



February 11, 2009

Mr. David Smith
539 Broadway
Tacoma, WA 98402

RE: University-Union Club
Subject: Nomination to Tacoma Register of Historic Places

Dear Mr. Smith:

Historic Tacoma would like to thank you and your family for the stewardship of your building, the former University-Union Club, at 539 Broadway. We know that when you acquired the building in 1985 it had been sadly neglected. At that point, nearly 100 years old, it represented a great deal of history. The City of Tacoma is truly lucky that it still remains. We imagine the ensuing years in such surroundings have brought you pride and hopefully happiness. Many Tacoma residents also enjoyed the ability to visit the building for special events or for dinner when it housed David's on Broadway and later Winfield's Restaurant.

Historic Tacoma became aware when the building was put for sale in 2007 information provided by your neighbors as well as members of our organization. In October, 2008, we added your property to our Watch List because of concern that the University-Union Club lacked protection and might be bought by a developer valuing the land more than the historical significance of the structure.

With the support of neighbors and through an entirely volunteer effort, Historic Tacoma has conducted research and completed a nomination to the Tacoma Register of Historic Places. The nomination was submitted February 6th to the City of Tacoma's Historic Preservation Officer, Reuben McKnight, and the Landmarks Preservation Commission. Under the guidelines for placement on the register, found in the Tacoma Municipal Code 13.07, any resident of Tacoma or City official can nominate a property.

We hope you see this as a wonderful opportunity to maximize the value of the structure. There are benefits associated with being on the Tacoma Register of Historic Places that would make your property more attractive to a buyer seeking to maintain or restore the building. Financial incentives include the local Special Tax Valuation Program and eligibility for various grant programs. In addition, if nomination were also advanced for the National Register of Historic Places, the property would qualify for the federal Historic

Rehabilitation Tax Credit Program. Some local projects that have benefited from these incentives include: Albers Mill Lofts, The Mecca, Ansonia Condominiums, Dorthy Condominiums, The Olympic Garage, The Ford Building and Crescent Ballroom, and the Schoenfeld Building.

We believe the architecture and history of the University-Union Club are assets to your property and the City of Tacoma. Historic Tacoma would like to be supportive of your search to find the right buyer and facilitate conservation and re-use.

We are happy to answer your questions on this action of nomination or the process going forward. City staff will also be in contact to let you a nomination has been received and to walk you through the step by step process. Please find attached: a business card for Reuben McKnight, City of Tacoma Historic Preservation Officer; a brochure on tax relief for renovating historic buildings; and the completed nomination form.

Sincerely,



Brett Santhuff, Board Vice-President
360.402.1062 c

CC: Leah Smith Caruthers
PO Box 1832
Lampasas, TX 76550

Laura A. Kuhl
22330 Jansky Road
Graham, WA 98338

Aleta Benedicto
Williams Properties, LLC
521 North Yakima Ave.
Tacoma, WA 98403

Reuben McKnight
Historic Preservation Officer, City of Tacoma
747 Market Street, Room 1036
Tacoma, WA 98402



Reuben McKnight
Historic Preservation Officer
747 Market Street, Rm 1036
Tacoma, WA 98402-3793

RE: University-Union Club

Dear Mr. McKnight,

The New Tacoma Neighborhood Council wishes to voice its support for the nomination of the University-Union Club (539 Broadway) to Tacoma's Register of Historic Places. The building has been a fixture of Tacoma's downtown for 120 years and is remarkable for both its age and cultural associations with the development of Tacoma.

The building is sited prominently on Broadway and the bluff overlooking Commencement Bay and is near other significant landmarks including Old City Hall, the Northern-Pacific Railroad Headquarters, and the Elks Temple. The property is just outside of Tacoma's Old City Hall Historic District.

We understand a nomination has been written by Historic Tacoma with the support of residents of our Neighborhood Council Area. We request that you waive the Filing Fee associated with nomination as permitted by the guidelines for nomination to the Historic Register.

Regards,

A handwritten signature in black ink, appearing to read "Dalton Gittens", written over a white background.

Dalton Gittens, Chair
New Tacoma Neighborhood Council
www.newtacoma.org



City of Tacoma
Landmarks Preservation Commission

COPY

February 25, 2009

Ledaura, LLC
c/o Leah Caruthers
P. O. Box 1832
Lampasas, TX 76550-0015

RE: Nomination of 539 Broadway (University-Union Club) to the Tacoma Register of Historic Places

Dear Ms. Caruthers:

I am pleased to advise you, as the owner of record, that the above property is in the process of designation as a City of Tacoma historic landmark. The nomination to the Tacoma Register of Historic Places has been submitted to this office and is scheduled for preliminary consideration by the Tacoma Landmarks Preservation Commission at their regular meeting on **Wednesday, March 11, 2009, at 5:00 p.m.**, in Conference Room 16 of the Tacoma Municipal Building North, 728 St. Helens Avenue.

The nomination document is attached, along with the City of Tacoma's Municipal Code Chapter 13.07 regarding the designation of City Landmarks. As the owner of the above property, you are invited to comment to the Commission on the nomination at this preliminary meeting.

If the Commission finds, pursuant to TMC 13.07.040, that the property meets the threshold requirements for City Landmark designation, the nomination will be scheduled for further review and public testimony at a public hearing, at which you may make further comments. All interested persons, abutting property owners and citizens will be invited to attend and testify at this time. Following the hearing and any testimony received during the comment period, the Commission may recommend to City Council placement of the property on the Tacoma Register of Historic Places. Please be advised that owner consent is not required for designation as a City Landmark.

If you are unable to attend the preliminary meeting but wish to comment, send a letter to Historic Preservation Officer, 747 Market Street, Room 1036, Tacoma, WA, 98402, or via email at reuben.mcknight@cityoftacoma.org before 12:00 p.m., March 11, 2009.

If you would like additional information about this designation, please contact me at (253) 591-5220.

Sincerely,

Reuben McKnight
Historic Preservation Officer

VIA Certified / First Class Mail
Enclosures: TMC 13.07; Nomination Form
LPC 2209