

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

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

Hi Reuben,

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

Thank you,

Melinda Gordon

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

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

Dear Reuben,

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

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

McKnight, Reuben

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

Landmarks Commission at
landmarks@cityoftacoma.org.

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

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

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

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

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

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

McKnight, Reuben

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

Hi Reuben,

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

Thanks & Regards

Curt Stoner
1018 N 7th Street

McKnight, Reuben

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

Dear Landmarks Commission.

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

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

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

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

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

As owners of property on Tacoma's Historic register we recognize the weight, honor and importance of that designation.

Please approve the listing on the Tacoma Register of the 201-205 N. Yakima nomination.

Thank you for your service.

Rick Semple
Jori Adkins

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

McKnight, Reuben

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

Sent from my iPhone

Begin forwarded message:

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

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

Sent from my T-Mobile 4G LTE Device

McKnight, Reuben

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

Sent from my iPhone

Begin forwarded message:

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

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

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

McKnight, Reuben

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

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

Debbie Williamson and Will Betz
253. 304.0196

Sent from my iPhone

September 8, 2020

To whom it may concern:

From: Wahlgren Denny Real Estate LLC

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

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

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

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

Sincerely,

Wahlgren Denny Real Estate LLC

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

Fred Wahlgren- Manager

McKnight, Reuben

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

Hello, Tacoma Landmarks Commission!

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

Thank you for your consideration,

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

McKnight, Reuben

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

Importance: High

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

Dear Landmarks Commissioner,

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

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

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

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

Sincerely,
Heidi Haines

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



September 9, 2020

Tacoma Landmarks Preservation Commission
747 Market Street
Tacoma, WA 98402

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

Dear Commissioners:

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

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

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

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

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

Sincerely,



Katie Pratt

Co-founder & Architectural Historian



Spencer Howard

Co-founder & Historic Preservationist

McKnight, Reuben

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

Hi

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

Sincerely yours

Andreas and Beth Wimmer

McKnight, Reuben

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

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

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

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

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

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

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

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

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

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

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