

Downtown Hoquiam Historic Preservation Plan

BOLA Architecture + Planning
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1. INTRODUCTION

Historic Preservation Goals

Historic preservation is a value held by many residents and property owners in Hoquiam as evidenced by their preservation and stewardship of historic buildings throughout the city. The actions of these individuals are supported by local, state and federal governments through preservation planning that recognizes and helps protect the most significant of these properties.

The goal of historic preservation was made part of the State's mandate when it established the Office of Archaeology and Historic Preservation, and it was further adopted by the State, as part of its 1990 Growth Management Act. The City of Hoquiam undertook planning efforts in the last decade that led up to its adoption of a preservation ordinance in 2007.

Historic preservation has multiple goals in addition to a respect for history. It maintains cultural authenticity and continuity, and can aid in economic development and revitalization of neighborhoods and downtown commercial areas. Preservation helps create a sense of place and pride, and sustains vivid communities where people want to live, work, and visit.

Background

In 2009 the City of Hoquiam was awarded a grant from the Washington State Department of Archaeology and Historic Preservation (DAHP) to develop a downtown historic preservation plan, and this report is the result of the study. The City realized that a plan would help it recognize the unique historic resources within its downtown and identify those which could make up a downtown historic district. Implementation of a preservation plan is one step in a strategic process for future public and private preservation activities and revitalization of the city. With review and input from the public it will help set a future vision for the City's commercial downtown.

The plan briefly describes themes in Hoquiam's history and how this history is represented in historic properties. It cites past historic preservation efforts and the regulations and policies, which apply to historic preservation, and incentives available to those who preserve landmark properties.

Development of the downtown preservation plan entailed contact with many of the owners of downtown properties and members of Hoquiam's historic preservation community. It involved outreach by the city's planning staff and its Historic Preservation Commission, and a public meeting that engaged residents, property owners, and city leaders to help identify historic buildings and define the value that they provide to the city. This plan benefitted from preservation efforts undertaken by other communities in Washington State, which result in models. It also benefitted from prior studies, which identified the type of tangible revitalization and economic development that can come from historic preservation, heritage tourism, and environmental sustainability.

This preservation plan identifies a potential historic district and properties for future nominations to the Hoquiam Register of Historic Places and concludes with recommendations for future activities by

the City, including future historic surveys and landmark nominations, and partnerships with local preservation advocates, historical organizations, and downtown property owners.

Acknowledgements

BOLA Architecture + Planning served as the planning consultant to the City of Hoquiam. Primary participants included BOLA principal Susan Boyle, and preservation planner Sonja Sokol Fürész. Principal Rhoda Lawrence provided input on the incentives section of the report, and intern Abby Inbanpuir photographed the downtown buildings and assisted in the report production.

The consultant team benefitted from the interest and information provided by property owners and business occupants. The team recognizes the critical the guidance and input provided by the following individuals:

Mayor Jack Durney, City of Hoquiam

City Administrator Brian Shay, City of Hoquiam

City Planner Alissa Thurman, City of Hoquiam

Planner and GIS Coordinator Theresa Julius, Grays Harbor Council of Governments

Director John B. Larson, Secretary Maren Buhler, and Photo Archivist Scott Lucas of the Polson Museum

Hoquiam Historic Preservation Commission members John Larson, Steve Williams, Greg McCugh, Jim Larsson, Stephen Poulakos, Tom Rieger, and Alan Gozart

Library Manager Mary V. Thornton, Hoquiam Public Library

Preservation advocate Jim Larsson, author, Veteran's Hall National Register nomination

Deputy State Historic Preservation Officer Greg Griffith, State Architectural Historian Michael Houser, and Certified Local Government and Survey Coordinator Megan Duvall, of Washington State Department of Archaeology and Historic Preservation (DAHP)

2. THE PLANNING PROCESS

Preservation Activities in Hoquiam

Hoquiam has been the beneficiary of private efforts and advocacy of historic preservation. Formal activities go back to the mid-1970s when the historic Polson property was donated to the City, and a group of historically minded people formed a non-profit organization to support the museum. Belief in historic preservation is a value held by many in the community, as evidenced by an endowment created for the museum in 1997, its growing membership, and the recently completed, community-sponsored construction of its railroad camp building. Activities undertaken by the museum include its continued acquisition of historic artifacts and photographs of Hoquiam and its surrounding area, and the development of interpretive signage for self-guided tours of the downtown, a collaborative project by the City, Hoquiam Development Association, the Museum and public schools.

Another important preservation effort has been the successful efforts to save and rehabilitate the 7th Street Theatre. This important 1928 landmark was saved by residents who purchased the building in the late 1970s and others who helped fund its acquisition by a local non-profit organization. Successful community fundraising began in the 1990s, which has led to phased upgrading and restoration projects utilizing local contractors and professional craftspeople, and many volunteers. The 7th Street Theatre Association sponsors a variety of well-attended programs in the Theatre through the year, making the Theatre an anchor in the downtown, and a catalyst for future surrounding development.

In addition to their participation in the museum's efforts, residents and commercial property owners have undertaken efforts to have properties recognized by listing in the Hoquiam Historic Register and/or the National Register, and ongoing efforts involve the historic rehabilitation of several buildings. The City and others also undertook successful efforts to preserve the 1914 Northern Pacific Train Depot and rehabilitate it to serve as a public service office for the Department of Licensing.

The municipal government has undertaken a number of important steps as part of its stewardship of historic resources in addition to those by individuals and non-profit groups. Mayor Jack Durney instituted a community visioning process, "Hometown Hoquiam," after he took office in 2004. This process involved several neighborhood meetings where residents were engaged in discussion on the shape of Hoquiam's future. One goal that emerged in this process was a goal of "Creating a Unique Image" to address the appearance of the city's downtown. The task of elaborating on this goal was assigned to Director of the Polson Museum John Larson. He, among others, identified the Certified Local Government program as a tool that could be used in historic preservation of significant local resources. The City Council adopted a Historic Preservation ordinance in 2007, and the City sought and was recognized as a Washington State Certified Local Government (CLG) in 2008.

The CLG program was established by Congress in 1980 in recognition of the important role that local historic preservation programs play in recognizing and protecting historic properties. In Washington, the CLG program is administered by DAHP, which coordinates with the National Park Service and supports those local governments that are "certified" and sustain a qualified local historic preservation program. As a CLG, the City is responsible for creating and maintaining its historic commission, surveying historic properties, enforcing local and state preservation laws, reviewing National Register Nominations, and providing opportunities for the public to participate in preservation planning activities. AS a CLG the City of Hoquiam is eligible for preservation grants and funding assistance from federal sources and DAHP, such as the grant that funded this downtown preservation plan. (Other specific incentives are cited in Section 6 of this report.)

The CLG status allows use of several incentive programs by eligible owners of local landmark or registered properties. Since 2007 six properties have been placed on the Hoquiam Register of Historic Places by the Historic Preservation Commission, including two residences, three civic buildings and two commercial buildings. Local property owners have utilized their investments, totaling over \$108,000, to take advantage of the Special Tax Valuation incentive program, which reduces property taxes on rehabilitated landmarks.

Prior preservation efforts were provided directly by Washington State. It has been over 20 years since the State's Office of Archaeology and Historic Preservation funded Historic Resources Survey and Inventory of the Cities of Aberdeen and Hoquiam was completed. The resulting survey report included a comprehensive historic context statement that described the historic development of the Grays Harbor region and historic events that helped shape each city.

The initial 1987 survey was followed by a second phase of fieldwork in 1988, which resulted in creation of inventory forms for 533 properties in the downtown areas, and surrounding residential and industrial areas of both municipalities. 69 of the inventoried properties are in Hoquiam. 24 of the buildings cited in this 1988 survey were within the initial study area of Hoquiam's downtown, including 11 within the final area recommended as a potential downtown historic district. (The earlier report and inventory forms served as valuable references. They are available at City Hall, the Hoquiam Public Library and the Polson Museum, as well as at DAHP's offices in Olympia.)

The Current Project

This planning project has been guided by the City of Hoquiam, which described its expectations for the study. The firm of BOLA Architecture + Planning was chosen the city's planning consultant, and authored this report. The work, between February and July 2010, included the following:

- Meetings and reviews with City personnel and Historic Preservation Commission members
- Four on-site tours of downtown properties, and photo documentation of current conditions
- Research at the Hoquiam Public Library, and the Polson Museum photography collection
- Review of digital collections of the UW Libraries Special Collections, Washington State Historic Society, WSU Library and other sources
- Reviews of the 1988 Aberdeen and Hoquiam historic survey and property inventory forms
- Acquisition and review of nomination forms for National Register of Historic Places (NRHP) and the City of Hoquiam Historic Register for downtown properties. These documents cite the Hoquiam City Hall, Hoquiam Train Depot, Hoquiam Carnegie Library, 7th Street Theatre, and the La Vogue Building, and Veterans Hall (Larsson, 2010 draft).
- Coordination with Alissa Thurman and the Grays Harbor Council of Governments on the preparation of a study area map, and a subsequent map of the potential historic district
- Presentation at a public meeting on April 22, 2010 on the planning process and discussion with interested property owners and the public about the benefits of a downtown historic district, in coordination with City Planner Alissa Thurman
- Acquisition and review of the City's land use code, and planning studies, plans, and regulations for historic preservation from other municipalities in Washington state
- Submission of the draft preservation plan to the Department of Archaeology and Historic Preservation (DAHP), the state agency that funded the project, and review of its comments
- Preparation and submission of draft reports for comments by the City, the Hoquiam Historic Preservation Commission, and DAHP, and preparation of the final report

3. HISTORIC CONTEXT

Location and Population Data

Hoquiam is a small city of approximately 15.6 square miles situated on the Grays Harbor waterfront on the west central edge of Washington State, approximately 65 miles west of the state capital, Olympia. The city was established in the late 19th century as one of three nearby communities, along with Aberdeen and Cosmopolis.

The city's historic growth and development, and its role within the region are represented by census data, which indicate a historic period of robust growth from ca. 1910 to 1930. This period corresponds with the development of much of downtown Hoquiam. (Except for recent figures, the data below is from American Fact Finder, the U.S. Census website.)

<u>Hoquiam</u>	<u>Grays Harbor County</u>
1890 1,302	N/A
1900 2,608	15,124
1910 8,171	35,590
1920 10,058	44,745
1930 12,766	59,982
1940 10,835	53,166
1950 11,123	53,644
1960 10,762	54,465
1970 10,466	59,553
1980 9,719	66,314
1990 8,972	64,175
2000 9,099	67,134
2008 8,848	N/A
2010 9,100 (estimate)	N/A

Hoquiam is currently the second largest municipality within Grays Harbor County according to population data with nearly 9,100 residents in 2000. This number has remained relatively stable according to the City's population estimates for 2010.

The Washington Department of Transportation estimates the county will grow in the future, with a forecast of 80,556 residents in Grays Harbor County in 2030 (a growth rate of 19.88% in the 30 year period from 2000.) It projects that, while the population will age in other coastal counties by 2030, the most represented age in Grays Harbor County will remain relatively low, at 25-44

The Unique Character of Downtown Hoquiam

Highway 101 provides an approach to Hoquiam from the east leading initially through Aberdeen, the adjacent larger city of approximately 21,000 residents. West Aberdeen, a linear neighborhood largely of modest houses, is traversed by a one-way, north-bound thoroughfare, Sumner Avenue. It passes the southern boundary of the City of Hoquiam at Myrtle Street, approximately 1.5 miles south of the city's downtown.

North-bound vehicles currently pass over the Hoquiam River on the one-way Riverside Bridge (Highway 101 Bridge), a steel structure dating from 1971. Vehicles arrive abruptly on the west side of the river where they meet a shifting street grid at the intersection of 6th and Levee Streets. From

that intersection the city's streets extend only seven blocks westward before terminating along the railroad line that borders tidal wetlands and industrial zoned properties further to the west.

North of the downtown there are blocks of one and two story houses and apartment buildings on level lowlands and hills. Highways 101 and 109 continues north past the city to reach beachfront communities in Grays Harbor County, and Hoquiam Airport and the Grays Harbor National Wildlife Refuge northwest of the city center.

The commercial center of Hoquiam is no surprise to visitors as the vehicle approach allows for continuous views of the finger-shaped downtown area from Riverside Avenue. These views are available also to pedestrians from the public walkway along the east side of the Hoquiam River. The city's highly visible downtown is contained and surrounded by water and industrial areas. These features impacted its historic development and resulted in a dense urban center as the city center grew.

Simpson Avenue is one the city center's primary arterial, and it presently serves as the southbound route of Highway 101. It leads through the older downtown area and several blocks of low-scale urban development south of 8th Street before meeting a second crossing on Simpson Bridge. (This bridge is a National Register listed property.) Development in the southernmost city blocks in this area result from urban renewal efforts that began in the early 1960s, which resulted in demolition of many blocks of historic buildings and the present low-scale, commercial and retail buildings, motels, and parking lots.

The un-delineated open space and linear character of this late 20th century development, with auto-oriented buildings contrast sharply with the nearby historic area where commercial buildings typically meet street-front property lines and sidewalks. The majority of the older buildings are multi-story commercial structures, dating from ca. 1910 to 1930 with retail spaces at grade level, and commercial or residential spaces above

Blocks are large, and property depths along each street range from 80' to 130'. Streets typically accommodate four lanes of traffic, including two lanes of parallel or diagonal parking. There are some paved parking lots between buildings, but many of the older buildings are situated on blocks with alleys for service vehicles, and set along paved sidewalks, typically 12' in width. Landscaping in the downtown is limited, typically to park areas and undeveloped parcels. There are few planted street trees in the sidewalk rights-of-way, and street lighting is sparse, but new sidewalks have been provided with both landscaping and street lights.

Historic records and photographs show the presence of continuous buildings along the downtown block in the early part of the 20th century. Some of these buildings were lost prior to the late 1960s, such as the original 1889 wood-framed Hoquiam Hotel. Others were removed in the post-war period, and more as part of misguided urban renewal efforts to eliminate blight and encourage redevelopment.

Despite losses of individual buildings, downtown Hoquiam contains a strong collection of remaining historic buildings that speak directly of its early 20th century development. These buildings embody the vision of the people who built Hoquiam and the history of the city, linked closely to its topography and natural resources.

Historic Timeline

Hoquiam's historic development was not one of even progression. Instead it expresses the drive and ambition of opportunity, sequential industrial development and economic growth balanced by self-sufficiency. The following timeline cites major events that shaped the region and the city over the last two centuries.

1792	Robert Gray, Captain of the British ship, Columbia, discovers the harbor Lieutenant Joseph Whidbey of Captain George Vancouver's expedition, explores and names Grays Harbor.
1824	Hudsons Bay Company explorers visit the future sites of Aberdeen and Hoquiam.
1825	Botanist David Douglas explores the area.
1841	The Wilkes Expedition tours Grays Harbor.
1840s	A local cattle industry emerges in response to the Fraser River Gold Rush.
1846	The first white pioneers settle in the Grays Harbor area.
1853	Washington Territory is established.
1854	Establishment of Chehalis County (later, in 1915 of Grays Harbor County).
1857	Hoquiam's first Euro-American settler arrives.
1860	Lower Hoquiam settled.
1867	First Hoquiam post office established.
1877	Hume Bros. establish a major cannery on the Wishkah River.
1879	Steam schooner, Kate and Ann, arrives, to open trade between Hoquiam, Portland and other areas.
1880s	Scouts from Asa Mead Simpson, a California lumberman. arrive. Shipbuilding initiated on Grays Harbor. Sawmilling industry emerges when George Emerson establishes the Northwestern Lumber Mill at the mouth of the Hoquiam River under direction of Asa Mead. Other mills, including San Francisco's E.K. Wood, and Hoquiam Mills and Hoquiam Shingle Company established.
1887	First local ship is launched, the Volunteer, built at the Northwestern Mill.
1889	Northern Pacific Railroad terminus brought to Grays Harbor.
1890	Tacoma, Olympia, and Grays Harbor Railroad extended from Tacoma to Montesano. City of Aberdeen incorporates. A plank road is built between Aberdeen and Hoquiam. Hoquiam completes planking of 8 th , I, J and K Streets, and sawdust fill of area.
ca. 1890	Lindstron establishes shipyard in W. Aberdeen, contracts with Wilson Bros. Mill.
1890s	Chinese immigrants serve as packers in local canneries expelled (replaced later by Filipino and other Asian immigrants).
1895	Northern Pacific Railroad extended to Aberdeen.
1897-98	Matthews and Hitchings establish a shipyard near the E.K Wood Mill.
1899	Grays Harbor shingle mill workers strike.
1898	The Northern Pacific Railroad arrives in Hoquiam.
ca. 1910	Early union organizing of Grays Harbor shingle mill workers.
1912	Free speech rights won by IWW In Aberdeen labor clash.
ca. 1914	Over 50 vessels built by local shipbuilders since 1890.
1920	First bridge over Chehalis River constructed.
ca. 1922	Last builder of wooden ships, Ivan Chilman, ends Hoquiam ship repair business.
1927	E.M. Mills establishes Grays Harbor Pulp Mill, Hoquiam, and soon begins pulp, paper and plywood production.
1920-30	The early plywood industry emerges.

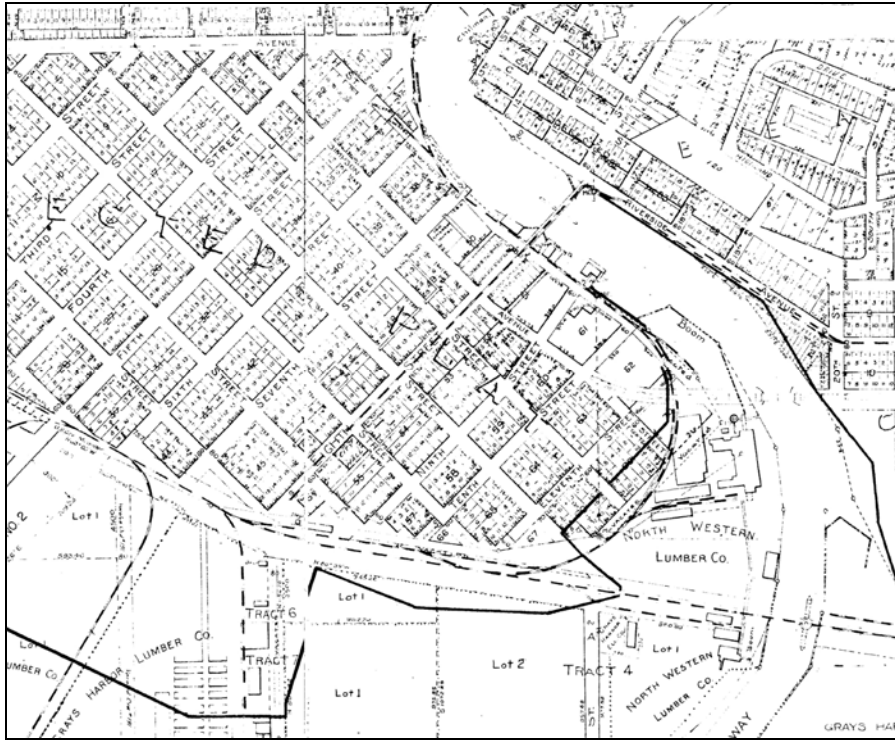
1930s	Great Depression.
Ca. 1941	Boeing establishes a parts manufacturing plant in Hoquiam.
1940s-1950s	Post war economic diversification.
1960s	Urban Renewal program initiated for area south of 8 th Street.

With the change in the local logging and timber economy that drove the economy in Hoquiam up through the 1920s, the impact of the Depression and World War II, and the emergence of cities along the coast in the last four decades, such as Ocean Shores, and Hoquiam has become a smaller community with a more focused economy.

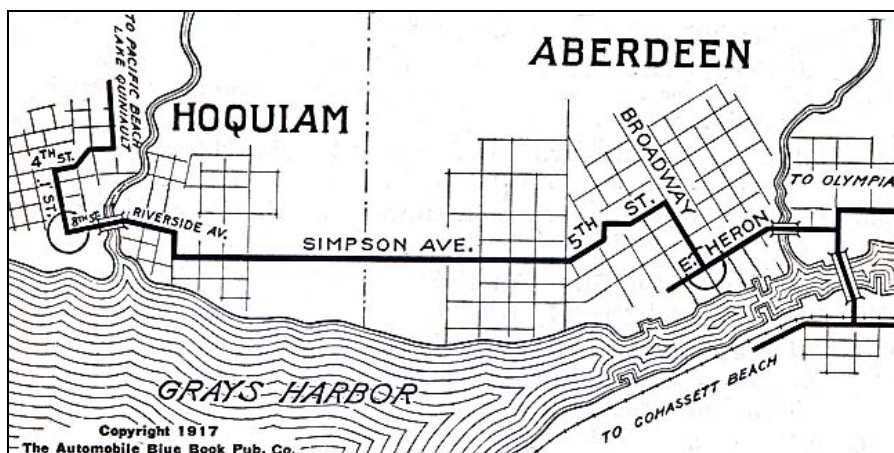
Increased vehicular traffic along the state highway system, which includes the south-bound traffic on Simpson Avenue, passes quickly through Hoquiam center, and has impacted its downtown retail development. With urban renewal efforts south of 8th Street there are small-scale shopping centers at the south end of the central core. Meanwhile, large scale retail development has occurred in neighboring Aberdeen with auto-oriented shopping centers and big box stores. The end result is that Hoquiam has retained much of its downtown building fabric, and offers the opportunity for a more intimate shopping experience for residents and visitors if commerce can be drawn to the downtown.

Maps and Images

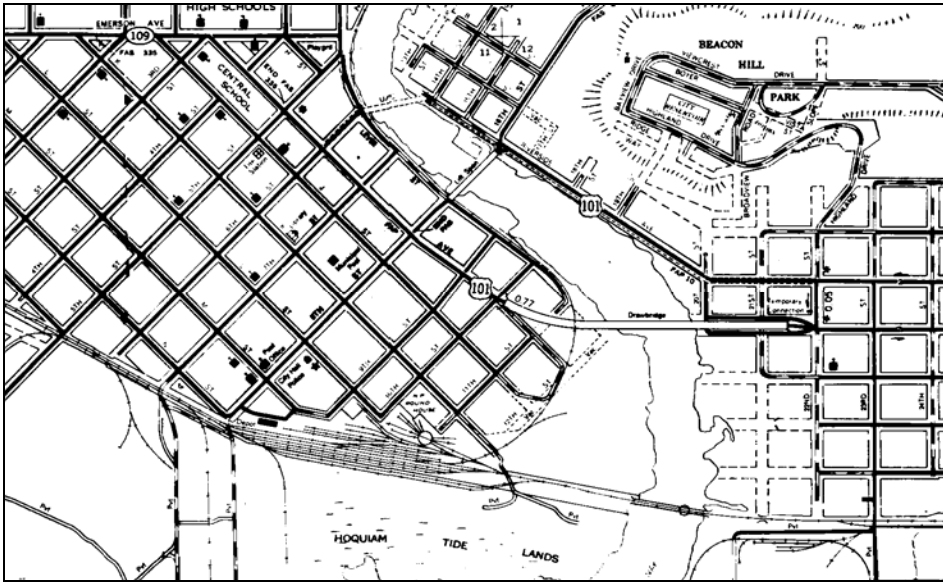
Most histories of Hoquiam focus on its economic heritage as a booming 19th and early 20th century lumber town. It was also a center of commerce and shipping, with transportation ties to other communities. The city's development is illustrated by the following historic maps and photographs.



The historic map excerpted above shows the city's downtown and nearby surrounding residential areas in 1915. University of Washington Libraries)



Above, an excerpt of a 1917 automobile map illustrates the link between the neighboring cities of Hoquiam and Aberdeen. At this time there was only one bridge across the Hoquiam River, at the east end of 8th Street. This bridge brought people directly into and through Hoquiam's downtown at this time on two-way streets. (Washington State University Library, Digital Map Collection)



A map from 1933, excerpted above, shows changes in the state highways and bridges. These transportation routes extended far beyond Hoquiam, but impacted its downtown commerce and development. Simpson Avenue later was made into a one-way, 4-lane street without parking, a change that encouraged drivers to move quickly through the downtown, and impacted the pedestrian use of I Street/Simpson Avenue. (Washington State University Library, Digital Map Collection)



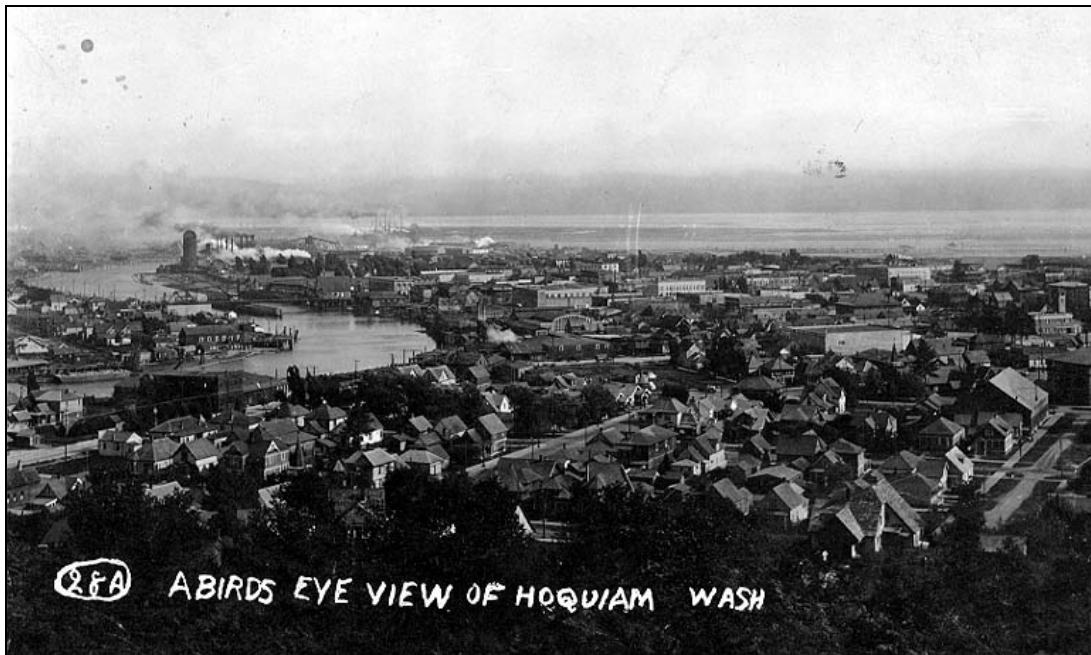
Above, Hoquiam in ca. 1900. (University of Washington Libraries, Special Collections)



Above, a view looking southwest at the 200 block of 8th Street, which appears to date from ca. 1910. Many of the buildings in this image were wood frame structures, which no longer exist. (Polson Museum)



Above, a ca. 1920 view of the 500 block of 8th Avenue. (Polson Museum)



Above, a 1925 overview of the city's northern residential area with its commercial center and industrial areas in the background. (University of Washington Libraries, Special Collections)



Above, a 1925 view looking north on I Street (Simpson Avenue) from 7th Avenue. Note the presence of masonry clad structures and the streetcar line. (Polson Museum)



Historic images of important buildings in downtown Hoquiam, left.

At the top, a view of the Hoquiam Federal Building and US Post Office, undated photo. (Polson Museum).



Left, the Lumberman's Bank / American Veterans Building in ca. 1932. (Polson Museum)

Since the late 1980s the city's downtown commercial core has suffered some notable losses of properties that were cited in the historic survey of 1987. These include the building shown below in a historic 1910 photograph, the former two-story original Grayport Hotel/Hoquiam Trust Company Building, at 711-721 Simpson Avenue. This building, dating from ca. 1907), was a large two-story structure situated directly south of the Emerson Hotel. The vacant property is presently owned by the Cit, which has plans for a private development sympathetic to the historic context of the surrounding area.



Grayport Hotel Hoquiam Wash



Historic images on this page illustrate the longevity of one Hoquiam's most significant downtown structure, the Arnold Block, above, in photos that date from just two years after its construction in ca. 1913 (left), and five decades later in 1964 (right), when it remained largely intact. The building is currently a prime candidate for rehabilitation.



The former First National Bank, left, shown in ca. 1912, was one of the city's finest structures, with a marble-clad banking hall and refined, sandstone clad, Neoclassical style exterior facades. The building, on 8th Street, was torn down in 1968. Its demolition can serve as reminder of the city's past during the urban renewal era of the 1960s and 1970 when the value of historic preservation was not well understood.



Above, a February 2010 view of the intersection of Simpson and 7th Street and the Emerson Hotel. (BOLA)

Below, a view from August 2007 looking south on Simpson from 6th Street. (Ken Lund, photographer, Wikimedia Commons)



4. A POTENTIAL DOWNTOWN HISTORIC DISTRICT

Fieldwork and Identification

In considering a potential district we undertook historic research and tours of the downtown area on four occasions between February and May 2010 to identify historic buildings, their original construction dates and current conditions. The planning team developed a preliminary downtown historic map for the filed work, using a base map provided by the Polson Museum, which was color-coded according to building dates identified by the museum.

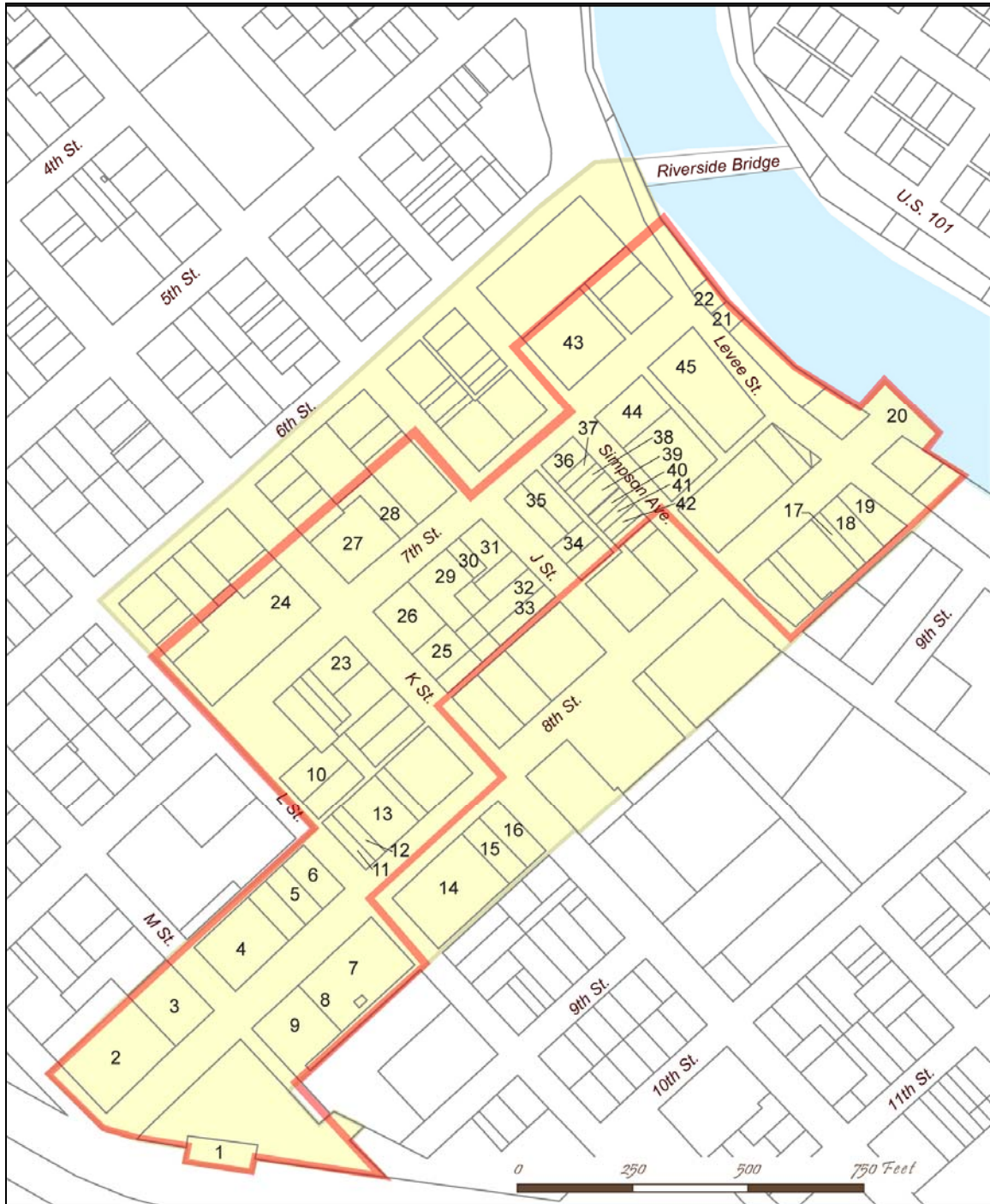


Above, a preliminary map of downtown was developed to aid in the fieldwork in early 2010. As indicated by the boundaries the initial area was a large than the final recommended historic district.

During tours in April and May 2010 the survey team considered comments from the Washington State Architectural Historian Michael Houser about the eligibility criteria for a National Register Historic District. He noted that at least 60% of the properties in such a district must be contributing, and that this number must exclude individually listed National Register properties.

The final recommended historic district area in downtown Hoquiam is shown on a map on the following page. All of the areas shown within a light yellow tone were considered initially, but as research and fieldwork progressed the survey team focused on the age and potential integrity of buildings within the potential district. The boundaries for the recommended district are identified by the orange line. Excluded from the district were properties north of the mid-block between 6th and 7th Streets that were interspersed with more recent construction or open lots, or which contained non-contributing buildings. Properties along the south side of 8th Street between Simpson Avenue and K or L Streets were excluded also as they largely date from the 1960s and 1970s after the period of urban renewal.

Recommended District Map



The map above shows the refined study area in light yellow, and the recommended boundaries of the historic district and individual properties within it.

Historic Downtown Property List

The list below cites buildings within the recommended historic district, and identifies them by map number, name, address, and construction date, followed by current status as a local landmark or National Register (NR) property. The far right column identifies their potential contribution in a local or NR Historic District. Non-contributing (N-C) buildings are due to age or lack of integrity.

No.	Name	Address	Date	Prelim. Listing	Eligibility
1	Northern Pacific Depot	719 8 th St. at M St.	1914	Local	Local
2	Paragon Building	NE corner 8 th & N St.	ca. 1930	Local	N-C
3	Saron Evangelical Lutheran	708 8 th St.	1928		Local, NR
4	Hoquiam Federal Bldg/USPO	620 8 th St.	1931-32	Local, NRHP	Local
5	Walker Garage	610 8 th St.	1912		N-C
6	Washingtonian/WA Bookkeeping	608 8 th St.	1920		Local, NR
7	Hoquiam City Hall	609 8 th St.	1929	Local	Local, NR
8	Crisis Clinic	615 8 th St.	1962		N-C
9	Hoquiam Fire Department	625 8 th St.	1971		N-C
10	New Hoquiam Garage/Bus Garage	719 L St.	1930		Local, NR
11	Habitat for Humanity	524 8 th St.	1984		N-C
12	Arnold Building	516 8 th St.	1911		Local, NR
13	Scottish Rite/Masonic Building	724 K. St., 504-510 8 th St.	1922	NRHP	Local, NR
14	Hoquiam Manor	500 Block, 8 th St.	ca. 1970		N-C
15	Clevenger's Auction	505 8 th St.	ca. 1900		Local
16	Hoquiam Therapy Services	501 8 th St.	ca. 2002		N-C
17	8 th Street Ale House	207 8 th St.	ca. 1900		Local, NR
18	Twin Harbor Stevedoring	205 8 th St.	1912		N-C
19	Polson Building	201 8 th St.	1920		Local, NR
20	Site of 8 th St. Bridge / 8 th St. Landing	East end 8 th St.	N/A		Local
21	Allman/Hubble Tug Co./ E. Jones	717 Levee St.	1917		Local, NR
22	Shop/Levee St. Restaurant/Duplex	709 Levee St.	1930		Local
23	Madenwald Motor / Gordon Garage	706 K St.	1930		Local, NR
24	Elks Lodge	624 K St.	1910		Local, NR
25	Hoquiam Pool/Aquatics Center	717 K St.	1959		N-C
26	Totem Grocery/Boeing Plant/Hoquiam Church of the Nazarene	427 7 th St.	1919		Local, NR
27	Hoquiam Timberland Public Library	621 K St.	1911	NRHP	Local, NR
28	True Value Ace Hardware	414 7 th St.	1912		Local
29	Alexander's / 7 th St. Consignment	409 & 415 7 th	Unknown		Local, N-R
30	VFW Building	407 7 th St.	1928		Local
31	J. C Penny's /Dr. Offices /Oriol Café	401-403 7 th St., 708 J St.	1928		Local
32	Hunters Tavern	710 J St.	1908		Local
33	Flowerland/Coyle Images	714 J St.	1973		N-C
34	Prothereo's Economy Cleaners	719 J St.	1916		N-C
35	7 th St. Theater	313 7 th St.	1928	Local, NRHP	Local
36	Lumberman's Bank & Trust Co. / American Veteran's Building	702 Simpson Ave.	1910	Local (*)	Local, NR
37	Impact Studios	706 Simpson Ave.	1910		Local, NR
38	Detour Tavern	708 Simpson Ave.	1910		Local, NR
39	Golden Dragon Restaurant	710-712 Simpson Ave	1948		Local, NR
40	Rex's Barber & Style	714 Simpson Ave.	1894		Local, NR
41	Trio's Bar & Grill	716 Simpson Ave.	1894		Local, NR
42	Lumberman's Building	718-720-722 Simpson Ave.	1911		Local, NR
43	La Vogue Department Store	613-623 Simpson Ave.	1910	Local	Local, NR
44	Emerson Hotel/Emerson Manor	217 7 th St.	1923		Local, NR
45	Emerson Garage/Harbor Health	201 7 th St.	ca. 1920		N-C

Additional research and field documentation is necessary to provide historic information for each of the properties that are not currently recognized as local landmarks or a National Register properties. Preparation and submission of a complete historic context statement and Washington State Historic Property Inventory forms (HPI) to DAHP should be completed to allow for a final evaluation of each building's potential contribution as a resource within a National Register Historic District.

DAHP has indicated that at least 60% of the properties within a potential district must be contributing for a historic district to qualify for National Register listing, and that this figure excludes those properties with individual NRHP listed status. As indicated by the property list, 12 of the 45 properties appear to be non-contributing due to a lack of historic or architectural significance. 33 of the 45 properties (73%) are potential local landmarks or contributing building based on their historic and architectural significance. Of these 33 properties, 4 are already listed on the National Register as individual properties and one has a pending NRHP nomination. The remaining 28 properties make up 62% of all of those within the potential district boundaries.

Several properties on the list, such as the Arnold Building (No. 12) and the Washingtonian (No. 6, the former office of the local newspaper) appear to have greater historic significance than their present architectural condition would suggest. As indicated by (*), a National Register nomination for No. 36 Veteran's Hall has been drafted, but it has not been reviewed yet by the State Advisory Council or submitted to the Keeper of the National Register.

Design Features and Building Types in the District

Historic building types in downtown Hoquiam tend to follow traditional design styles and use typical building materials from the late 19th through the mid 20th centuries. Most of the buildings date from the period time the local economy was most robust, from 1900 through the 1920s although there are several constructed at later dates.

Many of the building structures are concrete rather than wood framed, or composite structures that utilize heavy timber and concrete frames, with masonry brick or terra cotta cladding on primary facades. The use of concrete, a relatively fireproof material, suggests the intent of the original owners, builders and designers for permanent buildings.

A number of the buildings were designed by well-known architects from Hoquiam as well as Tacoma, Seattle, and other areas. Additional research is yet to be done on the works of these men and their Hoquiam clients.

Most of the buildings in downtown Hoquiam were purpose-built – that is, designed and constructed for specific functions. Mixed-uses are typical in multi-story structures with offices located above retail shops. There are few examples of buildings that have been adapted for new functions as many office and retail functions have continued to occupy the spaces. Exceptions include the former Northern Pacific depot, presently a state agency service space, and a retail space in an early banking hall, and a former commercial building presently used by the Hoquiam Church of the Nazarene.

Private Institutions

Fraternal halls and social clubs typically served as gathering places for local leaders and businessmen. These buildings contained lounges, dining facilities, auditoria, the organization's offices and sometimes lodging for members.



No. 24 The Tudor Revival style Elks Lodge, at 624 K Street (1910), also has served visiting members with on-site housing.



No. 36 The American Veterans Building (1920, originally the American Veterans Homes Association) presently houses an impressive retail space in the banking hall of the Lumberman's Bank and Trust Company at the first floor, with vacant but intact floors above. The building, at 702 Simpson Avenue, is the subject of a draft National Register of Historic Places nomination. (See page 13 for a historic view of this building.)



No. 13 The Scottish Rite Temple / Masonic Temple, at 510½ 8th Street (ca. 1926), is another example of a reinforced concrete fraternal hall. This building is listed on the National Register of Historic Places.



No. 29 The VFW Hall, at 407 7th Street (1928), is an eclectic style concrete structure with monumental engaged columns supporting an arcade. The building facade has been extended on the west side to encompass and drive entry.

Former Industrial Buildings



No. 21 The former Allman-Hubble Tug Boat Company office, located directly along the bank of the Hoquiam River at 717 Levee Street (ca. 1917), served as the company's office until the late 1980s. This building is one of the few remaining structures along the river that represents historic industrial development in the downtown. Altered considerably over time, it was remodeled for its current office occupant, Edward Jones Investments.



No. 22 Another former industrial building, a machine and repair shop, is at the northeast corner of 7th and Levee Street, dating from 1930. This building and its neighbor to the north both represent vernacular design. In 1987 the building was occupied by the Levee Street Restaurant. It is presently a private residence.

Government Buildings

Three historic public institutions within the downtown area suggest the significant role played by federal and local governments in the city beginning in the early 20th century:



No. 4 Hoquiam Federal Building and U.S. Post Office, 620 8th Street (1931), designed by James Wetmore of the U.S. Department of the Treasury. The building currently houses private tenants in addition to government facilities.



No. 7 Hoquiam City Hall, 609 8th Street (1928-1929) is an intact example of an Art Deco style with neoclassical elements, sometimes cited as “Starved Classicism.” Designed by Edwin St. John Griffith, with associated architects Huntington & Torbitt, it contains decorative bas relief panels by artist Dudley Pratt. (Griffith also designed the 7th Street Theatre.) City Hall is locally listed. (See page 13 for a historic view of the building.)



No. 21 The Hoquiam Carnegie Public Library (1911), known currently as the Hoquiam Timberland Library, at 621 K Street, is a unique representative of a library designed in the Prairie Style. The building design was by Claude & Starck, Architects, of Madison, Wisconsin. The library has served the educational needs of the community for nearly a century and is listed in both the National Register of Historic Places and the local historic register. It received a large addition in 1990 responsive to its original form.



No. 1 The original depot of the Northern Pacific Railroad (Northern Pacific Burlington Northern), near 8th and M Streets (1914), is a recently rehabilitated structure. Serving as a depot until 1956, it continued to serve as a freight office until 1986. With support from a citizen group, the City acquired ownership of the station in 1991. The brick-clad building presently served as an office for the State Dept. of Licensing. Rehabilitated in 2008, this building listed in the local historic register.

Commercial and Mixed-Use Buildings

Downtown Hoquiam is made up primarily of historic commercial buildings, including the following:



No. 41 The former Lumberman's Bank, at 718-722 Simpson Avenue (1911), has been altered, with its first floor currently occupied by three retail businesses – Lorna Dresses, OD Uniforms, and Enchanted Forest Florist.



No. 37 Impact Studios, 706 Simpson Avenue, contains two commercial uses. The narrow, 25' by 80' structure is linked internally with the adjacent Veterans Hall.



No. 38 Detour Tavern, 708 Simpson Avenue (1910) is currently vacant and undergoing rehabilitation.



No. 39 The Golden Dragon Restaurant, at 710 Simpson Avenue. This restaurant embodies design features and materials, such as vitrolite (glazed facade panels), which were popular in the post-war era. The small scale structures that make it up date back to the early 20th century.



No. 40 This building, at 714-716 Simpson Avenue, dates from 1894, and is one of the oldest structures in the downtown. It currently contains two businesses -- a barber shop and a tavern.



No. 42 The La Vogue Department Store, 613-623 Simpson Avenue (1910), was built for local timber baron, R. F. Lytle, by the Grays Harbor Construction Co. Original occupants included the Hoquiam Lumber & Shingle Company, Lytle Logging & Mercantile Company, Wise & Hoskinson Dry Goods and C.H. Raymond Grocer. C.A. Bitar purchased the building in 1923 and established the La Vogue Department Store. The building was originally planned five stories, and is undergoing rehabilitation. It is on the local register.



No. 43 The Emerson Hotel / Emerson Manor, at 217 7th Street and the corner of Simpson Avenue (ca. 1923, and updated for senior housing in 1972), is an important residence for the elderly, and a social and commercial center for the community.



No. 35 The 7th Street Theatre, 313 7th Street (1928), is a refined Renaissance Revival style building, and is listed in the National Register of Historic Places, and in the local historic register. The theatre's original designer was architect Edwin St. John Griffith with the Seattle firm of Huntington & Torbitt. Griffith also designed the City Hall building of the same period.



No. 30 This mixed-use building at 409 7th Street has had several uses, and is reported to have once held a theatre. Its construction date is unknown. Current occupants include curre two separate restaurants.



No. 28 The building housing the True Value Ace Hardware, 414 7th Street, dates from 1912.



No. 31 The Oriole Café, 708 J Street, occupies part of the former J. C. Penny Building (1928). The former department store, at 411-417 7th Street and the corner of 7th and J Streets, also houses the offices of a dentist and an eye doctor to the north of the Oriole Cafe.



No. 32 The building housing Hunter's Pub, at 710 J Street, reportedly dates from 1908.



No. 12 The Arnold Block, 516 8th Street, is a two-story unreinforced brick structure dating from 1911. This building has considerable historic significance due to its association with F. D. Arnold, an early banker and businessman who promoted the city and constructed the building. (See historic photos on page 14.)



No. 15 Clevenger's Auction Building at 505 8th Street (ca. 1900)



No. 19. The Polson Logging Company at the southeast corner of 8th and Levee Streets (1920), is a substantial concrete frame building designed by Seattle architect, Bebb and Gould.



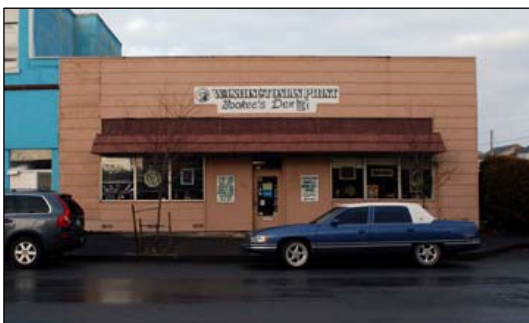
No. 17 The 8th Street Ale House, at 207 8th Street, was recently rehabilitated. The narrow deep structure expresses the original platting of parts of its block.



No. 23 Madenwald Motor Service / Gordon's Richfield Garage, 706 K Street (1930) is an example of a commercial vernacular design. Its owner is undertaking steps to preserve and rehabilitate the building.



No. 10 New Hoquiam Garage/Hoquiam School District Bus Garage, 719 L Street (1929-1930), is a reinforced concrete structure, which was used as a bus building by the Grays Harbor lines in the 1940s and 1950s and later as an auto repair garage, it is currently a partially vacant storage facility.



No. 6 The Washingtonian, at 608 8th Street, served as the city's newspaper office, and still houses much of the original printing equipment and casework. Its building dates from 1920.

Religious Institutions and Other Properties

Churches traditionally have been built near the edges downtown areas. Several are close to the survey area, where they serve as buffers between commercial and residential neighborhoods. Only one is within the survey area.



No. 3 The Saron Evangelical Lutheran Church is a Gothic Revival building, at 708 8th Street at the corner of M Street (1928). It remains the only purpose-built church in the city's commercial downtown.



No. 26 The Hoquiam Church of the Nazarene is located in a former commercial building at 427 7th Street (1919). Notable are its Art Deco stylistic features and use of glass block. The lengthy and rich history of Building No. 26 may be indicative of many other properties in Downtown Hoquiam. It was built originally as the Totem Grocery. During WWII the building was used by the Boeing Company for fabricating aircraft parts, and after the war it was a plant for manufacturing travel trailers. It was converted to a YMCA in the late 1950s until the early 1980s.



No. 20 The 8th Street Bridge Landing is a historic site.

5. LEGAL FRAMEWORK – HISTORIC PRESERVATION LAWS AND POLICIES

A variety of federal, state and local laws and regulations should be considered as they impact preservation planning in Hoquiam. This section outlines these laws and cites how they may impact future planning and development activities in the city.

Federal Laws

National Historic Preservation Act (NHPA)

The NHPA establishes general policies and procedures to foster historic preservation. It was enacted by Congress in 1966 and has been amended 22 times since then. This act authorizes the Secretary of the Department of the Interior to expand and maintain the National Register of Historic Places (NRHP) and provides for State Historic Preservation Officers (designated and appointed by each governor) to conduct statewide historic preservation activities and administer federal grants funds for historic preservation. Under Section 106 of the NHPA, any federal undertaking, whether direct or indirect, requires consultation and a public review process to take into account the effects of such undertakings on properties listed in, or eligible for listing in, the NRHP, and provide mitigation of negative impacts.

Section 4(f) of the Dept. of Transportation (DOT) Act & National Environmental Policy Act (NEPA)

Section 4(f) and NEPA both require that consideration must be given to effects on historic resources during planning of any federally funded transportation project.

Section 4(f) is a special provision of the DOT Act of 1966, stipulating that the Federal Highway Administration (FHWA) and other DOT agencies cannot approve the use of land from publicly-owned parks, recreational areas, wildlife and waterfowl refuges, or public and privately owned historical sites unless the following conditions apply:

- There is no feasible and prudent alternative to use of the land.
- The action includes all possible planning to minimize harm to the property resulting from use.

Archaeological Resources Protective Act & Native American Graves Protection & Repatriation Act (NAGPRA)

The Archaeological Resources Protective Act and NAGPRA protect archaeological sites and Native American burial resources with policies and procedures, as well as by imposing fines and penalties for violations of the law. A Federal law passed in 1990, NAGPRA provides a process for museums and Federal agencies to return specific Native American cultural items to lineal descendants and to culturally affiliate Indian tribes and Native Hawaiian organizations. NAGPRA also includes provisions for unclaimed and culturally unidentifiable Native American cultural items, intentional and inadvertent discovery of Native American cultural items on Federal and tribal lands, and penalties for noncompliance and illegal trafficking.

Legal Precedents and Historic Preservation

A landmark U.S. Supreme Court decision on compensation for regulatory takings, *Penn Central Transportation Co. v. New York City* (1978) established a number of historic preservation tenets:

- Preservation is a legitimate government objective.
- Restricting changes to designated properties is an appropriate means of historic preservation.

- A regulatory taking of property is established only when all use of a property is denied.
- Property owners are not entitled to highest and best use of the property.

Americans with Disabilities Act (ADA)

Public buildings or structures listed in the NRHP or local historic registers must comply with accessibility standards as outlined in the ADA. However, if the State Historic Preservation Officer determines that compliance with full accessibility requirements would "threaten or destroy" the significance of the designated property, alternative minimum requirements or access methods may be used.

Washington State Laws

The Washington State Historic Preservation Program was established in 1975, and provisions are found in the Revised Code of Washington (RCW) 27.34.

State Environmental Policy Act (SEPA) (RCW 34.21)

SEPA requires government decision makers to consider likely environmental impacts of a proposal and require measures to mitigate those impacts. A SEPA checklist of environmental impacts includes consideration of impacts on historic and cultural resources in addition to impacts on noise, air quality, traffic, water, environmental health, and others.

The Growth Management Act (GMA) (RCW 36.70A)

The Washington State GMA, passed in 1990, establishes 14 goals for communities. One goal is to "identify and encourage the preservation of lands, sites and structures that have historical, cultural and archaeological significance." The City of Hoquiam Comprehensive Land Use Plan (February 2009) contains strategies and steps related to historic preservation.

Abandoned and Historic Cemeteries and Historic Graves Act (RCW 68.60)

This statute protects historic graves and cemeteries from unlawful destruction, mutilation, injury, or removal. Deliberate desecration of any historic grave, grave marker, tomb, monument, or cemetery is a Class C felony.

Indian Graves and Records (RCW 27.44)

This statute protects native Indian burial grounds, historic graves, cairns, and glyptic markings and imposes criminal and civil fines and penalties for disturbing these sites as well as for possession and sale of artifacts.

Archaeological Sites and Resources (RCW 27.53)

This statute protects archaeological sites on both public and private lands in Washington State from unauthorized excavation or disturbance. A permit from the SHPO is required to excavate or affect an archaeological site. The act requires DAHP to consult with affected Tribes prior to issuing an excavation permit and gives DAHP the ability to issue civil penalties or violations.

Executive Order 05-05

This order of the Governor requires state agencies to consult with Tribes and DAHP to assess the effect on historic and cultural properties of any state capital construction projects.

Procedural Requirements

The City must comply with both the Washington State Open Public Meetings Act (RCW 42.30) and Appearance of Fairness Doctrine (RCW 42.36) when conducting quasi-judicial proceedings.

(For more information about State laws, see
<http://www.dahp.wa.gov/pages/EnvironmentalReview/Laws.htm>)

City of Hoquiam Policies and Plans

Certified Local Government (CLG)

Local governments with a historic preservation program that meets specific federal and state standards are eligible for certification by the National Park Service with administration in Washington State by DAHP. Hoquiam has been a CLG since 2008. Responsibilities of a CLG include administration of the Hoquiam Register of Historic Places, which is a critical tool in preservation. The City, as a CLG, must also maintain a historic preservation commission, survey local historic properties, enforce state or local historic preservation laws, reviewing NRHP nominations, and provide for public participation.

As a CLG, Hoquiam is eligible to apply for grants awarded by DAHP; receive recognition for its preservation expertise from local, state, and federal agencies; receive technical assistance and training; and participate in statewide preservation programs and planning. Hoquiam's Preservation Commission is also responsible for local oversight of Washington State Special Property Tax Valuation for historic properties. (See page 34 for a further description of this important incentive.)

Hoquiam Comprehensive Land Use Plan

(For more information see <http://cityofhoquiam.com/planning/lup.pdf>)

The Hoquiam Comprehensive Land Use Plan (February 2009) contains several components related to historic preservation:

- Action Step 1.3.B exempts Hoquiam Historic Register-listed buildings from size and access requirements for retail and professional businesses within residential districts.

- Action Step 2.1.B notes the historic downtown area as part of the Community Commercial District.

- Development Strategy 2.4: Downtown Focus—"Support redevelopment and expansion of the Downtown to increase its economic viability for businesses and property owners"

- Action Step 2.4.A recommends a Downtown Overlay District that allows flexibility in meeting development requirements because of historic development patterns.

- Action Step 2.4.B allows for high-density residential development above the first floor within the Downtown Overlay District.

The current zoning for the downtown area is cited as C-1, Community Business. The most relevant land-use provisions in the C-1 zone include a height limit of up to 55' height (six stories), and allowance of residences, such as lofts, on upper floors of mixed-use commercial buildings in this zone.

Hometown Hoquiam Phase 2 Economic Development Plan

(See http://www.cityofhoquiam.com/hometown/hh_final.pdf)

This plan dates from 2008, and identifies goals including specific reference to the city's historic downtown. Goals directly related to historic preservation include:

- Goal IC. Encourage property owners to take advantage of the City's recently passed Historic Preservation Ordinance.

- Goal IIIC.2.iv. Consider establishing a rehabilitation building code to regulate and encourage renovations of existing structures.
- Goal IVA.1.ii. Hold design workshops focused on window displays, façade improvement, and building renovation.
- Goal IVB. Collaborate with business and property owners to "manage" the Downtown and East Hoquiam Business Districts.
- Goal IVB.6. Leverage private sector resources and grant programs to encourage façade improvements.
- Goal VA.4. Create a Downtown zoning overlay with design standards to ensure development retains the desired architectural character.
- Goal VG. Promote Downtown's status as a unique and interesting historic destination.

Hoquiam Historic Preservation Ordinance (HMC 10.06)

(See <http://cityofhoquiam.com/code/Hoquiam10/Hoquiam1006.html#10.06>)

The Hoquiam Historic Preservation Ordinance was established in 2007 to provide for the identification, evaluation, designation, protection and rehabilitation of designated historic resources within the city of Hoquiam. The ordinance also identifies the roles and responsibilities of the seven-member Historic Preservation Commission and establishes a local register of historic places. "The primary duty of the...commission is to initiate and maintain a register of historic properties and review proposed changes to register properties. The Commission shall also promote awareness and preservation of Hoquiam's history."

6. INCENTIVES FOR HISTORIC PRESERVATION

Federal Incentives

Federal Rehabilitation Investment Tax Credit

Since the late 1970s the federal government has provided financial incentives in the form of a 20% tax credit for the preservation of recognized landmarks, which are listed in the National Register or included as contributing properties within a National Register Historic District. Since its inception the program has involved over 200 projects in the state which have involved certified rehabilitations, with more than \$655 million in benefits provided. An estimated 15 projects per year have resulted, with total investments ranging from several million to more than \$60 million per project. To be eligible for the 20% tax credit, the property must be income-producing. Typical projects include commercial, retail, office, rental residential or industrial buildings. The project must involve a "substantial rehabilitation" and be consistent with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. A "substantial" rehabilitation is one in which the amount spent on qualified project work is equal to or greater than the adjusted basis (value) of the building itself.

Technical assistance and application information are available from the Washington State Department of Archaeology and Historic Preservation. DAHP reviews the applications, and forwards them to the National Park Service in Washington, D.C. for final review and acceptance. For more information, see <http://www.nps.gov/history/hps/tps/tax/index.htm>

Historic Preservation Easements

Owners of National Register-listed properties may qualify for a federal income tax deduction for donating an easement on their property (often a façade easement) to a governmental or non-profit entity. The easement helps protect the property from inappropriate alteration or demolition.

Federal Emergency Management Act (FEMA) Incentives

FEMA has a policy that requires properties receiving funding, to address flood damage, be upgraded. The requirements typically result in the raising of foundations and placement of first floors high above the grade and flood plain. However, FEMA offers relief from this provision to National Register-listed properties.

Other Financial Incentives

Financing incentives for historic preservation also include grants, and special loan programs. Grants are typically available for properties owned by public agencies and non-profit organizations. Private foundations and organizations, such as the Washington Trust for Historic Preservation and the National Trust for Historic Preservation, have been the source of many grants to historic property owners in Washington State.

Federal agencies that may provide low-interest loans or grants for qualifying preservation projects include Community Development Block Grants, USDA Rural Development programs, and the Federal Home Loan Bank programs.

Washington State Incentives

Washington State Special Property Tax Valuation (RCW 84.26)

The Washington State Legislature established the tax incentive program for local governments to encourage preservation in 1985 to provide special valuations for properties that meet certain historic criteria. The program provides for the revision of the assessed value of a property after expenditures of certain rehabilitation costs for up to ten years. Rather than discourage property owners from improving their properties and having higher taxes imposed because of increased values, the program was implemented as a means to preserve and rehabilitate historic buildings.

To take advantage of the special valuation, a property owner must maintain the property in good condition, and have the improvements approved by a local review board, such as the Hoquiam Historic Preservation Commission. The property must be visible from a public right-of-way, or be made available for public view once a year.

Capital Projects Fund for Washington's Heritage

This fund specifically supports heritage organizations that undertake capital projects with the goal of interpreting and preserving Washington's history and heritage. Non-profit organizations, tribes, and local government agencies may apply. The program is run through the Washington State Historical Society. Projects need to provide heritage preservation and/or interpretation to qualify for this grant program.

Local Building Code Incentives

The City of Hoquiam has adopted the International Building Code (IBC) as a model code. This code contains specific provisions to address historic buildings that acknowledge the nature of archaic materials, such as heavy timber framing, and solid but non UL-rated door assemblies, and it allows for waivers of non-mandatory code compliance at the discretion of the local building official.

The International Existing Building Code (IEBC) also allows for alternative ways to meet the intent of the code, while preserving original or restored architectural elements and features and encouraging energy conservation, barrier-free access, and a cost-effective approach to preservation.

The City of Ellensburg has studied a special permit application and review process for historic buildings, which allows an applicant to identify special approaches to code compliance and preservation in its application. (Copies of these documents are included in an appendix to this report for reference.) A similar, special review process, and additional training of code official, may aid in the City's interpretation of the IBC, and assist property owners undertaking rehabilitation efforts.

7. EDUCATION AND OUTREACH

Prior Public Education

Outreach efforts were a part of the earlier historic survey of Hoquiam in 1987-1988, and in the City's visioning and efforts to establish its historic commission and policies in 2004-2005, which involved public meetings to engage residents, businesses and property owners.

In addition to civic efforts, there have been continuous educational efforts in the last two decades undertaken by the Polson Museum through its public programs and interpretive signage programs. The signage, visible along the riverfront, successfully engaged local high school students and businesses.

The Current Planning Process and Outreach

A public meeting on the efforts to develop a downtown preservation plan was held at the Polson Museum on April 22, 2010. Prior to the meeting, City Planner Alissa Thurman, notified downtown property owners, city officials, interested individuals and advocacy organizations about the current plan and the meeting agenda. Approximately two dozen people attended the meeting, to learn about past efforts by the city and the current planning process. A lively discussion ensued, involving city personnel, the city's consultant, and individuals in the audience.

Meeting attendees were positive about the unique character of the historic downtown area, and curious about a potential historic district. Some recalled its former vitality during the pre-war era, and others spoke about its future. Many participants were interested in the incentives available for designated or listed historic properties and the potential commercial growth of Hoquiam's downtown.

A copy of the slide presentation and written notes from the public meeting are provided in a separate appendix to this report.

Recent Urban Design Efforts

The City of Hoquiam is currently constructing new sidewalks with landscape improvements. In the downtown it plans to maintain plantings in new parks and sidewalks rather than require them to be incorporated into new developments. Its design guidelines for the downtown will maintain zero-lot line development, with placement of new buildings along the sidewalk rather than with parking lot setbacks. New parking lots will be placed to the back of buildings rather than along major streets.

These municipal efforts are steps in creating pedestrian-scale streets and sidewalks that are more consistent with the city's historic downtown.

8. RECOMMENDATIONS

The City of Hoquiam can commit to revitalization of the downtown by adopting a Downtown Preservation Plan with the following components.

Local Incentives

1. Local Rehabilitation Incentives: Encourage more rehabilitation through the granting of property tax relief under the Special Valuation Program to building owners who restore, upgrade, or rehabilitate listed historic buildings. This important program has been locally adopted and is administered by the Hoquiam Preservation Commission.
2. Institute a Facade Improvement Program: Offer assistance, in the form of reduced permits and subsidies, to owners of historic properties in their restoration of modified historic structures or to preservation of those that remain original. Improvements could address facade treatment, business signage, awnings, window display, and sidewalk improvements. Restrictions and reviews would apply to enable compliance with design and planning guidelines. These programs have been successful in the towns of North Bend and Centralia, Washington. The City should also consider working with Grays Harbor County to adopt a Document Recording Fee grant program a source for preservation program funding.
3. Support Low Interest Loan Programs: Work with local lenders to develop and publicize programs for low interest loans or a revolving loan program for retail businesses for start-up, renovation, and working capital to encourage location downtown.
4. Redistribution of Property Assessment Funds: Consider reallocation of property assessment funds to eligible historic properties, group or activities.
5. Publicize the code-compliance flexibility for all downtown historic properties, and the special allowance in the land use code for the establishment of loft-type dwellings in multi-story downtown historic buildings. The City should also create alternate permit and permit review processes for historic buildings.
6. Create a National Register or local historic district for the downtown.

Increase Efforts to Draw Heritage Tourism

7. Encourage Business Partnerships: Develop economic partnerships with local businesses, such as industries, hospitals, and community colleges whose employees demand resources and amenities.
8. Create Additional Partnerships with Non-Profit Groups: Work with local non-profit organizations to encourage heritage tourism by bringing small conferences, meetings and conventions to Hoquiam. The 7th Street Theatre and nearby fraternal halls could serve as venues for such activities.
9. Publish brochures to aid in public education and outreach to property owners, including walking tours highlighting the downtown, and reference guides to rehab standards and guidelines, and incentives, and provision of similar information on the City's website. Some of these activities should involve partnerships with service organizations, such as the Polson Museum.

10. Establish a Downtown Hoquiam History Day in partnership with the Polson Museum to celebrate the plan, the brochure publications, support tours and others, an award ceremony recognizing a local preservation effort, etc.
11. Establish a downtown signage plan to make the entry to the historic downtown clearly visible to motorists, tourists and other visitors, and directs them to downtown amenities. This plan should result in a downtown entryway sign.
12. Once the historic district is established, market it to motorists and visitors with the use of an identifying highway sign.

Adopt Planning Regulations and Ordinances

13. Adopt language to integrate the Downtown Historic Preservation Plan into the City's comprehensive plan and other relevant planning and code documents.
14. Demolition: Adopt rigorous permit requirements for demolition within the district area. Discourage the demolition of historic, contributing structures by requiring a permit review of those within the proposed historic district; and/or offer financial or zoning incentives for retention and rehabilitation otherwise unavailable to new structures. Require or negotiate mitigation for any project proposals that result in demolition or alternation.
15. Complete updated surveys of the downtown, to include all properties within the study area.
16. Prepare a National Register of Historic Places and/or Hoquiam Register of Historic Places nomination for a Downtown Historic District. If the recommended district does not meet National Register listing standards, according to the State Architectural Historian, consider a thematic historic district as guided by DAHP and National Park Service guidelines. A thematic district will require that listed buildings embody historic consistency.
17. Adopt and publicize guidelines for design review of changes and additions to historic buildings, including those within a Downtown Hoquiam Historic District (NR or local). Design guidelines should be developed to address new infill buildings, for adoption and use by the Historic Preservation Commission, based on *The Secretary of Interiors Standards and Guidelines for Rehabilitation*. These guidelines should extend to the design of new infill construction within the district, to assure that new construction is harmonious with nearby historic buildings.
18. Sponsor an urban design and traffic study of changes in the downtown to create a clear vehicular entry from the 101 Highway Bridge into the downtown historic area, and urban design changes to enhance the pedestrian experience in the downtown. The City's recent sidewalk and signage project along Levee Street serves as an example of a pedestrian-friendly urban design. This study should also consider changing Simpson Street to 2-way traffic in the downtown core. Explore WSDOT's "State Highways as Main Street" program to begin a dialog with the state agency on this matter and a "complete streets" initiatives to build the case for 2-way traffic.
19. Establish and fund an annual competitive grant to serve as seed money for funding of an important historic preservation project, such as a model storefront rehab project –for assessment, design and construction cost estimate, design service, or a beginning construction component.

20. Study and establishment of an alternate permit application and review process by the City for designated local or National Register properties. The City of Ellensburg has undertaken a recent study that may serve as a model. (A copy of this is provided in the appendix to this report.)
21. Seek federal Community Development Block Grants (CDDG) from the Washington State Department of Commerce for funding a specific preservation project.
22. Assure that adopted sign regulations allow for the reconstruction of historic signs for listed buildings and those within the historic district. The design of such signs should be based on accurate reproduction of those documented in historic photographs.
23. Research the possibility of preservation standards in the historic district to exempt storefronts in new buildings from meeting FEMA requirements for above-flood plain floor level construction.

Timeline for the Preservation Plan

The City has established a specific review and adoption process. The review and adoption of the Downtown Hoquiam Preservation Plan by the Hoquiam Historic Preservation Commission occurred in mid-July 2010. The Planning Commission held a public hearing to consider the plan in August 2010. Once the Commission reviews and adopts the plan, it will be forward to the City Council.

Recommended Phases for the City Actions

The following recommendations are proposed by as steps to help the City of Hoquiam realize a downtown preservation plan. The recommendations are categorized by those to be undertaken by local government, those to be undertaken by the business community and preservation groups, and those to be undertaken by individual property owners. The recommendations for the City are listed by priority, with simpler, more immediate recommendations listed before long-term ones.

Short Term – within Two Years

- Share the information gathered in the planning process with property owners, community members, and interested members of the public. Provide easy access to the report by placing copies of them in the Polson Museum, the Hoquiam Public Library, and on the City's website.
- Contact the owners of the downtown properties and seek additional information from them about their buildings, such as historic photos and records, and establish policies with the Polson Museum to maintain and update this information.
- Encourage property owners to develop landmark nominations to list their buildings in the Washington State Heritage Register and/or the National Register of Historic Places. Help these owners prepare the required documents by providing them with basic information. Co-sponsor a "nominations workshop" in coordination with local historical groups, and the Washington Trust for Historic Preservation.
- Collect standards, guidelines, books, and articles on historic preservation and resources on design and construction methods for preservation, restoration, and rehabilitation; and make them

available at the City's Building Permit offices in City Hall and the Hoquiam Public Library.

- Publicize the incentives available for historic preservation to property owners, such as the Washington State Special Valuation program, which reduces the property tax on rehabilitated historic buildings; or relief from specific zoning and building code provisions on a case-by-case interpreted basis. The City, as a CLG, should also publicize Federal Investment Tax Credits for Certified Rehabilitations and available State grants for historic preservation projects.
- Prepare a NRHP Nomination for the recommended downtown historic district.

Recommendations for the Long Term – Two to Ten Years

- Commission future surveys to recognize properties in other areas of the downtown and the city.
- Update the early historic surveys in residential areas outside the downtown area to create a larger comprehensive database of historic properties. In organizing surveys of residential areas, consider participation by volunteers guided by a professional preservation planner as a method of increasing interest, grassroots education, and advocacy.
- Promote both historic preservation and the pedestrian scale in downtown by limiting expansion of unimproved parking lots and implementing restricting on historic building demolition. Limit alley vacations that might result in the loss of historic urban character.

Suggestions for the Businesses, Historical Groups, Advocates, and Property Owners

Hoquiam is a special town with unique resources and a rich history. Residents and business owners, and non-profit organizations such as the Polson Museum, should continue to nurture a culture of authenticity and help property owners to recognize the significance of their historic buildings. This recognition will help identify Hoquiam as a place that people will want to visit.

The following recommendations are suggested steps for the business community, and preservation advocates:

- Work directly with property owners to identify and provide plaques for buildings listed in the Washington State Heritage Register or National Register of Historic Places.
- Advocate for preservation in partnership with the City, focusing on the unique character of the downtown and its opportunities for cultural and heritage tourism. Coordinate efforts to promote cultural tourism with the local Chamber of Commerce and tourist-related business groups.
- Develop educational opportunities that focus on historic preservation in partnerships with public and private K-12 schools, historical groups, fraternal organizations and civic clubs.
- Develop exhibits that can be placed inside display windows of empty storefront display windows, to identify events and activities focusing on historic preservation. Continue to build partnerships with the City by sponsoring presentations and exhibits that identify local historic properties.
- Encourage greater public awareness by residents, business owners, and visitors by publishing new and expanded walking tour guides for the historic buildings cited in the survey. Identify the

potential historic district areas in these tour guides.

- Educate local real estate professionals and mortgage brokers about the value of historic buildings, and potential incentives available for historic rehabilitation.

Recommendations for individual property owners focus on tasks that some have already undertaken. Owners should become acquainted with the historical and architectural significance of their buildings and the incentives and pride that can accompany historic preservation. By providing additional information to the City, Hoquiam Public Library Polson Museum, and local preservation advocates individual property owners will establish a personal story of their buildings.

Property owners are urged to learn about ways to successfully restore, rehabilitate, and use their historic buildings. Businesses in historic structures can market the buildings as part of their goods and services, along with the values of honesty and community care that historic buildings represent.

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