

Members

Kevin Bartoy, Chair
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Lysa Schloesser
Jenny Sullivan
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Deborah Cade, North Slope Ex-Officio
Gia Mugford, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: April 23, 2025
Time: 5:30 p.m.
Location: Hybrid (see below)

Staff

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

INFORMATION ABOUT HYBRID MEETINGS

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building at 747 Market St., Room 243, and can also be attended at <https://zoom.us/j/89120046605> or by dialing +1 (253) 215-8782 and entering the meeting ID 891 2004 6605 when prompted. Microphones will be muted and cameras turned off for all attendees during the meeting, except for the Commissioners and presenters.

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|---|---------------|-------------|
| 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS | PAGE # | TIME |
| 2. ROLL CALL | | |
| 3. PUBLIC COMMENT | | |

Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 04/23/25", and clearly indicate which agenda item(s) you are addressing.

4. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: n/a
- C. Administrative Review:
 - 1112 N. M St. – garage replacement

5. BOARD BUSINESS/COMMUNICATION ITEMS

A. Historic Preservation Awards	Commission	6	20 m
B. Equity Committee updates	Commission	3	3 m
C. Events & Activities	Staff	3	3 m

6. CHAIR COMMENTS

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



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

Landmarks Preservation Commission

Planning & Development Services Department



STAFF REPORT

April 23, 2025

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 5A: Historic Preservation Awards 2025

Commissioners

BACKGROUND

Every year in April/May, the Commission receives nominations for the annual Historic Preservation Awards. The Commission may select from public submittals and/or suggest additional nominees. These awards are given to local individuals, organizations, and businesses. The awards celebrate the best in preservation projects and programming.

The 2025 Outstanding Achievement award categories include:

- Sustainability
- Housing
- Broadening Perspectives in Preservation (Awareness of under-documented or represented historical narratives)
- Career Achievement
- Commercial Renovation
- Community Engagement
- Heritage/Legacy Business
- Innovation in Preservation and Outreach
- Landmark Nomination
- Leadership in Preservation
- Partnerships in Preservation
- Residential Renovation

Information on the awards and past recipients from 2001 – 2016 is included as a list in the packet. Recipients from the years 2017 – 2024 are located online here: [Historic Preservation Awards - City of Tacoma](#)

ACTION REQUESTED

The Commission is requested to discuss and select the 2025 award winners, to prepare for the May awards presentation ceremony.

AGENDA ITEM 5B: Diversity, Equity and Inclusion Committee

Commissioners

This is a standing agenda item for updates and discussion related to the activities of the Equity Committee.

AGENDA ITEM 5C: Events and Activities Update

Staff

1. Washington State Historical Society will host the Washington State Annual History Awards on April 26. [2025 Washington State Annual History Awards - Washington State Historical Society](#)

April 23, 2025

Landmarks Preservation Commission staff report

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2. The Tacoma Historic Preservation online calendar has been updated to showcase the history related events we know of happening around town for May, Historic Preservation Month. More events will be added as possible. [Historic Preservation Events - City of Tacoma](#)
3. The Landmarks Preservation Commission will have a site visit to the Fort Nisqually Living History Museum on Wednesday, May 7th starting at 4:00pm. We will be touring the site, including both exterior and interior spaces. This is a free, public event. Meet by the main entrance; tour will end by 5pm. 5519 Five Mile Drive, Point Defiance Park, Tacoma WA 98407.
4. The annual program update for the Landmarks Commission and Tacoma's Historic Preservation Program will be presented to City Council at Study Session on Tuesday, May 6th. Study Session begins at noon; final agenda and remote attendance link will be posted when available here: [City of Tacoma - Calendar](#)
5. Historic Preservation Month will have an official Proclamation with City Council on Tuesday, May 13th.
6. 2nd Annual Summit on Black Historical Preservation will be hosted by The Sankofa Foundation at Evergreen State College Tacoma on Saturday, May 10th from 9am-4pm. More details on the speakers and program will be shared in the coming weeks. Registration is now open. \$25 (free for students), includes lunch. Exhibit/Table spaces, \$35. The link for registration: [Historic Preservation Summit - The Sankofa Foundation](#)

Your Name	Nominee's Name	Nominee's Address	Award Nomination Category	Reason for Nomination
Taylor Kirby	Patty Mannie	https://tacomacomesalive.com/contact/	Outstanding Achievement in Community Engagement	I want to take the time to share more about Patty Mannie, Tacoma Historian and Tacoma Native. Someone who has turned her love and passion of the city into a successful business. Tacoma History Comes Alive! offers Tacoma history presentations, Tacoma history tours, and historic home/building/property, etc. research. Mannie diligently conducts her services, giving multiple perspectives and often even personal or untold stories of what she is presenting. Mannie extends her wealth of Tacoma history knowledge beyond her tours; she takes the time to film short clips or create posts to share on her social media platforms. Mannie's tours have become a staple in tourists' visits, both in-state and out-of-state guests. While she has built a reputable business, it would be insolent of me to not mention her family's success as well. Mannie's Grandparents, Edward & Alma Wildes, owned and operated Eddy's Cafe on the tide flats for 47 years. The Proctor District Post Office is where her father worked, and her Uncle Roy was Tacoma's very first Fire Marshall. Having strong roots in Tacoma has certainly aided in Mannie's life-long residency. She is active in the Tacoma community; belonging to the Tacoma-Pierce County Chamber, attending various Tacoma events, and as mentioned before sharing her knowledge of Tacoma through presentations such as her recent opportunity to present to the Lakewood Rotary Club! While I have only known Patty a few years, it has been a pleasure getting to see herself and her business thrive. Each time we talk I feel the enthusiasm beaming from her as I gape at the rich history of Tacoma. Mannie should be given all the recognition for her steadfast work in building Tacoma History Comes Alive! and growing it to be the success it is today. I 100% believe that she is deserving of the award for Outstanding Achievement in Community Engagement. Thank you for allowing me the opportunity to nominate a wonderful friend.
Geoff Corso	Chalet Bowl	3806 N. 26th St., Tacoma, WA 98407	Outstanding Heritage/Legacy Business	The building was built in 1940 as a public market (like Pike Place Market) which were common amenities earlier but rapidly losing favor for "supermarkets". In 1941, it was reconfigured into a bowling alley called North End Alleys. The building experienced fires in 1951 and 1953, perhaps due to food service operations. By 1967, it was called North Proctor Bowl. Reggie and Nancy Frederick purchased it 1984 and hired architect Gene Gurlich to remodel it in 1998. According to Margo Greenman*, it has been in operation as a bowling alley since 1941, making it the longest continually operating bowling alley in Washington state. There are several pictures from the 1940s in the online NWR. * https://www.southsoundtalk.com/2014/11/07/chalet-bowl-washingtons-oldest-bowling-alley-offers-family-fun-heart-tacoma/
Michelle Wrobbel	Comprehensive Life Resources c/o Kim Zacher, CEO	737 Fawcett Ave, Tacoma, WA 98402	Outstanding Achievement in Community Engagement	Comprehensive Life Resources provides critical support to our community. The renovation of 737 Fawcett created an inclusive new space that encompasses behavioral, medical, and dental health services all in one location. The renovation of this aging, stark building into an approachable and welcoming space has been transformative for CLR, the neighborhood, and the community.
Tim Fairley	Andrea Hauge/South End Neighborhood Council	South Tacoma.	Outstanding Achievement in Leadership in Preservation	She obtained a \$17,000 grant to help upgrade and clean blueberry park in Tacoma. And has obtained grants to help clean and beautify under served areas in the south end district with art and trees.
Michelle Wrobbel	Ferguson Architecture c/o Ben Ferguson	1818 Tacoma Ave S, Tacoma, WA 98402	Outstanding Achievement in Commercial Renovation	In 2023, Ben Ferguson, Managing Principal of Ferguson Architecture, along with Ryan Reichman, Managing Principal of SSF Structural Engineering, and Jamie Sandberg, Principal at Ferguson Architecture, embarked on a project to purchase and renovate the historic Willie Stewart Academy in Tacoma's Hilltop neighborhood. Their vision was to breathe new life into this building, preserving its unique character while creating a bright, open, and welcoming studio space for their two businesses: Ferguson Architecture and SSF Structural Engineering. At the time of purchase, the Willie Stewart Academy was in a state of disrepair. The windows had been boarded up, and the building was accumulating trash and graffiti. TPS had received a few offers to purchase the property, though the other bidders all intended to turn the property into expensive high-rise apartments. Despite the poor condition of the structure, the design team saw the potential in preserving this building and its meaningful history rather than opting for demolition. With the support of Rush Commercial, they began renovations and worked within a limited budget while addressing critical issues such as asbestos abatement, roof repairs, and significant site improvements. The renovation is a remarkable example of how a modest budget can go a long way when paired with a thoughtful design approach. The team was able to retain much of the building's original charm by painting the existing brick exterior and removing carpet to expose the concrete floors, which tell the story of the building's past. The classroom walls were removed, creating an open and flexible floor plan to accommodate the needs of two growing businesses. Perhaps most striking are the newly uncovered and installed windows, which allow natural light to flood the space. These windows not only enhance the interior environment but also significantly improve the building's street presence. The renewed facade has made a positive impact on the neighborhood since opening in 2024, encouraging pedestrian and public engagement while helping to deter illegal activity and discourage the unhoused from camping in the area. Importantly, the revitalization of the Willie Stewart Academy has had a ripple effect, supporting the growth of two businesses that contribute to the economic vitality of Tacoma and beyond. By investing in the renovation of this building, the team has demonstrated the powerful role that preservation can play in business and community development. This thoughtful renovation is a testament to the lasting impact that preserving and repurposing historic structures can have on both the built environment and the community at large. The transformation of the Willie Stewart Academy into a vibrant space for contemporary use, while honoring its past, is deserving of recognition for Best Commercial Renovation.
Dana Coggon	Chris Staudinger		Outstanding Achievement in Broadening Perspectives in Preservation	Chris is a community connector who connects Tacoma now with the stories of our past. He is innovative in getting people to see how the history of the city shapes the city of destiny for all of us. His innovative approach to bringing history to life provides our communities with economic stability and regional engagement!
Dana Coggon	Robb Krehbiel		Outstanding Achievement in Sustainability	Robb has been committed to bring ecological resilience to communities on the east side of town. He has helped build community by getting individuals to plant trees in areas that traditionally had been ignored in our region. Through his efforts of tree planting he has connected people to places that they then adopt and maintain. His enthusiasm for our environment has inspired generations to come through. The trees he plants today become shape the region into a vibrant future.

Past Awards Recipients

	Recipient/Project	Category (if applicable)
2016	Stephanie Goffin, 1415 North Steele Street	Residential Renovation
2016	Foss Waterway Seaport, Balfour Dock Building	Commercial Renovation
2016	University of Washington – Tacoma	Preservation Planning, Policy, or Initiative
2016	Lari Ryan for the Nomination of 2702 North Puget Sound, the Mead-Keyser House	Landmark Nomination
2016	Downtown On the Go, Walk Tacoma	Urban Revitalization
2016	Melissa McGinnis, Metro Parks Tacoma Historic & Cultural Resources Manager	Leadership in Preservation
2016	Marie Hayden, Tacoma Historical Society's Historic Homes of Tacoma Tour	Leadership in Preservation
2016	Team Totem / <i>Eyes of the Totem</i>	Organization in Preservation
2015	Tacoma Historical Society	Organization
2015	Gary Knudson	Leadership
2015	Caroline Swope	Leadership
2015	Olaf Carlson House	Remodel
2015	Citizen's Advisory Committee, Amtrak Station	Planning/Policy
2015	Reuben McKnight	Planning/Policy
2015	Hoyt Elementary (Historic Tacoma)	Nomination
2014	Old Town Dock renovation (city of Tacoma)	
2014	Spaceworks	Downtown revitalization
2014	Joy Building Renovation (UWT)	
2014	Sharon Winters	
2013	Murray Morgan Bridge rehabilitation (City of Tacoma)	
2013	Pt Defiance "Pagoda" (Metroparks/TFD)	
2013	Mark McIntire	Service
2012	??	
2011	Fern Hill, Jason Lee, Stewart, McCarver, Whitman (TSD)	Nominations
2011	Char Cooper (Wedge)	leadership
2011	Laurie Hunger (Wedge)	Leadership
2011	Jean Carter (Wedge)	Leadership
2011	Knights of Pythias	Stewardship
2011	Ross Buffington	Leadership
2010	Historic Tacoma (University Union Club)	Nomination
2010	Congregation of Urban Grace	Nomination
2010	Bill Baarsma	Leadership
2010	Roger Johnson	Leadership

2009	Congregation of the Park Universalist Church, 206 North J Street	Nomination
2009	Congregation of the St. Luke's Memorial Church	Nomination
2009	Mr. and Mrs. Jensen, property owners, and Marshall McClintock (Frisko Freeze)	Nomination
2009	Blue Mouse Associates (Blue Mouse Theater	Nomination
2009	1416 South 5th Street, Jason and Tracy Karro	Rehabilitation
2009	Historic Tacoma	Public Service
2008	502 North I Street (David Root)	Rehabilitation
2008	2902 North Cedar Street (Caroline Swope)	Rehabilitation
2008	407 North E Street (Todd and Paula Bond)	Rehabilitation

2008	Metro Parks (Pt Defiance plan and Wright Park Plan	Open Space
2008	Chinese Reconciliation Park	Multicultural Reclamation
2008	Save Our Bridge and Historic Tacoma (Murray Morgan)	Civic Effort
2007	??	
2006	Michael Sullivan	Career Achievement
2006	Tacoma School District for the renovation of Stadium High School	Rehabilitation
2006	The Gary Milgard Family Foundation and BOE architects	Rehabilitation
2006	Geoff Corso and Marshall McClintock	Rehabilitation
2006	Emery Chang for his work to save the First Swedish Baptist Church	Rehabilitation
2005	Save Our Bridge Organization	
2005	Bob's Java Jive, 2102 South Tacoma Way	
2005	Cooper House, 710 North Ainsworth	
2005	Larsen House, 3102 North 30 th Street	
2005	Fern Hill Elementary School and Friends	
2005	Seymour Conservatory and Wright Park Master Plan	
2005	Anne deMille-Flood	
2004	Broadway Center Investors – Ted Brown and New York Buildings	
2004	Heritage Properties LLC – Albers Mill	
2004	Hollander – Waddell Building	
2003	Jay & Julie Turner	
2003	Horizon Partners 2119-2121 Pacific Avenue	
2003	Reporting on Historic Preservation Issues TVTacoma, John Miller - Producer	
2003	Reporting on Historic Preservation Issues Puget Sound Business Examiner	
2002	Ben Gilbert	
2002	Mary Kay High	
2002	Webster Apartments, 629 St. Helens	
2002	Passages Building	
2002	Perkins Building	
2002	Alan Liddle	
2002	Caroline Gallacci	

2002	Tacoma Historical Society	
2002	417 N E Street	
2001	2326 South L Street (Neal and Roberta Bailey)	
2001	The Bostwick Building 758 - 772 Broadway/751 - 753 St. Helens	
2001	The Bone Dry Shoe Manufacturing Co. Building 2111 - 2115 Pacific	
2001	Staff of the Northwest Reading Room Tacoma Public Library	
2001	Valerie Sivinski (posthumous)	
2001	Gene Grulich, Grulich Architecture and Planning Services	