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Leah Jaggars, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: August 25, 2021
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Mary Crabtree, Administrative Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/88592995176>, or by dialing +1 (253) 215-8782 and entering the meeting ID 885 9299 5176 when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters. The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on August 25th comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 8/25/21", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

- A. Excusal of Absences
- B. Administrative Review:
 - 913 N. Ainsworth—porch railing
 - 1502 Pacific Ave.—sign change

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

- A. Proposed College Park Historic District
Discussion of boundaries and design guidelines Commission

Page # Time
9 30m

5. BOARD BUSINESS/COMMUNICATION ITEMS

- A. Demolition Review Director's Rule Staff
- B. Events and Activities Staff

13 5m
17 3m

6. CHAIR COMMENTS

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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**

STAFF REPORT

August 25, 2021

AGENDA ITEM 4A: Proposed College Park Neighborhood Historic District*Staff***BACKGROUND**

The Landmarks Preservation Commission is considering a new local historic overlay zone in the "College Park" neighborhood adjacent to the University of Puget Sound Campus, proposed by residents of the area. The area proposed for the historic overlay zone forms an inverted L shape, bordering the north and east edges of the UPS campus along N 18th and N Alder Streets respectively, with N 21st Street forming the northern boundary, Pine Street forming the eastern boundary, with N 8th Street at the southernmost edge, and N Union forming the western edge.

A copy of the nomination can be found at cityoftacoma.org/collegeparkHD, public comments received as of August 17th, 2021, are included in the packet.

PROCEDURES

Establishing a new historic district is essentially the same process as an area wide rezone. The Tacoma Municipal Code 13.07.060 stipulates that either the City Council or the Landmarks Preservation Commission can initiate the process of historic district consideration.

Following the Landmarks Commission review, the Commission may forward a recommendation to the Planning Commission, which will evaluate the proposal as a zoning change and review the application for consistency with the zoning and land policies of the City. Following this, the Planning Commission will make a recommendation to City Council, which will consider the recommendation in an ordinance.

On July 28, the Commission voted to adopt a review schedule that breaks down the proposal into several distinct areas of discussion, as follows:

1. Evaluation of district historic significance
2. Review of proposed boundaries and contributing buildings inventory
3. Discussion of design guidelines for proposed district

The subject of this meeting is review of the proposed boundaries and design guidelines.

PRIOR ACTIONS

May 3, 2021	Submittal of historic district request received, including supporting emails, postcards and petition
June 23, 2021	Commission briefed on nomination and review schedule
July 28, 2021	Commission accepts nomination for review, sets review schedule
August 11, 2021	Public Information Session
August 11, 2021	Discussion of district historic significance and nomination criteria

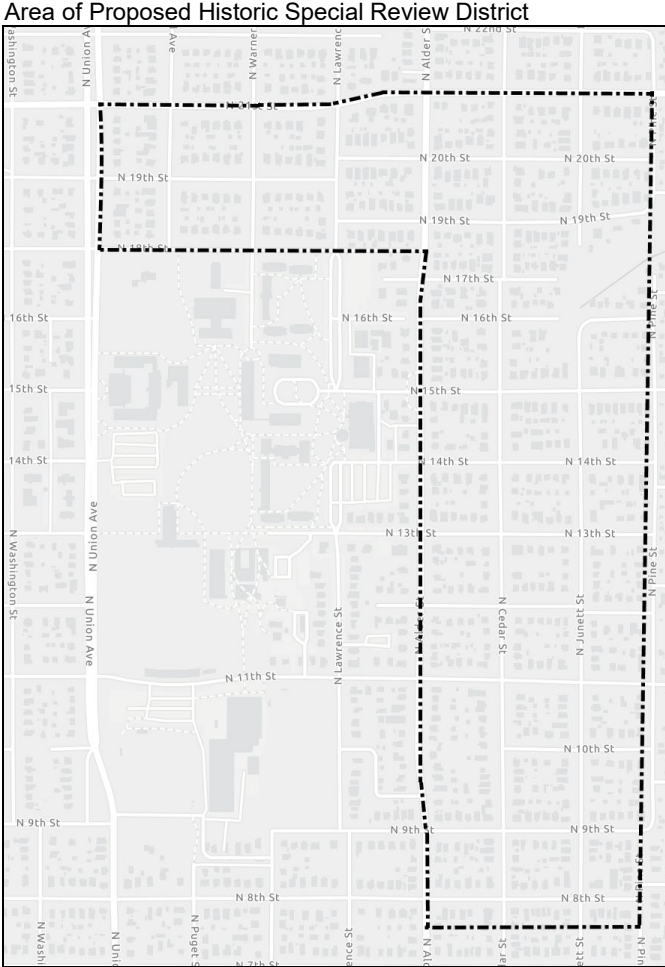
BOUNDARY DISCUSSION

The area included within the proposed local historic district is already listed on the National Register of Historic Places and the Washington State Heritage Register as the College Park Historic District, added in 2017. The nomination for the local register proposes to use the same boundaries as the National Register District.

Standards

TMC 13.07.040.3C states: The boundaries of Historic Special Review Districts and Conservation Districts should be based upon a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations. Although recommended boundaries may be affected by other concerns, including underlying zoning, political or jurisdictional boundaries and property owner sentiment, to the extent feasible, the boundaries should be based upon a shared historical or architectural relationship among the properties constituting the district.

The local historic district is proposed to use the same boundaries as the existing National Register District (see map below).



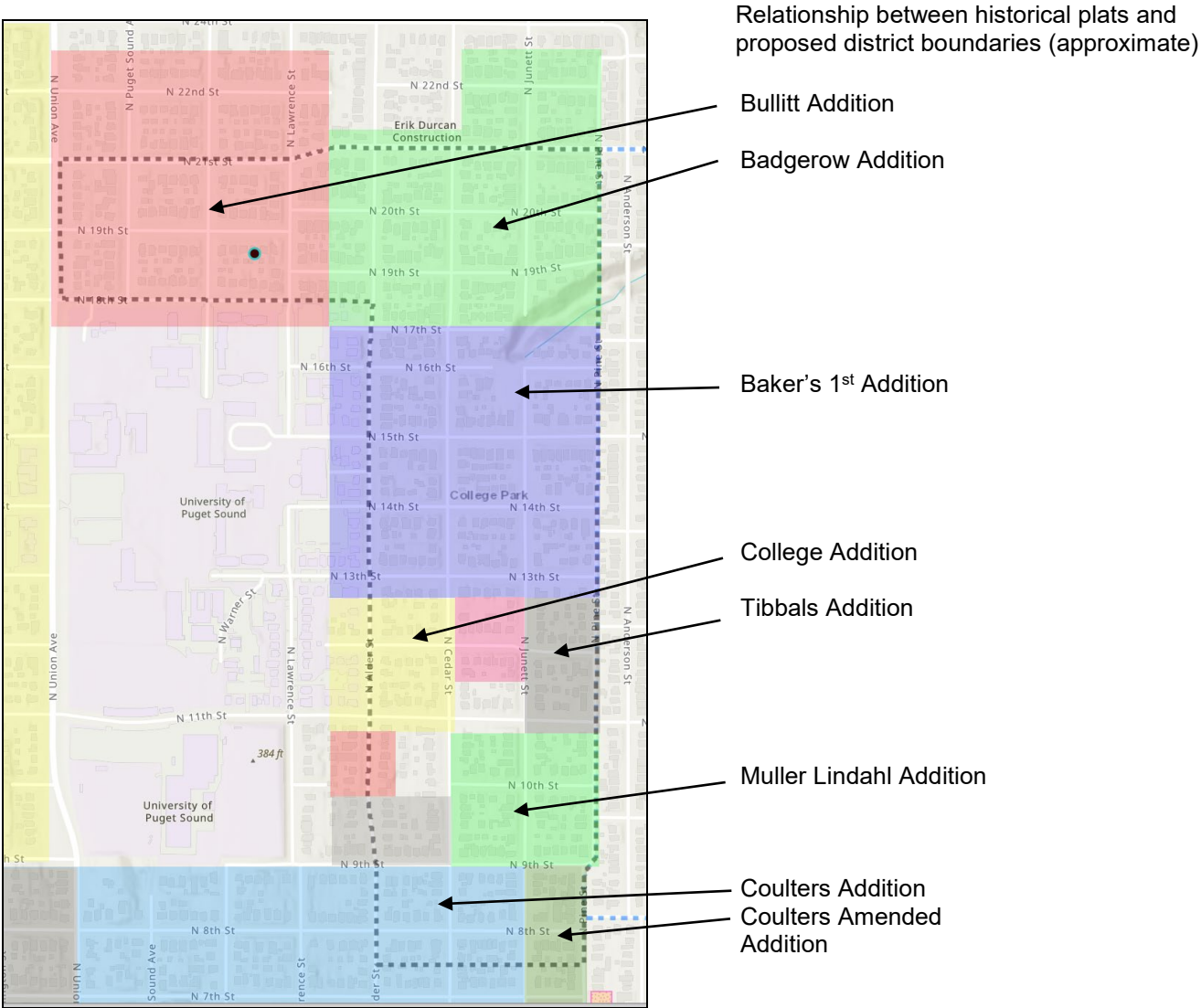
According to the National Register nomination, the College Park Historic District proposed boundary:

...uses the accepted neighborhood boundary recognized by the residents and community. The boundary follows arterial streets and established boundary lines between neighborhood districts; boundary lines between dissimilar land use zones and the property owned by the University of Puget Sound. To the south of the district is the Sixth Avenue Business District, the boundary line was selected at a natural transition between the newer commercial district and the residential district. The western boundary runs along North Alder Street an arterial street, which is also the principal boundary for the University. A portion of the southern boundary also runs along the boundary of the University at North 18th Street. Both Union Avenue to the west and

21st Street to the north are higher traffic arterial streets. To the east the boundary represents the recognized boundary for Buckley Addition.

The district includes all or part of several historic plats, including:

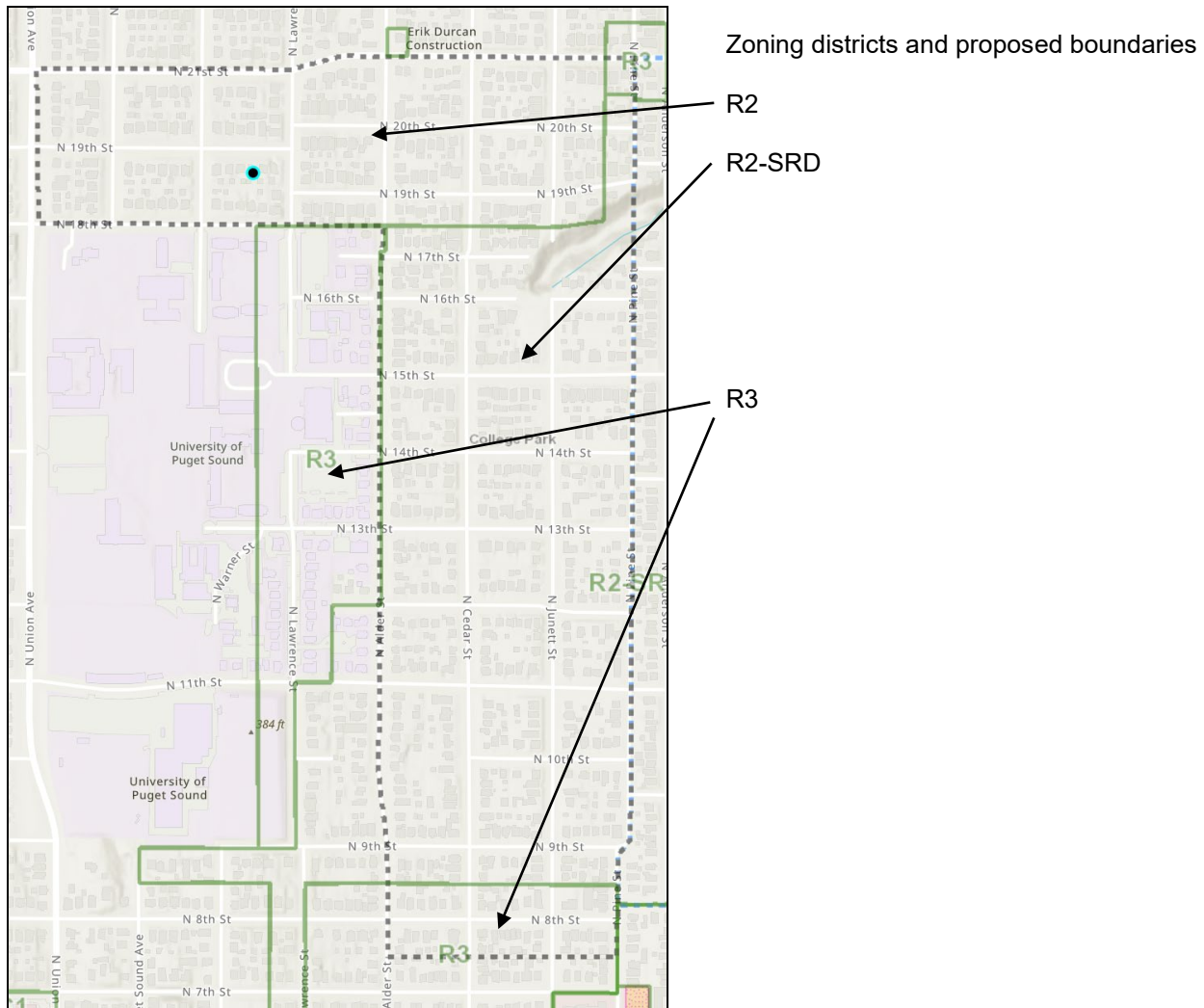
- Badgerow Addition (1907), which lies in the northern part of the proposed district and extended from N 18th to N 22nd Street north to south, and from both sides of Lawrence Street to Pine Street west to east. This location took advantage of streetcar lines running along N 21st and Cedar Streets.
- Bullitt Addition (1909), which lies just west of the Badgerow Addition from N 22nd southerly to both sides of N 18th (including property that is now part of the UPS campus), overlapping the Badgerow Addition at Lawrence Street to the east and ending at Union Street to the west.
- Baker’s 1st Addition (1889), extending from N 17th to both sides of N 13th to the south, and from both sides of Alder Street to Pine Street.
- College Addition (1923), immediately south of Baker’s Addition, including both sides of Alder Street and Cedar Street from Bakers Addition south to N 11th Street.
- Muller-Lindahl Addition (1912) from both sides of Alder Street to Pine Street west to east, from north of N 10th Street to the north, to the centerline of N 9th to the south.



Several preliminary comments have been received from residents in the 3200-3300 blocks of N 19th in opposition to the district, which were noted in the August 11th Agenda Packet.

Questions for Discussion:

1. Are the proposed boundaries based on a definable geographic area that is distinguished from the surrounding areas? This includes density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations.
2. Are there other considerations (zoning, political, or jurisdictional boundaries and property owner sentiment) that should be taken into account when defining the boundaries?
 - The northern boundary uses the arterial of N 21st as an edge. The Bullitt and Badgerow Additions extend beyond N 22nd Street.
 - The rationale for the southern boundary is the transition into the 6th Avenue Business District. The southern portion of the district includes several partial blocks currently zoned R-3.
 - The western edge of the district is defined by the presence of the University of Puget Sound, as well as a zoning change from R2-SRD to R3, which are separated by Alder Street.
 - The eastern edge of the proposed district is Pine Street, which is also the border of the Buckley's Addition National Register Historic District, as well as the termination point for most of the historical plats in the proposed district.



DESIGN GUIDELINES DISCUSSION

The Tacoma Municipal Code requires the Landmarks Commission to adopt and maintain design guidelines for local historic districts. TMC 13.07.120 A. states:

1. The Landmarks Preservation Commission shall adopt and maintain Guidelines for Building Design and Streetscape Review for historic special review districts and conservation districts, to be used as the basis for design review for rehabilitation, new development, and public amenities within the districts. Such guidelines are intended to ensure a certainty of design quality within each district, protect the historic fabric of the districts, enhance the economic viability of the districts through the promotion of their architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies.
2. Guidelines at a minimum should address the following subjects: height, scale, massing, exterior cladding and materials, building form and shape, roof shape, fenestration patterns and window materials, architectural details, storefronts (within commercial areas), awnings and signs, additions, parking, main entrances, rhythm of openings, accessory structures, mechanical equipment, streetscape and sustainable design.
3. In instances where design guidelines have not yet been adopted for historic special review or conservation districts, the Secretary of the Interior’s Standards for Rehabilitation may be used.
4. For certain common types of City-managed projects, and for certain projects within the City right-of-way, including street lighting, sidewalk repair and similar alterations within the right-of-way, the City Public Works Department may propose “standard specifications” for programmatic review and adoption by the Commission, in lieu of case-by-case reviews. Any such standards, rules or policies shall be adopted by quorum vote and, once adopted, shall be made available to the public in electronic and printed formats.

The nominators propose using the existing Wedge-North Slope Historic District Design Guidelines (<http://cms.cityoftacoma.org/planning/historic-preservation/districts/Design-guidelines-NSW-2020.pdf>), with certain district specific amendments, as the basis for project review.

Questions for Discussion:

1. Are the proposed guidelines appropriate for the neighborhood, including period of significance, architecture and overall character? Are there district specific amendments should be made to the proposed guidelines?
2. Is the proposed level of review and/or requirements appropriate for the community and for public benefit? Are there financial or equity considerations that should be factored into this discussion?
3. Is the proposed level of review appropriate to the significance of the proposed alterations?
4. Any other general feedback? Some questions can be addressed in the guidelines (material types, for example), some can be addressed in the code establishing the historic district (categorical exemptions), and some can be addressed in Commission Bylaws (such as thresholds for administrative review).

ACTION REQUESTED

Guidance and direction.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 5A: Demolition Review Director’s Rule

Staff

BACKGROUND

This week, the Planning and Development Services Department issued a Director's Rule relating to the historic review of demolition permits, which was most recently adopted into code in 2019. The intent of the rule is to address a gap between the Commission’s review of demolition permits and City Council’s role in considering requests for designation to the Tacoma Register of Historic Places.

This rule provides guidance to staff and the Commission regarding the consideration of public benefit, feasibility, and potential mitigations for proposed demolitions, and should provide additional tools for the Commission to use in its deliberations. It does not change the authority of the Commission or the steps in the demolition review process.

This is a communication item. Staff will be prepared to discuss the new demolition rule at the September 8th meeting.

ACTION REQUESTED

This is an informational update.

AGENDA ITEM 5B: Events & Activities Update

Staff

2021 Events

1. Puyallup Tribe Traditional Place Names Video Series (TBA)
2. How Tacoma was Shaped Video Series
 - I. How Art Shaped Tacoma (October, Arts Month)
3. Broadening Horizons Heritage Café Series (Third Thursdays online):
 - I. The 70s Turn 50 by State Architectural Historian Michael Houser (Aug. 19th @ 6pm)
 - II. Historic Seattle & Forterra: Affordable Housing/Acquisition Strategies (Sept. 16th @ 4pm)
 - III. Sea Level Rise & WA Archeology (Oct. 21th @ 6pm)
 - IV. Tacoma's LGBTQ History by the Rainbow Center (January 20th, 2022 TBD)

Comments Received as of August 18, 2021

From: [Celia Bissonette](#)
To: [McKnight, Reuben](#)
Subject: 819 N Junett Street/my house
Date: Thursday, August 12, 2021 6:34:00 PM

August 12, 2021

Mr. McKnight my name is Celia Bissonette and I own the house at 819 N Junett Street. I received the letter from the City of Tacoma College Park Historic District. I find that I can't come to either one of the public hearings, but wish to make my voice heard; I vote no on the college park historic district. When I purchased the house 26 years ago this was not part of the purchase contract, otherwise I would not have bought the house. I bought and paid for this house and I pay the very high property taxes every year, not the city of Tacoma nor my neighbors; so no one but me should have a say as to what I can and can't do to my property. If I wish to tear it down or paint the outside or change my house in any way no one but me should have a say in the matter.

Most of the houses in my neighborhood are not historic so I don't see how this is being justified. Just away to make it harder to renovate or repair your home; it will take longer and be much harder to get permits and probably cost more, as I doubt this will be free. If the city decides they don't like your plans than you will lose your rights as a home owner but you bet you will still get to pay the taxes on said property not the city. I know supposedly the city might give you a tax break if they agree with your home planes; no way is the city ever going to give home owners money off their taxes, I don't believe it for a second.

In closing I would like for the city to spend my tax dollars on more important items like trimming the city trees and fixing sidewalks which are being destroyed by the city trees. I just think there are better ways to spend tax dollars then on committees that are just not needed. I don't want my house part of this historic district thank you.

Celia Bissonette
bissonettec@gmail.com
819 N Junett Street
Tacoma, WA 98406

From: [alexandra picha](#)
To: [Landmarks](#)
Subject: Fwd: Resident SUPPORT of College Park Historic District
Date: Saturday, August 14, 2021 11:22:43 AM

----- Forwarded message -----

From: alexandra picha <alexandra.picha7@gmail.com>
Date: Tue, Aug 10, 2021 at 9:44 AM
Subject: Resident SUPPORT of College Park Historic District
To: landmarks@cityoftacoma.com <landmarks@cityoftacoma.com>
Cc: Gabe Rucker <nathanrucker44@gmail.com>

Hello,

We would like to share our household's emphatic support behind the designation of College Park Historic District.

We are a young family expecting our first child and purchased our first home in the neighborhood recently. We hope to raise our family in this neighborhood for many decades.

We left Seattle and Washington DC gentrification to move away from the type of development proposed by Home in Tacoma. This current plan will do anything BUT bring low income housing. It will only benefit developers as other city after cities have experienced.

We want to help preserve this special neighborhood, in this special city we are proud to call home- for our children.

Respectfully,

Allie Picha Rucker
Gabe Rucker


Homeowners in the UPS neighborhood

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Sent from Gmail Mobile

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allie picha
206. 427. 9706
alexandra.picha7@gmail.com

City of Tacoma Planning and Development Services	Page 1 of 3	Director's Rule 04-2021
	Publication: August 23, 2021	Effective: August 23, 2021
	Code & Section Reference: Archaeology, Historic and Cultural Resources TMC 13.12.570	
	Type of Rule: Permit review - Historic	
	Ordinance Authority: Tacoma Municipal Code 13.12.570	
Index: Permit Procedures	Approved  Peter Huffman, Director	Date 8/17/2021

A. Background

The City Council adopted a revised cultural resources review code in October 2019, which included enhanced review of demolition permits for potential impacts to potentially significant historical resources.

Specifically, this revised code requires applicants for demolition permits within Mixed Use Centers and within National Register Historic Districts, and for demolition permits affecting 4000 square feet or greater cumulative square footage on a parcel, to submit a summary demolition report generally describing the affected property. Following a review of up to 30 days, the Historic Preservation Officer may require a more thorough Historic Property Assessment report to be submitted to the Landmarks Preservation Commission (Commission), if the property appears to meet one or more criteria for historic designation in the City of Tacoma.

Upon receipt of the Historic Assessment report, the Commission is tasked with determining whether the property “should” be formally considered for designation to the Tacoma Register of Historic Places, and if so, making such a recommendation to the City Council via the “appropriate” committee. Generally, this means the Infrastructure, Planning and Sustainability Committee (Committee), to which the Planning and Development Services (PDS) department is assigned. The Committee then has 60 days to concur or to dissent; concurrence directs the Commission to take public comment on a proposed historic designation, whereas dissent effectively ends the process.

B. Issues

The current demolition review code provides the Commission broad authority to make recommendations for the historic designation and protection of buildings proposed for demolition, but does not provide any guidance to the Commission regarding the assessment of financial feasibility, alternative outcomes, or mitigation. As a result, the recommendations made by the Commission do not include information needed and expected by the City Council.

As this code has been implemented, there have been concerns relating to the predictability, costs, and the factors included in the Commission's review process. These include the potential for a developer to learn of the historic significance of an affected building only after purchase and planned redevelopment, since many properties that may fall into this process are not historically designated or on a historic inventory, and the expenses associated with retaining consultant services to draft Historic Assessment reports.

Lastly, as currently directed by the demolition review code, the Commission review process does not account for financial or economic impacts of preservation of the subject property, or direct the Commission to consider alternatives. However, during the code development process, questions about potential mitigation for demolitions and alternative outcomes were discussed.

Although not explicitly defined in the code, these considerations are embodied in the word "should." In essence, once a Historic Assessment report has been referred to the Commission, the Historic Preservation Officer has determined that the property to be demolished likely will meet one or more criteria for historic designation. The second part of question, for the Commission to determine, is whether such a property "should" be formally considered as a landmark.

The Commission has been understandably conservative in its exercise of this broad discretionary authority, as there is little guidance in the present code, despite the intent. The Commission has explicitly stated that the scope of its review is limited only to the historic merits of the affected property.

Conversely, the City Council, in recent reviews of Landmarks Commission recommendations, has expressed concern that alternative approaches and/or economic impacts have not been considered during the Commission's review of demolition permits, and thus have not been included in findings and recommendations from the Commission. This puts the City Council in a difficult position.

Lastly, without explicit code guidance, permit applicants can be reluctant to propose mitigation steps or alternative approaches to the Commission ahead of a formal decision about the property's historic significance, as this could be interpreted as an acknowledgement that their property does possess historic merit.

This Director's Rule is intended as an interim measure to address this gap between the Commission's discretionary review of Historic Assessment reports and the City Council's need to have fully vetted recommendations from the Commission.

C. Purpose

PDS strives to provide efficient, high quality, and timely permit services for the communities of the City of Tacoma.

This Director's Rule seeks to further align planning and development permitting activities, and specifically the historic preservation demolition review process, with implementation of Tacoma's Comprehensive Plan in a way that appropriately reflects the need to balance our important historic preservation goals with the City's other policies and priorities, such as affordable housing, economic development, quality vibrant neighborhoods and business districts, an effective multi-modal transportation system, and a sustainable built and natural environment.

D. Director's Rule – Demolition Review Policy

The interim procedures below will guide the historic review of demolition permits to address the observed code gaps until such a time as the relevant code sections can be amended:

1. When the Historic Preservation Officer directs an applicant to submit a Historic Assessment report, per Tacoma Municipal Code (TMC) 13.12.570.B.5, the report shall also include a feasibility analysis to be done by the applicant that addresses potential alternative approaches

and/or mitigation proposals. The report should address whether alternatives that would reduce the impact to historic resources have been considered, or whether there are strategies that have been considered to mitigate such impacts. Mitigation examples may include:

- Avoidance of historic/cultural resources
 - Retention of all or some of a historic structure into a new development
 - Voluntary design review for compatibility of new structure into existing neighborhood context
 - Interpretive/educational measures
 - Off-site/on-site preservation of another historic resource
 - Funding other preservation efforts, such as survey work or support for nonprofit preservation advocacy groups
2. The Historic Preservation Officer shall encourage the Landmarks Preservation Commission to weigh the balance of the public benefit of protecting the subject property against the potential impacts to the development project, and to consider alternatives and mitigations in making the determination as to whether a property “should” be historically designated.
 3. The feasibility analysis and/or mitigation proposals shall be factored into staff reports and recommendations by the Historic Preservation Officer to the Landmarks Preservation Commission, and such staff recommendations shall accompany any recommendations made by the Commission to the City Council.

Broadening Horizons Heritage Café Series:

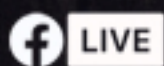
THE 70's TURNS 50

Join us as we “Walk into the world of the 1970s” with State Architectural Historian and lover of modern architecture Michael Houser. Split levels, ranches, wet bars, sunken living rooms, built in radios/vacuums, carpeted bathrooms - Houser will take us through a groovy hustle of late 60s/70s architecture and the social trends that inspired the styles.

As the 70s turn 50, these properties are the next frontier for historic preservation and landmark registers.

August 19th

6pm |



This event is a collaboration between the Historic Preservation Office, Historic Tacoma, and Tacoma Historical Society. This lecture series will run virtually on Third Thursday throughout the fall and winter.

