

Members

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

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

Staff

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



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: August 12, 2020
Time: 5:30 p.m.
Location: Virtual (see below)

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/88142264108>, or by dialing **+1 (253) 215-8782** and entering the meeting 881-4226-4108, when prompted.

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

Public comments on general discussion items will NOT be accepted at the meeting. The public may submit comments in writing prior to the meeting, by 4:00 p.m., on August 12th. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 8/12/20", and clearly indicate which agenda item(s) you are addressing.

There will be a public comment opportunity for the Public Hearing item.

- 1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
- 2. **ROLL CALL**
- 3. **CONSENT AGENDA**
A. Minutes - 2/26/20, 4/22/20
- 4. **NOMINATIONS TO THE TACOMA REGISTER – PUBLIC HEARING** **Page#**
A. 3334 N Gove St (Sears House) Celena Kathan, Owner **15** 5 m
- 5. **NOMINATIONS TO THE TACOMA REGISTER – PRELIMINARY REVIEW**
A. 201-05 N Yakima Marshall McClintock, Historic Tacoma **53** 30 m
- 6. **PRESERVATION PLANNING/BOARD BUSINESS**
A. Firemans Park – Art installation Amy McBride, Office of Arts and Cultural Vitality **87** 5 m
B. Events & Activities Update Staff **3** m
- 7. **CHAIR COMMENTS**

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MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: February 26, 2020

Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
 BT Doan

Others Present:

Curtis Costner
 Mike Bettez
 Andy Wagner
 Tina Friedrich
 Alex Dalzell, *Urbal Architecture*
 Katie Pratt, *Northwest Vernacular*

Commissioner Members Excused:

Lysa Schloesser
 Carol Sundstrom
 Jeff Williams

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:33 p.m.

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

The agenda was approved as submitted.

a. Excusal of Absences

- Lysa Schloesser
- Carol Sundstrom
- Jeff Williams

b. Approval of Minutes: February 12, 2020

The minutes of the meeting on 2/12/2020 was approved as submitted.

c. Administrative Review

- 1721 Jefferson Ave – Door

4. AMENDMENTS TO THE BYLAWS AND INVENTORY – PUBLIC HEARING

Chair Bartoy called the public hearing to order at 5:35 p.m.

Mr. McKnight read the staff report as provided in the packet, and went over the proposed changes.

Chair Bartoy called for testimony. The following citizens testified:

- Andy Wagner – Mr. Wagner commented that, for the solar panels to be effective, they would have to be on the south or west side of the building. He was concerned that the proposed guidelines would make it improbable for south-facing houses to install solar panels. He asked for the language to be rewritten. Chair Bartoy responded that the Commission had discussed such concerns and intentionally formulated the guidelines in such a way that would address the issues without explicit restriction or exclusion (e.g. “extent practicable,” “discouraged,” “balance performance,” etc.). Mr. Wagner added that it would not be practicable to install solar panels on the north side, and thus, why not specify in the guidelines whether something would be allowed or not. He continued to state that there was similar language elsewhere in the guidelines, for roofline in particular, where raising the roofline was discouraged. He inquired about how many times the Commission had approved raising a roofline, arguing that if the Commission had never allowed the “discouraged” roofline, the “discouraged” solar panels would also never be allowed. Vice-Chair Johnson clarified that only a small number of applications for raising a roofline had been submitted over the years, some of which the Commission had approved and worked with the applicants to appropriately proceed. Applications regarding these categories would need to be evaluated case-by-case. Commissioner Cade also explained that the term “practicable” had some legal definition and was included to provide direction as well as flexibility. Mr. McKnight noted that the Commission could review the comments at the next meeting and determine whether to make changes to the proposed guidelines.
- Tina Friedrich – Ms. Friedrich stated that an application of hers to raise the roofline had been denied, leading to similar concerns’ as Mr. Wagner’s. She suggested that, besides roofs with intricate details needing preservation, simple roofs made of asphalt shingles should be allowed for solar panels.

Additionally, Chair Bartoy noted a potential edit from the last meeting that “accessory structures” was an umbrella term covering garages and such. Therefore, it should be removed from the last sentence of Item 5 under the “Garages and Parking” section.

Chair Bartoy closed the public hearing at 5:51 p.m.

5. DESIGN REVIEW

a. **5 South G Street, Merrill Gardens *Preliminary Approval***

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

Alex Dalzell, from Urbal Architecture, specified the revisions made since the last time the Commission reviewed the project. A sample of the color palette was presented to the Commission, so was their location on the proposed building. Mr. Dalzell also highlighted the different material and added windows for the stairs tower, based on the Commission’s feedback.

Katie Pratt, from Northwest Vernacular, added that the interpretive panels had no significant changes. The main modifications were the text content (e.g. temple vs. cathedral) and the reading level. The goal was to make it understandable at 8th-grade reading level.

Commissioner [Jaggars Hilsendeger](#) asked about the material of the panels. Ms. Pratt responded that the panels would have the same enamel material as those in Wright Park, which was long-lasting and weather resistant. Mr. Dalzell noted that they would also consider additional protection against graffiti and such.

Commissioner Mortensen commented favorably on the new design, but asked whether the Commission would see the design again. Mr. McKnight explained that it would depend on how the Commission felt regarding another round of review. Given the unusual type of approval for this project, staff and the applicant were seeking feedback in advisory capacity from the Commission.

Commissioner Hart continued the discussion by stating that the brick blend might be too dark and suggested a redder hue to better blend in with the First Presbyterian Church.

In reference to the G Street elevation, Commissioner [Jaggars Hilsendeger](#) was concerned that the blank space of cement, next to the interpretive panels, might invite vandalism. Mr. Dalzell indicated that the cement area would be treated so that it could be easily washed off of paint or spray paint, adding that they would like to keep it as cement to provide mass distinction. There would also be landscaping in front of the area.

Further, Chair Bartoy remarked that new buildings, including this one and others in general, felt one or two stories too high.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. Housing Types in Tacoma Letter to Planning Commission

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

The Commission discussed the letter and made the following edits:

- The first sentences of the last two paragraphs were too similar → striking the first sentence of the third paragraph.
- Adding the preposition “the” to the last sentence of the second paragraph and verb “is” to the last sentence of the third paragraph.
- Adding a condition clause to the support statement for building conversion in the third paragraph.

b. Events & Activities Update

Mr. McKnight informed the Commission of the following:

- The History Happy Hour: Trivia Night would take place at 6:00 p.m. on March 18, 2020, at the Swiss Restaurant & Pub (1904 Jefferson Ave).
- The Preservation Month was coming with a lot going on.
- Staff was also preparing for the National Alliance of Commission’s FORUM 2020 Conference.
- Historic Preservation would also have a new intern soon, hopefully in March.

7. CHAIR COMMENTS

The meeting was adjourned at 6:29 p.m.

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

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MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: April 22, 2020

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 BT Doan

Others Present:

Ellen Miro, *The Johnson Partnership*
 Summer McEneny, *Cone Architecture*
 Pam Derry, *Tonkin Architecture*
 Son Riu
 Richard Cardoza, *LDC Corp*
 Ricquel Cardoza, *LDC Corp*

Commissioner Members Excused:

N/A

Commission Members Absent:

N/A

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

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

The agenda was approved as submitted.

4. FINDINGS AND RECOMMENDATIONS**a. Amendments to North Slope/Wedge Neighborhood Historic District Design Guidelines**

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

Chair Bartoy clarified that the potential language recommended by staff was in addition to, rather than to replace, the proposed language.

Commissioner Williams made a motion: *“I move to approve the provision of language regarding solar panels for the historic districts.”* Receiving consent from Commissioner Williams, Chair Bartoy amended the motion *“to accept all of the proposed language changes, including the staff recommendation’s additions to the solar panel language.”*

Commissioner Schloesser seconded the motion. It passed unanimously.

5. DEMOLITION REVIEW

a. 201 and 205 N Yakima Street

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

Ellen Miro, from The Johnson Partnership, shared a presentation on the properties at 201 and 205 N Yakima Street, featuring the history of owners, photos of the neighborhood viewed from different angles, and description of the buildings' characters. Also presented was the qualification of the properties based on the applicant's research in relation to the designation criteria.

Referring to the building at 201 N Yakima Street, Commissioner Mortensen disagreed that it was ineligible to be an individual landmark since many features remained intact. She would not support the demolition request of that building. Vice-Chair Johnson agreed with Commissioner Mortensen, and added that the owners – the Wahlgrens – were major figures of their time contributing to the history of the neighborhood. Chair Bartoy indicated concurrence with the previous comments regarding 201 N Yakima Street, but felt that the house at 205 N Yakima Street was also significant for its association with the owners and the business. Commissioner Williams supported staff's findings and recommendation that they were not eligible as individual landmarks. Commissioner Hilsendeger, sharing her experience visiting the house and hearing stories about the Wahlgrens family, believed they were significant to the history and character of the area.

Vice-Chair Johnson made a motion: *"I move that the Landmarks Preservation Commission forward to the Infrastructure, Planning, and Sustainability (IPS) Committee the recommendation that the 201 N Yakima Street building be listed on the Historic Register, while the 205 N Yakima Street building is not eligible."* Commissioner Mortensen seconded the motion. Vice-Chair Johnson clarified that his motion was made based on designation criteria B, C, and F as listed in the agenda packet.

After additional deliberation among the Commission considering the supplementing relationship between both buildings at the two addresses and with the Wahlgrens, Vice-Chair Johnson amended his motion to recommend both properties to the IPS Committee to be listed on the Historic Register of Tacoma, citing the building at 205 N Yakima Street meeting criterion B (association with the Wahlgrens family).

Commissioner Hart seconded the amended motion. It passed with nine votes in favor and one vote against by Commission Williams.

6. DESIGN REVIEW

a. 506 N L St (North Slope Historic District) *Exterior alterations*

Ms. Hoogkamer read the staff report as provided in the packet.

Pam Derry, from Tonkin Architecture, provided background information on the building including historical photos from various time points. It was noted that the photos from 1977 best showed the historical features of the building but did not reflect the state of the building when the applicant purchased it. Ms. Derry proceeded to explain what had been done to the building since its purchase, drawings of the proposed restoration, and inventory of salvage materials.

Commissioner Williams commented that the original drawings in the presentation did not fully reflect what had been still intact at the time of the Commission's site visit, and wanted those missing elements reinstated. Commissioner Sundstrom noted that at the last meeting with the Commission, the applicant had been instructed to restore the balcony on the second floor. She added that it was preferred for the wood siding to be restored and matched, rather than replaced with fiber cement siding. She also wanted the bay window on the main floor to have 1/3 : 2/3 ratio instead of 1:1. Commissioner Hilsendeger agreed she would like the balcony on the second floor restored. Commissioner Mortensen and Vice-Chair Johnson concurred that any details still intact at the time of purchase and deemed significant by the Commission should be restored in-kind. Chair Bartoy and Mr. McKnight summarized the Commission's comments and directions to provide clarification for the applicant. Commissioner Williams stated further that he would be agreeable to having a window on the second-floor balcony in place of a door to allow for the railings of the balcony to be shorter and more proportionate with the structure.

Given the level of complication, the Commission would like to review the application again after suggested modifications are made to the proposal.

Commissioner Hart made a motion to defer the application for further review, pending the discussed changes. Commissioner Mortensen seconded the motion. It passed unanimously.

b. 100 S 9th St (Bowes Building) Cell antenna installation

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

Richard Cardoza, from LDC Corp., showed the layout of the proposed installations and explained the changes since their last proposal. He also provided photo simulations to illustrate how the building would look like with the antennas installed.

Commissioner Stewart asked for more information on the materials of the antennas. Mr. Cardoza informed the Commission that the proposed obscure screen film, acting as if it was a mirror, would reflect and blend in with its surroundings to reduce visual effect. In response to Commissioner Mortensen's question regarding structural effect of the steel frame, Mr. Cardoza stated that having the antennas closer to the parapet would allow them to stay lower at the current height and moving them farther back would require raising the antennas using steel frames in quantity that might cause structural overload. Comparing the current with the last version of the proposal, Commissioner Sundstrom commented that the current proposal was more reasonable and acceptable than all previous ones. Chair Bartoy, Commissioner Mortensen, and Commissioner Morganroth agreed.

Commissioner Schloesser wanted to see examples of the obscure screen film before making a decision and urged the Commission to further examine the view from S 9th Street, specifically at the intersection with Pacific Avenue. Commissioner Williams also wanted existing photo and simulation of the view from that angle.

Commissioner Hart made a motion to approve the application as proposed. He felt the applicant met the changes that the Commission had asked for, and comfortable with them proceeding. Commissioner Sundstrom seconded the motion.

Commissioner Williams and Commissioner Schloesser reiterated their request to see photos of the façade viewed from the corner of S 9th and Pacific Avenue.

Presented and seconded, the motion to approve passed with seven votes in favor and three votes against by Commissioner Williams, Commissioner Hilsendeger, and Commissioner Schloesser.

7. PRESERVATION PLANNING/BOARD BUSINESS

a. Events & Activities Update

Staff informed the Commission of the following:

- There were schedule changes to the Preservation Month as specified in the agenda packet and most of the activities would be virtual.
- The Proclamation scheduled for May 5th had been canceled.
- The Historic Preservation Awards had been postponed.

8. CHAIR COMMENTS

The meeting was adjourned at 8:05 p.m.

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



STAFF REPORT

August 12, 2020

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

General Procedural Notes:

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

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

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

AGENDA ITEM 4A: 3334 North Gove St., Wells R. Sears House

Celena Kathan, owner

BACKGROUND

The Wells R. Sears House was constructed between 1902 and 1904 and designed in the American Foursquare form by noteworthy Tacoma architect George Bullard. It was one of the early homes in the neighborhood, and originally sat on a five-acre parcel, which contained a poultry-breeding farm. The property is now surrounded by later bungalow and post WWII residences, and the parcel is slightly shy of a half-acre. The house retains many of its original features and recently went through a substantial rehabilitation. The nomination includes the principal structure and was drafted and submitted by the owner.

On July 8, 2029, the Commission voted to schedule the nomination for a public hearing. There has been one comment submitted in response to the hearing notice, which is included in the packet.

REQUESTED ACTION

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

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 criteria:

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the works of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City

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, porch). None of these alterations appears to affect its ability to convey its historic significance.
3. The property is eligible for listing on the Tacoma Register of Historic Places under criteria C and G as an example of the American Foursquare and the work of prominent architect George Bullard; it is also an easily recognizable and significant neighborhood feature.

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 **3334 North Gove Street, Wells R. Sears 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 **3334 North Gove Street, Wells R. Sears 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 **3334 North Gove Street, Wells R. Sears House**, to obtain additional necessary information [specify], to the next regular LPC meeting (or state another reason)."*

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW

General Procedural Notes:

The property on today's agenda is nominated to the Tacoma Register of Historic Places.

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

The purpose of this review is to determine whether the nominated property meets the threshold criteria and should be scheduled for public testimony at a public hearing.

AGENDA ITEM 5A: 201 & 205 North Yakima Ave. (Wahlgren's Florist Shop & House)

Marshall McClintock, Historic Tacoma

BACKGROUND

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

PREVIOUS ACTIONS

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

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

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

- The Commission determined that 201 N Yakima appears to meet Criterion B, for its association with the Wahlgren family, which constructed and operated the flower shop for many years, C, as a significant example of midcentury commercial design, with the possibility that the original Vitrolite glass parapet is intact beneath the existing metal cladding, and F as a familiar visual feature at the intersection of Yakima and North 2nd.
- The Commission determined that the house at 205 N Yakima, despite alterations (some of which were made over 50 years ago) appears to meet Criterion B, for its close association with the Wahlgren family and the florist business.

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

CURRENT ACTION

On May 27, 2020, Historic Tacoma submitted an independent nomination for both properties to the Historic Preservation Office. Upon request of the owner, a 30 day review period was granted. A response letter from the owner's representative is included in the packet, as well as a letter from Fred Wahlgren to the current owner.

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

- Criterion A for its association with the major flower and bulb growing industry in and around Tacoma from the 1920s to the 1960s.
- Criterion B for its association with the lives of persons and communities significant to Tacoma's past. It is associated with Harry Nash, a Washington Territory pioneer who established a thriving Tacoma butcher and meat market business. It is also associated as the residence and business site of Swedish immigrant Fred P. Wahlgren, his wife Dora, and their children Lillian M. and Fred G., who all operated a successful florist business at the site for some 68 years.

- Criterion C for embodying for embodying the distinctive characteristics of a type and period. The florist shop at 201 N. Yakima Avenue is an example of Modernist-style commercial architecture. The house at 205 N. Yakima Avenue has undergone some alterations since its initial construction; it is nominated as an example of the Free Classic variant of the Queen Anne-style found in modest, early 20th Century residences.
- Criterion F. Wahlgren's Florist shop at 210 N. Yakima has been a prominent feature of the corner of N. Yakima Avenue and N. 2nd Street since its construction in 1949.

REQUESTED ACTION

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

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.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

1. Both properties meet the age threshold criterion of 50 years. Built in 1949, 201 N Yakima is approximately 71 years old. Built before 1902, 205 N Yakima is over 118 years old.
2. At the meeting of April 22, 2020, the Commission considered a Historic Property Assessment report commissioned by the owner to meet the requirements of the "demolition review code" at TMC 13.12.570, which recommended that the properties be found not to meet the eligibility criteria for landmarks designation. Staff concurred with this recommendation.
3. The building at 201 N Yakima is in fair condition; however, the alterations to the parapet may negatively affect the ability of the building to convey its architectural significance. Because the building originally exhibited few character-defining features, the removal unique or distinctive features affects the architectural integrity of the building. There is some question as to whether the Vitrolite panels remain beneath the metal parapet cladding. Photographs from as recently as 2016 show the panels present; however, the owner has indicated that the panels were removed based on conversations with Mr. Wahlgren.
4. The building at 205 N Yakima has been altered and is missing character defining architectural features such as the original porch, exterior trim and ornamentation.
5. The Commission disagreed with the conclusions of the report and voted to recommend to the Council's Infrastructure, Planning and Sustainability Committee formal consideration of the buildings for inclusion on the Tacoma Register of Historic Places, based upon the association with the Wahlgren family, as an example of a midcentury retail business (201 N Yakima) and as an established and familiar feature of the neighborhood (201 N Yakima).

6. The recommendation to IPS Committee is pending scheduling on a future agenda. The pending status does not affect the Commission's ability to consider the nomination under the designation process described in TMC 13.07.050.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **201 & 205 N. Yakima Ave.** nomination for a public hearing and future consideration at a tentative hearing date of September 9, 2020.*

Recommended language for declining to schedule a public hearing for one or more components of the nomination:

*I move that the Landmarks Preservation Commission find that [cite specific elements or properties that should be excluded] do not meet the threshold criteria (describe) and deny the nomination for **201 & 205 N. Yakima Ave.***

AGENDA ITEM 6A: Port Centennial Public Artwork (Fireman's Park)

Office of Arts & Cultural Vitality

BACKGROUND

The Port of Tacoma dedicated \$90,000 to create a public artwork, which will be gifted to the City of Tacoma, to commemorate the Port's Centennial anniversary (1918 – 2018) and has engaged the City of Tacoma's Office of Arts & Cultural Vitality (OACV) to manage the project. The artwork is intended to celebrate and tell the story of the Port, and be informed by the Port's rich history as a regional economic engine and international connector. The artwork will be located at Fireman's Park (801 A Street). The artist team Rotator was selected for this project through a competitive open call to artists and was contracted in July 2019. Since then they have been researching, meeting with stakeholders and City staff, scoping feasibility, and developing a design proposal. The review panel included: Kristin Ang (Port of Tacoma Commissioner), John McCarthy (Port of Tacoma Commissioner), Claire Keller-Scholz (Metro Parks Tacoma), JD Elquist (Chamber of Commerce/BIA), Heide Fernandez-Llamazares (Tacoma Arts Commission), Lisa Hardebeck (Business Owner/Neighbor), and previously Clare Petrich (Port of Tacoma Commissioner). OACV has connected with Andrew Strobel from the Puyallup Tribe on this project and was given the explicit instructions not tell the story of the Puyallup Tribe in this artwork – this includes imagery that references the Tribe. Rotator presented their final design proposal to the review panel on June 19 and to the Tacoma Arts Commission on July 13; both bodies approved the proposal. The artwork is currently undergoing structural engineering with the goal of installation and dedication by December 21, 2020.

ACTION REQUESTED

No action requested; this is an informational briefing.

AGENDA ITEM 6B: Events & Activities Update

Staff

2020 Events

1. Virtual Forum 2020: Preservation Coast to Coast (August 3rd-9th)
2. Virtual Salmon Beach Tour (7pm, August 7th)
3. Fall Heritage Café Lecture Series: Broadening Horizons in Historic Preservation TBA
4. Virtual Tour Tacoma: Then & now (8pm, November 21st)

Agenda Item 4A: Wells R Sears Home (3334 N Gove)N Gove

1. Public hearing comment letter
2. Nomination formform

McKnight, Reuben

From: Tim B <tbzebra3181@q.com>
Sent: Monday, August 3, 2020 8:50 AM
To: Landmarks
Subject: LPC Hearing 08-12-20

Comments / Issues:

- (1) Street level garage has not been maintained in parity of the primary paint and trim theme of the residence.
- (2) Sheet metal outbuilding / garage has not been maintained in parity of the primary paint and trim theme of the residence and does not represent the architectural configuration period of the primary residence.
- (3) If historical designation is granted, owner agrees that boat & trailer and RVs will not be stored in the immediate vicinity of the residence (large parcel size).
- (4) MOST IMPORTANT- If historical designation is granted, owner agrees to forfeit any future option to sub-divide the current parcel size for profit. Any attempt to do so will result in the historical designation to be revoked.

Tim Bennecker
3416 North Mullen - Owner

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	The Well R. Sears House
Common Name	<u>The Sears House</u>
Location	
Street Address	3334 North Gove Street (previously 3404 North Gove Street)
Zip	98407
	Tacoma
Parcel No(s).	0221253000
Legal Description and Plat or Addition:	Section 25 Township 21 Range 02 Quarter 32: BEG 100 FT S of SW COR of N 35 th & Gove ST TH W 120 FT TH S 150 FT TH E 120 FT TH N 150 FT to BEG
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 type="checkbox"/> Accessory Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)

04/2017

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

Owner of Property

Name Celena Kathan and Robert Koehne

Address 3334 North Gove Street City Tacoma State WA Zip 98407

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

Yes No

Owner Signature, if possible:

Form Preparer

Name/Title Celena Kathan Company/Organization _____

Address 3334 North Gove Street City Tacoma State WA Zip 98407

Phone 206-849-8279 Email Ckathan@hotmail.com

Nomination Checklist—Attachments

- | | |
|--|---|
| <input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer) | <input 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 type="checkbox"/> Other (please indicate): _____ |
| <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 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**Introduction:**

The Wells R. Sears house sits on a .41-acre parcel of land near the corner of North Gove Street and North 35th Streets in Tacoma's Sherman neighborhood. Set in a residential area, bungalow-style and post-World War II homes surround the home. The 2-story home, with a full attic and basement, is orientated east-west. The house faces the east with the front porch set up on a small hill. The detached front 2-car garage is at the base of the small hill and faces the street. The south side with the stacked 3-window bays overlooks the neighbor's yard (hidden by a laurel bush). The west side faces the alley and includes a 2nd floor access door and the kitchen. The north side overlooks the side yard, a detached 3-bay shop, and two large trees. The Tacoma Daily Ledger newspaper wrote on May 18, 1902, "W.R. Sears will build a residence of eight rooms on a five-acre tract near Whitworth college, which will cost about \$4,500. The tract will be improved. It will be a modern, up-to-date house, the wood in the halls and floors being of fir; also a stone cellar and hot water and heat. George W. Bullard prepared the plans and specifications."

Exterior:

This home is an American Four-Square home with a square, boxy design, a center dormer, and a large wrap-around front porch. The porch boasts three sets of stairs with 2-3 Tuscan columns per box. The wood frame home has a granite foundation, cedar wood clapboard siding with corner boards, and the interior walls are made of lathe and plaster. On both the first and second floors, there is a 3-sided bay stacked on top of each other. The front of the house has a balcony on the 2nd floor, accessible through the front window of each bedroom. The external portion of the 2 chimneys were missing when purchased in 2016. They may have fallen down during the Nisqually earthquake, but this has not been confirmed. There was a windmill to the north of the home by the 1912 Sanborn Fire Insurance map. The windmill notation was covered as well as several outbuildings on the property.

Interior:

The inside has some touches of the late Victorian era with beautiful hemlock and fir woodwork. Most of the 44 windows (majority are one over one double hung sash windows) are original (and working!) to the home and include 5 leaded glass windows in the front niche and grand staircase landing. The main floor retains the original details such as 2 working pocket doors, built-in cabinets on either side of the fireplace, Tuscan columns and spindle detailing is used to separate the front and back parlors, and wainscoting and a large built-in with leaded glass in the dining room. The interior doors in the home are original (save 1 on the 2nd floor) as is the front door. Most of the hardware is also original to the home. A boiler and radiators are used to heat the home. The second floor has 4 bedrooms (one bedroom has a small fireplace) and a bathroom. The master bedroom is separated from the fireplace bedroom by a "Jack and

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

Jill" closet. The bathroom has the original claw foot tub, sitz bath, and marble sink. The attic and basement are rough and largely untouched save for the bedrooms/closets added in the 1940s. One interesting detail is a corner sink (not functioning) on the small landing between the basement and the 1st floor kitchen area. The floors on the main floor have been finished in oak prior to 2016, the second-floor floors and the grand staircase are the original fir.

Modifications prior to 2016:

Although there have been some modifications to the inside of the home, the exterior of the home has been left largely untouched (and subsequently, in poor repair). Here is the list of known modifications:

The home was converted into a boarding house in the 1940s with the dining room converted into a bedroom (all rooms were reverted back to their original use prior to 2016), and one of the upstairs bedrooms converted into a kitchen to service the tenants on the 2nd floor. An exterior door and staircase were added to the servant's staircase as an outdoor access for the 2nd floor tenants. The large butler's pantry was converted to a full bath and all elements of the pantry were lost save for two original windows. A bedroom/closet was built in the basement and rented to a local schoolteacher and there was also a bedroom/closet built in the attic.

The Assessor gives the garage a 1905 year of construction (location unknown), but the Sanborn Fire Insurance Maps show a garage at the current location only after circa 1945/1950. The current garage is a two-car concrete building with single-pane windows and wooden carriage doors. Another 3-bay shop was added to the property in 1975 (brand: Quonset). There was also a metal double door added to the basement at some point.

Restoration after current homeowners purchased the home October 31, 2016:

- Several windows were broken and were replaced with either old glass or modern glass that had the wavy look of old glass. The weights were put back in place so each window functions.
- The porches were restored, and a third staircase was added with the porch extension (during the kitchen/bathroom remodel).
- The plumbing was updated (during the kitchen/bathroom remodel).
- The electrical was updated.
- The boiler was replaced, and all radiators serviced.
- There were significant holes/rotten plaster/water damage in the interior walls that were fixed. The lathe and plaster were restored where possible and very little dry wall was used.
- Carpet was removed throughout the house and the floors were refinished throughout the two main floors and restored where needed.
- The first-floor fireplace mantel was painted in the past so was stripped as much as possible to original beautiful taupe colored bricks.
- The metal basement door was upgraded to a fir door with beveled glass windows to mimic the look of the front door.

The kitchen/bathroom was remodeled in 2018-2019 by MRF Construction with special care taken to preserve the architectural and historic integrity of the house:

- The back porch was enclosed to create a larger kitchen space. The kitchen has new one over one double hung vinyl clad wood windows (Andersen 400 series) to match the original exterior appearance of the house.
- The wrap-around porch was extended to include this addition.
- The full bathroom (in the original butler's pantry location) was reduced to a ¾ bath. During this remodel, the previously hidden passthrough as well as the small pantry

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window and hardware were discovered. Both were restored to working condition. The end of the hallway now boasts a small nod to the previous butler's pantry.

--The wood elevator mechanism was also found in the crawlspace between the floors. The builder recreated the wood elevation and it is now in good working order.

--The molding pieces were salvaged and restored where possible and when not possible, meticulously recreated to match the rest of the house. The door frames alone took 17 individual pieces of wood to recreate the original frames.

--The original maple kitchen flooring was taken up and saved for a future project. One interesting note, the tongue and groove boards are stamped "Tacoma".

--During the remodel, the builders discovered there was a kitchen fire sometime in the past, probably when the kitchen still used a wood burning stove that damaged the pocket door hardware, and is probably reason why the dining room wainscoting on the corresponding wall is different than the other 3 walls.

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE**Criteria for Designation**

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

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

Date(s) of Construction	1902-1904	Other Date(s) of Significance	
Architect(s)	George W. Bullard	Builder	? Wood frame, lathe and plaster walls, and granite foundation
Architectural Style(s)	American Four Square	Material(s)	granite foundation
		Engineer	?

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.

Overview:

This house is a good example of an American Four Square by celebrated architect, George W. Bullard. This home is also one of the first homes in the neighborhood and now one of the last that retains the majority of its original architectural elements. This home celebrates life on the outskirts of Tacoma. The first owners were wealthy farmers with every convenience available to them at the time. The Sears Family were local poultry breeders and had their farm on this site. The farm included a windmill that took in water from a nearby creek and fed the pantry with continuous running water for cooling. Very little has been changed in the home over the years either inside or outside. The home retains almost all of its original elements and should be added to the Tacoma Register of Historic Places to preserve it for the future as another example of George W. Bullard's masterful work and an example of a wealthy Tacoma farmer's home. Joan Hanson (a resident of the home circa 1948-1949) stated in an oral history that the home was a wedding present from W.R. Sears to his wife and it was similar to the home she grew up in. This oral history also states that the home kiddy-corner to this home (corner of North Gove and North 35th street) was built for the servants that worked in this home. The 1912 Sanborn Fire Insurance Map, 1912 do show this home as existing so this may in fact, be true.

From the Grand Homes Tour 1995 brochure:

This three-story frame house was built in 1902 for W. R. Sears and his wife Katherine, who for a time operated as a poultry breeder on the property and was later a dry good salesman. Architect George W. Bullard designed a home that was described at the time as a thoroughly "modern and up-to-date house" The cost was projected in 1902 to be around \$4,500 but the actual contract price was \$6,500. The house has a granite foundation that contains a full basement with laundry room, drying rooms, and a wood

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and coal storage rooms. Other amenities included a wood lift running down to the wood storage room below, and a pantry with continuous running water for refrigeration, eliminating the need for ice. The interior of the house was finished in native hemlock and fir, with walls of rough tinted plaster. A later owner was Reverend John R. Vance, pastor of St. Luke's Church.

From the Tacoma Daily Ledger, November 20, 1904:

W.R. Sears has erected a beautiful home at the intersection of Gove and North 35th streets. The house rests on a solid granite foundation which forms a basement under the entire house. In the basement there is a laundry with stationary wash tubs, also a large drying room, a large room for storing wood and coal, a vegetable room, and a dark room. On the first floor there is a reception hall with a little niche for writing desk and telephone, a front and back parlor, dining room, pass pantry and large kitchen. The kitchen has a wood life running down to the wood room below, thus doing away with the carrying of wood. In the pantry, there is running water, forming a sort of continuous refrigerator, doing away with the necessity of ice. The parlors have a large fireplace and are finished in native hemlock and have plate glass windows. The dining room has a wainscoting 5 feet high with plate rail on top. Upstairs are four large sleeping rooms, closets, toilet, and bathroom. Here, too there is a laundry shoot running down to the laundry in the basement. The second story is finished in native hemlock and fir. Throughout the house the walls are rough plaster and tinted. The house is wired for electricity and piped for gas and is heated by steam. The plans are by J.W. Bullard and the contract price \$6,500.00. See attached photo that accompanied article:



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List of Owners:

1. **Wells R. (Russel) and Katherine L. Sears, 1902-1948?**. W.R. Sears was born in 1868 and came to Tacoma circa 1902. Mr. Sears bred/raised poultry on the property, later by 1920 was a dry goods salesman. He died November 18, 1931 at his home. Katharine was born circa 1876 and died December 29, 1948 after moving to Portland 5 months previously.
2. **Walter C. and Laura L. Pennington, 1951-1965**. Mr. Pennington worked as the safety inspector for the ASARCO smelter. They rented out the upstairs to their daughter and son-in-law Lloyd M. Hanson and Joan Y. Hanson (married 1948) circa 1948-1949. Lloyd was a firefighter for the City of Tacoma from 1955-1985.
3. **Reverend John R. and Margaret Vance, 1966-1967**. Pastor, St. Luke's Memorial Church.
4. **Robert T. and Patricia A. Jolley, 1968-1973**. Robert was a dispatcher for Silver Eagle Trucking Co.
5. **Richard Page, 1974 - circa 1983/1984**.
6. **DeWitt and Karen Page, circa 1983/1984 - 2015**. Vacant circa 2015 until Celena and Rob purchased house. Oral history says the house was vacant for 13 months between Dewitt leaving for nursing home/dying until purchased by current owners.
7. **Celena Kathan and Robert Koehne, 2016-current**.

Resources:

Bullard, George Wesley. "Architect" Pacific Coast Architecture Database.

City of Tacoma Community Development Department. *Historic Preservation in Tacoma*. 1978.

Northwest Room Local History and Biography Index. Tacoma Public Library.

R.L. Polk's Tacoma City Directory: 1900, 1902, 1904, 1920, 1947, 1949, 1951, 1951, 1974, 1980, 1986.

Sanborn Map Company. *Sanborn Fire Insurance Maps, Tacoma, Washington*. Sheet 18. 1912, 1945, 1951.

Tacoma Daily Ledger May 18 1902, p. 20.

Tacoma Daily Ledger November 20 1904, p.20.

The Tacoma Historical Society. *Third Annual Grand Homes of Tacoma Tour*. The Tacoma Historical Society, 1995.

Tacoma Public Library, Northwest Room Image Archive.

Tacoma Public Library, Northwest Room, Local History and Biography Index.

Narrative Continuation

This page may be edited or copied as needed.
Continued from page _____.

1
CW TITLE
10-28-16
40177550 RC

201610280231 KYOHN 4 PGS
10/28/2016 12:05:13 PM \$76.00
AUDITOR, Pierce County, WASHINGTON

After recording return to:
Celena N Kathan
Robert R Koehne Jr.
3334 N Gove Street
Tacoma, WA 98407

Reference: **40177550-804-TT6**

BARGAIN AND SALE DEED

THE GRANTOR(S) George Robinson and Chad Page, Personal Representatives of the Estate of DeWitt Edwin Page, deceased

for and in consideration of **Five Hundred Fifteen Thousand Dollars and No/100's (\$515,000.00)**,

in hand paid, bargains, sells, and conveys to **Celena N Kathan and Robert R Koehne Jr., a married couple**

the following described real estate, situated in the County of **Pierce**, State of **Washington**:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above) **Ptn NW SW of 25-21-2E, Pierce County**

Tax Parcel Number(s): **0221253000**

10/28/2016 12:04:10 PM KYOHN 4414284 2 PGS
EXCISE COLLECTED: \$9,167.00 PROC FEE: \$0.00
AUDITOR
Pierce County, WASHINGTON TECH FEE: \$5.00

4

Dated: October 20, 2016

Estate of DeWitt Edwin Page

Vicky Barnes
PERSONAL REPRESENTATIVE 10-24-16

George Robinson, Personal Representative Chad Page, Personal Representative

State of Washington

SS:

County of _____

I certify that I know or have satisfactory evidence that CHAD PAGE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of DeWitt E Page, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of _____
Residing at _____
My Appointment expires: _____

State of Washington

SS:

County of Snohomish

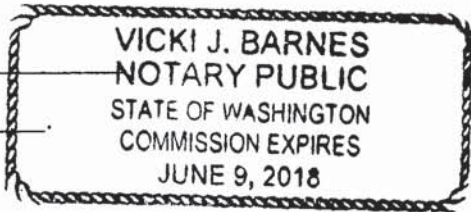
I certify that I know or have satisfactory evidence that GEORGE ROBINSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of DeWitt E Page, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 24 2016

Given under my hand and official seal the day and year last above written.

Vicky Barnes


Notary Public in and for the State of Washington
Residing at Playallup WA
My Appointment expires: 06 09-18



Dated: October 20, 2016

Estate of DeWitt Edwin Page

George Robinson, Personal Representative



Chad Page, Personal Representative

State of Washington

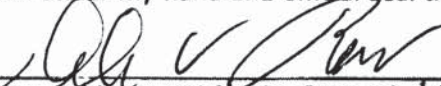
County of Spokane

SS:

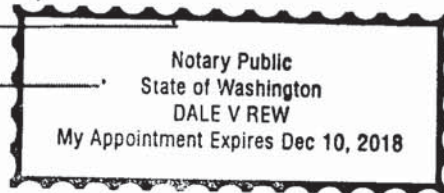
I certify that I know or have satisfactory evidence that CHAD PAGE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of DeWitt E Page, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-21-2016

Given under my hand and official seal the day and year last above written.



Notary Public in and for the State of WA
Residing at Spokane, WA
My Appointment expires: 12-10-18



State of Washington

County of _____

SS:

I certify that I know or have satisfactory evidence that GEORGE ROBINSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of DeWitt E Page, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Given under my hand and official seal the day and year last above written.

Notary Public in and for the State of _____
Residing at _____
My Appointment expires: _____

EXHIBIT A

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 80 FEET;
THENCE NORTH 89°42' WEST 35 FEET;
THENCE SOUTH 100 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 150 FEET;
THENCE NORTH 89°42' WEST 120 FEET;
THENCE NORTH 150 FEET;
THENCE SOUTH 89°42' EAST 120 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

3334 North Gove Street House Photos – Historical and Current



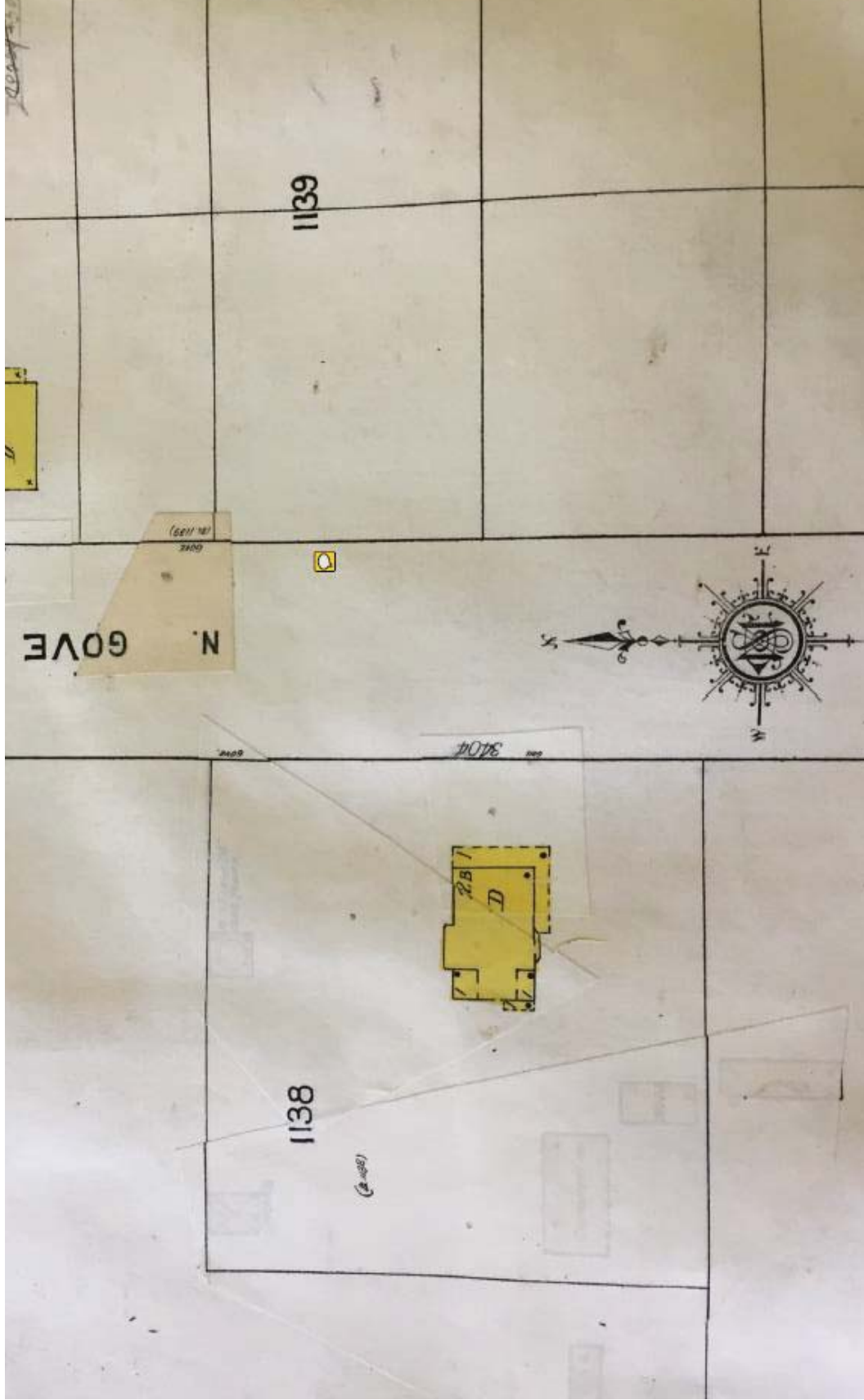
Aerial photo – 2016

3334 North Gove Street House Photos – Historical and Current



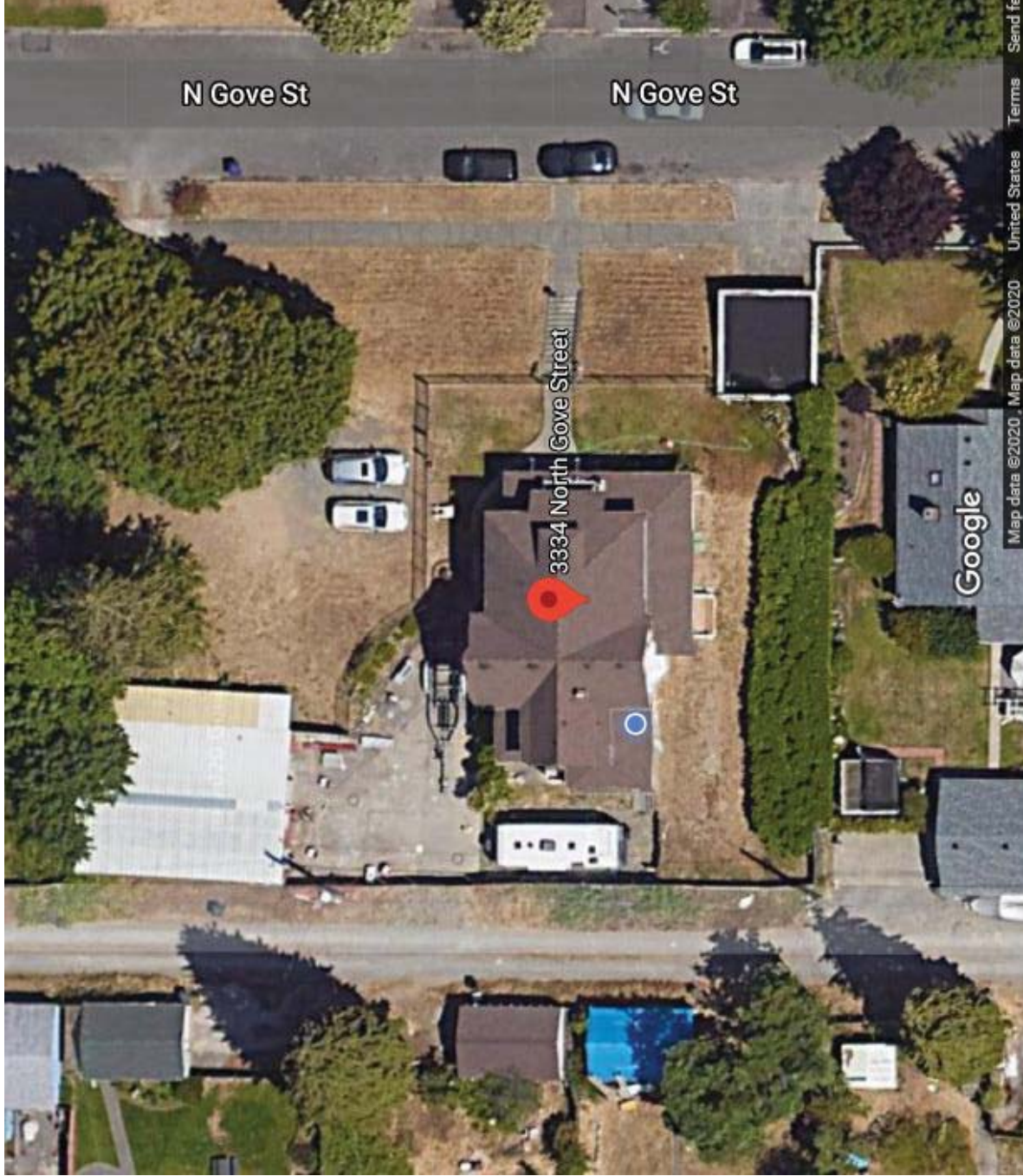
Aerial Photo Detail – 2016

3334 North Gove Street House Photos – Historical and Current



Historic Site Map - Sanborn Fire Insurance Map – 1912

3334 North Gove Street House Photos – Historical and Current



Current Site Map - Google Maps - 2020

3334 North Gove Street House Photos – Historical and Current



House During Construction – Circa 1902-1904

THE DAILY LEDGER. TACOMA. WASHINGTON. SUNDAY, NOVEMBER 20, 1904.

ARE YOU THINKING OF BUILDING?

If so, we can make you a loan proposition, which will interest you. We are prepared to make mortgage loans on business properties as low as 6 per cent interest, and upon residences at 7 per cent. We also have a plan for straight lease or on small monthly installments.

DON'T BORROW money upon real estate without investigating our plans.

L. R. MANNING & CO.
400 Equitable Building

Mr. Bardsley owns the block at this corner, which is considered one of the most desirable pieces in property for business purposes in the city. Local architects are now working on plans for the proposed new building. It is probable that the lower floors will be designed for stores, and the upper floors will be arranged for hotel purposes. The cost of the structure will be not less than \$400,000, with the probability that it will be \$500,000.

To the Ledger, Mr. Bardsley said: "It is true that I have had in mind the erection of a brick building on my property at the corner of St. Helena and Ninth streets, and that architects are now working on plans for the proposed new building. Just when I shall be ready to let the contract for the building is something that I am not yet in a position to say, but it will not be this year. The weather is not propitious at this time of the year for construction work."

Mr. Bardsley owns the large apartment building on the corner of St. Helena avenue and Ninth street which was recently moved from its original site to a position facing Ninth street, on the same block.

Another projected structure is to be erected on C street between Ninth and Eleventh streets, by Charles N. Gardner, of the firm of W. W. Pickrell & Co. Mr. Gardner last week purchased the Knappery, consisting of lots 13 and 14, block 10, C street, from David Green, as 825.00. C. N. Gardner, of Green, the Pacific avenue clock house man, is paying the sum of \$25,000. The sale was made through the agency of Sealey & Co. Less than one year ago Mr. Green bought the property, paying \$20,000 for it.

The buildings now standing on the two lots were formerly occupied by The Ledger. They will be torn down to make room for a three or four-story brick building, with plate glass front, which will probably be occupied by the W. W. Pickrell & Co.

Has Faith in C Street.

In commenting on the purchase of the property, Mr. Gardner, who is a recent arrival in Tacoma and a man of considerable means, said: "I have not been in Tacoma very long, but being enough to convince me that C street is the best retail business section in purchasing the two lots between Ninth and Eleventh street, I am satisfied that I have made a good investment. The Warburton, Cogswell and Dave Gross properties are an indication of public confidence in the future of C street, and I intend to improve my property next spring by erecting a three or four-story brick."

Through the agency of Morrison & Bulkwell, Charles H. Evans, formerly of the Beswick hotel, purchased lots 11, 12 and 13, block 610 being the north-west corner of South E and Seventh streets.

RENDERED OF W. M. SEARS, CORNER NORTH THIRTY-THIRD AND GOVE.

W. M. Sears has erected a beautiful home at the intersection of Gove and North thirty-third streets. The building is a granite foundation, which forms a basement under the entire house. In the basement there is a wash tub, a stationary wash tub, also a large drying room, a large room for storing wood and coal, a vegetable room and a dark room. On the first floor there is a parlor, dining room, pass pantry and large kitchen. The kitchen has a wood lot running down to the wood room below, this doing away with the carrying of wood. The parlor has a fireplace, a large bay window, and a large amount of space and are finished in native hemlock, and have plate-glass windows. The dining room has a wainscoting 5 feet high with plate rail on top. The stairs are made of native hemlock. The laundry chute runs down to the basement. The second story is finished in native hemlock and fir. Throughout the house the walls are rough plaster and lined. The house is built on a very high and dry site and is priced at \$15,000. The plans are by architect J. W. Bullard, and the contractor is J. M. Thorman.

1541 To M. F. Thorman, the contractor, the property is to be entirely improved and the residence to be built.

Tacoma Daily Ledger Article - November 20, 1904

3334 North Gove Street House Photos – Historical and Current



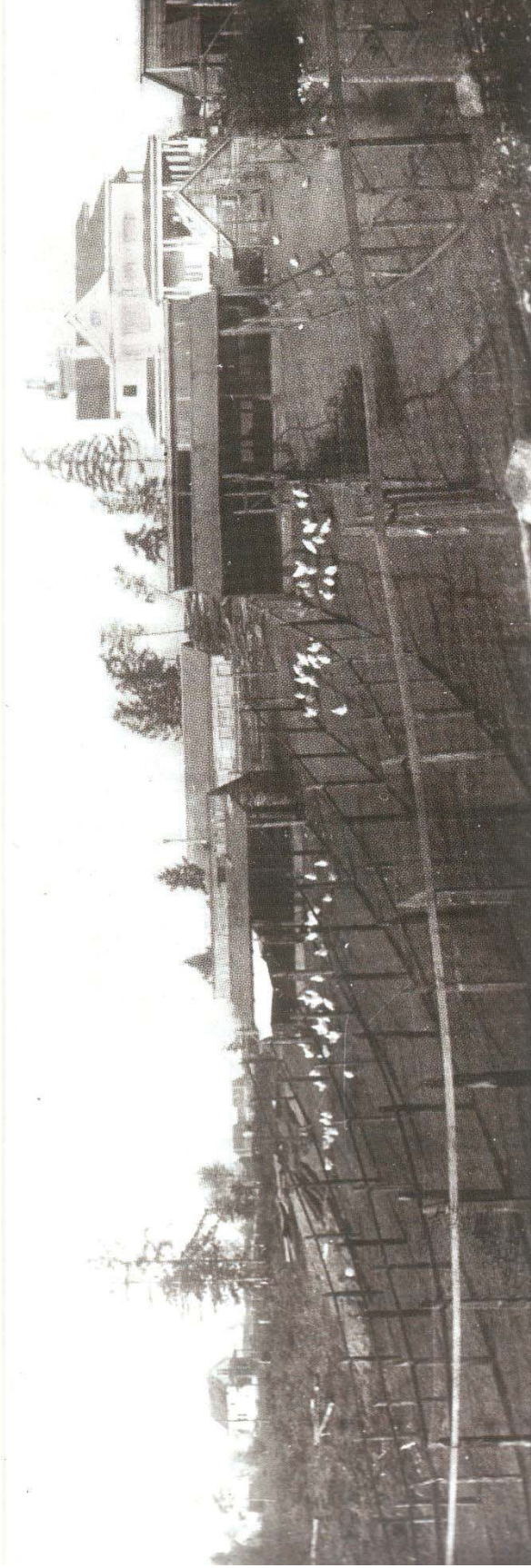
House After Construction – Circa 1904

3334 North Gove Street House Photos – Historical and Current



House and Windmill – After 1904 and Prior to 1912

3334 North Gove Street House Photos – Historical and Current



House and Poultry Farm Image #1 – After 1904 and Prior to 1912

3334 North Gove Street House Photos – Historical and Current



Home and Poultry Farm Image #2– After 1904 and Prior to 1920

3334 North Gove Street House Photos – Historical and Current



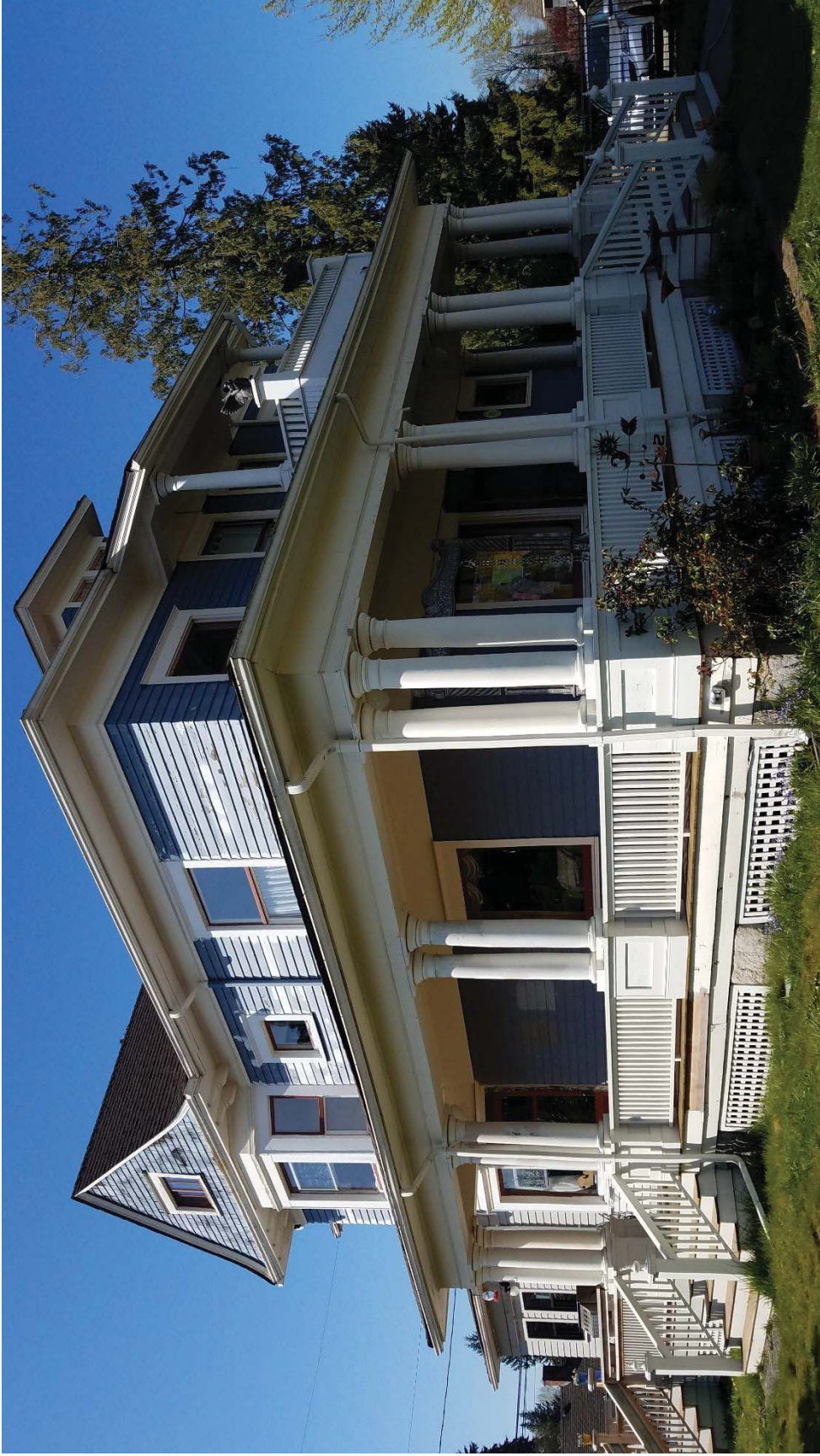
Looking thru the Front Parlor to the Back Parlor – Date Unknown

3334 North Gove Street House Photos – Historical and Current



House in the Snow – Date Unknown

3334 North Gove Street House Photos – Historical and Current



Southeast Corner of House - 2020

3334 North Gove Street House Photos – Historical and Current



Northeast Corner of House - 2020

3334 North Gove Street House Photos – Historical and Current



North Side of House – 2020

Note: The set of 3 windows as well as the lower left window are leaded glass

3334 North Gove Street House Photos – Historical and Current



North Side of House Image #1- 2020



North Side of House Image #2 - 2020

3334 North Gove Street House Photos – Historical and Current



Northwest Corner of House – 2020

Note: The original basement door is hidden by the shrubs

Note: The second-floor exterior door was added when the home was turned into a boarding house (the stairs were removed in the large kitchen/bathroom remodel in 2018-2019)

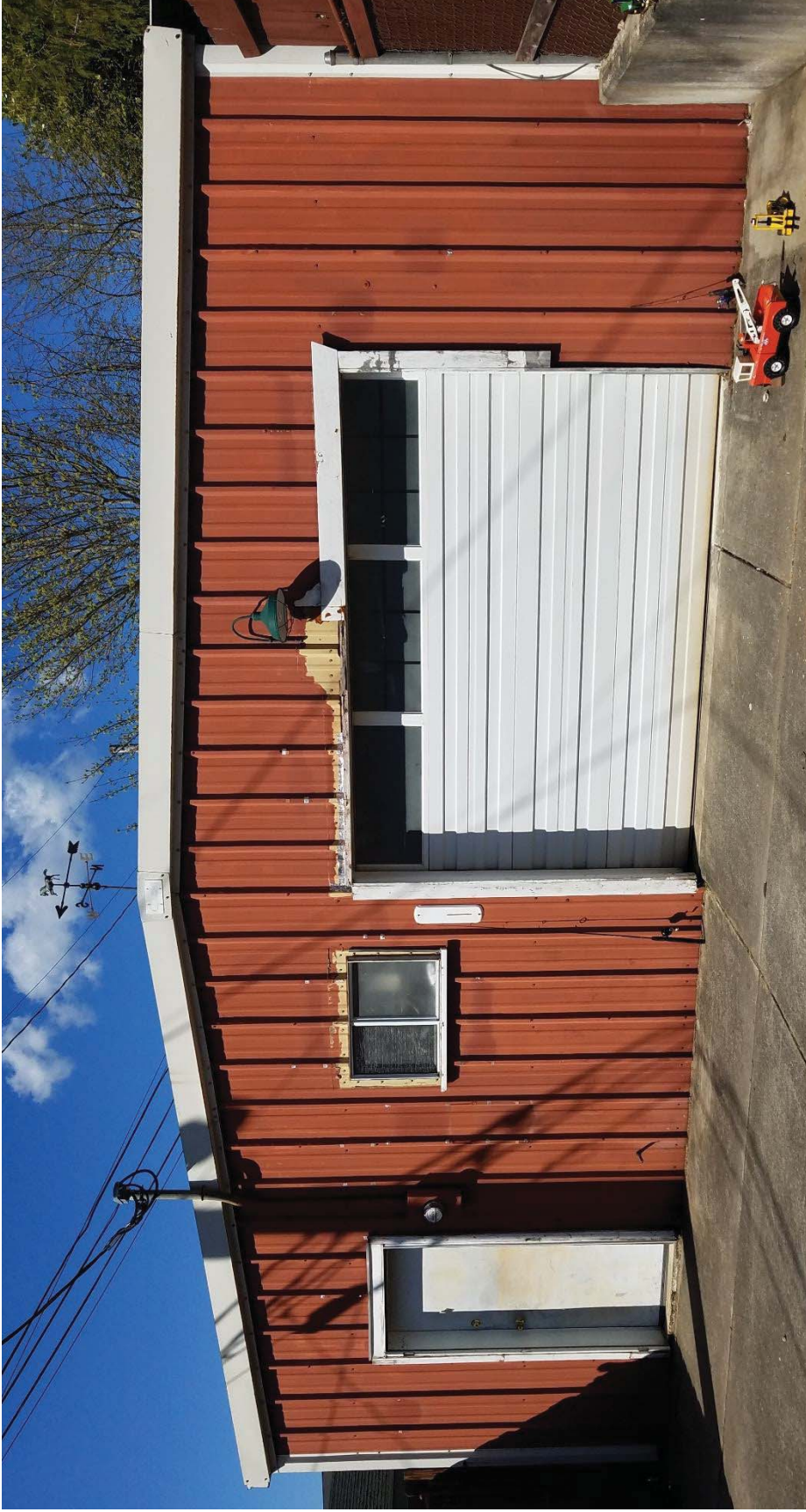


Original Basement Door - 2020



Southwest Corner of House – 2020

Note: The remodeled kitchen added square footage by enclosing the original covered back porch



Quonset Garage on the Northwest Corner of the Lot - 2020



Two Car Garage Located on the Southeast Corner of the Lot - 2020

Photography Index:

Aerial Map – 2016

Aerial Map Detail – 2016

Sanborn Fire Insurance Map – 1912

House During Construction – Circa 1902-1904

Tacoma Daily Ledger Article - November 20, 1094

House After Construction – Circa 1904

House and Windmill – After 1904 and Prior to 1912

House and Poultry Farm Image #1 – After 1904 and Prior to 1912

House and Poultry Farm Image #2 – After 1904 and Prior to 1912

Looking thru the Front Parlor to the Back Parlor – Date Unknown

House in the Snow – Date Unknown

Southwest Corner of House – 2020

Northeast Corner of House – 2020

North Side of House – 2020

Northwest Corner of House – 2020

Original Basement Door – 2020

Southwest Corner of House – 2020

Quonset Brand Garage on the Northwest Corner of the Lot - 2020

Two Car Garage Located on the Southeast Corner of the Lot - 2020

IAgenda Item 5A: Wahlgren Florist Shop and Residence (201-205 N Yakima)

1. Response letter from owner
2. Letter from Fred Wahlgren to owner
3. Nomination formrm



**Architects and
Modern Preservationists**

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

Date: July 24, 2020

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

RE: 201 and 205 S Yakima Street Landmark Nomination

Dear Mr. McKnight:

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

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

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

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

- Impact Due to Accident/Vandalism

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

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

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

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

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

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

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

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

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

Criterion C states: “It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.” Due to the lack of integrity, neither of the properties embodies the distinctive characteristics of their type or period. Neither can be shown to be the work of a master. J. E. Darling was the carpenter who constructed the residence in 1902. He did not remain a carpenter for long, he was a real estate agent by 1904. Ray R. Kelly & Company was the contractor for the 1949 floral shop building.

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

We do not believe the subject buildings meet Criterion C.

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

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

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

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

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

Sincerely,

Ellen F. C. Mirro, AIA
Principal

June 19, 2020

To: Whom it may concern

From: Wahlgren Denney Real Estate LLC

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

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

Sincerely,

A handwritten signature in black ink that reads "Fred Wahlgren". The signature is written in a cursive, flowing style.

Fred Wahlgren

Wahlgren Denney Real Estate LLC

wahlgrens@hotmail.com

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Office with any questions at 253-591-5254.

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

Property Name

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

Location

Street Address 201 & 205 North Yakima Avenue Zip 98403

Parcel No. 2032150040

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

Nominated Elements

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

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

Owner of Property

Name A&A PROPERTY HOLDINGS LLC

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

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

Yes No

Owner Signature, if possible:

Form Preparer

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

Nomination Checklist—Attachments

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

04/2017

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

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

FOR OFFICE USE	
Date Received	_____
Fee Paid	_____

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

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

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

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

Physical Description Narrative

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

See Appendix I

Narrative Continuation**PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE****Criteria for Designation**

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

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

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

Statement of Significance

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

See Appendix II and Appendix III

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

Site

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

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

201 North Yakima Avenue

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

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

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

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

205 North Yakima Avenue

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

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

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

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

Appendix II: Part 3: Historical or Cultural Significance

Statement of Significance

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

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

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

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

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

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

Building history

201 North Yakima Avenue

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

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

205 North Yakima Avenue

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

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

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

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

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

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

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

Owner and Occupant History

The Nash Family – 1902 - 1915

Harry Nash (~1868 – 1938) was born in 1868 to Benjamin Franklin Nash, a billiards hall keeper and his wife Martha, a dressmaker, in Hillsboro, Wisconsin. By 1885 he is in Tacoma at the age of 18.⁶ In the 1889 Tacoma City Directory, he is listed as working as a bookkeeper at Ira F. Kneeland & Company, a meat market.⁷ By 1893, Harry is working as a meat cutter at the Washington Market Company, a meat wholesaler. That same year he marries Ellise (Ellen) Witzel, also born in Wisconsin and now working as a cook in domestic service.⁸ By 1895, it appears that Nash has his own butcher business, which will have various locations over the years but primarily in the 900 block of Broadway. In the 1910 U.S. Federal Census, Harry and Ellen are living at 205 N. Yakima with their four children Roy (14), Clarence (11), Ralph (9) and Gladys (6). By 1916, Harry and Ellen have left 205 N. Yakima and disappear from the Tacoma City Directory. By 1928, Harry and Ellen are living with their son Clarence in Sacramento, CA. Ellen dies in 1936, and Harry follows in 1938.

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

The Carlaws – 1919-1927

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

The Wahlgren Family

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

Fred P. Wahlgren was born in Sweden about 1879, and immigrated with his family to America in 1889.⁹ Fred first appears in 1896 in the Tacoma City Directory. He is boarding with Otto W. Wahlgren, likely a

⁵ United States Federal Census, 1920

⁶ Washington Territory Census, 1885

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

⁸ Pierce County Auditor, Marriage Records, 1893

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

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

In 1912, Fred married Theodora “Dora” Catherine Mertens in Olympia, WA. Born about 1885 in Wisconsin, but her family later moved to Minnesota. Her family moved to Minneapolis where she attended business school¹⁰ and worked as a clerk in a department store.¹¹ It is unclear how Dora and Fred met since she had not lived in Washington prior to her marriage. It is possible they had met earlier, or relatives in Minnesota may have arranged the marriage. Or, Fred and Dora may have met via personal ads or “mail order” marriage broker. Marriageable women were in short supply in the West, and men seeking wives wrote letters to churches and published personal advertisements in magazines and newspapers.

By 1924, Fred had left his machinist position at the Shops, perhaps as a result of an injury or ill health. The 1924 Tacoma City Directory lists Fred as “President” of the Directory Information Company along with William A. Ashton and Clarence E. Muckler with a capitalization of \$50,000.¹² Ashton had been a machinist at the NPRR Shops, while Muckler had been a publisher of the *Tacoma Church Record*.¹³ The venture did not last past 1925, probably due to Muckler’s death that year. Over the next three years, the Tacoma City Directory entry for him lists no employment.

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

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

In 1929, he is working at the Piggy Wiggly Grocery, and in 1930, he appears to have returned to a machinist position at the NPRR Shops¹⁵. In 1931, Fred embarks on a new business: Tip Top Golf Greens, a miniature golf course located at 620 N. 1st Street (Columbia Bank today) that lasts only a year. His son Fred G. is now working as a clerk at Puget Sound Power & Light, where he’ll work until he joins his father’s business.

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

¹⁰ 1901 *Minneapolis City Directory*

¹¹ U.S. Federal Census, 1910

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

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

¹⁴ *Ibid.*, 1928 - 1965

¹⁵ U.S. Federal Census, 1930

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

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

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

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

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

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

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

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

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

Appendix III: Maps and Photographs

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

Part 2: Contemporary building photographs: Pages 9 – 19

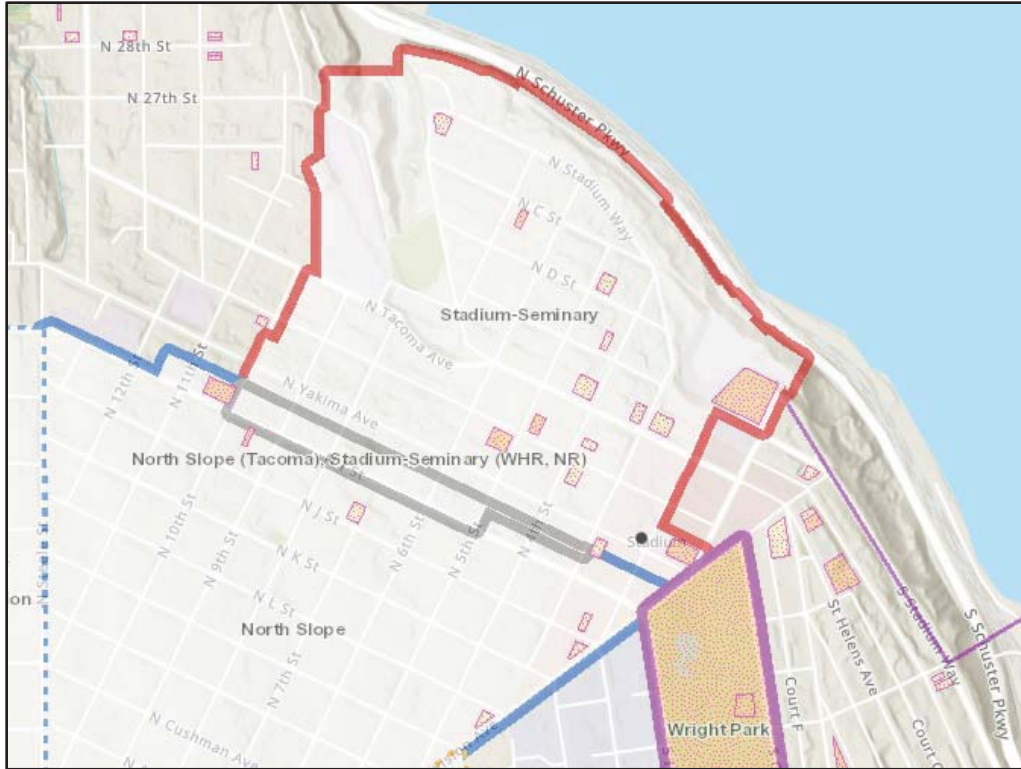


Figure 3. Stadium area historic districts and individual landmarks. The black dot indicates the nominated parcel. (DART)



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

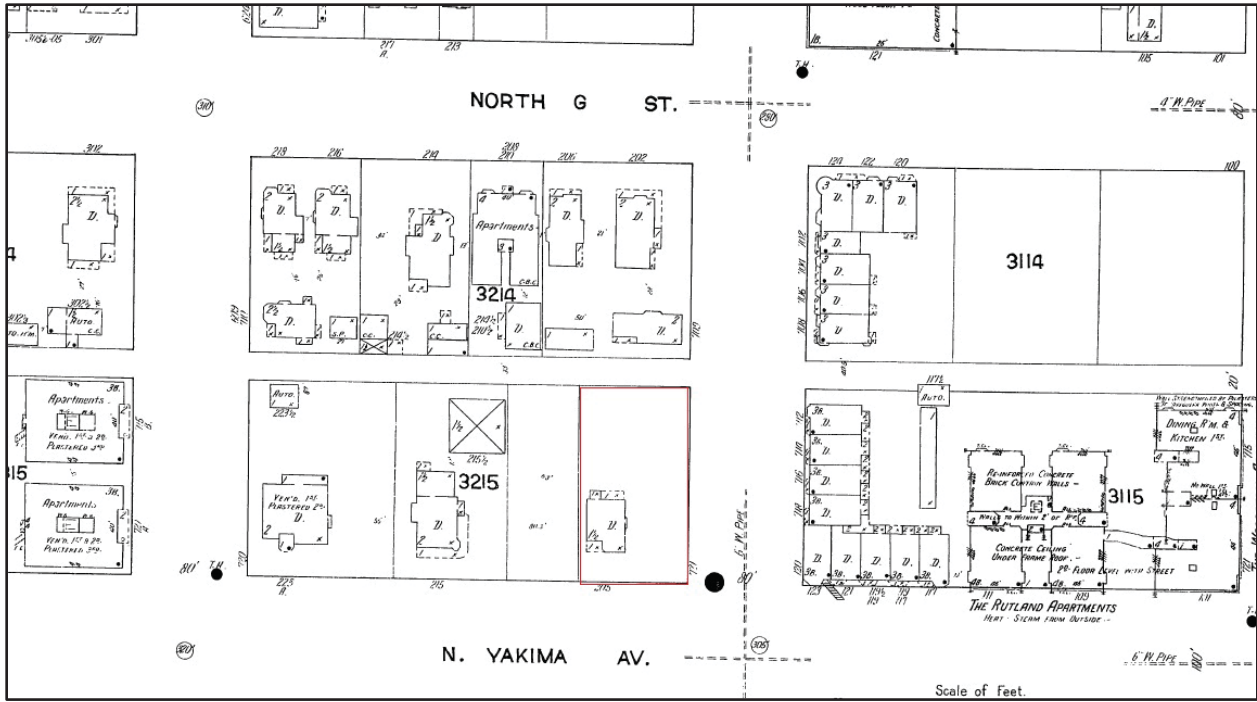


Figure 5. Sanborn Fire Insurance Map, Vol 1, 1912, pg. 53. Detail with 205 N. Yakima Ave. in red.

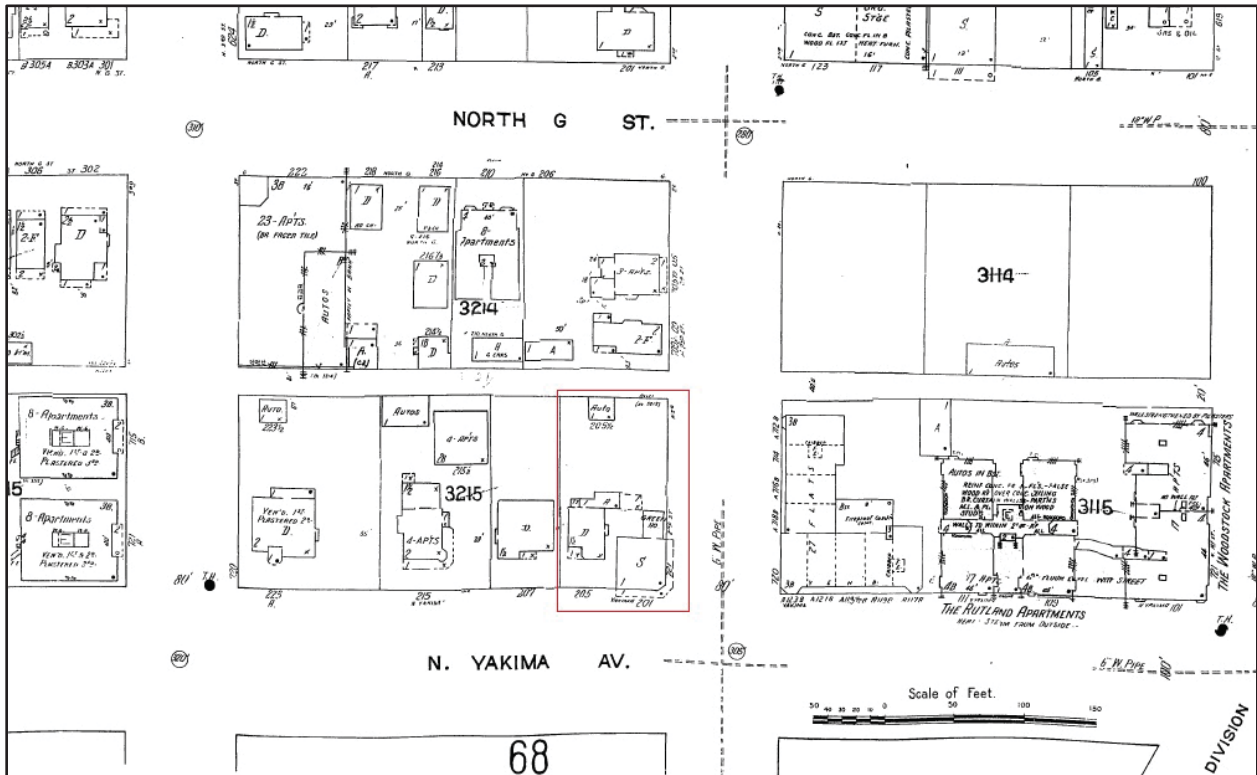


Figure 6. Sanborn Fire Insurance Map, Vol. 1, 1950, pg. 53. Detail with 201-205 N. Yakima Ave. in red.



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



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



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



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



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

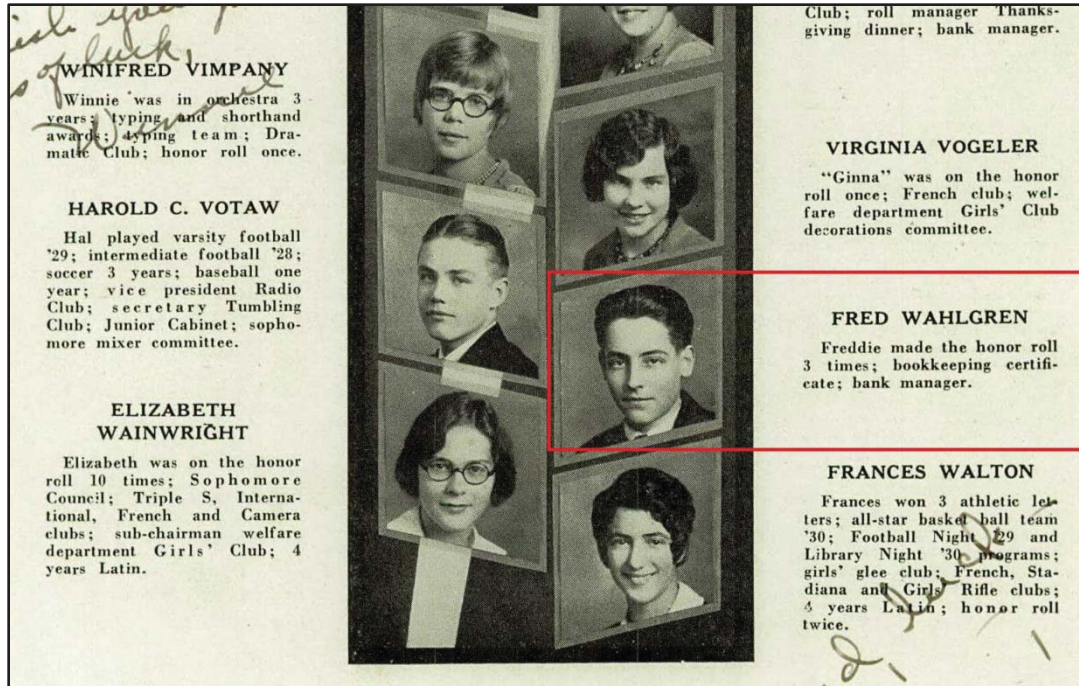


Figure 10. Fred G. Wahlgren, 1929, *Tahoma*, Stadium High School.



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



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



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



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



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



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



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



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



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

201907311036

Page 84 of 110

Electronically Recorded

Pierce County, WA LMACUMB

07/31/2019 3:37 PM

Pages: 2 Fee: \$104.50

CTI 0152455-16

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

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

Escrow No.: 0152455-16

STATUTORY WARRANTY DEED

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

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

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

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

Situate in the County of Pierce, State of Washington.

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

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

For reference only, not for re-sale.

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2019

Wahlgren-Denney Real Estate, LLC

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

State of WASHINGTON
County of PIERCE

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

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



For reference only, not for re-sale.

EDUCATION.

ADVOCACY.

PRESERVATION.

www.HistoricTacoma.org

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Outreach &
Communications Director

May 26, 2020

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

RE: 201-205 North Yakima Ace. Tacoma WA

To Whom It May Concern:

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

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

Sincerely,

Kathleen Brooker
President



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



info@historictacoma.org

Mailing Address

PO Box 7664
Tacoma, WA 98417

Item 6A Firemans Park installation

1. Plans and renderings

IAgenda Item 6A: Firemans Park Art Installation

1. Plans and renderingsrm

PORT OF TACOMA CENTENNIAL ARTWORK

Final Concept Proposal

6.17.20 Prepared by Rotator for Stakeholder Group

CONTACTS:

Lance Kagey
OWNER/PARTNER
253.861.1056

Kendon Shaw
CREATIVE STRATEGIST
206.354.7883

Adam Auter
DESIGNER
253.753.6482

ROTATOR CREATIVE
703 Pacific Avenue
Tacoma, WA 98402

ROTATOR is a studio of artists, designers and strategists, specializing in building communities. We believe that the creative mindset has the ability to transform trajectories and community outcomes. We have a strong track record of applying our problem-solving skillset to the most complex challenges and we're looking for people we can help.

CONCEPT ONE

LET'S REVIEW

PORT OF TACOMA — CENTENNIAL ARTWORK

OUR THINKING

APPROACH

Fireman's Park has a fascinating and complex history, the public art piece we are developing should fit in place like one of the containers on a cargo ship—it is a key element but not the whole story. There are many elements that add to the vibrancy of this park. The visual narrative which we are contributing needs to be mindful of this significance.

Our aim is that this artistic expression will highlight the Port, draw connections to those who have come before us, and help us see our place in the ebb and flow of time. It's about connecting us all — finding our common humanity.

The piece should be visible from the street drawing people into the space. It should create intrigue and a sense of place when interacting with it while leaving room for more artists to add to the narrative with future pieces.

LET'S REMIND OURSELVES

**IT'S NOT ABOUT THE PORT OF
TACOMA SPECIFICALLY. IT'S ABOUT
THE CONNECTIONS, COMMERCE, AND
COMMUNITY IN THIS SPECIFIC PLACE ALONG
THE SHORES OF COMMENCEMENT BAY.**

WHAT WE HEARD

STAKEHOLDER INPUT

“We’re all connected through the port”

- Artwork should relate to a diverse group of people
- Be long lasting, durable and require little maintenance
- Be bold and iconic
- Infuse color into the site
- Be engaging and photo-friendly
- Be site-responsive and contribute to a more welcoming environment in the park
- Be informed by the Port’s rich history and bright future
- Tell the story of the Port of Tacoma’s first 100 years and suggest the next 100 years
- Port of Tacoma is part of a larger trade and commerce ecosystem in the region
- A public art piece that people will want to visit over and over.

NARRATIVE OVERVIEW

SHAPE AND STRUCTURE

“We’re all connected through the port”

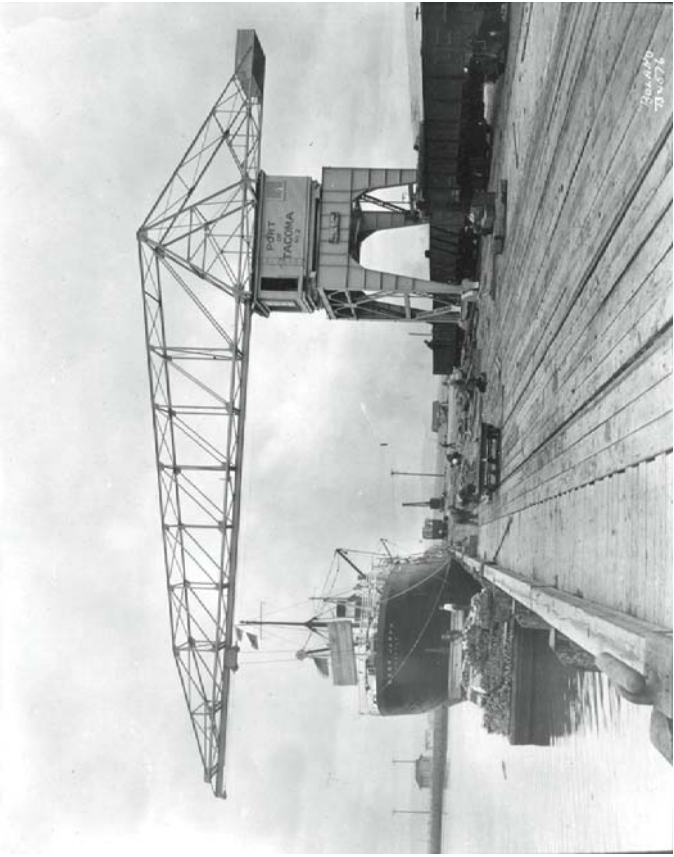
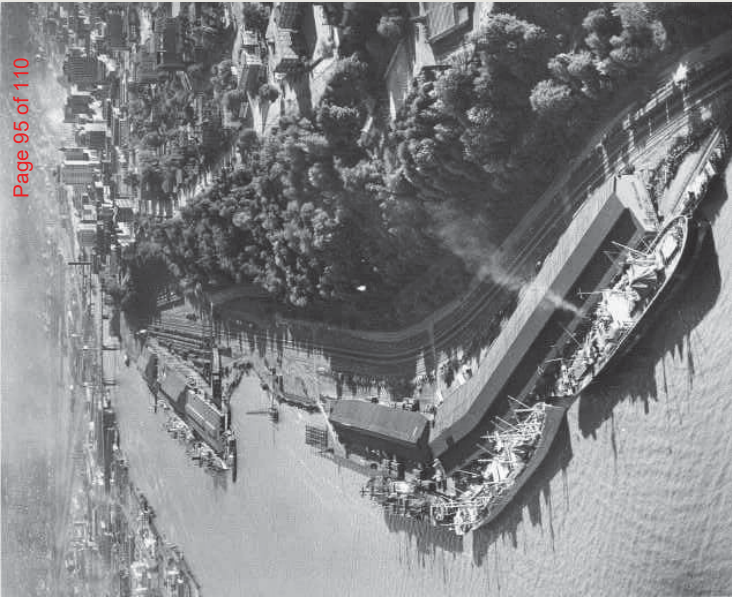
- Image and word combinations are emotive and paint a vague scene, not specific or directly historical yet they should have room for the viewer to interpret the story
- Story word segments are vignettes into happenings in the port and are not a linear timeline
- Visual art is focused on feel rather than historical accuracy. This leaves it open-ended for the viewer to see themselves in the story

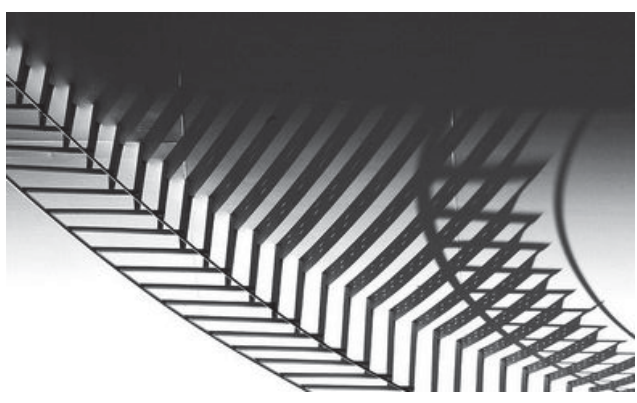
VISUAL AESTHETIC

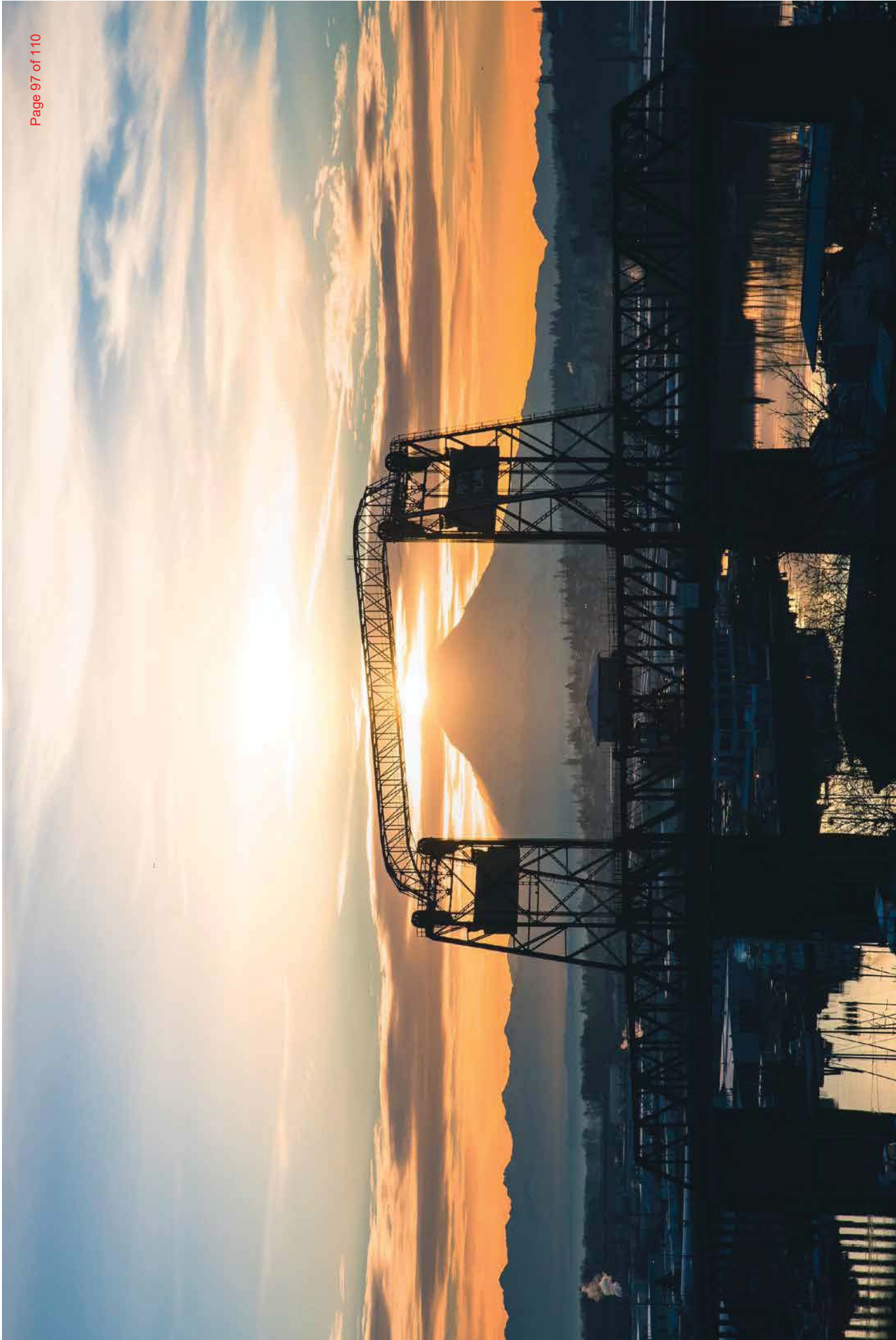
- Bright color powder coated
- Imagery will be water-jet cut
- Words will be cut stainless steel, pressed into concrete
- Illustrative style will be silhouetted imagery



Page 95 of 110







FINAL CONCEPT

Renderings

PORT OF TACOMA — CENTENNIAL ARTWORK

FINAL CONCEPT — Structural Rendering

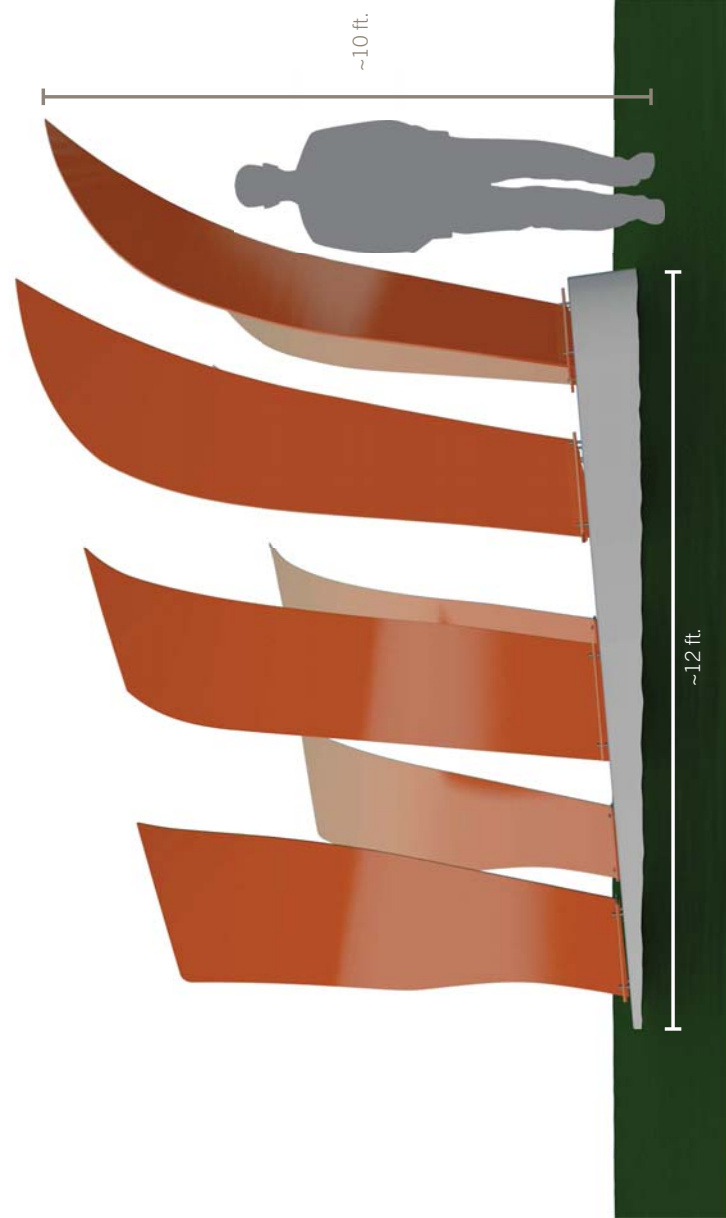


* panels do not depict artwork

PORT OF TACOMA — CENTENNIAL ARTWORK

FINAL CONCEPT — Structural Rendering

- Made from 3/8" steel panels
- Powder coated
- Poured concrete base
- Approximately 12' x 7' x 10'

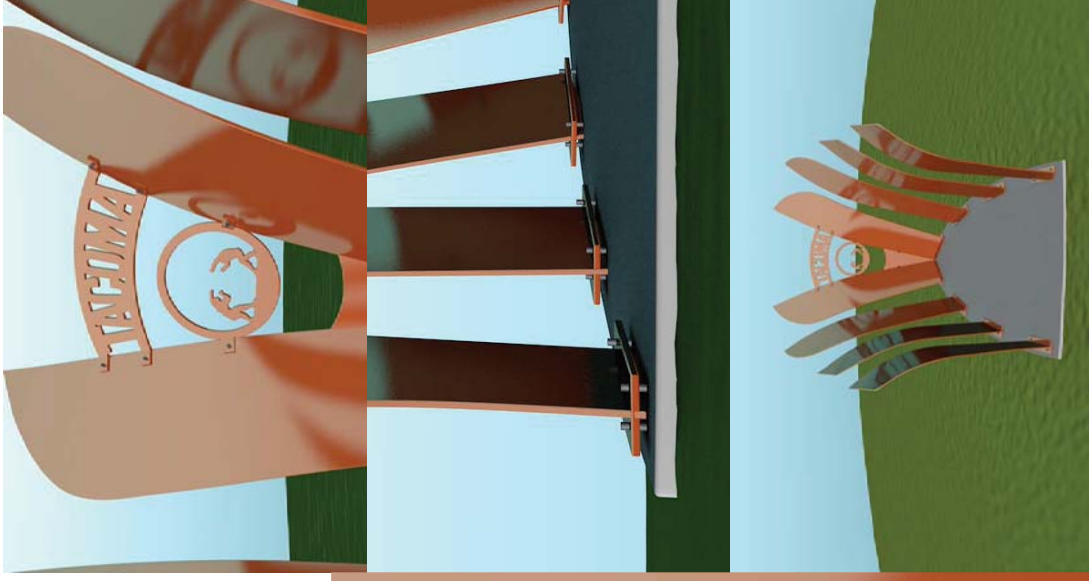
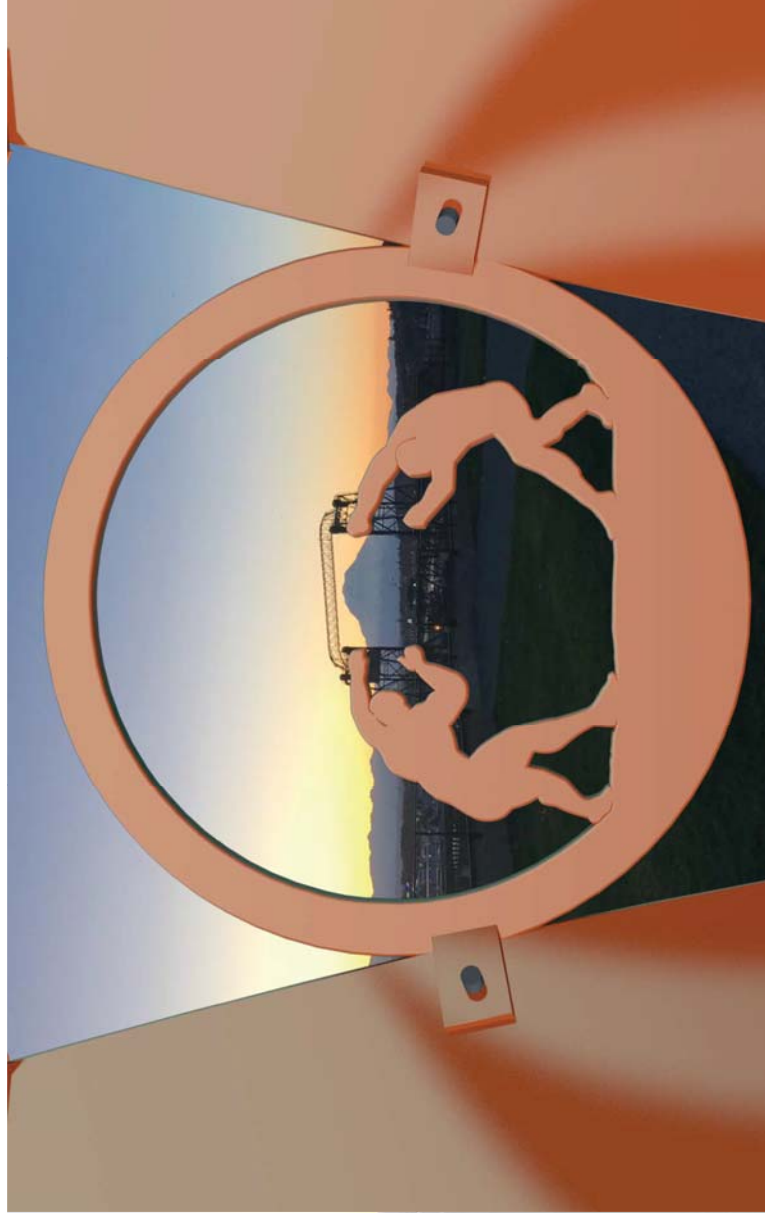


* panels do not depict artwork

PORT OF TACOMA — CENTENNIAL ARTWORK

FINAL CONCEPT — Structural Rendering

- “Giants” align with bridge
- Panels attached to bolts embedded in concrete
- Front bow panels bolted together
- Concrete base at slight angle; allows for drainage



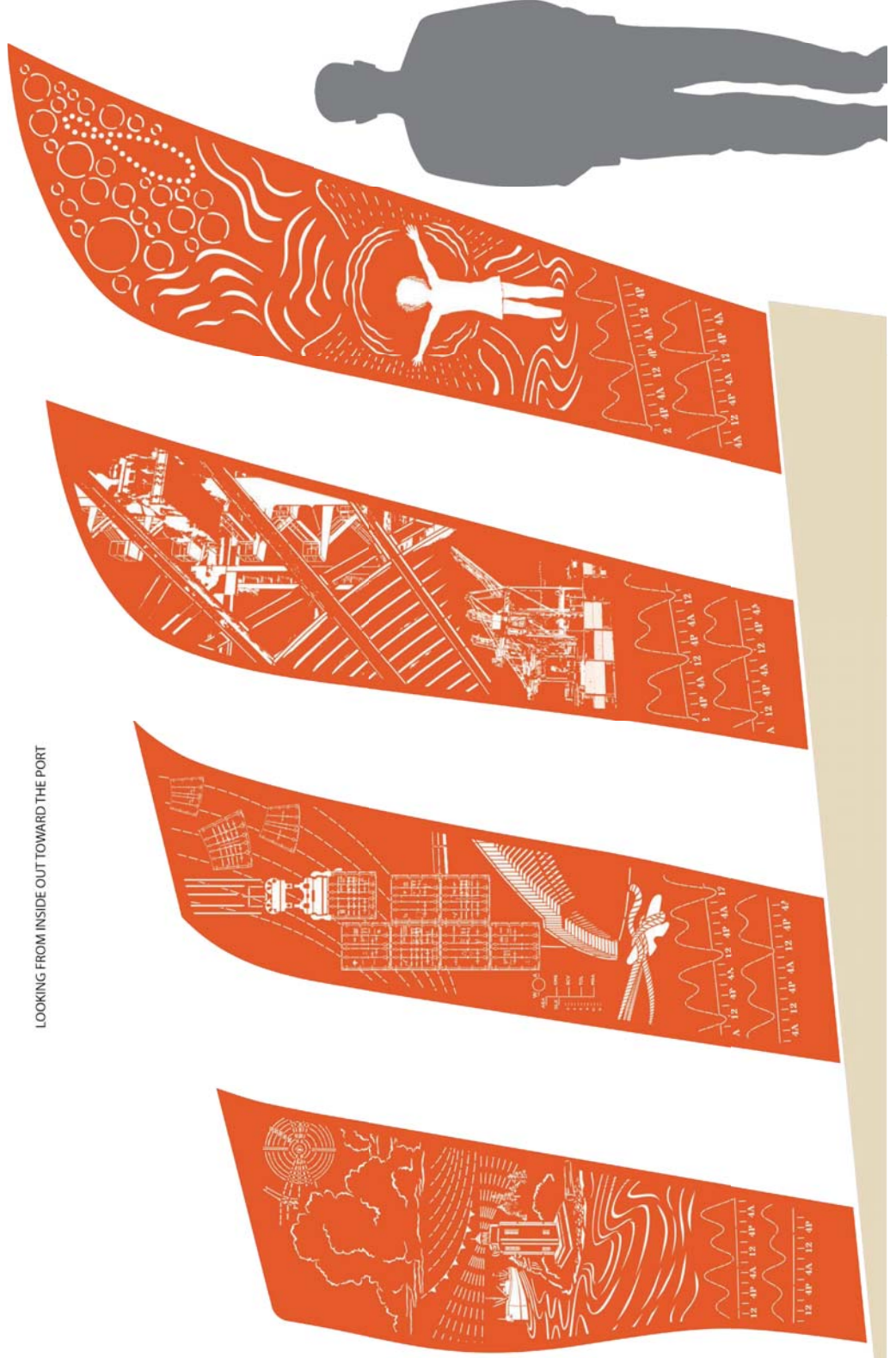
* panels do not depict artwork

PORT OF TACOMA — CENTENNIAL ARTWORK

FINAL CONCEPT — Port Side Artwork

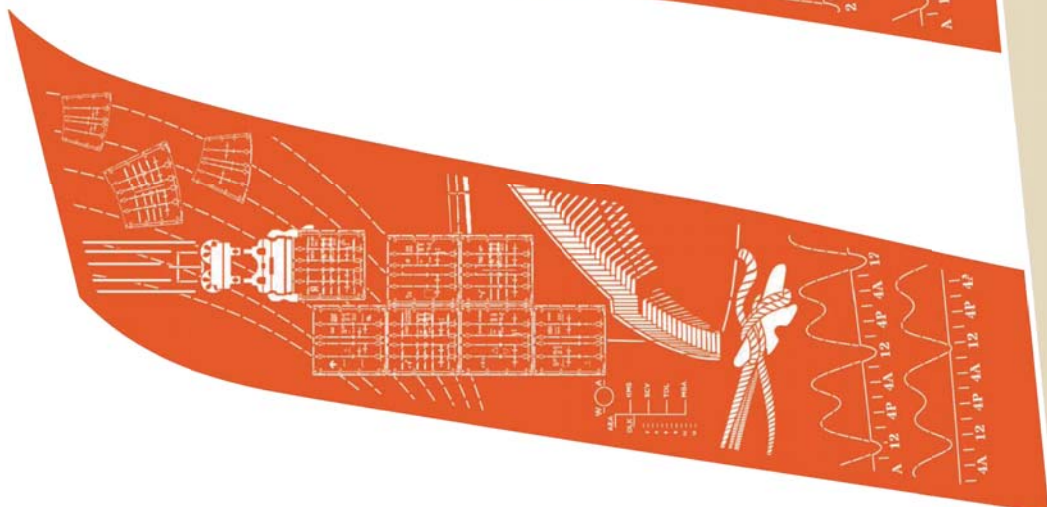
CNC water jet cut 3/8" steel, powder coated

The artwork facing towards the Port depicts a feeling of the history of the industry, imagery and motifs of port technology, Commencement Bay references and an aspiration to the future.



LOOKING FROM INSIDE OUT TOWARD THE PORT

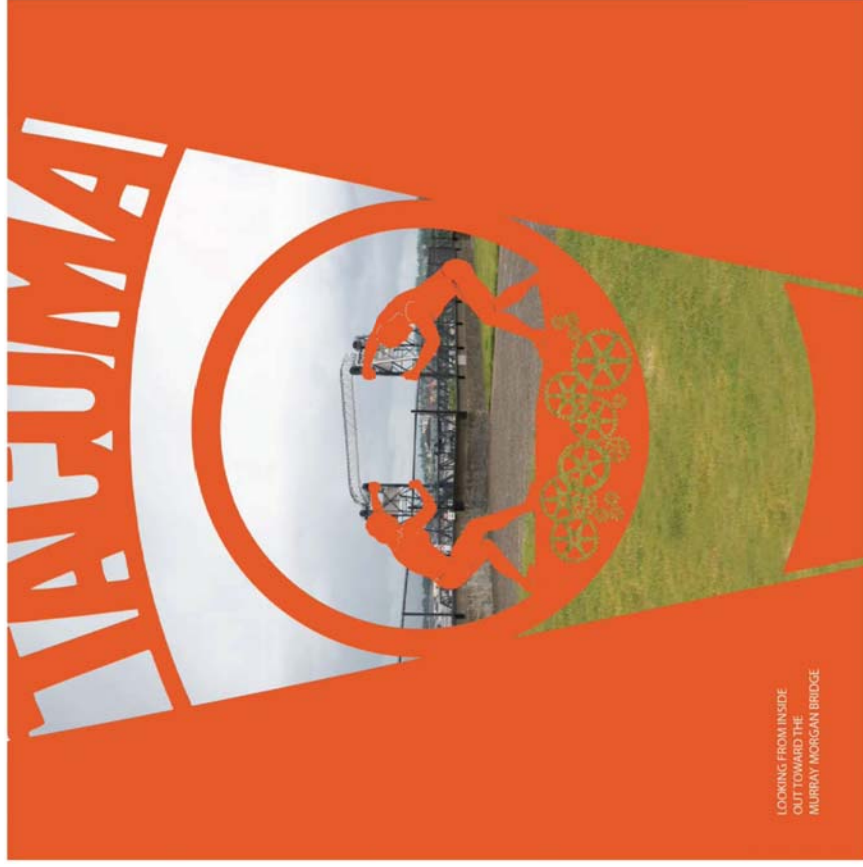
LOOKING FROM INSIDE OUT TOWARD THE PORT



PORT OF TACOMA — CENTENNIAL ARTWORK

FINAL CONCEPT — Bow Artwork

The artwork facing the “bow” depict female and male longshore worker “giants” pulling open the Murray Morgan bridge to reveal Mt. Rainier. Paired with the large “TACOMA” letters, this creates a forced perspective photo-op.



PORT OF TACOMA — CENTENNIAL ARTWORK

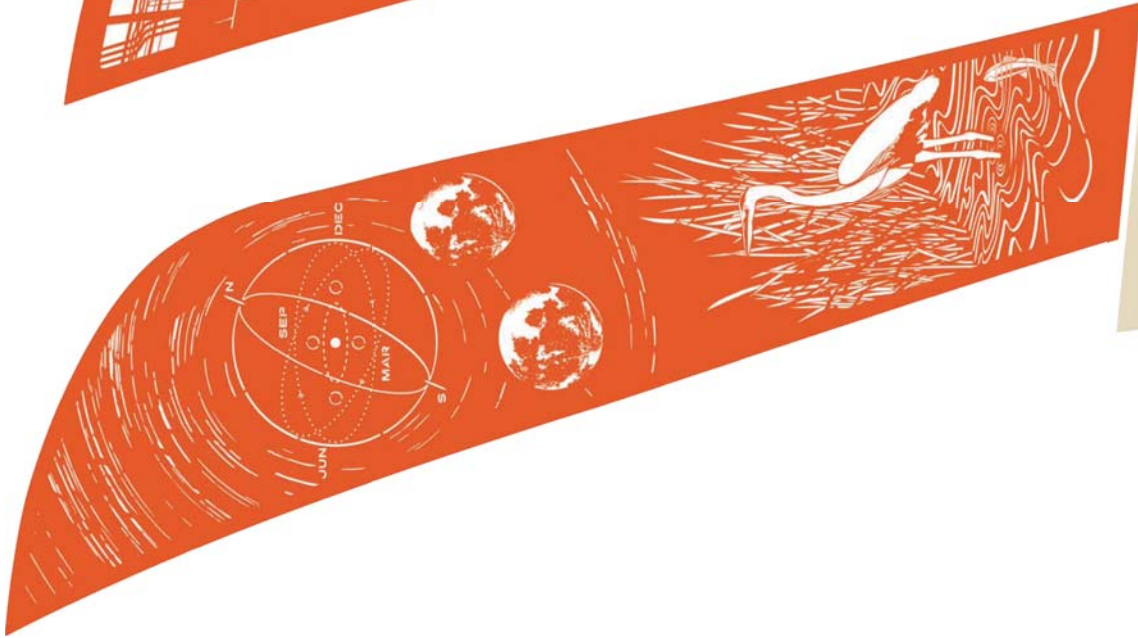
FINAL CONCEPT — Starboard Side Artwork

CNC water jet cut 3/8" steel, powder coated

The artwork facing towards the City depicts a scene of nature, historical port technology, with a sense of our place among the stars used to navigate the seas.



LOOKING FROM INSIDE OUT TOWARD THE CITY



PORT OF TACOMA — CENTENNIAL ARTWORK

FINAL CONCEPT — Concrete Base

CNC water jet cut stainless steel, pressed into concrete



IN THIS MOMENT
 THE TIDE IS RUSHING IN,
 A SHIP IS PUSHING OUT
 WHERE THE FRESH AND SALTWATER MEET.
 A DOCK HAND UNLASHES A LINE FROM ITS CLEAT.
 STILL THE SAME STARS TRACE THEIR COURSE
 ACROSS THE WAVES.

THE SAME MOON REFLECTS
 ON MARSH AND TIDELAND.
 A HERON LEAVES PRINTS IN GLACIAL SILT
 WASHED DOWN FROM MOUNT TACOMA'S SLOPE.

LONGSHORE WORKERS STRAIN TO OFFLOAD TRAINS,
 ONLY AGAIN TO FILL THE HULLS OF MASTED SHIPS.—
 CREWS WAITING FOR WIND AGAIN TO TIGHTEN THEIR SAILS.
 BY SWEAT THESE DO BUSINESS IN GREAT WATERS —
 ONE DROP OF SALT ADDED TO THE SEA.

STEEL GIRDERS RISE, SILHOUETTES AGAINST THE SUN —
 A WORKER ASCENDS, TREAD AFTER TREAD.
 LIKE JACOB'S LADDER TO PLUCK CONTAINERS FROM CARGO SHIPS
 SURRENDERING THEM TO LONG-HAUL DRIVERS.
 HEADING EAST, BACK WHERE THE STARS CAME FROM.

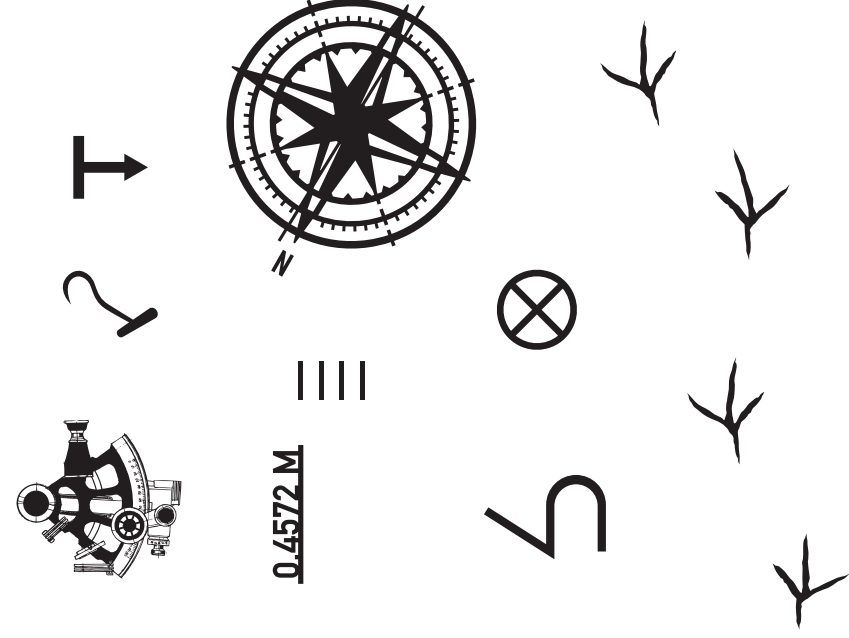
THE SAME SUN MARKS DECEMBER TWENTY-ONE.
 A CHILD RISING TO THE MORNING CHILL — HOPEFUL —
 LIGHT SHINES INTO THE WORLD
 AND DARKNESS HAS STILL NOT OVERCOME.

PORT OF TACOMA — CENTENNIAL ARTWORK

FINAL CONCEPT — Concrete Base

Symbols pressed into concrete

- Words made from CNC water jet cut stainless steel to prevent corrosion
- Letters pressed into wet concrete to become part of the artwork
- Nautical and port symbols stamped into concrete enhance concrete to feel part of the piece



* concrete test we did in our studio

PORT OF TACOMA — CENTENNIAL ARTWORK

PLACEMENT OF ARTWORK

Approximate siting

Our thinking on the siting of this piece:

- Visible from the street, both walking and driving
- Draws people off the designated path
- Panels and sculpture use port and tide flats as backdrop
- We want this piece to have a sense of place, purpose. That it had to be here.



