Municipal Code.
35. Upon review of this criterion, the Commission does not find any significant association with Robert T. Mizukami or the Japanese flower industry. The Commission also finds that, although the home is clearly associated with the Wahlgren family, the association with the business does not appear to be historically significant. Lastly, the home does not appear to be significant as an example of housing for middle/working class people. Therefore, the Commission finds that the residence does not meet Criterion A.
36. The residence is also nominated under Criterion B, described above.
37. The nomination states that 205 N Yakima is eligible for its association with Harry Nash, a Washington Territory Pioneer who established a thriving butcher and meat market business, and with the Wahlgren family and their business. A brief biography of Mr. Nash is included in the nomination, describing his life and businesses.
38. As with the florist shop, the owner contends that the mere longevity of a business and residency is not enough to consider the members of the Wahlgren family to be considered "significant" to the history of the city of Tacoma.
39. Upon review of this criterion, the Commission does not find any significance in the association of the house to the Wahlgren family, or with Mr. Nash. Therefore, the Commission finds that the residence does not appear to meet Criterion B.
40. The residence is also nominated under Criterion C, which is described above.
41. The nomination indicates that 205 N Yakima is eligible as an example of the Free Classic variant of a Queen Anne style residence built in the early 20th century, with elements that include a steeply pitched cross gabled roof, asymmetrical entrance, wood shake siding and projecting bay, and decorative windows.
42. The owner counters that because the house has been altered, it no longer clearly conveys its architectural types or period of construction in a significant way.
43. Upon review of this criterion, the Commission finds that it is not a significant example of a Free Classic Queen Anne residence, and therefore does not meet Criterion C.

CONCLUSION AND RECOMMENDATION

1. The Commission finds that the florist shop at 201 N Yakima meets Criterion A, for its association with events that have made a significant contribution to the broad patterns or our history.
2. The Commission also finds that the property at 201 N Yakima meets the eligibility criteria for Criterion F, as an established and familiar visual feature of the neighborhood.
3. The Commission finds that the residence at 205 N Yakima does not appear to meet the criteria for inclusion in the Tacoma Register of Historic Places.

Sample motion language to recommend designation:

"I move that the Landmarks Preservation Commission adopt the draft findings as fact, and move that the Landmarks Preservation Commission recommend to City Council that the property at 201 N Yakima, Wahlgren's Florist Shop, should be listed on the Tacoma Register of Historic Places, under Criteria A and F [or cite other eligibility criteria]."

Sample motion language for denial:

"I move that the Landmarks Preservation Commission adopt the findings as amended [include specific amendments to findings], and does not recommend to City Council that the nominated properties [indicate which building(s)] be listed on the Tacoma Register of Historic Places."

SPECIAL TAX VALUATION

BACKGROUND

WAC 254-20 enables local governments adopt local legislation to provide special valuation of historic properties that have been rehabilitated. With regard to the application review process, state law authorizes local historic review boards to determine:

1. Whether the property is included within a class of historic property determined eligible for special valuation by the local legislative authority under an ordinance or administrative rule (in Tacoma, this means properties defined as City Landmarks);
2. Whether the property has been rehabilitated at a cost equal to or exceeding 25% of the assessed improvement value at the beginning of the project within twenty-four months prior to the date of application; and
3. Whether the property has not been altered in any way which adversely affects those elements which qualify it as historically significant.

If the local review board finds that the property satisfies all three of the above requirements, then it shall, on behalf of the local jurisdiction, enter into an agreement with the owner, which, at a minimum, includes the provisions set forth in WAC [254-20-120](#). Upon execution of said agreement between the owner and the local review board, the local review board shall approve the application.

Per TMC 1.42, the Tacoma Landmarks Commission is the local body that approves applications for Special Tax Valuation.

AGENDA ITEM 5A: 3334 North Gove Street (Individual Landmark)

Celena Kathan & Robert Koehne, Jr., Owners

ANALYSIS

Property Eligibility:	Individual Landmark on the Tacoma Register of Historic Places
Rehabilitation Cost Claimed:	\$361,669.81
Assessed Improvement Value Prior to Rehabilitation:	\$326,100
Rehabilitation Percentage of Assessed Value:	111%
Project Period:	8/23/18 – 8/31/20
Appropriateness of Rehabilitation:	Interior and exterior remodel. Work occurred prior to designation of property.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for the amount of \$361,669.81.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 3334 N. Gove St. in the amount of \$361,669.81.

AGENDA ITEM 5B: 507 South Ainsworth Ave. (Wedge Historic District)

Troy & Jana Jones, Owner

ANALYSIS

Property Eligibility:	Contributing Property in the Wedge Neighborhood Historic District
Rehabilitation Cost Claimed:	\$316,633
Assessed Improvement Value Prior to Rehabilitation:	\$181,700
Rehabilitation Percentage of Assessed Value:	174%
Project Period:	September 2019--July2020
Appropriateness of Rehabilitation:	Full restoration including: roof, plumbing, electrical, kitchen, bath, and window restoration. Exterior work reviewed by LPC in 2019.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for \$316,633.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 507 S. Ainsworth Ave. in the amount of \$316,633.

AGENDA ITEM 5C: 1122 North 6th Street (North Slope Historic District)

Nathan Rosenbaum, Manta Holdings, LLC

ANALYSIS

Property Eligibility:	Contributing property in the North Slope Historic District
Rehabilitation Cost Claimed:	\$1,906,222
Revised Cost Claimed:	\$1,897,156
Assessed Improvement Value Prior to Rehabilitation:	\$1,048,000
Rehabilitation Percentage of Assessed Value:	182%
Revised Percentage of Assessed Value:	181%
Project Period:	9/1/18 – 8/31/20
Appropriateness of Rehabilitation:	Full interior remodel. Exterior changes administratively approved in 2020. Project is under review for Federal Historic Tax Credits.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for the revised amount of \$1,897,156. The total amount was amended to subtract ineligible costs including blinds and signage.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1122 N. 6th Street, for \$1,897,156.

AGENDA ITEM 5D: 522 North J Street (North Slope Historic District)

Christopher & Stefani McKenty, Owners

ANALYSIS

Property Eligibility:	Contributing property in the North Slope Historic District
Rehabilitation Cost Claimed:	\$267,771
Revised Cost Claimed:	\$241,244.14
Assessed Improvement Value Prior to Rehabilitation:	\$336,500

Rehabilitation Percentage of Assessed Value:	80%
Revised Percentage of Assessed Value:	72%
Project Period:	5/15/18 – 10/1/18
Appropriateness of Rehabilitation:	Interior remodel

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for \$241,244.14, which excludes \$26,526.86 for ineligible appliance costs. The applicant has requested that the Commission reconsider the appliance costs as they are built- in appliances and not easily removable.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 522 N. J Street., for \$241,244.14.

AGENDA ITEM 5E: 407 North E Street (Individual Landmark)

Roy Todd & Paula Crews Bond, Owners

ANALYSIS

Property Eligibility:	Individual Landmark on the Tacoma Register of Historic Places
Rehabilitation Cost Claimed:	\$163,898
Assessed Improvement Value Prior to Rehabilitation:	\$424,100
Rehabilitation Percentage of Assessed Value:	39%
Project Period:	1/1/18 – 12/31/19
Appropriateness of Rehabilitation:	Interior kitchen/bathroom and electrical remodel.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for \$163,898.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 407 N. E St., for \$163,898.

PRESERVATION PLANNING/BOARD BUSINESS**AGENDA ITEM 6A: Annual Bylaws & Inventory Update**

Staff

BACKGROUND

Once annually, the Commission may review and amend Commission bylaws and district guidelines and inventories. This year there are no proposed changes.

AGENDA ITEM 6B: Events & Activities Update

Staff

2020 Events**1. Virtual Heritage Café: Broadening Horizons in Historic Preservation**

- a) Amber Hayword: Twulshootseed Language Revitalization in the Puyallup Tribal Community (6pm, October 15th)
- b) Tamiko Nimura, Falling into Public History (6pm, November 19th)
- c) Jackie Peterson, Preserving What Matters: Building A More Inclusive Practice (6pm, December 17th)
- d) Second Use & Earthwise: Salvage Stories (6pm, January 21st)

2. Virtual Tour Tacoma: Then & now (8pm, on Pretty Gritty Tours Facebook/YouTube, November 21st)

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. <u>2032150040</u>	Legal Description and Plat or Addition: <u>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</u>
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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

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.

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 20th 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. 1st), 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. 4th 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 20th

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. 2nd 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*.¹

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.² 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.³ 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. 2nd St. In 1977, it was specifically listed in the Stadium-Seminary Washington Heritage Register and National Register District nomination.⁴ 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

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

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

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

⁴ 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.⁵

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 18.⁶ In the 1889 Tacoma City Directory, he is listed as working as a bookkeeper at Ira F. Kneeland & Company, a meat market.⁷ 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.⁸ 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 2nd 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 1889.⁹ Fred first appears in 1896 in the Tacoma City Directory. He is boarding with Otto W. Wahlgren, likely a

⁵ United States Federal Census, 1920

⁶ Washington Territory Census, 1885

⁷ R. L. Polk & Co., *Tacoma City Directory*

⁸ Pierce County Auditor, Marriage Records, 1893

⁹ 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 school¹⁰ and worked as a clerk in a department store.¹¹ 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 \$50,000.¹² Ashton had been a machinist at the NPRR Shops, while Muckler had been a publisher of the *Tacoma Church Record*.¹³ 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.¹⁴ 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 Shops¹⁵. In 1931, Fred embarks on a new business: Tip Top Golf Greens, a miniature golf course located at 620 N. 1st 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

¹⁰ 1901 *Minneapolis City Directory*

¹¹ U.S. Federal Census, 1910

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

¹³ R. L. Polk & Co., *Tacoma City Directory*, 1924

¹⁴ *Ibid.*, 1928 - 1965

¹⁵ 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.¹⁶ 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.¹⁷

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 442nd 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.¹⁸

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.¹⁹ 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.²⁰

¹⁶ Sanborn Map Company. Tacoma, Pierce County, Washington, 1936.

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

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

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

²⁰ 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)

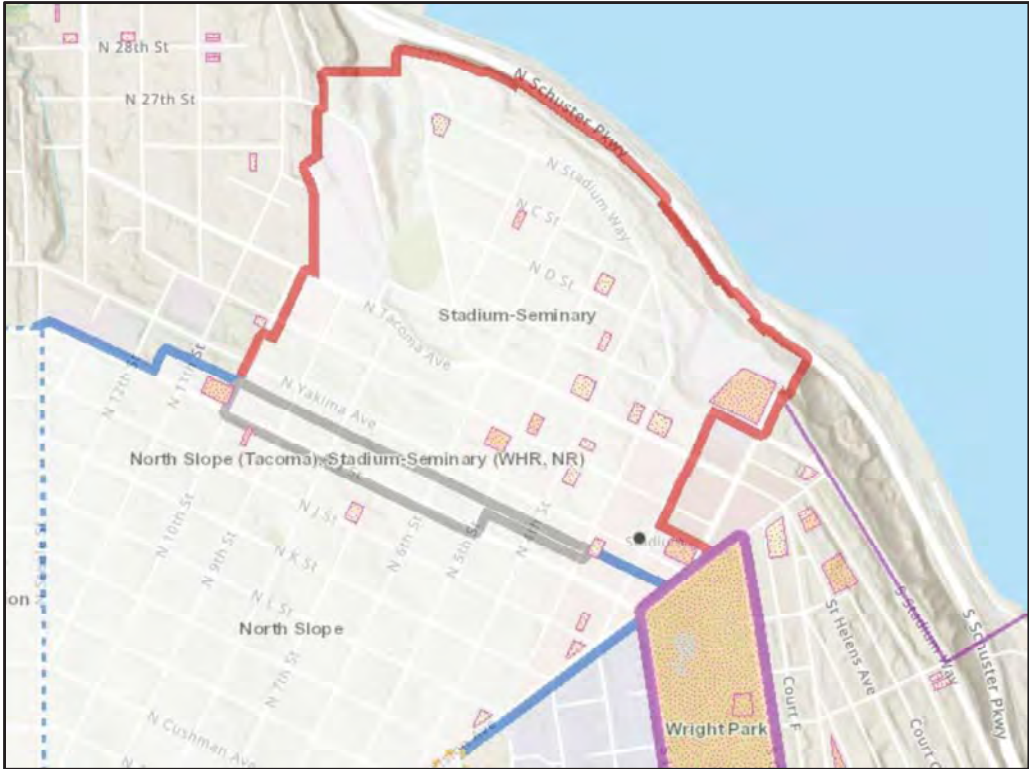


Figure 3. Stadium area historic districts and individual landmarks. The black dot indicates the nominated parcel. (DART)



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

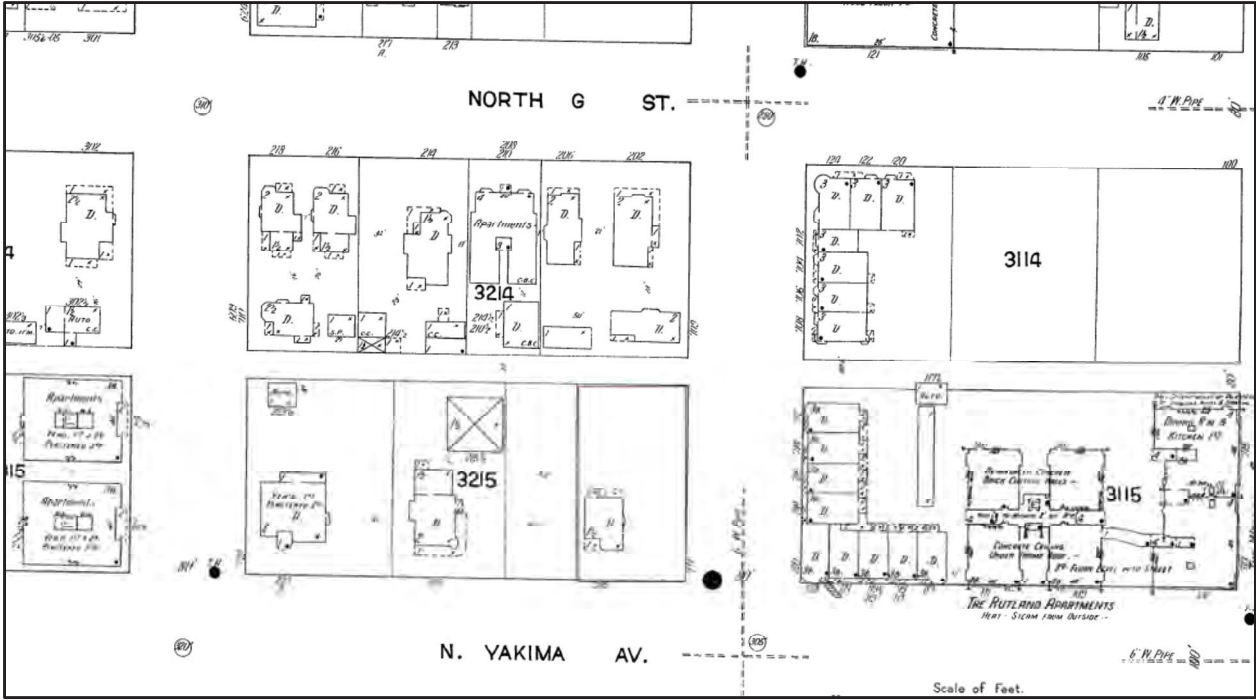


Figure 5. Sanborn Fire Insurance Map, Vol 1, 1912, pg. 53. Detail with 205 N. Yakima Ave. in red.

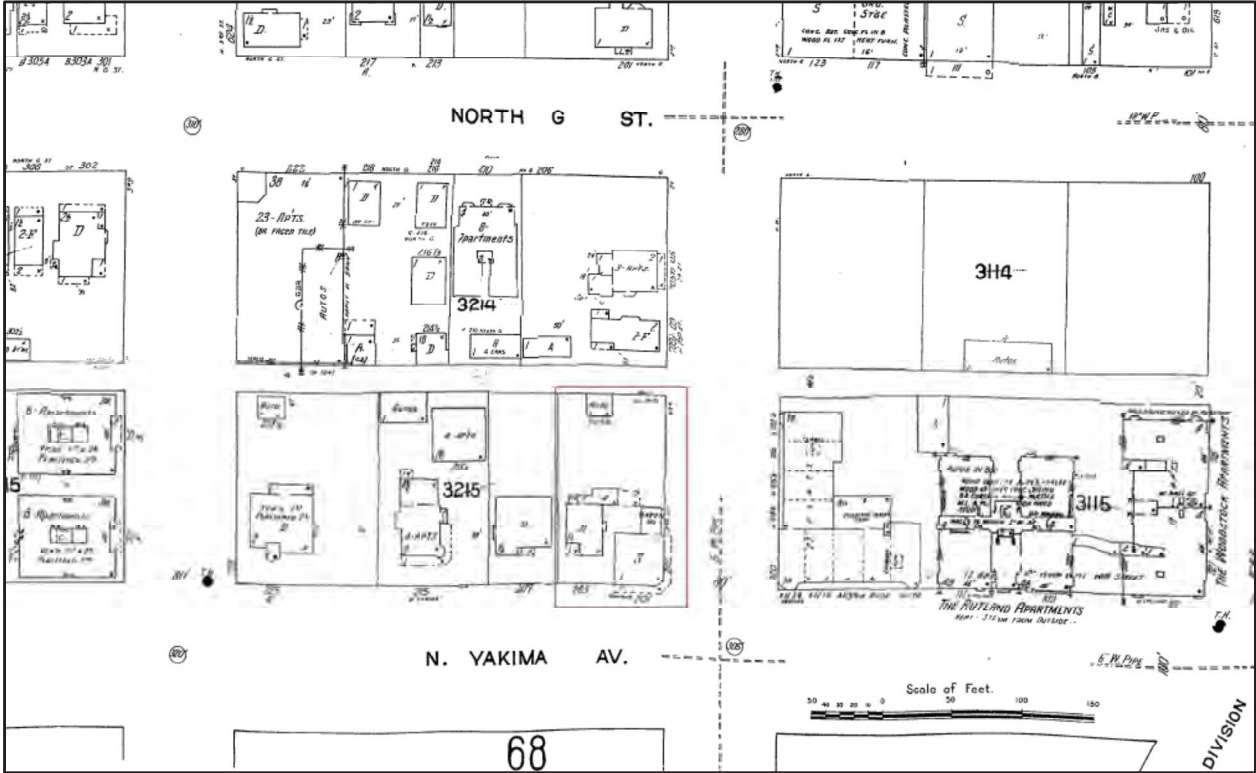


Figure 6. Sanborn Fire Insurance Map, Vol. 1, 1950, pg. 53. Detail with 201-205 N. Yakima Ave. in red.



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

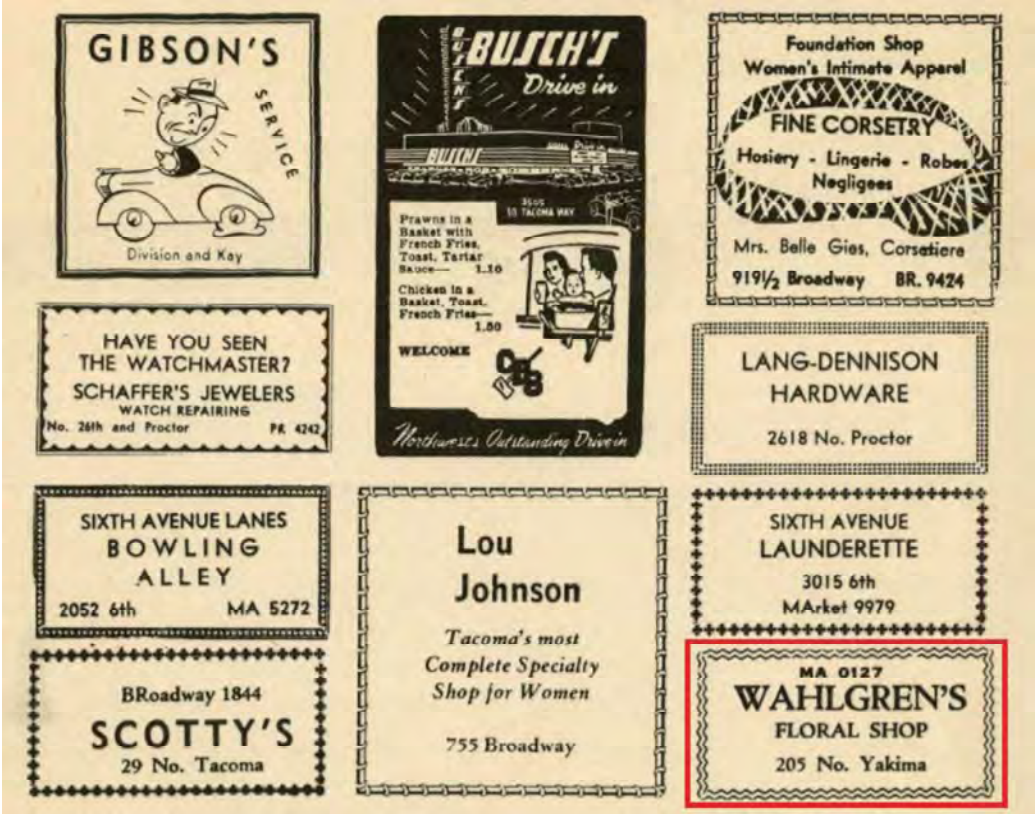


Figure 10. Wahlgren Floral ad. Detail, *Trail*, College of Puget Sound, 03/26/1952



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 186

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

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. 344th 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 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

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 26th 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

From: [McKnight, Reuben](#)
To: [Landmarks](#)
Subject: FW: 201 and 205 Yakima Ave
Date: Thursday, September 3, 2020 11:27:33 AM

From: Melinda Gordon <melinda.m.gordon@gmail.com>
Sent: Thursday, September 3, 2020 11:25 AM
To: McKnight, Reuben <Reuben.McKnight@cityoftacoma.org>
Subject: 201 and 205 Yakima Ave

Hi Reuben,

I'm writing to say that I support adding 201 and 205 Yakima Ave. to the city's Landmarks Register.

Thank you,

Melinda Gordon

From: [McKnight, Reuben](#)
To: [Landmarks](#)
Subject: FW: Put 201-205 N. Yakima on Tacoma Register
Date: Thursday, September 3, 2020 11:43:10 AM

From: Julie and Jay TURNER . . . <juliejayturner@gmail.com>
Sent: Thursday, September 3, 2020 11:35 AM
To: McKnight, Reuben <Reuben.McKnight@cityoftacoma.org>
Subject: Put 201-205 N. Yakima on Tacoma Register

Dear Reuben,

Jay and I support adding the two properties at 201 and 205 North Yakima on the Tacoma Register. It would be a shame to tear them down for a 6 story modern apartment building. Both buildings are historic in their own right, and together speak of families who added to the commerce of Tacoma.

Julie S. Turner
Jay R. Turner
817 North J St.
Tacoma, 98403

McKnight, Reuben

From: Laura Jensen <jensen_jensen48@hotmail.com>
Sent: Thursday, September 3, 2020 4:36 PM
To: Landmarks; Landmarks
Subject: Save Historic Florist Shop

Landmarks Commission at
landmarks@cityoftacoma.org.

I am aware of the Wahlgren's Property. I have never owned a car, have walked or used public transportation in the North Slope area and in the Stadium District. From 1987 until 2000 I lived at 302 N. Yakima and saw the building a block away frequently. I hope the house and business building can find new use.

Across the street is the Casablanca Apartments. The two together make a special visual presence of the use of glass and windows. Casablanca windows still open outward, I think. These combine with architectural Casablanca glass and the large glass of the florist building windows as a visual experience.

The old house / business building combination represents a theme. The old house / business building is repeated along I Street a block away.

These blocks are a collection of appealing buildings: apartment and business buildings and wood houses. It is appropriate to save such an historic building as the florist shop. It graces the structures around.

Within a very short walk are two bed and breakfasts: at 5th and G, and at Tacoma Avenue North and 4th. For visitors with an historic mission, the frequency of these fine examples of old buildings are welcoming and instructive.

Truly, Laura Jensen
319 South G Street Apartment #123 Tacoma, Washington

McKnight, Reuben

From: curt.stoner@comcast.net
Sent: Friday, September 4, 2020 11:07 AM
To: McKnight, Reuben
Subject: 201 and 205 Yakima Ave.

Hi Reuben,

I support adding 201 and 205 Yakima Ave. to the city's Landmarks Register.

Thanks & Regards

Curt Stoner
1018 N 7th Street

McKnight, Reuben

From: rick semple <ricksemple@mac.com>
Sent: Monday, September 7, 2020 5:55 PM
To: Landmarks
Subject: 201-205 N Yakima Nomination to Historic Register

Dear Landmarks Commission.

The stadium district core is one of the most challenged in all of Tacoma.... We know that development can bring both good and bad, and to mitigate the negative impacts of development is precisely why the Landmarks preservation Commission exists.

The historic structures and the important cultural and economic history of the 201-205 N. Yakima Ave. sites deserve to be preserved.

When we moved to Tacoma over twenty years ago this floral shop, and its modernist architecture was one of our icons and identifying landmarks of the Stadium District.

While there are vacant lots and surface parking lots available for development it seems a great mistake to allow the destruction of this distinctive icon.

We feel that Historic designation of 201-205 N Yakima will serve future generations of Tacomans by showing them, in glass and metal, rather than simply historic photos, of what came before.

As owners of property on Tacoma's Historic register we recognize the weight, honor and importance of that designation. Please approve the listing on the Tacoma Register of the 201-205 N. Yakima nomination.

Thank you for your service.

Rick Semple
Jori Adkins

Rick Semple
(253) 627-1315
ricksemple@mac.com
Jori Adkins
(253) 365-1459
joriadkins@mac.com

McKnight, Reuben

From: McKnight, Reuben
Sent: Monday, September 7, 2020 7:15 PM
To: Landmarks
Subject: Fwd: 201 N. Yakima and 205

Sent from my iPhone

Begin forwarded message:

From: "johnny.butler.72" <johnny.butler.72@gmail.com>
Date: September 7, 2020 at 8:09:07 AM PDT
To: "McKnight, Reuben" <Reuben.McKnight@cityoftacoma.org>
Subject: 201 N. Yakima and 205

Dear Reuben McKnight,
Thank you for your work for historic preservation. The two properties at 201 and 205 North Yakima are worthy historic structures that deserve to be placed on the city's Landmarks Registration.
Thanks you,
John Butler

Sent from my T-Mobile 4G LTE Device

McKnight, Reuben

From: McKnight, Reuben
Sent: Monday, September 7, 2020 7:15 PM
To: Landmarks
Subject: Fwd: 201 and 205 Yakima Avenue

Sent from my iPhone

Begin forwarded message:

From: Stacey Klinzman <klinzmansa@gmail.com>
Date: September 4, 2020 at 6:16:07 PM PDT
To: "McKnight, Reuben" <Reuben.McKnight@cityoftacoma.org>
Subject: 201 and 205 Yakima Avenue

Reuben: I support adding 201 and 205 Yakima Ave. to the city's Landmarks Register.

Sincerely,
Stacey A. Klinzman
816 N. J Street
Tacoma, WA 98403

McKnight, Reuben

From: Debra Williamson <debwilliam1@harbornet.com>
Sent: Tuesday, September 8, 2020 9:15 AM
To: Landmarks
Subject: LOC Hearing 9/9/20

We live at 212 N. Yakima and feel strongly that 201 and 205 N Yakima should be registered as historical places. First, with the development that has already occurred, we are at risk of losing the beautiful historical nature of the Stadium District. Second, these buildings, especially the florist shop at 201, are still suitably sized and situated for small/new businesses which is vital in our community. Lastly, our area has had a significant density increase. We feel downtown Tacoma with its partially occupied buildings and vacant lots should be the priority of dense urban living.

Debbie Williamson and Will Betz
253. 304.0196

Sent from my iPhone

September 8, 2020

To whom it may concern:

From: Wahlgren Denny Real Estate LLC

Regarding: Property at 201-205 N. Yakima Ave. in Tacoma, WA 98403

After the passing of our father and aunt the co-owners of the property located at 201-205 N. Yakima Ave. in Tacoma WA, my sister brother and myself formed the Wahlgren Denney Real Estate LLC of which I am the managing partner. The LLC managed the property for several years when it was decided that we would retire form the business and sell the property. Before this decision we had considered redeveloping the property into condos with retail space but decided that it would be better served by a younger generation of entrepreneurs.

In 2019 we obtained the services of a commercial real estate firm to complete a market analysis for the property. As part of their analysis , after consulting with the City of Tacoma, the firm provided us with a preliminary feasibility report for the building of a multistory structure. Following this we contacted Aleksey Guyvoronsky who had previously approached us with an interest in purchasing the property. We let him know that the property was now for sale. Ensuing he gave us an offer which we accepted. We then assisted Alex with his project by giving him a copy of the preliminary feasibility report.

From the beginning Aleksey has had our permission and blessing to build housing on the property. We do not support, nor do we want the property to be listed on the historical register as we feel it would hinder or eliminate what we had in mind for the property all along.

Sincerely,

Wahlgren Denny Real Estate LLC

A handwritten signature in cursive script that reads "Fred Wahlgren". The signature is written in black ink and is positioned above the printed name.

Fred Wahlgren- Manager

McKnight, Reuben

From: Susan Johnson <Susan@artifacts-inc.com>
Sent: Wednesday, September 9, 2020 10:04 AM
To: Landmarks
Cc: Hoogkamer, Lauren; McKnight, Reuben; Michael Sullivan; Tim McDonald; Kathleen Brooker
Subject: Support for nomination of 201-205 N. Yakima Ave

Hello, Tacoma Landmarks Commission!

I would like to add my vehement support for listing the two buildings at 201 and 205 North Yakima Avenue to the Tacoma Register. The nomination by Marshall McClintock/Historic Tacoma is well reasoned, well researched and offers clear eligibility for landmark status. Furthermore, these two parcels are on a prominent corner in the Stadium District – with large new development in adjacent blocks, it is even more important to stop the demolition of 201 and 205 N. Yakima, before this historic neighborhood loses any more character.

Thank you for your consideration,

Susan Johnson
Architectural Historian
Artifacts Consulting, Inc.
PO Box 1515
Tacoma WA 98401
Cell: 253.219.9599

McKnight, Reuben

From: Heidi Haines <heidi@designhh.net>
Sent: Wednesday, September 9, 2020 11:24 AM
To: Landmarks
Subject: LPC Hearing 9/9/20

Importance: High

RE: LPC Hearing September 9, 2020
201 & 205 N. Yakima Avenue

Dear Landmarks Commissioner,

I will be unable to attend this meeting tonight, so I am sending this email to express my thoughts and wishes on this vitally important topic.

I have lived here for six years (117 N. Yakima Ave), and I am for the Registration of this address — 201 & 205 N. Yakima Avenue — as a Tacoma Historic Place. This area is so full of history due to its location and it would certainly add to the charm.

Additionally, I am against any new development at the location, because we cannot handle any additional parking needs at night, and often during the day. We are already having serious problems due to the new Stadium Apartments complex.

Please, let this charming property become a public landmark! Now I understand why the beautiful tall windows facing Yakima were chosen — they are perfectly suited for a Floral Shop.

Sincerely,
Heidi Haines

Heidi Haines
hm 253-627-1111
heidi@designhh.net



September 9, 2020

Tacoma Landmarks Preservation Commission
747 Market Street
Tacoma, WA 98402

RE: Tacoma Historic Register of Historic Places nominations for 201 and 205 N Yakima Avenue (Wahlgren Florist Shop and Wahlgren House)

Dear Commissioners:

As a historic preservationists with a strong familiarity with Tacoma and these specific buildings, we write to voice our strong support for the nominations of the Wahlgren Florist Shop (201 N Yakima) and Wahlgren House (205 N Yakima) to the Tacoma Register of Historic Places. While our firm is not located in Tacoma, both Spencer Howard and Katie Pratt worked in Tacoma for Artifacts Consulting – a local and prominent historic preservation consulting firm – which had its offices in the former florist shop building for many years. Katie also served on the Tacoma Landmarks Preservation Commission for several years. We concur that both properties are eligible for listing and strongly support listing under Criteria C and F – as they are a prominent unit at the corner of 2nd and Yakima and retain the distinct characteristics of their architectural styles (Queen Anne – Free Classic, for the house; and Modern, for the shop).

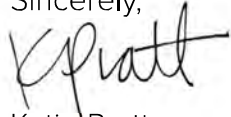
While it is unfortunate that the parapet has been covered, it in no way diminishes the florist shop building's ability to convey its significance. The building retains many of its key character-defining features, including its expanses of glass windows, cantilevered awning, and Roman brick planter. The florist shop's scale, massing, and prominent corner location all remain and support the building's visual character within the neighborhood.

While the house is screened from view by vegetation, the house is linked to the history and historic character of the more prominent florist shop. In fact, while we worked at Artifacts, the two building's continued to share utilities—indicating the original connection between the family home and their adjacent business building.

The two buildings' location at the corner of 2nd and Yakima Avenue is prominent for more than being a corner lot. For locals within the neighborhood, a quick description of the florist shop and they immediately know which building is being discussed. The design and location of the florist shop, particularly as it is not sited on a commercial corridor, is quite distinctive and makes it an established and familiar visual feature of the neighborhood.

We encourage you to support the nomination and designation of these two properties for listing in the Tacoma Register of Historic Places.

Sincerely,



Katie Pratt

Co-founder & Architectural Historian



Spencer Howard

Co-founder & Historic Preservationist

McKnight, Reuben

From: Andreas Wimmer <andreas.wimm1@gmail.com>
Sent: Wednesday, September 9, 2020 2:11 PM
To: Landmarks
Subject: LPC hearing 9/9/20

Hi

I am writing this mail to your commission on behalf of myself and my wife Beth in regards to the the former Wahlgren building on 201 and 205 Yakima in the Stadium district. We have been living across this wonderful treasure of a landmark the last six years. One of the reasons we have enjoyed our stay here so much is the historic flair this neighborhood displayed. This historic district has been exposed to massive growth over the last years. We can not allow landmarks which contributed to make this part of town so livable to be displaced by appartment complexes, further on dismantling the character of this unique neighborhood. Please find a way to preserve this landmark and help us to maintain the historic significance of this part of Tacoma we all have become to love so much.

Sincerely yours

Andreas and Beth Wimmer

McKnight, Reuben

From: laweeks@mindspring.com
Sent: Wednesday, September 9, 2020 2:31 PM
To: Landmarks
Subject: LPC hearing 9/9/20
Attachments: HistPreservationDistrictTac.docx

Please consider these comments for the Hearing for Wahlgren's Floral property testimony.
I hope to listen in on the meeting by phone.

Thank you, Laura Weeks 803 N. 2nd St. Tacoma 98403

VALUES to CELEBRATE IN THE STADIUM DISTRICT AND THE WAHLGREN'S FLORAL SHOP

I have lived in the Stadium District since 2003, in one of several single family 1906 "Pattern House" structures listed in the 1977 National Register Nomination, across Yakima street from the Floral Shop. I call it a "Streetcar House", since unlike the many more impressive homes in the neighborhood, it was built for working class family, and did not include a carriage house or a garage. Soon it will be near a streetcar line again.

Historic architects like Michael Sullivan (Artifacts Historic Preservation for years quietly occupied the Walgren's Floral site) can speak to the 1949 shop building's clean mid-century physical characteristics. Is the shop sign still somewhere in existence? I want to speak instead for protection of some neighborhood cultural values that the 1977 nomination narrative only partially addressed, under Preservation criteria D and F, and that Wahlgren's Floral embodied and supported. These cultural values still exist, and are more important than ever as Tacoma continues to develop and mixed use urban density increases. These values may be dismissed as "intangible", but that does not mean they are not important.

How did Wahlgren's Floral, an established and familiar neighborhood landmark, contribute to broad patterns of Tacoma's history? The Stadium District was, and largely remains, to quote from the National Register nomination, "one of the most visually cohesive architectural districts in the Northwest. It is unified by street trees, ornamental lighting, view characteristics, topography, and period of construction. This fortunate combination gives the neighborhood exceptional community identity." It is also a neighborhood with varied housing compatible for economic diversity but providing for privacy, sunlight and green trees, built with a consistent and appropriate height scale. Wahlgren's Floral in its time, during the Great Depression, and for over 60 years embodied and provided a certain special kind of social glue, quietly providing beauty in support of diverse neighborhood families, marking all the many human occasions we hold in common. Flowers marked birth to death, celebrating success and mitigated mistakes and failures, for all the neighborhood residents whether working class or wealthy. The shop keepers no doubt heard innumerable stories comprising Tacoma's ordinary history, and perhaps even kept a number of secrets for the community. The shop may have been especially important for those without a grand yard, greenhouse, or a gardener?

The Stadium District was not only home for the wealthy and upper middle class, although their mansions and many substantial and well maintained residences remain a source of pride and local renown. The District also contains a number of substantial multistory apartments, within appropriate height and scale for the District (three to four stories), built for working class and both young newcomers, immigrant families, and retired residents. These include those apartments in the District so well maintained by the Williams Group which are seamlessly integrated into the greater neighborhood. That integration of these apartments in spacious

and green trees and landscaping to provide privacy is a value to be celebrated and sustained by Tacoma .

I urge the Landmarks Commission to avoid project review process “segmentation” by acknowledging the “elephant in the neighborhood”. Do not allow consideration of this nomination to be a pro-forma exercise. It has an historic and cultural context for the District.

As we are all well aware, the nomination of the Walhgren’s Floral structure at 201 Yakima Avenue, is directly driven by a permit application for demolition to make way for construction of an eight story apartment building, the Parkview Apartments (ACE Construction LLC) on the site. The height of an eight story structure, inconsistent with the 3-5 story profile of other apartment buildings , especially at the “top” of elevation in the historic Stadium District, will impact many more homeowners than those located within a mere 400 feet of the property, who were provided notice of this hearing. Please make sure that further opportunity for notice and public comment is provided regarding design mitigation for coherence and compatibility within the Stadium Historic District, should the Landmark’s Preservation Commission decide to allow for demolition of the Wahlgren’s Floral buildings.

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, flowing style.

Fred Wahlgren

Wahlgren Denney Real Estate LLC

wahlgrens@hotmail.com

RECEIVED
ASSESSOR TREASURER



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION
ON IMPROVEMENTS TO HISTORIC PROPERTY

Fee: \$150.00 Chapter 84.26 RCW

SEP 29 2020

CUSTOMER SERVICE

File With Assessor by October 1

File No: _____

I. Application

County: Pierce

Property Owner: Celena Kathan and Robert Koehne, Jr. Parcel No./Account No: 0221253000

Address: 3334 North Gove Street, Tacoma, WA 98407

Legal Description: Section 25 Township 21 Range 02 Quarter 32: BEG 100 FT S of SW COR of N 35th & Gove ST TH W 120 FT TH S 150 FT TH E 120 FT TH N 150 FT to BEG

Property Address (Location): 3334 North Gove Street, Tacoma, WA 98407

Describe Rehabilitation: See attached bill and description...

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: BLDRA18-0427 Date: 7/24/18 Jurisdiction: Pierce/Tacoma
County/City

Rehabilitation Started: 8/23/18 Date Completed: Ongoing

Actual Cost of Rehabilitation: \$ 361,669.81

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Celena Kathan

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: 326,100

Date: 10-1-2020

Denise Stevens
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (800) 451-7985.

W.R. Sears House - 3334 North Gove Street Improvement Photos



KITCHEN HALLWAY - BEFORE



AFTER

W.R. Sears House - 3334 North Gove Street Improvement Photos



AFTER



KITCHEN HALLWAY - BEFORE

W.R. Sears House - 3334 North Gove Street Improvement Photos



MAIN FLOOR BATHROOM – BEFORE



AFTER

W.R. Sears House - 3334 North Gove Street Improvement Photos



KITCHEN - BEFORE



AFTER



W.R. Sears House - 3334 North Gove Street Improvement Photos



KITCHEN PORCH - BEFORE



AFTER

W.R. Sears House - 3334 North Gove Street Improvement Photos



BEFORE

AFTER

W.R. Sears House - 3334 North Gove Street Improvement Photos



BEFORE



AFTER

Landmarks Preservation Commission
Planning and Development Services Department



RECEIVED
ASSESSOR TREASURER

AUG 13 2020

CUSTOMER SERVICE

SPECIAL TAX VALUATION

APPLICATION CHECKLIST

Please include the following items to ensure timely processing.

- City of Tacoma Application Fee payable to City of Tacoma—\$100 for single family residential; \$300 for commercial/multifamily residential (required by Council Resolution 36804)
- Pierce County Assessor/Treasurer Fee payable to Pierce County—\$150
- Special Tax Valuation Application Form (on next page)
- Notarized Affidavit of Expenses
- Itemized expense summary sheet
- Project photographs (before and after)

Applicant Name: Troy + Jana Jones

Phone Number: 425-417-1591

Email Address: ps@troyhjones@gmail.com

Please note: Applications are due to the PIERCE COUNTY ASSESSOR'S OFFICE no later than OCTOBER 1.

Return completed applications to:

Pierce County Assessor/Treasurer
Current Use Coordinator
2401 South 35th Street Room 142
Tacoma, WA 98409

Questions?

Pierce County Assessor-Treasurer (253) 798-6111
Tacoma Historic Preservation Office (253) 591-5254/ Landmarks@cityoftacoma.org
Visit CityofTacoma.org/HistoricPreservation for additional information.



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY

Fee: \$150.00 Chapter 84.26 RCW

RECEIVED ASSESSOR TREASURER

AUG 13 2020

CUSTOMER SERVICE

File With Assessor by October 1

File No:

I. Application

County: Pierce

Property Owner: Troy & Jana Jones

Parcel No./Account No: 2005310040

Address: 507 S. Ainsworth Ave, Tacoma, WA 98405

Legal Description:

Ainsworth Add to Tacoma WTL 4B 531 Plat Lot: 79

Township: 20 Range: 03 Section: 05 Quarter: 22

Property Address (Location): 507 S. Ainsworth Ave, Tacoma, WA 98405

Describe Rehabilitation:

Fully Restored home in historic North Tacoma. Remodeled features - Brand new 30 yr. roof, plumbing, electrical, Kitch, Bath, Restored windows. Open Kitchen w/ new white marble quartz counters + Appliances. Sep Entrance Finished Basement

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: BLDRA-19-0643 Date: 10/2019 Jurisdiction: Pierce/Tacoma County/City

Rehabilitation Started: Sept. 2019 Date Completed: July 2020

Actual Cost of Rehabilitation: \$316,633.00

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Handwritten signatures of Troy Jones and Jana Jones

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$181,700

Date: 9/14/2020

Handwritten signature of Denise Stevens, Assessor/Deputy

For tax assistance, visit http://dor.wa.gov or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (800) 451-7985.

507 S Ainsworth Ave, Tacoma, WA 98405	
Parcel Number 2005310040	
Owner - Troy & Jana Jones	
Building Permit - BLDRA19-0643	

Before
Exterior
Pictures



507 S Ainsworth Ave, Tacoma, WA 98405

Parcel Number 2005310040

Owner - Troy & Jana Jones

Building Permit - BLDRA19-0643

Before
Interior
Pictures



507 S Ainsworth Ave, Tacoma, WA 98405	
Parcel Number 2005310040	
Owner - Troy & Jana Jones	
Building Permit - BLDRA19-0643	



After
Exterior
Pictures



507 S Ainsworth Ave, Tacoma, WA 98405

Parcel Number 2005310040

Owner - Troy & Jana Jones

Building Permit - BLDRA19-0643



After
Interior
Pictures





APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY

Fee: \$150.00 Chapter 84.26 RCW

RECEIVED ASSESSOR-TREASURER SEP 03 2020

File With Assessor by October 1

File No: _____

CUSTOMER SERVICE

I. Application

County: Pierce County

Property Owner: Manta Holdings, LLC

Parcel No./Account No: 2035230010

Address: 1617 Grand Ave, Seattle, WA 98122

Legal Description: Lots 1 through 4, inclusive, block 3523 of map, new Tacoma, W.T. as per plat filed for record February 3, 1875 in the office of the Pierce County Auditor.

Together with the southwesterly 10 feet of the vacated alley abutting thereon, vacated by ordinance No. 10308 of the City of Tacoma.

Property Address (Location): 1122 N 6th St, Tacoma, WA 98403

Describe Rehabilitation: At purchase, Red Maple Existing consisted of 19 units, including eight studios on level one, another eight on level two and three 1 bedroom units in basement. The units needed a significant refresh. The renovations included a remodel of all 16 studios, and the conversion of the three basement units, along with an old boiler room and storage, into seven new units. There are 23 units now, including 18 studios and five 1 BR units. My

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: BLDCA19-0334 Date: 11/1/19 Jurisdiction: Pierce, Tacoma

County/City

Rehabilitation Started: 9/1/18

Date Completed: 8/31/20

Actual Cost of Rehabilitation: \$1,906,226

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

[Handwritten Signature]

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation:

1,048,000

Date: 9/10/2020

[Handwritten Signature: Denise Stevens]
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (800) 451-7985.

RECEIVED
ASSESSOR TREASURER



SEP 03 2020

Landmarks Preservation Commission

Planning and Development Services Department

SPECIAL TAX VALUATION

CUSTOMER SERVICE

APPLICATION CHECKLIST

Please include the following items to ensure timely processing.

- City of Tacoma Application Fee payable to City of Tacoma—\$100 for single family residential; \$300 for commercial/multifamily residential (required by Council Resolution 36804)
- Pierce County Assessor/Treasurer Fee payable to Pierce County—\$150
- Special Tax Valuation Application Form (on next page)
- Notarized Affidavit of Expenses
- Itemized expense summary sheet
- Project photographs (before and after)

Applicant Name: Nathan Rosenbaum, Manta Holding, LLC
 Phone Number: 206-779-7874
 Email Address: nathan.rosenbaum@hotmail.com

Please note: Applications are due to the **PIERCE COUNTY ASSESSOR'S OFFICE** no later than **OCTOBER 1**.

Return completed applications to:
Pierce County Assessor/Treasurer
Current Use Coordinator
2401 South 35th Street Room 142
Tacoma, WA 98409

Questions?

Pierce County Assessor-Treasurer (253) 798-6111
Tacoma Historic Preservation Office (253) 591-5254/ Landmarks@cityoftacoma.org
Visit CityofTacoma.org/HistoricPreservation for additional information.

At purchase, Red Maple Existing consisted of 19 units, including eight studios on level one, another eight on level two and three 1 bedroom units in basement. The units needed a significant refresh. The renovations included a remodel of all 16 studios, and the conversion of the three basement units, along with an old boiler room and storage, into seven new units. There are 23 units now, including 18 studios and five 1 BR units. My renovations included life safety as a priority, including re-wiring the entire building, replacing galvanized pipe, installing waterproofing and sprinklers in basement, and updating the alarm system.

I preserved the historic charm where possible, e.g. retaining and repairing the original staircase, refinishing the claw-foot tubs, while adding modern conveniences where I could, e.g. tankless water heaters and free wi-fi. I also involved the community, hiring local contractors and commissioning the local non-profit, Hilltop Artists, to design customized artwork for the foyer, a backlit fused glass piece depicting several falling red maple leaves.

Red Maple Existing is fully occupied now, and the tenants seem to have a pride of rentership and a strong sense of community. It provides workforce housing, as tenants work in a variety of occupations - teaching, health care, distribution, grocery, sales, etc. Most tenants are in their 20s and 30s. Housing costs generally are affordable for the tenants, as the blended monthly rent across all units is \$1,015, or \$12,180 for one year, representing 30% of annual income of \$40,600. This equates to approximately 70% of HUD's one person AMI for 2020 in Tacoma of ~\$60,000 (HUD 2020 Income Limits, Tacoma, scroll down, select 'Tacoma, WA HUD Metro FMR Area' for detail).

As part of the rehabilitation work, I am pursuing a Federal Historic Rehabilitation Tax Credit for Red Maple through the Washington State SHPO and the National Park Service. I have engaged Stephen Day, AIA of Stephen Day Architecture PLLC (<https://www.stephendayarchitecture.com/>), a respected Seattle architect known nationally for his preservation architecture work, for assistance with the Federal Historic Rehabilitation Tax Credit on Red Maple. At this point, the National Park Service "Part 1" and "Part 2" applications are completed and have been approved by SHPO and the National Park Service, and I expect to submit the NPS "Part 3" application by mid-September.

SPECIAL TAX VALUATION
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK
Required for submittal per WAC 254.20.090

Manta Holdings, LLC

I/We, *Nothar Rosenbaum*, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.

Nothar Rosenbaum Applicant Name
Co-Applicant Name

[Signature] Applicant Signature
Co-Applicant Signature

STATE OF WASHINGTON)
County of *Pierce*) ss.
King)

On this *30* day of *September*, ^{*2020*}~~2019~~, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



[Signature], *Selam Mengisteab*
NOTARY PUBLIC
Printed Name: *Selam Mengisteab*
Residing at *Washington*
My commission expires *May 23, 2024*.



National Park Service Part 3 Application Images

Newton Apartments (now Red Maple Apartments), Tacoma, Washington
1122 North 6th Street, Tacoma, Pierce County, Washington 98403

North Slope Historic District
National Register of Historic Places
NPS Project No. 41711

September 3, 2020

Owner: Manta Holdings, LLC (Nathan Rosenbaum, sole member)

Historic Preservation Architect and NPS Part 3 Application Contact:

Stephen Day, AIA Stephen Day Architecture PLLC 1326 5th Avenue, Suite 650, Seattle WA 98101
Tel (206) 625-1511 stephen@stephendayarchitecture.com

Image: Newton Apartments, 1924. Developer: W.E. Newton, contractor W.H. Gerlach.
Image Source: Tacoma Public Library.

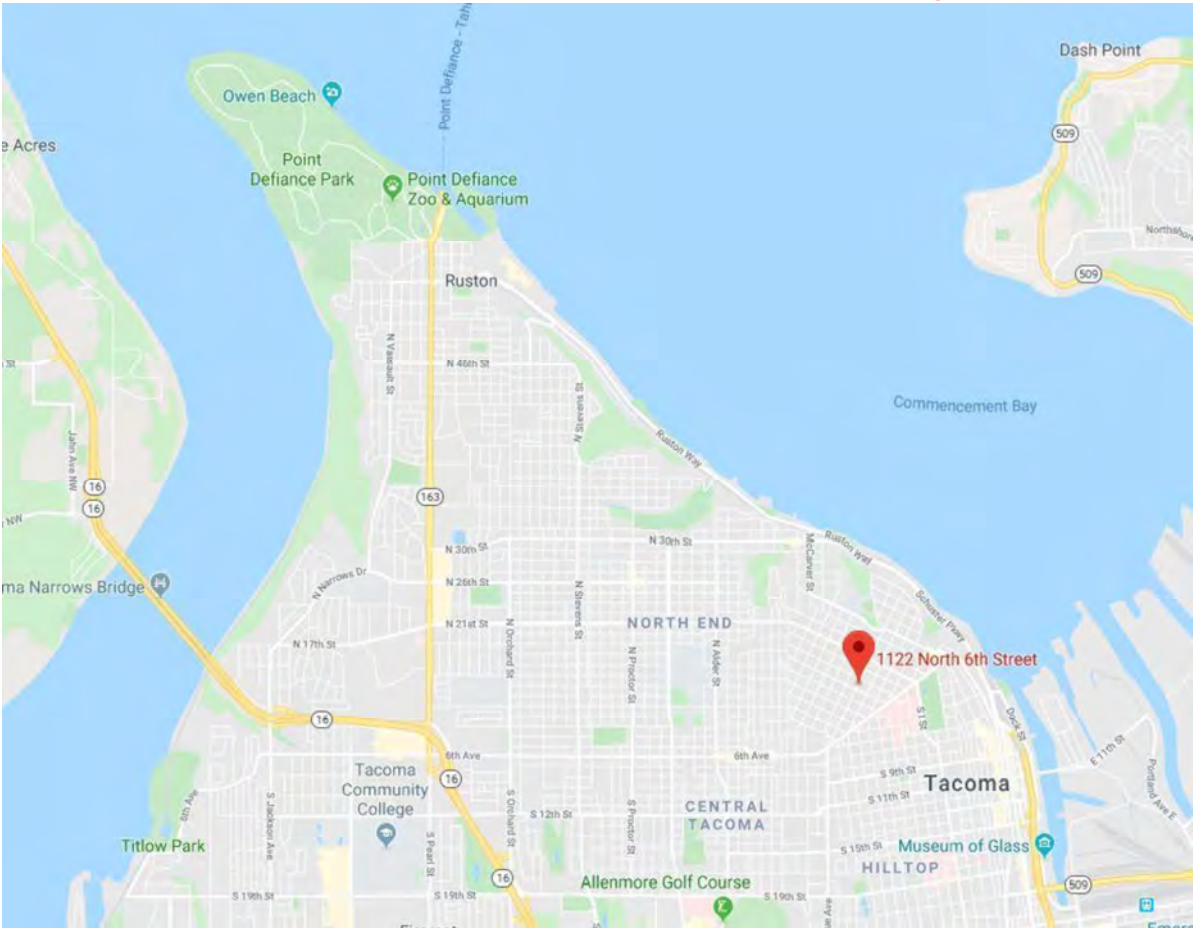
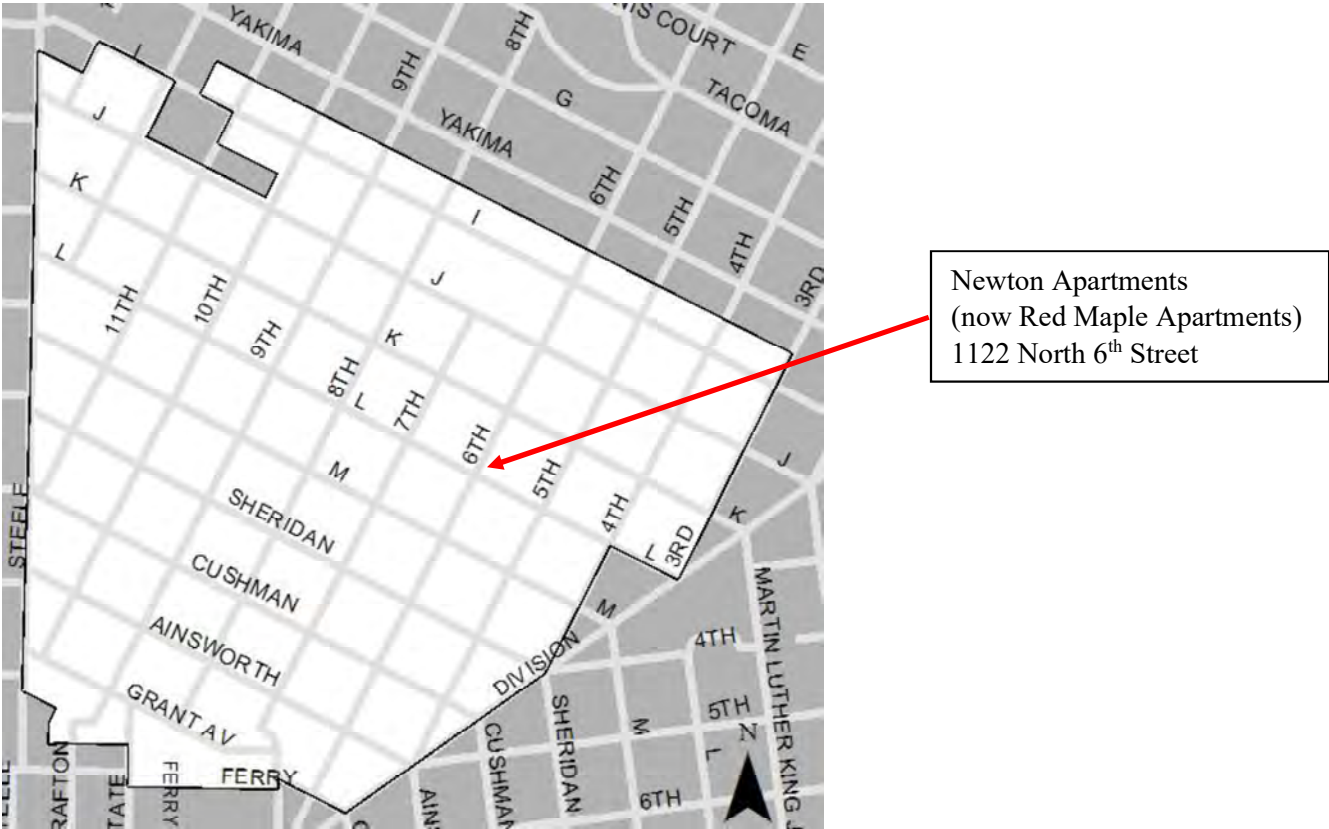


Fig. 1. Map of Tacoma with Newton Apartments (1122 North 6th Street) indicated. Source: Google Maps.



Newton Apartments
 (now Red Maple Apartments)
 1122 North 6th Street

Fig. 2. Map of North Slope Historic District, with location of Newton Apartments indicated. Source: City of Tacoma.

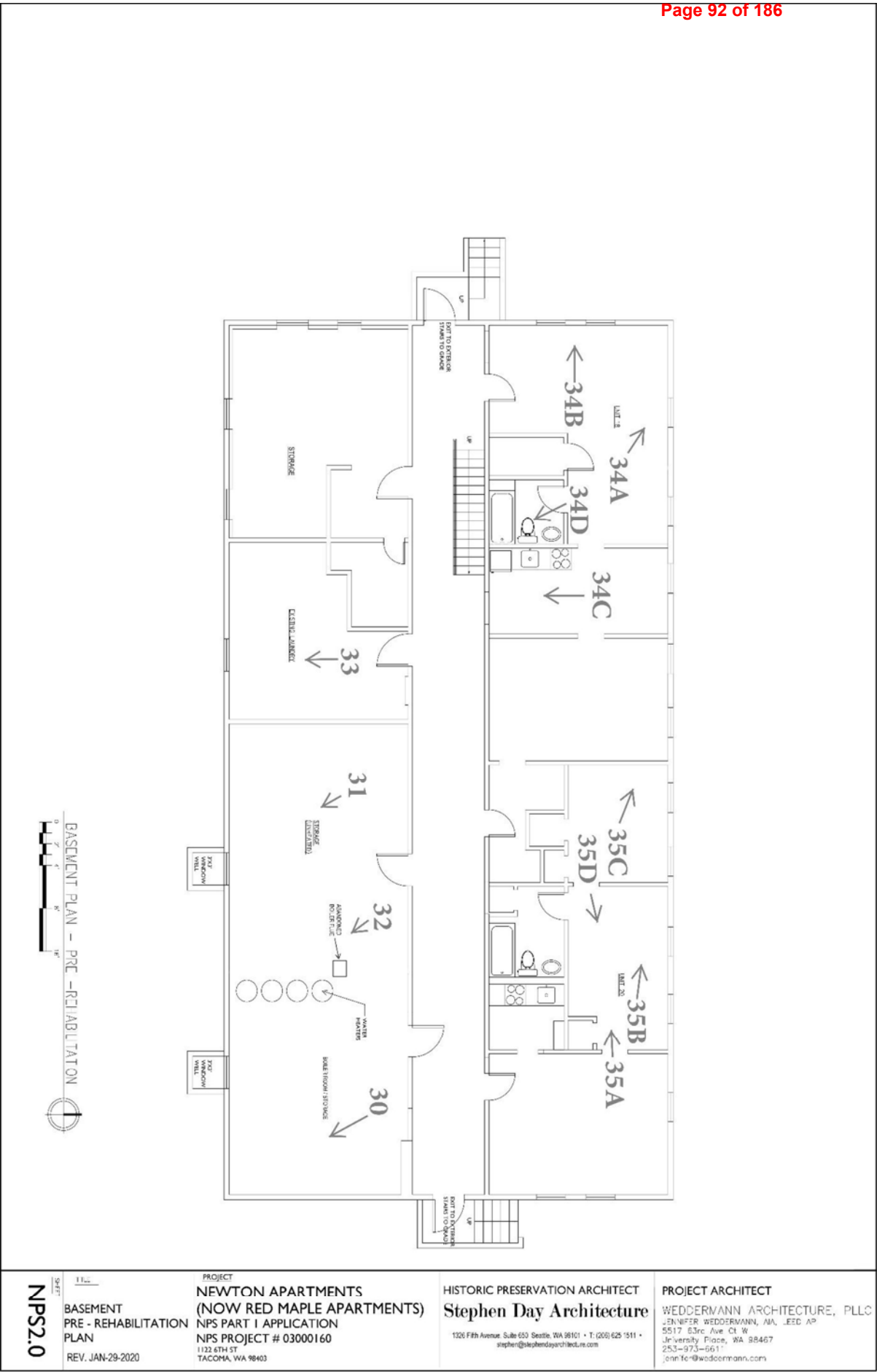
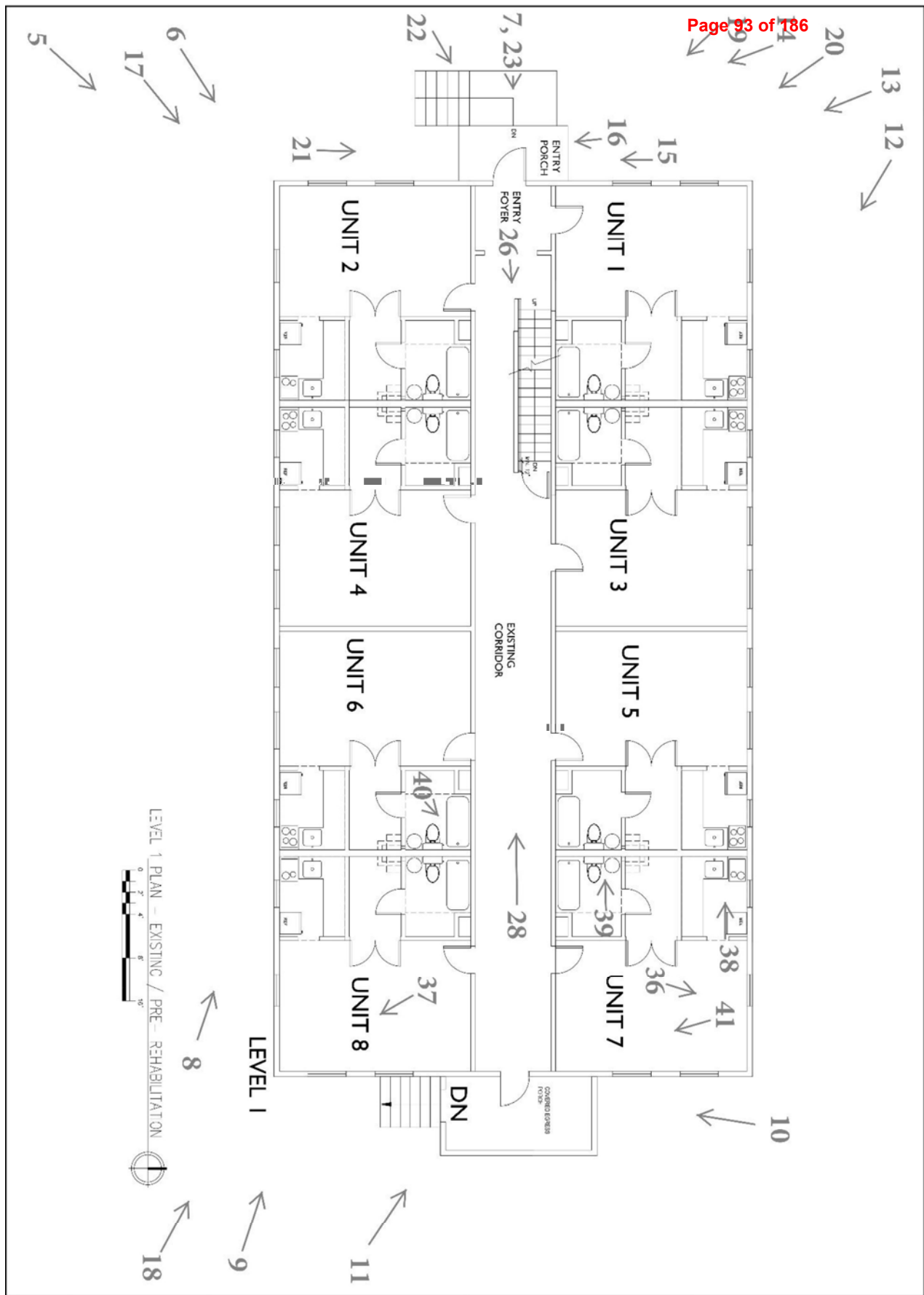


Fig. 4A. Newton Apartments, Basement Plan – Pre-Rehabilitation, Photograph Key Plan.



<p>NPS 2.1</p>	<p>TITLE LEVEL I PLAN PRE-REHABILITATION REV. JAN-29-2020</p>	<p>PROJECT NEWTON APARTMENTS (NOW RED MAPLE APARTMENTS) NPS PART I APPLICATION NPS PROJECT # 03000160 1122 6TH ST TACOMA, WA 98403</p>	<p>HISTORIC PRESERVATION ARCHITECT Stephen Day Architecture 1326 Fifth Avenue, Suite 600 Seattle, WA 98101 • T: (206) 625 1511 • stephen@stephendayarchitecture.com</p>	<p>PROJECT ARCHITECT WEDDERMANN ARCHITECTURE, PLLC JENNIFER WEDDERMANN, AIA, LEED AP 5517 63rd Ave C: W University Place, WA 98467 255-973-8611 jennifer@weddermanns.com</p>
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Fig. 4B. Newton Apartments, Level 1 Plan – Pre-Rehabilitation, Photograph Key Plan.

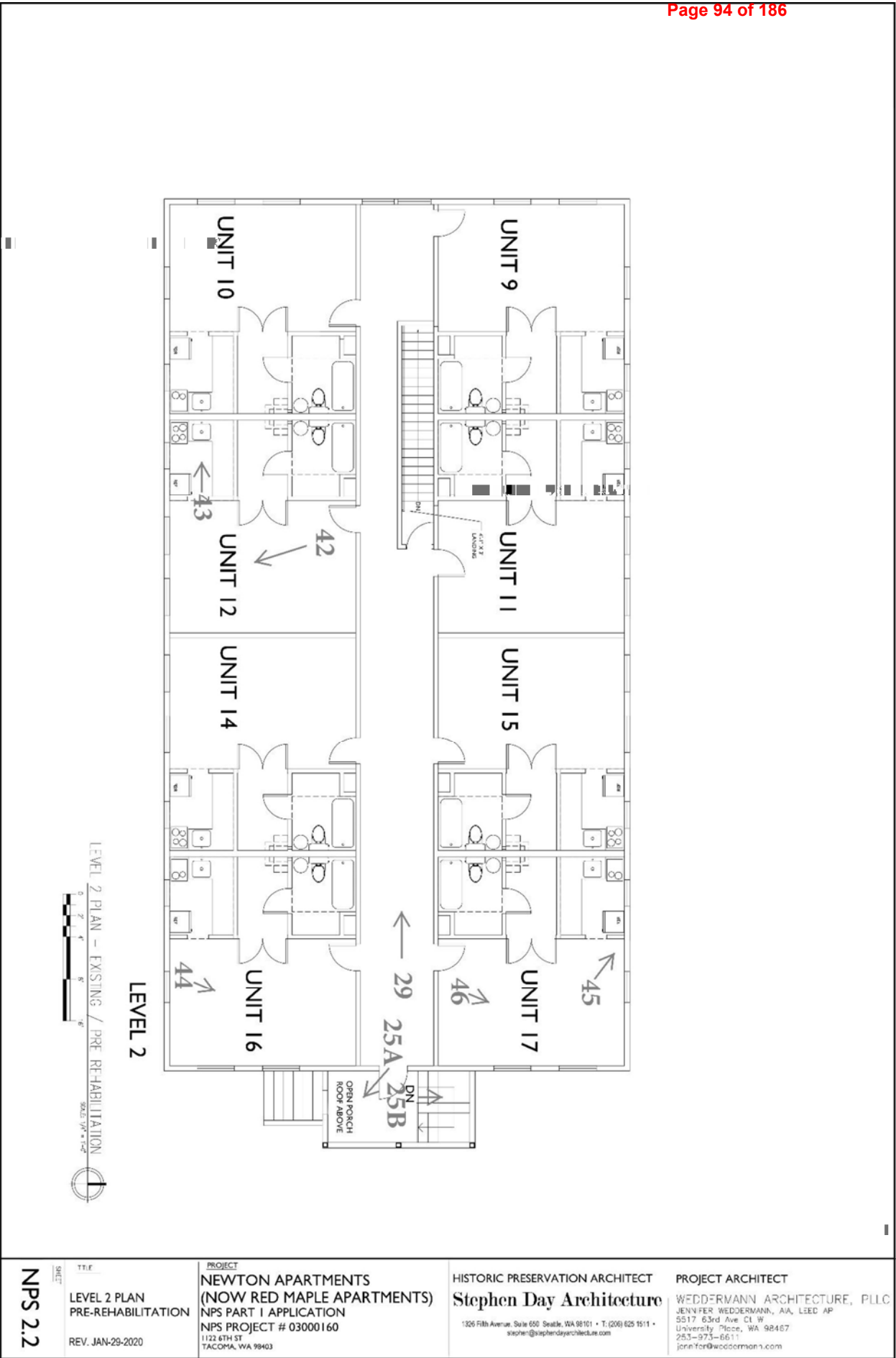


Fig. 4C. Newton Apartments, Level 2 Plan – Pre-Rehabilitation, Photograph Key Plan.



Fig. 5. Aerial view, with location of Newton Apartments indicated. Source: Google Earth.



Fig. 6. Newton Apartments, entry at west facade, with south façade at right. December 2019.
Source: Stephen Day Architecture.



Fig. 6 (After). Newton Apartments, entry at west facade, with south façade at right. August 2020.
Source: Stephen Day Architecture.



Fig. 7. Newton Apartments, entry at west façade (N. 6th St.), looking east. December 2019. Source: Stephen Day Architecture.



Fig. 7 (After). Newton Apartments, entry at west façade looking east. August 2020. Source: Stephen Day Architecture.



Fig. 8. Newton Apartments, south façade (N. L St.), looking north. December 2019. Source: Stephen Day Architecture.



Fig. 8 (After). Newton Apartments, south façade (N. L St.), looking north. August 2020. Source: Stephen Day Architecture.



Fig. 9. Newton Apartments, porch at east façade, looking northwest. December 2019. Source: Stephen Day Architecture.



Fig. 9 (After). Newton Apartments, porch at east façade, looking NW. August 2020. Source: Stephen Day Architecture.



Fig. 10. Newton Apartments, porch at east façade, looking south. December 2019. Source: Stephen Day Architecture.



Fig. 10 (After). Newton Apartments, porch at east façade, looking south. August 2020. Source: Stephen Day Architecture.



Fig. 11. Newton Apartments, porch at east façade, looking northwest. December 2019. Source: Stephen Day Architecture.

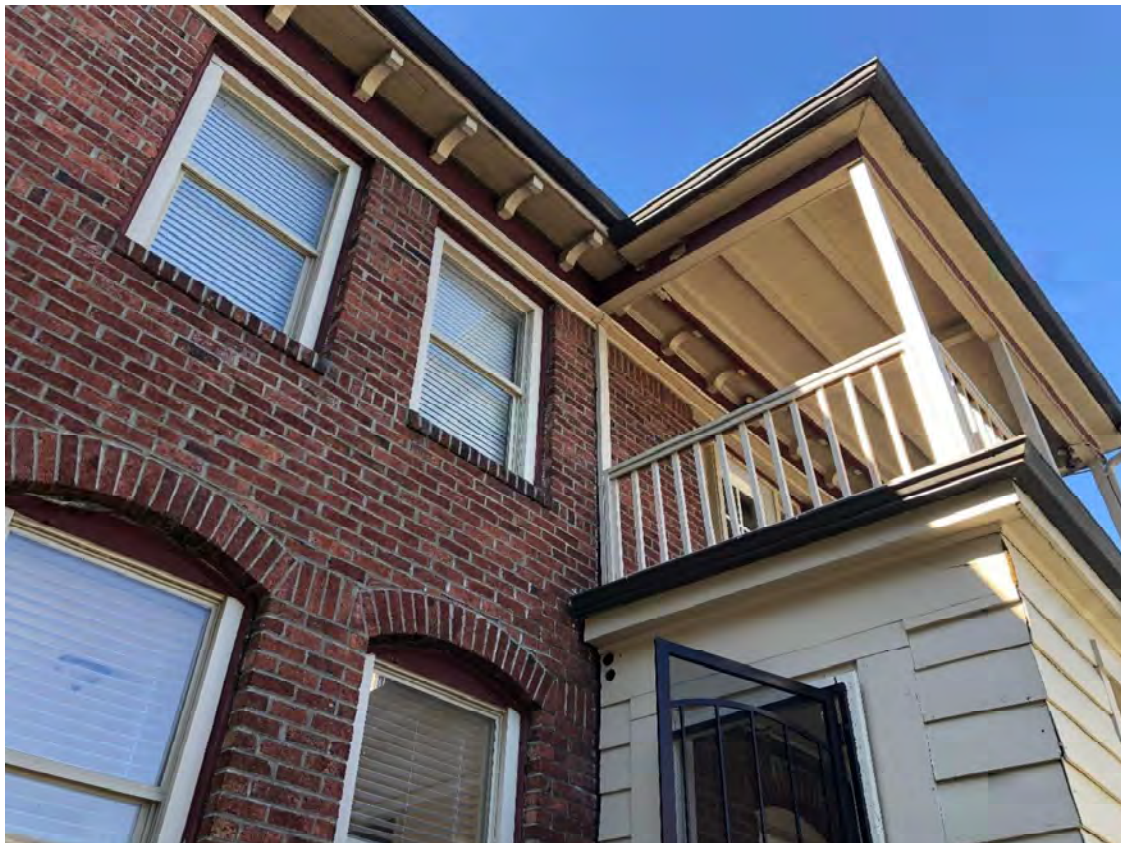


Fig. 11 (After). Newton Apartments, porch at east façade, looking NW. August 2020. Source: Stephen Day Architecture.



Fig. 12. Newton Apartments, north façade, looking south. December 2019. Source: Stephen Day Architecture.



Fig. 12 (After). Newton Apartments, north façade, looking south. August 2020. Source: Stephen Day Architecture.



Fig. 13. Newton Apartments, north façade and N. 6th St., looking south. December 2019. Source: Stephen Day Architecture.



Fig. 13 (After). Newton Apartments, north façade and N. 6th St., looking south. August 2020. Source: Stephen Day Architecture.



Fig. 14. Newton Apartments, east facade, looking southeast. December 2019. Source: Stephen Day Architecture.



Fig. 14 (After). Newton Apartments, east facade, looking southeast. August 2020. Source: Stephen Day Architecture.



Fig. 15. Newton Apartments, north façade, egress from Basement (below front porch), looking south. December 2019.
Source: Stephen Day Architecture.



Fig. 15 (After). Newton Apartments, north façade, egress from Basement (below front porch), looking south. August 2020.
Source: Stephen Day Architecture.



Fig. 16. Newton Apartments, north façade, egress from Basement (below front porch), looking south. December 2019.
Source: Stephen Day Architecture.



Fig. 16 (After). Newton Apartments, north façade, egress from Basement (below front porch), looking south. August 2020.
Source: Stephen Day Architecture.



Fig. 21. Newton Apartments front porch, looking north, 2018, prior to removal of damaged awning and support.
Source: Owner.



Fig. 21 (After). Newton Apartments front porch, looking north, with new awning and support. August 2020.
Source: Stephen Day Architecture.



Fig. 22. Newton Apartments front porch, looking northeast, 2018, prior to removal of damaged awning and support.
Source: Owner.



Fig. 22 (After). Newton Apartments front porch, looking northeast, with new awning and support. August 2020.
Source: Stephen Day Architecture.



Fig. 23. Newton Apartments, west façade and street view from N. 6th Street, looking east. December 2019.
Source: Stephen Day Architecture.



Fig. 23 (After). Newton Apartments, west façade and street view from N. 6th Street, looking east. August 2020.
Source: Stephen Day Architecture.



Fig. 24. Newton Apartments roof at southeast corner, looking southeast, 2018. Source: Owner.

(No change to this feature)

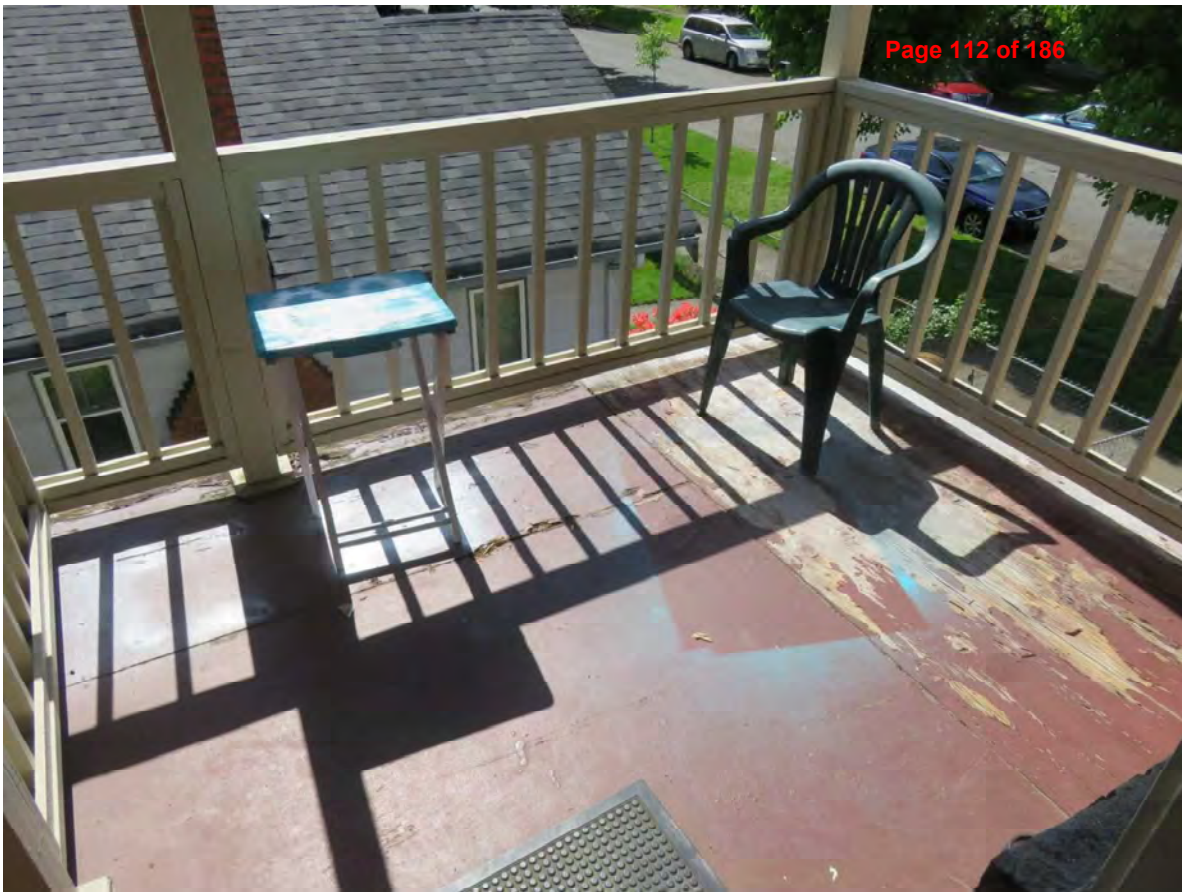


Fig. 25A. Rear egress porch, at Second Floor landing, looking southeast, 2018. Source: Owner.



Fig. 25A (After). Rear egress porch, at Second Floor landing, looking southeast, August 2020. Source: Stephen Day Architecture.



Fig. 25B. Rear egress porch, stair down from Second Floor landing, looking north, 2018. Source: Owner.



Fig. 25B (After). Rear egress porch, stair down from Second Floor landing, looking north, August 2020. Source: Stephen Day Architecture.



Fig. 26. Newton Apartments, entry foyer and stair from First Floor to Second Floor, looking east. Note carpet at stair and corridor removed, ceiling plaster at corridor removed as electrical rewiring started. November 2019. Source: Owner.



Fig. 26 (After). Newton Apartments, entry foyer and stair from First Floor to Second Floor, looking east. Carpet at stair and corridor replaced, balustrade, top rail and newel post repaired. August 2020. Source: Stephen Day Architecture.



Fig. 27. Newton Apartments, Basement corridor, looking west toward enclosed stair, 2018. Source: Owner.



Fig. 27 (After). Newton Apartments, Basement corridor, looking west toward enclosed stair, August 2020. Source: Stephen Day Architecture.



Fig. 28. Newton Apartments, First Floor corridor, looking west to entry, door to Basement stair, 2018. Source: Owner.



Fig. 28 (After). Newton Apartments, First Floor corridor, looking west to entry, door to Basement stair. August 2020. Source: Stephen Day Architecture.



Fig. 29. Newton Apartments, Second Floor corridor, looking west toward door to stair, 2018. Source: Owner.



Fig. 29 (After). Newton Apartments, Second Floor corridor, looking west toward door to stair. August 2020. Source: Stephen Day Architecture.



Fig. 30. Newton Apartments, Basement storage and shop area, looking southeast, 2018. Source: Owner.



Fig. 30 (After). Newton Apartments, Basement apartment, looking southeast. August 2020. Source: Stephen Day Architecture.



Fig. 31. Newton Apartments, boiler room and utilities space. Looking southeast, 2018. Source: Owner.



Fig. 31 (After). Newton Apartments, Basement apartment (former boiler room and utilities area). Looking southeast. August 2020. Source: Stephen Day Architecture.



Fig. 32. Newton Apartments, boiler room and utilities space. Looking southeast, 2018. Source: Owner.

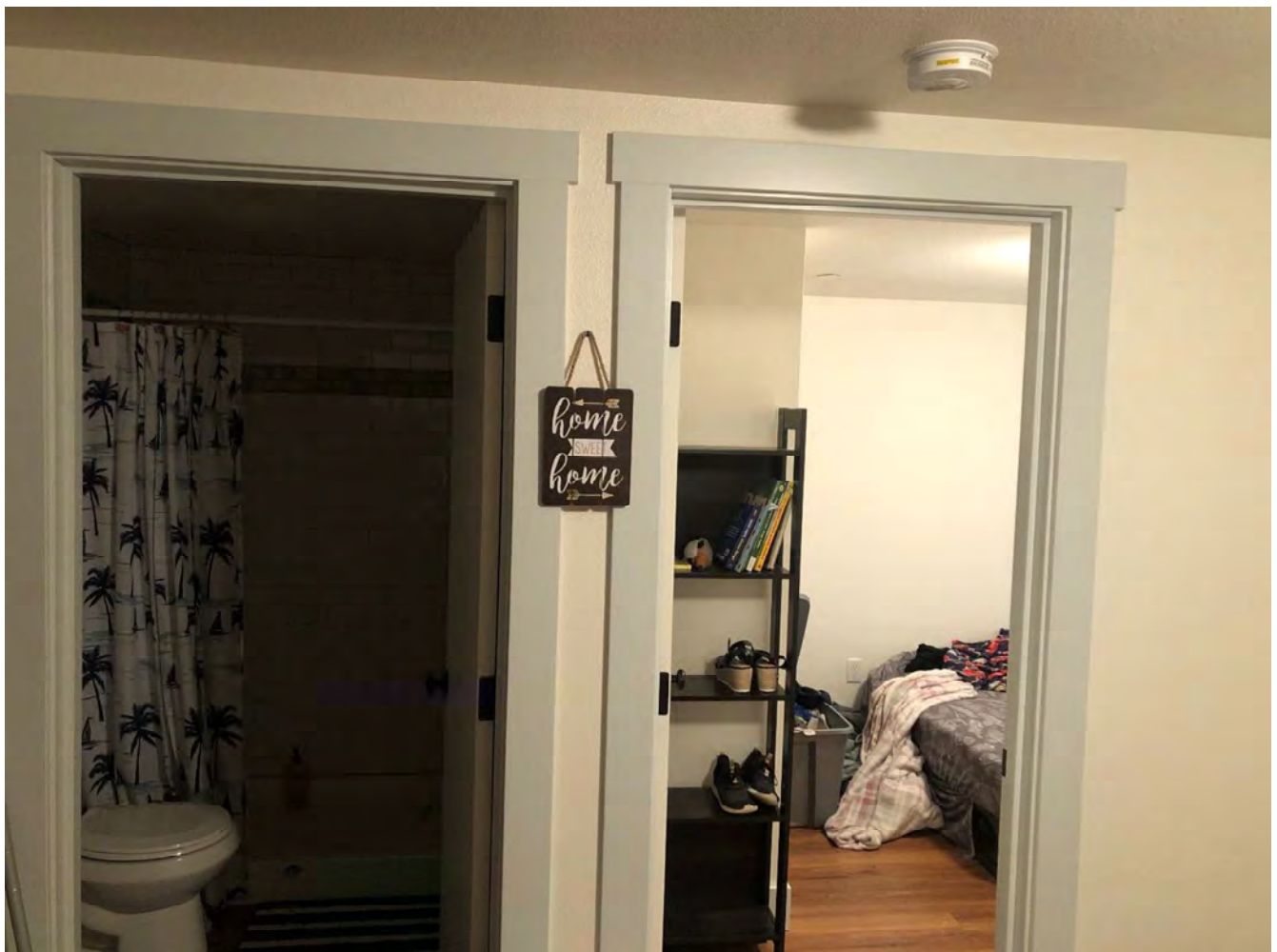


Fig. 32 (After). Newton Apartments, Basement apartment (former boiler room and utilities area). Looking southeast. August 2020. Source: Stephen Day Architecture.



Fig. 33. Newton Apartments, Basement storage/laundry area, looking south, 2018. Source: Owner.



Fig. 33 (After). Newton Apartments, Basement storage/laundry area, looking south. August 2020. Source: Stephen Day Architecture.



Fig. 34A. Newton Apartments, Basement Unit 18, looking northwest, 2018. Source: Owner.



Fig. 34A (After). Newton Apartments, former Basement Unit 18, looking northwest. August 2020. Source: Stephen Day Architecture.



Fig. 34B. Newton Apartments, Basement Unit 18, looking west, 2018. Source: Owner.



Fig. 34B (After). Newton Apartments, former Basement Unit 18, looking west. August 2020
Source: Stephen Day Architecture.



Fig. 34C. Newton Apartments, Basement Unit 18, looking south, 2018. Source: Owner.



Fig. 34C (After). Newton Apartments, former Basement Unit 18, looking south in area of former kitchen. August 2020. Source: Stephen Day Architecture.



Fig. 34D. Newton Apartments, Basement Unit 18, looking southeast, 2018. Source: Owner.



Fig. 34D (After). Newton Apartments, former Basement Unit 18, looking southeast in bathroom. August 2020. Source: Stephen Day Architecture.



Fig. 35A. Newton Apartments, Basement Unit 20, looking west to middle room, 2018. Source: Owner.

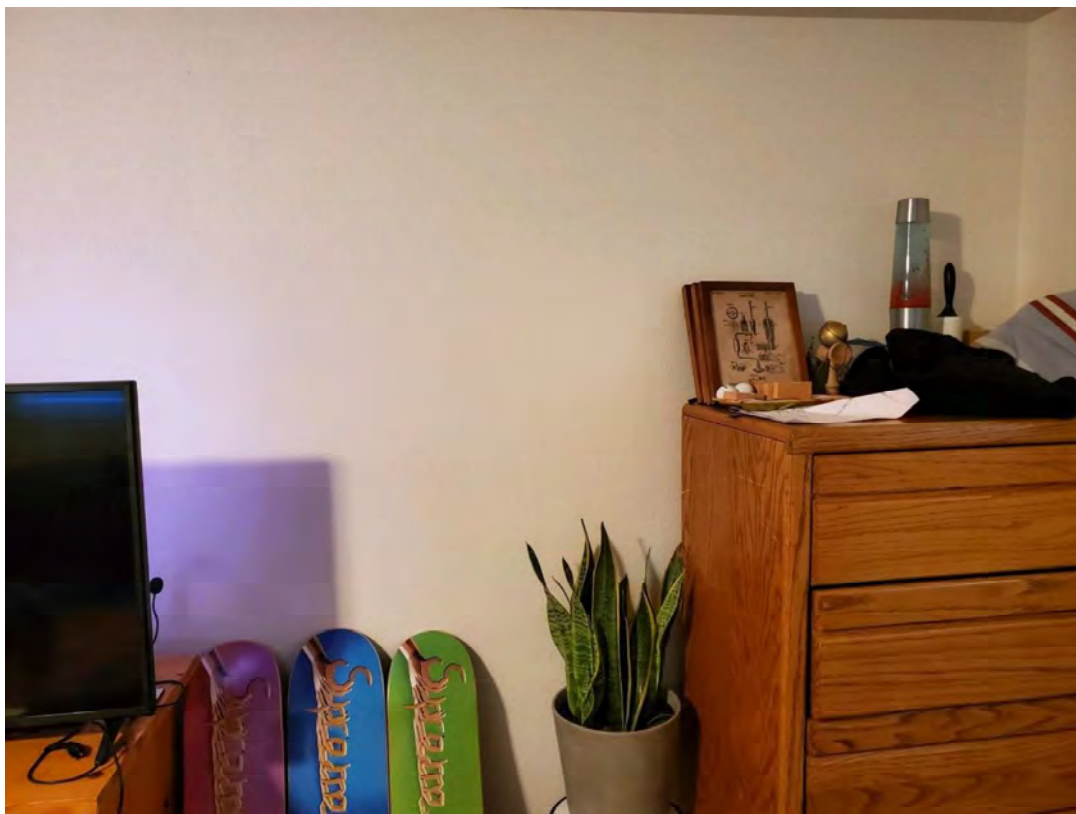


Fig. 35A (After). Newton Apartments, former Basement Unit 20, looking west in reconfigured apartment. August 2020. Source: Owner.



Fig. 35B. Newton Apartments, Basement Unit 20, middle room looking west, 2018. Source: Owner.

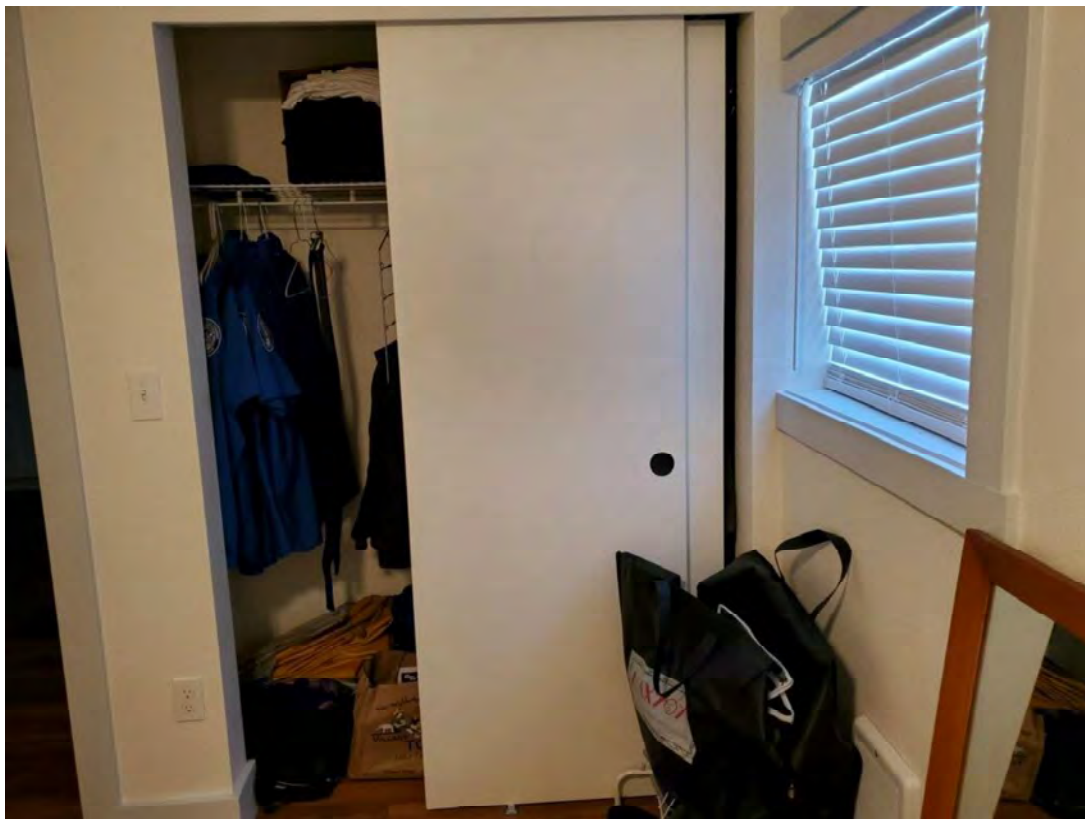


Fig. 35B (After). Newton Apartments, former Basement Unit 20, looking west. August 2020. Source: Owner.



Fig. 35C. Newton Apartments, Basement Unit 20, west room looking NW, 2018. Source: Owner.



Fig. 35C (After). Newton Apartments, former Basement Unit 20, looking NW, August 2020. Source: Owner.



Fig. 35D. Newton Apartments, Basement Unit 20, middle room looking NE, 2018. Source: Owner.



Fig. 35D (After). Newton Apartments, former Basement Unit 20, looking NE. August 2020. Source: Owner.



Fig. 36. Newton Apartments, Typical First Floor apartment, Unit 7, looking north, 2018. Source: Owner.



Fig. 36 (After). Newton Apartments, Typical First Floor apartment, former Unit 7, looking north, August 2020. Source: Stephen Day Architecture.



Fig. 37. Newton Apartments, Typical First Floor unit, Unit 8, original oak/fir flooring, looking southeast, 2018.
Source: Owner.



Fig. 37 (After). Newton Apartments, Typical First Floor unit, former Unit 8, original oak/fir flooring, looking southeast. August 2020. Source: Stephen Day Architecture.



Fig. 38. Newton Apartments, kitchen prior to rehabilitation, Unit 7, looking west, 2018. Source: Owner.



Fig. 38 (After). Newton Apartments, kitchen after rehabilitation, former Unit 7, looking west. August 2020. Source: Stephen Day Architecture.

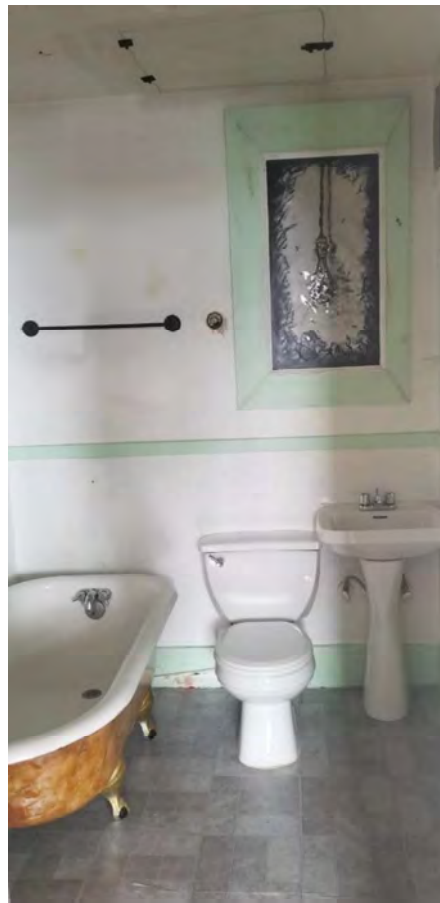


Fig. 39. Newton Apartments, typical bathroom prior to rehabilitation, Unit 7, looking west, 2018. Source: Owner.



Fig. 39 (After). Newton Apartments, typical bathroom after rehabilitation, former Unit 7, looking west. August 2020. Source: Stephen Day Architecture.

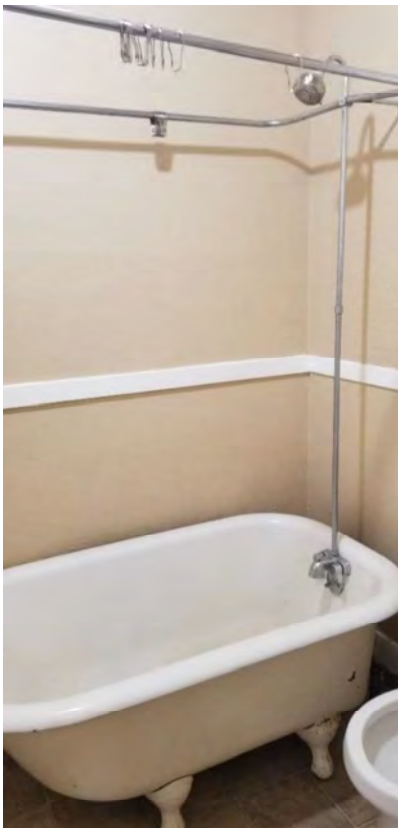


Fig. 40. Newton Apartments, typical bathroom prior to rehabilitation, Unit 6, looking northeast, 2018. Source: Owner.



Fig. 40 (After). Newton Apartments, typical bathroom after rehabilitation, former Unit 6, looking northeast. August 2020. Source: Stephen Day Architecture.



Fig. 41. Newton Apartments, original oak/fir floors, Unit 7, looking southeast, 2018. Source: Owner.



Fig. 41 (After). Newton Apartments, original oak/fir floors under furnishings, former Unit 7, looking southeast. August 2020. Source: Stephen Day Architecture.



Fig.42. Newton Apartments, Typical Second Floor unit, Unit 12, original oak/fir floor, looking southeast, 2018. Source: Owner.



Fig.42 (After). Newton Apartments, Typical Second Floor unit, former Unit 12, original oak/fir floor, looking southeast. August 2020. Source: Stephen Day Architecture.



Fig. 43. Newton Apartments, kitchen prior to rehabilitation, Unit 12, looking west, 2018. Source: Owner.



Fig. 43 (After). Newton Apartments, typical kitchen after rehabilitation, former Unit 12, looking west. August 2020. Source: Stephen Day Architecture.



Fig. 44. Newton Apartments, original oak/fir floors, Unit 16, looking southeast, 2018. Source: Owner.



Fig. 44 (After). Newton Apartments, original oak/fir floors in place under furnishings, former Unit 16, looking southeast. August 2020. Source: Owner.



Fig. 45. Newton Apartments, detail of original oak/fir floors, Unit 17, looking northwest, 2018. Source: Owner.



Fig. 45 (After). Newton Apartments, detail of original oak/fir floors, former Unit 17, looking northwest. August 2020. Source: Stephen Day Architecture.



Fig. 46. Newton Apartments, original oak/fir floors, Unit 17, looking northeast 2018. Source: Owner.

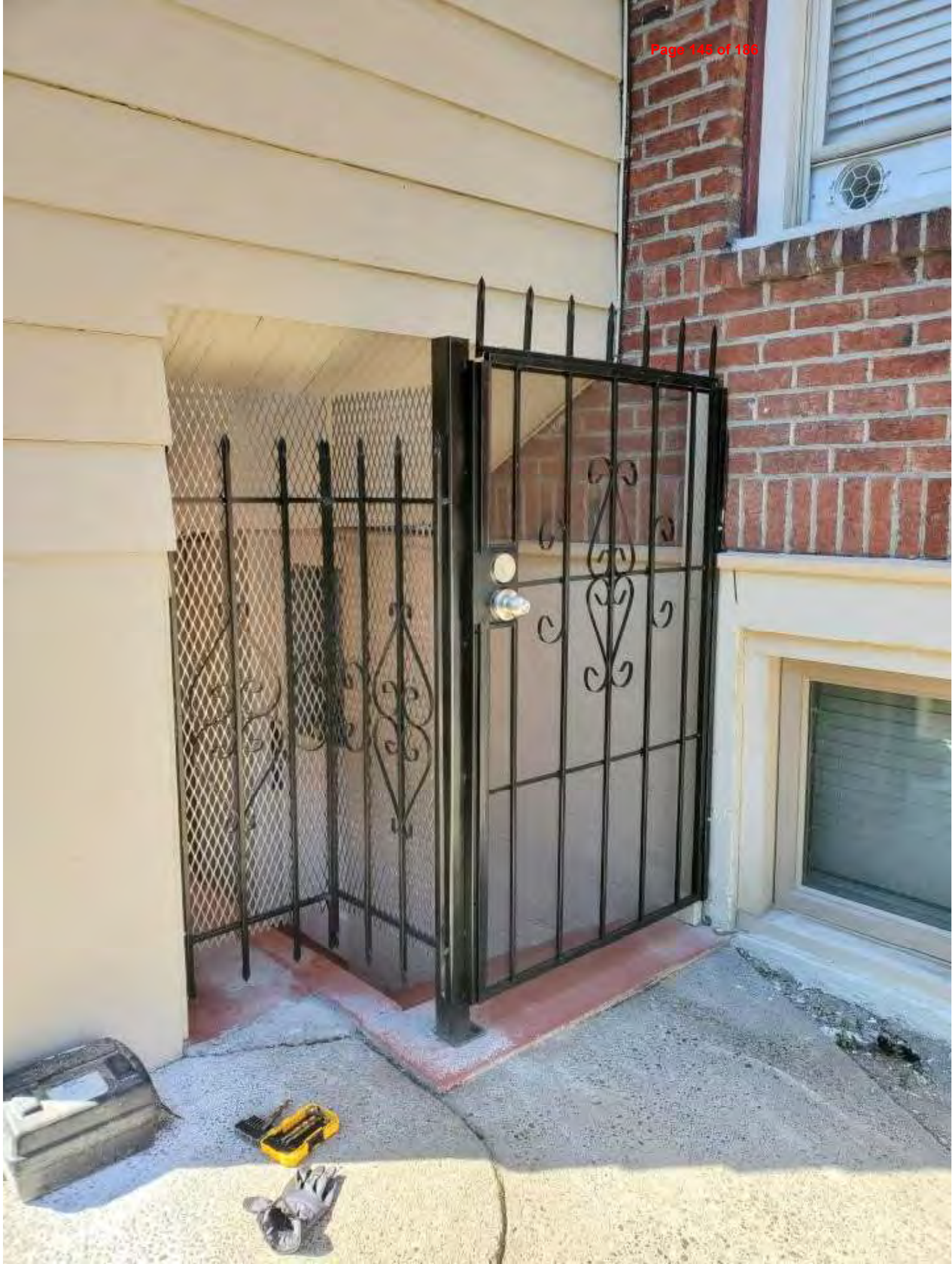


Fig. 46 (After). Newton Apartments, original oak/fir floors, former Unit 17, looking northeast. August 2020. Source: Stephen Day Architecture.



WALTER BAUER
Artist Commissioned from
HILLTOP ARTISTS, JACOMA
"These great art to connect young people
from diverse cultural and economic backgrounds."
by Walter Bauer
June 2013





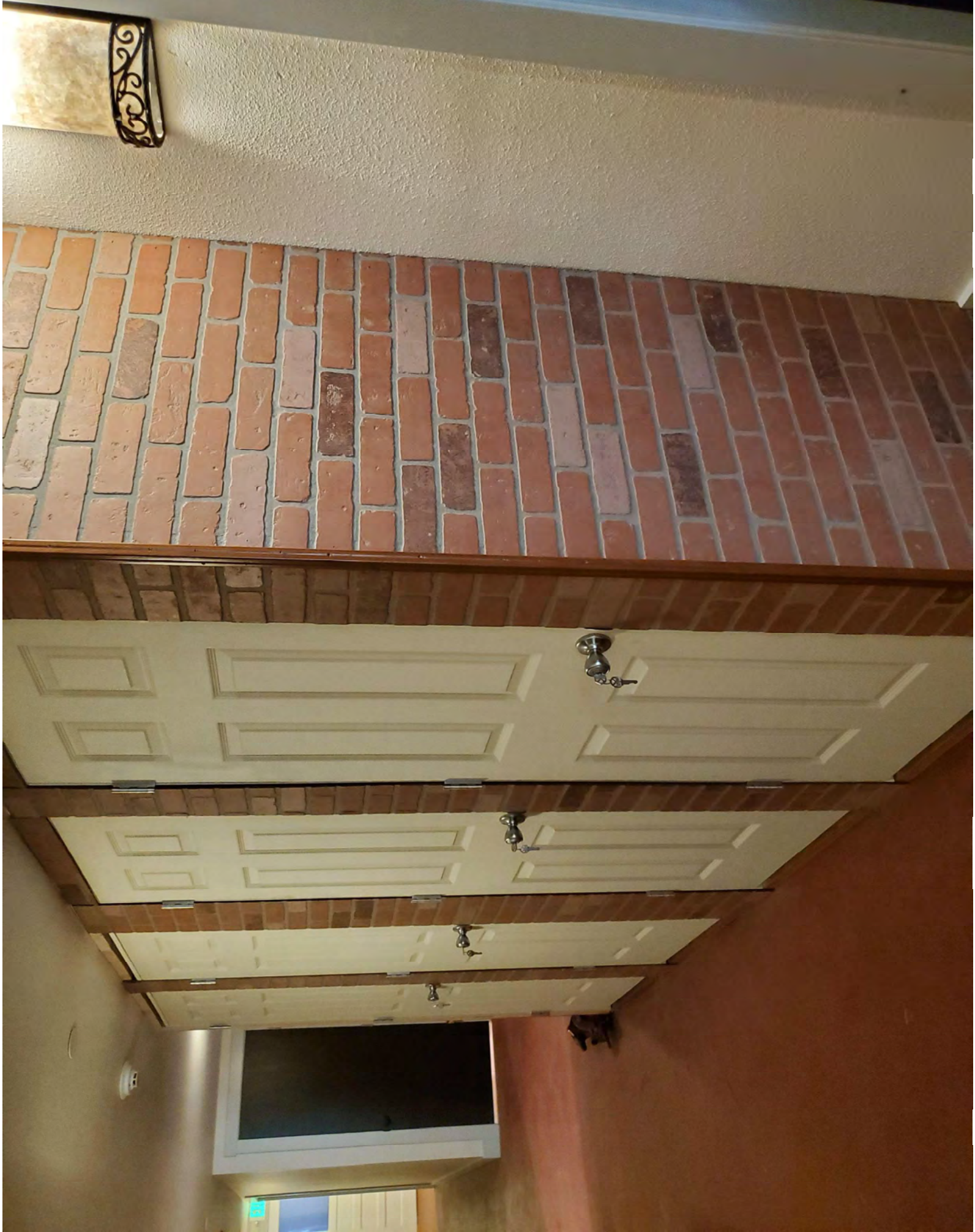




This property is on the
Tacoma Register
of
Historic Places

Tacoma Landmark Preservation Commission





SEP 21 2020



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY

PROPERTY SERVICE

Fee: \$150.00 Chapter 84.26 RCW

File With Assessor by October 1

File No: _____

I. Application

County: Pierce

Property Owner: Christopher McKenty + Stefani McKenty Parcel No./Account No: 2035200010

Address: 522 N J Street, Tacoma, WA 98403

Legal Description: Section 32 Township 21 Range 03 Quarter 32 NEW TACOMA L 1 & 2 & W 1/2 OF 3 B 3520 INC 10 FT ALLEY VAC

Property Address (Location): 522 N J Street, Tacoma, WA 98403

Describe Rehabilitation: Re-wired and re-plumbed entire house, opened up the main floor with a brand new kitchen, added half bath on main, relocated two staircases (to attic and basement), finished basement with 3/4 bath and kitchen, finished attic into master suite with 1.5 baths, remodeled both bathrooms on 2nd floor, relocated laundry to 2nd floor, new roof, new landscape, refinished floors.

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: BLDRA18-0313 Date: 5/8/18 Jurisdiction: Pierce County/City

Rehabilitation Started: 5/15/18 Date Completed: 10/1/18

Actual Cost of Rehabilitation: \$267,771

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s): [Handwritten Signatures]

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: 336,500

Date: 9-21-2020

[Handwritten Signature]
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (800) 451-7985.

Landmarks Preservation Commission

Planning and Development Services Department



SPECIAL TAX VALUATION

APPLICATION CHECKLIST

Please include the following items to ensure timely processing.

- City of Tacoma Application Fee payable to City of Tacoma—\$100 for single family residential; \$300 for commercial/multifamily residential (required by Council Resolution 36804)
- Pierce County Assessor/Treasurer Fee payable to Pierce County—\$150
- Special Tax Valuation Application Form (on next page)
- Notarized Affidavit of Expenses
- Itemized expense summary sheet
- Project photographs (before and after)

Applicant Name: Christopher & Stefani McKenty
Phone Number: 253-376-2790
Email Address: chrismckenty@gmail.com

Please note: Applications are due to the **PIERCE COUNTY ASSESSOR'S OFFICE** no later than **OCTOBER 1**.

Return completed applications to:

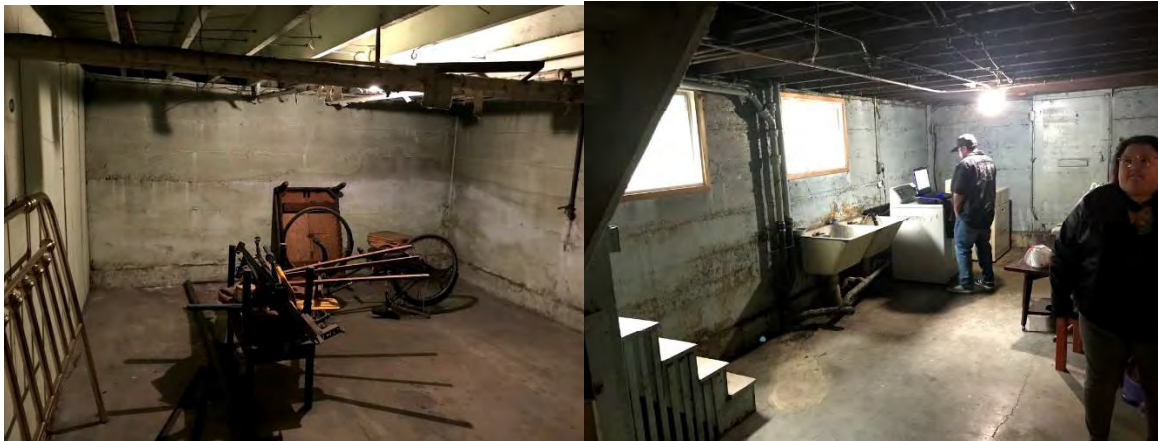
Pierce County Assessor/Treasurer
Current Use Coordinator
2401 South 35th Street Room 142
Tacoma, WA 98409

Questions?

Pierce County Assessor-Treasurer (253) 798-6111
Tacoma Historic Preservation Office (253) 591-5254/ Landmarks@cityoftacoma.org
Visit CityofTacoma.org/HistoricPreservation for additional information.

522 N J St – Before and After Photos

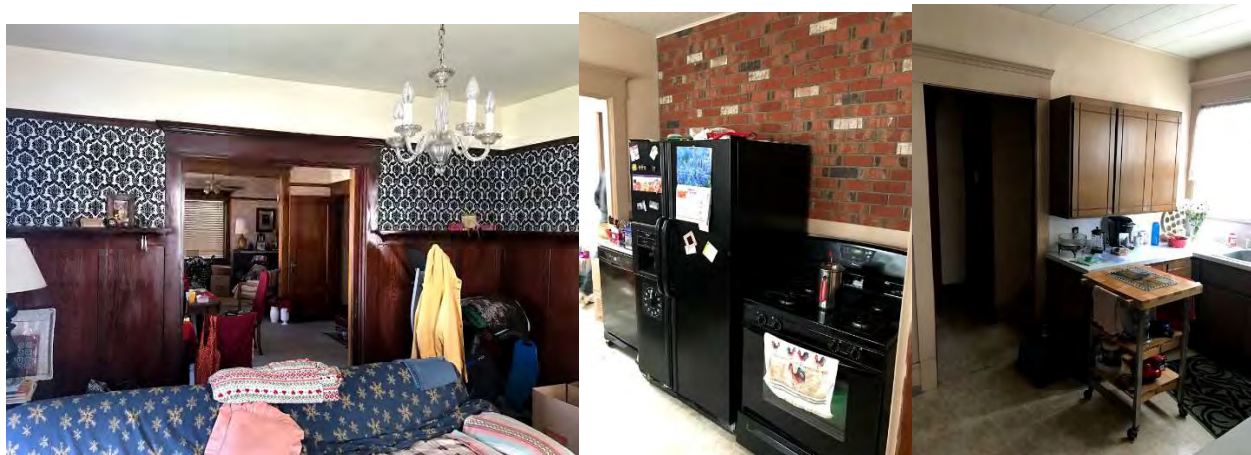
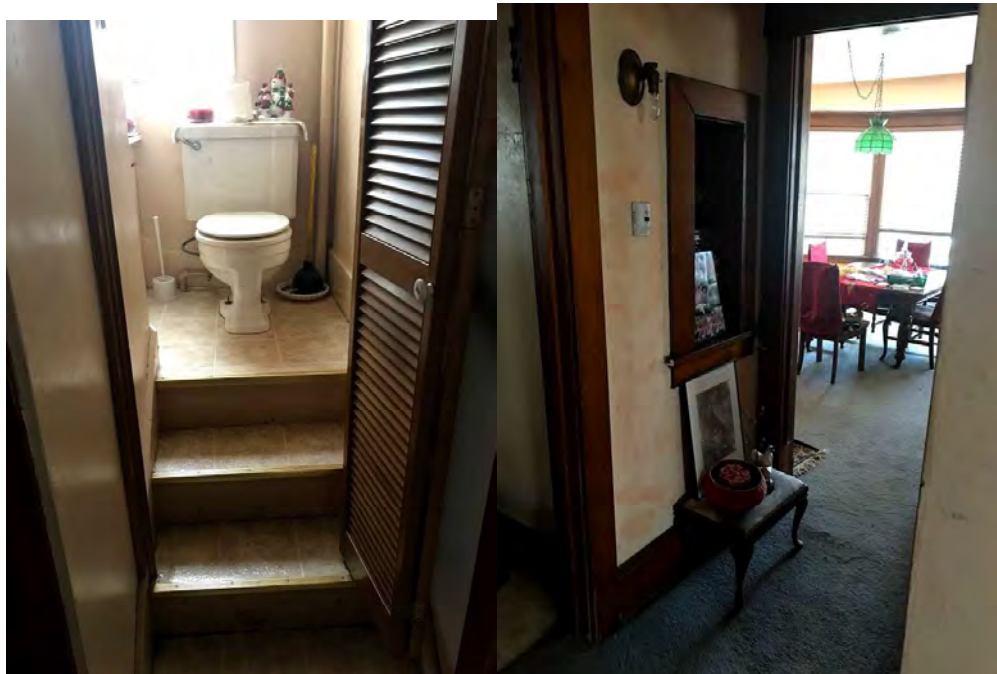
Basement Before



Basement After



Main Level Before



Main Level After



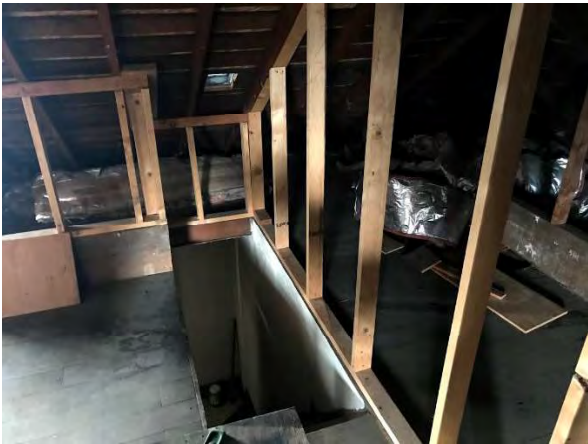
2nd Floor Before



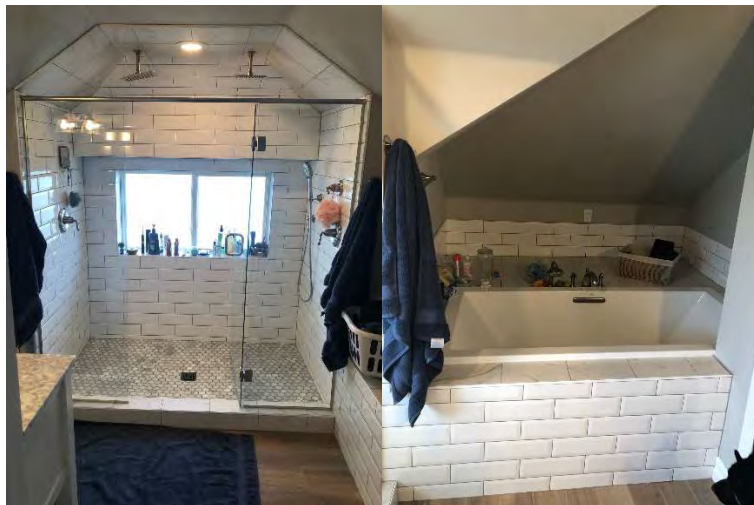
2nd Floor After



Attic Before



Attic After



522 N J ST – BUILT IN KITCHEN APPLIANCES







APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY

Fee: \$150.00 Chapter 84.26 RCW



RECEIVED ASSESSOR-TREASURER OCT 01 2020 CUSTOMER SERVICE

File with Assessor by October 1

File No: _____

I. Application

County: Pierce

Property Owner: Roy Todd and Paula Crews Bond Parcel No./Account No: 2034090030

Address: 407 N. E St. Tacoma, WA 98403

Legal Description: Section 32 Township 21 Range 03 Quarter 13 : NEW TACOMA L 9 & 10 B 3409 INC PART ALLEY VAC Land Economic Area 160703 RTSQQ 03-21-32-13

Property Address (Location): 407 N. E St. Tacoma, WA 98403

Describe Rehabilitation: Replace old panel with two new, rewire. Replace cast iron, install sinks, toilet. Rebuild kitchen floorplan. Replace kitchen HVAC and insulate. New cabinets and countertops. Restore original built-ins & kitchen windows Replace back door (salvaged from Capital Hill mansion). Millwork.

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Building Permit No: 40000296878 Date: 9.7.18 Jurisdiction: Tacoma, Pierce
County/City

Rehabilitation Started: January 1, 2018 Date Completed: December 31, 2019

Actual Cost of Rehabilitation: \$163,898

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

Paula C. Bond

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: 424,100

Date: 10-1-2020

Denise Stevens
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call (800) 451-7985.

SPECIAL TAX VALUATION
AFFIDAVIT CERTIFYING EXPENSES AND PERIOD OF WORK
Required for submittal per WAC 254.20.090

I/We, Roy + Paula Bond, the applicant(s) for Special Valuation Tax status, certify by my/our signature below, that the total amount claimed in the accompanying application form is equal to the actual costs accrued for this project, and that these costs were accrued during the period of work indicated on the accompanying application form.

I certify the foregoing statement to be true and correct.

Paula Crews Bond, Roy Todd Bond
Applicant Name Co-Applicant Name

Paula Bond [Signature]
Applicant Signature Co-Applicant Signature

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this 1st day of October, 2019, before the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, the above person(s) appeared before me and signed the foregoing instrument, and acknowledged said instrument to be their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.



[Signature]
NOTARY PUBLIC
Printed Name: Min Song
Residing at Tacoma
My commission expires 03/06/2022

The Osgood Anderson House

407 North E Street
2018-2020 Restoration
Todd and Paula Bond



Photo from 2005



Photo from 2013

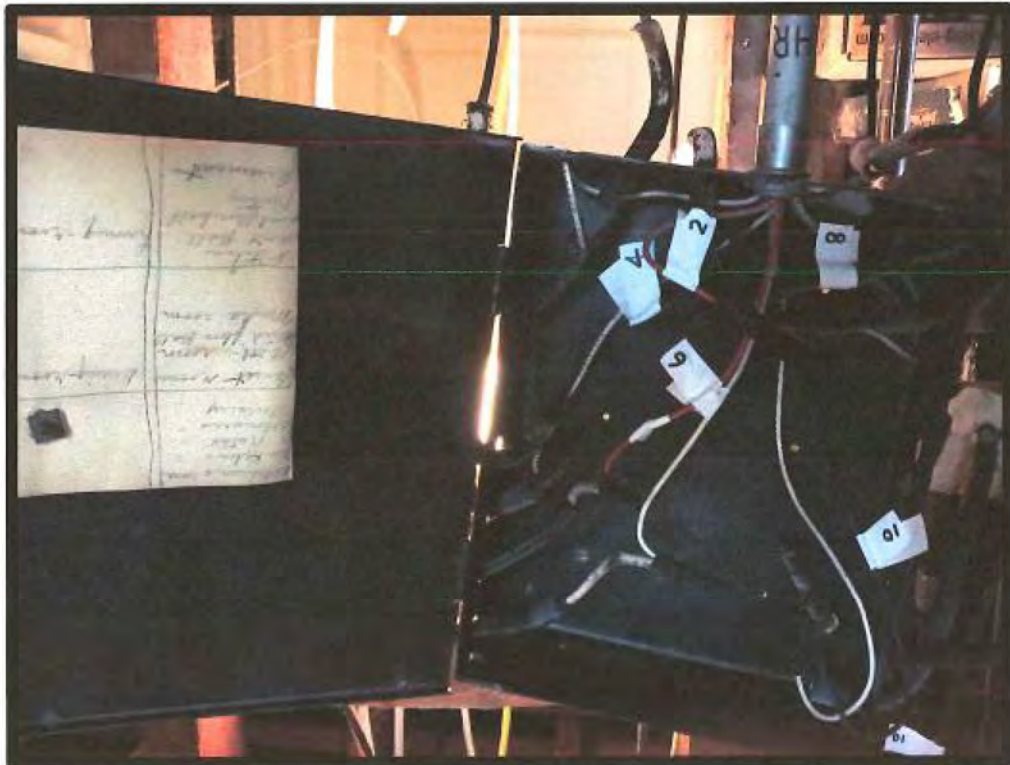
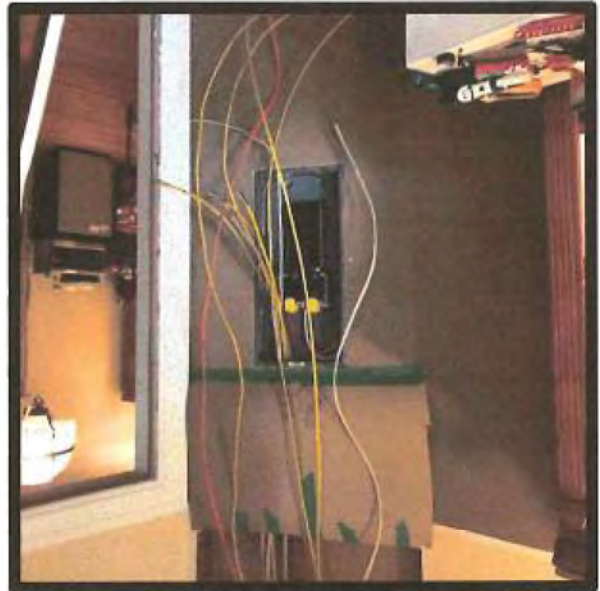
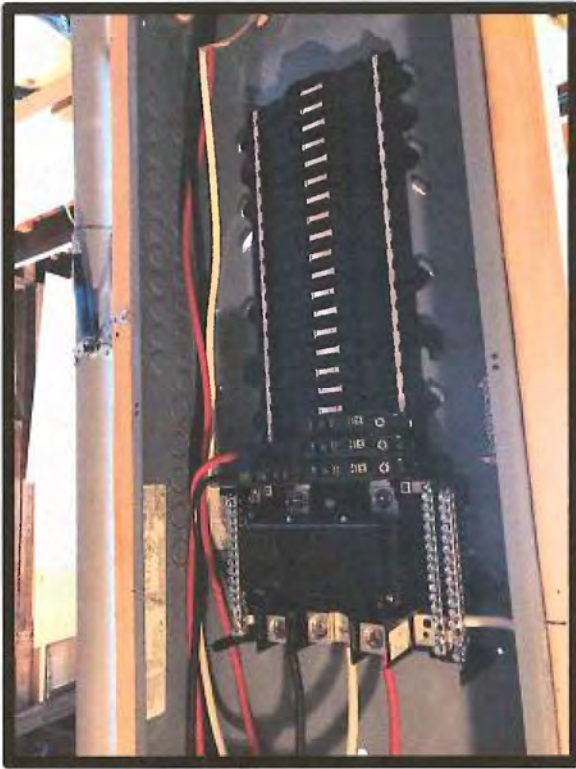
It begins...

A leak in the second floor bathroom dripped into the kitchen below.



The "Original" Kitchen and Butler's Pantry





Electrical upgrades were needed. Two new panels were installed.

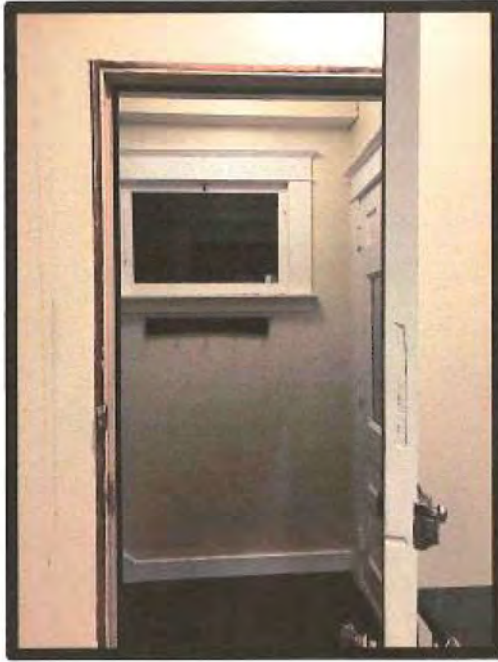
The light control panel from the butler's pantry was rewired and now controls all the kitchen lighting.



The original back door didn't close all the way (much less lock).
Our new back door is from a Capital Hill mansion,
complete with original hardware



The back stairs received new floor, insulation, sheetrock, paint and trim.



The old floor powder room was accessed through the dining room



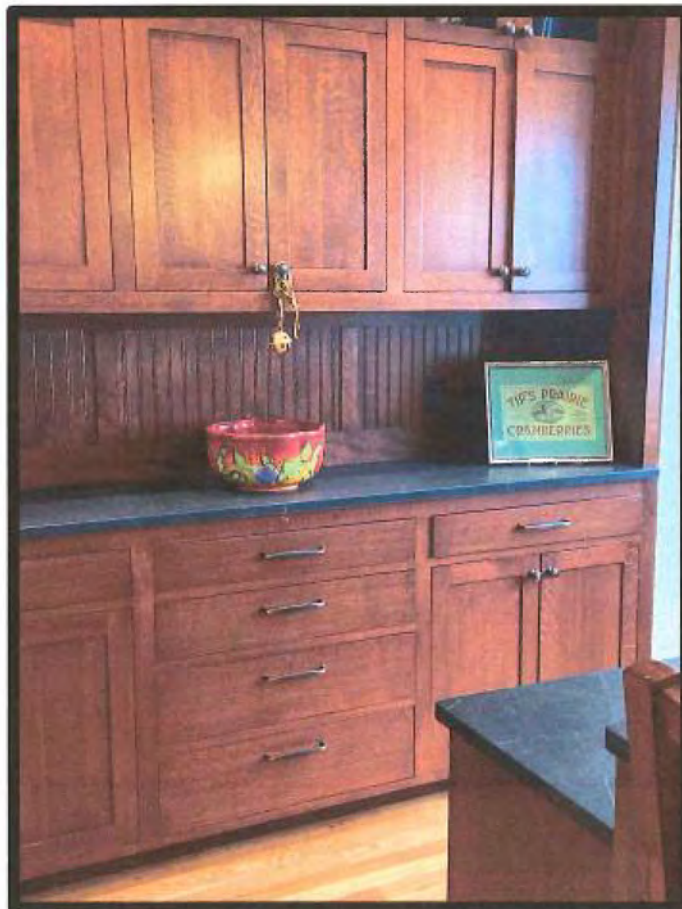
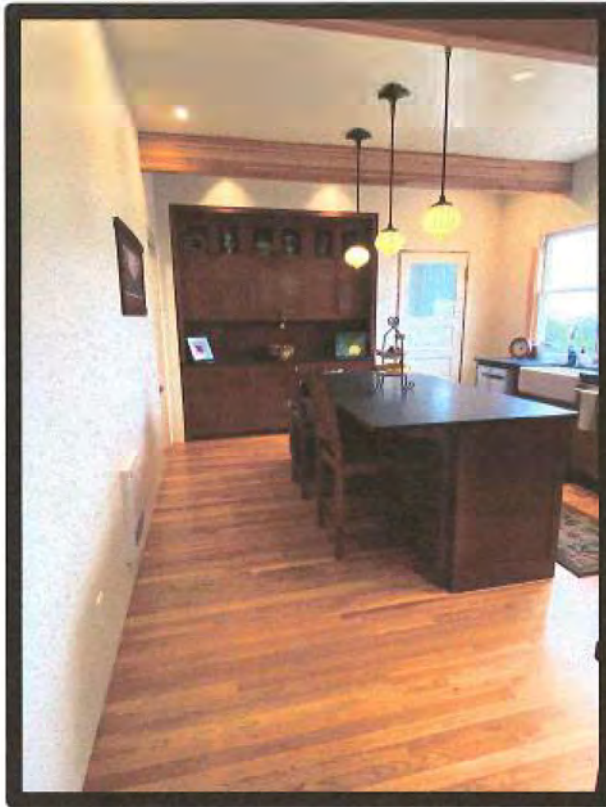
The new powder room is accessed through the front hall, resulting in a rectangular area for the kitchen with more natural light and views.

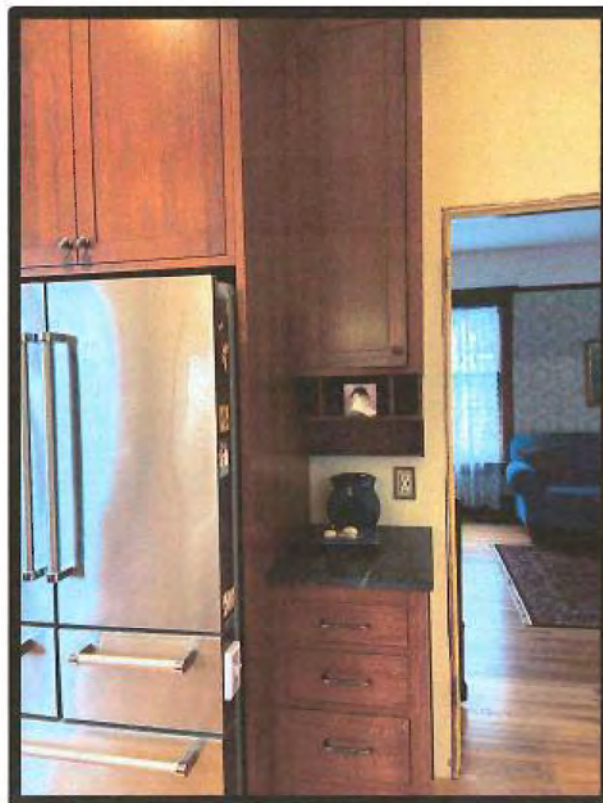


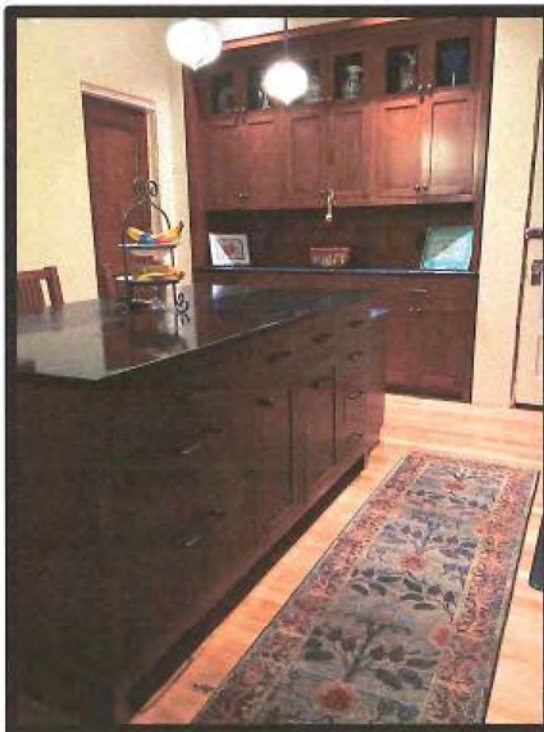
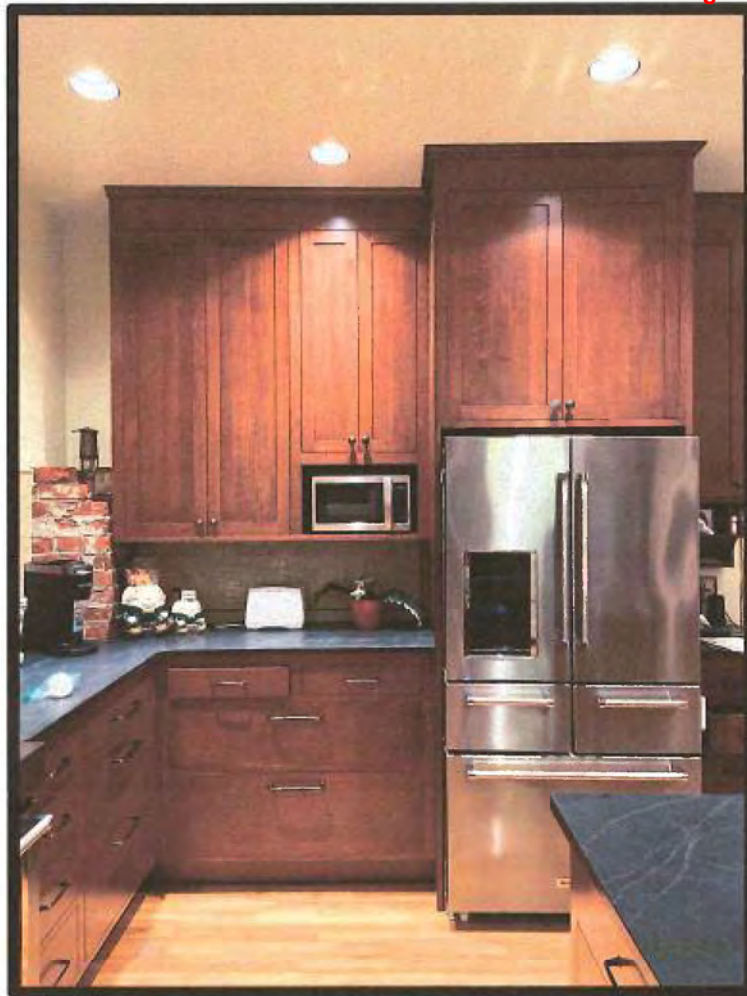
All of the original built-ins were restored and used in a new pantry.



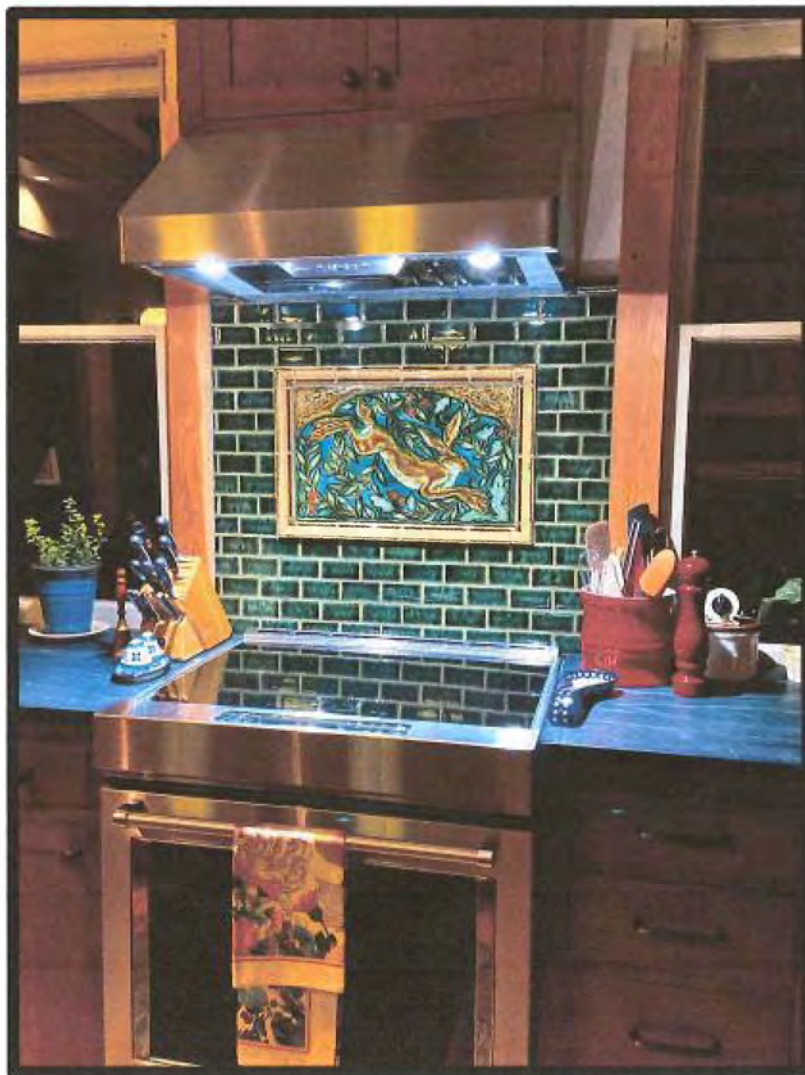
Quartersawn oak cabinets (Erichsen Cabinet Shop), soapstone countertops, oak floors, original windows





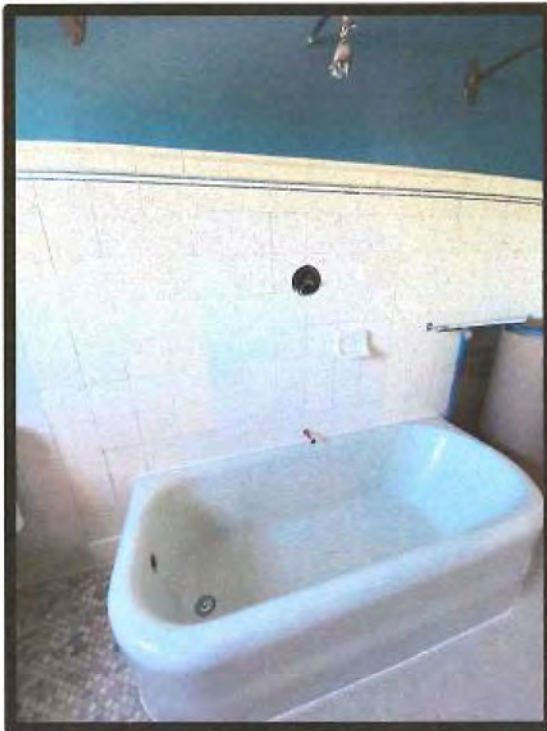


Tile by Canadian artist Mary Philpott

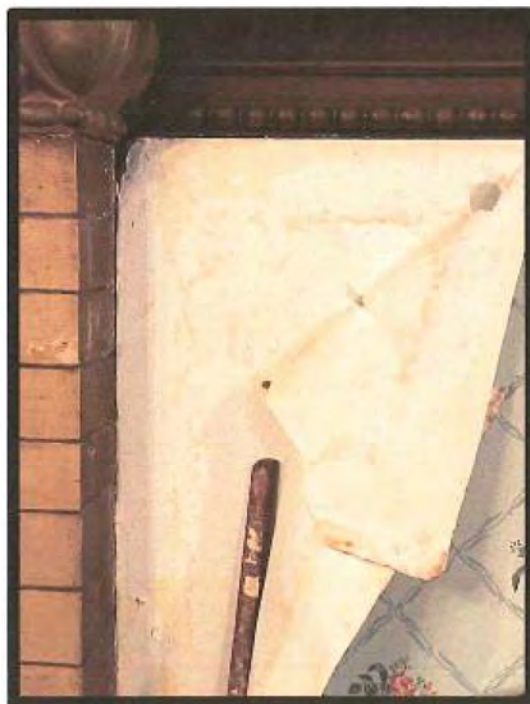


The second floor bathroom is one of the first bathrooms installed in Tacoma, in 1903. The sink and tub are original. So was the plumbing.



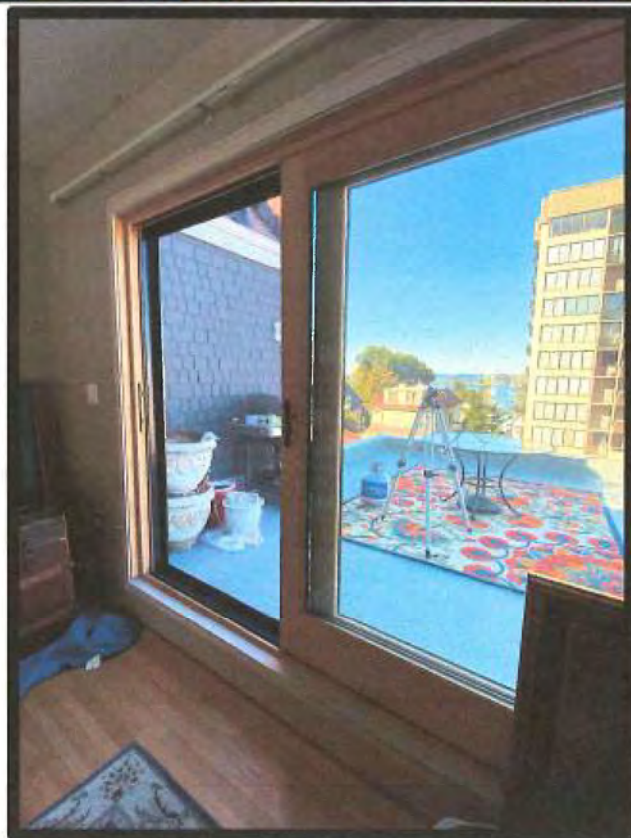
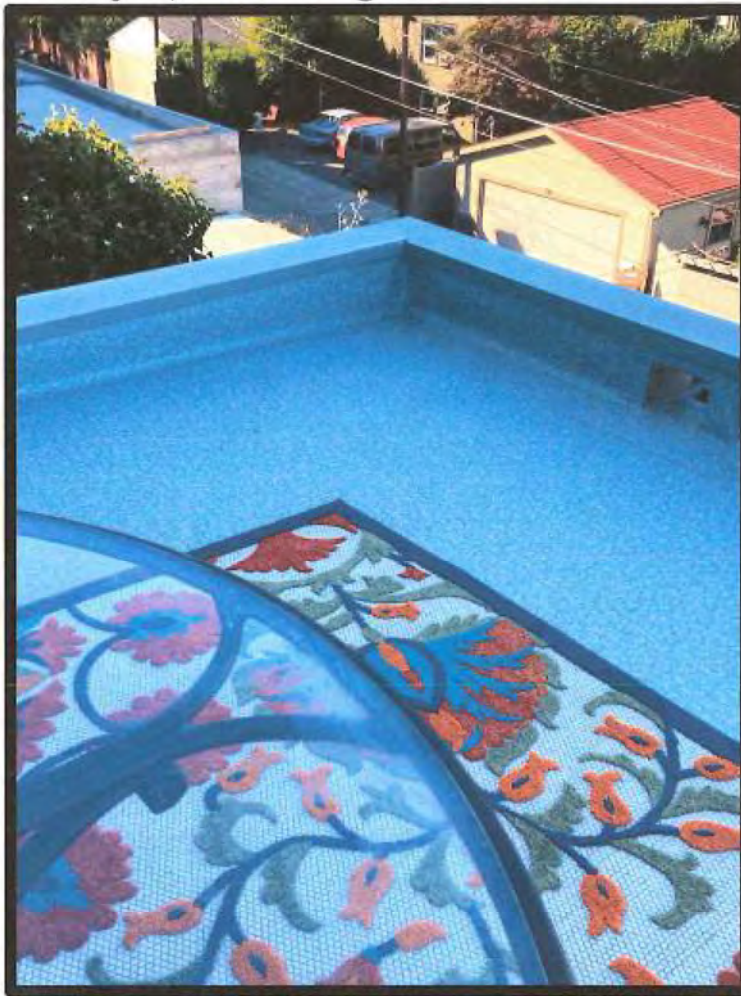


The dining room was added in the big remodel of 1903. There is a deck above it which had been leaking for many years. We rebuilt the underlying areas that had failed and installed a new surface. (Repairing the dining room sheetrock and millwork is next on the list. Wallpaper will be replaced.)





And yes, the railing will be re-installed.

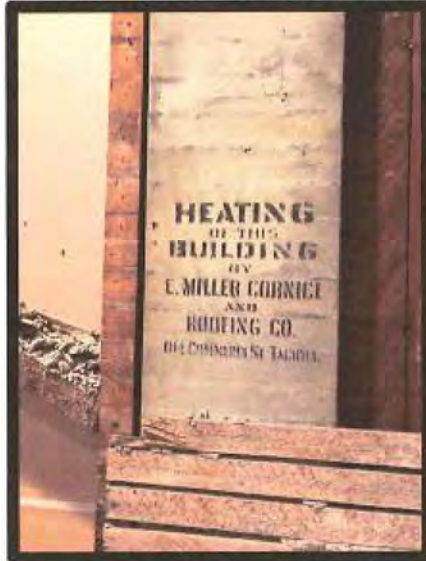


We found a few hidden treasures...

A warming oven was installed on top of the brick fireplace in the original butler's pantry.



One of Tacoma's businesses at the turn of the century...



A passthrough window between the kitchen and original butler's pantry had been covered with sheetrock.



Virtual Heritage Cafe

Broadening
Horizons
in Historic
Preservation

October 15
6 p.m.



Amber Hayward

**Topic: Twulshootseed Language Revitalization
in the Puyallup Tribal Community**



Virtual Heritage Cafe

Broadening
Horizons
in Historic
Preservation

November 19
6 p.m.



Tamiko Nimura

Topic: Falling into Public History



Virtual Heritage Cafe

Broadening
Horizons
in Historic
Preservation

December 17
6 p.m.



Jackie Peterson

**Topic: Preserving What Matters: Building A More
Inclusive Practice**

