

Members

Kevin Bartoy, Chair
Jennifer Mortensen, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Roger Johnson
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: December 8, 2021
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Zoe Scuderi, Historic Preservation Intern
Mary Crabtree, Administrative Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in regards to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://zoom.us/j/84794178334>, or by dialing +1 (253) 215-8782 and entering the meeting ID 847 9417 8334 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 December 8th, or 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 12/8/21", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. INTRODUCTION OF NEW STAFF

4. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 8/11/21
- C. Administrative Review
 - i. 515 N J St—covered deck

5. PUBLIC HEARING

- A. Nomination to the Tacoma Register of Historic Places
 - i. 1219 S 19th St, Henry and Nettie J. Asberry Residence
 - ii. 832 N Steele St, *Pratt Residence*
- B. Amendments to Commission Bylaws
 - i. Expanded Administrative Review Policy

Staff

TIME
45 m

6. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

- A. College Park Historic District
Discussion of preliminary recommendations

Staff

45 m

7. BOARD BUSINESS/COMMUNICATION ITEMS

- A. Officer Elections
- B. Events & Activities
- C. Communication Items

Staff

10 m

8. CHAIR COMMENTS

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



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

¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском?

ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**



Members

Kevin Bartoy, Chair
 Jennifer Mortensen, Vice-Chair
 Jonathan Hart
 Sarah Hilsendeger
 Roger Johnson
 Alex Morganroth
 Lysa Schloesser
 Holly Stewart
 Carol Sundstrom
 Jeff Williams
 Deborah Cade, North Slope Ex-Officio
 Leah Jaggars, Wedge Ex-Officio

MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Lauren Hoogkamer, Assistant Historic Preservation Officer
 Zoe Scuderi, Historic Preservation Intern
 Mary Crabtree, Administrative Assistant

Date: August 11, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 Zoe Scuderi
 Mary Crabtree

Others Present:

Jeffrey Ryan

Commissioner Members Excused:

N/A

Commission Members Absent:

N/A

Chair Bartoy called the meeting to order at 5:31 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

Chair Bartoy proposed switching Item Nos. 4 and 5, to hold the Q&A session first. The agenda was approved as amended.

A. Excusal of Absences

- N/A

B. Approval of Minutes: 6/9/21

The minutes of the June 9, 2021, meeting were approved as submitted.

C. Administrative Review:

- 1110 MLK Jr. Way—sign

- 918 N. J St.—doors
- 1021 N. Steele St.—porch and door

5. College Park Historic Nomination Public Information Session Q&A

A. Overview of Historic District process followed by public question and answer session

Reuben McKnight presented an overview of the historic district creation process, including the proposed College Park area, a comparison of a national register district versus a local register district, common questions, other local historic districts, and the Landmarks Preservation Commission review process.

The Q&A session began at approximately 5:49 p.m.

Several community members inquired about the review permit process, responses to climate change, the design guidelines, fees, the Home in Tacoma Project, redlining and equity, house values, who determines the review standards, the Landmarks Preservation Commission, College Park boundary lines, City employees working in the Historic Preservation office, the parameters of the 400 feet boundary area, and siding style guidelines.

Community members' questions continued regarding an equity/inclusion analysis on proposed historic districts, how the preservation of properties affects climate and affordable housing, benefits of a historic district designation, timeline of the historic nomination, how a historic district designation affects home purchases, criteria for establishing the historic district, and opportunities for public comment.

The Q&A session ended at approximately 6:56 p.m.

The Landmarks Preservation Commission recessed at 6:57 p.m. and reconvened at 7:03 p.m.

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. Proposed College Park Historic District

Discussion of district significance and designation criteria

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

Commissioner Williams stated that the University of Puget Sound (UPS) is the defining characteristic of the neighborhood and could meet Criterion G.

Vice-Chair Mortensen spoke against Criterion G, noting that Criterion G is more reserved for unique properties that don't readily fit into other categories. Commissioner Hart and Chair Bartoy agreed with Vice-Chair Mortensen and suggested that the neighborhood does not stand apart and there are no prominent homes.

Commissioner Stewart asked if there has been communication with UPS.

Vice-Chair Mortensen indicated that the district does meet Criterion A and C.

Commissioner Hart provided comments on equity and redlining.

Commissioner Johnson stated the district is the embodiment of Criterion A.

Chair Bartoy noted that Commissioner Hart's comments regarding equity are valid and using an equity lens is important.

Commissioner Williams provided comments on how to address redlining.

Vice-Chair Mortensen stated that Criterion A should not be discarded but should be more clear an open regarding the history.

Commissioner Stewart requested data on the number of single-family homes versus multi-family and owner versus rental properties.

Chair Bartoy requested information on equity analyses for proposals.

Commissioner Stewart noted that information on compatibility between the Home In Tacoma project and historic preservation should be included going forward.

Commissioner Hilsendeger noted that the district does meet Criterion C.

Mr. McKnight summarized the discussion, noting there is less support for Criterion G; however, the area meets Criterion A and C and there may be room for additional narrative relating to demographics and equity.

6. BOARD BUSINESS/COMMUNICATION ITEMS

A. 811 N Ainsworth enforcement update

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

Discussion ensued regarding if the property would require an additional review by the Commission, side yard setbacks, civil penalties, the construction timeline, how the City ensures the property owner is upholding standards, and potential future actions for violations.

B. Events and Activities

- The How Fire Shaped Tacoma video can be found on social media pages.
- The 70s Turn 50 by State Architectural Historian Michael Houser on August 19, 2021, at 6:00 p.m.
- Historic Seattle & Forterra: Affordable Housing/Acquisition Strategies on September 16, 2021 at 4:00 p.m.
- Sea Level Rise & WA Archeology on October 21, 2021 at 6:00 p.m.

7. CHAIR COMMENTS

The meeting was adjourned at 7:58 p.m.

STAFF REPORT

December 8, 2021

PUBLIC HEARING**General Procedural Notes:**

The Landmarks Preservation Commission will hear public comments today regarding nominations to the Tacoma Register of Historic Places, as well as a proposed change to its administrative bylaws.

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

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

PROPOSED AMENDMENTS TO THE LANDMARKS COMMISSION BYLAWS

The Landmarks Commission maintains a set of bylaws that govern commission procedures, committees, schedule and administrative approval procedures. Once annually, the Commission may review and amend Commission bylaws and district guidelines and inventories.

The purpose of this hearing is to hear public comment regarding the above proposals. For the Tacoma Register nominations, the Commission will use any public comment received to assist in developing its recommendations to City Council.

AGENDA ITEM 5Ai: 1219 S. 13th St., Henry J. and Nettie J. Craig Asberry House

Marshall McClintock, Historic Tacoma

BACKGROUND

This house was built by contractors Benjamin F. Wood and David Garrett in 1887 and is a remaining example of the initial settlement of Tacoma's emerging Hilltop neighborhood. It is also an example of the Gable Front and Wing subtype of the National Folk form, a vernacular house form. It was built for William H. and Alida G. Jones, who lived here from 1888 to 1892. However, its major significance comes from it being the longtime residence of Henry Joseph and Nettie Craig Jones Asberry from 1903 until 1966. The Asberrys were among the early leaders of Tacoma's and Washington's emerging African-American community, and Nettie Asberry would play a pivotal role in early 20th Century civil rights in Tacoma and the Pacific Northwest.

In 1893 Henry bought an interest in the Tacoma Hotel Barbershop, and by 1895 he had purchased the whole business from Gottlieb Yaeger. He would operate the barbershop for the next 44 years. Since the Tacoma Hotel was the premier hotel in the city until destroyed by fire in 1935, Henry cut and shaved many famous visitors, including Mark Twain, President William Taft, then Vice President Calvin Coolidge, William Rockefeller and many others.

When Nettie came to Tacoma, she became the organist and music director for the Allen AME Church. For some 50 years, she taught hundreds of children of all races to play the piano in the music room of her home. Washington's African American women's club movement began in 1908 with Nettie organizing the Clover Leaf Art Club, in Tacoma, to create an exhibit of needlecraft and artwork of black women in Pierce County. Nettie would go on to start a number of improvement clubs, in 1917 she became a charter member of the Washington State Federation of Colored Women's Organizations, for which she would serve as

president and participate on many of its committees. Eventually the Clover Leaf Club would be renamed the Tacoma City Association of Colored Women's Clubs. Today The Asberry Cultural Club of Tacoma continues Nettie Asberry's legacy as part of the Tacoma City Association of Colored Women's Clubs (TCACWC). In 1970, Gov. Dan Evans dedicated the new Tacoma Association of Colored Women's Clubs building. Its music room, which houses her library and instruments, is named in her honor.

In 1909 the National Association for the Advancement of Colored People (NAACP) was formed. Nettie and Henry Asberry became two of the founders of the Tacoma chapter of the NAACP. Nettie also helped establish branches in Seattle, Spokane, and Portland, OR, as well as cities in Canada and Alaska. In 1943, *The Crisis*, the official magazine of the NAACP, published an account of her achievements and listed her as one of the "First Ladies of Colored America."

At the age of 101, Nettie left her beloved home of 63 years at 1219 North 13th Street, moving to a nursing home. She died two years later in 1968 at the age of 103 and is buried with Henry in Tacoma's Oakwood Hill Cemetery. The following year, Mayor A. L. Rasmussen proclaimed May 11, 1969, as Nettie Asberry Day in Tacoma. Nettie Asberry's papers are held in Special Collections (Accession No. 1081-002) of the University of Washington Libraries. The Washington State Historical Society holds additional Asberry artifacts, including the prize-winning Battenberg lace opera coat as well as Henry Asberry's collection of shaving brushes and mugs that survived the Tacoma Hotel fire. In addition, the Tacoma City Association of Colored Women's Club holds books, music and other artifacts in its collection.

As part of the 2021-23 biennium budget, the Washington State Legislature awarded the Tacoma City Association of Colored Women's Clubs (TCACWC) an appropriation of \$919,000.00 through the Department of Commerce's Local Projects program to acquire the historic Asberry Home Site for future renovation and public benefit. Forterra NW joined the TCACWC as a partner on the request, and is acting as the fiscal and project manager for the TCACWC for the duration of the transaction. Plans are underway for assessing the condition of the house and developing a restoration plan.

The house was listed as a "priority property for future nomination" in the Hilltop Neighborhood Multiple Property Nomination of Tacoma's 1993 Cultural Resources Inventory. This nomination is the result of a years' long partnership between the Historic Preservation Office, TCACWC, Historic Tacoma, Forterra, and the current property owner. The yard is included in this nomination since it was the setting for many of Nettie Asberry's recitals and other cultural activities

REQUESTED ACTION

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

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.
- The property will become eligible for the Historic Conditional Use Permit.

STANDARDS

The house and yard are nominated under the following criteria:

- *Criterion A as a remaining Territorial residence from the earliest period of the Hilltop neighborhood's development and associated with Tacoma's early African-American community.*

- *Criterion B for its association with Henry and Nettie Asberry, noted early leaders of Tacoma’s African-American community.*

ANALYSIS

1. At 134 years-old the property meets the age threshold criterion.
2. The Asberry house maintains a significant degree of integrity with regard to its location, setting, feeling and association. While it retains its original massing, pattern and overall design, it has lost significant integrity of design, materials and workmanship with the loss of original window sashes and surrounds and some changes in fenestration.
3. This house is of particular importance in representing Tacoma’s African-American community. Currently the Silas Webber house in the North Slope Historic District is the only other African American landmark on the City’s Landmarks Register.

RECOMMENDATION

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

Sample Motion to Recommend Designation:

*“I move that the Landmarks Preservation Commission recommend to City Council that **1219 S. 13th St., Henry J. and Nettie J. Craig Asberry House**, be included on the Tacoma Register of Historic Places, including the following elements [list elements] finding that it does meet Criteria [Cite Criteria] of TMC 13.07.040.”*

Sample Motion to Deny Designation:

*“I move that the Landmarks Preservation Commission deny the nomination for **1219 S. 13th St., Henry J. and Nettie J. Craig Asberry House**, finding that it does not appear to meet the criteria for designation at TMC 13.07.040 (or state another reason).”*

Sample Motion to Defer:

*“I move that the Landmarks Preservation defer a decision on the nomination of **1219 S. 13th St., Henry J. and Nettie J. Craig Asberry House**, to obtain additional necessary information [specify], to the next regular LPC meeting (or state another reason).”*

AGENDA ITEM 5Aii: 832 N Steele St, Pratt Residence

Scott Armstrong, owner

BACKGROUND

The John and Henrietta Pratt House is a National Folk style residence built in 1903 by John Pratt and his son, Fredrick. John Pratt was a skilled brick and cement mason who eventually developed a successful small business laying cement sidewalks and street curbs for the city. Elements of his craftsmanship can be seen in the basement foundation and the concrete steps leading to the structure’s front porch. The house is a contributing property within the National Register of Historic Places listed Buckley’s Addition Historic District and sits directly adjacent to the boundary of the Tacoma Landmark Register and National Register North Slope Historic District. The house retains many of its original features and recently went through an interior renovation. The nomination includes the principal structure and was drafted and submitted by the owner.

REQUESTED ACTION

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

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.
- The property will become eligible for the Historic Conditional Use Permit.

STANDARDS

The property is nominated under the following criterion:

A. Is associated with events that have made a significant contribution to the broad patterns of our history;

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, as an example of the National Folk style and of early 20th Century working-class housing in Tacoma.

And 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; as a contributing property within the National Register of Historic Places listed Buckley's Addition Historic District and its proximity to the boundary of the Tacoma Landmark Register and National Register North Slope Historic District.

ANALYSIS

1. At 118 years-old the property meets the age threshold criterion.
2. This property retains a high degree of overall integrity, although there have been minor changes to elements on the house over time (individual windows, doors, interior renovation). None of these alterations appears to affect its ability to convey its historic significance.
3. The property showcases small elements of Pratt's work as a cement mason in the basement foundation that is topped with decorative concrete blocks, as well as in the three concrete steps leading to the front porch which include line-decorated sides and a topmost step stamped with the numbers "832".

RECOMMENDATION

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

Sample Motion to Recommend Designation:

*"I move that the Landmarks Preservation Commission recommend to City Council that **832 N Steele St, Pratt House**, be included on the Tacoma Register of Historic Places, including the following elements [list elements] finding that it does meet Criteria [Cite Criteria] of TMC 13.07.040."*

Sample Motion to Deny Designation:

*"I move that the Landmarks Preservation Commission deny the nomination for **832 N Steele St, Pratt House**, finding that it does not appear to meet the criteria for designation at TMC 13.07.040 (or state another reason)."*

Sample Motion to Defer:

"I move that the Landmarks Preservation defer a decision on the nomination 832 N Steele St, Pratt House to obtain additional necessary information [specify], to the next regular LPC meeting (or state another reason)."

AGENDA ITEM 5B: Amendments to the Commission Bylaws
--

Staff

Staff proposes the following changes:

Bylaws

Include the Temporary Expedited Administrative Review that has been in place since March 2020 as part of the Administrative Review policies in the Bylaws (starting on p. 9 of the Bylaws). A draft is included.

This amendment will make permanent an existing temporary provision for expedited administrative review, which allows certain common or "typical" projects to be approved at the staff level. Projects that are appropriate for this type of review are identified in the policy. This policy allows for more efficient review of noncontroversial projects, while reducing the length of Commission meetings.

RECOMMENDATION

Staff recommends approval of the proposed amendment.

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES
--

AGENDA ITEM 6A: College Park Historic District

Staff

BACKGROUND

On May 3, 2021, a resident of the "College Park" Neighborhood near the campus of the University of Puget Sound submitted a written request for consideration of the neighborhood as a historic special review district overlay zone. This would create a new Tacoma Register Historic District. It is south of the Proctor Business District and north of Sixth Avenue commercial corridor.

The district is nominated as an example of a cohesive neighborhood that reflects the broad patterns and history of Tacoma as well as for the distinctive characteristics of its structures, which embody early twentieth century architecture. For an overview of the proposal and answers to Frequently Asked Questions, please visit www.cityoftacoma.org/collegeparkHD.

PRIOR ACTIONS

The Landmarks Commission has reviewed and discussed the nomination at several meetings this year, as follows:

Date	Subject
June 23	<ul style="list-style-type: none"> • Introduction • Review of schedule
July 21	<ul style="list-style-type: none"> • Schedule for review adopted • Nomination released to public • Public information session scheduled
August 11	<ul style="list-style-type: none"> • Discussion of significance criteria • Public information session #1
August 25	<ul style="list-style-type: none"> • Review of proposed boundaries

	<ul style="list-style-type: none"> • Contributing buildings inventory • Design guidelines discussion
September 8	<ul style="list-style-type: none"> • Public information session #2
October 13	<ul style="list-style-type: none"> • Recap of Commission discussions • Adopt revised review schedule
	<ul style="list-style-type: none"> • Review and authorize opinion survey
November 10	<ul style="list-style-type: none"> • Review public opinion survey

On October 13, 2021, the Commission adopted a revised review schedule for the College Park Historic District. The revised schedule is below:

Date	Subject
6/23/21	Introduction of nomination request; discussion of review schedule
7/21/21	Adoption of review schedule; approve public notice of nomination
8/11/21	Review district significance, first public information session
8/25/21	Review proposed boundaries, buildings inventory, design guidelines
9/8/21	Second public information session
10/13/21	Recap of previous discussions; discussion of opinion survey; revise review schedule
10/20/21	Release opinion survey
11/3/21	Survey response deadline
11/10/21	Discuss results of survey; discussion of preliminary recommendations
12/8/21	Discussion of preliminary recommendations
1/12/22	Adopt preliminary recommendations; set hearing date
2/9/22	Public Hearing (tentative)
2/23/22	Review of hearing testimony; discussion of issues and observations
3/9/22	Discuss findings and recommendations
3/23/22	Adopt Findings and Recommendations

Under this revised schedule, the commission is set to begin to discuss a set of preliminary recommendations for public comment at a hearing tentatively scheduled for February 9, 2022.

Staff recommends that the Commission begin to discuss the content and scope of the preliminary recommendations, which should include:

- The content of the nomination form
- General regulatory framework, including:
 - District significance
 - Proposed boundaries
 - Guidelines framework
 - District exemptions

Nomination and District significance *(reviewed on August 11 and October 13)*

Based on the Commission's guidance, the nomination appears eligible under the criteria for designation to the Tacoma Register of Historic Places, although additional narrative context could be added to benefit the nomination.

It meets Criterion A as as a cohesive and highly-intact neighborhood of dwellings that is significantly associated with and reflect Tacoma's early development period, and that represents the broad patterns of social and economic history of Tacoma. The nomination focuses on the themes of railroad era development and speculation, the streetcar system and period of rapid economic growth prior to 1940, and the World War II period. Under this criterion, the Commission has directed that other historical

narratives or themes that also are relevant to the district should be included, including the practice of redlining. This can be included in a revised nomination.

The Commission's guidance is that it also appears to meet Criterion C as an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19th to mid-20th century.

Proposed Boundaries *(discussed August 25 and October 13)*

Staff provided additional discussion on boundaries on October 13, noting that the boundaries are those already designated as a National Register Historic District and reflect a combination of factors, including development history, arterials, zoning boundaries, plats, and other factors, such as the presence of the university campus.



General regulatory framework and district requirements *(guidelines, design review thresholds, exemptions)* *(discussed August 25 and October 13)*

The general parameters of historic district requirements are well established, including:

- New construction and exterior work to contributing properties requiring a permit requires design review
- Work exempt from permits, interior work, alterations to noncontributing properties, and landscaping are exempt
- Additional considerations, such as relaxing requirements for alterations to secondary elevations and certain items like windows, has been proposed.

Following Commission direction, staff will prepare a document for public review, including the nomination document, preliminary purpose and findings of significance, boundaries, guidelines framework, and district requirements/exemptions for the January 12, 2022 Landmarks meeting.

ACTION REQUESTED

Feedback and direction. Staff recommends that the Commission provide direction regarding next steps, including a framework for a preliminary recommendation to be reviewed on January 12.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 7A: Officer Elections
--

Commission

Each year, the Landmarks Preservation Commission nominates officers for Chair and Vice Chair. There are no specific requirements in the Bylaws specifying the manner in which officers must be elected.

ACTION REQUESTED

Nomination/election of a Chair and Vice Chair.

AGENDA ITEM 7B: Events & Activities Update

Staff

2021 Events

1. Broadening Horizons Heritage Café Series (Third Thursdays online):
 - a. Nettie Asberry Life and Influence with Tacoma City Association of Colored Women's Club (December 16, 2021 TBD)
 - b. Tacoma's LGBTQ History by the Rainbow Center (January 20th, 2022 TBD)

AGENDA ITEM 7C: Communication Items
--

1. Article: Historic Preservation and Affordable Housing: Preservationists' views on challenges, tools, and responsibility (Place Economics, May 2021)
2. Email from Jeff Ryan: *Historic sidewalk stamps within the College Park National Register Historic District request for support*

Landmarks Preservation Commission

Tacoma Community and Economic Development Department

15



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

N

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	Henry J. & Nettie J. Craig Asberry house
Common Name	Asberry house
Location	
Street Address	1219 South 13 th Street
Zip	98402
Parcel No(s). 0320053012	Legal Description and Plat or Addition: The North half of the following described tract: Commencing 208.5 feet west of the center of Section 5, Township 20 North, Range 3 East of the W.M. in Pierce County, Washington: Thence West 208.5 feet; Thence South 208.5 feet; Thence East 208.5 feet; Thence North 208.5 feet to the beginning, in Pierce County, Washington. Except from said North half those portions appropriated by the city of Tacoma, in the Superior Court for Pierce County under Case Nos. 24616 and 100530 for "M" Street, for South 13th Street and for alley. Also except for said North half that portion lying East of the center line alley between Blocks 1224 of Seibler De Ferry Addition to Tacoma, according to the plat thereof recorded in Volume 7 of Plats page 91, in Pierce County, Washington, extended southerly.
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 checked="" type="checkbox"/> Site
<input 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	Keith R. Kepler & Amy E. Parks
Address	10016 38 th Avenue NE
	City Seattle State WA Zip 98125
Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Owner Signature, if possible:	
Form Preparer	
Name/Title	Marshall R. McClintock
Company/Organization	Historic Tacoma
Address	701 North J Street
City	Tacoma
State	WA
Zip	98403
Phone	253-627-4408
Email	marshalm@q.com

04/2017

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

Nomination Checklist—Attachments

- | | |
|--|--|
| <input 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 |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i> | <input checked="" type="checkbox"/> Other (please indicate): Current owner's support statement, Council Member waiver of fee |
| <input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i> | |

FOR OFFICE USE

Date Received _____

Fee Paid _____

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 checked="" 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 type="checkbox"/>	No <input checked="" 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 II for narrative and Appendix V for current photos.

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	1887	Other Date(s) of Significance	1903 – 1968 (Asberry ownership)		
Architect(s)	N/A	Builder	Benjamin F. Wood & David Garrett	Engineer	N/A
Architectural Style(s)	National Folk	Material(s)	Wood		

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 III

Appendix I: Site map and legal description



Fig. Site map showing the location of the nominated property, outlined in red. Source: Google Maps.

Legal Description

The North half of the following described tract: Commencing 208.5 feet west of the center of Section 5, Township 20 North, Range 3 East of the W.M. in Pierce County, Washington:

Thence West 208.5 feet;

Thence South 208.5 feet;

Thence East 208.5 feet;

Thence North 208.5 feet to the beginning, in Pierce County, Washington.

Except from said North half those portions appropriated by the city of Tacoma, in the Superior Court for Pierce County under Case Nos. 24616 and 100530 for "M" Street, for South 13th Street and for alley.

Also except for said North half that portion lying East of the center line alley between Blocks 1224 of Seibler De Ferry Addition to Tacoma, according to the plat thereof recorded in Volume 7 of Plats page 91, in Pierce County, Washington, extended southernly.

Parcel ID: 032005-3012

Commonly known as 1219 South 13th Street, Tacoma, WA 98405

Appendix II: Physical Description Narrative

Located at 1219 South 13th Street in Tacoma's Hilltop neighborhood, the Asberry House sits at the west end of a large 8, 125 sq. ft. lot at the corner of South 13th and South M Streets. Built in 1887, this house is an example of the Gable Front and Wing subtype of the National Folk form, a simple vernacular house form popular from about 1850 until about 1930. This common form is sometimes called Upright-and-Wing, Temple & Wing, Gable Front or simply Farmhouse. Its occurrence followed the expansion of the railroads across the continent, which made lumber and other building materials widely and cheaply available.¹

The house faces south to South 13th Street. The main section has a one-room wide, two-story gable-front, roughly 22 ft. by 20 ft., with a moderate roof pitch and narrow, projecting eaves with undecorated verges. At a right angle to the main section's east side is a one and a half story, side-gabled wing. The wing's roof ridge is lower than that of the main section. At the rear of the main section is a short, single story, gabled extension with an enclosed porch on its east side. The cladding is mixed. The gables are clad in an alternating linear pattern of wood shingles. The walls are clad in wood shiplap, perhaps with some replacement, and narrow corner boards. A front porch with a low, hipped roof and bellcast eaves follows the L of the main section and wing. It is supported by thin, floor-to-ceiling Tuscan columns with Doric capitals and no base or balustrade between. The porch floor is one to two feet above the ground and reached by three concrete steps with a metal rail. The foundation is concrete block.

The main and porch roofs are clad in composition singles. A single brick, exterior chimney is attached to the center of the east end of the wing. This chimney retains its original decorative top. A second chimney, now removed, rose through the main portion of the house at about the middle of the roof ridge.

South Elevation

The front facing gable has an undecorated rake setting off alternating bands of decorative wood shingles. From the pitch, four ranks of half-cove shingles are followed by three ranks of round shingles and single rank of square shingles. This followed by three more ranks of half-cove shingles and a rank of square shingles. The last band consists to two ranks of round shingles and single rank of square shingles. The gable features a centered, diamond window, currently covered, with simple framing.

At the second floor is a centered, vinyl three part window with horizontal sliding sashes. The surround is narrow, plain molding with no sill. This large window replaces the two separated, narrow double hung windows originally found here and seen in historic photographs (See Fig. 15 in Appendix IV).

The first floor of the front gable has a large, three-section vinyl window with a plain molding surround west of the entry. Historic photographs indicate that this originally a large picture window with transom (See Fig. 7 in Appendix IV). The main entry to the east has a replacement, six-panel front door with a transom window above.

¹ McAlester, Virginia Savage. *A Field Guide to American Houses*, 2nd Edition, 2013, pg. 138-140.

The first floor wing features a large, single pane picture window about the same size as that by the front door. Historic photos show a centered, narrow double-hung window comparable in size to the second story windows on the east side of the wing (See Fig. 15 in Appendix IV).

East Elevation

The east elevation is dominated by the wing. The exterior brick chimney is centered on the façade. The gable has undecorated verges and patterned shingling like that in the south gable. At the second floor, narrow, double-hung vinyl windows are located on either side of the chimney. The framing is simple and likely replacement. On the first floor, a modest-sized, fixed picture window is located south of the chimney. To the north of the chimney is a single panel, single leaf door with a small stoop and two steps. Historic photos show narrow, double hung windows in these locations (See Fig. 16 in Appendix IV).

To the north beyond the wing is an enclosed, shed-roofed rear porch extending from the rear wing of recent vintage. It has single panel, single-leaf door with small stoop at the south end. The rest is glazed panels set on what appears to be a plywood lower wall.

West Elevation

The west elevation is dominated by a pair of replacement horizontal sliding, vinyl windows with narrow, plain molding surrounds on both the first and second floors. On the second floor, the southernmost window is slightly longer than the northern window. On the first floor, the southernmost window is a fixed picture window. The northern window on that floor matches the one above. The surrounds are all narrow, plain molding. In the one-story rear extension is a small fixed window.

North Elevation

The gable of the main section is clad in wood shiplap with a centered narrow, small double-hung window. On the first floor, the rear gabled wing extends from the main section about 12 feet. There are two narrow, double-hung windows toward the east and west sides.

Appendix III: Statement of Significance

The house at 1219 South 13th Street was built by contractors Benjamin F. Wood and David Garrett in 1887 and is a remaining example of the initial settlement of Tacoma's emerging Hilltop neighborhood. It was built for William H. and Alida G. Jones, who lived here from 1888 to 1892. However, its major significance comes from it being the longtime residence of Henry Joseph and Nettie Craig Jones Asberry from 1903 until 1966. The Asberrys were among the early leaders of Tacoma's and Washington's emerging African-American community, and Nettie Asberry would play a pivotal role in early 20th Century civil rights in Tacoma and the Pacific Northwest. The yard is included in this nomination since it was the setting for many of Nettie Asberry's recitals and other cultural activities

This house is listed as a "priority property for future nomination" in the Hilltop Neighborhood Multiple Property Nomination of Tacoma's 1993 Cultural Resources Inventory. The period of significance is 1887 to 1968. The house and yard are eligible for the Tacoma Register of Historic Places under the following criteria:

- Criterion A as a remaining Territorial residence from the earliest period of the Hilltop neighborhood's development and associated with Tacoma's early African-American community.
- Criterion B for its association with Henry and Nettie Asberry, noted early leaders of Tacoma's African-American community.

The Asberry house maintains a significant degree of integrity with regard to its location, setting, feeling and association. While it retains its original massing, pattern and overall design, it has lost significant integrity of design, materials and workmanship with the loss of original window sashes and surrounds and some changes in fenestration.

The National Register of Historic Places has provided guidance on how to evaluate the integrity of a property. It acknowledges that negative changes to buildings do occur over time and that these must be weighed carefully. Regarding Criteria A (historic events) and B (historic persons), under which the Asberry house is nominated, it states that a building "...important for association with an event, historical pattern, or person(s) ideally might retain some features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association."² While the removal of original window sashes and frames and some fenestration is lamentable, the house still retains substantial integrity, especially in terms of the porch and the wing that housed Nettie's music room. The National Register Bulletin states that basic integrity test for Criteria A and B is "whether a historical contemporary would recognize the property as it exists today."³ A historical contemporary, in this case someone from 1888 or from 1903, would easily recognize this house as it exists today.

Moreover, territorial buildings are rare in the state and the city, especially in the Hilltop neighborhood. Indeed, this house would be the oldest structure listed in Hilltop and one of only eleven individually listed pre-1890 buildings on the Tacoma Register. Located as it is just within the boundaries of the new Hilltop Mixed-Use zoning district, this house is almost assured of destruction without historic designation. Additionally, this house is of particular importance in representing Tacoma's African-

² *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, National Park Service, U.S. Dept. of Interior, Revised 1995. Pg.44-49.

³ *Ibid.* pg. 48.

American community. Currently the Silas Webber house in the North Slope Historic District is the only other building directly associated with that community on the city's Landmarks Register.

As part of the 2021-23 biennium budget, the Washington State Legislature awarded the Tacoma City Association of Colored Women's Clubs (TCACWC) an appropriation of \$919,000.00 through the Department of Commerce's Local Projects program to acquire the historic Asberry Home Site for future renovation and public benefit. Forterra NW joined the TCACWC as a partner on the request, and is acting as the fiscal and project manager for the TCACWC for the duration of the transaction. Plans are underway for assessing the condition of the house and developing a restoration plan.

Architectural Style

This house is an example of the Gable Front and Wing subtype of the National Folk form, a vernacular house form popular from about 1850 until 1930 that followed the expansion of the railroads across the continent. Lumber availability and light balloon framing made these simple, relatively inexpensive houses a common sight in cities as well as rural areas. The gable front with wing variety is descended from earlier Greek Revival houses. It is characterized by narrow width, usually only one room wide, and one to two stories with relatively steep roof pitches with an additional side-gabled wing added at right angles to the gabled front. These houses were often stepped in shape with the roof ridge of the wing being lower than that of the front gable portion. A shed-or hipped roof porch was typically placed within the L made by the two wings. The porches often retained Neoclassical details, such as the simple Tuscan, floor-to-ceiling columns with Doric order capitals seen on the Asberry house.⁴

Neighborhood Context

The land on which Tacoma sits has been home to the Puyallup people since time immemorial. The area's wealth of natural resources attracted Euro-Americans to establish settlements here, including Job Carr (1813 – 1887), a Union Army veteran. Carr settled on Commencement Bay in 1864 in what is now "Old Town". In 1873 the Northern Pacific Railroad (NPRR) selected this area as the terminus for their transcontinental railroad. In 1975 NPRR established a city site, New Tacoma, about two miles south of Carr's settlement. New Tacoma developed rapidly as a railway and shipping locus.

Early speculators, such as Clinton P. Ferry and George P. Riley, purchased land up the hill from the growing waterfront. Hilltop was the first residential neighborhood to develop outside of the downtown core. The residents during its early development were almost all immigrants to Tacoma whether from other countries or other states. As the forest gave way to residences, the Hilltop's homes were soon joined by community institutions such as schools, social clubs, and churches. The residents depended on their feet for transportation, so stores and social activities were typically located within easy walking distance from the homes. The construction of a cable car line up S. 11th Street and down S. 13th Street in 1891 and a streetcar line on M. L. King Way hastened the pace of the Hilltop's development.⁵

From 1900 to 1930, Tacoma experienced a huge growth in population. Hilltop absorbed a large share of working class immigrants arriving in Tacoma from throughout the United States and the world hoping to benefit from the city's well-publicized economic opportunities. The extension of city-wide trolley lines

⁴ McAlester, Virginia Savage. *A Field Guide to American Houses*, 2nd Edition, 2013, pg. 138-140.

⁵ G. Copass & G. Evsaman "Historic Resources of the Hilltop Neighborhood," *National Register of Historic Places*, 1994.

throughout the Hilltop spurred the construction of homes farther from the areas of first expansion and the commercial and industrial center of Tacoma. Those trends continued during the post-WWII era up to today.

House Construction and History

Construction of the house at 1219 South 13th Street began September 5, 1887 and was complete by November 9, 1887.⁶ It was built for William H. & Alida G. Jones by Benjamin F. Wood and David Garrett, both listed as carpenters in the city directories of the time. Mr. Garrett appears to have left Tacoma soon after the house was built and little information has been found about him.

Benjamin Franklin Wood (~1832 – 1903) was born in Westfield, N.Y., but had moved to Minnesota by 1861. He served in the Union Army during the Civil War from its beginning in 1861 until 1866, attaining the rank of sergeant. He was a long time member of the Grand Army of the Republic (GAR). His wife, Lucinda, died in 1879. He came to Tacoma in 1883 where he worked as building contractor. He died in Tacoma in 1903.⁷

From 1887 until 1892, this was the home of William H. and Alida G. Jones and their four sons, Harald, Carl, Jaspar, and Herman. William was born in 1853 in Oregon, his parents having come from Indiana and Ohio. Alida was born in 1861 in Wisconsin. They married in 1876. William was in the lumber trades, being listed in several censuses as a “sawyer,” a semi-skilled, working class job. While in Tacoma he worked for Western Mill Company. The Joneses moved around the Puget Sound region. They appear to have lived in Tacoma from ~1878 until ~1880 and then again from ~1887 to ~1892. By 1910 they lived in Seattle and finally moved to Centralia, WA, by 1920 where they are both buried.

The City Directory shows no listings for this address from 1893 and 1894. In 1895 James and Alice Holliston lived in the house. James was a butcher with a shop at 1303 South J St., while Alice taught art and sold art supplies at 1024 S. Yakima St. In 1897, Myron H. Woolsey lived in the house. He famously claimed to be Jessie James’ son.⁸ In 1901, Carl Busching, a machinist, and his wife Mary and four children resided at 1219. In 1902, Azlie E. Johnston and her sons James R. and Marion R. lived at the house.

In 1903 Henry and Nettie Asberry bought the house from Charles E. Gibson and his wife for \$1,500.⁹ Henry was the proprietor of the Tacoma Hotel barbershop, one of the most prestigious in town, from 1892 until hotel burned in 1935. He died at the house in 1939. Nettie taught music in her music room in the house until ~ 1955 and would continue to live there until 1966. She died in 1968 at the age of 103.

The house was the location not only of Nettie Asberry’s music teaching but the yard was often the location for her students’ recitals and concerts. The house was the location where Nettie organized the Mozart Club, a youth music appreciation club. In 1908 it would be where she organized the Clover Leaf Club, which would earn a gold medal for best women’s exhibit at the 1909 Alaska-Yukon-Pacific Exposition in Seattle. The Clover Leaf Club would eventually be renamed the Tacoma City Association of Colored Women’s Clubs that exists today. The house was the location for much of Henry and Nettie’s

⁶ *Tacoma Daily Ledger*, 12/20/1887, pg. 1

⁷ Benjamin F. Wood. Obituary. *Tacoma Daily Ledger*, 08/21/1903, p. 7.

⁸ *Tacoma Times*, 01/30/1947. 08/13/1902, pg. 9

⁹ *Tacoma Daily Ledger*, 08/13/1902, pg. 9

civil rights organizing, such as organizing protest meetings against President Wilson's racial segregation of federal workers and drafting the charter for the Tacoma NAACP chapter. In later years, Nettie would teach local children Black history here. The biographies of Henry and Nettie Asberry that follow provide more detailed information.

Biographies

Henry Joseph Asberry

Little information is currently available on Henry Asberry's early years. He was born to Joseph and Sarah Asberry in New Orleans, Louisiana, in 1862, the year Union troops liberated the city.¹⁰ No biographical materials mention whether Henry's parents were free or enslaved at his birth. At the outbreak of the Civil War, New Orleans had the largest population of free African-American, so it is possible they were already free. The United States Civil War and Later Pension Index does list a pension in 1869 for a "Henry Asberry" from Louisiana who served in the 79th Colored Infantry during the Civil War.¹¹ This might be Henry's father or perhaps another relative.

Henry attended school until the age of 15 with some years at Straight University in New Orleans. Straight was founded by the American Missionary Society of the Congregational Church in 1868 to educate recently freed African Americans. It offered study from the elementary to the college level. Today it is part of Dillard University in New Orleans.¹²

Henry began his barbering career in 1884 at the St. Charles Hotel in New Orleans.¹³ The St. Charles was the premier hotel in New Orleans for some 135 years, and Henry would have worked in the hotel's second building, a massive Greek Revival structure near Canal Street. Although it's unknown how long he worked there, the St. Charles would have been a prestigious recommendation anywhere else in America. Following the St. Charles, Henry worked as a barber on the Anchor Line, a steamboat company with riverboats plying the Mississippi River.¹⁴

At some point, Henry operated a barbershop in Hot Springs, Arkansas, for a "few years" but left because of "...conditions threatening the welfare of an industrious and independent citizen...".¹⁵ By 1888, Henry was in St. Paul, Minnesota, where he barbered at the Merchants Hotel, the premier hotel in that city at that time.¹⁶ While there, Henry barbered Col. Chauncey Wright Griggs, one the wealthiest men in St. Paul. Henry stated he heard of Tacoma and its opportunities from Griggs.¹⁷ In 1888, Griggs and two other investors purchased 80,000 acres of timberland near Tacoma from the Northern Pacific Railroad, which would become the Tacoma & St. Paul Lumber Company. By 1889 the Griggs had relocated to Tacoma.

¹⁰ Henry Joseph Asberry, Department of Health, Death Certificates, July 1, 1907 - December 31, 1995, Washington State Archives, Digital Archives, <http://digitalarchives.wa.gov>, 11/25/2021

¹¹ 79th Regiment, United States Colored Infantry, Film Number M589 roll 3

¹² Cayton, Horace R. "Negroes in Washington", *Seattle Republican*, 1896.

¹³ Short, E. T. "Henry Asberry at the Tacoma Hotel Barbershop," *The Tacoma Times*, April 4, 1934, p. 16.

¹⁴ Cayton, *op. cit.*

¹⁵ Keeble, F. Fritz. "Tacoma Department", *Portland New Age*, 09/13/1902, p. 5.

¹⁶ *U.S. City Directories, 1822-1995*. Provo, UT, USA: Ancestry.com

¹⁷ Cayton, *op. cit.*

In 1890 Henry arrived in Tacoma. He first works for F. Fritz Keeble, the African-American proprietor of the Hamman Turkish Baths, located in the basement of the Hotel Gandolfo at the corner of Pacific and South 13th Street.¹⁸ Mr. Keeble was a leading figure in Tacoma's early African-American community, and his bathhouse offered a range of services for women and men including barbering. At a time when few houses, apartments or even hotels had baths, public bathhouses provided an important city service.

In 1893 Henry bought an interest in the Tacoma Hotel Barbershop, and by 1895 he had purchased the whole business from Gottlieb Yaeger. He would operate the barbershop for the next 44 years. Since the Tacoma Hotel was the premier hotel in the city until destroyed by fire in 1935, Henry cut and shaved many famous visitors, including Mark Twain, President William Taft, then Vice President Calvin Coolidge, William Rockefeller and many others. Local businessmen and politicians were a common presence: real estate magnate R. E. Anderson, Gen. J. M. Ashton, U. S. Senators Addison Foster and Wesley L. Jones as well as his old customer Col. Chauncey W. Griggs along with his son and grandson.¹⁹ Frequent local customers purchased made-to-order shaving mugs and brushes with their initials. Some of these mugs and brushes survived the 1935 fire and are now donated to the Washington State Historical Society.

Henry married Nettie Craig Jones on February 23, 1895. Initially they lived at 1022 South Tacoma Avenue until 1896. From 1897 until 1902, they lived at 1012 South 12th Street. On August 12, 1902, they purchased the house at 1219 South 13th Street from Charles Gibson for \$1500.²⁰ Henry would die at home in 1939.²¹

In addition to barbering, Henry was heavily involved in real estate. His barbershop was an idea place to pick up business and real estate news. At his death, he left his wife Nettie a considerable amount of property. From 1903 to 1911, he owned and operated the Pacific Soap Company producing Asberry's Tar Shampoo.²² In addition, he was a member of the First Church of Christ, Scientist (902 Division Ave.). He chaired the Allen AME Red Cross Auxiliary along with Nettie. He was a member and Grand Master of Puget Sound Lodge No. 3211 of the Grand United Order of Odd Fellows. Henry was a long-time member of Cassia Lodge #5, Most Worshipful Prince Hall Grand Lodge, Free and Accepted Masons (F. & A.M.). From 1917 to 1923, he was Grand Master for the State of Washington, Prince Hall, F & A.M.^{23, 24}

Nettie Craig Jones Asberry

Nettie Craig was born July 15, 1865, in Leavenworth, Kansas. She was the daughter of William Paine Wallingford (1820 – 1875), an immigrant British farmer and slave-owner, and Violet (~1830 – 1906)²⁵, his former slave. Wallingford had moved his household from Kentucky to Missouri in 1837. He was married three times and fathered some 17 children, including seven and possibly eight by Violet. Nettie was the youngest of these children, and the only one born free. Since Missouri was a border state, it was

¹⁸ Cayton, *op. cit.*

¹⁹ Short, *op. cit.*

²⁰ Tacoma Daily Ledger, 08/12/1902, pg. 9

²¹ "Pioneer barber passes". *The News Tribune*, 07/27/1939, P. 13.

²² "Would have to employ 20 or more persons," *Tacoma Daily News*, 10/09/1908, Pg. 1.

²³ *Ibid.*

²⁴ Hairston, John. 05/08/2013. "A historian's wages," *The Quill and the Sword*. Retrieved from www.quillandsword357.blogspot.com/2013/05/a-historians-wages.html

²⁵ Violet's gravestone lists her birth as 1828. Her death certificate lists 1830. The 1870 U.S. Census of 1870, 1880, and 1890 indicate 1825, 1834 and 1835 respectively. (Antoinette Broussard, personal communication, 11/23/2021)

exempt from Lincoln's 1863 Emancipation Proclamation. Slavery was abolished in Missouri on January 11, 1865, when Violet was about three months pregnant with Nettie. Violet appears to have immediately left Wallingford and moved to Kansas for Nettie's birth where she may have joined her mother Jemina Lawnier Craig (~1795 – 1896).²⁶ Jemina and Violet adopted the surname Craig upon their freedom, a possible reference to the Craig plantation in Kentucky where she was born in 1835.²⁷

In 1858, a group of anti-slavery Free Staters drafted and adopted the Leavenworth Constitution for Kansas during the period called "Bleeding Kansas." The most radical of four proposed state constitutions, it banned slavery and recognized African-American's full citizenship. During and after the Civil War, many refugee African-Americans settled in Leavenworth, and by 1865 some 12,000 lived there.

At the age of eight, Nettie began studying piano, for which she showed remarkable ability. It is unclear how Nettie and her family managed her education and music training. At this time few women and only a tiny number of African Americans, mostly men, attended college. However, Nettie continued her music studies in Leavenworth at the Kansas Conservatory of Music and Elocution, and on June 12, 1883, she received a "Teacher of Music" degree from the Kansas Conservatory.^{28, 29}

By 1870, Violet Craig had married Taylor Turner, and by 1881 the family had moved to the African-American town of Nicodemus, Kansas. Nicodemus is now a National Historic Site as the only remaining western town established by African Americans after the Civil War. Nettie taught school and music there. During this time, she also attended the Kansas Normal School Institute, but it is not clear if she received a degree.^{30,31} She also taught in Kansas City and Denver as well as playing in churches and directing choirs.

In 1890, she married Albert J. Jones in Kansas, and the newlyweds traveled to Seattle. Albert worked as a barber, and Nettie became the first organist and music director for Seattle's First African Methodist Episcopal (AME) Church.³² For unknown reasons, Nettie had returned to her family in Leavenworth, KS, by November, 1893.³³

Albert meanwhile took a job with the Franklin coal mine in King County, WA. He is among the 37 miners who die on August 25, 1894, in the Franklin Mine fire, the second worst mining disaster in Washington

²⁶ "Centenarian Dead", *The Leavenworth Times*, 12/02/1896

²⁷ Broussard, Antoinette. "Nettie Craig Asberry: A pillar of Tacoma's African American Community," *Columbia*, 2005 (Fall), pg. 3-6.

²⁸ *The Leavenworth Times*, 06/13/1883, pg. 4

²⁹ It does not appear that Nettie received a Ph.D. degree from the conservatory. Her diploma does not mention "Doctor of Philosophy" but "Teacher of Music." Nettie does not appear to have used "Dr." or "Ph.D." before or after her name. The "First Ladies of Colored America" series in the NAACP's magazine *The Crisis* (February, 1943, pg. 50) refers to her as receiving a "B. Mus. Degree". The first mention of her receiving a Ph.D. occurs in a 1961 *Tacoma News Tribune* article (07/23/1961.Pg. A8) and is repeated in subsequent articles over the years. Nettie's original diploma is currently lost, but Ms. Antoinette Broussard, a Nettie Asberry relative, had pictures taken of it when it hung the Tacoma African-American Museum (1993 – 2005). It is possible that Nettie received an honorary degree at some point or that the community bestowed that title in recognition of her service and legacy.

³⁰ *Western Cyclone* (Nicodemus), 08/26/1886, pg 3

³¹ *The Fremont Press*, 08/14/1888, pg. 4

³² Broussard, op. cit.

³³ *The Leavenworth Standard*, 11/29/1893, pg. 1

history. Nettie received funds from the fund set up for the widows and orphans of the disaster.³⁴ Along with several others, she brought a suit against the mine owners, but the court ultimately dismissed them.³⁵ During this time Nettie remained in Leavenworth.

She returned to Tacoma in February and married Henry Asberry on February 23, 1895.³⁶ Initially they lived at 1022 South Tacoma Avenue until 1896. From 1897 until 1902, they lived at 1012 South 12th Street. In 1903 they moved to 1219 South 13th Street. Nettie would live at this address for the next 63 years, leaving it at the age of 101.

Cultural work. In decades following the Civil War, a small but growing African-American middle class began to emerge and regarded its own existence as evidence of racial progress. This black Victorian elite understood its profound duty to “uplift the race” through education and culture by which African Americans as a whole would demonstrate cultural parity with whites. The result was a civil society of churches, literary and culture clubs, fraternal orders, and newspapers. Nettie Asberry’s life in Tacoma exemplifies this historical trend.

When Nettie came to Tacoma, she became the organist and music director for the Allen AME Church. She was dedicated to teaching music, and she would become one of the best known music teachers in the city.³⁷ She spoke fluent French and German. For some 50 years, she taught hundreds of children of all races to play the piano in her music room at 1219 South 13th Street. She presented classes of 45 or more in recital each year. In 1902 she formed “The Mozart Club” for youth to explore classical music.³⁸ The music education of young people would remain a lifelong avocation.

From the mid-19th Century, the club movement provided American women with an avenue of education and community service. Many women’s clubs emerged across the country, reaching a zenith between 1890 and 1920. As part of this development, middle class African-American women formed clubs focusing on social, literary and community service pursuits as well as women’s suffrage and race issues. The exclusion of African American clubs from the General Federation of Women’s Clubs (GFWC), founded in 1890, resulted in the formation of the National Association of Colored Women (NACW) in 1896. Nettie Asberry would play a major role in this movement in Washington State.

Washington’s African American women’s club movement began in 1908 with Nettie organizing the Clover Leaf Art Club in Tacoma. She had heard that Seattle would host the Alaska-Yukon-Pacific Exposition in 1909, and that there would be a women’s building. Sensing an opportunity to showcase the talents of the state’s African-American women, she helped organize the Clover Leaf Arts Club to create an exhibit of needlecraft and artwork of black women in Pierce County.³⁹ At the Exhibition the following year, the club and its members earned medals for their handiwork. Her sister, Martha Townsend, won a silver medal for a Battenberg lace opera coat while the paintings and ceramics of

³⁴ “Franklin Relief Fund Final Report, *Seattle Post-Intelligencer*, 03/03/1895, pg. 5

³⁵ “Court and County Notes,” *Seattle Post-Intelligencer*, 10/17/1895, pg. 5

³⁶ “A meeting and a parting,” *Leavenworth Times*, 02/17/1895, pg. 4

³⁷ Broussard, op.cit.

³⁸ *Tacoma Daily Ledger*, 11/11/1902.

³⁹ Broussard, op. cit.

Matilda Baker won a bronze medal. Most importantly, their exhibit won the gold medal for best exhibit.⁴⁰

Nettie would go on to start a number of improvement clubs, and in 1917 they became charter members of the Washington State Federation of Colored Women's Organizations, for which she would serve as president and participate on many of its committees. Eventually the Clover Leaf Club would be renamed the Tacoma City Association of Colored Women's Clubs.

In addition Nettie Asberry was a member of the Progressive Mother's Club of Tacoma and the Tacoma Inter-Racial Council. In 1918 she along with Henry helped organize and chaired the Allen AME Red Cross Auxiliary. In addition, she was instrumental in bringing a host of influential African Americans to Tacoma, including sociologist, historian and author W.E.B. DuBois, entrepreneur Madam C. J. Walker, composer and violinist Clarence C. White, tenor and composer Roland Hayes, author and educator James Weldon Johnson, journalist William Pickens, and suffragette and reformer Mary Burnett Talbert. In 1919 she started the Coleridge Taylor Musical Society, named in honor of the noted Black English composer.⁴¹ Today The Asberry Cultural Club of Tacoma continues Nettie Asberry's legacy as part of the Tacoma City Association of Colored Women's Clubs (TCACWC).⁴²

Nettie Asberry was long associated with Allen AME, one of Tacoma's historic African-American congregations. From about the early 1940s, however, she was also a member of the Baha'i faith, which was founded in Iran in 1863 and espouses the spiritual unity of all humans.

Civil Rights. A growing tide of racial discrimination and disenfranchisement followed the end of Reconstruction in 1870, starting in the south but spreading nationwide. White-on-black race riots and lynching increased. An effective civil rights organization was needed to combat these, and in 1909 the National Association for the Advancement of Colored People (NAACP) was formed. Concerned for their race and community, Nettie and Henry Asberry became two of the founders of the Tacoma chapter of the NAACP.

She submitted the Tacoma application, and when it received its charter in 1913, Tacoma's NAACP chapter became the first established west of the Rocky Mountains. Their first action was a mass meeting on September 19, 1913, in Tacoma of over 200 Black and White citizens protesting President Wilson's racial segregation of Federal workers.⁴³ In 1916, she helped organized a response to the showing in Tacoma of D. W. Griffiths' movie Birth of Nation, which lauded the Ku Klux Klan. Nettie was elected secretary of a mass meeting held at Allen AME Church. She drafted a letter to protest the movie and its racist message.⁴⁴ In 1918 she led the protest to the segregation of African American troops at Fort Lewis. She also led protests against the growing institution of segregated seating in Tacoma's theaters. Over the years, she wrote many newspaper articles and spoke on radio programs on civil rights issue.

⁴⁰ Henry, Mary T. "Asberry, Nettie Craig (1865-1968)," HistoryLink.org Essay 8632 (Posted 6/03/2008). Retrieved from www.historylink.org/File/8632.

⁴¹ "New musical society to make its debut," *Tacoma News Tribune*, 12/14/1919, pg. 55

⁴² Henry, op. cit.

⁴³ "Open Nation Wide Fight for Negro," *Tacoma Daily Ledger*, 09/20/1913, pg. 1

⁴⁴ Asberry, N. C. "Grounds on which colored people protest," *Tacoma Daily Ledger*, 08/13/1916, pg. 10.

In 1921, she helped organize the chapter's fund raising efforts to help the survivors of the Tulsa, OK, race massacre.⁴⁵ In 1930, Nettie spearheaded an effort to get a "Negro History Week" in local schools and would write numerous articles in the local newspapers on Black history into the 1950s.^{46, 47}

In 1935 and again in 1937, she helped organize protests against a measure in the state legislature outlawing interracial marriage.⁴⁸ She served as regional field secretary and later as local branch secretary of the NAACP. She helped establish branches in Seattle, Spokane, and Portland, OR, as well as cities in Canada and Alaska. In 1943, *The Crisis*, the official magazine of the NAACP, published an account of her achievements and listed her as one of the "First Ladies of Colored America."⁴⁹

In 1961, she was honored for her music and her volunteer social work by 110 members of the TCACWC. The Asberry Cultural Club was named in her honor.⁵⁰ In 1970, Gov. Dan Evans dedicated the new Tacoma Association of Colored Women's Clubs building. Its music room, which houses her library and instruments, is named in her honor.

At the age of 101, Nettie left her beloved home of 63 years at 1219 North 13th Street, moving to a nursing home. She died two years later in 1968 at the age of 103 and is buried with Henry in Tacoma's Oakwood Hill Cemetery.⁵¹ The following year, Mayor A. L. Rasmussen proclaimed May 11, 1969, as Nettie Asberry Day in Tacoma.⁵² She has been furthered honored by MultiCare Health System with a bas-relief bust and plaque on the exterior wall at 410 Martin Luther King, Jr. Way and by the Old Town Business District with a sidewalk plaque at 2121 N. 30th Street.

Nettie Asberry's papers are held in Special Collections (Accession No. 1081-002) of the University of Washington Libraries, Seattle, WA. The Washington State Historical Society holds some additional Asberry artifacts, including the prize-winning Battenberg lace opera coat as well as Henry Asberry's collection shaving brushes and mugs that survived the Tacoma Hotel fire. In addition, the Tacoma City Association of Colored Women's Club holds books, music and other artifacts in its collection.

⁴⁵ "N.A.A.C.P.", *Tacoma Daily Ledger*, 06/12/1921, pg. 45.

⁴⁶ "Negro History to be discussed," *Tacoma Daily Ledger*, 02/15/1930, pg. 7

⁴⁷ "Tacoma schools keep Lincoln Day," *Tacoma News Tribune*, 02/12/1930, pg. 3

⁴⁸ Henry, op.cit.

⁴⁹ "First Ladies of Colored America," *The Crisis*, February, 1943, pg. 50

⁵⁰ Erna Bence, Dr. Asberry, 96, Founder of NAACP here, to be honored," *Tacoma News Tribune*, 7/23/1961, pg. A-3

⁵¹ "Nettie Asberry of NAACP dies", *Tacoma News Tribune*, 11/18/1968, pg. 37.

⁵² "May 11 is proclaimed Dr. Nettie Asberry Day", *Tacoma News Tribune*, 05/01/1969.

Appendix IV: Figures

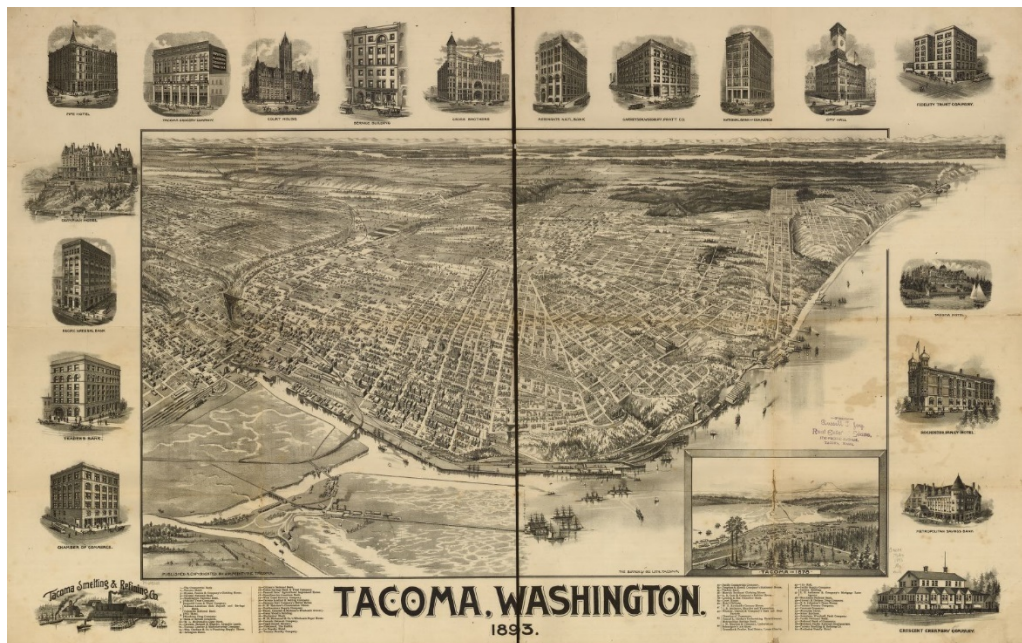


Fig. 1. Tacoma, Washington bird's-eye view map, Blatchly Co., 1893

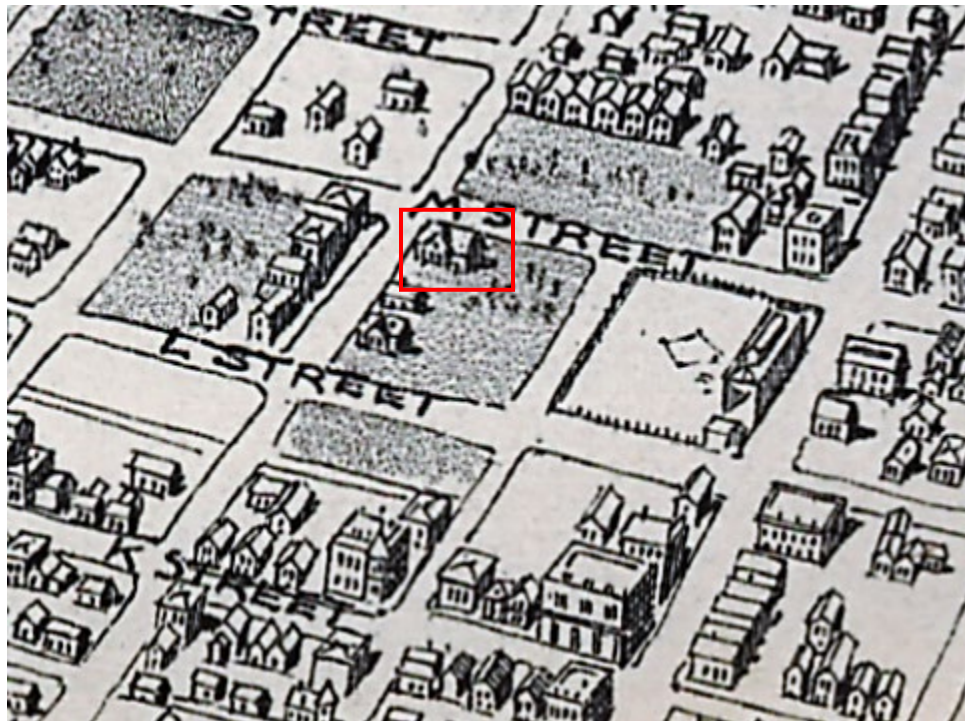


Fig. 2. Detail showing Asberry House, Tacoma, Washington bird's-eye view, Blatchly Co., 1893

Asberry House, 1219 South 13th Street, Tacoma

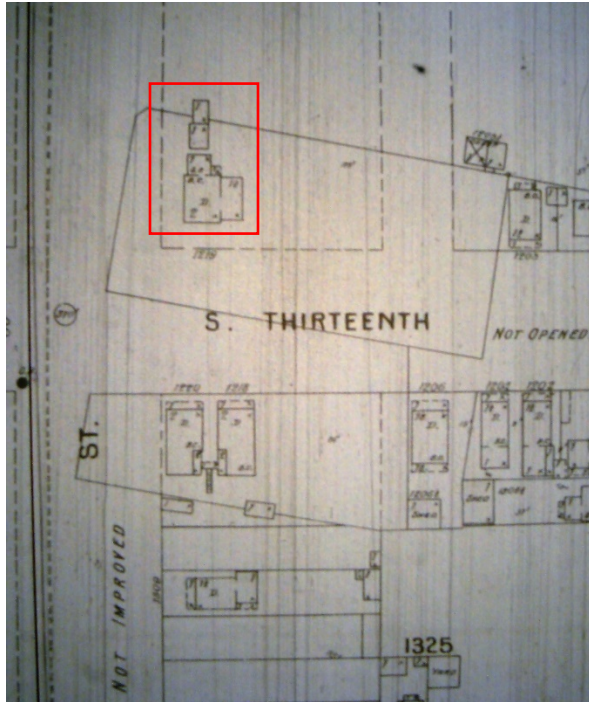


Fig. 3. Asberry House (in red), note “not improved” on S. M and “not opened” on S. 13th Streets. *Sanborn Fire Insurance Map, 1896, Tacoma, Vol. 2, Sheet 58.*

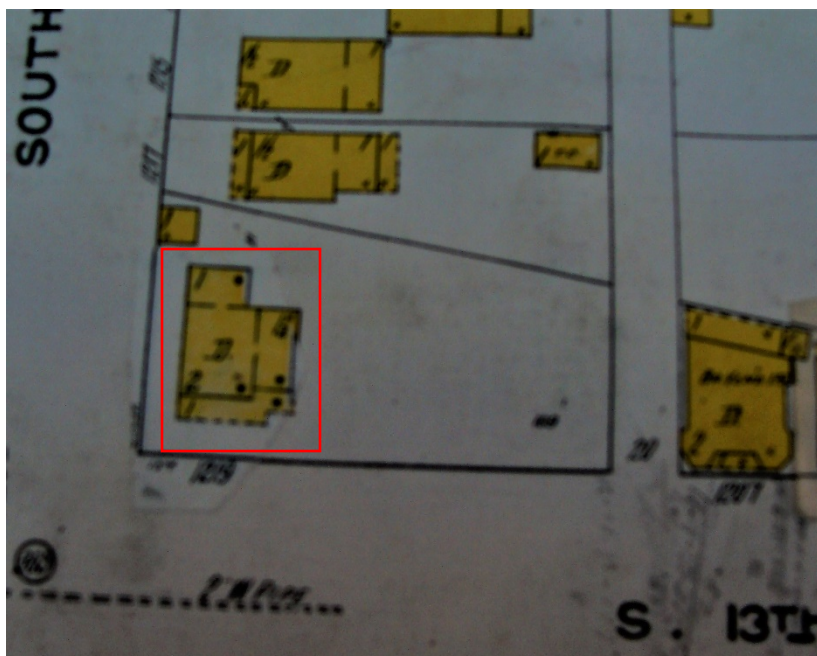


Fig. 4. Asberry House (in red), *Sanborn Fire Insurance Map, 1912 (updated through 1945), Vol. 2, Sheet 61.*



Fig. 5. Henry Asberry's Tacoma Hotel Barber Shop (Courtesy Maybelle C. Broussard)



Fig. 6. Henry J. Asberry, Past Grand Master,
Prince Hall Grand Lodge of Washington, Free. & Accepted Masons



Fig. 7. Henry J. Asberry by porch at 1219 N. 13th St. (date unknown) (Courtesy of M. C. Broussard)



Fig. 8. "Henry Asberry and his prize shaving mugs," Tacoma News Tribune, 10/18/1935

By STUART WELCH

Henry J. Asberry, pioneer Tacoma barber, went to work early Thursday morning but found things too hot so he didn't open up his barber shop.

You see, he's the proprietor of the Tacoma Hotel barber shop (or was the proprietor) and as for being here around Tacoma for a long time, he's almost as much a landmark as the hotel was.

There's many a family in the city that has sat in his chair for four generations. And he has a glass case full of 40 or 50 mugs on which are pointed the names of nearly everyone in Tacoma who ever amounted to anything.

He hopes the mugs are not damaged. That was his chief worry Thursday morning as he stood behind the police lines and watched firemen shooting a fierce stream of water in through the front windows of his shop.

Three 45 Years

When interviewed at his home, 1219 South 15th street, Friday morning, Mr. Asberry said he would certainly keep on working if the hotel and barber shop was rebuilt. He has been in that shop for 45 years, since 1890, and there is no reason why he shouldn't keep on.

Mr. Asberry has shaved many prominent people. He is not very good at remembering names but he does remember the times he shaved Mark Twain and Calvin Coolidge.

"Calvin Coolidge was vice president at the time. I have never shaved Presidents because they always bring their own barbers. They don't trust regular barbers. They might get nervous or grow crazy while doing the job."

Shaved Coolidge

Coolidge did not say more than was necessary when he got into Asberry's chair. He just muttered, "A shave, please," or something like that. Asberry thought probably the vice president wasn't interested in the weather or the results of the approaching football game and consequently the shave was accomplished in silence.

He has also shaved Vice President Charles W. Fairbanks, in office during the former Roosevelt regime, and the famous author, Mark Twain.

He liked Mark Twain, who was always jovial and talkative. Twain was in Tacoma for about a month.

Then there was one time the late Governor Louis F. Hart fell asleep in the barber chair. He used to fall asleep often but this time he slept longer than usual. The barbers were always reluctant to awaken the state's chief even though there were other people waiting for the chair.

Came Here in 1890

Asberry arrived in Tacoma in 1890 and immediately established himself in the Tacoma Hotel barber shop. He came here from the Merchants Hotel in St. Paul, and before that from the old St. Charles Hotel in New Orleans. It was in 1882 when he started in the trade.

When he first came to Tacoma, the hair-cut styles were much different than now. One of the best sellers in the trade was the "beard trim" which cost all of 50 cents. Styles in hair cuts are about the same now but the old days demanded the barbers know all the different styles in beards and mustaches.

Mr. Asberry thinks that men nowadays like perfums on their hair even more than they did back in the old times.

When the hotel burned, he and the two other barbers in the shop were just out of work. The other men are D. W. Gibson and J. A. G. Washington. He hopes that both of them are enjoying only a temporary vacation.

Tacoma News Tribune
October 18, 1935
From the Tacoma Public Library
Newspaper Clipping File



Fig. 9. "Pioneer barber passes," *Tacoma News Tribune*, 07/27/1939, pg. 13.



Fig. 10. Nettie Asberry, undated (Courtesy UW Special Collections, Image No. PHColl663)



Fig. 11. Nettie Asberry (outlined in red), *Northwest Negro Progress Number*, *Alaska-Yukon-Pacific Exposition*, *Seattle Republican*, 1909, Pg. 9.



Fig. 12. Nettie Asberry in the Battenburg lace opera coat with silver medal from Alaska-Yukon-Pacific Exposition (Richards Studio Collection, Northwest Room, Tacoma Public Library)

Asberry House, 1219 South 13th Street, Tacoma



Fig 14. Nettie Asberry, ~1918, *Colored Women's Federation of Washington and Jurisdiction Club Journal*, 1922-1925



Fig. 15. Two pictures showing house front (note upper window in left picture), ~ 1951 (Courtesy of Maybelle C. Broussard)



Fig. 16. Music room, Asberry home, 1213 South 13th St., (Courtesy of Maybelle C. Broussard)

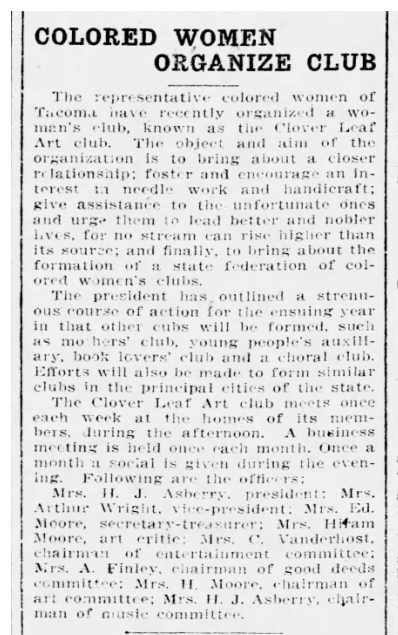


Fig. 17. Formation of Clover Leaf Club
Tacoma Daily Ledger, 10/18/1908, Pg. 4.

Grounds on Which Colored People Protest Against "The Birth of a Nation"

Editor Tacoma Ledger: At a recent mass meeting held at the African Methodist church by the colored citizens to protest against the production in Tacoma of the film, "The Birth of a Nation," the writer was elected the secretary of the meeting, and was instructed to write a letter to the press correcting erroneous statements being circulated concerning the "Birth of a Nation."

Wherever this film has appeared in the north in cities where a certain number of colored people reside, a protest has been made against the showing of the film. A protest was made in Seattle by the Seattle branch of the National Association for the Advancement of Colored People, but there was no city ordinance against obscene and immoral shows, hence the protest was futile.

At Portland, where the books of Tom Dixon are not permitted in the city library, a rigorous protest was made. Letters were published in the Daily Oregonian and the Journal protesting against the film being shown. At Spokane a battle royal was fought over the film. The people were exercised there about the production of the film as they have never been exercised about anything else. The councilman who first permitted the film to show at Spokane, was by a rigorous campaign by the colored people, defeated at the polls for re-election.

Several weeks ago when the "Birth of a Nation" returned for a second performance the city council objected to its exhibition along some lines. The matter got into the courts but the judge sustained the action of the city council. It was in Oakland, Cal., last year during the time the infamous film was being shown. Great excitement prevailed among the better class of white people, including the G. A. R. post. Protest meetings were held all over the city by white, as well as colored people. White ministers opened the doors of their churches to the public and preached powerful sermons against the immoral film. Two and three mass meetings were held the same evenings. The newspapers were filled with letters from indignant people.

During the first performance of the film it was said the colored people were going to make a raid on the film machinery. Great crowds of angry people congregated around the theater where the film was being shown. It was said that the manager of the theater refused to sell tickets to colored persons. I was never before in the midst of so much excitement. Lawyers were trying to get an injunction against the film, but nothing seemed to be able to stop the exhibition, because there was no city ordinance against objectionable shows.

I had no desire whatever to see the play, but friends, knowing that I was a representative of the National Association for the Advancement of Colored People, urged me to reconsider the matter and see the show. Foreseeing the film would finally attempt to show in Tacoma, and the force of the argument just referred to, I decided to see the film. It was well that I saw it, for one of the first questions that was put to me when I appeared last year before the city council of Tacoma, "Have you seen the photo film?" "I have," said I. It might not be amiss to express how the play impressed and affected me.

The first part of the film went fairly well. The scenario was beautiful; the folk songs rendered by colored singers were typically southern. I did not enjoy the assassination of Lincoln; it was gruesome and cruel. The war scenes were spectacular but painful to the heart. All along I wondered from what history Dixon and Griffith studied.

The northern people were belittled and slandered, especially the Hon. Thaddeus Stevens. I wondered how the northern whites could stand for that; and thru the battle scenes there is sinister style caricaturing the Union army and the Union soldiers and particularly the absolutely unfounded scenes calculated to impress the auditor that during recon-

struction times negro soldiers freely plundered and abused the white people of the south, and were upheld in this by their white officers. I never saw a history that recorded such things. 'Twas plain Tom Dixon had deliberately lied to create prejudice against the black man. Why should the white Union army stand for such slander, perjury, libel?

I had considered myself broad-minded, free from prejudice, either as to race or religion, but my intelligence began to resent the circumstantial evidence that was slowly being woven around the white and colored heroes of the infamous play.

One cannot help resenting the approach of Gus the rapist upon the innocent Cameron girl. (Here is where Dixon displays the method of his madness.) Her effort to escape—her leap over the precipice to her death below. Gus is given the character of a brute in human form. The scenes that follow the tragedy are sad and impressive. The trial and execution of Gus is the natural outcome of the rape incident. The so-called smell scene is truly Dixonian.

The library scene between Stoneman (Thaddeus Stevens) and his colored mistress, is unsavory. The entire scene of Lynch to force the hand of the daughter of his benefactor in marriage is outrageous. No such thing ever occurred, save in the fertile imagination of Tom Dixon—twin brother of Beelzebub. He was weaving a net of prejudice as artfully as a spider weaves his web to catch flies.

The effusive scenes of the colored men in the legislature fitted well into the plot of the black and white, of Aryan and African races. The rape scene, the intermarriage affair, the demoralized negro soldiers—the insolence of the freemen—all pave the way for the advent of the notorious clansmen, who now come galloping over the screen by the hundreds. Like a clap of thunder the applause breaks upon the ear. My blood was at the white heat point. Instantly I began to hiss in my feeling of resentment at the series of infamous lies. People turned around and stared at me, but I had lost my equilibrium; I was in a fighting mood. My sister who accompanied me, strove to quiet me, but without avail; but happily the end was near and we filed out.

Just an historical word about the Klu-Klux Klan. Not in all the eight hundred and thirty-two (832) pages of testimony and argument in these York county cases is any crime against white women mentioned.

Quite in passing and as though it were the commonest thing in the world, witnesses speak of the murder and mistreatment of negro women and girls by members of the Klan. These crimes, the records indicate, were not prompted by low desires that are mirrored on the animal face of the negro "Gus" in the "Birth of a Nation." They were committed as a punishment on husbands and fathers who voted the wrong ticket.

The Rev. Dr. Crothers says, speaking of the "Birth of a Nation," "It is not a work of art for art's sake, to be so enjoyed; it is not history as an impartial historian understands history, it is a deliberate and skillful bit of treachery."

In the Survey Joseph Lee writes: "Is lynching negroes immoral? That seems to be the question raised by the approval of the Klu-Klux and anti-negro features of the 'Birth of a Nation' film. Appealing to the strongest race prejudice in the most vivid possible way, at the precise point where it has led to wholesale murder in the south, is, of course, an incitement to continued murder."

Jacques Loeb calls the play an "insult," and a "glorification of homicidal mania."

No one can witness the production of the "Birth of a Nation" and be the same as before he saw it. No city can afford to have the equilibrium of its people disturbed. Yours very truly,

NETTIE J. ASBERRY.

Fig. 18. Nettie Asberry's Letter to Editor, *Tacoma Daily Ledger*, 08/13/1916, pg. 10.

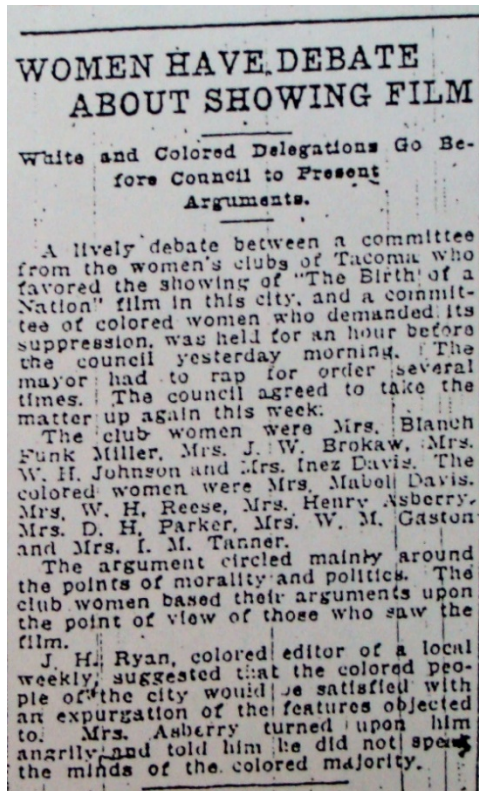


Fig. 19. "Women have Debate about showing film," *Tacoma Daily Ledger*, 08/13/1916, pg. 4.

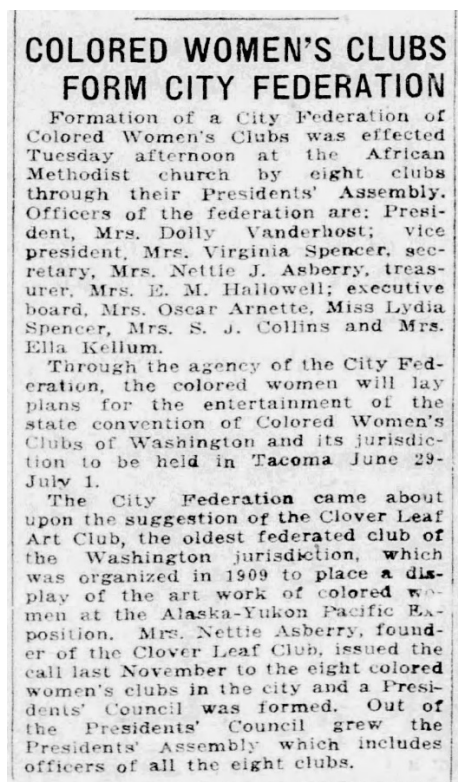


Fig. 20. "Colored women's clubs form city federation," *Tacoma Daily Ledger*, 05/29/1921, Pg. A8



Fig. 21. Nettie Asberry (white dress, center) with Baha'i friends in Lakewood, 1949 (Facebook [fan page]. Retrieved 01/10/2017 from <https://www.facebook.com/nettieasberry/photos/>)

Dr. Asberry, 96, Founder of NAACP Here, to be Honored on Tuesday

By ERNA BENCE

In these days of "Freedom Riders" and worldwide racial unrest, few Americans take keener interest in the news than an alert little Tacoma colored woman, holder of a doctor's degree, who "can't make herself believe she's 96."


She is Mrs. Nettie J. (Craig) Asberry of 1219 S. 13th St. At her massive upright piano, in this home in which she has lived for more than a half-century, hundreds of young pupils have learned about music in her younger years when Mrs. Asberry was one of the best known music teachers. She presented classes of 45 or more in recital each year.

"They were of all colors and walks of life," she recalls, "for this has always been a melting-pot area of the city."

Few women of half Mrs. Asberry's age have keener minds, better hearing and eyesight and more awareness of what's going on in the world. She plays her piano every day, walks around the block daily, attends many social and business affairs and listens to worthwhile programs on her radio. She appears not a day over 70.

She'll Be Honored

It is not only for her music, but for her outstanding achievements in the field of voluntary social service that Mrs. Asberry will be honored Tuesday evening by some 110 co-workers in the City Association of Colored Women at a birthday party in the clubhouse at 2216 S. Yakima Ave.



MRS. NETTIE J. ASBERRY
Hundreds Have Studied at Her Piano

Fig. 22. "Dr. Asberry, 96, Founder of NAACP here...," *Tacoma News Tribune*, 07/23/1961

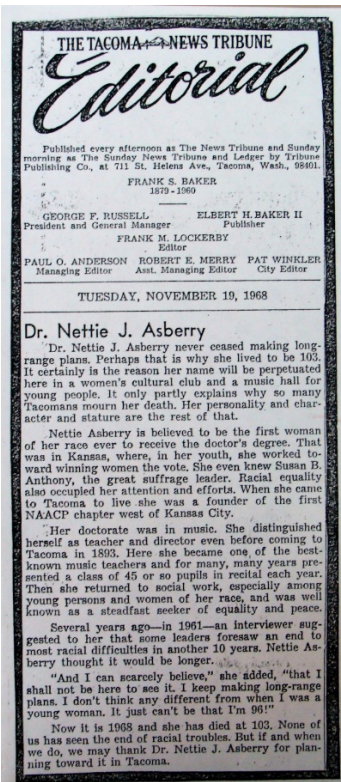


Fig. 23. Editorial eulogy, *Tacoma News Tribune*, 11/19/1968

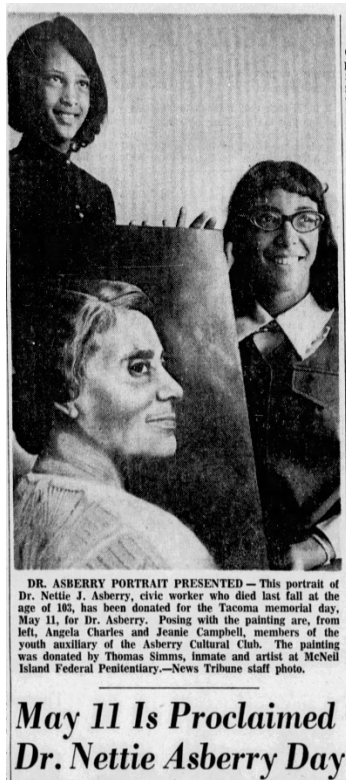


Fig. 24. "May 11 is proclaimed Dr. Nettie Asberry Day, *Tacoma News Tribune*, 05/01/1969



Fig. 25. Henry and Nettie J. Asberry headstone, Oakwood Hill Cemetery, Tacoma, WA.

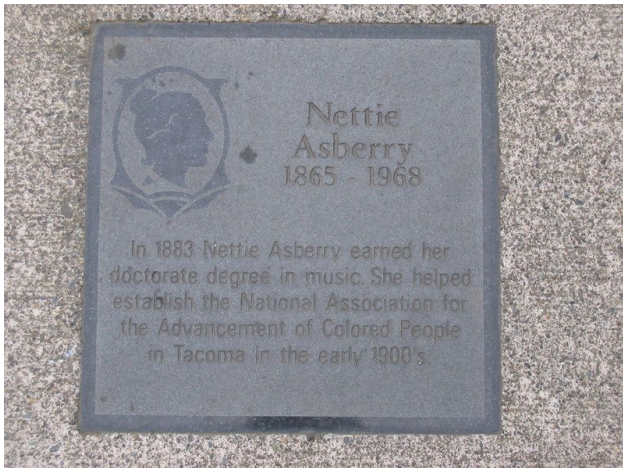


Fig. 26. Nettie Asberry commemorative sidewalk plaque, 2121 N. 30th St., Tacoma



Fig. 27. Nettie Asberry commemorative bas-relief bust and plaque, Tacoma General Hospital, 410 Martin Luther King, Jr. Way, Tacoma

Asberry House, 1219 South 13th Street, Tacoma

Appendix V: Current Photographs



Figure 1. South Elevation



Figure 2. Southeast Elevation



Fig. 3. East Elevation



Fig. 4. East Elevation from alley showing side yard.



Fig. 5. Southwest Elevation



Fig. 6. West Elevation



Fig. 7. Northwest Elevation

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 <u>John and Henrietta Pratt House</u>	Common Name _____
Location	
Street Address <u>832 N. Steele St., Tacoma, WA</u>	
Zip <u>98406</u>	
Parcel No(s). <u>2745001400</u>	Legal Description and Plat or Addition: <u>Lots 1 and 2 Block 9 plat of Buckley's Addition to Tacoma which plat was filed for record in the office of Pierce County Auditor on June 12, 1883</u>
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 type="checkbox"/> Historic Additions	<input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input checked="" type="checkbox"/> Accessory Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)
Owner of Property	
Name <u>Robert and Dawn Klimas; Scott and Donna Armstrong</u>	
Address <u>831 N. Steele St</u>	City <u>Tacoma</u> State <u>WA</u> Zip <u>98406</u>
Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Owner Signature, if possible:	
Form Preparer	
Name/Title <u>Scott Armstrong</u>	Company/Organization _____
Address <u>831 N. Steele St</u>	City <u>Tacoma</u> State <u>WA</u> Zip <u>98406</u>
Phone <u>256 698 3026</u>	Email <u>Arms6779@yahoo.com</u>
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

Nomination Checklist—Attachments

- \$100 Filing Fee (payable to City Treasurer)
- Site Map (REQUIRED)
- Photographs (REQUIRED): *please label or caption photographs and include a photography index*
- Last Deed of Title (REQUIRED): *this document can usually be obtained for little or no cost from a titling company*
- Continuation Sheets
- Historical Plans
- Other (please indicate): _____

FOR OFFICE USE	
Date Received	_____
Fee Paid	_____

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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Original cladding/exterior materials	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input type="checkbox"/>	No <input checked="" 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).

The John and Henrietta Pratt house at 832 North Steele Street is a contributing property within the National Register of Historic Places designated Buckley's Addition Historic District and sits directly adjacent to the boundary of the Tacoma Landmark Register and National Register North Slope Historic District. The 1½ story National Folk style house is situated on a lot in the southwest corner of the intersection of North 10th and North Steele Streets. The house has three bedrooms and 1¾ baths and a full basement.

Site

The 50 ft. X 100 ft. lot is level with sidewalks run along the east and north sides. The approximately 31 ft. X 77 ft. house is slightly off-center on the lot toward the north side, providing a larger side yard on the south side. The house's main east façade fronts North Steele. The one-story, 216 sq. ft. garage stands at the northwest corner of the lot opening to North 10th Street. The landscaping is minimal with several fruit trees: apple trees in the northeast and southwest corners, a pear trees between the house and garage and in the parking strip along N. 10th St, and a cherry tree in parking strip along N. Steele. A large juniper tree endangering the front porch was removed in 2020.

Exterior

This 1½ story, wood frame house in the Gable-Front family of the National Folk style has a rectangular plan and sits on a basement foundation of natural stone topped with decorative concrete block. At the rear is a one story, full-width projection with shed roof. The house is clad in four-inch reveal, wood clapboard. Composition shingles clad the moderate pitched roof. A red brick chimney with brick crown and dentils and replacement caps exits roof at the center of the south slope. The narrow, boxed eaves have a wide, plain frieze board below and cornice returns at the gables.

The house retains the majority of its original wood windows with narrow, plain casing with the head casing having a slight arch. The north or N. 10th Street façade has two original narrow, one-over-one, double-hung windows on the first floor: one toward the rear of the house and the other in shed-roofed extension. The second floor of this façade has a narrow, one-over-one, double-hung, through-the-cornice window with gabled roof. The south façade has two narrow, one-over-one, double-hung, paired windows that share a mullion toward the rear of the house. These were moved 24 inches to the east in 2021 to accommodate a new exterior door which exits onto a small stoop with balustrade, a hipped roof, and with trim matched to other doors. The new door is a vintage, 1/3 glazed, three-panel door matching the width of the front door. The rear extension has a fixed, four-light window toward the west end of south side.

Each gabled end has a closely spaced pair of narrow, one-over-one, double-hung windows on the second floor. To the north of the paired windows in the rear gable are the original main power attachment brackets with glass insulators. The sashes of the single window on the rear extension of the north façade and the paired windows in the rear gable have at some point been replaced with vinyl sashes that match the width and configuration of the original windows.

The front, east façade has a full-width, open porch with hip roof supported by three original turned wooden posts and two turned pilasters with modest spindle work brackets. The porch roof has original Boston-patterned cedar gutters. The porch is reached by three concrete steps with low, line-decorated sides offset to the north. The topmost step is stamped "832". The original, narrow front door with plain trim is offset to the north and features a glazed transom with

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

house number and a decorated, one-third-glazed door with mail slot. South of the door is a large, fixed single-pane window and transom with plain trim. The transom window has a center pane with a border of small lights of alternating blue, clear and orange glass (Glencoe patterned window, Sears & Roebuck Catalog, 1902, pg. 746)

The front, rear and north dormer gables are clad in alternating sections of staggered-butt and saw-tooth wood shingles. The main, front gable features a decorative “collar tie with drip” truss in the pitch.

The west, rear façade has a full-width, one-story shed-roof extension with a full-width, inset back porch. About ¼ of the south end of the porch has the original enclosed toilet stall (now closet) with a narrow door onto the porch and a small, fixed window on its west side. The porch’s northwest corner is supported by a single tapered post with chamfer edges. The original six-paneled rear entry door is offset to the north on the porch. An ice box originally sat on the rear porch between the rear door and the toilet stall according to family members. At the northwest rear corner and extending along the north side of the house is a narrow, concrete stairwell of four steps to the exterior basement door, which is the original, four-panel door with a glazed second panel. The north and south basement walls each has two single pane fixed horizontal windows.

Interior

The Pratt house retains many of its original interior features. The narrow staircase just inside the front door has decorative balusters. The front parlor has nine-foot ceiling with a decorative, wide picture rail and a coal-burning fireplace with original cast iron coal basket grate and screen. Throughout the house are original fir floors, doors with entablatures (headers and cornices), window frames, and 10-inch baseboards.

The 2021 remodel of the center/dining room (now kitchen) revealed stovepipe vent holes in west side of chimney confirming family stories that the room was heated by coal-burning stove. Passive air registers between first and second floor in the center room allowed stove-heated air to rise into second floor. The original kitchen area at the rear of the house has been remodeled into a bedroom in 2021. The lower portion of the original, built-in Douglas Fir kitchen cabinetry along entire north wall with wood countertop has been converted to a dresser, retaining the naturally cooled cabinet with passive, exterior vent. The basement has a root cellar area under the front porch.

Garage

In the northwest corner of the parcel along the alley is single-car garage with front gable facing North 10th Street. It is clad in four-inch reveal, wood clapboard, and the gable has three decorative knee-braces and retains its original swing-out barn doors. The Pierce County Assessor lists the garage as built in 1946. However, its design and the presence of knob and tube wiring suggest an earlier build date, probably about 1910.

Alterations

Major alterations were made in 2021 primarily to the interior. The kitchen was relocated from the rear to the center room. A set of paired windows on the south façade was moved 24 inches east to accommodate an added exterior door into the new kitchen. A full bath and laundry hook-ups were added upstairs. All knob and tube wiring, plumbing and lathe and plaster replaced, and walls insulated. Original interior Douglas Fir door and window trim, baseboard, and floors were restored. Floating vinyl flooring was installed over the original Douglas Fir flooring downstairs due to extensive damage. The 1980’s-era, natural gas furnace (heating only the first floor) and natural gas hot water heater were replaced with an energy-efficient ductless, mini-split heating heat pump and air conditioning system on both floors, and a hybrid electric heat pump hot water heater, respectively.

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	ca. 1903	Other Date(s) of Significance	1936 remodel		
Architect(s)	n/a	Builder	John Pratt (likely)	Engineer	<u>n/a</u>
Architectural Style(s)	National Folk	Material(s)	Wood		

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.

The John & Henrietta Pratt house, constructed in 1903, is a contributing property within the National Register of Historic Places listed Buckley's Addition Historic District and sits directly adjacent to the boundary of the Tacoma Landmark Register and National Register North Slope Historic District. The house is a well-executed example of the National Folk style, probably built by John Pratt and his son Frederick, and represents a fine example of early 20th Century working-class housing in Tacoma. John Pratt was a skilled brick and cement mason who eventually developed a successful small business laying cement sidewalks and street curbs for the city. Due to these associations and its retention of integrity, the property is eligible for listing on the Tacoma Register of Historic Places under criteria A, C and E.

Neighborhood Context

The Buckley's Addition Historic District is a Tacoma residential district located in northwestern section of Tacoma, WA, above the south shore of Commencement Bay along the upper reaches of Buckley Gulch. Named after its owner, James M. Buckley, "Buckley's Addition to Tacoma" was filed for record on June 12, 1883. The topography is generally flat with the streets are laid out in a strict grid pattern oriented to the cardinal map coordinates. However, the deep Buckley Gulch bisects the northwest corner.

The land upon which Tacoma exists has been home to the Puyallup people since time immemorial. The area's wealth of resources attracted Euro-Americans to move to the region and establish settlements. Job Carr (1813-1887), a Union Army veteran, settled on Commencement Bay below Buckley's Addition in 1864 in what is now "Old Town." In 1873 the Northern Pacific Railroad (NPRR) selected Commencement Bay as the terminus for their transcontinental railroad. The railroad established their own town site about two miles south of Carr's settlement, which had grown considerably over the intervening nine years. Both settlements continued to develop, but the new city became the political, business and cultural seat as Tacoma rapidly developed as an important point of shipment for the Pacific Northwest's timber and mineral resources. Land speculators, as well as every type of businessman and entrepreneur, began to move into the growing railroad town strung along Commencement Bay where the rails ended. Wharves and mills quickly proliferated.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

The city's importance expanded exponentially when the railroad tracks were finally completed to St. Paul, Minnesota in 1887, connecting Tacoma with all points East. James M. Buckley, as Assistant General Manager of the Northern Pacific Railroad, was responsible for the final push through the Cascade Mountains, pounding in the final spike himself.

Seeing Tacoma's investment potential, Buckley had bought several large homestead claims in the city. Among them was land from J.W. King and Howard Carr, Job Carr's son. Quickly he platted the land as Buckley's Addition and began selling entire blocks to developers, builders and individual home owners. Advertisements show that an entire block could initially be purchased for \$800.

Development began in areas closest to the streetcar lines, such as North 21st St. (1890), 6th Avenue (1893) and North K St. (1893), which is two blocks from 832 N. Steele St. An advertisement in the 1891 *Tacoma Daily Ledger* notes that Buckley's Addition lots were offered for sale from \$100 to \$300. Further advertisements noted that no other addition in the city was as accessible and that the addition had many graded and paved streets with sidewalks. As the neighborhood developed, buyers had many available lots to purchase. This wide range of choices gave rise to a checkerboard pattern of development. By 1910 50% of the houses were built, but it took an additional 19 years for another 25% percent of the homes to be completed. By 1941, only 8% of the lots were left for development.

Construction and Occupants of 832 North Steele Street

John and Henrietta Pratt and their family entered the United States from Canada in November, 1902. John Pratt bought the parcel on Feb. 13, 1903, from Ellen E. Houghton, who lived nearby (424 North G St) and was the widow of Joseph H. Houghton, who had died in 1899. They came to Tacoma before 1883 and lived at 424 North G St. until Ellen returned to Massachusetts by 1904. Joseph was the Secretary-Treasurer of the Tacoma Light & Water Co., and they bought a fair amount of land in Tacoma over the years. The fact that Ellen owned the property at 832 N. Steele St, but didn't live there, likely suggests there was no house at 832.

The build date of the house cannot be established with certainty. No building permits have been located. The 1896 Sanborn Fire Insurance Map (Vol.2, Pg. 68) shows no houses built near the intersection of N. Steele and N. 10th Streets. The parcel does not appear to have any alternative address, and the first appearance of the address in the Tacoma City Directory is 1904 with the Pratt family.

It is very likely that the 48-year-old John Pratt and his 22-year-old son, Frederick, built the house themselves and served as general contractors. John was a skilled carpenter and brick mason, having worked in those trades in England before immigrating to Winnipeg, Manitoba, in 1887 where he continued them. Frederick assisted his father as he did once the family arrived in Tacoma.

John & Henrietta Pratt, 1904 – 1928

John Pratt (1855-1941) and Henrietta Vinall (1857-1927) were both born in Bristol, Sussex, England, in 1855/56 and 1857 respectively. They married in 1879. John worked as a gardener but eventually became a skilled brick mason. In 1887, they decide to immigrate to Winnipeg, Manitoba, Canada, with their three surviving children: Frederick (1881-1977), Florence (1882-1918), and Sarah (1886-1979). While in Canada, they had two additional children: Charles (1887-1923) and Lillian (1889-1908). Henrietta is said to have had nine children of which five survived.

It's unknown why the Pratts decided to leave Winnipeg for Tacoma. By 1902 when the Pratts came to Tacoma, the city had thrown off the effects of the 1893 Depression. Many wood buildings, especially commercial buildings, schools and churches, were being enlarged and rebuilt in brick. Pratt have responded to recruitment efforts for skilled brick masons. By 1914, John is listed in the City Directory as "Contractor – Carpenter and Builder". Within a few years, Frederick and he operated a largely cement construction business, John Pratt & Son, and were laying sidewalks and curbs in the city. His original cast iron concrete stamp was found in the garage (see photo) with a sidewalk stamped in the sidewalk in front of 1004 N. Steele St, dated 1911, along with at least five others along the street.



However, family life was anything but settled. In May, 1907, Lillian Pratt (age 22) went missing one week before her wedding. Her body was found in January, 1908, near the present day location of St. Luke's Episcopal Church. With little indication of foul play, the death was ruled a suicide due to the two empty bottles of Aconite (monkshood), a dangerous herbal remedy used for managing asthma and inflammation, found at the site. According to family members she also was known to have suffered from terrible headaches, probably what we know as migraines now.

In 1904, Florence married Frank R. Simpson, a train engineer for the NPRR. They have two children, Luella V. and Maxine. However, Florence dies in 1918, perhaps of the Spanish Flu. In 1919, Frank marries Florence's sister Sarah, and they will have a son, Robert F. Simpson. Frank and Sarah will nearby at 825 N. Prospect. Soon after Henrietta dies, John Pratt will room with Frank and Sarah Simpson at 825 North Prospect from 1929 until his own death in 1941.

Oddly, that pattern is repeated. Initially Charles helped his father but eventually found work as a machinist at the NPRR Shops. In 1910 Charles married Beulah Stenby, and they have one child (Gordon Leland). They leave 832 N. Steele in 1913. Charles, however, dies unexpectedly in 1923 at the age of 34. Four years later, Frederick, Charles brother, marries Beulah in 1927. Frederick began working for the CMStP&P Railroad, moving eventually to the Spanaway area. Beulah dies in 1939, and Frederick marries Blanche J. Steuby in 1943. He dies in 1977.

Delbert L. and Luella V. (Simpson) Miller, 1929 – 1984

Interestingly the home remains in the family for five generations, mostly being passed through the females in the family. John and Frederick leave the house at 832 in 1928 after John's wife Henrietta dies in 1927. By 1929, Delbert L. & Luella V. Miller are living at 832. Luella V. is Frank and Florence (Pratt) Simpson's eldest daughter, who married Delbert in 1928. Delbert is a brake repairman working at the NPRR Shops. Luella worked as a bookkeeper and clerk for Dean Drug Company. Delbert and Luella had three children: Maxine, Kenneth and Mary. They resided at 832 N. Steele from 1928 until about 1984 when Luella was no longer able to stay in the house. Delbert died in 1976 and Luella in 1989.

Dennis K. & Lynne M. Young, 1986 – 2012

Delbert and Luella Miller's daughter Maxine marries Lawrence E Young in 1954, Lawrence E. served on the USS Helena in the Korean War and later was a Pierce County Sheriff's Deputy. Maxine and Lawrence E. have three children, two of whom are Lynne M. and Lawrence D. From 1986 to 1989 Lynne Young lived at the house along with her brother Lawrence D. Young and his daughter. In 1990 Lynne married Dennis K. Malm, who took "Young" as his last name. They continued to live at 832 N. Steele until 2012, after which the house was vacant.

Lawrence D. Young, 2017 – 2020

In 2017 Lawrence D. Young, U.S. Army and USAF Reserves, returned to the house and lived there until he sold it to the current owners in 2020. Lawrence D. Young was the last resident of 832 N. Steele directly related to John and Henrietta Pratt.

Architectural Style: National Folk, ~ 1850 to ~ 1930

With the expansion of railroads across the United States from 1850, milled lumber, shingles, windows, and other building materials became available and modest houses were no longer restricted to local materials. This availability gave rise to light balloon framing covered by wood sheathing that was easy and inexpensive to build. The simple gable-front house with modest porch across the front, recalling the Geek Revival movement of the 1830s to 1850s, became a common sight across American rural and urban areas. Most are one-room wide and 1½ to 2 stories with relatively steep roof pitches and perfectly suited for narrow urban lots. Decorative elements, such as porch detailing and patterned shingles were borrowed from the Queen Anne style, while later examples would borrow knee-braces and exposed rafter tails from the Craftsman style. The Folk Victorian style is distinguished from the National Folk by its often-ostentatious exuberance of Queen Anne and Italianate decorative detailing.¹

¹ Virginia McAlester, A Field Guide to American Houses (New York: Alfred A. Knopf, 2015), 135-147, 397-405

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

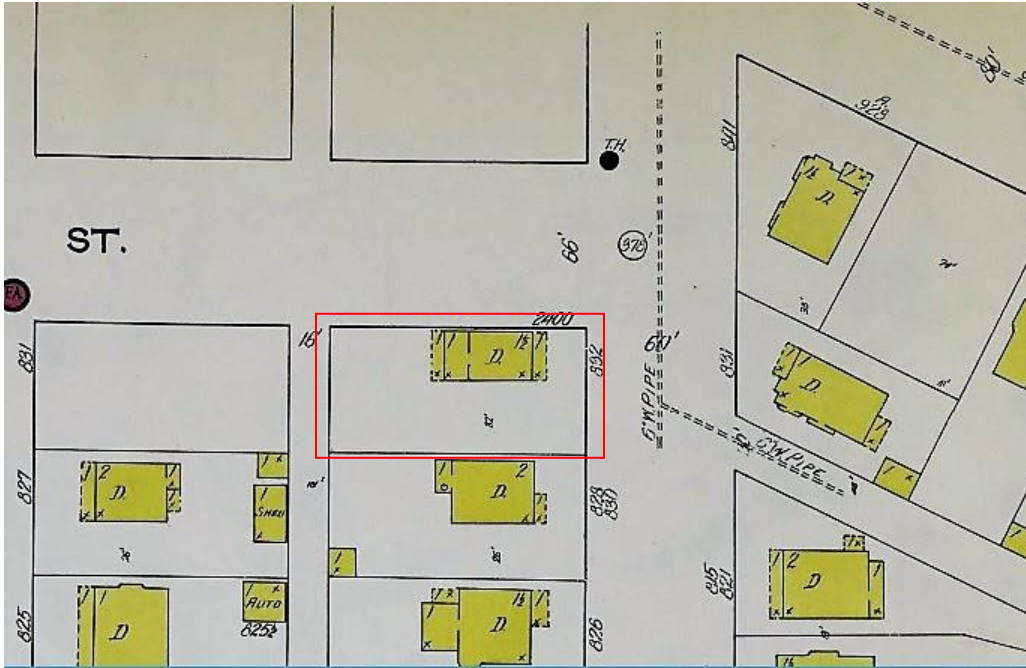


Figure 2. Sanborn Fire Insurance Map, 1912, Vol. I, Sheet 88

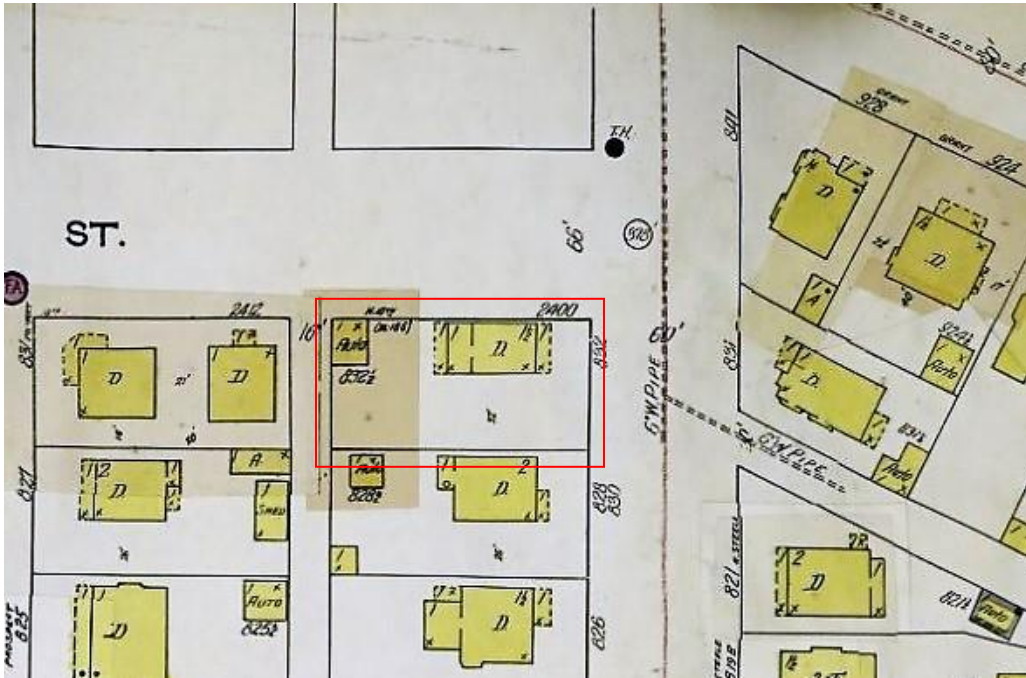


Figure 3. Sanborn Fire Insurance Map, 1912 corrected to 1950, Vol. I, Sheet 88



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



Figure 4. John and Henrietta Pratt in front of 832 N. Steele St, ~ 1910 (Collection of Lou Ann Miller)



Figure 5. Henrietta and John Pratt, date unknown (Collection of Lou Ann Miller)

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.

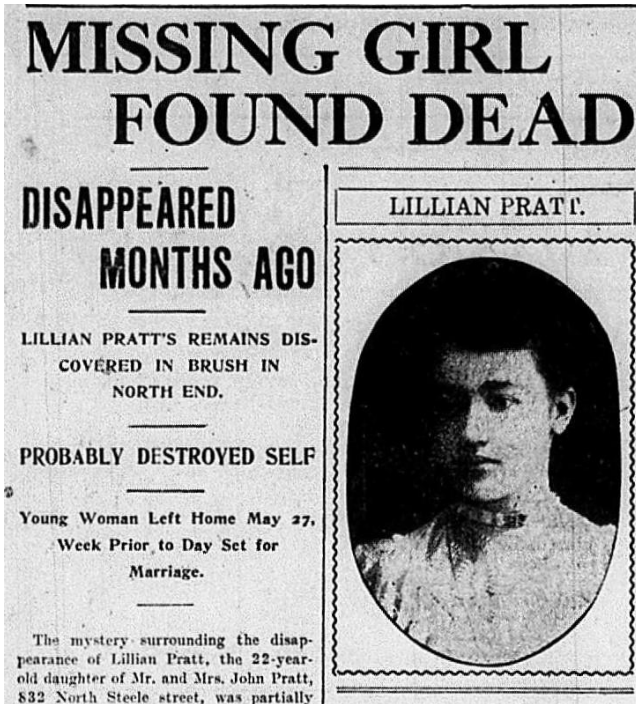


Figure 6. Tacoma Daily News, 05/01/1908, pg. 4



Figure 7. Luella V. Miller, ~ 1940 (Collection of Lou Ann Miller)



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



Figure 8. Lawrence D. Young, 2020, on front porch (Collection of Lou Ann Miller)



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



Figure 9. Front (East) Façade, 2021 (Collection of Scott Armstrong)

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.



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



Figure 10. Main, front gable decorative “collar tie with drip” truss in the pitch and dormer gable clad in alternating sections of staggered-butt and saw-tooth wood shingles. (Collection of Scott Armstrong)



Figure 11. Original restored Boston-patterned cedar gutters, front porch roof (Collection of Scott Armstrong)



Figure 12. Spindle work brackets, front porch (Collection of Scott Armstrong)



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



Figure 13. Front door detail, 2021 (Collection of Scott Armstrong)

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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



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.



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



Figure 15. North Façade, 2021 (Collection of Scott Armstrong)



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



Figure 16. South Façade, 2021 (Collection of Scott Armstrong)



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



Figure 17. Garage, 2021 (Collection of Scott Armstrong)



Figure 18. Interior staircase (Collection of Scott Armstrong)



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



Figure 19. Front parlor; coal-burning fireplace with original cast iron coal basket, grate, and screen (Collection of Scott Armstrong)



Figure 21. “J. Pratt Contractor”, sidewalk stamp with 1913 plate, and stamp examples from 1004 N. Steele (left) and 934 N. Grant Street (right) (Collection of Scott Armstrong)

Statutory Warranty Deed

Abbreviated Legal: LOTS 1 AND 2, BLK 9, BUCKLEYS TACOMA
Assessor's Tax Parcel Number(s): 2745001400

THE GRANTOR Lou Ann Miller, a married woman as her separate estate and and Lawrence D. Young, a single man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donna Armstrong and Scott Armstrong, wife and husband and Dawn Reimer Klimas and Robert Klimas, wife and husband, as tenants in common the following described real estate, situated in the County of Pierce, State of Washington:

LOTS 1 AND 2, BLOCK 9, BUCKLEYS TACOMA, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 48, RECORDS OF PIERCE COUNTY AUDITOR;
SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 14 day of Aug, 2020.

Lou Ann Miller
Lou Ann Miller

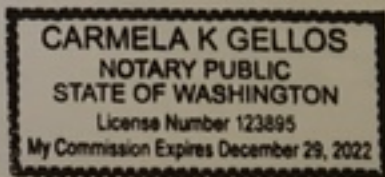
Lawrence D. Young
Lawrence D. Young

STATE OF WA)
County of Pierce) SS.

I certify that I know or have satisfactory evidence that Lou Ann Miller and Lawrence D. Young is are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 14 day of August, 2020

Carmela K. Gellos
Notary Public in and for the State of WASHINGTON
Residing at: Bellevue
My appointment expires: 12.29.22



4537733 EXT
Electronically Recorded
Pierce County, WA CCOMITA
8/14/2020 3:48 PM
Pages: 1 Excise Collected: \$3,630.01
Proc. Fee: \$0.00 Tech Fee: \$5.00

Landmarks Preservation Commission

Planning and Development Services Department



RULES AND REGULATIONS

The following Rules and Regulations of the Tacoma Landmarks Preservation Commission were adopted by the Commission at its January 24, 2007 meeting. These rules and regulations conform to the statutory authority of the Tacoma Municipal Code (Title 1, Chapter 1.42 Landmarks Preservation Commission, and Title 13, Chapter 13.07 – Landmarks and Historic Districts). Amendments to these Bylaws may be made annually.

TABLE OF CONTENTS

SECTION 1: Administrative Procedures

I.	Election and Terms of Office	2
II.	Duties of Officers	2
III.	Establishment of Advisory Committees and Architectural Review Committees	2
IV.	Historic Preservation Officer	3
V.	Meetings Procedures	3
VI.	Regular Commission Business	6
VII.	Adoption of Annual Calendar	7
VIII.	Records	7
IX.	Annual Report to City Council	7
X.	Community Outreach	7
XI.	Miscellaneous	8
XII.	Amendments to the Rules and Regulations	8

SECTION 2: Review Procedures

I.	Policies for Administrative Review	9
II.	Special Tax Valuation Procedures and Policy	10

SECTION 3: Historic District Rules and Policies

I.	Design Interpretations, Special Policies and Resolutions	13
----	--	----

SECTION 4: Enforcement Guidelines

I.	Overview	15
II.	Enforcement Priorities	15
III.	General Procedures for Enforcement of High Priority Violations	16
IV.	General Procedures for Enforcement of Normal Priority Violations	16

SECTION 5: Appendices

A	Landmarks Preservation Commission Master Calendar	18
B	Union Depot Historic District Inventory	19
C	Old City Hall Historic District Inventory	34
D	North Slope Historic District Inventory	52

SECTION 1: Administrative Procedures

I. Election and Terms of Office

A. The Commission shall elect its own Chair, Vice-Chair, and such other officers as from time to time it may determine it requires, all of whom shall be members of the Commission.

1. Nominations and Elections – Officers shall be nominated at the first meeting in December of each year. Elections shall be held at the following meeting. New officers will assume duties at the meeting following their election.

2. Officer Qualification Considerations – The Officers should:

- a) be interested in holding the position(s);
- b) be able to devote sufficient time to Commission business;
- c) be committed to attending as many regular and special Commission meetings as possible;
- d) be prepared to make presentations to the City Council, citizens, committees, neighborhood groups, and service clubs regarding Commission responsibilities, projects, plans and policies; and
- e) have sufficient experience on the Commission to understand its role and functions and to have a basic understanding of the City's Comprehensive Plan policies and development regulations.

B. The term of office shall be for one (1) year or until the next scheduled election. In case of any vacancy in office, the vacancy shall be filled by an election at the first regular meeting after the occurrence of such vacancy.

II. Duties of Officers

A. Chair – The Chair shall preside over all meetings of the Commission. All resolutions

adopted by the Commission and Commission correspondence shall be signed in his/her name as Chair of the Commission.

B. Vice-Chair – In the event of the absence of the Chair or his/her inability to act, the Vice-Chair shall take his/her place and perform his/her duties. In the event of the absences or inability to act of both the Chair and the Vice-Chair, the remaining members of the Commission shall appoint one of their members to temporarily act as Chair.

III. Establishment of Advisory Committees and Architectural Review Committee

A. Advisory Committees – The Commission may establish advisory committees as it deems appropriate by a vote of the commission. Advisory Committees may be established from time to time to examine and make recommendations to the full Commission regarding certain preservation issues in the community. Advisory Committees are informal and shall not take action on any pending board business nor deliberate on specific applications before the board. Interested members of the community who are not appointed Commission members may join advisory committees.

B. Architectural Review Committee – The Architectural Review Committee (ARC) is established for the purpose of advising applicants regarding the design and appropriateness of proposed projects pending Commission review. The Commissioners appointed as Architects shall serve on the ARC, in addition to any other interested Commissioners. The ARC shall meet on a regular time and day established by the Commission, on an as needed basis. The Commission may request the ARC to review pending projects and solicit recommendations on those projects, and applicants may request feedback from the ARC regarding an application to the Commission. The Commission may also delegate final approval of a project to administrative review via Commission motion and vote

at a regular public meeting, pending ARC review and recommendation.

deemed appropriate by the Commission. An additional notice shall be required for matters continued for further hearing and continued to a time, date, and place certain.²

IV. Historic Preservation Officer

The Historic Preservation Officer shall organize and supervise clerical details of the Commission's business and shall be responsible to the Commission for the proper preparation and maintenance of records of meetings, hearings, official actions and all public records, per TMC 1.42.100. The Historic Preservation Officer shall serve as the primary professional liaison for Commission business, and may make recommendations or generate opinions for the Commission as an ex officio member.

V. Meetings Procedures

- A. Public Meetings – Regular public meetings of the Commission shall be held on the second and fourth Wednesday of each month at 5:30 p.m. in a location designated by the Commission and indicated on the agenda and other public documents announcing the meeting. If the regular meeting day falls on a legal holiday, the Chair of the Commission shall fix another day therefore and give notice of said meeting as hereinafter providing for “special meetings.” The notice for any regular public meeting shall indicate the date, time, place and business to be transacted, and be distributed prior to the meeting to those individuals and organizations listed on the mailing list that shall be maintained by the Historic Preservation Officer and may be subject to the Commission’s approval.¹
- B. Public Hearings – Public hearings conducted by the Commission shall be held in a location designated by the Commission and indicated in the notice of hearing. The date and time of the hearing shall be determined by the Commission and indicated on the notice of hearing. Notices for public hearings shall be distributed in accordance with the Tacoma Municipal Code Section 13.02.057. Notices shall also be mailed, prior to the hearing, to those on the mailing list as hereinabove provided, to those individuals or organizations which have indicated in writing to the Planning and Development Service Department an interest in the subject(s) of the hearing, and to other interested parties as

- C. Special Meetings – Special meetings of the Commission that are set for a time different than ordinarily scheduled, or scheduled to solicit public commentary on a particular item of board business, shall be held at such times as the Commission may determine, or may be called by the Chair for any time upon the written request of three members of the Commission. Special meetings shall be open to the public. Notices of special meetings shall be distributed to the same recipients of notices for regular public meetings, to the recipients on the special press mailing list on file with the City Clerk’s Office, and to other interested parties as deemed appropriate by the Commission. Such notice shall indicate the date, time, place and business to be transacted.
- D. Quorum – A quorum for the transaction of official business shall consist of a majority of the members of the Commission per TMC 1.42.
- E. Adjournment – The Chair may, at his or her discretion, call for a motion to end the meeting, or may declare the meeting ended without a formal motion.
- F. Absences – Commissioners unable to attend a meeting may request excusal from the meeting in advance of the meeting by notifying Staff, who shall present the request to the Chair, or may request excusal in person at the next regular meeting following the absence. The Commission shall then approve or deny the request. Upon a member's missing three (3) unexcused consecutive regular meetings, the Commission shall formally afford such member consideration to determine whether the absences are to be excused. If the Commission determines not to excuse such absences, then the Commission shall determine the

¹ Amended 12/14/2011

² Amended 12/14/2011

question of whether the Commission shall recommend to the City Council that such member should be deemed to have forfeited his/her office and a new member be appointed to fill the unexpired term.

G. Every official act taken by the Commission shall be by resolution or by motion by an affirmative vote of a majority of the quorum. In the event that a member disqualifies themselves or passes, this is to be registered as "abstained". Notwithstanding Robert's Rules of Order, the Chair shall vote on all resolutions or motions.

H. Conduct of Meetings.

1. Order of business:

- a) Roll Call.
- b) Consent Agenda
 - i. Excusal of Absences
 - ii. Approval of minutes not previously approved.
- c) General public comments regarding regular agenda items
- d) Review of Nominations to the Register
 - i. Preliminary Meeting on Nomination
 - 1) Staff reports
 - 2) Comments by the Applicant
 - 3) Comments by the Property Owner
 - 4) Board discussion and questions
 - 5) Actions: forward nomination or not forward nomination, or to defer if more information is required
 - ii. Special Meeting on Nominations to the Tacoma Register
 - 1) Staff Report
 - 2) Presentation by Applicant
 - 3) Comments by Property Owner
 - 4) Public Testimony
 - 5) Close of testimony
 - 6) Actions: Motion to forward nomination to City Council, to not forward to Council, or to

leave the comment period open to a certain date.

- e) Applications for Design Review
 - i. Staff Report
 - ii. Comments by the Applicant or owner
 - iii. Board questions and discussion
 - iv. Action: Approve, Approve with Conditions, Deny or defer for specific additional information
 - f) Board Briefings
 - i. Staff introduction
 - ii. Presentation
 - iii. Questions and discussion
 - iv. Action if appropriate
 - g) Comments by the Chair
 - h) Comments by the Historic Preservation Officer
 - i) Board Business/Preservation Planning
 - j) The preceding order of business may be modified for any meeting by a suspension of the rules, concurred in by a majority of the voting members present, except that consideration of matters set for public hearing must occur at or following the time indicated on the hearing notice.
2. Conduct of public meetings:
- a) The Chair of the Commission shall preside over all public meetings of the Commission except as provided for in Section II of these rules.
 - b) The Chair introduces the agenda items.
 - c) The Historic Preservation Officer or his/her representative, if appropriate, summarizes the staff report or other information

- prepared or received by the staff on the agenda item.
- d) The Chair shall allow for comments or presentations by representatives of the applicant.
 - e) For normal agenda items that do not require public testimony or public hearings as defined in TMC 13.07, comments by the public may be permitted, but only at the discretion of the Chair.
 - f) The Commission considers the request and may ask questions of the staff or others in attendance at the direction of the Chair.
 - g) The Commission takes appropriate action, if an action is required.
3. Conduct of public hearings and special public meetings:
- a) The Chair of the Commission shall preside over all public hearings and special meetings conducted by the Commission except as provided for in Section II of these rules.
 - b) The Chair calls the public hearing or special meeting to order and announces the procedure for the public hearing or hearing as established by the Commission.
 - c) The Historic Preservation Officer or his/her representative, if appropriate, summarizes the staff report or other information prepared or received by the staff on the hearing item.
 - d) Communications, not contained in the Commission's report, received concerning the hearing item are presented to the Commission.
 - e) The Chair asks for reports from advisory committees if appropriate.
 - f) The Commission hears those persons wishing to give testimony.
 - g) The Chair either closes the hearing or special meeting and announces the date upon which the record of the hearing will remain open to receive additional written comments, or continues the hearing to a later date if there is a finding by the Chair that all interested parties have not been afforded an adequate opportunity to testify before the Commission or if new information is to be considered on which the Commission feels additional public testimony to be appropriate.
 - h) If, in the judgment of the Commission, action is appropriate based upon public testimony and comment received, the Commission may elect to take action on the item immediately following the close of the public hearing or special meeting.
 - i) At a meeting(s) subsequent to the public hearing or special meeting, the Commission considers all oral and written testimony concerning the hearing item and acts to approve, disapprove, modify, or defer the decision-making until the completion of additional analyses.
- I. Open Public Meetings Act and E-mail Exchanges.
- E-mail exchanges between members of the Commission can constitute a violation of the Washington State Open Public Meetings Act (OPMA), Chapter 42.30 RCW. Generally, if a majority of the members participate in an e-mail discussion of Commission business, the members are conducting a meeting in violation of the OPMA requirement that meetings must be "open to the public with prior notice." It is suggested that Commission members observe the following guidelines to avoid OPMA problems with e-mail exchanges:
1. When possible, limit e-mail exchanges on issues related to

Commission business to less than a majority of Commission members. Sending copies of an e-mail to less than a majority may not suffice if subsequent exchanges relay the content of the original exchange to a majority of members.

2. Never decide at an open meeting that a majority of the Commission will continue or complete discussion of an agenda item by e-mail.
3. One-sided (no response anticipated) informational e-mails to a majority or more of Commission members are probably consistent with the OPMA. In open meetings, the Commission members should verbally announce that they have sent this type of e-mail if it relates to the discussion at hand. Commission members are free to engage in e-mail exchanges with staff on one-sided e-mails, but not with each other.
4. E-mail exchanges on issues that the Commission will not address are consistent with the OPMA. However, if any reasonable chance exists that an issue relates to a vote that may or will come before the Commission, a majority of the Commission should not subject the issue to e-mail discussion.

additional comment at the discretion of the Manager of the Planning Division.

- ~~C. Name Changes – Per City Council Resolution 38091, the Commission may take public testimony and make recommendations regarding name changes pursuant to the City Council Policy on Place Names and Name Changes.³~~
- D. Design Review – pursuant to TMC 13.05 and 13.07, the Landmarks Preservation Commission shall review and approve or deny applications for alterations to City Landmarks.⁴
 - E. Section 106 Review – From time to time the Historic Preservation Officer or lead agency conducting review under Section 106 may solicit comments from the Landmarks Preservation Commission. This includes federally-owned properties listed on the Tacoma Register of Historic Places not subject to typical City permitting processes.
 - F. Applications for Special Tax Valuation – The Commission shall approve applications for Special Tax Valuation pursuant to TMC 13.07 and RCW 80.26.
 - G. Special Business – From time to time Commissioners may propose and vote on special items, including Commission resolutions and official Commission policy recommendations. These items shall be proposed in advance of the meeting at which the Commission shall vote, and appear on the agenda under Board Business.
 - H. Communication Items – From time to time, Commissioners may propose communications between the Commission and other organizations regarding preservation issues. These items are not required to be on the agenda, but shall be subject to a vote of the Commission under Board Business.
 - I. Requests for opinion or other advisory actions – From time to time, City departments and other organizations

VI. Regular Commission Business

- A. Nominations to the Tacoma Register of Historic Places – the Commission shall consider and recommend, pursuant to TMC 13.07, additions of individual properties and historic districts to the Tacoma Register of Historic Places.
- B. Nominations to the Washington State Heritage Register and National Register of Historic Places – the Commission shall respond to requests by the Department of Archaeology and Historic Preservation for review and comments regarding pending nominations to the Washington State Heritage Register and National Register of Historic Places. Such requests may then be forwarded to the Mayor's Office for any

³ Amended 12/14/2011

⁴ Amended 12/14/2011

may request review of preservation related items not generally under the Commission's jurisdiction. These items generally shall appear under Board Briefings on the agenda, and any vote taken to be an advisory vote.

5. Records of all actions taken by the Commission in the matter (resolutions, motions, setting of dates for hearings, etc.).

6. Record of actions taken by the City Council in the matter (ordinances, resolutions, results of hearings, etc.).

C. Recorded transcripts or summary minutes of all official Commission proceedings shall be filed with the City Clerk and shall be opened to public inspection.

VII. Adoption of Annual Calendar⁵

A. The Commission should develop and adopt a calendar of normal business at its first meeting in January of each year.

B. The contents of the calendar will consist of basic normal agenda items, activities and filing deadlines, for the purposes of increasing the efficiency of commission operations and to provide guidance to applicants and interested parties.

C. Any calendar adopted by the Commission shall be made available to the public in electronic and printed formats.

VIII. Records

A. The Commission's adopted summary minutes of the public meetings shall be the official records. The actual recording of each hearing item shall be the official record for such item.

B. Supplemental records pertaining to matters of public meetings and public hearings shall be kept on file in the Planning and Development Services Department as required by law. These supplemental records may include but not be limited to the following:

1. Description of agenda items, including all submitted information therewith.

2. Report of the Planning and Development Services Department, Advisory Committees and Standing Committees on the matter as presented to the Commission at a meeting thereof, including such material submitted in writing and in map form.

3. Written communications concerning the matter.

4. Facts concerning the matter.

IX. Annual Report to the City Council

The Commission shall annually report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year, and if applicable, the outlook of planning issues for the coming year. Typically, this report will be given during Preservation Month (May).

Said report should, at the discretion of the Chair, take the form of a letter, a memorandum, a summary report or a copy of relevant minutes of the Commission's meetings, and may be posted on the City's website as well as delivered in person to the City Council.

X. Community Outreach

A. Preservation Awards - The Commission should, on an annual basis, nominate and vote on individuals, organizations, or projects to be recognized officially by the City for Outstanding Achievement in Historic Preservation. The Commission should establish categories for awards, and forward the awards to the Mayor for a proclamation and recognition. The Commission, at its discretion, may solicit nominations from members of the public.

B. The Commission may from time to time recommend and implement special programs, including educational sessions, tours and presentations,

⁵ Amended 12/10/2008

consistent with the purposes of TMC 1.42 and subject to the available departmental resources. The Historic Preservation Officer may advise the Commission regarding City resources and staff available for such projects, and convey requests by the Commission to the Planning and Development Services Department for such programs if special funding is required.

XI. Miscellaneous

- A. Code of Ethics – Members of the Commission shall comply with the City of Tacoma’s Code of Ethics pursuant to the Tacoma Municipal Code Chapter 1.46 while conducting Commission business.
- B. Contact Information – The contact information of members of the Commission should be considered public information and made available for public access upon request. The Historic Preservation Officer shall be the contact for items related to official Commission business.
- C. Conferences – Members of the Commission may attend, at their own expense, conferences, meetings and training courses related to Commission business.

XII. Amending the Rules and Regulations⁶

- A. General Changes –The rules and regulations may be amended by the Commission by a majority of vote on an annual basis, generally at its first regular meeting in December.
- B. Design Guidelines – Per TMC 13.07.120, the Commission shall adopt and maintain Design Guidelines for historic special review districts and conservation districts.
 - 1. Design Guidelines shall not be amended more than once annually, concurrent with the amendment of these Bylaws.
 - 2. The Commission shall conduct a public hearing consistent with the procedures set forth in TMC 13.07.120 prior to adopting any changes to Design Guidelines.

⁶ Amended 12/14/2011

SECTION 2: Review Procedures

I. Policies for Administrative Review

- A. The Commission may grant administrative review to part or all of any application before the Commission pursuant to TMC 1.42 by a quorum vote at the meeting in which said application is before the Commission. Typically, this would include conditions imposed upon the approval, for which the Historic Preservation Officer is delegated to ensure satisfaction of those conditions.
- B. The Commission may determine certain items or typical applications to be appropriate for ongoing Administrative Review, as these represent minor changes that do not warrant full Commission review. The types of Administrative Review are Type I and Type II. Type I Administrative Review results in minor visible changes to Contributing buildings or individual City Landmarks. Type II Review is appropriate for changes that are not visible or do not affect contributing historic buildings.

1. Procedures for Type I Administrative Review

- a) When a project that is appropriate for administrative review, based upon the criteria set forth in these bylaws, is proposed to the Historic Preservation Officer, he or she will notify the Commission via email of a pending administrative review.
- b) Any Commissioner may request, within 24 hours⁷, that an application is submitted for regular agenda review.
- c) If no such request is received, the Historic Preservation Officer may approve at his or her discretion the project.
- d) The applicant may request formal commission review without prejudice, in the case that the Historic Preservation Officer does not approve or imposes conditions upon the project that are in dispute.

2. Typical items appropriate for Type I Administrative Review.
 - a) Signs – Changes in content or configuration that does not involve any change in sign location, dimensions, lighting or any additional sign area.
 - b) Windows – Staff may approve window repairs and upgrades that do not require any changes to window configuration, patterning, or new piercings or involve the removal of any historic material. The following types of upgrades are suitable for administrative approval:
 - i. Non historic aluminum windows to vinyl
 - ii. Non historic vinyl windows to vinyl, metal or fiberglass clad wood windows
 - iii. Non historic clad windows to wood windows
 - c) Rooftop HVAC, mechanical or communications equipment that is not visible from the primary rights of way and results in no modifications to the visible facades of the building.
 - d) Louvers and venting in which the vents or louvers are placed in an existing opening, such as a transom window, in which there is no change in the configuration of the fenestration and the only modification to the building is the removal of glazing panels.
 - e) Changes in color to awning fabric
 - f) Changes to a single door or window
 - g) Exterior remodeling of buildings that are under 50 years of age in Conservation Districts.
 - h) Temporary banners resulting in no new sign attachment points

⁷ Amended 12/09/09

- i) Privacy fences on residential lots that are subject to building code requirements due to heights in excess of 6' where the fence does not block views of the historic structure or require structural attachment to any historic structure.⁸
 - j) Painting of previously painted surfaces on individually listed landmarks and contributing structures in historic districts.⁹
3. Procedures for Type II Administrative Review – The Historic Preservation Officer may at his or her discretion sign permits or otherwise approve projects in this category with no advance notice to the Commission.
 4. Typical Items appropriate for Type II Administrative Review
 - a) In kind repair and replacement that does not require structural modifications
 - b) Changes to noncontributing buildings in districts that do not involve new construction or demolition, as provided by TMC 13.05 and/or 13.07¹⁰
 - c) Applications for signs involving structures under 50 years of age in Conservation Districts.
 - d) Exterior work that is not visible from any public right of way

C. Expanded Administrative Review Procedures

1. In support of its continuing goals to improve the efficiency of Commission operations, and to provide the most cost effective services to applicants, the Commission adopts these procedures for expanded administrative review. The typical project suitable for this kind of review appears to meet the applicable standards, results in minor impacts to historic fabric, or represents a project

type that the Commission commonly approves. In general, the types of Projects that are appropriate for Expanded Administrative Review include:

- a) Alterations, construction or removal of accessory structures (garages)
- b) Minor alterations to porches, balconies and decks, such as replacement or restoration of balusters, stairs and columns
- c) Residential work contained within the rear or side yards
- d) Window replacement on secondary elevations, including originals when there is 1) clear evidence of deterioration and there is no change to configuration, or 2) the replacement is required due to interior plan changes to the home, AND the replacement meets the guidelines for materials.
- e) Work on City Landmarks that is exempt from a building permit, and site improvements that do not affect the historic structure.
- f) Signs, provided that the attachment method is appropriate and the installation does not obscure architectural features
- g) Staff may recommend Expanded Administrative Review for other projects that the HPO determines to be minor.

2. Procedures.

- a) When a project that is determined suitable for Expanded Administrative Review is received by the Historic Preservation Office, the design documents shall be posted to the historic preservation website.

⁸ Amended 12/10/2008

⁹ Amended 1/11/17

¹⁰ Amended 12/14/2011

- b) Staff will notify the Commission of a pending Expanded Administrative Review with a link to the design documents. Any Commissioner may request formal agenda review within three business days; otherwise, the application will be approved or amended and approved by staff.
- c) Applicants may request a review by the full Commission at the next available agenda, should there be disagreement with the staff's assessment.

for downtown where the standards conflict with the application of the Secretary of the Interior's Standards for Rehabilitation or district design guidelines. The Commission shall use findings regarding such a conflict as the basis of its decision to request a waiver of any zoning standards, and shall transmit these in writing to the Land Use Administrator.¹³

II. Other Review Policies

- A. Variances and Conditional Use Permits
1. The Commission shall not formally review or approve any project for which a variance or conditional use permit is required and has not yet been granted, except in cases where preliminary review of a complete application for conditional use or variance is requested by the Planning and Development Services Director as stipulated in the applicable section of TMC 13.06.¹¹
 2. Applications requiring a variance may be presented to the Commission for feedback in a briefing context.
 3. Per 13.05.046, historic preservation projects that are subject to the Residential Zoning Code, which require a variance, may petition the Commission for a waiver of the zoning development standards, where the standards conflict with the Design Guidelines or the Secretary of the Interior's Standards for Rehabilitation, as applicable. The Commission shall use findings regarding such a conflict as the basis of its decision to request a waiver of any zoning standards, and shall transmit these in writing to the Planning and Development Services Department.¹²
 4. Per 13.06.070B, projects involving City Landmarks within the Downtown zone undergoing Landmarks Preservation Commission review may request a waiver from the basic design standards

- B. Banners: The Commission delegates authority to review and approve the content of temporary banners mounted to existing brackets on light standards, that are located in downtown historic districts, to the Tacoma Arts Commission¹⁴
- C. Notice for Major Projects in Residential Historic Districts.
1. For projects involving new construction, and additions to existing homes that affect primary roofline, form or foundation plan, the Commission shall send notice in the form of an agenda, to adjacent property owners.
 2. Adjacent is defined as properties on the adjoining property lines, properties directly across the street or alley, and the properties adjoining the properties directly across the street or alley.
 3. This policy does not include construction or alterations to accessory structures.¹⁵

III. Special Tax Valuation Procedures and Policy

- A. Definition of Qualified Expenditures – Costs that are generally eligible for Special Tax Valuation must meet the definitions for “actual cost of rehabilitation” specified in WAC 254-20-030 and the IRS definition for “Qualified Rehabilitation Expenditure.”

¹¹ Amended 12/9/2015

¹² Amended 12/14/2011

¹³ Amended 12/10/2008

¹⁴ Standing Motion 1/9/2002

¹⁵ Amended 1/11/2017

1. For the purposes of Special Tax Valuation, "Qualified Rehabilitation Expenditures" generally include:
 - a. Direct construction costs;
 - b. Certain soft costs, including:
 - Architectural and engineering fees;
 - Construction permit fees;
 - Development management fees;
 - Construction loan interest and fee;
 - Utilities, taxes, and insurance for the construction period; and
 - State sales tax.
 2. Qualified Rehabilitation Expenditures generally do not include:
 - a) Any costs related to acquisition of the property;
 - b) Any expenditure attributable to enlargement of the building; except to make the building fully usable (i.e. add a bathroom if one is not existing, add a kitchen if a kitchen is not existing)
 - c) Any costs of valuation and permanent financing of the property; and
 - d) Overhead costs or other "costs of doing business."
- B. Examples of Expenses that Do and Do Not Qualify – In addition to the above list, the table to the right provides a limited overview of certain categories of items often purchased during renovations that have been determined by the Tacoma Landmarks Preservation Commission (LPC) to generally meet or not meet the definition of Qualified Rehabilitation Expense, based upon the Washington State and IRS guidelines. This list is not exhaustive and does not supersede the authority of the Commission to consider applications on a case-by-case basis. It is intended to provide guidance to applicants for the preparation of applications.
1. Generally qualifying expenditures:
 - a) Appliances including water heaters, furnaces and other mechanical: HVAC, A/C units, ventilation, blowers, etc.
 - b) Furnishings including built-ins, cabinetry, shelves, and window seats/nooks
 - c) Plumbing and electrical including supplies and materials, fixtures, faucets, sinks, light fixtures, required exterior or site work (sewer lines, etc), fire suppression systems and other code-related requirements
 - d) Landscaping, including sitework necessary for rehabilitation (including clearing, disposal, stabilization restoration), sitework for utilities and foundation work, and landscape stabilization
 2. Expenditures generally not qualified:
 - a) Appliances such as portable counter top appliances (toaster ovens), washers and dryers, commercial kitchen appliances, home electronics (stereo, TV, CCTV etc) other kitchen Appliances
 - b) Furnishings such as Moveable furniture, including chairs, sofas, beds, tables, islands (if not permanently affixed to floor)
 - c) Plumbing and electrical such as Security and alarm systems (i.e. CCTV) and table or floor lamps
 - d) Landscaping, such as plants, soil amendments, etc., landscape design work, accent lighting, sprinkler systems
- C. Application requirements – The applicant shall provide the following information accompanying the application filed with the County Assessor-Treasurer:
1. Application indicating the final cost of the project and assessed improvement value at the start of the project

2. Verification that the property is listed on the Tacoma Register of Historic Places
 3. Affidavits certifying the expenditures on the project are consistent with State law and the Commission's policies regarding Special Tax Valuation qualified expenditures
 4. Photographs before and after the project
 5. Additional information may be requested by the Commission if required to render an informed decision
- D. Criteria for approval – The Commission shall approve the application if the following criteria are met:
1. The Assessor has certified the project is substantial under the definitions for the program in State law and has been completed within the preceding 24 month period
 2. The property is listed on the Tacoma Register of Historic Places at the time of application
 3. The project appears to be consistent with the Secretary of the Interior's Standards for rehabilitation or the applicable design guidelines within a historic district.¹⁶

¹⁶ Amended 12/9/15

SECTION 3: Historic District Rules and Policies

I. Design Interpretations, Special Policies and Resolutions

A. The following are interpretations intended to clarify the guidelines and standards included in Chapter 13.07 of the Tacoma Municipal Code.

B. The Landmarks Preservation Commission reviews applications on a case-by-case basis, considering the merits of each individual proposal, and reserves the right to make interpretations as each case warrants and within the confines of the authority granted by city ordinance.

C. Union Depot-Warehouse District design guidelines interpretations

1. Height: New buildings in the Union Depot Warehouse Historic District that overlap DCC zoning may exceed the 85' height limit recommended by the design guidelines in TMC 13.07 ¹⁷

2. Exterior Materials: Contemporary building materials for new construction, such as glass, steel, concrete and masonry have been determined to be acceptable for the district ¹⁸

D. North Slope Historic District and Wedge Neighborhood design guidelines interpretations

1. Periods of Significance. There are differing "periods of significance" stated in the three separate nominations that comprise the current North Slope Historic District. In all cases where there is conflict between "periods of significance" and the contributing or noncontributing status of a building (such as when a contributing building is outside the stated period of significance) the adopted North Slope Historic District Buildings Inventory is the governing document. ¹⁹

¹⁷ Resolved by the Commission 2/23/2000

¹⁸ Resolved by the Commission 2/23/2000

¹⁹ Amended 12/19/2015

SECTION 4: Enforcement Guidelines²⁰

I. Overview

The City of Tacoma Historic Preservation Program administers the activities of the Landmarks Preservation Commission (LPC). Property inspections and code enforcement procedures concerning City Landmarks are administered by Planning and Development Services Department (PDS) and the Neighborhood and Community Services Department (NCS).

To coordinate the activities of the LPC and PDS/NCS staff, this set of guidelines is established. Enforcement actions and inspections specific to City Landmarks and historic districts are based on the following policies and principles:

1. Fair and equitable enforcement is essential to achieve the intended purposes of the historic preservation ordinance.
2. Violations of the historic preservation ordinance may threaten public safety, destroy or damage irreplaceable cultural artifacts, diminish property values, result in costly repairs and property damage, and diminish the quality of life for Tacoma residents.
3. These guidelines are specific to violations of the historic preservation ordinance. However violations of the historic preservation ordinance may also violate applicable City of Tacoma building and land use codes, and may be enforced in concert with other City codes.
4. The goal of enforcement is to obtain compliance with the historic preservation ordinance. Fines and other mechanisms are a necessary means to achieve compliance and are not intended to be punitive or to collect revenue.
5. The highest enforcement priorities for the historic preservation ordinance are to stop situations and correct situations that threaten public safety or destroy or irreversibly alter historic properties.
6. City Staff, including the Historic Preservation Officer and Inspection and Code Enforcement staff consider program priorities and resources when responding to enforcement requests. Not every minor violation of the historic preservation ordinance warrants enforcement action.

7. Building Inspectors exercise judgement and discretion in taking enforcement action. Inspectors may issue verbal direction, notice of violation, notice of infraction, or stop work as appropriate to the situation.

II. Enforcement Priorities

HIGH PRIORITY

1. Demolition, in whole or in substantial part, of a historic property.
2. Non-reversible alterations of original features or finishes to a historic property, such as sandblasting or removal of original masonry.
3. Substantial alteration or removal of important architectural and character defining elements of a property, such as porches, stairs, windows, wholesale siding removal, chimney demolition, and removal of other distinctive detailing.
4. Structural alterations, such as removal or relocation of walls and additions, and the addition of exterior structural elements such as decks.
5. Inspections requested by the Historic Preservation Officer.
6. Any building code violation determined to be a high priority by the Building Inspector.

NORMAL PRIORITY

1. Work that is completed at the time of complaint receipt.
2. Work underway that involves "in kind" replacement or repair of decorative elements, such as spot replacement of existing siding, repairs to trim, sills, flashing, that will not affect exterior appearance at the conclusion of the project.
3. Minor alterations on secondary building elevations (not prominently visible from a public right of way) that do not compromise the structural or historical integrity of the property (excluding window and door replacement that is underway).
4. Fences and other sitework not prominently visible from the public right of way, or not physically affecting the primary structure on the site.
5. Minor reversible decorative alterations.
6. Non-structural alterations to garages.
7. Changes in content to existing signs, or installation of freestanding signs that are not mounted on a permanent structure.

²⁰ Amended 12/09/09

III. General Procedures for Enforcement of High Priority Violations

1. Requests for inspections that involve items in the high priority category should receive a site visit by the Building Inspector as soon following the receipt of complaint as possible.
2. Following inspection, if it is determined that the project appears to meet one or more of the project descriptions in the High Priority category, the Building Inspector, using his or her discretion, shall take the appropriate corrective action.
3. If the project is determined to fall into the Normal Priority category, the Inspector, at his or her discretion, may refer the matter to the Historic Preservation Officer for further action, may provide verbal direction to the property owner to contact the historic preservation officer, or may elect to take other corrective action (including a Stop Work Order) as determined appropriate.

IV. General Procedures for Normal Priority Violations

1. Complaints and reports received by the City that appear to fall into the Normal Priority category may be referred by NCS or PDS directly to the Historic Preservation Officer for further action.
2. The Historic Preservation Officer will typically contact the property owner via Certified and First Class Mail, or if appropriate and possible, contact the owner in person, on the phone or via email. If appropriate, Historic Preservation Staff may conduct a site inspection.
3. If the Historic Preservation Officer, upon investigating the complaint, believes a Stop Work Order is appropriate, he or she may refer the complaint back to PDS or NCS and request inspection.
4. If appropriate, the Historic Preservation Officer will work with the property owner to gain proper approvals from the Landmarks Preservation Commission, via the procedures outlined in TMC 13.07. If approved, the Historic Preservation Officer shall refer the matter to PDS or NCS for the issuance of required City permits.
5. If attempts to contact the owner of the property are not successful, after allowing a reasonable duration of time, the Historic Preservation Officer may elect to refer the matter to Code Enforcement.

SECTION 5: Appendices

A	Landmarks Preservation Commission Master Calendar	18
B	Union Depot Historic District Inventory	19
C	Old City Hall Historic District Inventory	34
D	North Slope Historic District Inventory	50

January	FIRST MEETING
	BOARD BUSINESS <ul style="list-style-type: none"> • Officer Elections: Elections • Establish Preservation Month activities committee • Begin Awards Nomination Process
	SECOND MEETING
February	FIRST MEETING
	SECOND MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Public Hearing: Winter Qtr Nominations ²¹
March	FIRST MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Nominations due for Spring Qtr Public Hearing ²²
	SECOND MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Last preliminary review date for Spring Qtr Public Hearing BOARD BUSINESS <ul style="list-style-type: none"> • Discussion of Annual Report to Council
April	FIRST MEETING
	BOARD BUSINESS <ul style="list-style-type: none"> • Selection of Achievement Awardees • Preservation Month Activities Update/Final Review • Consideration of Draft Annual Report to Council
	SECOND MEETING
May	FIRST MEETING
	SECOND MEETING
	SECOND MEETING
June	FIRST MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Nominations due for Summer Qtr Public Hearing
	SECOND MEETING
June	SECOND MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Last preliminary review date for Summer Qtr Public Hearing
	NO SECOND MEETING

July	FIRST MEETING
	SECOND MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Public Hearing: Summer Qtr Nominations ²³
August	FIRST MEETING
	SECOND MEETING
	SECOND MEETING
September	FIRST MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Nominations due for Fall Qtr Public Hearing
	SECOND MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Last preliminary review date for Fall Qtr Public Hearing BOARD BUSINESS <ul style="list-style-type: none"> • Commissioner Terms Update
October ²⁴	FIRST MEETING
	SPECIAL TAX VALUATIONS <ul style="list-style-type: none"> • Application Review • Bylaws and Inventory Review
	SECOND MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Public Hearing: Fall Qtr Nominations SPECIAL TAX VALUATIONS <ul style="list-style-type: none"> • Application Review
November	FIRST MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Nominations due for Winter Qtr Public Hearing
	SPECIAL TAX VALUATIONS <ul style="list-style-type: none"> • Application Review
	BOARD BUSINESS <ul style="list-style-type: none"> • Public Hearing: Bylaws and Inventory Review (as needed)
December	NO SECOND MEETING
	FIRST MEETING
	NOMINATIONS <ul style="list-style-type: none"> • Last preliminary review date for Winter Qtr Public Hearing
	BOARD BUSINESS <ul style="list-style-type: none"> • Bylaws and Inventory Approval • Officer Elections: Nominations
December	NO SECOND MEETING
	NO SECOND MEETING

²¹ Deadline for quarterly hearings is a minimum 2 meetings, or 4 weeks, ahead of date of hearing.

²² Filing deadline is a minimum of 2 weeks ahead of preliminary review date.

²³ Deadline for nominations intending to apply for Special Tax Valuation in same year

²⁴ October 1: STV Filing deadline



Historic Preservation and Affordable Housing:

Preservationists' views on challenges, tools, and responsibility

Contents

Introduction	2
Key Findings	4
Question 1 – What is your historic preservation role?	6
“Other” Responses.....	6
Question 2 – What is the size of the city you live in?	8
Question 3 – How serious is the housing affordability issue in the city you live in?	8
Question 5 – Relative to the rest of the city, how affordable is housing in older, non-designated neighborhoods in your community?.....	12
Question 6 – How significant are the following possible connections between historic preservation and housing affordability as they pertain to your community?	15
Question 7 – Here are some tools that have been used to ease the housing affordability problem. Which, if any, do you have in your community?.....	18
Open-Ended Responses	20
Question 8 – Regardless of whether your community has these tools, how effective do you think they would be in addressing affordability in older and historic neighborhoods?	22
Question 9 – What role, if any, should preservationists be playing in addressing the issues of affordable housing?	25
Question 10 – What additional comments do you have regarding historic preservation and affordable housing?	26
Tools.....	27
Strategies	28
Causes	31
Local Situation.....	32
Responsibilities of Historic Preservationists	34
Political.....	35
Definitions and Other Issues	36
Conclusions	37
Appendix 1 – Copy of Survey	38

Introduction

Housing affordability is a challenging subject to evaluate. What constitutes “affordable” is entirely dependent upon the income of the individual household. Everything is affordable for Bill Gates; very little is affordable for workers making minimum wage. But, a challenging research area or not, affordability and the housing crisis is a growing problem in every region in the country. Local historic districts are often blamed for high housing costs, an argument that is absurd on its face, as in most cities more than 95% of land area is not subject to historic district regulation. While historic preservation is certainly not responsible for the rising cost of housing, that doesn’t mean there isn’t a connection between historic districts and affordability. That connection, and how it is perceived by preservation professionals, was the focus of this survey.

Respondents to this survey were primarily professionals working in historic preservation. Inherently, these respondents answered the questions based in large measure from their own perspectives as heritage professionals, which it bears pointing out is not a particularly high-earning field. Consider graduates of the University of Pennsylvania. MBA graduates from the Wharton School had average starting salaries last year of \$150,000. Across campus, graduates with Masters’ Degrees in Historic Preservation left Penn with the same number of years of education, the same amount of student debt, but with average salaries less than a third of their business school peers. There are many, probably most, historic preservation professionals who have worked their entire lives in the field who have never earned in a year those MBA grads’ first year salaries. This also means that the people devoting their professional careers to being stewards of their community’s built heritage, may themselves struggle to afford housing in specific cities or neighborhoods.

This information is relevant in terms of contextualizing the survey results, which was not intended to be a comprehensive analysis of the affordable housing issue, but rather to learn from preservationists the magnitude of the housing affordability issue in their community and any links they saw between that issue and historic preservation. If anything, the sobering results mean that preservationists want to be involved in any response to the affordable housing crisis.

In response to feedback from our last PresPoll, we included an open-ended question at the end of this survey in which survey respondents could make any comment they wished. This proved to be one of the more fruitful questions of the survey, and all of the comments are included, verbatim, in this report. It is clear from the responses that professional preservationists have already given a significant amount of thought to this challenging issue.

PlaceEconomics and our companion firm, Heritage Strategies International, work at the intersection of historic resources and economics. To inform our own research, but also to provide insights to those working in the field of heritage conservation, we periodically conduct online surveys which we call *PresPolls*. These surveys are conducted using Survey Monkey, a link to which is provided through our direct mail list and through social media.

This poll asked about the connections, if any, between historic preservation and affordable housing. Links to the survey were provided in our three Facebook pages (PlaceEconomics, Heritage Strategies International, and Donovan Rypkema) as well as on the Facebook page of Historic Preservation Professionals. Additionally, we sent a link to the survey to our international mailing list of more than

6,000. The survey was open from May 3 through May 7. One hundred ninety-six responses were received.

We learned a lot from this survey. It is our hope that you do as well.

Key Findings

Based on the responses of 196 survey participants, here are the eleven most significant findings:

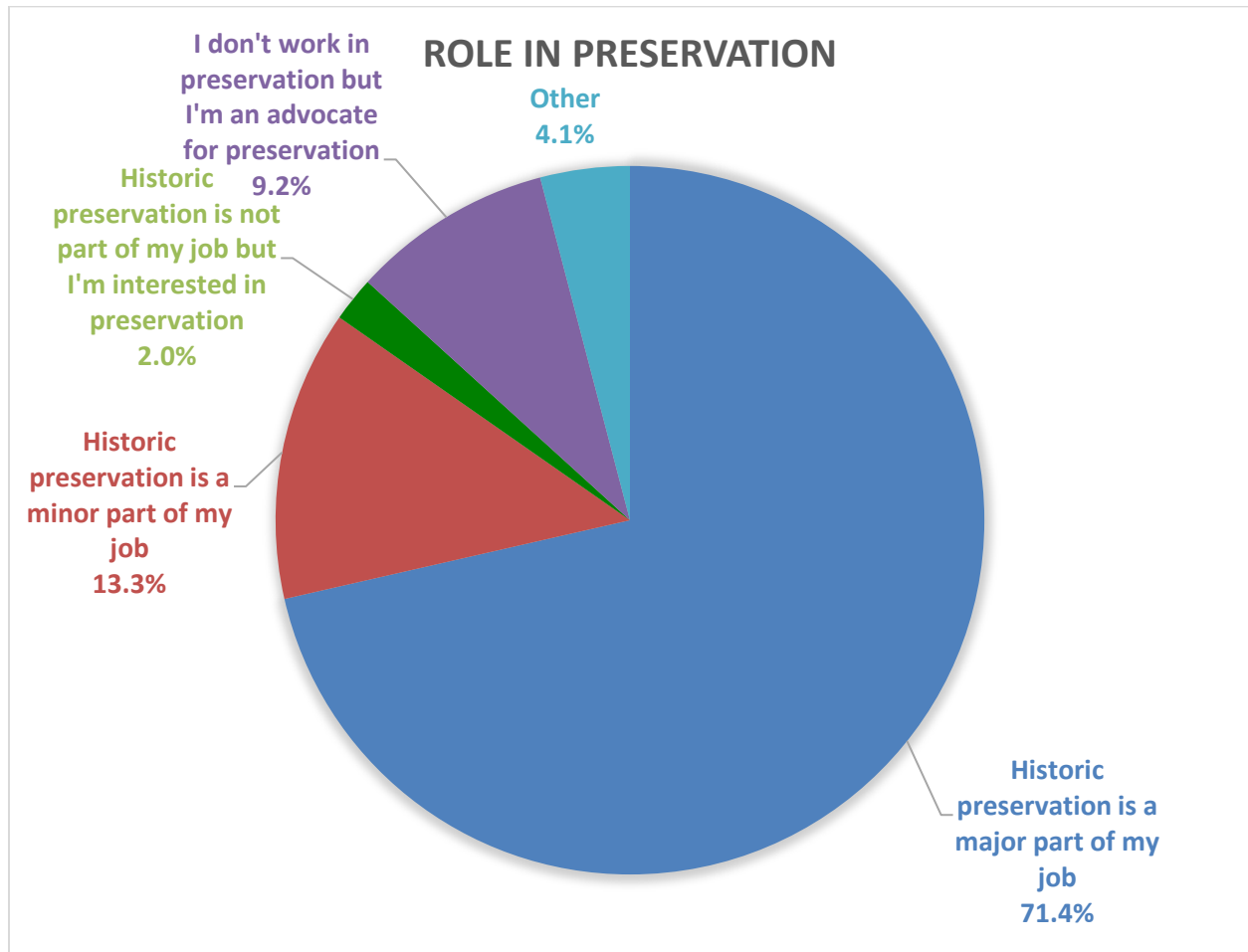
1. Housing affordability is at the crisis level in most communities. (See Question 3)
2. While affordable housing is a challenge in most places, the larger the city the greater the problem. (See Question 3)
3. When asked about the affordability of historic districts, nearly half (43.6%) said that historic districts were “Not Affordable” as compared to the rest of the city. (See Question 4).
4. A large share of respondents from both large cities and small towns put historic districts in the “Not Affordable” category. (See Question 4)
5. Older, non-designated neighborhoods came out significantly better on relative affordability, with only 18.0% saying those neighborhoods were “Not Affordable” while 24.7% identified them as “Affordable” and 7.7% “Very Affordable.” (See Question 5)
6. When asked to identify possible connections between affordability and historic preservation, more than half (53.3%) of the respondents identified the “Lack of financial incentives and other tools that make preservation more affordable” as a key issue. (See Question 6)
7. The idea that “Design guidelines reduce the threat of demolition of affordable housing stock” was characterized as “Largely not the case in my community” by 40.6% of respondents. (See Question 6)
8. The most common preservation tool seen to aid affordability was “Grants for Repairs” cited by 33.3% of poll takers. (See Question 7)
9. “Grants for Repairs” was also judged the most effective affordability tool by 73.7% of respondents. (See Question 8)
10. Even though only 16.9% of respondents reported that their city had “Policies encouraging retention of older housing, regardless of whether designated or not,” 55.1% thought such policies would be “Very Effective” in improving affordability. (See Question 8)
11. Almost two-thirds (62.1%) felt that preservationists should not just be addressing issues of affordability, but should be leading that effort.

Housing affordability is a crisis level problem. Historic districts are not the cause of the affordability crisis but are disproportionately being affected. Preservationists feel a responsibility to lead efforts to address the issue, but are lacking a wide range of effective tools. Even current tools, like design guidelines, are not effective in mitigating the demolition of affordable housing. There is a strong feeling among preservationists that their efforts should not be limited to historic buildings, but also to long-time residents who occupy them. There is also wide recognition that it is not just architecturally significant housing that should be saved, but older housing in general, which often provides the majority of naturally occurring affordable housing (NOAH). The notion that the retention and rehabilitation of older housing stock is critical to addressing the affordability crisis is supported outside the preservation field as well, and is specifically mentioned in President Biden’s new American Jobs Plan.

There are no easy answers to the housing affordability crisis. As one respondent succinctly put it, “It’s a complicated issue.” But complications aside, preservationists recognize the problem and are eager to be part of the solution.

Question 1 – What is your historic preservation role?

As intended, the overwhelming majority of survey respondents work in the field of historic preservation. More than 7 in 10 said preservation was a major part of their job and another 13% reported that preservation was a minor part of the job. The balance revealed an active interest in preservation among whom 4% fell into the “other” category. “Other” responses are listed below. An option was provided saying, “Historic preservation is not an issue I’m involved with either personally or professionally” but no respondent opted for that answer.



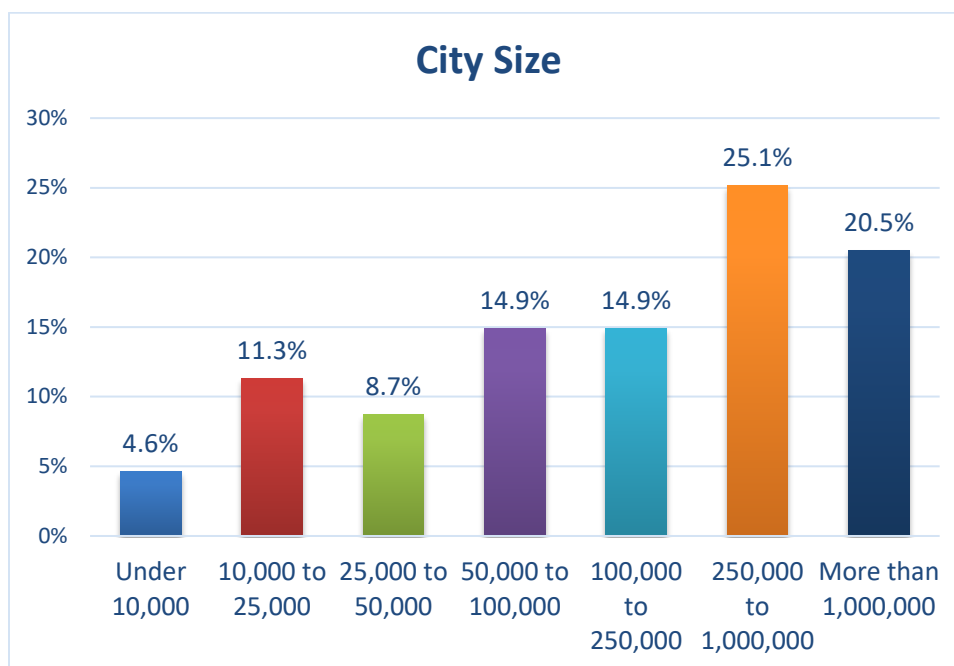
“Other” Responses

- I am a retired planner who worked at the local, state, regional, and federal levels. Preservation was always part of my job.
- I understand and appreciate the need for preservation but...
- Current HP student, former employee architecture firm dealing with housing, hoping to get fully into preservation practice/theory
- Student

- Volunteer
- I sit on a municipal historic preservation board as a community representative
- Degree holder in Historic Preservation but not currently working in the industry
- On my local preservation non-profit Board. It is a full time job in itself, but I'm learning that no one in preservation sees this as a "real job." I am a trained preservationist, but I'm consistently treated as "less than" a preservationist with a job title, even though I'm often doing far more than other organizations.

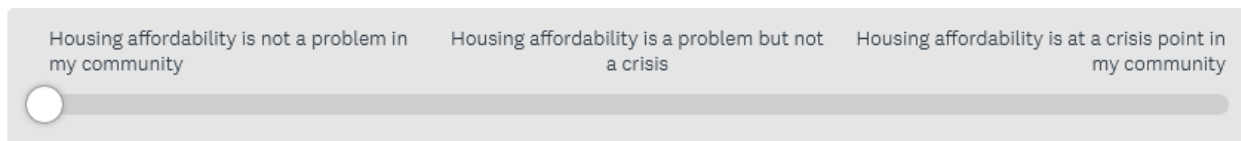
Question 2 – What is the size of the city you live in?

Towns and cities of all sizes were represented among the survey respondents, although the largest single cohort was from cities with populations between 250,000 and 1,000,000. In the US there are 80 cities with a population in that range, home to a total of 36.2 million people. The second largest group of respondents was from cities larger than 1 million, of which there are 10 in the US, with a total combined population of 26.9 million.

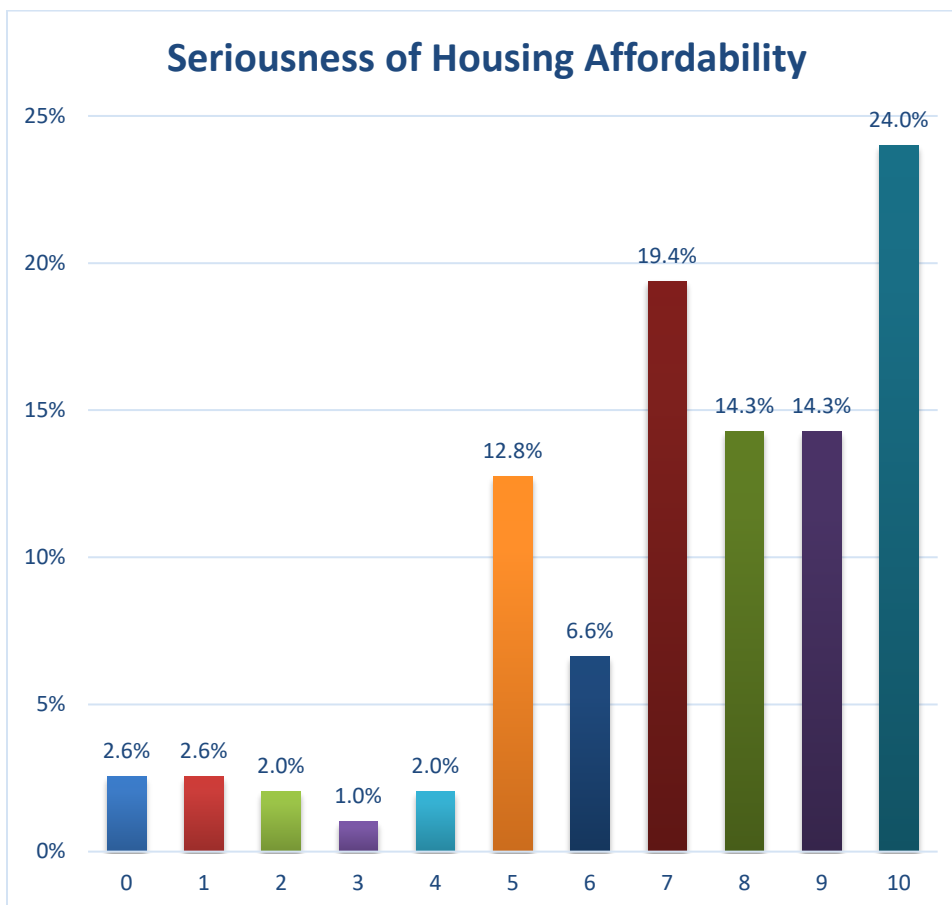


Question 3 – How serious is the housing affordability issue in the city you live in?

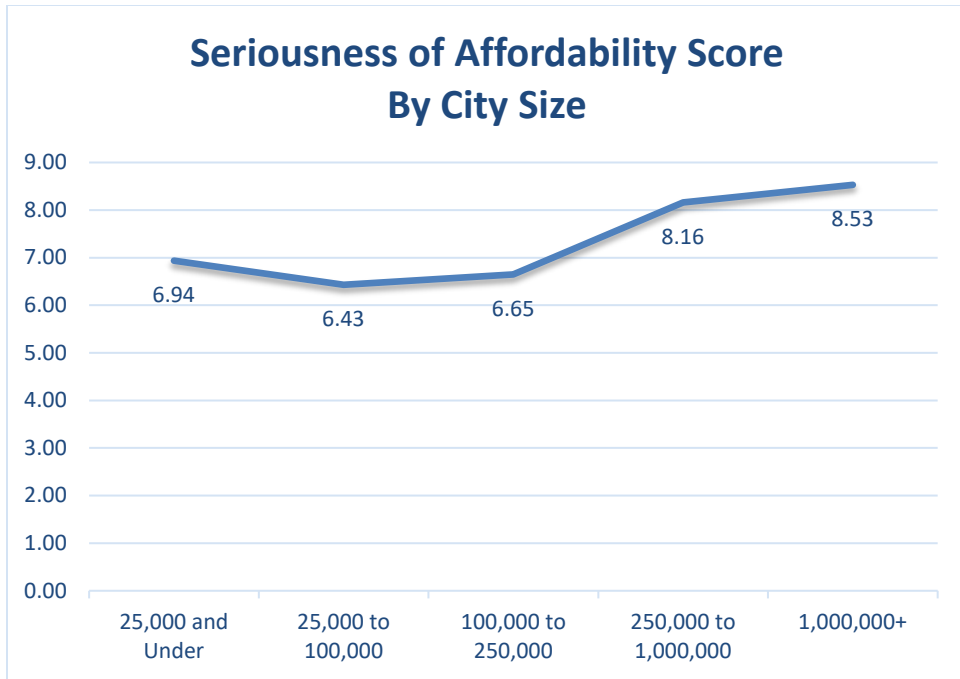
To answer this question, respondents chose a point on a scale from 0 to 10. At each end of the scale was a descriptor, at the low end being "Housing affordability is not a problem in my community" and at the high end, "Housing affordability is at a crisis point in my community." Center on the scale was the statement, "Housing affordability is a problem but not a crisis."



The magnitude of the problem was clearly shown in the responses to the question. If the responses are combined into three groups constituting “not a problem (0-3),” “problem but not crisis (4-6),” and “crisis (7-10),” the results are alarming. Only 8.2% fell into the “not a problem” category while 72.0%, or nine times as many, reported that housing affordability was in the “crisis” range in their cities. Almost a quarter (24%) of respondents rated the seriousness of the problem at the highest level of 10.

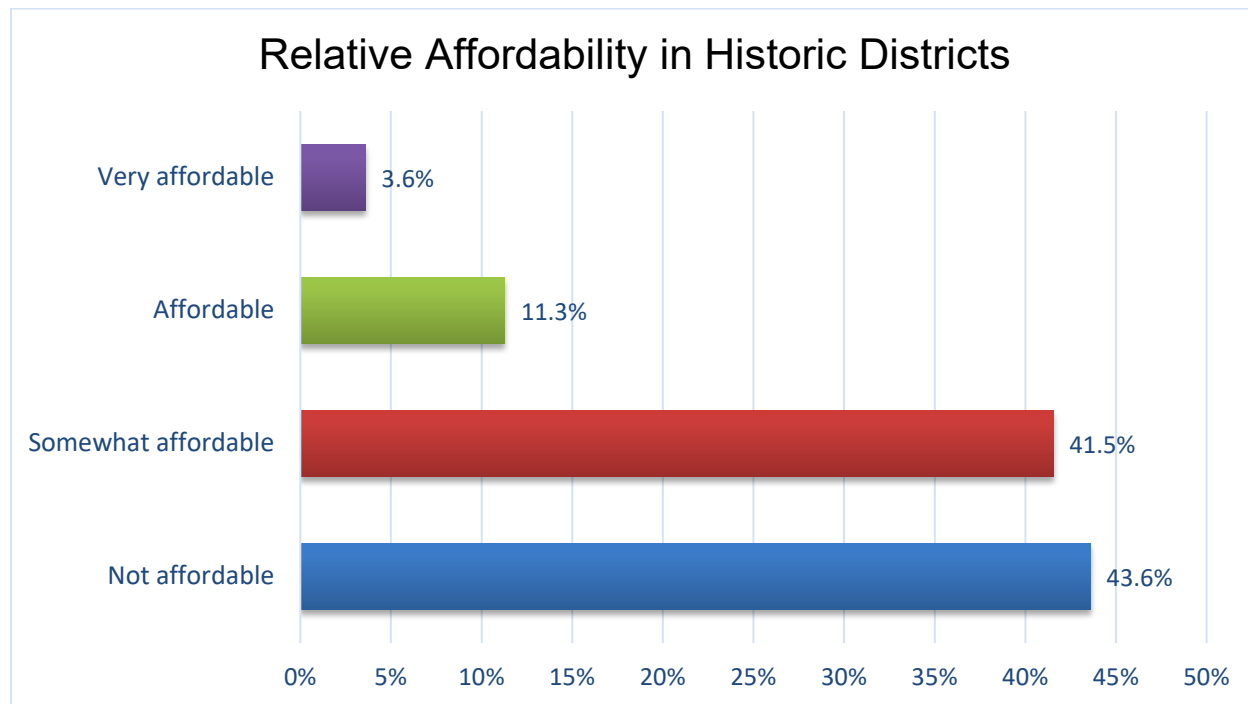


While cities of all sizes reported an affordable housing problem, there was a general correlation between the size of the city and the perceived magnitude of the problem, meaning, the larger the city, the more serious the problem. The single exception to this pattern was found in cities 25,000 and smaller who had slightly higher “seriousness” scores than the two larger groupings of cities.

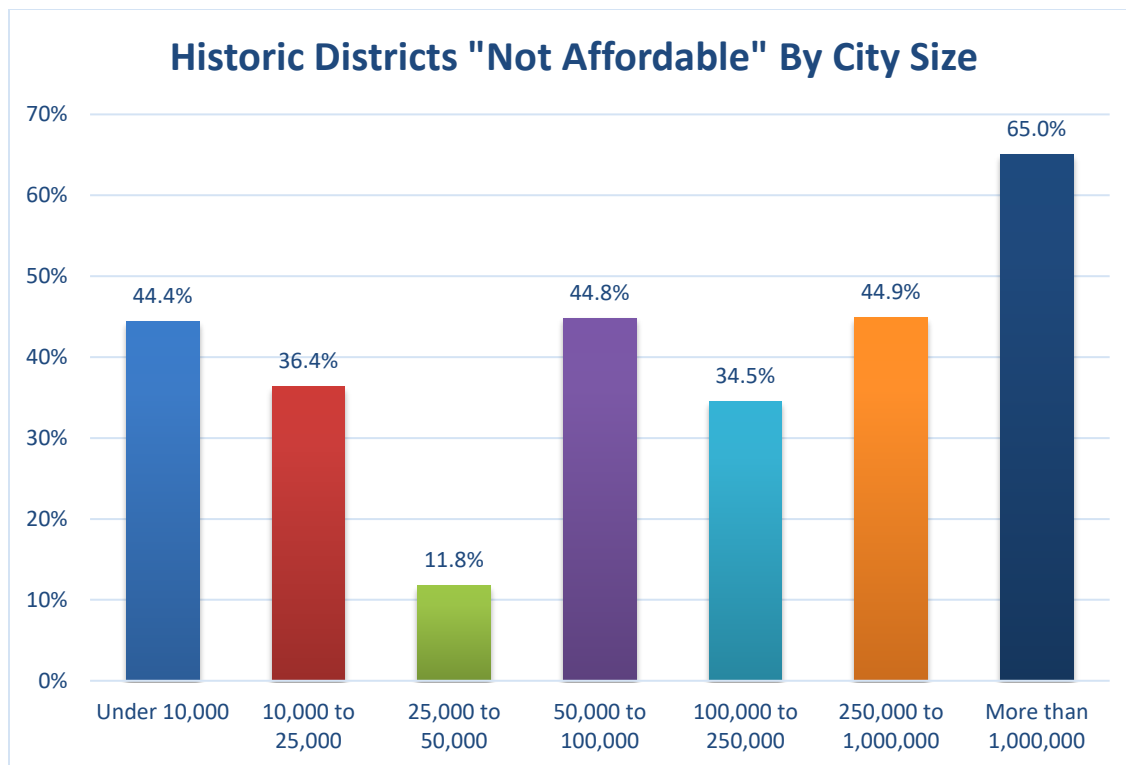


Question 4 – Relative to the rest of the city, how affordable is housing in historic districts in your community?

How affordable is housing in historic districts? Not very, according to these preservation professionals. More than 4 in 10 (43.6%) report that relative to the rest of the city, historic districts are not affordable. This compares with those who said these historic neighborhoods were affordable or very affordable, which totaled just under 15% (14.9%).

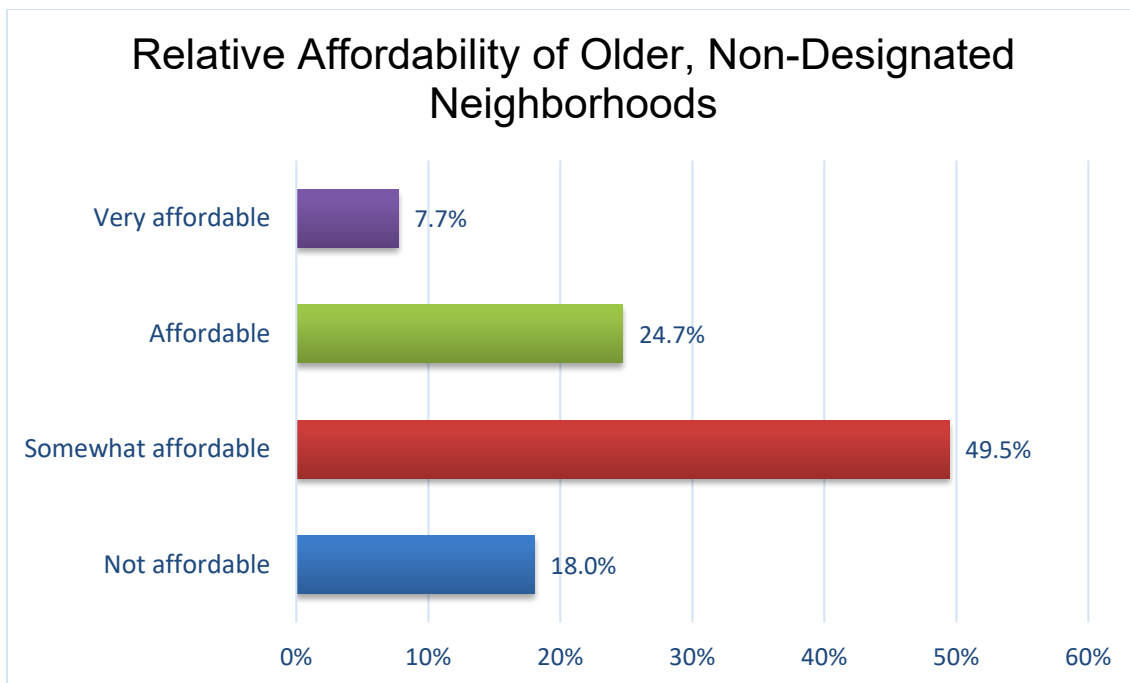


The degree to which historic districts were deemed “not affordable” varied greatly by city size, however. Cities with populations between 25,000 and 50,000 had the fewest “not affordable” responses at 11.8%. Nearly two-thirds (65.0%) of respondents from the largest cities said that housing in historic districts was not affordable.

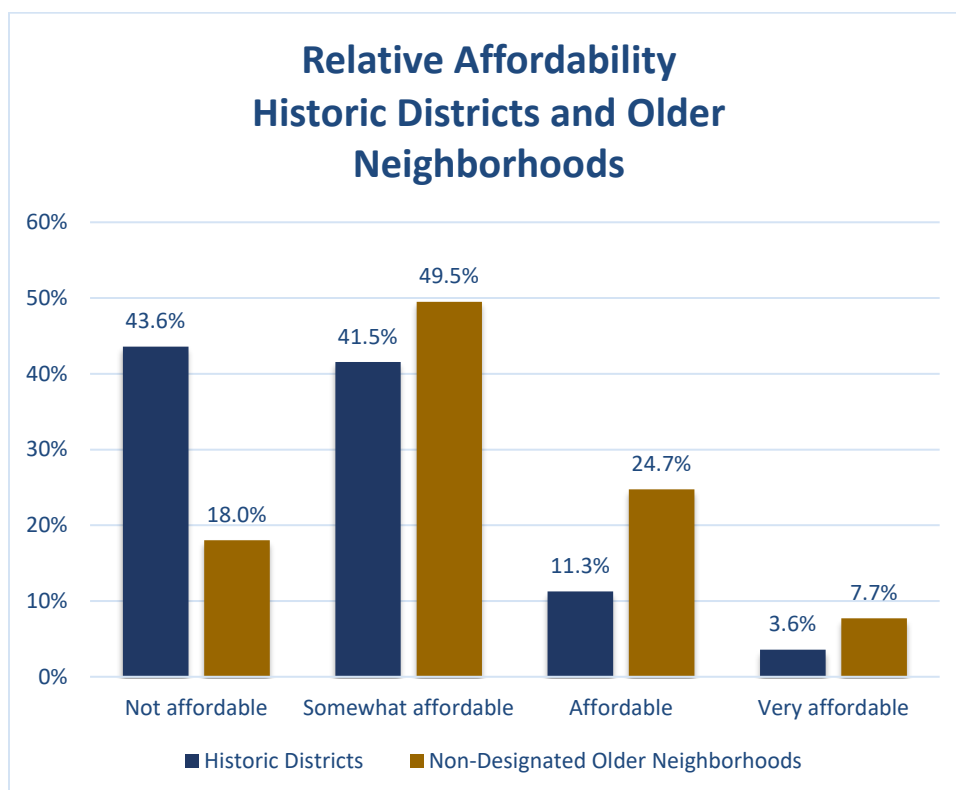


Question 5 – Relative to the rest of the city, how affordable is housing in older, non-designated neighborhoods in your community?

Some local preservationists have become advocates for maintaining older housing stock, whether or not it is deemed significant enough for historic district protection and accompanying design guidelines. For some, the rationale stems from environmental reasons—many cite the sustainable development benefits of reusing rather than razing existing buildings. Others make the case for keeping older structures as a way to maintain naturally occurring affordable housing, or NOAH. In many cities, non-designated older neighborhoods are a major provider of such unsubsidized affordable housing. Nearly a third (32.4%) said that this older, non-designated housing was either Affordable or Very Affordable.

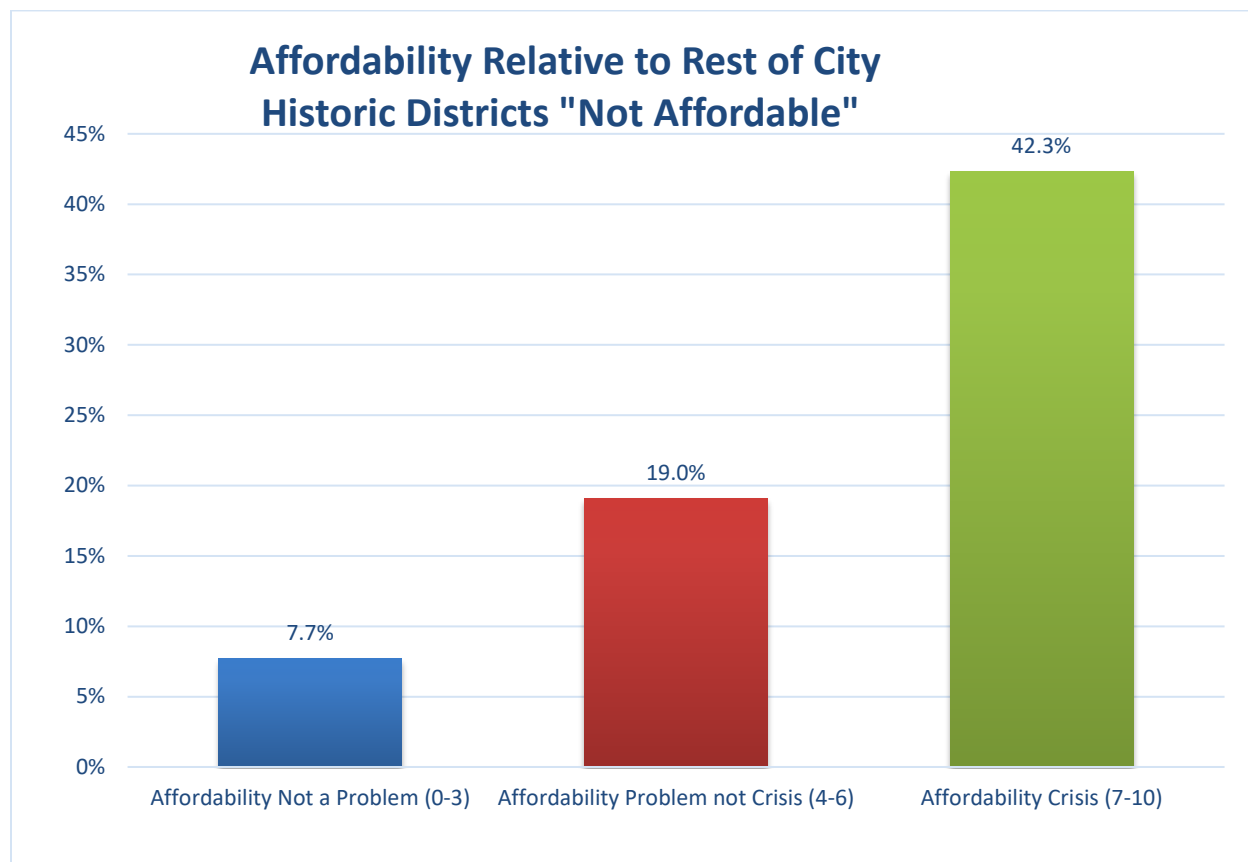


The differences between historic districts and non-designated older neighborhoods becomes even more apparent when the numbers are directly compared. While 43.6% of respondents reported historic districts in the “Not Affordable” category, only 18% said the same about older, non-designated neighborhoods. At the other end of the scale, more than twice as many saw older neighborhoods as “Very Affordable” than described historic districts that way. .

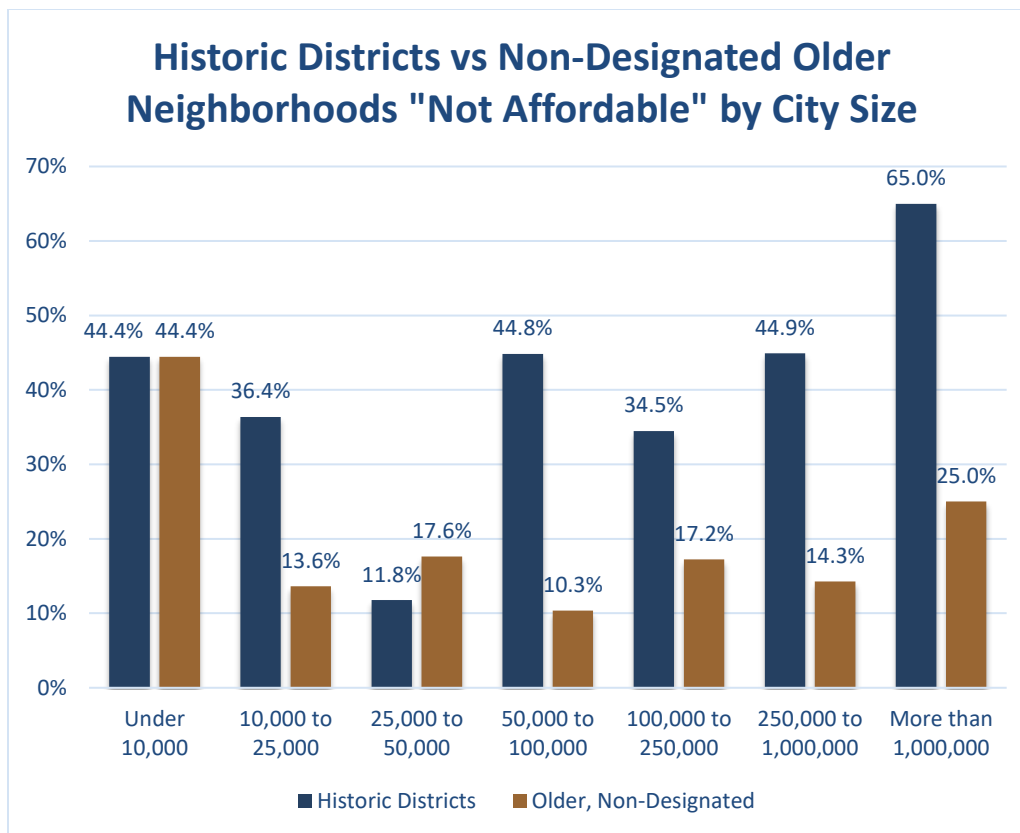


Perhaps not surprisingly, the relative affordability of housing in historic districts correlated with the seriousness of the overall housing affordability situation. For those respondents who fell into the “Affordability Not a Problem” category (those who gave scores of 0 through 3 on the Seriousness of the Problem scale) only 7.7% reported that historic district housing was not affordable. For those who saw affordable housing as a crisis (those who give scores of 7 through 10 on the Seriousness of the Problem scale) 42.3% said historic district housing was not affordable.

What this suggests is that as the housing affordability problem becomes greater, historic districts are affected both in absolute and relative measurements. Lack of affordability in historic districts seems to correlate with overall affordability challenges rather than as the cause of those challenges.



When comparing the percentage of “Not Affordable” responses for historic districts versus older, non-designated neighborhoods, in most cases a far smaller share of respondents saw housing in older non-designated areas as not affordable. In the smallest communities there was an equivalency between two type types of neighborhoods, while in a single instance – cities between 25,000 and 50,000 – historic districts had a lower “Not Affordable” rate.



Question 6 – How significant are the following possible connections between historic preservation and housing affordability as they pertain to your community?

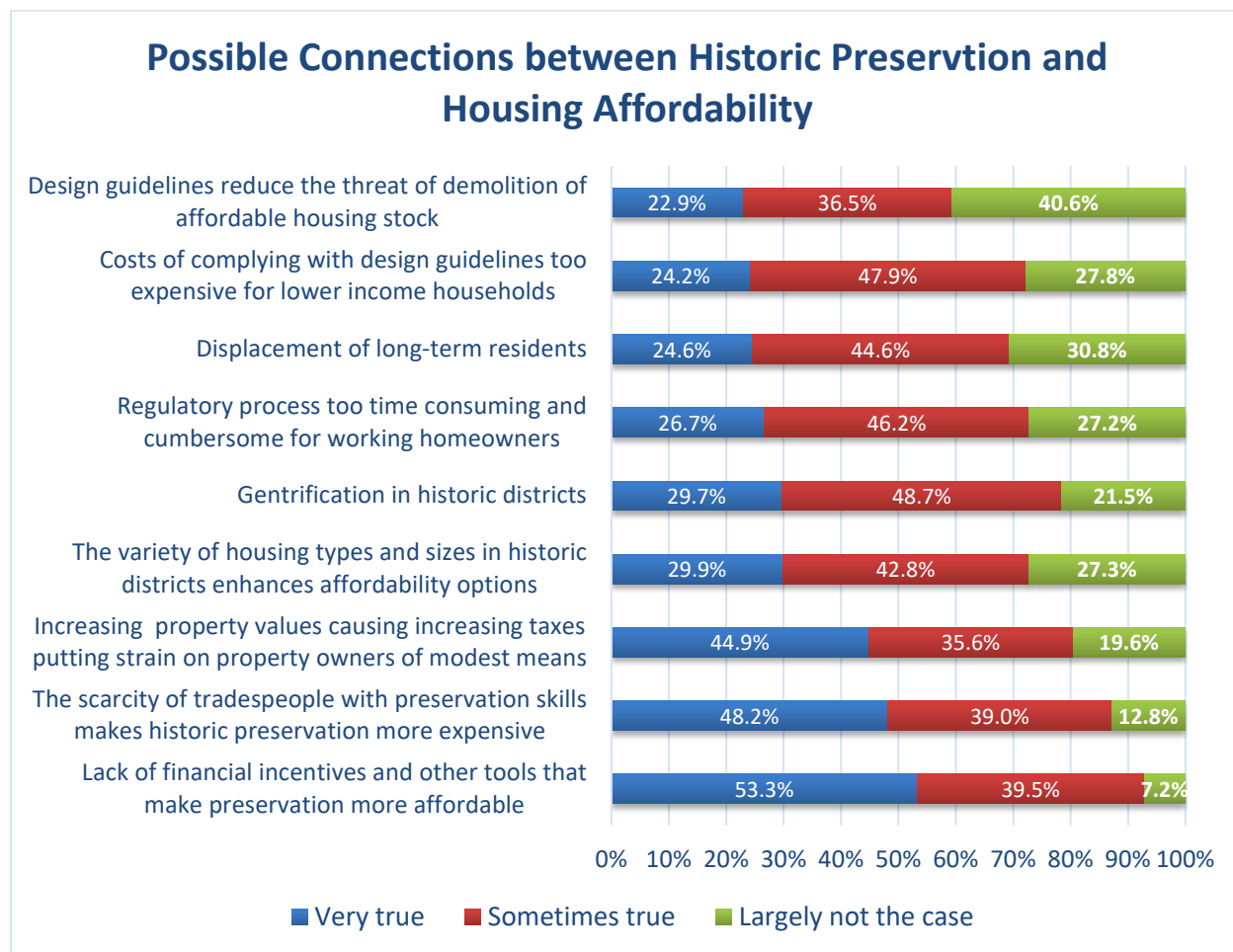
While a series of possible connections were explored between historic preservation and housing affordability, perhaps the most interesting responses for this question came from Question 10, which allowed respondents to make general comments. Several of those comments related to the potential reasons historic districts may be less affordable. All of the responses to Question 10 are included later in this report, but below are some of the germane comments identifying possible connections.

- Real Estate market is driving pricing and affordability - not policy. HP guidelines and zoning are saving buildings and sometimes mitigating very poor building decisions. The U.S. has a mobility/migration problem.
- In most communities, including mine, this issue has nothing to do with historic districts/designation. It is a complicated web of community desirability, access to transportation, more builders than rehabbers, lack of political will to save what is perceived as outdated, substandard housing.
- In most places I know, the affordability of housing in historic districts is impacted by the poor quality of housing outside of historic districts. If demand for historic houses is high, prices and

rents will be also. If more housing outside of historic areas were better, more varied, and well served by public transportation, housing affordability would improve.

- Strict adherence to SOI Standards for windows can significantly increase the cost of a small rehabilitation project. Section 106 does not differentiate between a \$10,000 homeowner rehab project and a \$10 million rehab of a multifamily property.
- Land costs are what drives prices. Also, global wealth.

Based on the alternatives presented in Question 6, the most significant reason that housing may be less affordable in historic districts is the “Lack of financial incentives and other tools that make preservation more affordable” which was cited as “Very true in my community” by more than half the respondents.

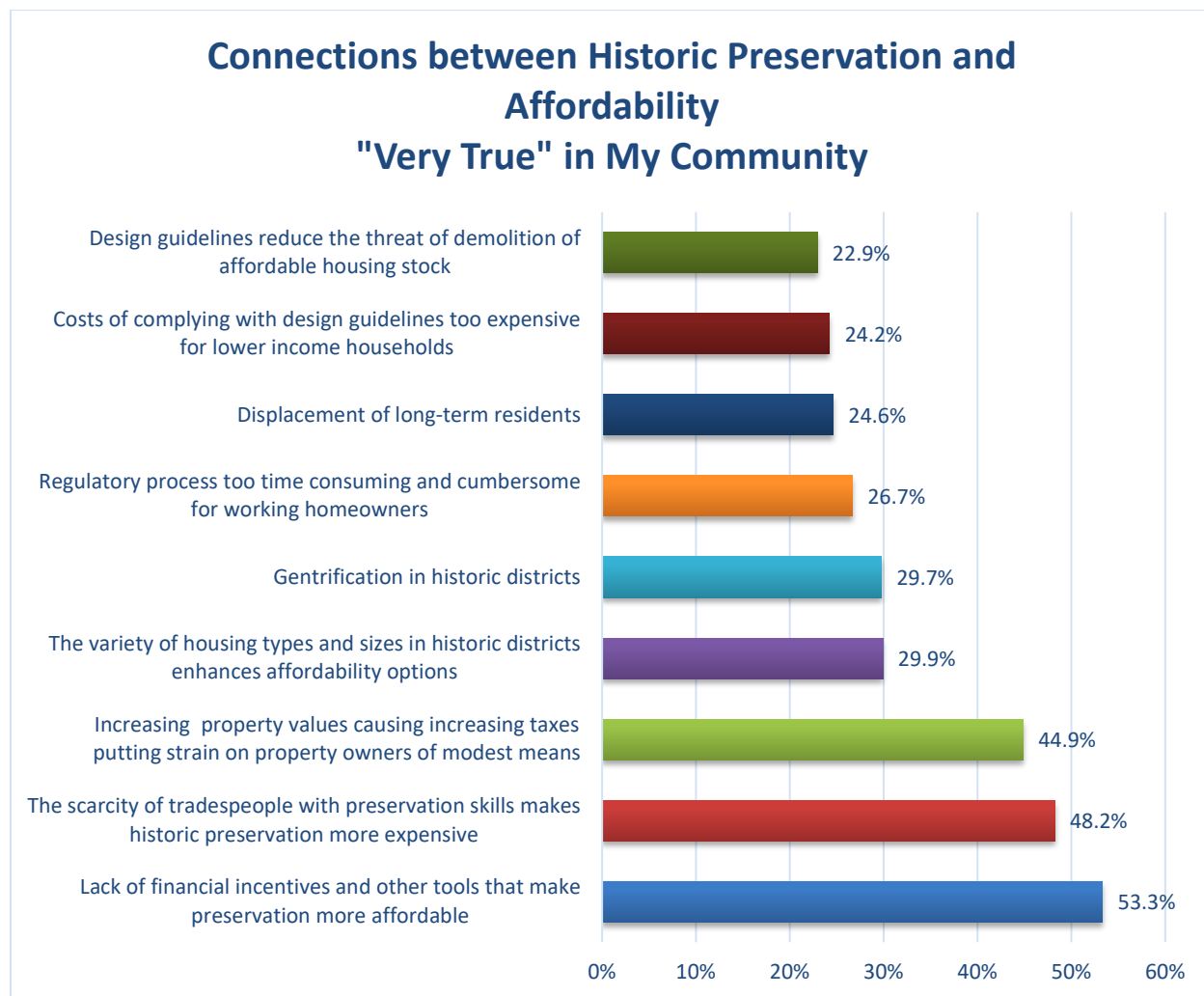


The second most frequent response was, “The scarcity of tradespeople with preservation skills makes historic preservation more expensive” which was noted by nearly half (48.2%) of survey takers. But an important caveat to that position was cited in the open-ended Question 10, where one respondent wrote this thoughtful response:

- I have an issue with "The scarcity of tradespeople with preservation skills makes historic preservation more expensive." I think this is a misperception. There is a scarcity but the implication is that more tradespeople equates lower cost. A lower cost means tradespeople get

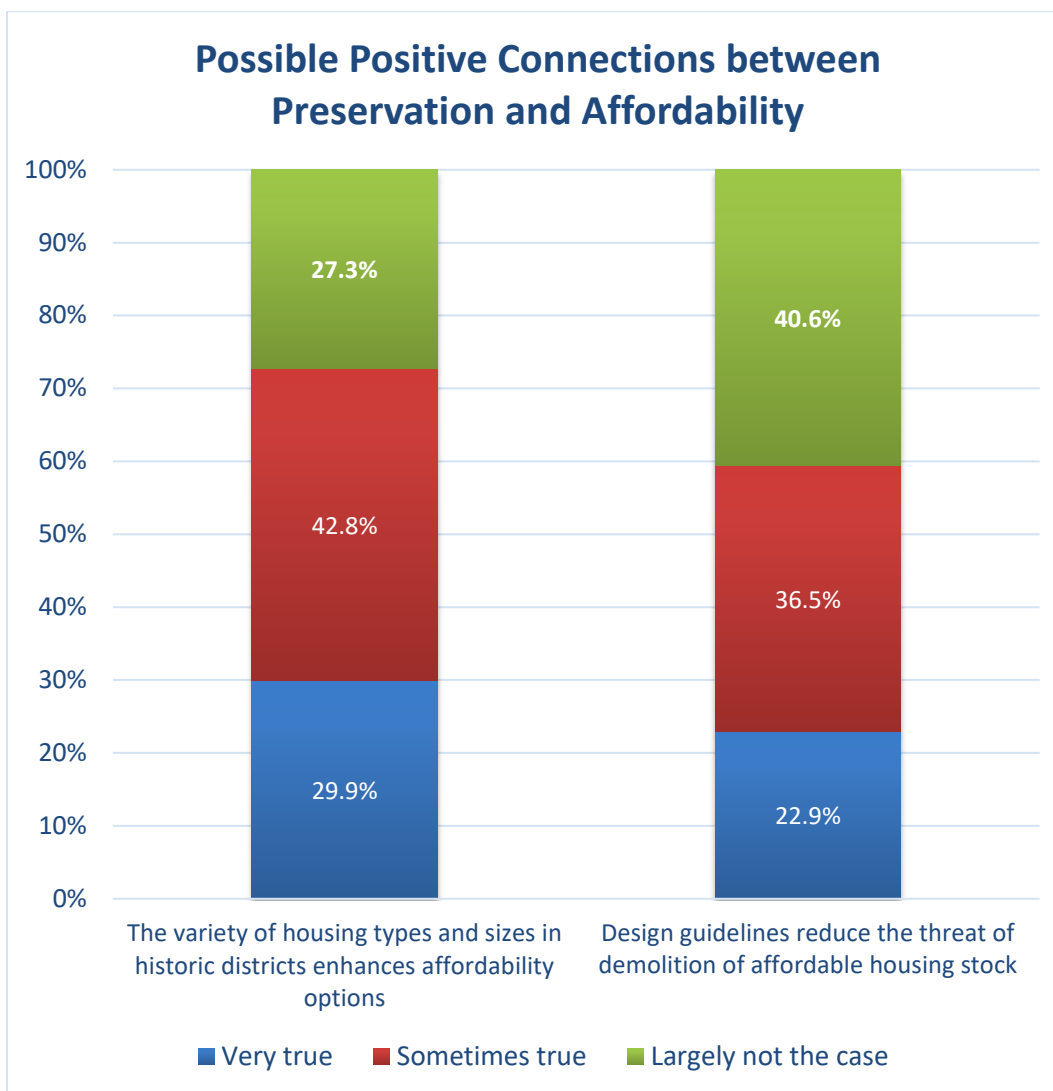
paid less via competition. I don't know any tradesperson who is pulling in a six-figure salary. The cost of the work comes from the nature of the work itself, not because tradespeople are charging exorbitant rates from supply-demand issues. If anything, a lack of tradespeople causes delays or makes it cheaper because people go to new construction options instead. These options usually ignore the complexities of actual restoration and are therefore cheaper.

Gentrification and displacement were both seen as a connection but in both cases by fewer than 30% identifying them as "Very True" in their communities.



Perhaps a disappointing finding was from the two options among the alternatives that suggested possible positive contributions of historic preservation in regard to affordability. Historic districts are frequently cited as having a greater diversity of housing types and therefore being more affordable to a wider range of households by income level. But fewer than a third of respondents (29.9%) said that it was "Very True" that "The variety of housing types and sizes in historic districts enhances affordability options." Almost as many (27.3%) said that was largely not true in their community.

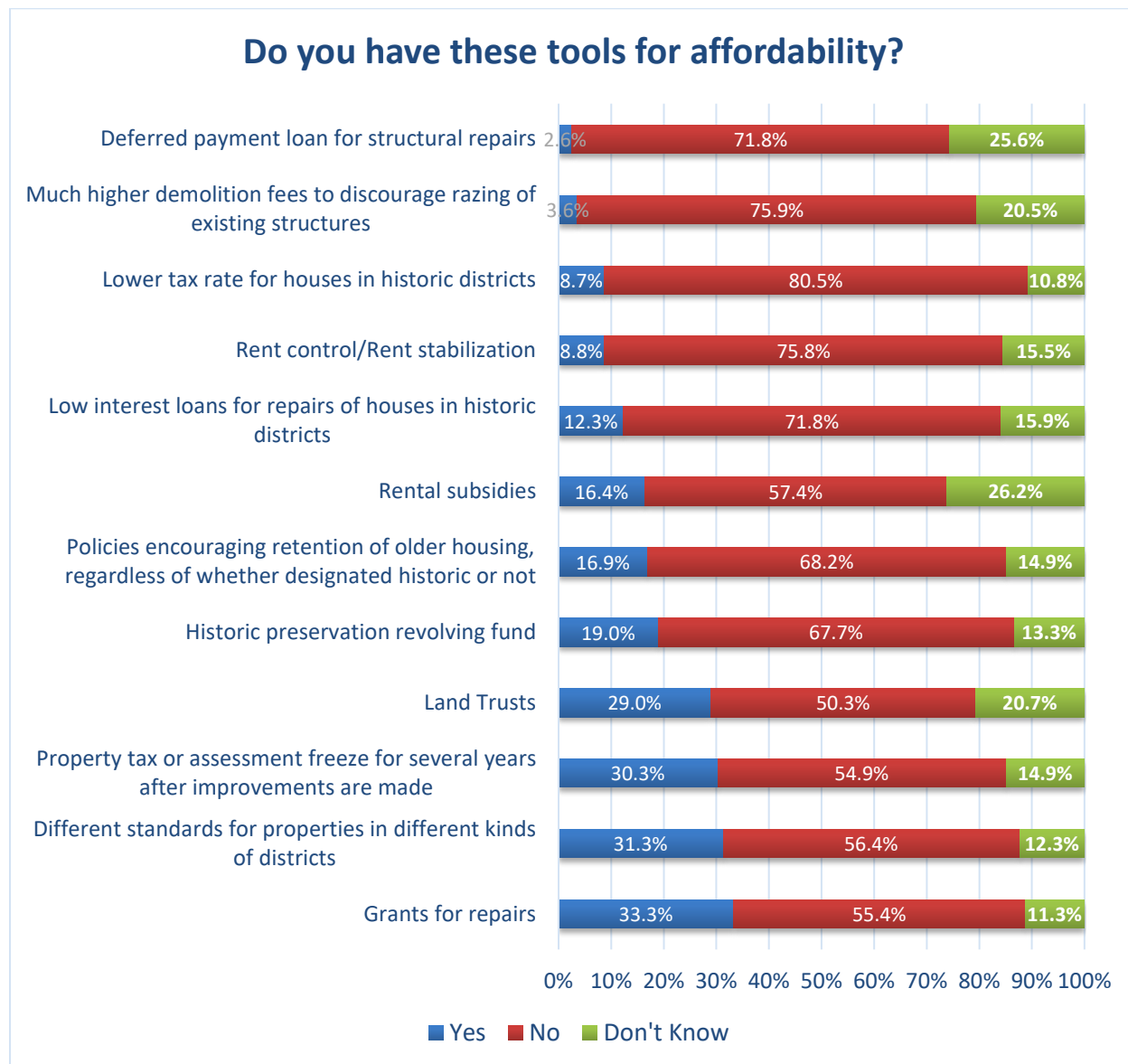
At least in theory, most design guidelines for historic districts limit the demolition that can take place. The argument is then made that this demolition restriction keeps the inventory of affordable historic properties in place. Apparently, those demolition restrictions are not working well. Less than a quarter (22.9%) agreed that “Design guidelines reduce the threat of demolition of affordable housing stock” was “Very True” in their communities. Almost twice as many (40.6%) said that was “Largely not the case” where they lived.



Question 7 – Here are some tools that have been used to ease the housing affordability problem. Which, if any, do you have in your community?

As noted earlier in Question 6, there was widespread agreement that there was a “Lack of financial incentives and other tools that make preservation more affordable.” This response was reinforced in Question 7, in which results showed that none of the listed tools were available to more than a third of

the communities. The most common tools were “Grants for repairs” (33.3%), “Different standards for properties in different kinds of districts” (31.3%), and “Property tax or assessment freeze for several years after improvements are made” (30.3%).



Even those more common tools raised concerns from some of the survey takers in open ended responses, who answered:

- Matching grants or reimbursement grants are fine for wealthy owners, but don't work for people with lower wages or fixed income. People shouldn't be awarded grants only to have them revoked if they can't afford to match them--it's disingenuous and rewards those who can already afford repairs.
- The trend toward considering different standards and guidelines for different districts or survey ratings is a great concern for me. If it relates to differing historic character, like front yard fences vs. no

front fences that's ok. However, standards that do or don't allow vinyl windows in different districts erode the authority of an HPC, and I think it's asking for a lawsuit based on equal protection.

- Savvy middle-class and wealthier residents would jump on housing with lower tax levels and/or property tax freezes. I'm not sure these would actually help low-income residents or cause increased gentrification because the incentive is targeted at the building - not the individual. Wealthier residents can take advantage of these incentives (maybe more so) than lower-income residents.

Open-Ended Responses

Question 7 also had an open-ended response option that said, "Please list any tools for housing affordability used in your community not included above." Here are those responses.

- 2 nonprofits dedicated to negotiating prices, terms, and loans for lower income families. Both rely on federal programs to structure the loans with little state and no local assistance
- 25% Wisconsin state tax credit for rehabilitation of designated historic houses . . . for homeowners.
- ADUs allowed in historic districts, pairing of LIHTC and Preservation credits at state and national level. Ideas on how to discourage demolition, etc. but no policy movement yet.
- Affordable housing Trust Board - helps first time home buyers with closing costs, etc.
- Block grants Nonprofits
- Community Development mostly demolishes and rebuilds.
- Current administration does not seem interested
- Developer incentives to retain a percentage of projects for "affordable" or workforce housing.
- Down payment assistance program (HUD funds); grants mentioned above are for 80% AMI only
- Entrepreneurial training programs and competitions. Note, our repair grants, deferred loans, and similar programs were temporarily suspended due to COVID-19
- First time home owner grants to help with down payments
- Free old house advice and low interest loans for bankable (even low income) homeowners. No grants though.
- Free old house workshops
- Grants to cover increased property tax assessments for low-income homeowners
- Habitat for humanity etc
- Historic Building Code
- historic tax credits for homeowners

- Houston is working on the legal framework to allow the creation of Conservation Districts, but there is no guarantee that the Council will approve, or that individual neighborhoods will adopt.
- Just Section 8
- LIHTC, Development fees,
- Linkage fees from development for affordable housing, but not associated with historic districts. Most of our local districts are in the pricey, downtown neighborhoods so developers are able to build their required affordable units in the outer, low-income neighborhoods instead.
- Mills Act
- Non-profit group - Homewise - has numerous assistance programs for home-ownership, but not tied to preservation. City of Santa Fe has rental assistance programs, but not tied to preservation.
- One small area of subsidized housing. That's it. Our community is failing epically in regards to affordable housing.
- Portion of affordable units required for any development requesting public subsidies, conservation and character overlays
- Properties with Mills Act (CA) contracts get lower tax rate; it's not automatic for historic districts.
- Reduced fees for developers building affordable housing
- section 8. easing of rules about accessory dwellings
- Significant bonuses for FAR and maximum height when developing new buildings that contain specific ratios of designated affordable housing.
- Some grants for affordable housing, but many times used on non-historic structures (for purchase or repair)
- state preservation homeowner tax credits
- State Residential Tax Credit Program
- State tax credit for residential, but that sunsets in 2022 and state legislature did not renew. They only renewed the commercial portion of the tax.
- Tax abatement available for historic properties that include affordable housing in their rehab
- Tax Credits
- The Preservation Society of Asheville has a revolving fund. It has been difficult to implement mainly because of our hot, hot housing market. We're focusing on underserved neighborhoods but the development pressure is so intense. Many houses are being sold to developers without ever going on the market.
- vouchers

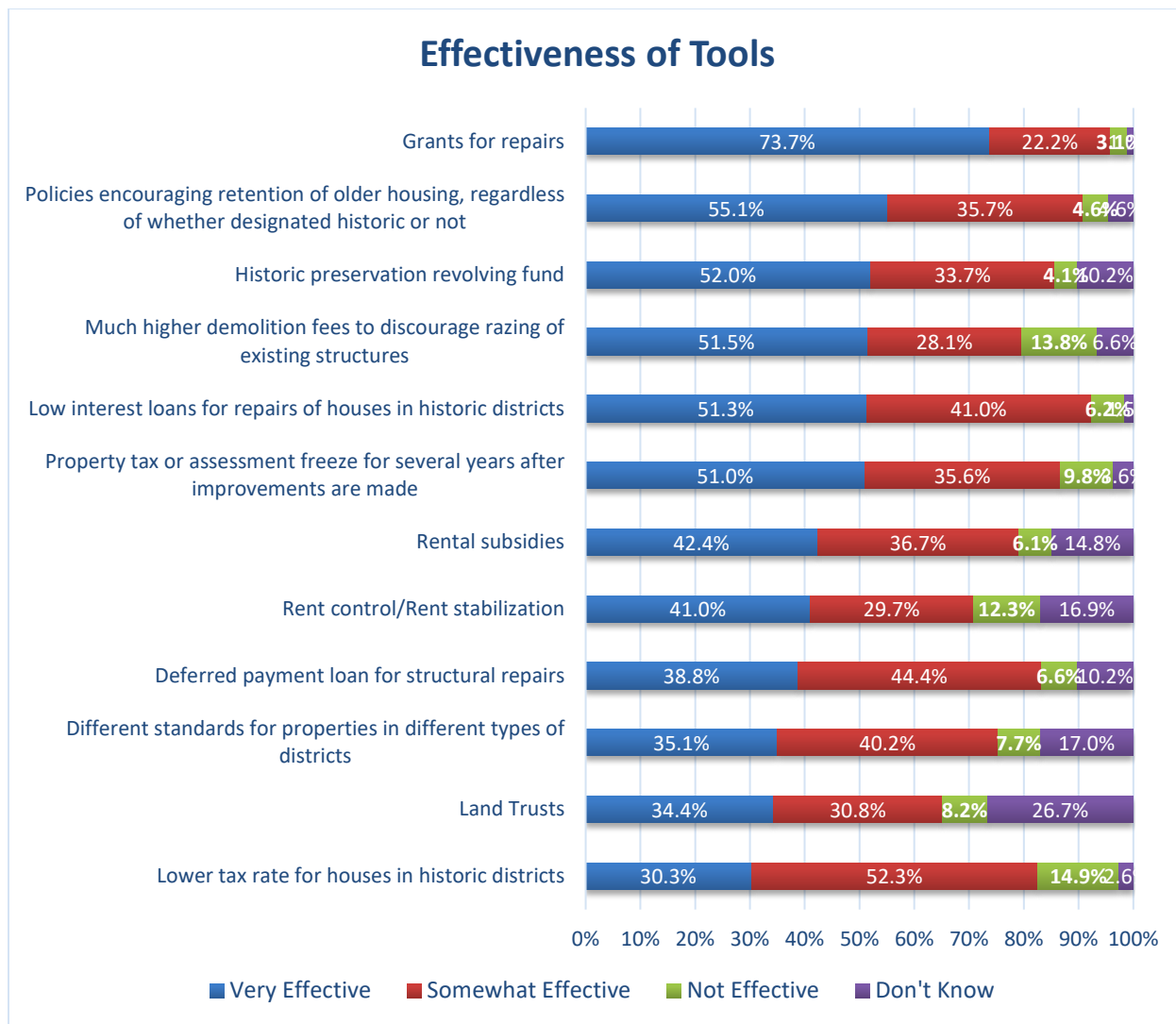
- We have a dedicated Housing Authority but they primarily retain apartment buildings and complexes. We are currently implementing a new Housing Strategic Plan that will likely expand the toolbox.
- We have habitat for humanity and homeless shelter, pastors/rectors at local churches pay run down motels directly for homeless to stay. Houses in HD are too valuable to bother with state and fed tax credits.
- We provided \$1mil to our local HP non-profit to establish a revolving fund for affordable housing. They use the funds to purchase naturally occurring affordable housing and rehab with no displacement and guarantee of the property remaining affordable for a minimum of 30 years.
- Zoning flexibility for preservation of landmarked properties; expedited administrative review of locally designated properties

Question 8 – Regardless of whether your community has these tools, how effective do you think they would be in addressing affordability in older and historic neighborhoods?

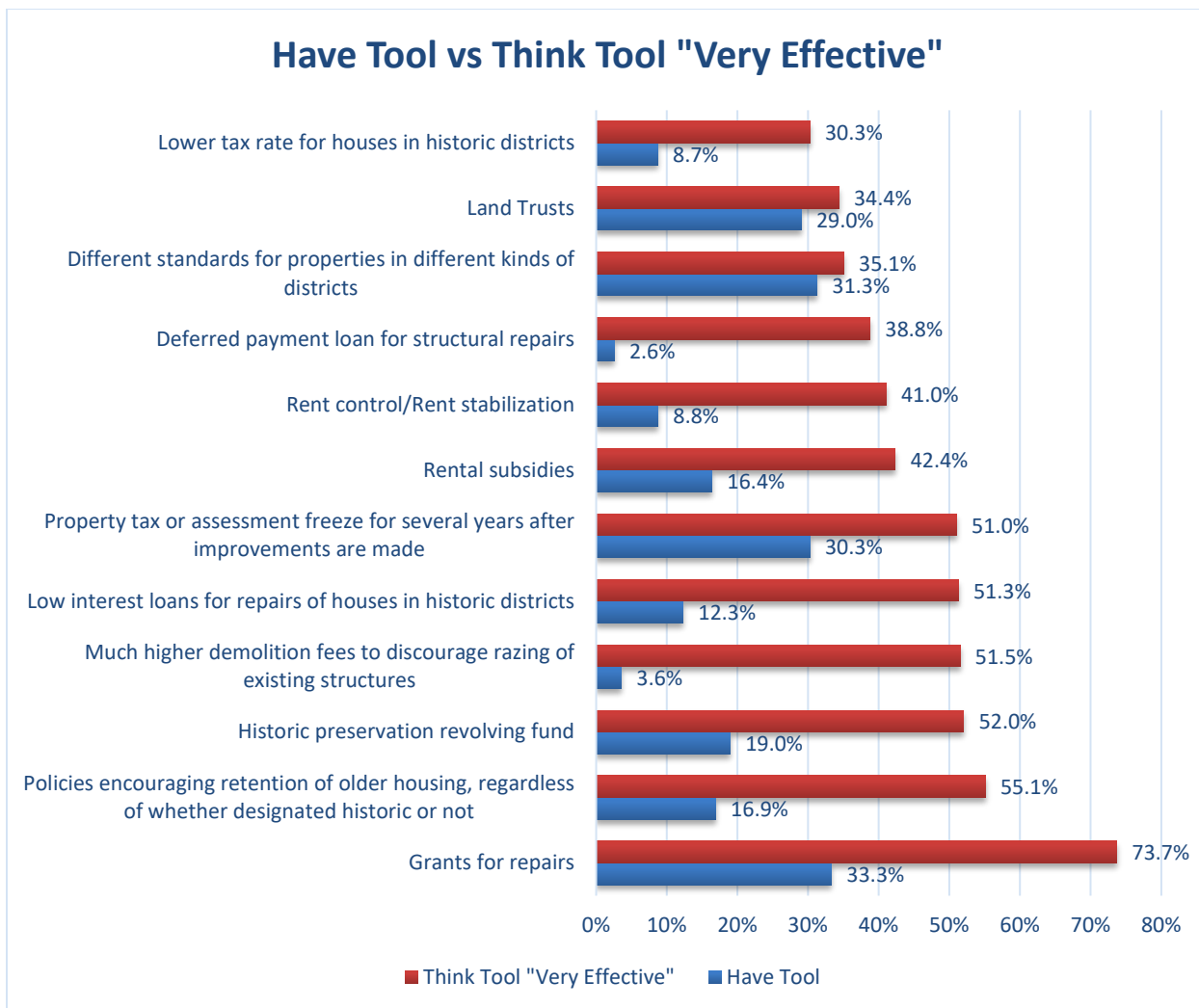
When the question was shifted from “what tools do you have?” to “what tools would be effective” the answers also shifted somewhat. “Grants for repairs” was the most common tool in use, but was also by far the tool that respondents felt would be most effective in addressing affordability in older and historic neighborhoods (73.7% “Very Effective”).

The tool seen as the next most effective, wasn’t an incentive, but “Policies encouraging retention of older housing, regardless of whether designated historic or not.” This puts preservationists as advocates of keeping the existing building stock in place if at all possible, not for architectural merit, but for affordability. But there is a chance for definitional confusion here. As one of the knowledgeable respondents noted in Question 10, “I’m sure you’re aware of this, but there is a terminology minefield in this relationship, as “housing preservation” is a commonly used phrase in affordable housing. But it simply means retention of affordably priced housing - it has nothing to do with preservation of buildings. <https://nhc.org/policy-guide/affordable-rental-housing-preservation-the-basics/>”

In all, there were six of the listed tools that more than half of the respondents felt would be “Very Effective.” The others being: Historic preservation revolving fund; Much higher demolition fees to discourage razing of existing structures; Low interest loans for repairs of houses in historic districts; and Property tax or assessment freeze for several years after improvements are made.”



Each of the tools was then compared to examine the difference between the share of respondents who had each tool and those that considered them “Very Effective.” As was noted above, “Grants for Repairs” led both lists. The tool with the greatest gap between “Have” and deemed “Very Effective” was “Much higher demolition fees to discourage razing of existing structures” which only 3.6% of respondents said they had, but more than half (51.5%) felt would be “Very Effective.”

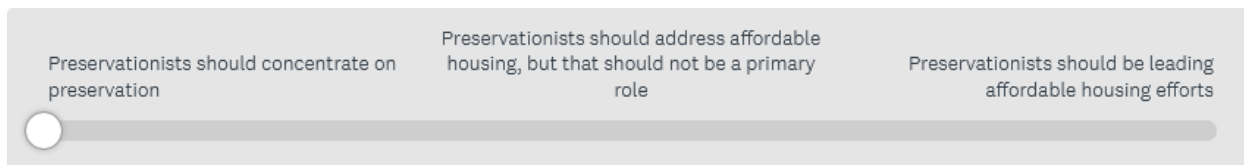


For comparison purposes the “top three” tools in most often used, most effective, least known about and most know about are shown in the table below.

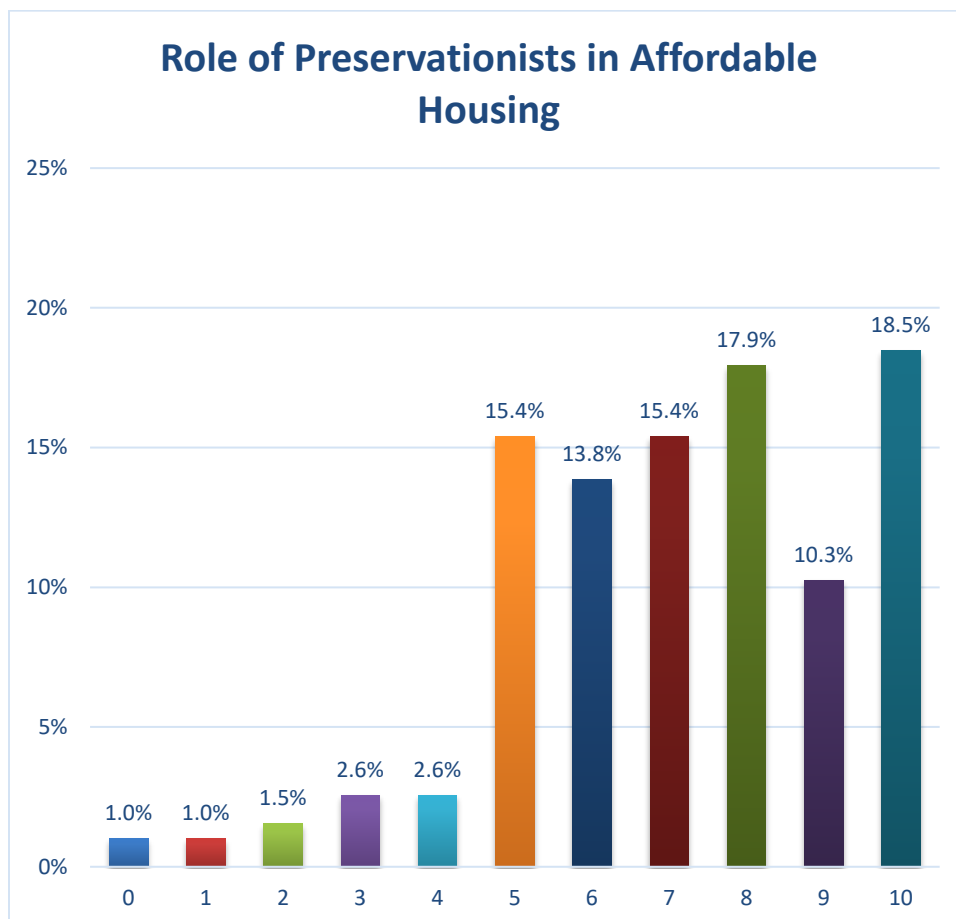
Most Commonly Used	Seen as Most Effective	Least Known About	Most Known About
Grants for repairs	Grants for repairs	Land Trusts	Grants for repairs
Different standards for properties in different kinds of districts	Policies encouraging retention of older housing, regardless of whether designated historic or not	Rental subsidies	Lower tax rate for houses in historic districts
Property tax or assessment freeze for several years after improvements are made	Historic preservation revolving fund	Deferred payment loan for structural repairs	Low interest loans for repairs of houses in historic districts

Question 9 – What role, if any, should preservationists be playing in addressing the issues of affordable housing?

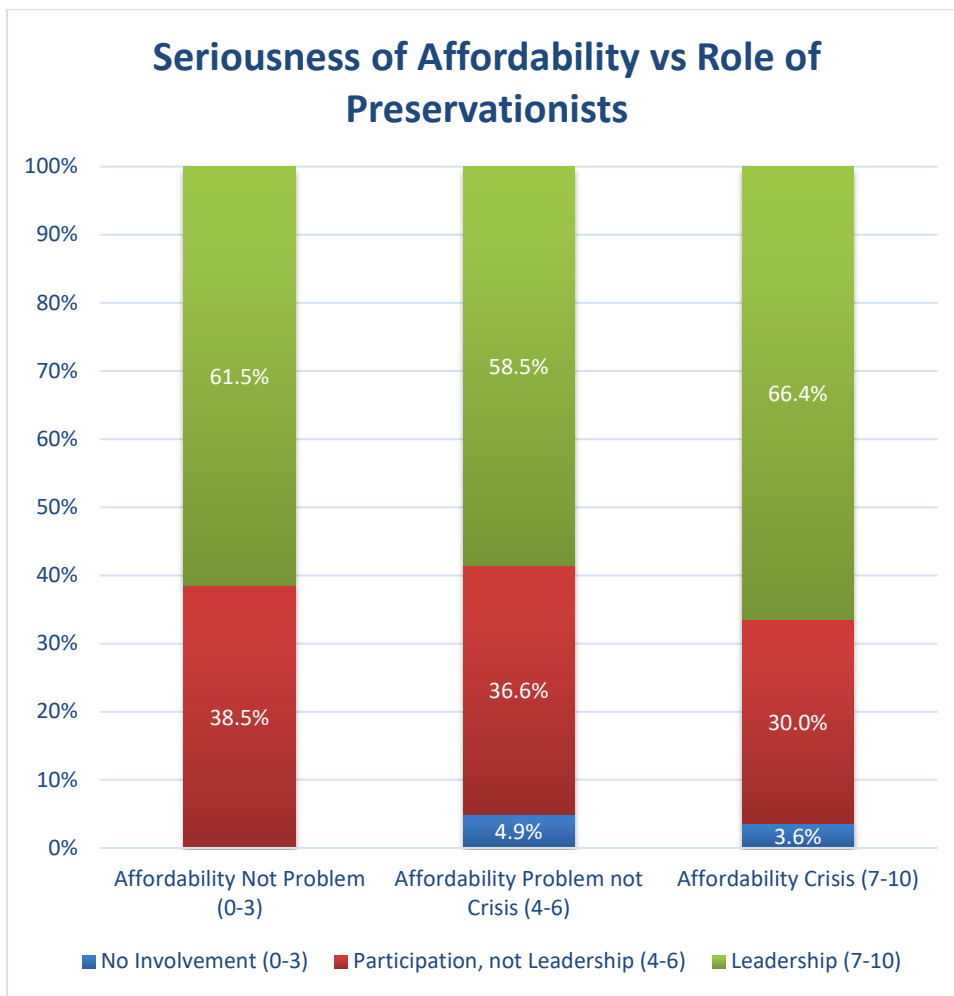
The survey provided a sliding scale (0-10) asking respondents to identify where on the scale they thought preservationists should be in addressing affordable housing issues. A descriptor on the low end said, “Preservationists should concentrate on preservation,” a mid-scale sentence reading, “Preservationists should address affordable housing, but that should not be a primary role,” and “Preservationists should be leading affordable housing efforts.”



By very large margins, these professional preservationists think they and their colleagues should not just be part of the affordable housing discussion, but should be leading it. When these responses are consolidated into “No role” (0-3), “Participate but don’t lead” (4-6) and “Lead the effort” (7-10), nearly two-thirds (62.1%) felt that preservationists should be at the head of the table in affordable housing discussions.



In Question 5 about the affordability of housing in historic districts, there was a great diversity among the answers from those in “Affordability not a problem” communities, residents of “Affordability a problem but not a crisis” cities, and “Affordability Crisis” locations. That was not true when asked about the involvement of preservationists in affordable housing issues. Regardless of how urgent affordable housing was in their community, over half of every group felt that preservationists should be leading affordable housing efforts.



Question 10 – What additional comments do you have regarding historic preservation and affordable housing?

The final PresPoll question was open ended, simply asking for any additional comments on this issue. Nearly half (49.7%) of all respondents chose to add additional comments, a far greater rate than is usually found for questions of this type. Nearly all responses reflected a thoughtful look at the issue and

evidenced significant thought has already gone into the connection between historic preservation and affordability.

In some cases, there were very different perceptions, as shown by these two comments:

- *In most cases, new construction is better suited for affordable housing. The cost of adaptive reuse is virtually the same for market rate and affordable housing. Market rate is required to make the renovation cost pay for itself.*
- *The one area that could use more publicity is that the 20th century pre WW2 houses are smaller and more manageable to restore and rent; and it is the ultimate act of recycling to use these houses just as they were built, after whatever updating they might need.*

To get a sense of any patterns in these responses, the comments were divided into seven categories: Tools, Strategies, Causes, Local Situation, Responsibilities of Preservationists, Political, and Definitions and Other. Here are some representative comments from each category:

Tools – *All of the tools described in question 8, in order to be effective and not add to the displacement of long-time homeowners should have income restrictions and tenure requirements to qualify.*

Strategies – *As desirable areas, efforts should be made to retain affordability for long time residents.*

Causes – *Updating systems in old houses overwhelms many people. Their quick answer is to 'tear it down' and build 'better'.*

Local Situation – *My city has three local historic districts, 2 national register districts, no design guidelines, and no real penalty for demolishing or severely altering historic properties.*

Responsibilities of Preservationists – *Preservation needs to be about preserving COMMUNITY character as much as it is about preserving buildings and sites.*

Political – *Preservationists need to put the pressure on city governments to prioritize keeping historic districts affordable to the people who have historically lived in them, and to restrict short term rentals and house flippers*

Definitions and Other – *An issue is always the broad definition of and negative perception of 'affordable.' Do you mean worker housing, poor people housing, entry level homes, or ensuring income diversity in the community?*

All of the responses are included just as they were received below.

Tools

- Matching grants or reimbursement grants are fine for wealthy owners, but don't work for people with lower wages or fixed income. People shouldn't be awarded grants only to have them revoked if they can't afford to match them--it's disingenuous and rewards those who can already afford repairs.
- "lower tax rates" not a legal or viable option in Wisconsin, per state statutes.

- I think there are a variety of tools that historic preservation can bring to the table, certainly including those specifically addressed in this survey. The key really is in tailoring grants, tax credits, low-interest loans, etc. to low-income owners and not just developers.
- My read of this poll was that it focused on local designation and local incentives but missed very important programs like the low-income housing tax credit. In upstate NY, partnership between the LIHTC and Historic Tax Credit has done more for both affordable housing and historic preservation than anything in this poll.
- Savvy middle-class and wealthier residents would jump on housing with lower tax levels and/or property tax freezes. I'm not sure these would actually help low-income residents or cause increased gentrification because the incentive is targeted at the building - not the individual. Wealthier residents can take advantage of these incentives (maybe more so) than lower-income residents. Low-interest loans still typically require lender approval - many low-income residents will not qualify unless the loans are coming from the city or directly through a revolving fund program run by a non-profit. Linked-deposit low-interest loan programs tend to benefit middle- and upper-income residents, rather than low-income residents. Finally, a key part of affordable housing is not just cost, but quality. Cheap, but unsafe or highly deteriorated housing is not enough.
- The trend toward considering different standards and guidelines for different districts or survey ratings is a great concern for me. If it relates to differing historic character, like front yard fences vs. no front fences that's ok. However standards that do or don't allow vinyl windows in different districts erode the authority of an HPC, and I think it's asking for a lawsuit based on equal protection.
- All of the tools described in question 8, in order to be effective and not add to the displacement of long-time homeowners should have income restrictions and tenure requirements to qualify.
- Tax freezes or abatement wouldn't work in our rural community. Our house was just reassessed at \$500,000 and they raised our taxes to \$1,250 a year. Embarrassingly low.
- Incentives for landlords to better maintain historic properties. District wide targeted preservation zoning measures. Grants for homeowners of historic housing stock. Financial incentives for repairing and maintaining.
- Upzoning and a move away from single family zoning should be a part of the conversation here.
- The challenge with incentives seems to be how to incentivize AFFORDABLE housing and not just more developers/rich white people coming in and taking advantage of the system to reduce their costs, while still gentrifying the area//raising property rates.
- The missing tool from your list is to elevate existing residents through training and improved self-reliance. Blending preservation efforts with entrepreneurial training and small business development allows existing residents to keep up with increased property values.

Strategies

- Partner with housing authorities, planning departments to development unified standards for projects involving older and /or historic properties

- Rather than addressing affordability in existing historic districts, we need to be thinking about how to protect resources in affordable neighborhoods without the financial hardships of formal designation. Many of the naturally affordable neighborhoods have great buildings but the owners don't have the means or motivation to invest in them. If we designated them, long-term residents would inevitably be pushed out, one way or another. So we need tools to protect historic fabric in low-income neighborhoods with rich character and fabric.
- It's complex and different communities have different factors affecting affordable housing and historic preservation. I think generally, historic or older pre-1940 buildings are more resilient and offer more options to realize affordable housing, assuming design review can accommodate typically necessary changes (basement egress, ADUs, etc.).
- The two go hand in hand - just as HP fits comfortably within any and all conservation/climate change discussion/efforts. Preservation has traditionally done a terrible job of aligning itself with symbiotic issues. I can think of no greater/easier/more cost-effective solution to the affordable housing crisis than the reuse of existing structures. There isn't a city or town in this country that isn't awash with vacant, underutilized, deteriorated building stock, and it's about time to put those buildings to work, solving the immense and overwhelming need for affordable/workforce housing. Thanks for championing this effort!
- Affordable preservation and affordable housing should go hand in hand. We need to look at additional options such as encouraging/incentives for energy efficiency, location efficient mortgages, preserving housing stock, flexible design guidelines which encourage preservation and sympathetic restoration with an eye to adaptive reuse (ie, if a house was originally a single-family structure, preserve the look and details of the structure, but adapt it to multi family - as one tool, which would also help lessen gentrification and enable older residents to remain in housing longer).
- Considering the threat of gentrification to "naturally-occurring" affordable housing, I strongly believe that preservationists should pair up with policy people to preserve land trusts/legacy homeowners/business owners. I struggle with the constant belief/practice of collaborating with developers who frequently (though surely not always) have more interest in investments/capital gains than community preservation/retention. Thanks!
- Preservation needs a clear message on this topic. Previously, increased or stabilized property values were one of the benefits to preservation, especially of districts. Districts and associated incentives attracted outside developers who rehabbed and let/sold at market rates or market premiums. A broader planning discussion is required. Maybe return to historic urban growth patterns that require more dense redevelopment to saturate the housing market and lower costs, while preservationists focus individual landmarks?
- multi family housing, adus need to be encouraged over sfh.
- I would love to see our SHPO (AL) recognize the need for and support Conservation Districts. I believe it would help save older housing stock and retain the streetscape here in areas where folks cannot afford to adhere to the stricter standards for historic rehab.
- preservation is perceived as reducing affordable housing in this community. would be nice if there was a boilerplate message or chart that clearly shows how preservation works to limit

gentrification and helps with affordability if all the tools are used not just designating a property or neighborhood as historic.

- A national policy.
- As desirable areas, efforts should be made to retain affordability for long time residents.
- The two are not really related. The one area that could use more publicity is that the 20th century pre WW2 houses are smaller and more manageable to restore and rent; and it is the ultimate act of recycling to use these houses just as they were built, after whatever updating they might need.
- Focus should be where housing in need it rehabbing is more concentrated. Fixes should included trades training for area students.
- The ideas of affordable housing and the retention of existing resources as a green solution need to be go hand in hand in all communities, even if design guidelines need to be relaxed in order to achieve this.
- My preservation based organization has been working to build relationships with nonprofits focused on affordable housing to get more involved in communities and work to make an impact that won't be a band-aid fix.
- Prioritize significant buildings and districts
- Once historic structures are gone, they are gone. Please start offering some of the items asked about in this survey! I myself am looking for a historic home to save, a small historic which are hard to find as so many have already been lost, yet they are perfect for singles or couples as households are smaller these days and some of us want the character of a historic home, but not the more common larger size...
- This is not one-size fits all. DC metro suburbs and other similar regions have limited space and need to urbanize. We need to focus on culture and legacy businesses rather than save every historic park and shop and garden apartment. However, less densely populated midwestern cities can certainly combine preservation and affordable housing forces.
- Perceived solutions (funding, planning, policies, housing elements, etc.) to affordable housing are primarily centered around production rather than retention/preservation/reinvestment of existing affordable housing/units. This is perhaps the biggest challenge as electeds are addressing this problem as if we can build our way toward a solution which isn't financially viable (new construction per unit costs too high) and often doesn't account for loss of existing affordable units, only those newly produced.
- Communities should see preservation as a benefit in the housing crisis. It should also help with addressing sustainability-long term goals.
- They should go hand-in-hand since they affect each other, but many cities seem to treat them as unrelated issues.

Causes

- In most cases, new construction is better suited for affordable housing. The cost of adaptive reuse is virtually the same for market rate and affordable housing. Market rate is required to make the renovation cost pay for itself.
- I have worked with a nationally recognized nonprofit to develop an affordable housing program that specifically uses older, existing housing stock. We had incredible difficulties with historic district guidelines. They vary so much, even within the same city, that there was no effective way to develop programs within any district. We did not consider homes within any district unless the city led all efforts, acquisition to handing over the keys to the new owners after restoration. Only one city ever did that (Savannah, GA). The program was ended a few years ago. We spoke briefly with Habitat for Humanity about rolling the program to them but they could not find a way to create a repeating plan that would work just about anywhere.
- Older building stock is underused. Real Estate market is driving pricing and affordability - not policy. HP guidelines and zoning are saving buildings and sometimes mitigating very poor building decisions. The U.S. has a mobility/ migration problem. Just review Zillow and there are very affordable existing buildings throughout the mid-west.
- In most places I know, the affordability of housing in historic districts is impacted by the poor quality of housing outside of historic districts. If demand for historic houses is high, prices and rents will be also. If more housing outside of historic areas were better, more varied, and well served by public transportation, housing affordability would improve. Also, policies like allowing ADUs and multi-unit options within residential neighborhoods will help. Ultimately, affordability is related to supply and demand.
- In most communities, including mine, this issue has nothing to do with historic districts/designation. It is a complicated web of community desirability, access to transportation, more builders than rehabbers, lack of political will to save what is perceived as outdated, substandard housing.
- Strict adherence to SOI Standards for windows can significantly increase the cost of a small rehabilitation project. Section 106 does not differentiate between a \$10,000 homeowner rehab project and a \$10 million rehab of a multifamily property. The relative financial impact of avoiding an adverse effect is much greater on the single family rehab.
- One of the concerns we hear is that if the owners designate a district, their property values will go up. PlaceEconomics studies often show the same, however, I am curious about whether there is causation between increasing property values and designating a historic district, not just correlation. For instance, if an area is already seeing climbing property values due redevelopment and/or gentrification in the area, that often causes the owners rally together to create an HD to prevent redevelopment in their neighborhood. However, how can we determine if their rising property values are related to their HD status, the ongoing redevelopment in the area, or both? It seems like if cities could create HDs in neighborhoods before redevelopment hits, then there would be greater opportunities to use design guidelines and other regulatory tools to help keep the existing housing stock affordable.

- In most communities, across the years and today, historic preservation, as opposed to HUD, has had a very small impact on affordable housing
- Land costs are what drives prices. Also, global wealth.
- Updating systems in old houses overwhelms many people. Their quick answer is to 'tear it down' and build 'better'. You have barely mentioned that problem here - one question about trades and skills.
- Our historic districts have a wider range of house types and sizes than many later districts and they are closer to public transportation making them good locations for affordable housing.

Local Situation

- My answers may be skewed a bit because there is only one historic district in our city and it includes the grandest houses along one major street. These have either been cut up into multifamily, or are still single family but owned by people who can afford a house selling for over \$500,000.
- Our city continues to demo its historic houses; many of the tools are irrelevant here. Huge issue is heir property that deteriorates and can't be sold or rehabilitated. These are great opportunities to rehab for affordable housing but our town tears them down, removing that chance.
- Banks won't lend and insurance companies won't insure for our stock of small shotgun houses. There is 70% ownership in our historically black neighborhood, but title issues preclude most of the help available.
- Need to break it down further between ownership and rental. It's not too hard to find affordable rental housing in historic districts, but prices for the most part are completely out of control. Also, NOLA is unique in that much of the city is blanketed in NR and local districts, so there is a lot of variety in the housing stock.
- Funny you should ask. I live in Asheville and am the board president of the Preservation Society of Asheville & Buncombe County. We are fighting to save 13 historic homes on a traditional corridor that leads to our most historic hotel, The Grove Park Inn. A developer wants to demolish 12 houses to build a 180 unit mixed use project and has committed to 10% affordable units at 80% AMI for an unknown term which has really resonated with our decision making entities. Our group has made strong public arguments for saving these houses and shown how keeping them can address affordable housing, sustain local businesses and be better for the environment. We've even made an offer to purchase the houses that would create permanently affordable units in some of the structures and allow for infill construction but the developers are uninterested. The PZC and City Council seem to have already made up their minds that preservation of these structures is elitist and will gentrify the neighborhood which has historically been work force/middle class. They seem to think the 4,000 signees to our petition are nimby and just can't handle change. Last night, I sat through a 6 hour Planning and Zoning Commission virtual meeting which was chock full of technical difficulties and an obvious predetermination heavily weighted toward support of this project. I'm incredibly frustrated.
- I live in Austin so many of these questions were challenging to answer, as the City does not take seriously the matter of Historic Districts and has a very weak HP department internally. Many of the older neighborhoods that would otherwise be candidates for designation and preservation have already been significantly redeveloped to a point of being unrecognizable. The cobbled together LDC, adopted

back in 1984, makes very little effort to provide incentives for leaving historic-aged housing stock in place and add additional density, mainly in the form of Accessory Dwellings, around them. Additionally, Subchapter F, or what we call the McMansion Ordinance, combined with FAR and impervious cover restrictions in the Zoning code, have had the effect of making redevelopment in lower-income areas more attractive than others, since those area, with smaller houses, represented the easiest path of demolition and rebuilding larger houses to deliver the "highest use" of the land for the developers - hence, hyper gentrification in East Austin and in large swaths of South Austin.

- Preservation does not seem to be addressed much at all in my community. There is a new subdivision currently being developed providing for affordable housing but with increasing lumber costs, who knows how affordable the homes will really be. There certainly are old retail buildings that would benefit from historic preservation grants, incentives etc.
- My city has three local historic districts, 2 national register districts, no design guidelines, and no real penalty for demolishing or severely altering historic properties. As frustrating as that is for me, the single preservationist in town, I find some hope in the possibility that historic properties could be rehabbed and made available as affordable housing. I think this is a natural fit that meets local needs using existing properties while also encouraging preservation and building up, not tearing down my town's historic core.
- Affordable is a relative term. Where I live, in Franklin TN, the median sales price in March was \$719K. The historic district is small & property taxes are low, so those homes are always at a premium. Some of these questions are worded in a way that makes them impossible to answer, such as "Increasing property values causing increasing taxes putting strain on property owners of modest means." That doesn't apply here b/c taxes are already low. Conservative Californians are flooding here like it's the next Gold Rush, buying homes for \$100K over list price. It's insane. Plus most of the gov't thinks home prices are a market issue. They call it attainable housing here, but teachers and police can't afford to live in the towns where they work, whether the house is historic or not.
- As you can see from my answers, I'm well aware of the many tools to support affordable housing through our older housing stock or historic districts. My city, although progressive and preservation minded, has almost none of these tools and has consistently refused to step in and do something, anything, when historic housing is being demolished. We just lost a huge WWII apt complex that was affordable housing for market rate apts. Yes, it was privately owned, but the city could have stepped in. We have a very pro-active historic resources commission as well - they can only do so much. I am personally leading the charge in my area on this issue, but even other members of my Board are hesitant to get on board. Yes, I've read all your articles, but I could use more literature and workshops on this to try to educate my city officials.
- In Seattle, several of our historic districts (and all of our residential NR districts) are largely single family. This presents an enormous issue for progressive housing advocates who see swaths of single family as the enemy to affordability. Most of these tools would be great in an idea world, but they would be seen as "keeping the rich richer" in our city. There would be no tears cried for the owners of these houses who can't afford repairs. I asked the city spokeswoman for Seattle's recent HALA program (Housing Affordability and Living) about historic houses (ranging from basic to affluent) and she told me "they should all be razed." There are a handful of us working on a coalition to speak up for preservation

in the city (we have none) because preservation is being steamrolled by political action groups with deep pockets. As a side note, I would LOVE if PE could do a study on Seattle! It's tough here.

- Smaller historic spaces rent for less and cost less to maintain, yet cruddy landlords run these buildings into the ground for profit. Our town ceased to make use of their rental inspection program less than two years after starting it... this was the most effective tool for both preservation and quality housing here. I hear it upset slumlords, found large numbers of illegals, and made City staff deal with more problems than they thought benefits :(
- In my city, preservation is often weaponized by wealthy residents who want to freeze development and keep less well off people out of their neighborhood. LHDs are cumbersome to create with very little city support and are most often created in already wealthy, unaffordable neighborhoods as a tool to combat the development of denser, more affordable multi-family or missing middle housing. In my city, preservation is generally at odds with housing affordability.
- We have lost 1000s of units of housing in our city (Jersey city, nj) by permitting multi unit row houses to convert to single families, which we are actively working on rewriting our LDO to disincentivize. Outside of historic districts, we have density bonuses for variance applications that rehab buildings. I think these items will help, but we are actively seeking to do more

Responsibilities of Historic Preservationists

- What is the point of preserving buildings if not for people to use? If people cannot afford to live in our preserved areas unless they are very rich, then we are failing to preserve the buildings for most people.
- Preservationists should be more concerned about affordable housing. Flex standards, be involved in non-historic older areas to keep people in older houses. These houses may become historic eventually. Become partners with affordable practitioners.
- Portland Oregon has a crisis of homelessness like many other cities. Preservationists and planners should take it as an ethical obligation to save buildings that can provide for houseless people. We are in the business of saving places where people live and work and learn. You cannot keep a building alive by displacing people.
- Preservation needs to be about preserving COMMUNITY character as much as it is about preserving buildings and sites.
- We as a profession need to really up our National "marketing" campaign explaining how preservation is an integral part of the affordable housing solution. Because we're really losing this battle and will only lose more heritage properties and communities as a result.
- Preservationists need to be at the front of this issue - keeping older housing stock from being demo'd.
- Much more effort is needed to survey neighborhoods for historic designation or for conservation overlays so that more diverse neighborhoods and neighborhoods of need can access these tools.

- Before coming to this small city. I came from a major very HCOL city. We, as preservationists, gotta be real about historic resources and how important they are. Density is incredibly important to housing crisis and people are getting crushed by landlords and the costs of homeownership. A big part of our jobs should be suggesting good places to add density.
- Historic preservation does not exist in a bubble. It is an integral part to every profession that deals with our built environment, so historic preservation is essential to addressing the affordable housing crisis in places like Miami.
- Preservationists have to fight back on the trope that saving buildings is an elitist activity. We have to actively advocate for good models on incorporating energy savings because most historic buildings should not be excused from doing their part to save the planet. Low-interest and low-income loan programs with preservation standards attached can make it more possible for more buildings to be preserved in a manner that works for both preservationists and the realities of economics.
- Preservationists need to play an active and visible role in preventing gentrification and displacement.
- In Washington, DC, historic preservation is seen as the evil force that is preventing affordable housing for low to moderate income residents. Preservationists here and across the county have to show that historic preservation and affordable housing can and should work together. I believe it is imperative to the success of our field.
- Since much affordable housing stock is in historic neighborhoods (whether formal historic districts or not), this issue is related to historic preservation and preservationists should be involved.
- In Detroit, historic districts are often islands, which can be interpreted as the strength historic districts can have in weathering economic crisis, but it also means there is a sharp divide between those who live in districts and those who live just a block away. General assistance to those who have historic properties would be much more beneficial than incentives to those already in historic districts. Most building stock in the city is historic but not in designated districts. The districts in general aren't the ones who need assistance, but rather those who live in the other neighborhoods and can't afford to invest in their homes. There is also a fundamental philosophical challenge with districts often being single family dwellings with low density which is often the enemy of affordable housing, so on top of addressing financial assistance for those who live in historic houses/neighborhoods outside of districts, we need to have a field-wide conversation about what we mean when we say "preserving the character of a neighborhood" and who that winds up excluding.
- This issue in Philadelphia is critical but there has never been a revolving fund, there were grants long ago for low income homeowners, but the preservation task force has focused on other things as priorities. The preservation task force has been a joke IMHO

Political

- Preservationists need to put the pressure on city governments to prioritize keeping historic districts affordable to the people who have historically lived in them, and to restrict short term rentals and house flippers

- Elected officials have to believe in and understand the benefits of historic preservation. Without their "buy in" it is a very steep uphill battle. One that is frequently lost before you begin.
- preservation tax credits are a great incentive but the attitude of local municipalities is far more important - where i live the city is simply unwilling to help people qualify despite the millions in revenue it has received from large commercial tax credit projects
- Local municipalities need better education concerning the value of historic preservation. In my city, if a developer wants to demolish a historic neighborhood or group of homes, they can convince the local planning board and board of adjustment to grant them variances to build multi-family housing as long as there is a tiny set-aside for affordable units. We now have an inclusionary zoning ordinance that requires 10% affordable housing in new construction. Most developers seek greater density than is allowed in order to set aside the 10% and it is always granted, either more height to the building, greater massing, less set-back. Older homes cannot provide the affordability that the developers can so it is easy for the local boards to view them as dispensable. Affordability always trumps preservation.
- Solutions are very "community-dependent." Also, wealthier residents have more means to disseminate misleading information about affordable housing and its occupants. We had a case in the nearby community that was a great use of a historic factory complex. By the time the wealthiest members of the community were finished, you would think that teachers, healthcare employees; young people were all members of a maximum-security prison work release program. It was shameful. To make matters worse, small-minded elected officials feared losing popularity and the prestige of public office over supporting a well-crafted project.

Definitions and Other Issues

- I have an issue with "The scarcity of tradespeople with preservation skills makes historic preservation more expensive." I think this is a misperception. There is a scarcity but the implication is that more tradespeople equates lower cost. A lower cost means tradespeople get paid less via competition. I don't know any tradesperson who is pulling in a six-figure salary. The cost of the work comes from the nature of the work itself, not because tradespeople are charging exorbitant rates from supply-demand issues. If anything, a lack of tradespeople causes delays or makes it cheaper because people go to new construction options instead. These options usually ignore the complexities of actual restoration and are therefore cheaper.
- I'm sure you're aware of this, but there is a terminology minefield in this relationship, as "housing preservation" is a commonly used phrase in affordable housing. But it simply means retention of affordably priced housing - it has nothing to do with preservation of buildings. <https://nhc.org/policy-guide/affordable-rental-housing-preservation-the-basics/>
- An issue is always the broad definition of and negative perception of 'affordable.' Do you mean worker housing, poor people housing, entry level homes, or ensuring income diversity in the community? Frankly, affordable is not a descriptor that works in suburban communities, even in those with larger percentages of non-white residents. Preservation needs to move beyond its current constructs to support what makes neighborhoods and their stories important to their residents. Right now, we do a crappy job of understanding that.

- Affordability of housing for sale or rent varies greatly between different districts depending on the existing housing stock and the locations of the different districts. Some of our districts are filled with enormous mansions while others are filled with historic apartment buildings or large single family homes converted into multi-unit use. The latter tend to be some of the most affordable places to rent in the city.
- It's a complicated issue
- Thanks for doing these surveys!
- Is there enough interest in the private side of property management, et al, to support significant amounts of "historic" affordable housing, or will this process always depend on public agencies for day-to-day management (the really hard, long-term effort)?
- As a recent homeowner in a historic neighborhood, I have absolutely no idea what resources are available to me. It would be great to have more advertising of any grants, programs, design guidelines. I am very passionate about preservation, but I bought a house built in 1905 not thinking I would receive any assistance of this type. I don't think the average homeowner knows these programs exist.
- Residents need quality services nearby. Food. Sundries. Recreation. Schools. Churches.

Conclusions



Historic preservation is often blamed for being the cause of the lack of affordable housing. It is not. But what is true is that because of their quality, their character, their location, and their quality-of-life amenities, historic districts are being disproportionately affected by rapidly rising rents and selling prices.

At the same time, great older neighborhoods, not designated as "historic" are simultaneously providing relatively affordable housing and losing those structures to demolition.

Preservationists see the problem, understand its complexity, and want to lead the effort for housing affordability. There are tools that could be effective in that effort, but those tools are not available in most cities.

To address the housing affordability crisis efforts must take place on multiple levels; one of them is historic preservation. Preservationists feel the responsibility to address the issue. They need to be provided the tools to do so.

Appendix 1 – Copy of Survey

PlaceEconomics

HERITAGE STRATEGIES
international

Preservation and Affordable Housing

The availability of affordable housing is a major issue in many communities. Less well understood is whether historic preservation exacerbates the affordability problem, is part of the solution, or plays no significant role. This PresPoll seeks to find preservationists' views on this important issue.

1. What is your historic preservation role?

<p><input type="radio"/> Historic preservation is a major part of my job</p> <p><input type="radio"/> Historic preservation is a minor part of my job</p> <p><input type="radio"/> Historic preservation is not part of my job but I'm interested in preservation</p> <p><input type="radio"/> Other (please specify)</p> <div style="border: 1px solid black; height: 20px; width: 350px; margin-top: 5px;"></div>	<p><input type="radio"/> I don't work in preservation but I'm an advocate for preservation</p> <p><input type="radio"/> Historic preservation is not an issue I'm involved with either personally or professionally.</p>
---	--

2. What is the size of the city you live in?

<p><input type="radio"/> Under 10,000</p> <p><input type="radio"/> 10,000 to 25,000</p> <p><input type="radio"/> 25,000 to 50,000</p> <p><input type="radio"/> 50,000 to 100,000</p>	<p><input type="radio"/> 100,000 to 250,000</p> <p><input type="radio"/> 250,000 to 1,000,000</p> <p><input type="radio"/> More than 1,000,000</p>
--	--

3. How serious is the housing affordability issue in the city you live in?

Housing affordability is not a problem in my community	Housing affordability is a problem but not a crisis	Housing affordability is at a crisis point in my community
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. Relative to the rest of the city, how affordable is housing in historic districts in your community?

Not affordable

Somewhat affordable

Affordable

Very affordable

5. Relative to the rest of the city, how affordable is housing in older, non-designated neighborhoods in your community?

- Not affordable
- Somewhat affordable
- Affordable
- Very affordable

6. How significant are following possible connections between historic preservation and housing affordability as they pertain to your community?

	This is very true in my community	This is sometimes true in my community	This is largely not the case in my community
Displacement of long-term residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gentrification in historic districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The variety of housing types and sizes in historic districts enhances affordability options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increasing property values causing increasing taxes putting strain on property owners of modest means	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Costs of complying with design guidelines too expensive for lower income households	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Design guidelines reduce the threat of demolition of affordable housing stock	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The scarcity of tradespeople with preservation skills makes historic preservation more expensive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of financial incentives and other tools that make preservation more affordable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Regulatory process too time consuming and cumbersome for working homeowners	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Here are some tools that have been used to ease the housing affordability problem. Which, if any, do you have in your community?

	Yes	No	I don't know
Lower tax rate for houses in historic districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low interest loans for repairs of houses in historic districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property tax or assessment freeze for several years after improvements are made	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grants for repairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Different standards for properties in different kinds of districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Deferred payment loan for structural repairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Much higher demolition fees to discourage razing of existing structures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental subsidies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rent control/Rent stabilization	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land Trusts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policies encouraging retention of older housing, regardless of whether designated historic or not	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic preservation revolving fund	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please list any tools used for housing affordability in your community not included above

8. Regardless of whether your community has these tools, how effective do you think they would be in addressing affordability in older and historic neighborhoods?

	Would not be effective	Would be somewhat effective	Would be very effective	I don't know
Lower tax rate for houses in historic districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low interest loans for repairs of houses in historic districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Property tax or assessment freeze for several years after improvements are made	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Grants for repairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Different standards for properties in different types of districts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Deferred payment loan for structural repairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Much higher demolition fees to discourage razing of existing structures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental subsidies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rent control/Rent stabilization	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Land Trusts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policies encouraging retention of older housing, regardless of whether designated historic or not	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Historic preservation revolving fund	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. What role, if any, should preservationists be playing in addressing the issues of affordable housing?

<p>Preservationists should concentrate on preservation</p> <input type="radio"/>	<p>Preservationists should address affordable housing, but that should not be a primary role</p>	<p>Preservationists should be leading affordable housing efforts</p> <input type="radio"/>
--	--	--

10. What additional comments do you have regarding historic preservation and affordable housing?

McKnight, Reuben

From: Jeffrey J. Ryan <jjryan@harbornet.com>
Sent: Friday, November 19, 2021 12:13 PM
To: Landmarks
Subject: Historic Sidewalk stamps within the College Park National Historic District request for support
Attachments: IMG_5399.JPG; IMG_5514.JPG; IMG_5571.JPG

Members of the Tacoma Landmarks Commission,

As some of you may have noticed several of our streets are receiving needed repairs, new storm water improvements and accessibility curb cuts. This work while badly needed will result in the loss of historic street features and we are asking for your support. Unfortunately we were not contracted during the design process and the work is underway.

Our district has a unique feature stamped into its sidewalks; Street names were stamped into the original concrete sidewalks at all four corners of the each intersection. The specific font, size and location in the sidewalk are only found within our district boundaries and date from 1908 to 1909. In a recent walking survey similar stamps were not found east of Pine, north of 21st or west of Union, the boundaries of our historic district. While the some of the areas surrounding our district have stamps they are of a different design and location. The street names along with contractor stamp from the same period are currently in danger of being lost. These stamps were noted in the district National and State register nominations. The stamps predate by at least 20 years both the street signs on posts and street lights in the neighborhood. They can be found from Pine to Union and N. 10th thru N 21st street. They are the original street signs for the district, sign for people on foot rather than in cars.

The city has stated that it will save some of the stamped signs by cutting them out of the existing concrete sidewalks and reinstalling them near the new sidewalks, they will not be re-stamping the sidewalks with the new street names were lost or damaged.

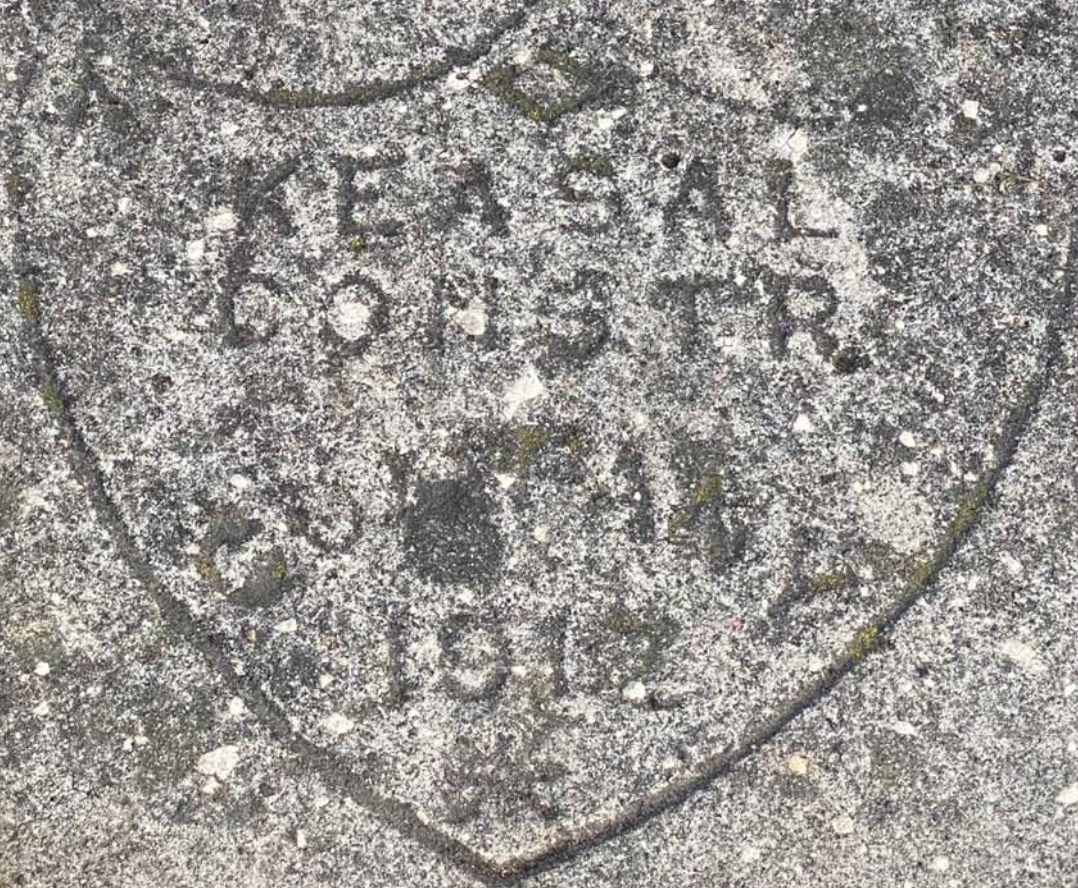
We are asking for your support in requesting that the city to retain in place as many stamps as possible, re-stamp the street names into the new work matching the original design and placement if lost or damaged, using rubber mold from remaining examples. In many cases their location does not impact the new curb cut design. Many are more than 10 ft. from the curb when it only takes 6 ft to install an ADA curb cut. We further look for your support in asking the city to install the new concrete work in the original 30 inch square scoring pattern and color. Currently the city noted that they will be replacing the concrete to match the adjacent concrete pattern, which may not match the original pattern. This is the time to make the effort to restore the historic pattern and not further erode the street scape design.

Thank you for your time and attention to this issue, don't let this slice of history be lost after over 110 years of service.

Jeff

Jeffrey J. Ryan, Architect
LEED AP, BD+C
College Park Historic District Association
3017 North 13th St.
Tacoma, WA 98406

v 253.759.0161
c 253.380.3197



GENERAL
DOUGLASS
1862





570
H



SAVE

NORTH ALDER



Heritage Cafe presents

NETTIE ASBERRY

LIFE AND INFLUENCE WITH THE
TACOMA CITY ASSOCIATION OF COLORED WOMEN'S CLUB

DECEMBER 16 | 6PM



zoom



HISTORIC
TACOMA

TACOMA HISTORICAL SOCIETY