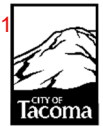


Members

Kevin Bartoy, Chair
Jennifer Mortensen, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Roger Johnson
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: February 23, 2022
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

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

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in regards to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://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 February 23rd, or 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 2/23/22", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS	PAGE #	TIME
2. ROLL CALL		
3. CONSENT AGENDA		
A. Excusal of Absences		
B. Approval of Minutes: N/A		
C. Administrative Review: N/A		
4. DESIGN REVIEW		
A. 725 Broadway (Old City Hall Historic District) <i>New construction – final design approval</i>	Christopher Jones	9 15m
B. 602 N Ainsworth (North Slope Historic District) <i>Skylights, rear dormer enlargement</i>	Alex Gallegos	31 15m
5. BOARD COMMUNICATION ITEMS		
A. College Park Historic District <i>Review of testimony</i>	Staff	45 30m
B. Public comment(s) on other agenda items	Staff	123 5m
6. CHAIR COMMENTS		

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



The City of Tacoma does not discriminate on the basis of handicap in any of its programs or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 591-5056 (voice) or (253) 591-5820 (TTY).
¿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

February 23, 2022

DESIGN REVIEW

AGENDA ITEM 4A: 725 Broadway (Old City Hall Historic District)

Michael Stapleton

BACKGROUND

This is a proposed new construction in the Old City Hall Historic District of an 8 story, 170,000 square foot residential and commercial building on the present site of the “graffiti garages,” a non-contributing structure in the Old City Hall Historic District. This proposal will require the approval of the proposed design as well as the approval for the demolition of the existing structure.

The existing building, known historically as the Hotchkiss-McNeely, is a three-story, reinforced concrete utilitarian building constructed in 1916. Designed by architects, Woodroffe & Griffin, it was historically used as a utilitarian commercial space for automobile-related business. In the 1970’s, the three continuous buildings combined into one large garage and have been used as a parking facility since. The building has been significantly altered. Most recently it has fallen into significant disrepair and is being occupied intermittently by transients despite attempts to secure the building.

PREVIOUS DISCUSSION

The Commission has been briefed two times previously, on 9/8/2021 and 2/9/2022. Feedback from the first briefing has been incorporated into a revised design. The Commission had no objections to the most recent design.

STANDARDS

The Old City Hall Historic District Design Guidelines apply to this project. The guidelines can be accessed here: https://cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Districts/OCH-Design%20Guidelines.pdf

NEW CONSTRUCTION

- 4.1 Respect the context of the District in new construction
- 4.2 Minimize negative impacts to views from or of key features of the District (such as Old City Hall)
- 4.4 Maintain the alignment of building fronts along the street
 - a. Locate a new building to reflect established alignment patterns along the block
 - b. Where historic buildings are positioned at the sidewalk edge as a uniform street wall, then a new building shall conform to this alignment
- 4.5 Locate a building to align with the rectilinear parcel forms that define much of the District
- 4.6 Maintain the traditional pattern of buildings facing the street
- 4.7 Design the overall height of a new building to be compatible with the historic district
 - a. Design a new building to be within the height range established in the context, especially at the street frontage
 - b. Construct a new building to have floor-to-floor heights similar to those of traditional buildings
- 4.11 Incorporate a base, middle and a cap in the design of a new building to reinforce the visual continuity of the District
- 4.12 Establish a sense of human scale in the design of a new building
- 4.13 Maintain the general alignment of horizontal features on a building front
- 4.14 Define the first and second floors of a new commercial building with clearly distinguishable details
- 4.15 Use a simple, rectangular building form, especially on the street facade
- 4.16 Use a primary roof form similar to those seen traditionally in the District
- 4.17 Orient a primary entrance towards the street
 - a. Design a commercial building entrance to convey a sense of scale and provide visual interest
 - b. Where a new building includes two primary façades, due to a significant elevation difference between two parallel streets, incorporate a primary entrance on each one

- 4.18 Maintain the pattern created by recessed entryways
 - a. Set the door back an adequate amount from the front façade to establish a distinct threshold for pedestrians
 - b. Where an entry is recessed, maintain the building line at the sidewalk edge along the upper floor(s)
 - c. Incorporate a transom over a doorway to maintain the full vertical height of the storefront
 - d. Avoid the use of oversized and undersized entrances
- 4.19 Arrange windows to reflect the traditional rhythm and general alignment of windows of historic buildings in the District
- 4.20 Use a ratio of solid-to-void (wall-to-window) that is similar to that found on traditional commercial structures
- 4.22 Use building materials that appear similar in scale, color, texture and finish to those seen historically in the District
 - a. Incorporate masonry materials with a modular dimension similar to those used historically.
 - b. On the ground level, use materials that will withstand on-going contact with the public, sustaining impacts without compromising their appearance.
 - c. Incorporate materials appropriate to the historic context.
- 4.23 Contemporary materials that are compatible with the architectural character and historic context of the District may be considered.
 - a. Generally, use one primary material for a building with one or two accent materials.
 - b. Employ contemporary, alternative materials that appear similar in scale, durability and proportion to those used traditionally.
- 4.24 Use high quality, durable materials

ANALYSIS

1. The existing building on the property is a non-contributing structure in the Old City Hall Historic District. This status has been periodically reviewed by the Commission over the years and re-affirmed.
2. The Old City Hall Historic District guidelines for new construction are the appropriate guidelines for the review of this project.
3. The proposed design appears to meet the guidelines for alignment with existing context and parcels.
4. The proposed design appears to meet the guidelines regarding height, classical base, middle and cap configuration, and simple, rectilinear form.
5. The proposed design reinforces the visual characteristics of the district and meets the design guidelines for new construction.

ACTION REQUESTED

Staff recommends approval for this project as submitted, both the demolition and new construction aspects.

Sample motion language for approval:

I move that the Landmarks Preservation Commission affirm that the existing structure at 725 Broadway is non-contributing and approve demolition; and find that the replacement structure meets the applicable guidelines for Old City Hall Historic District and approve the design for the new structure, as submitted.

AGENDA ITEM 4B: 602 North Ainsworth (North Slope Historic District)

Alex Gallegos, Ferguson Architecture

BACKGROUND

Built in 1893, this is a contributing property in the North Slope Historic District. The applicant proposes to add three skylights to the roof -- one on the east slope that faces North 6th Street and two on the west slope. The first skylight would be visible from the right of way; the second two skylights would be less visible, on a side elevation facing an adjacent building. In addition, they propose adding a dormer with an egress window on the rear (south) elevation. The new dormer window would be a wood framed casement type, matching existing trim on other windows. One existing window on the west side elevation towards the rear of the house would be removed, the opening reduced in height, and a new fixed wood window inserted. The last proposed changes are to remove a section of lattice skirting and a door accessing the under-porch area. This would open up the existing basement access path. The roofing and siding of the new rear dormer will match the house's existing material. The siding at the west side window change would also match existing.

This project has previously been presented to this Commission as a briefing on January 12, 2022. The Commission had mixed feedback on the rear dormer and the proposed skylights; no issues were raised regarding the rear porch lattice, under-porch door, or west side elevation window change.

STANDARDS

Design Guidelines for the Wedge Neighborhood and North Slope Historic Districts

WINDOWS

5. New Window Openings/Changing Window Openings

- Changes to window configurations on secondary (side and rear) elevations in order to accommodate interior remodeling are not discouraged, provided that character defining elements, such as a projecting bay window in the dining room, are not affected. A typical example of this type of change might be to reconfigure a kitchen window on the side of a home to accommodate base cabinets.

ROOFS and ROOF SHAPES

2. Rooftop Additions should be sensitively located. Additions that affect roof appearance may include the addition of elements such as dormers, skylights and chimneys. Additions are not discouraged, but should seek to minimize the visual impact to the overall roof form, as follows:

- Changes to the roof form should be located to the rear and less visible sides of a home.
- In certain cases, it may not be possible to conceal new elements such as additional dormers from view. In such cases, using examples of historic additions (location, scale, design, materials) to guide new design is appropriate.

ANALYSIS

1. This property is a contributing structure in the North Slope Historic Special Review District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The proposed addition of a rear dormer and egress window will add useable interior space with minimal exterior impact.
3. Since the 1/12/22 briefing, the dormer has been reduced in scale and the opening simplified to a single egress window, following feedback from the Commission. The current design for the new dormer is sensitively located at the rear of the house and references the existing dormers in its scale, design and materials.
4. The new dormer window and the west side replacement window are both proposed to be wood framed and are located on secondary elevations.
5. New siding and window trim will match existing in material and profile.
6. The rear porch skirting and under-porch door are presumed to be non-original elements and are not character-defining for the house.
7. The skylights on the west roof slope are minimally visible from the right-of-way. They are sensitively located on a less visible side of the house.
8. The skylight on the east roof slope is highly visible from the right-of-way.

ACTION REQUESTED

Staff recommends approval of the rear dormer and egress window addition, the rear under-porch changes, the west side window alterations, and the two west side skylights. Staff defers recommendation on the skylight facing North 6th St.

Sample motion language for approval:

I move that the Landmarks Preservation Commission find that the design for 602 N Ainsworth meets the applicable design guidelines and approve the proposed alterations, including the rear dormer addition with egress window, alterations to window on the west elevation, and the proposed skylights, as submitted.

BOARD BUSINESS

AGENDA ITEM 5A: College Park Historic District – Review of Testimony

Staff

SUMMARY

On February 9, 2022, the Landmarks Commission held a Public Hearing to receive testimony regarding the proposed College Park Historic District. Staff will present the comments received at the February 23 meeting, with follow up discussions to occur in March.

The summary of oral comments is in the board packet, along with the written comments received.

Comment Summary

- In general, the majority of comments were submitted in support of the proposed district. This is generally consistent with the results of the post card survey conducted by the Commission in November.
- Two individuals that submitted comments against the district specifically noted that they were opposed to the district as currently presented. Specifically, there was confusion regarding requirements for review on secondary and rear elevations, based on prior discussions, in addition to other specific objections to code language.
- A total of 59 comments were received specifically in response to the hearing. Of these, 14 were given as testimony during the hearing and 45 were submitted in writing up to the comment deadline on February 16.
- Overall, 40 comments (32 written, 8 oral) were in favor of the district, 12 (10 written, 2 oral) indicated opposition, and 7 (3 written, 4 oral) were either neutral or expressed a question.
- This summary does not include other emails, letters, and postcard responses received previously prior to the hearing announcement; staff will include those comments in the final record when the Commission drafts its findings.
- Some individuals submitted comments both written and in person. In some instances more than one comment was received from a household. This is not factored into this overall summary.

Comment Themes

Comments in support identified certain themes, including (not ranked):

- General support
- The neighborhood should be preserved
- Well-kept neighborhood
- Represents the history of the working middle class
- Family neighborhood
- Opposed to apartments/multifamily
- Emblematic of Tacoma in 1920s/represents life 50-100 years ago
- Represents distinguished and diversified architecture/architectural character
- Nomination meets criteria in code
- Is already on National Register
- The commission's consideration of equity and other factors that are not in code is misconduct
- Design review is not burdensome, based on Wedge experience
- Designation has positive effects on neighborhood, based on Wedge experience
- New infill should reflect the existing architecture of the area
- Proposal is compatible with Home In Tacoma and comprehensive plan
- Not opposed to additional density in residential areas, but historic district might encourage thoughtful and creative planning
- Will incentivize residents to protect its character
- Nomination represents hundreds of hours of volunteer work
- There is substantial support for district – please add all comments, letters, emails to record
- Nomination supports COT goals as well as DEIS and Biden administration goals
- Historic street elements (lights) are important
- Trees in the neighborhood are good for the environment
- Social and racial equity and historic districts do not counter one another
- Boundaries make sense
- Historic homes are “green” homes
- Hilltop, Fern Hill, Railroad District etc., should also be preserved

Comments opposed identified these themes (not ranked):

- Does not promote equity and equality

- Could hamstring efforts to provide more affordable housing
- Like an HOA
- Requirements will have negative effect on residents
- Tacoma doesn't need another historic district
- Runs counter to Home In Tacoma.
- Not a good use of city resources
- Commission seems unclear about requirements for certain types of alterations, like solar panels, skylights etc.
- District will make maintaining a home more difficult
- Neighborhood is already well maintained without a historic designation
- Opposed to the proposal as currently written

Other questions and comments:

- Is there a list of requirements for homeowners?
- Confusion regarding differences between requirements stated in previous meetings and current proposal, especially regarding elevations not facing street.
- How is the commission addressing the conflicts between Home In Tacoma and CPHD
- Is there any doubt that CPHD represents the growth of the middle class?
- Has the Commission toured the area?
- What are the City resources and costs associated with CPHD?
- Is the Historic Preservation Officer dedicated to preserving our legacy?

NEXT STEPS

For the March 9 meeting, staff will present an issues and observations summary based on guidance from the Commission and comments received, to begin a discussion of findings and recommendations.

PRIOR ACTIONS

On May 3, 2021, a resident of the "College Park" Neighborhood near the campus of the University of Puget Sound submitted a written request for consideration of the neighborhood as a historic special review district overlay zone. This would create a new Tacoma Register Historic District. It is south of the Proctor Business District and north of Sixth Avenue commercial corridor.

The district is nominated as an example of a cohesive neighborhood that reflects the broad patterns and history of Tacoma as well as for the distinctive characteristics of its structures, which embody early twentieth century architecture. For an overview of the proposal and answers to Frequently Asked Questions, please visit

www.cityoftacoma.org/collegeparkHD.

Date	Subject
6/23/21	Introduction of nomination request; discussion of review schedule
7/21/21	Adoption of review schedule; approve public notice of nomination
8/11/21	Review district significance, first public information session
8/25/21	Review proposed boundaries, buildings inventory, design guidelines
9/8/21	Second public information session
10/13/21	Recap of previous discussions; discussion of opinion survey; revise review schedule
10/20/21	Release opinion survey
11/3/21	Survey response deadline
11/10/21	Discuss results of survey; discussion of preliminary recommendations
12/8/21	Discussion of preliminary recommendations
1/12/22	Adopt preliminary recommendations; set hearing date
2/9/22	Public Hearing
2/23/22	Review of hearing testimony; discussion of issues and observations
3/9/22	Discuss findings and recommendations
3/23/22	Adopt Findings and Recommendations

ACTION REQUESTED
Feedback and direction.

AGENDA ITEM 5B: Public Comment(s)

See packet for public comment(s) submitted on other agenda items, including 725 Broadway.

Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

APPLICATION FOR DESIGN REVIEW

Permit Number: HDR22-0005

PROPERTY INFORMATION

Building/Property Name:	725 Broadway
Building/Property Address:	725 BROADWAY
Historic/Conservation District:	Old City Hall
Applicant's Name:	Michael Stapleton
Applicant's Address:	88 E Hamlin Street Seattle, WA 98102
Applicant's Phone:	2068992939
Applicant's Email:	michael@studiocja.com
Property Owner's Name:	725 BROADWAY LLC

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Commercial
Type of Work:	Demolition
Estimated Valuation:	42000000

Application Checklist

Features to be Modified:
Demolish existing building

Program of Work:

10

CONSTRUCTION OF A +/- 170,000 SF BUILDING
COMPRISED OF ONE UNDERGROUND PARKING LEVEL, A THREE STORY
PODIUM, FIVE STORIES OF TYPE VA CONSTRUCTION ABOVE, AND +/- 130
MULTI FAMILY RESIDENTIAL UNITS AND COMMERCIAL
SPACE ON THREE LEVELS.

Specifications of Materials and Finishes:

See materials palette

Building/Roofing Information

11

Roof Height: 86.5
Roof Pitch: 0
Roof Material: Membrane
Size of 225' x 97'-6"

Proposed Material:

Concrete, Brick, cementitious board, reclaimed wood, steel

Exterior Material:

Concrete, Brick, cementitious board, reclaimed wood, steel

Window Information**Window Types:**

Storefront & vinyl

Window Trim:

N/A

Window Material:

Vinyl, aluminum

Window Locations:**Door Information****Door Types:**

Storefont, vinyl, metal

Door Materials:

Vinyl, aluminum

Door Locations:

Existing Signage:	No
Sign Dimensions:	
Sign Material:	
Logo and Letter Size:	
Lighting Specifications:	
Removing or Relocating Signage:	
Method of Attachment:	



Submittal Information

Permit: HDR22-0005

Applied: 02/09/2022

ADDITIONAL INFORMATION

Door Materials	Vinyl, aluminum
Door Types	Storefront, vinyl, metal
Exterior Material	Concrete, Brick, cementitious board, reclaimed wood, steel
Proposed Material	Concrete, Brick, cementitious board, reclaimed wood, steel
Roof Height	86.5
Roof Material	Membrane
Roof Pitch	0
Size of Construction	225' x 97'-6"
Window Material	Vinyl, aluminum
Window Trim	N/A
Window Types	Storefront & vinyl

APPLICATION CHECKLIST

Elevation Drawings	CHECKED
Features to be Modified	Demolish existing building
Illustrations	UNCHECKED
Material Samples	CHECKED
Photographs	CHECKED
Program of Work	CONSTRUCTION OF A +/- 170,000 SF BUILDING COMPRISED OF ONE UNDERGROUND PARKING LEVEL, A THREE STORY PODIUM, FIVE STORIES OF TYPE VA CONSTRUCTION ABOVE, AND +/- 130 MULTI FAMILY RESIDENTIAL UNITS AND COMMERCIAL SPACE ON THREE LEVELS.
Site Plan	CHECKED
Specifications of Materials and Finishes	See materials palette

HISTORIC DISTRICT

District	Old City Hall
Guideline Certification	CHECKED

PARCEL AND ZONING INFORMATION

14

Accessibility Index	Very High
BLDINSAREA	Downtown
City Council District	2
Code Violation Type	Unfit Building
Economy Index	Moderate
Education Index	High
Enforcement Complaint Records	060000235456
Erosion Control Inspector	Scott Haydon
Historic District	Y
Land Use Designations	Downtown Regional Growth Center
Liquefaction Susceptibility	very low
Livability Index	Very Low
Mixed Use Center	Downtown
Mixed Use Center Type	CBD
Neighborhood Council District	NEW TACOMA
Overall Equity Index	Low
OVERTIMEPARKING	A
Reduced Parking Area	{7B1860C1-ED5B-419E-B88C-61BD3C11A7EA}
SITEINSAREA	Northeast
Wastewater Subbasin	C05
Wind Zone	1.68
Zoning District	DCC-HIST

PROJECT DETAILS

Estimated Valuation	42000000
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REVIEW TYPE

Application Type	Commercial
Type of Work	Demolition

SIGN/AWNING INFORMATION

Existing Signage	No
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Contacts:

Contact Type	Name	Email
Applicant	Michael Stapleton	michael@studiocja.com
Owner	725 BROADWAY LLC	jim@icapequity.com



PROJECT INFORMATION



PROJECT INFORMATION

PROJECT ADDRESS: 725 BROADWAY, TACOMA, WA 98402
 PROJECT NUMBER: #PRE21-0016
 LOT AREA: 22,216 SF
 PARKING STALLS: 7 STALLS (1 VAN, 3 ACCESSIBLE)

PROJECT DESCRIPTION: CONSTRUCTION OF A +/- 170,000 SF BUILDING COMPRISED OF ONE UNDERGROUND PARKING LEVEL, A THREE STORY PODIUM, FIVE STORIES OF TYPE VA CONSTRUCTION ABOVE, AND +/- 130 MULTI FAMILY RESIDENTIAL UNITS AND COMMERCIAL SPACE ON THREE LEVELS.

OWNER

725 BROADWAY LLC
 3535 FACTORIA BLVD SE, SUITE 500

ARCHITECT

CHRISTOPHER JONES ARCHITECTS
 509 OLIVE WAY, SUITE 1416
 SEATTLE, WA 98101
 PHONE: 206.899.2939

PROJECT INFORMATION

2

PROJECT INTRO

3

HISTORIC CONTEXT

EXISTING BUILDING CONDITIONS	4
HISTORIC DESIGN CUES	5

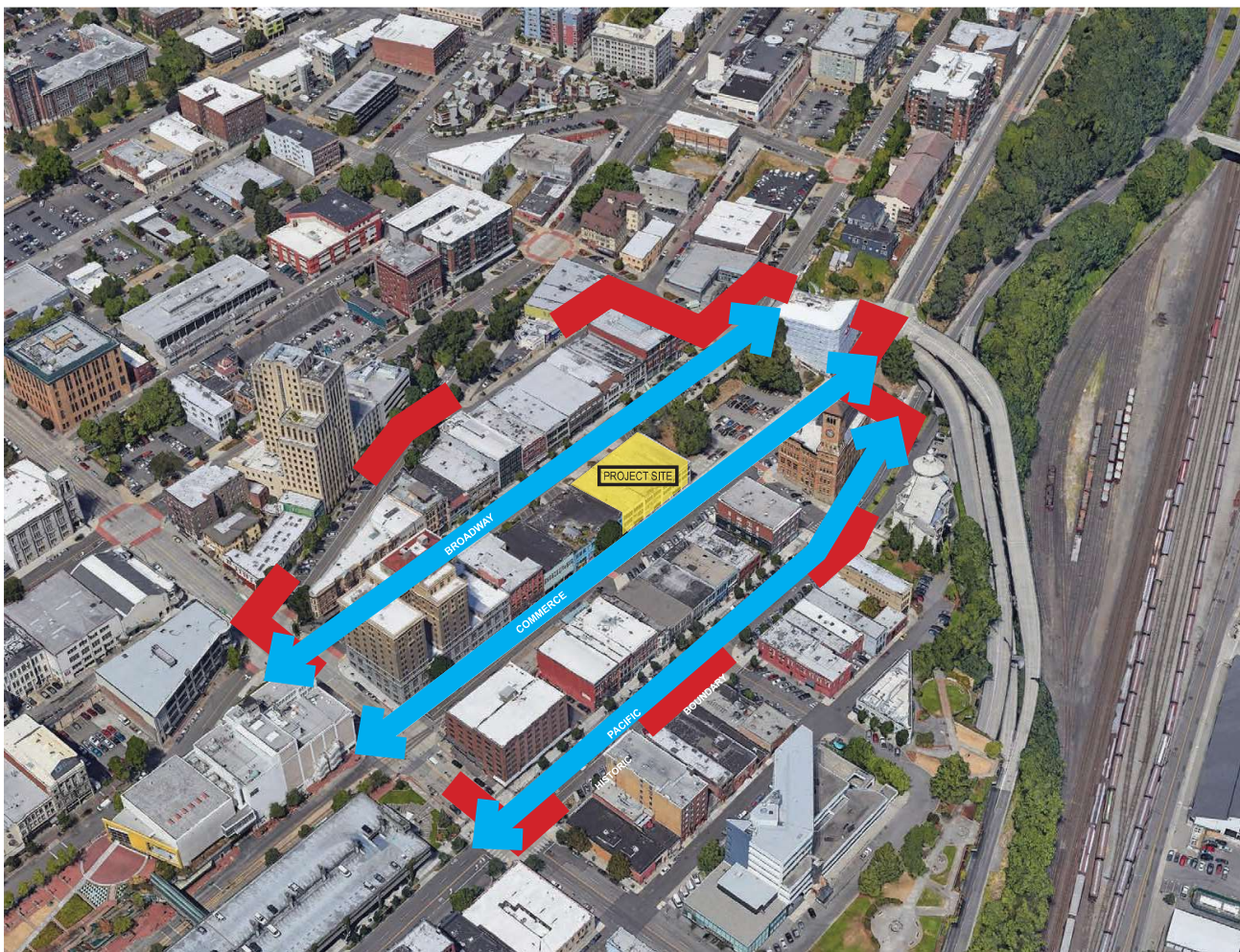
ARCHITECTURAL CONCEPT

DESIGN GUIDELINES	6
BUILDING ELEVATIONS	7
MATERIALS PALETTE	8-9
STREET ELEVATIONS	10-11
SITE PLAN	A.1.1
BUILDING ELEVATIONS	A4.0 - A4.3



PROJECT INTRODUCTION

PROJECT SITE



PROJECT SUMMARY

WE ARE PROUD TO PRESENT A NEW MIXED-USE APARTMENT PROJECT, LOCATED IN THE TACOMA'S THEATER DISTRICT AS WELL AS WITHIN THE OLD CITY HALL HISTORIC DISTRICT, THAT WILL REPLACE AN EXISTING THREE-STORY CONCRETE STRUCTURE WHICH PREVIOUSLY SERVED AS AN AUTO SERVICE CENTER AND PARKING STRUCTURE. WITH EIGHT STORIES ABOVE COMMERCE ST AND SIX ALONG BROADWAY, IT WILL FEATURE COMMERCIAL SPACES ON BOTH STREETS, TWO LEVELS OF PARKING FOR APPROXIMATELY 78 VEHICLES, AND AMENITY SPACES FOR 130 APARTMENTS. BROADWAY WILL SERVE AS THE PRIMARY ENTRANCE TO THE APARTMENTS TOWARD THE NORTH END OF THE BUILDING, WHILE THE COMMERCIAL FRONTAGE ALONG BROADWAY WILL WRAP AROUND THE SOUTH CORNER AND OPEN ONTO A COLONNADE THAT EXTENDS THE PEDESTRIAN RETAIL EXPERIENCE AND CREATES A POTENTIAL VIEWPOINT TO THE EAST. COMMERCE STREET HOSTS A SERIES OF LIVE/WORK UNITS, AS WELL AS ACCESS TO PARKING, BIKE STORAGE, AREA TRASH COLLECTION, AND SECONDARY ACCESS TO THE RESIDENCES ABOVE.

A FULL-HEIGHT RECESS IN THE CENTER OF BOTH SIDES OF THE BUILDING BREAKS IT INTO THREE VERTICAL MASSES, PROVIDING CONTINUITY WITH THE RHYTHM OF OTHER BUILDINGS ALONG THE BLOCK. HORIZONTALLY, LOWER FLOORS ARE INTENDED TO SERVE AS A BASE FOR THE BUILDING AND WILL FEATURE HEAVIER AND MORE TEXTURED MATERIALS UP TO A DATUM LINE THAT RESPOND TO THE ROOFLINES OF SURROUNDING STRUCTURES. UPPER LEVELS WILL BE MATERIALLY DIFFERENT AND FURTHER MODULATED WITH PRIVATE BALCONIES AND METAL ACCENTS. A HEAVY CORNICE WILL CAP THE STRUCTURE IN REFERENCE TO THE TRADITIONAL ARCHITECTURAL FORMS IN THE DISTRICT. THE NORTH AND SOUTH ELEVATIONS WILL BE MODULATED WITH STRUCTURAL BAYS AND WINDOWS, BUT DEVELOPED IN SUCH A WAY AS TO BE COMPATIBLE WITH FUTURE LARGE-SCALE DEVELOPMENT ON ADJACENT PROPERTIES.

BEGINNING AT THE FOURTH FLOOR, A CENTRAL COURTYARD PIERCES THE BUILDING AND OPENS ITS INTERIOR UP TO THE SKY. A FOURTH FLOOR VIEWING GALLERY OVERLOOKING COMMERCE ST CONNECTS WITH THE COURTYARD ALLOWING FOR SUBSTANTIAL VENTILATION AND FURTHER ENLARGES THE PROTECTED OUTDOOR GATHERING AREA FOR RESIDENTS. AT THE TOP FLOOR, A NOTCH IS CARVED OUT OF THE SOUTHEAST CORNER FOR A ROOF DECK AND VIEWS TO THE CITY, COMMENCEMENT BAY, AND THE MOUNTAINS BEYOND.

DESIGN GOALS

ENHANCE THE HISTORIC CHARACTER OF THE NEIGHBORHOOD - WITH THE SITE LOCATED IN AN IMPORTANT HISTORIC AREA, IT IS OUR GOAL TO EMBRACE THE CHARACTER OF THE NEIGHBORHOOD WHILE INTRODUCING A HIGH QUALITY DESIGN THAT MEETS THE NEEDS OF A MODERN LIFESTYLE. WE WANT OUR BUILDING TO BE COMPATIBLE WITH THE DESIGN QUEUES THAT ARE PRESENT IN THE AREA WITHOUT HINDERING OUR ABILITY TO HAVE A CREATIVE RESPONSE TO THE CHALLENGES PRESENTED BY THE SITE. WE INTEND TO COEXIST WITH THE HISTORIC BUILDINGS BY ACKNOWLEDGING THE FUNDAMENTAL ELEMENTS OF THEIR DESIGN, WHILE PLACING A MODERN SPIN ON THEM IN OUR OWN BUILDING.

INTEGRATE DESIGN GRACEFULLY - THE OLD CITY HALL HISTORIC DISTRICT CONTEXT IS DEFINED BY CONSISTENT PATTERNS OF BUILDING SETBACKS, ALIGNMENTS, FENESTRATION AND MATERIALS. OUR GOAL IS TO REINFORCE THE CHARACTERISTICS OF THE HISTORIC DISTRICT BY FOLLOWING THESE PATTERNS, WHILE INTEGRATING MODERN TECHNOLOGY AND DESIGN FEATURES.

OPTIMIZE VIEWS TO HISTORIC BUILDINGS FROM THE PROJECT SITE - BECAUSE OUR SITE IS SURROUNDED BY HISTORIC BUILDING ON ALL SIDES, HAVING A STRONG VISUAL AND EXPERIENTIAL CONNECTION IS AN OPPORTUNITY. OUR BUILDING MASSING HAS BEEN CONFIGURED TO RESPECT ITS CONTEXT, WITH SPACES CARVED OUT AT MULTIPLE ELEVATIONS FOR VIEWING NOT ONLY THIS CONTEXT BUT THE CITY BEYOND AS WELL.

HISTORIC CONTEXT



EXISTING FACADE ALONG COMMERCE STREET

EXISTING BUILDING CONDITIONS

INTENDED USE - 735 TO 737 BROADWAY IS A THREE-STORY, REINFORCED CONCRETE, UTILITARIAN STRUCTURE CONSTRUCTED IN 1916 AND KNOWN AS THE HOTCHKISS-MCNEELY BUILDING. CURRENTLY USED AS A GARAGE, THE RECTANGULAR BUILDING HAS A FLAT, BUILT UP ROOF WITH A LOW RECTANGULAR PARAPET AND SITS DIRECTLY NORTH OF TWO NEARLY IDENTICAL BUILDINGS, ONE OF WHICH (731 BROADWAY) WAS ALSO ASSOCIATED WITH THE HOTCHKISS-MCNEELY BUSINESS. HISTORICALLY, THESE BUILDINGS, DESIGNED BY WOODROOPE & GRIFFIN ARCHITECTS, WERE USED AS COMMERCIAL SPACES FOR AUTOMOBILE-RELATED BUSINESSES, INCLUDING THE MUELLER-HARKINS MOTOR CO. THE THREE CONTIGUOUS BUILDINGS HAVE BEEN COMBINED INTO ONE LARGE GARAGE AND SPAN THE WIDTH OF THE BLOCK BETWEEN COMMERCE STREET AND BROADWAY.

MASSING ARRANGEMENT - THE WEST ELEVATION FACING BROADWAY IS ONE-STORY TALL AND THREE BAYS WIDE, WHILE THE EAST ELEVATION IS THREE-STORIES TALL AND THREE BAYS WIDE. THE WEST ELEVATION CONTAINS TWO RECTANGULAR, OPEN VEHICLE ENTRANCES, THE EAST ELEVATION (FACING COMMERCE) CONTAINS TWO VEHICLE BAYS ON THE GROUND FLOOR.

CURRENT CONDITION - THE BUILDING IS SIGNIFICANTLY DETERIORATED, WITH COLLAPSED WOOD BEAMS AND FIRE DAMAGE TO THE INTERIOR. THE EAST FACADE ON COMMERCE STREET CONTAINS WINDOWS THAT ARE EITHER COVERED IN GRAFFITI OR BROKEN COMPLETELY. ON THE WEST FACADE FACING BROADWAY ALL OF THE WINDOWS AND OPENINGS ARE EITHER BOARDED UP, OR DAMAGED.

DEMOLITION - WITH THE ROT AND FIRE DAMAGE TO THE WOOD FRAMING AND FLOOR DECKING, AS WELL AS PHYSICAL DAMAGE TO THE EXTERIOR, DEMOLITION OF THE EXISTING STRUCTURE IS INTENDED REGARDLESS OF SITE DEVELOPMENT.



EXISTING BUILDING - AERIAL



EXISTING FACADE ALONG BROADWAY

HISTORIC DESIGN CUES

SURROUNDING SIGNIFICANT STRUCTURES & DESIGN ANALYSIS

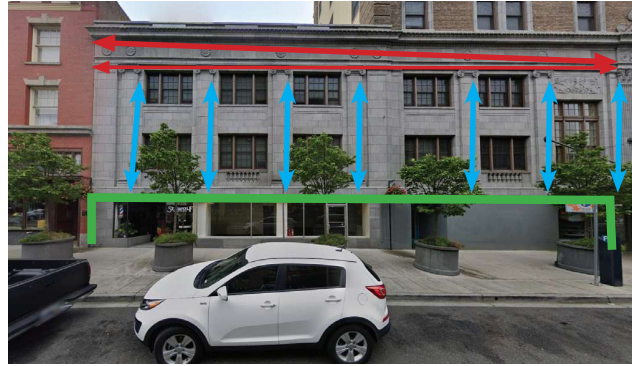
STRONG VERTICALS - THE MAJORITY OF THE SIGNIFICANT HISTORIC BUILDINGS IN THE AREA HAVE STRONG VERTICAL DESIGN ELEMENTS THAT SPAN MULTIPLE LEVELS, THESE CAN BE PILASTERS, COLUMNS, OR VERTICAL PLANES CREATED BY RECESSING THE ADJACENT WINDOWS AND SPANDRELS. THESE HAVE BEEN REPRESENTED BY BLUE ARROWS IN THE ADJACENT DIAGRAMS.

HORIZONTAL BANDS - THE PLASTERS TYPICALLY TERMINATE INTO OR INTERSECT A HORIZONTAL ELEMENT, WHICH COULD BE A BELLY BAND OR A MID-HEIGHT CORNICE. MOST BUILDINGS FEATURE FIVE OR MORE OF THESE VERTICAL ELEMENTS, WHICH ULTIMATELY TERMINATE AT A SUBSTANTIAL CORNICE AT THE ROOF LINE. THESE HAVE BEEN REPRESENTED BY RED ARROWS IN THE ADJACENT DIAGRAMS.

HEAVY BASE - THE BUILDINGS ARE CONNECTED TO THE GROUND VIA A STRONG BASE, THIS PRESENTS ITSELF THROUGH MULTIPLE DESIGN ELEMENTS INCLUDING: THICKENED COLUMN BASES, PLACING A HEAVIER CLADDING MATERIAL ON THE LOWER FACADE, RESTING THE MORE VERTICAL BUILDING FORM ON A WIDE PLINTH, OR A COMBINATION OF MULTIPLE TECHNIQUES. THESE HAVE BEEN REPRESENTED WITH GREEN IN THE ADJACENT DIAGRAMS.



625 COMMERCE ST. - OLD CITY HALL



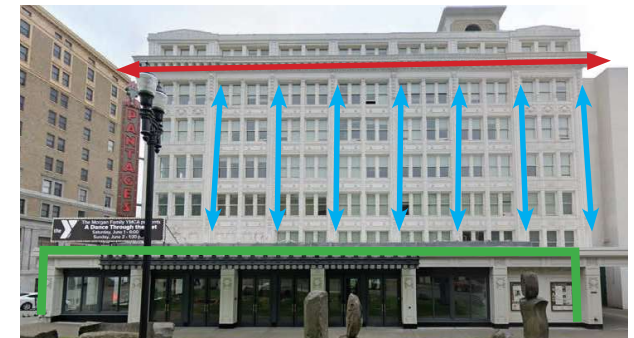
776 COMMERCE ST. - WINTHROP HOTEL



621 PACIFIC AVE - NORTHERN PACIFIC HEADQUARTERS



701 COMMERCE - COLONIAL HOTEL



904 BROADWAY - PANTAGES THEATRE



756 BROADWAY - TACOMA CITY HALL



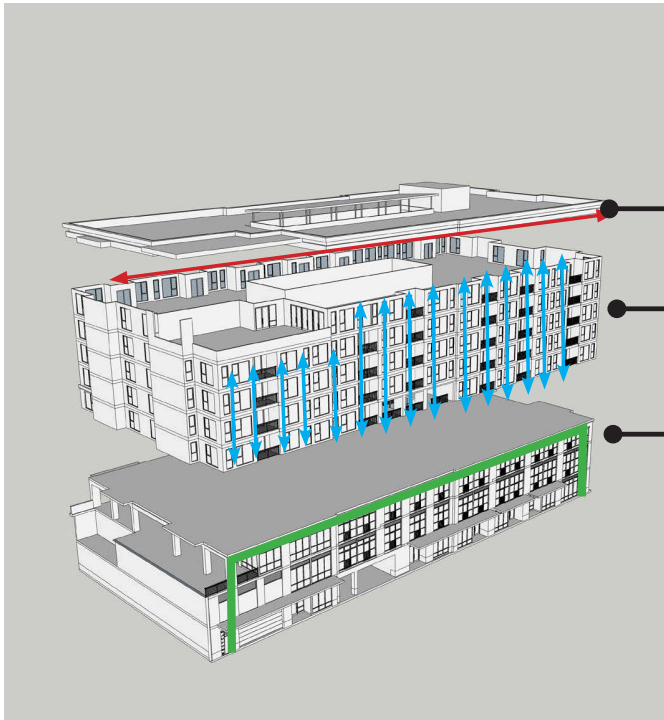
708 BROADWAY - ABBOT/PASSAGES BUILDING



904 BROADWAY - MCMENAMINS ELKS TEMPLE



ARCHITECTURAL CONCEPT



DESIGN GUIDELINES



4.8 - DESIGN A NEW BUILDING TO RESPECT ICONIC BUILDINGS IN AND KEY FEATURES OF THE DISTRICT

A. DESIGN A NEW BUILDING TO BE RESPECTFUL TO MASS, HEIGHT AND SCALE TO ICONIC BUILDINGS IN THE DISTRICT, INCLUDING THE OLD CITY HALL BUILDING.

DESIGN RESPONSE:

AS A MID-BLOCK BUILDING, 725 BROADWAY DOES NOT LOOK TO REPLICATE TOWER ELEMENTS, ESTABLISH CORNER ENTRIES, OR OR CARVE OUT THE CORNERS AS A MEANS OF IDENTITY OR SPACE MAKING. INSTEAD, THE MASSING IS BROKEN DOWN INTO THREE DISTINCT FORMS THAT ARE APPROPRIATE TO THE SCALE OF THE DISTRICT, AND A BUILDING HEIGHT IS ESTABLISHED THAT IS CONSISTENT WITH THE TALLER EXISTING STRUCTURES NEARBY WHILE REMAINING SUBSTANTIALLY LOWER THAN THE 400-FOOT ALLOWED WITHIN THE ZONE. WITHIN THIS FORM, THE DESIGN USES REPETITIVE BAYS TO CONTINUE THE EXISTING RHYTHM OF THE STREET FRONTAGES, AND THOUGH THE OVERALL BUILDING IS TALLER THAN MANY OF ITS TYPICALLY 2-3 STORY NEIGHBORS, THE BRICK BASE OF THE BUILDING ESTABLISHES A STRONG DATUM LINE THAT CONTINUES THE LOW-RISE SCALE OF THESE TRADITIONAL COMMERCIAL STRUCTURES

4.10 - MAINTAIN THE SCALE OF TRADITIONAL BUILDING WIDTHS IN THE CONTEXT

A. DESIGN A NEW BUILDING TO REFLECT THE TRADITIONAL BUILDING WIDTH OF NEARBY HISTORIC BUILDINGS

B. INCORPORATE CHANGES IN DESIGN FEATURES AND ARTICULATION SO A NEW BUILDING READS AS SEPARATE MODULES REFLECTIVE OF TRADITIONAL BUILDING WIDTHS AND MASSING

DESIGN RESPONSE:

THE 225-FOOT LENGTH OF THE BUILDING IS BROKEN INTO THREE PRIMARY FORMS BY RECESSING THE CENTRAL THIRD OF THE TWO STREET-FACING FACADES AN ADDITIONAL 3-FEET FROM THE STREET ALONG BROADWAY AND 18-INCHES ON COMMERCE. THE USE OF A DARK-LIGHT-DARK COLOR AND MATERIAL PALETTE WORKS WITH THE MASSING MODULATION TO READ AS THREE PRIMARILY VERTICAL FORMS, WHILE THE REPETITION OF WINDOWS AND HORIZONTAL DATUMS TIE THEM TOGETHER AT A SECONDARY SCALE. THE BUILDING CORNICE IS LOWERED FOR THE MIDDLE SECTION OF THE BUILDING AND THE MODULATION PATTERN OF THE WINDOW AND BALCONIES IS ALTERED FROM THE END SECTIONS, FURTHERING THE INDIVIDUAL CHARACTER.

4.11 - INCORPORATE A BASE, MIDDLE, AND A CAP IN THE DESIGN OF A NEW BUILDING TO REINFORCE THE VISUAL CONTINUITY OF THE DISTRICT

A. TRADITIONALLY, BUILDINGS WERE COMPOSED OF THESE THREE BASIC ELEMENTS. INTERPRETING THIS TRADITION IN A NEW BUILDING WILL HELP REINFORCE THE VISUAL CONTINUITY OF THE AREA

DESIGN RESPONSE:

725 BROADWAY INCORPORATES THE TRADITIONAL MASSING ORGANIZATION OF THE BASE, MIDDLE AND CAP WITH THREE STORIES OF BRICK AT STREET LEVEL WHICH IS SEPARATED FROM THE MIDDLE WITH A BRICK CORNICE. THE MIDDLE OF THE BUILDING IS A MIX OF PAINTED FIBER CEMENT PANELS AND LAP SIDING, LARGE WINDOWS, AND PRIVATE DECKS THAT READ AS CARVED INTO THE FORM INSTEAD OF BOLTED ON TO MAINTAIN AN UNINTERRUPTED PROFILE. THE TOP IS A LARGE CORNICE WHICH IS SIMPLIFIED INTO A RECTANGULAR FORM AND BROKEN AT THE CENTRAL (TAN) MASSING TO FURTHER EMPHASIZE THE VERTICAL BUILDING MODULATION. THIS CORNICE PROVIDES A DEFINED SEPARATION BETWEEN BUILDING AND SKY, VERSUS THE MORE TYPICAL PARAPET WALL CONTINUING THE PLAN BELOW.

BUILDING ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

FINAL MURAL DESIGNS
MAY DIFFER



SOUTH ELEVATION

MATERIALS PALETTE



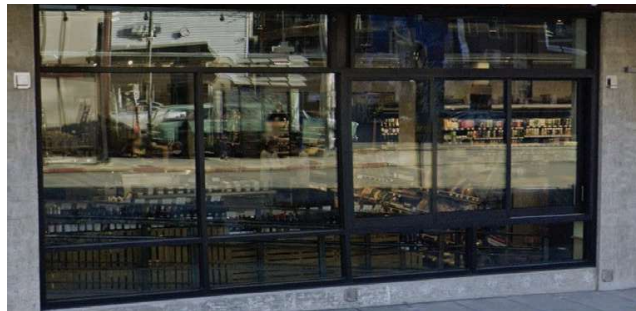
DARK BRICK - COAL CREEK



STOREFRONT - BLACK ALUMINUM



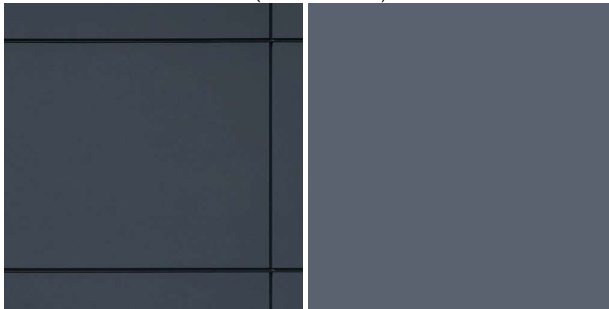
LIGHT BRICK - PEWTER



MATERIALS PALETTE



HARDIE REVEAL PANELS AND T&G SIDING - DARK
BM 2131-30 LEAD GRAY (OR SIMILAR)



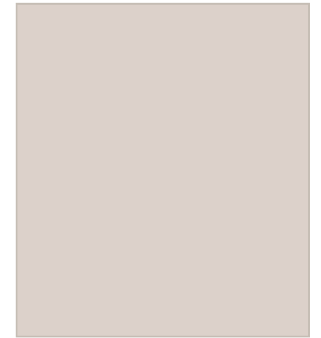
HARDIE REVEAL PANELS AND T&G SIDING - LIGHT
BODY PAINT - BM 2108-50 SILVER FOX (OR SIMILAR)



ACCENT PAINT & METAL FINISHES - BLACK



VINYL WINDOW - BLACK



VINYL WINDOW - TAN



RECLAIMED WOOD



CONCRETE PEDISTALS

STREET ELEVATIONS



WEST ELEVATION (BROADWAY)

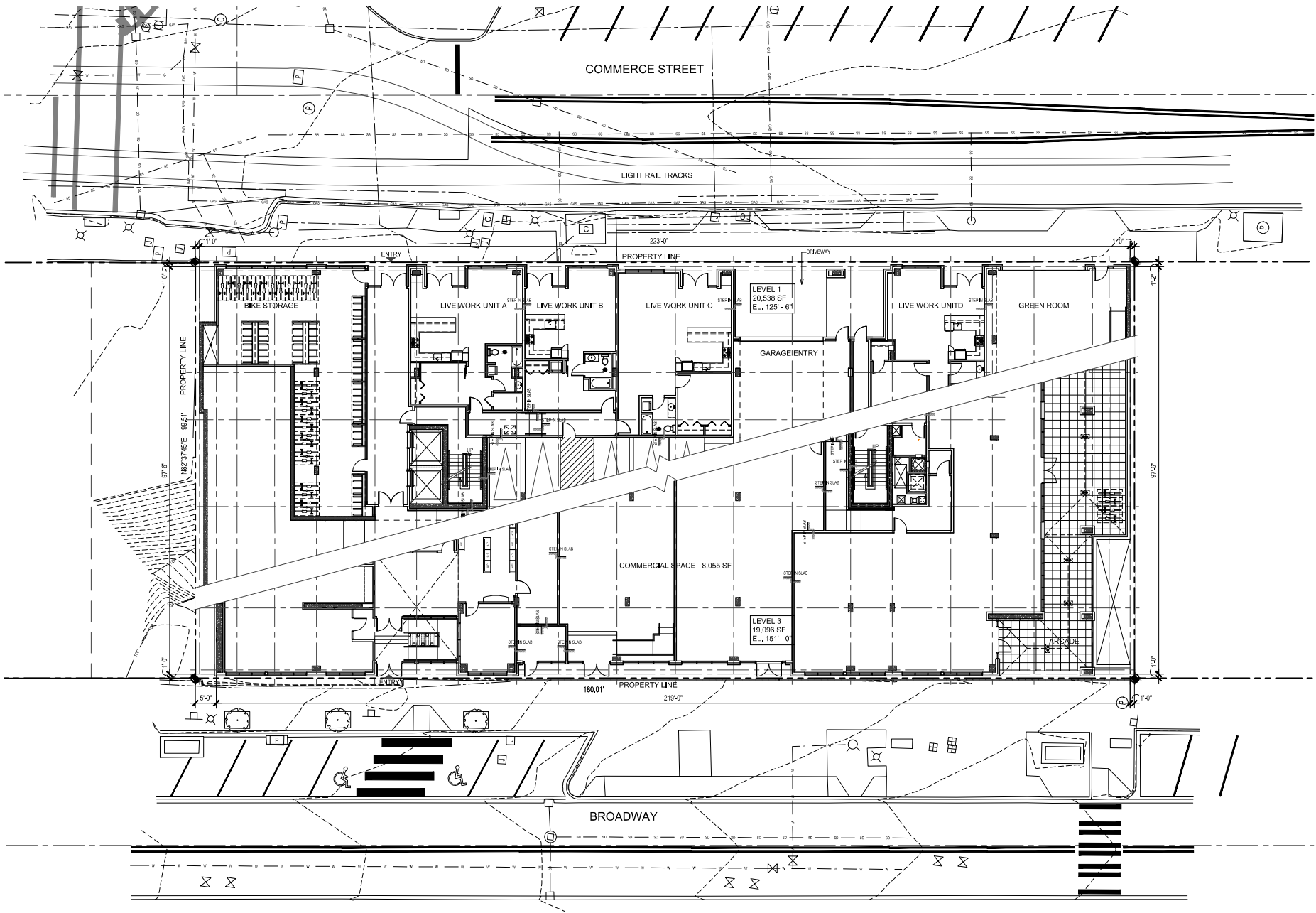


STREET ELEVATIONS



EAST ELEVATION (COMMERCE)





1 SITE PLAN - PROPOSED
SCALE: 1" = 10'-0"



christopher jones ARCHITECTS
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TEL: 206.899.9299
WEB: STUDIOCJA.COM

ISSUE:	

725 BROADWAY MIXED-USE
725 BROADWAY, TACOMA, WA 98402

SITE PLAN PROPOSED

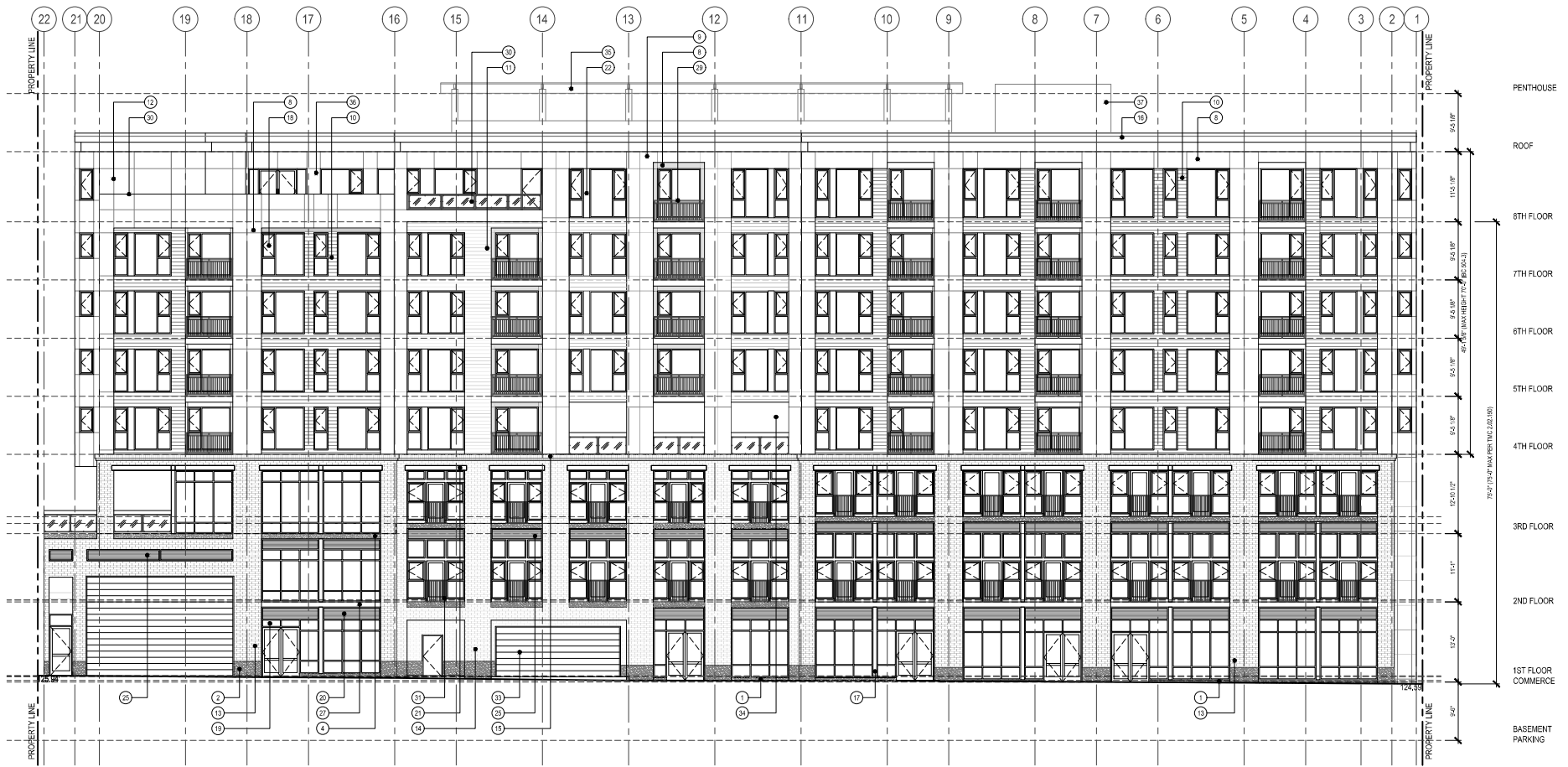
PROJECT #:	2019
DRAWN BY:	CJ, MS, KV, RM
CHECKED BY:	MS
PLOT DATE:	2023-09

AGENCY USE

A1.1

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BROADWAY MATERIALS LIST			
EXTERIOR MATERIALS KEY			
1 ARCHITECTURAL FINISH CONCRETE CLIFF	11 FIBER CEMENT PLANKS - COLOR 2	21 STEEL LINTEL	31 JAJET BALCONY
2 ARCHITECTURAL FINISH CONCRETE BASE	12 PANEL REVEAL	22 METAL BRAKE SHAPE	32 EXTERIOR STAIR
3 ARCHITECTURAL FINISH CONCRETE COLUMN	13 BRICK VENEER - 1	23 METAL FLASHING	33 ROLL UP DOOR
4 ARCHITECTURAL FINISH CONCRETE WALL	14 BRICK VENEER - 2	24 METAL COILING	34 OPENING TO COURTYARD
5 CONCRETE RETAINING WALL	15 BRICK CORNICE	25 METAL GRILL	35 COURTYARD CANOPY
6 CONCRETE REVEAL	16 CORNICE	26 METAL PANEL	36 ROOF DECK
7 CONCRETE CHAMFER	17 RECLAIMED WOOD	27 AWNING	37 PENTHOUSE
8 FIBER CEMENT PANELS - COLOR 1	18 VINYL WINDOW	28 BUILDING GASKET	38 MECHANICAL EQUIPMENT SCREENING
9 FIBER CEMENT PANELS - COLOR 2	19 STOREFRONT	29 4" METAL GUARDRAIL	39 PLANTER WALL
10 FIBER CEMENT PLANKS - COLOR 1	20 STOREFRONT LOUVERED VENTS	30 4" GLASS & STEEL GUARDRAIL	40 PLANTER BOX



1 BUILDING ELEVATION - EAST - COMMERCE
SCALE: 1/8" = 1'-0"

ISSUANCE:

NO.	DATE	DESCRIPTION

725 BROADWAY MIXED-USE
725 BROADWAY, TACOMA, WA 98402

BUILDING ELEVATION EAST

PROJECT #:	2018
DRAWN BY:	CJ MS KV RM
CHECKED BY:	MS
PLOT DATE:	2022-09
AGENCY USE:	

BROADWAY MATERIALS LIST			
EXTERIOR MATERIALS KEY			
1 ARCHITECTURAL FINISH CONCRETE CURB	11 FIBER CEMENT PLANKS - COLOR 2	21 STEEL LINTEL	31 JUMET BALCONY
2 ARCHITECTURAL FINISH CONCRETE BASE	12 PANEL REVEAL	22 METAL BRAKE SHAPE	41 CONCRETE PLANTER
3 ARCHITECTURAL FINISH CONCRETE COLUMN	13 BRICK VENEER - 1	23 METAL FLASHING	42 WALL SCOE
4 ARCHITECTURAL FINISH CONCRETE WALL	14 BRICK VENEER - 2	24 METAL COPING	43 SURFACE MOUNT OVERHEAD LIGHTING
5 CONCRETE RETAINING WALL	15 BRICK CORNICE	25 METAL GRILL	44 BUILDING SIGN
6 CONCRETE REVEAL	16 CORNICE	26 METAL PANEL	45 BICYCLE RACK
7 CONCRETE CHAMFER	17 RECLAIMED WOOD	27 AWNING	
8 FIBER CEMENT PANELS - COLOR 1	18 VINYL WINDOW	28 BUILDING GASKET	
9 FIBER CEMENT PANELS - COLOR 2	19 STOREFRONT	29 4" METAL GUARDRAIL	
10 FIBER CEMENT PLANKS - COLOR 1	20 STOREFRONT LOUVERED VENTS	30 4" GLASS & STEEL GUARDRAIL	
		32 EXTERIOR STAIR	
		33 ROLL UP DOOR	
		34 OPENING TO COURTYARD	
		35 COURTYARD CANOPY	
		36 ROOF DECK	
		37 PENTHOUSE	
		38 MECHANICAL EQUIPMENT SCREENING	
		39 PLANTER WALL	
		40 PLANTER BOX	



1 BUILDING ELEVATION - WEST - BROADWAY
SCALE: 1/8" = 1'-0"



ISSUANCE

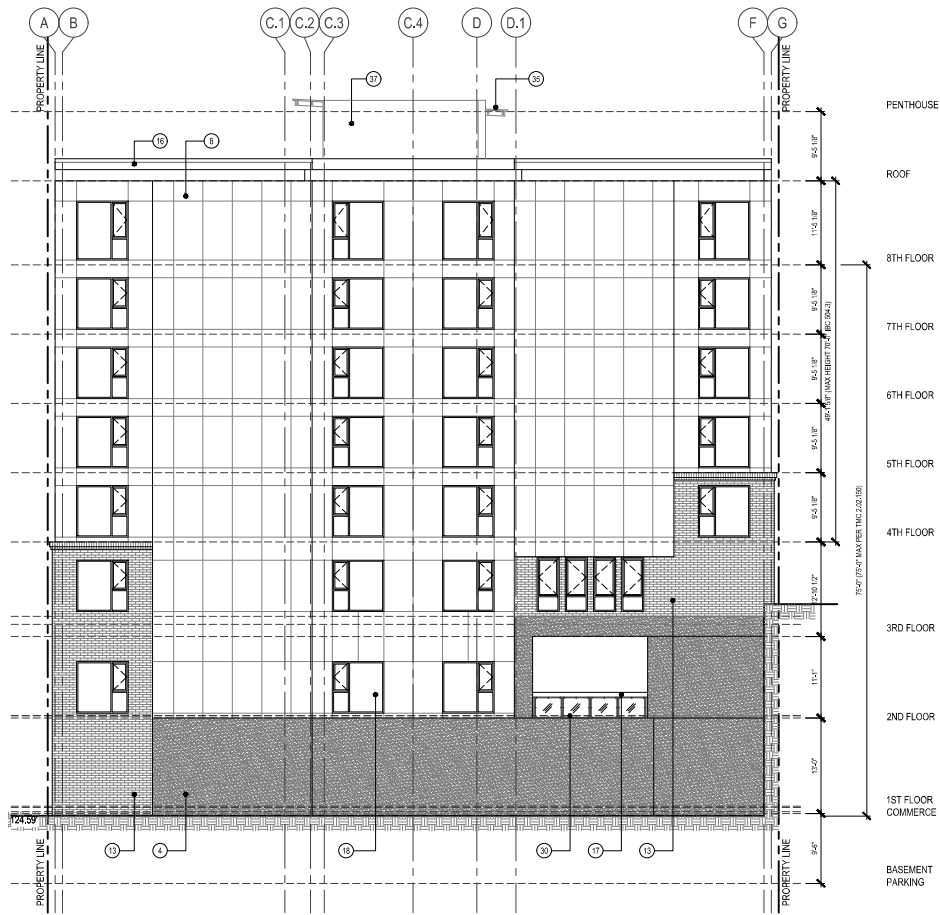
NO.	DATE	DESCRIPTION

725 BROADWAY MIXED-USE
725 BROADWAY, TACOMA, WA 98402

BUILDING ELEVATION WEST
PROJECT #: 20019
DRAWN BY: CJ, MS, KV, RM
CHECKED BY: MS
PLOT DATE: 2023-08
AGENCY USE

A4.1
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BROADWAY MATERIALS LIST			
EXTERIOR MATERIALS KEY			
1 ARCHITECTURAL FINISH CONCRETE CURB	11 FIBER CEMENT PLANKS - COLOR 2	21 STEEL LINTEL	31 JUMET BALCONY
2 ARCHITECTURAL FINISH CONCRETE BASE	12 PANEL REVEAL	22 METAL BRAKE SHAPE	32 EXTERIOR STAIR
3 ARCHITECTURAL FINISH CONCRETE COLUMN	13 BRICK VENEER - 1	23 METAL FLASHING	33 ROLL UP DOOR
4 ARCHITECTURAL FINISH CONCRETE WALL	14 BRICK VENEER - 2	24 METAL COPING	34 OPENING TO COURTYARD
5 CONCRETE RETAINING WALL	15 BRICK CORNICE	25 METAL GRILL	35 COURTYARD CANOPY
6 CONCRETE REVEAL	16 CORNICE	26 METAL PANEL	36 ROOF DECK
7 CONCRETE CHAMFER	17 RECLAIMED WOOD	27 AVENING	37 PENTHOUSE
8 FIBER CEMENT PANELS - COLOR 1	18 VINYL WINDOW	28 BUILDING GASKET	38 MECHANICAL EQUIPMENT SCREENING
9 FIBER CEMENT PANELS - COLOR 2	19 STOREFRONT	29 4" METAL GUARDRAIL	39 PLANTER WALL
10 FIBER CEMENT PLANKS - COLOR 1	20 STOREFRONT LOUVERED VENTS	30 4" GLASS & STEEL GUARDRAIL	40 PLANTER BOX
			41 PLANTER BOX WITH 4" GUARDRAIL
			42 CONCRETE PLANTER
			43 WALL SCENCE
			44 SURFACE MOUNT OVERHEAD LIGHTING
			45 BUILDING SIGN
			46 BICYCLE RACK



1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

christopher jones
ARCHITECTS
509 OLIVE WAY, STE 1418
SEATTLE, WA 98101
TEL: 206.895.7939
WEB: STUDIOCJ.COM

ISSUANCE

NO.	DATE	DESCRIPTION

725 BROADWAY MIXED-USE
725 BROADWAY, TACOMA, WA 98402

BUILDING ELEVATION
NORTH

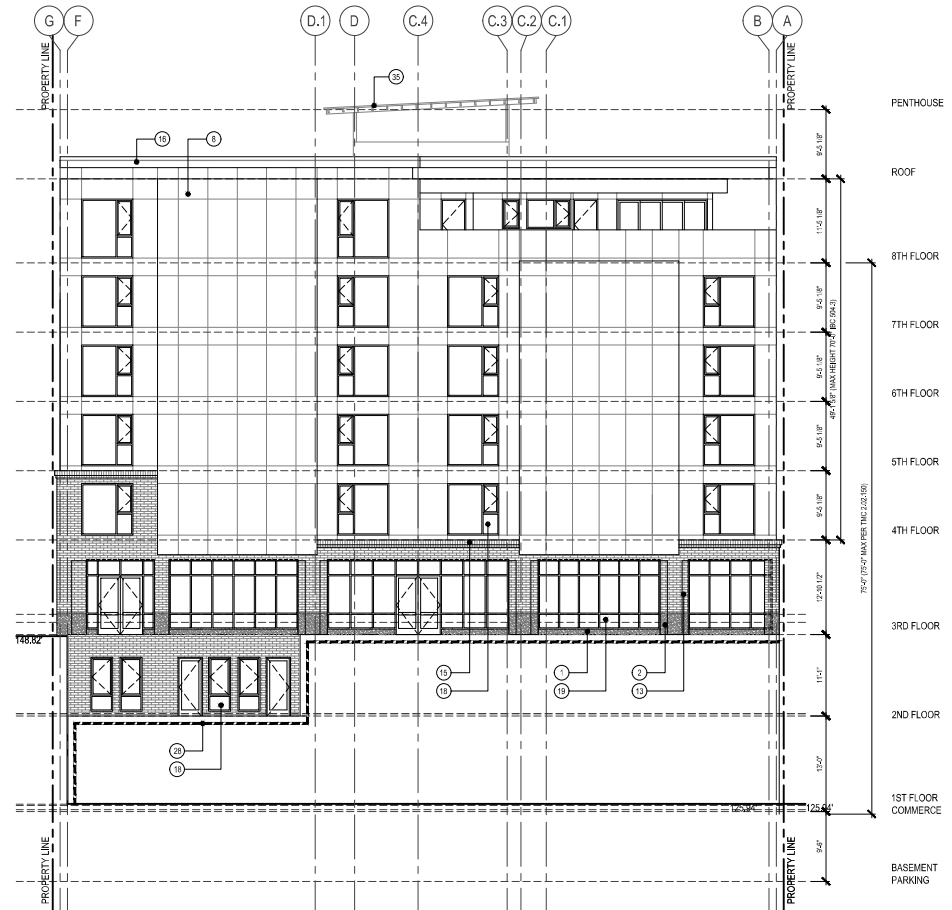
PROJECT #: 20018
DRAWN BY: CJ, MS, KV, RM
CHECKED BY: MS
PLOT DATE: 2022.2.09

AGENCY USE

A4.2

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BROADWAY MATERIALS LIST			
EXTERIOR MATERIALS KEY			
① ARCHITECTURAL FINISH CONCRETE CURB	⑪ FIBER CEMENT PLANKS - COLOR 2	⑳ STEEL LINTEL	⑳ PLANTER BOX WITH 4" GUARDRAIL
② ARCHITECTURAL FINISH CONCRETE BASE	⑫ PANEL REVEAL	㉑ METAL BRAKE SHAPE	㉑ CONCRETE PLANTER
③ ARCHITECTURAL FINISH CONCRETE COLUMN	⑬ BRICK VENEER - 1	㉒ METAL FLASHING	㉒ WALL SCIENCE
④ ARCHITECTURAL FINISH CONCRETE WALL	⑭ BRICK VENEER - 2	㉓ METAL COPING	㉓ SURFACE MOUNT OVERHEAD LIGHTING
⑤ CONCRETE RETAINING WALL	⑮ BRICK CORNICE	㉔ METAL GRILL	㉔ BUILDING SIGN
⑥ CONCRETE REVEAL	⑯ CORNICE	㉕ METAL PANEL	㉕ ROOF DECK
⑦ CONCRETE CHAMFER	⑰ RECLAIMED WOOD	㉖ AVENING	㉖ PENTHOUSE
⑧ FIBER CEMENT PANELS - COLOR 1	⑱ VINYL WINDOW	㉗ BUILDING GASKET	㉗ MECHANICAL EQUIPMENT SCREENING
⑨ FIBER CEMENT PANELS - COLOR 2	⑲ STOREFRONT	㉘ 4" METAL GUARDRAIL	㉘ PLANTER WALL
⑩ FIBER CEMENT PLANKS - COLOR 1	⑳ STOREFRONT LOUVERED VENTS	㉙ 4" GLASS & STEEL GUARDRAIL	㉙ PLANTER BOX



1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

PENTHOUSE
ROOF

8TH FLOOR
7TH FLOOR

6TH FLOOR
5TH FLOOR

4TH FLOOR
3RD FLOOR

2ND FLOOR
1ST FLOOR
COMMERCE

BASEMENT
PARKING

ISSUANCE

725 BROADWAY MIXED-USE
725 BROADWAY, TACOMA, WA 98402

BUILDING ELEVATION SOUTH

PROJECT #: 20018
DRAWN BY: CJ, MS, KV, RM
CHECKED BY: MS
PLOT DATE: 2023-09

AGENCY USE



APPLICATION FOR DESIGN REVIEW

Permit Number: HDR22-0006

PROPERTY INFORMATION

Building/Property Name:	602 N Ainsworth Residence
Building/Property Address:	602 N AINSWORTH AVE
Historic/Conservation District:	North Slope
Applicant's Name:	Alex Gallegos
Applicant's Address:	1916 Jefferson Avenue Tacoma, WA 98402
Applicant's Phone:	2532486060
Applicant's Email:	agallegos@fergusonarch.com
Property Owner's Name:	CASA VAN GOGH LLC

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Window or Door Openings
Estimated Valuation:	70000

Application Checklist

Features to be Modified:

Add new window in new dormer; modify existing window size; add (3) skylights

Program of Work:

Specifications of Materials and Finishes:

Existing exterior materials to remain; new windows, siding and roofing to match existing.

Roof Height:**Roof Pitch:****Roof Material:****Size of** 12'-6"x9'-10"**Proposed Material:****Exterior Material:**

Siding to match existing

Window Information**Window Types:**

(1) casement, (1) fixed, (3) skylights

Window Trim:

New trim to match existing window trim profiles.

Window Material:

Wood

Window Locations:

(1) new window at new dormer, (1) replacement window at side of house.

Door Information**Door Types:****Door Materials:****Door Locations:**

Existing Signage:	No
Sign Dimensions:	
Sign Material:	
Logo and Letter Size:	
Lighting Specifications:	
Removing or Relocating Signage:	
Method of Attachment:	



Submittal Information

Permit: HDR22-0006

Applied: 02/10/2022

35

Planning & Development Services

747 Market St.

Tacoma, WA 98402

ADDITIONAL INFORMATION

Exterior Material	Siding to match existing
Size of Construction	12'-6"x9'-10"
Window Locations	(1) new window at new dormer, (1) replacement window at side of house.
Window Material	Wood
Window Trim	New trim to match existing window trim profiles.
Window Types	(1) casement, (1) fixed, (3) skylights

APPLICATION CHECKLIST

Elevation Drawings	CHECKED
Features to be Modified	Add new window in new dormer; modify existing window size; add (3) skylights
Illustrations	UNCHECKED
Material Samples	UNCHECKED
Photographs	CHECKED
Site Plan	CHECKED
Specifications of Materials and Finishes	Existing exterior materials to remain; new windows, siding and roofing to match existing.

HISTORIC DISTRICT

District	North Slope
Guideline Certification	CHECKED

PARCEL AND ZONING INFORMATION

36

Accessibility Index	High
BLDINSPAREA	North
City Council District	2
Economy Index	Low
Education Index	Very High
Erosion Control Inspector	Scott Haydon
Historic District	Y
Land Use Designations	Single Family Residential
Liquefaction Susceptibility	very low
Livability Index	Moderate
Neighborhood Council District	NORTH END
Overall Equity Index	High
SITEINSPAREA	North
Wastewater Subbasin	N06
Wind Zone	1.38
Zoning District	HMR-SRD-HIST

PROJECT DETAILS

Estimated Valuation	70000
---------------------	-------

REVIEW TYPE

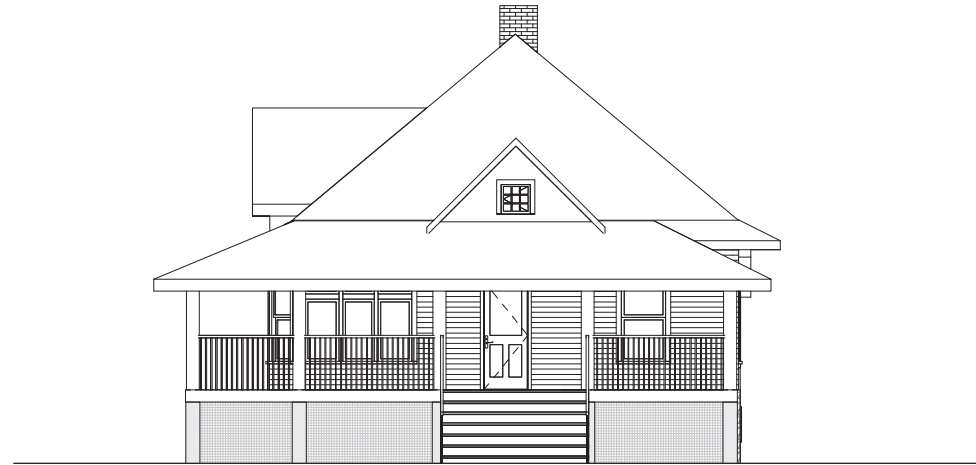
Application Type	Residential
Type of Work	Window or Door Openings

SIGN/AWNING INFORMATION

Existing Signage	No
------------------	----

Contacts:

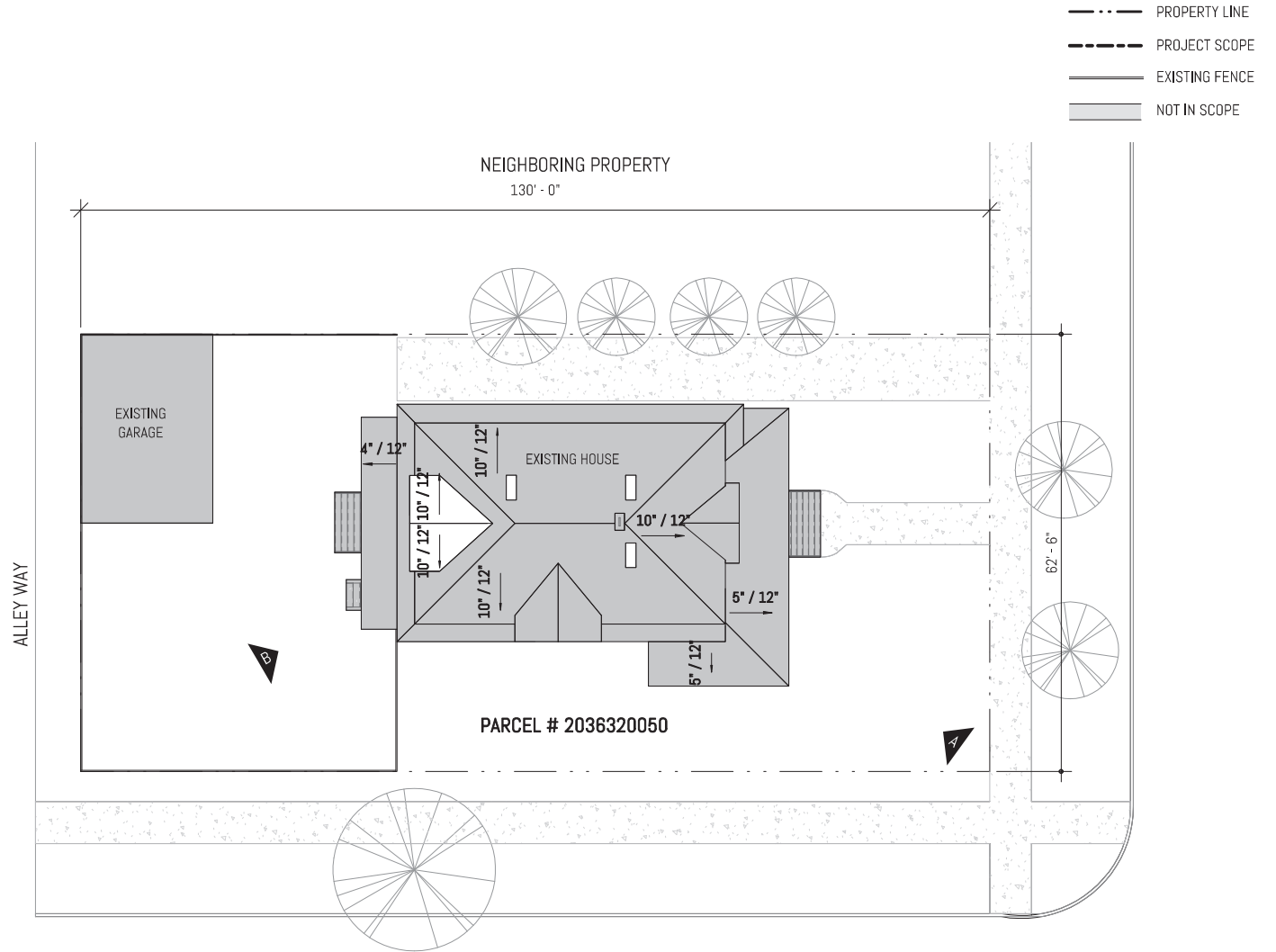
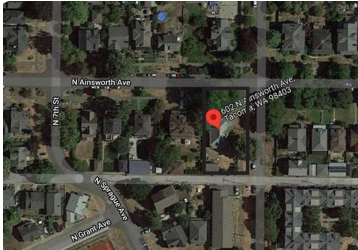
Contact Type	Name	Email
Applicant	Ferguson Architecture	bferguson@fergusonarch.com
Owner	CASA VAN GOGH LLC	carla@carlamoreno.com



602 N AINSWORTH RESIDENCE

LANDMARKS COMMISSION PRESENTATION
02/23/2022

SITE PLAN



602 N AINSWORTH AVE, TACOMA, WA 98403

A P P L I C A B L E C O D E

ZONE	HMR-SRD-HIST (HISTORIC MIXED RESIDENTIAL SPECIAL REVIEW DISTRICT & HISTORIC DISTRICT)
APPLICABLE CODE	TITLE 13 - LAND USE REGULATORY CODE
	13.07.095 CERTIFICATES OF APPROVAL - STANDARDS FOR REVIEW
	.A.1.A Property shall be used for its historic purpose that requires minimal change to the defining characteristics.
	.A.1.B Historic character of a property shall be retained and preserved.
	.A.1.E Distinctive features, finishes, and construction techniques shall be preserved.
	.A.1.I Work shall be compatible with massing, size, scale, and architectural features.
	.A.1.J New additions shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property would be unimpaired.
	13.07.220 DESIGNATION OF THE NORTH SLOPE HISTORIC SPECIAL REVIEW DISTRICT - PURPOSE
	.B Architectural cohesiveness of the neighborhood should be maintained and preserved.
	13.07.250 NORTH SLOPE HISTORIC SPECIAL REVIEW DISTRICT - SPECIFIC EXEMPTIONS
	.B Interior modifications to existing structures.
	.F Landscaping of private residences.

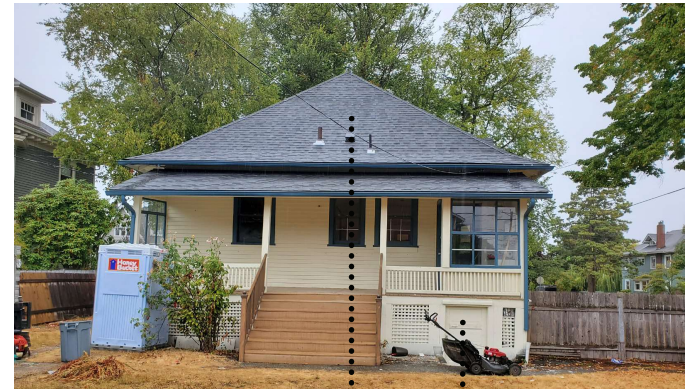
EXISTING HOUSE



NORTH FACADE



EAST FACADE



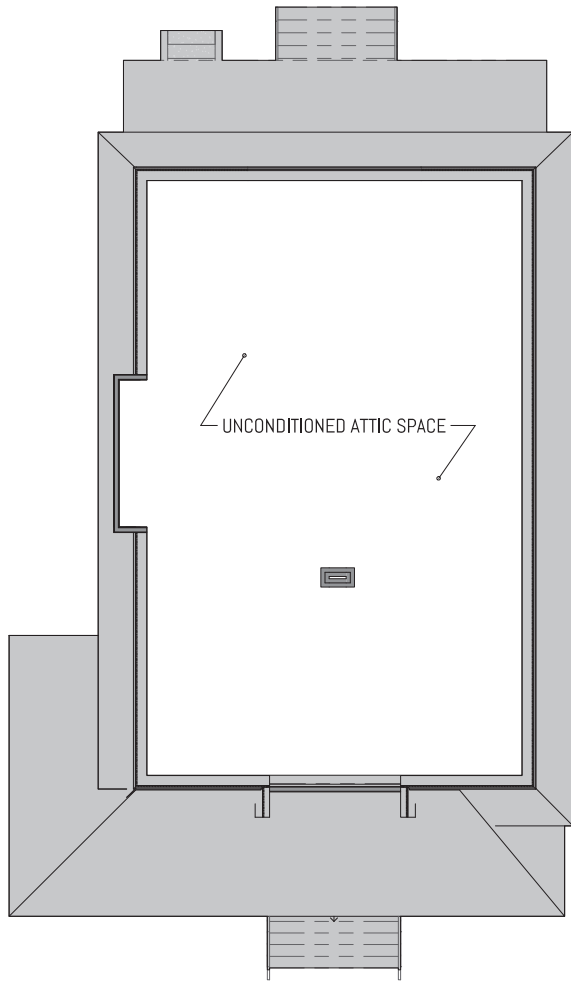
SOUTH FACADE

AREA OF PROPOSED ALTERATION

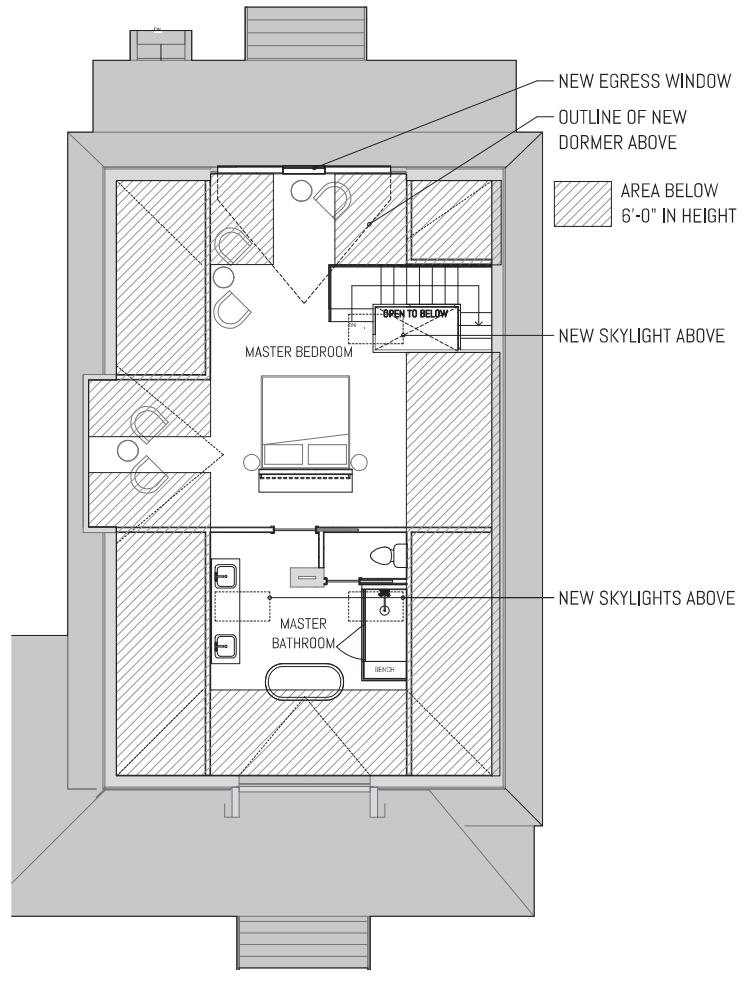
AREA OF PROPOSED ALTERATION

AREA OF PROPOSED ALTERATION

EXISTING + PROPOSED FLOOR PLAN



EXISTING FLOOR PLAN



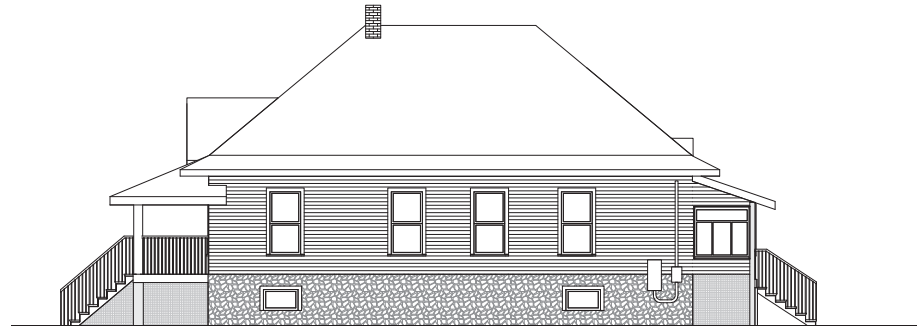
PROPOSED FLOOR PLAN

EXISTING HOUSE ELEVATIONS

EXTERIOR ELEVATION - NORTH (FACING N. AINSWORTH)



EXTERIOR ELEVATION - EAST (FACING NEIGHBOR)



EXTERIOR ELEVATION - SOUTH (FACING BACK YARD)

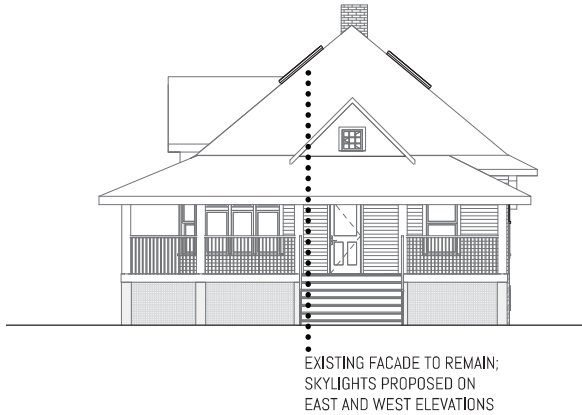


EXTERIOR ELEVATION - WEST (FACING N. 6TH ST)

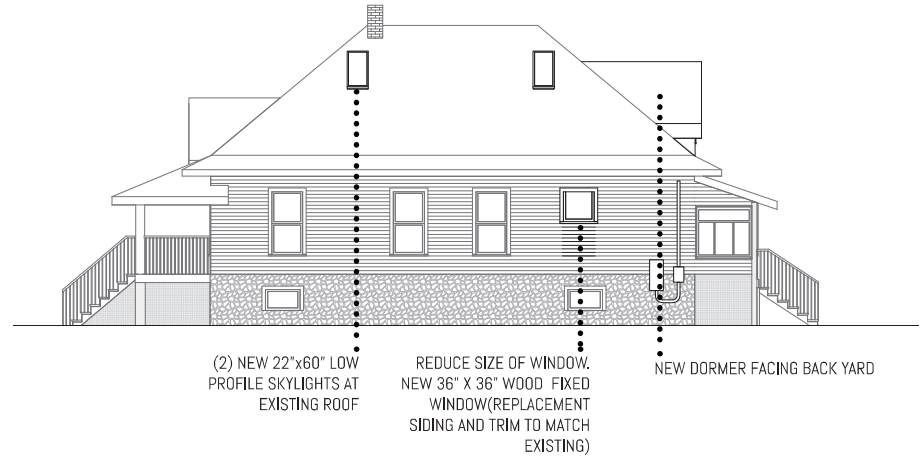


PROPOSED HOUSE ELEVATIONS

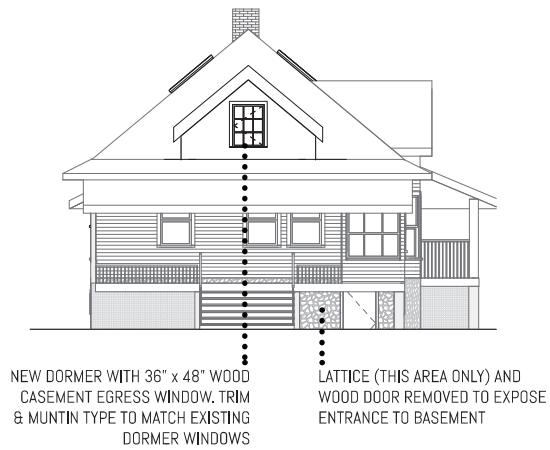
EXTERIOR ELEVATION - NORTH (FACING N. AINSWORTH)



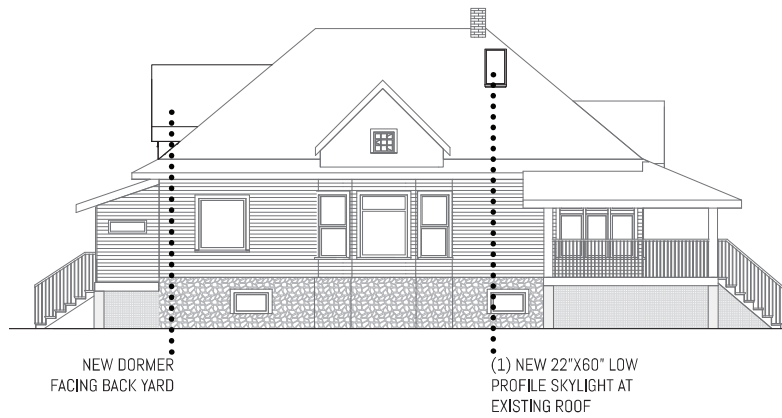
EXTERIOR ELEVATION - EAST (FACING NEIGHBOR)



EXTERIOR ELEVATION - SOUTH (FACING BACK YARD)



EXTERIOR ELEVATION - WEST (FACING N. 6TH ST)



Proposed College Park Historic District

Landmarks Preservation Commission
Public Hearing 2/9/22

Written comments

**Proposed College Park Historic District
Public Hearing February 9, 2022**

Summary of written comments

Comments for	32
Issues cited	<p>General support Well-kept neighborhood Family neighborhood Opposed to apartments/multifamily should be located downtown or along arterials Emblematic of Tacoma in 1920s Architectural styles and designs CPHD represents the history of the working middle class District represents life 50-100 years ago Represents distinguished and diversified architecture Trees in the neighborhood are good for the environment CPHD should be preserved Hilltop, Fern Hill, Railroad District etc., should also be preserved Nomination meets criteria in code Consideration of equity and other factors not in code is misconduct Is already on National Register Design review is not burdensome, based on Wedge experience Designation has positive effects on neighborhood, based on Wedge experience New infill should reflect the existing architecture of the area Proposal is compatible with Home In Tacoma and comprehensive plan Not opposed to additional density in residential areas, but historic district might encourage thoughtful and creative planning Will incentivize residents to protect its character Nomination represents hundreds of hours of volunteer work There is substantial support for district – please add all comments, letters, emails to record Nomination supports COT goals as well as DEIS and Biden administration goals Historic street elements (lights) are important Social and racial equity and historic districts do not counter one another Boundaries make sense Historic homes are “green” homes</p>
Comments opposed	10
Issues cited	<p>Does not promote equity and equality Like an HOA Could hamstring efforts to provide more affordable housing Requirements will have negative effect on residents, especially seniors Tacoma doesn't need another historic district Runs counter to Home In Tacoma. Not a good use of city resources Commission seems unclear about requirements for certain types of alterations, like solar panels, skylights etc. District will make maintaining a home more difficult Neighborhood is already well maintained without a historic designation Opposed to the proposal as currently written</p>
Comments neutral/questions	3
General questions	<p>Is there a list of requirements for homeowners? How is the commission addressing the conflicts between Home In Tacoma and CPHD</p>

	<p>Is there any doubt that CPHD represents the growth of the middle class? Has the Commission toured the area? What are the City resources and costs associated with CPHD? Is the Historic Preservation Officer dedicated to preserving our legacy?</p>

From: [Tage Christiansen](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Friday, January 28, 2022 9:16:17 AM

Landmarks Commission,

We have lived @ 3115 N.14th for over 36 years. 4 children who attended Grant Elem.

Jason Lee & Lowell M.S. & Stadium HS. Being close to UPS is like having a park close by.

Always well kept & we've had no problem w/the students. There are still families in the area w/children

Who attend the various schools. It would be a shame to ruin the Historical area w/high density Apartments or Condos.

I'm sure they can be kept along the major arterials like 6th Ave. & Proctor Dist. Thank you

Regards,
Marit, Tage & Fam.

From: [Michael](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Wednesday, January 26, 2022 11:37:25 AM

As a homeowner in the College Park Neighborhood, I strongly support its inclusion in the Tacoma Register of Historical Places. The neighborhood is beautiful and emblematic of the designs and architectural styles of the 1920s, a period when Tacoma was beginning to blossom.

Thank you,

Mike Malaier

From: [David Ullman](#)
To: [Landmarks](#)
Subject: QUESTIONS FOR COLLEGE PARK DISTRICT HEARING
Date: Friday, February 4, 2022 12:36:52 PM

Among the few questions asked at regular commission meetings are questions concerning architectural and other changes, etc. to residences. In order to preserve the College Park area, is there a list of all those things that home owners will have to be considered for commission approval...prior to their request for approval?

**David Ullman
3103 N. 13th St.
Tacoma**

From: [David Ullman](#)
To: [Landmarks](#)
Subject: QUESTIONS FOR PUBLIC HEARING
Date: Friday, February 4, 2022 12:43:07 PM

How is the Commission confronting what appears to be conflicting attitudes between landmark preservation and the Home in Tacoma program?

Based on published reading regarding American Cities, is there any supported doubt that the College Park area represents one of the nation's larger historic sites representing the growth of the working middle class?

David Ullman
3103 N. 13th Street
Tacoma

From: [David Ullman](#)
To: [Landmarks](#)
Subject: QUESTIONS FOR PUBLIC HEARING
Date: Friday, February 4, 2022 12:45:46 PM

Aside from age, has the commission come to understand the blend of historical, aspirational, and cultural significance and value of the College Park area?

Most landmarks are considered worthy of preservation because they offer more than simply age. More often than not, they represent life as it existed 50 to 100 years ago. Has the commission considered that the CollegePark area represents Tacoma the aspiration of a working middle class?

**David Ullman
3103 N.13th Street
Tacoma**

From: [David Ullman](#)
To: [Landmarks](#)
Subject: Questions For Public Hearing
Date: Friday, February 4, 2022 12:47:35 PM

To assist the Commissioners with their understanding of the College Park area, have they toured the area?

At a recent meeting, the Chair indicated that there are "resources" and costs involved with accepting the College Park nomination. What are those resources and costs?

David Ullman
3103 N. 13th Street
Tacoma

From: [David Ullman](#)
To: [Landmarks](#)
Subject: QUESTIONS FOR PUBLIC HEARING
Date: Friday, February 4, 2022 12:51:03 PM

In evaluating the worthiness of the College Park area was the fact that within the area are enough homes being cared for that , today, that represent diversified and distinguished architecture?

Have the commissioners considered that, along with its architecture, the College Park trees offer great value to the environment... in addition to being part of the cultural representation of the values of Tacoma's diversified working middle class?

David Ullman
3103 N. 13th Street
Tacoma

From: [Alex WEBSTER](#)
To: [McKnight, Reuben](#)
Subject: College Park
Date: Friday, February 4, 2022 6:09:35 PM
Attachments: [HPO.pdf](#)

Reuben, McKnight,

Are you, our Historic Preservation Officer, dedicated to preserving our legacy? I hope so as College Park Historic District is one place where our archaeological resources should be preserved. Stand up for historic preservation and get this accomplished.

When you get this done, go for more. We should save a little of Hill Top, the Railroad District, Fern Hill and more. You know where they are and how to save a little more of the City for the next 100 years.

Historic Preservation

About

Design Review

Projects

Financial Incentives

Heritage Project Grant Program

Historic Preservation Code Amendments

Historic Preservation Events

Landmarks Preservation Commission

Nominating a

Historic Preservation

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Welcome to the City of Destiny

Tacoma is rich with culture, history, archaeological resources, and historic architecture. From the earliest Native American inhabitants to waves of immigrants from around the world, many peoples contributed to

Tacoma's cultural landscapes and the city that we live in today. The Historic Preservation Office is dedicated to preserving that legacy.



From: [Jenarae Bach](#)
To: [McKnight, Reuben](#)
Subject: College park historic district
Date: Saturday, February 5, 2022 2:09:26 PM

Hello,

I am writing to express my support of the college park being adopted as a city district. I was born and raised in the college park district, and purchased a craftsman home 30 years later in the same district, to begin to raise my family.

The district has a wonderful mix of historic homes including craftsman, 4-squares, and Tudor homes. My husband and I are both in support of the college park district being adopted at the city level.

Thank you,
Jenarae and Nicholas Bach

Sent from my iPhone

From: [Corso](#)
To: [Landmarks](#)
Cc: [Rumbaugh, Sarah](#); [Hines, John](#)
Subject: College Park Historic District nomination to the Tacoma Register of Historic Places
Date: Sunday, February 6, 2022 11:49:59 AM

Dear Landmarks Planning Commissioners,

I continue to support the College Park Historic District nomination.

The nomination meets the threshold criteria as specified in TMC 13.07.040.B.1.a and b., designation criteria as specified in TMC 13.07.040.B.2a., c. and f., and the special criteria for the designation of a historic special review district as specified in TMC 13.07.040.C.1.a, b., and c.

While the criteria for evaluating nominations are clearly stated in the TMC, some commissioners have been manufacturing criteria based on personal political convictions. For example, some commissioners have raised concern about equity during the deliberations of this nomination even though it is not included in the list of criteria commissioners are directed to consider. Nowhere in the TMC are commissioners given the authority to manufacture criteria during deliberations. Doing so is misconduct.

I expect Chair Bartoy to conduct principled meetings firmly grounded in the TMC, checking his political convictions at the door, and requiring commissioners to do the same.

Sincerely,

Geoff Corso

701 N J St., Tacoma

From: [Julie and Jay TURNER](#)
To: [McKnight, Reuben](#)
Subject: Comment for College Park hearing
Date: Sunday, February 6, 2022 2:20:06 PM

Dear Mr. McKnight,

To the Landmarks Commission:

We would like to commend to the Landmarks Preservation Commission the application of College Park National Historic District to the Tacoma Register of Historic Places. The neighborhood is currently a lovely group of homes built from 1920 on - Craftsman, Tudor, and 4-Square architecture - in the original buildings. The National District has been reviewed by the State of Washington's Department of Archeology and Historic Preservation, and has been deemed deserving of a place on the National Register. Please add it to Tacoma's Register, too.

We are sure the College Park Historic District meets the requirements for placement on the City Register. It will be a welcome addition to the City's collection of historic buildings and neighborhoods noted for their architectural excellence.

Please send our comments to the Commissioners. Thank you all for your work for Tacoma's citizens.

Sincerely,

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

From: [Ross and Julie Buffington](#)
To: [McKnight, Reuben](#)
Subject: Support for College Park Historic District
Date: Sunday, February 6, 2022 2:48:01 PM

Dear Mr. McKnight:

I am writing to express my strong support for the proposed addition of the College Park Historic District to the City of Tacoma's Register of Historic Places.

I have lived in the City of Tacoma's Wedge Historic District since its listing in 2011 and its subsequent addition to the National Register of Historic Places in 2017. I can attest to the positive impacts these historic designations have had on our community. Our neighbors have experienced greater cohesiveness, stability, and pride. Moreover, the Design Review process for renovation projects within the Wedge has not only proven not to be burdensome but has in fact provided homeowners with key ways to upgrade their homes while maintaining the buildings' historic characteristics.

I note that the College Park Historic District is already listed on the National Register of Historic Places - a rigorous process that attests to its historic importance. I am also impressed with the work the applicants have done to educate and ensure support for the residents of the district. I encourage the members of the Landmarks Preservation Commission to approve this application.

Sincerely,

Ross Buffington
502 S. Sheridan Ave.
Tacoma, WA. 98405

From: [Margaret Heizenrader](mailto:mheizen@yahoo.com)
To: [Landmarks; mheizen@yahoo.com](mailto:mheizen@yahoo.com)
Subject: LPC hearing 2/9/22
Date: Monday, February 7, 2022 9:32:04 AM

Landmarks Preservation Commission

My home is a contributing property within the College Park Historic District. I fully support having this District recognized by the City of Tacoma and the Commission.

I do, however, have neighbors who do not support this recognition. One objection is that "I don't want anyone telling me what I can do" to my property. That is fine but I would imagine that those neighbors would be even more upset if a developer bought the house across the street with the intention of demolishing it and replacing it with...



this,

this,

or this.

It is my belief that if a remodel or new construction is to take place within an historic district (which would require planning permission) that project should reflect the type of housing already present. Set-back from the sidewalk should be similar, the height of the new building should be similar, and design of the new building should be complimentary to its neighbors, and measures for adequate off-street parking should be included in the planning process. Imagine if the examples of inappropriate and uncomplimentary building pictured above were replaced by something like...



this,

this,

or even this.

I hesitate to respond to the request for comments on this issue. Special interests and developer's wishes often seem to be considered before the wishes of the tax paying home owning citizen, but as this issue concerns the area in which I live I could not say nothing.

Margaret Heizenrader
3320 North 19th Street, Tacoma, WA 98406
253 241-6471

From: [Marshall McClintock](#)
To: [McKnight, Reuben](#)
Subject: Support for adding the College Park Historic District to the Tacoma Register of Historic Places
Date: Monday, February 7, 2022 10:09:30 AM

Dear Tacoma Landmark Preservation Commission:

As a former LPC commissioner for some 10 years, I urge you to support the listing of the National Register College Park Historic District on the Tacoma Register of Historic Places. I happily joined in the unanimous vote to support its inclusion on the National Register as well as the Washington Heritage Register several years ago. That nomination passed a higher hurdle than required by Tacoma's register, including review by the WA State Department of Archaeology and Historic Preservation and the National Park Service. The College Park National Register District represents a significant period of development in Tacoma both historically and architecturally and retains a high level of integrity.

Sadly there has been some adverse publicity about the College Park nomination and the proposed Home in Tacoma (HiT) zoning plan. However, Elliott Barnett, the lead planner on the HiT plan, has said unequivocally that historic districts are compatible with HiT. Indeed, College Park represents a neighborhood that's retained its so-called "missing middle". The questions LPC need to answer are about whether the proposed College Park District meets the requirements for the establishment of a city landmark district as set out in TMC 13.07. I think you will find that the proposed College Park District wholly meets and exceeds the criteria for designation listed in this chapter, the goals and purposes of that chapter and the goals and policies contained within the Preservation Plan element of the city's Comprehensive Plan.

Regards,

Marshall McClintock

From: [Tim Olsen](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Monday, February 7, 2022 2:45:29 PM

I wish to express my support for designating the College Park area as a local historic district.

I do not live in the College Park area.

I am not opposed to increasing density in our residential areas. I believe that this is inevitable and is a better solution than continued sprawl of cities into rural areas. But I hope that increased density can be wisely designed to preserve historic homes and large trees. I think that the local historic district designation might slow down a thoughtless and ugly rush to higher density, and encourage more thoughtful and creative planning.

Tim Olsen
Tacoma Tree Foundation Board Emeritus
8222 South Park Ave
Tacoma WA 98408
tacoma@luth.org

From: ken@goldenmonkey.us
To: [Landmarks](#)
Subject: LPC Hearing 2/9/22 - Opposed to College Park Historic Special Review District
Date: Monday, February 7, 2022 3:17:03 PM

To Whom it May Concern,

I am a property owner at 1902 N Junett Street within the proposed College Park Historic Special Review District. I am opposed to this designation which is to be discussed on 2/9/2022 by the Landmarks Preservation Board.

I believe that it is in conflict with two priorities of the City of Tacoma:

1) It does not promote the equity and equality values of the city. These designations amount to an HOA, which historically have been used to promote segregation. I am opposed to anything that will have the net effect of reinforcing systemic racism and will dilute efforts to build a more equitable community.

2) A designation of this type would ham string the city and make efforts to provide and promote affordable housing in all neighborhoods possible.

Additionally, I believe that there is a third issue, which is the complexity of work and costs associated with maintaining properties according to these rules. I believe it will have a disproportionate and disparate negative impact on seniors who own property in this area.

Thank you for your consideration.

Sincerely,

Ken Gibson

1902 N Junett St Tacoma, WA 98406

From: [JEAN CASSIDY](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Monday, February 7, 2022 6:56:46 PM

To whom it may concern:

We are writing this email in support of the proposed College Park Historical District petition. We are supportive of the petition that would create a Historic Special Review District that includes the location of our current home at 2918 N. 20th St. We have been residents of Tacoma and our current home since 2000. We moved to this location as we valued the single-family homes and, more importantly, the neighborhood feel and the craftsman style homes. Current construction that is abundant in the Tacoma area is unattractive and unwelcome - the multi-unit construction should be concentrated in areas in downtown Tacoma where transportation is plentiful and available.

Jean and Justin Webber

From: [* GAYLE RIEBER PHOTOGRAPHY](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Monday, February 7, 2022 8:20:07 PM

Greetings. I'm in favor of the College Park Historic District proposal.

I have lived in this district for 43 years. (I'm "historic" like the area.) Our daughter attended neighborhood schools and as an adult she looks forward to living here again in her future.

Our house was built in 1907 by a Swedish-American man with the last name of Hammerbeck. That name is engraved in our front door knocker. He was a mailman and parked his horse and carriage alongside the house. Story goes that he chopped trees in the area and brought them to a sawmill on the gulch nearby and used them to build this house. The house has a style called "Craftsman." It has gone through a few owners since that time.

We are fortunate to live near the University of Puget Sound with its amenities and beautiful campus. We love the trees of different ages and heights. We love the quiet and the walkability of this area (even though we're one block from an arterial). Many people stroll by here and walk their dogs throughout the day-- on days when it's not raining hard.

I believe the "historic district" designation will help preserve the integrity of this area, that it will incentivize residents to respect its character and project that into the future of Tacoma.

Gayle Rieber
2902 North 20th St
98406

From: [Jeffrey J. Ryan](#)
To: [Landmarks](#)
Cc: [McKnight, Reuben](#)
Subject: LPC hearing 2/9/22 - Tacoma Landmarks Commission Public Hearing Comment - College Park National Historic District.
Date: Monday, February 7, 2022 9:08:15 PM
Attachments: [TLPC public hearing letter - 07Feb2022.pdf](#)
[College Park Historic Districts Map - Current CPHD Supporting Prop.pdf](#)

Please include the attached letter, with attachments, as a public comment for the upcoming Tacoma Landmarks Preservation Commission Public Hearing in regard to the Proposed College Park Historic Special Review District scheduled for February 9th, 2022 during the TLPC meeting.

Jeff

Jeffrey J. Ryan, Architect
LEED AP, BD+C
College Park Historic District Association
3017 North 13th St.
Tacoma, WA 98406

v 253.759.0161
c 253.380.3197



February 7, 2021

Landmarks Preservation Commission
 Attn. Rueben McKnight
 Planning and Development Services Department
 747 Market Street Room 345
 Tacoma, WA 98402

Re: Historic Special Review District, Public Hearing scheduled for February 9th, 2022,
 Nomination of College Park National Historic District to the Tacoma Register of Historic Places.

Dear Members of the Tacoma Landmarks Preservation Commission,

Thank you for the opportunity to address the commission in Support of this nomination.

As the author of the nomination I would like to reaffirm our support for the nomination of the College Park National Historic District to the Tacoma Register of Historic places as well as support for the draft resolution before you. This nomination is intended as a celebration of the unique history of our middle and working class neighborhood within the City. This nomination represents hundreds of hours of work by residents of the district to bring us to this point in the review process. Many thanks go out to all the volunteers that made this nomination possible.

Our nomination to the Tacoma Register was based on the work that led to the district's listing on both the National Register of Historic Places and the Washington State Heritage Register in 2017. An effort that took over two years to complete and was based on research that started in 1997, with the purchase of our first and current home within the neighborhood. The information presented in this nomination was previously reviewed and edited by the Washington State Department of Archeology & Historic Preservation, the Governor's Council for Historic Preservation and the U. S. Department of the Interiors. It is a nomination that has received both awards and has been used in other cities as an example and template for meeting the detailed requirements for listing on the National Register. After nine months of review by the Tacoma Landmarks Preservation Commission it is our hope that you have found the nomination to be complete in form & information, capable of meeting the specific needs of the less involved requirements of the local nomination process.

Based on the discussions to date by the Commission regarding the age of the properties within the district; the district's character; boundaries; and other historic qualifications, we feel the nomination before you clearly meet the requirements set forth in the Tacoma Municipal Code (TMC) requirements, Chapter 13.07.060. As a part of these requirements, we have also demonstrated substantial support required by property owners and residents for the designation of the Historic Special Review District designation (Listing on the Tacoma Register of Historic Places) as noted in the TMC requirements. This is evident by the letters, petitions and/or feedback from the public survey and meetings. The creation of the district is supported

by and compatible with the cities community and neighborhood plans and policy, as stated in the One Tacoma comprehensive plan and other city policies.

We are proud to note that we now have over 55% of the households within the National Historic district expressing their support for the nomination in writing, 321 properties have signed on out of the total of 582 properties found within its boundary. This effort was achieved through mailings, petitions, door to door conversation and most recently through the TPLC own survey process and public meetings. Currently, there are about 30% of the district residents who have yet to make their wishes known or have listed themselves as neutral on the subject of the nomination. We will continue to reach out for their thoughts. This accomplishment, a majority support by the residents is by comparison greater than the typical turnout in most public elections within the city. While this effort is not a direct vote for the listing, it does show the substantial support noted in the TMC for listing of a historic district to the Tacoma Register of Historic Places and the creation of a special review overlay district.

During the submittal and review process, we have provided copies of all the letters, petitions and cards received as evidence of this support and have submitted them along the way, leading up to individual TLPC meetings and this Public Hearing. We ask that all the documents, petitions, cards letters etc., submitted during the review process in support of the nomination be added to the public record as part of this public hearing. We would be happy to resubmit them if you request, but to minimize the length of the attachment for this written response they were withheld. Based on a request by a TLPC commissioner, made during a review meeting, we have also attached a copy of our current map highlighting each location of support within the historic district for reference.

The Tacoma Municipal Code also notes that any new district be compatible with and support community and neighborhood plans. The creation of this special review district does support the neighborhood and community policies found within three principle elements of the One Tacoma Comprehensive Plan; The Urban Form, Design + Development and Housing Elements as well as the Historic Preservation Plan in general. These elements call for continued equitable, affordable, and sustainable development of the City of Tacoma, as well for preservation and strengthening of existing vibrant and unique Tacoma neighborhoods and assets. For reference we have attached a list of the goals and policy's that support the creation of historic districts within the city. This list should be considered a good starting point, to be added to as the discussion continues.

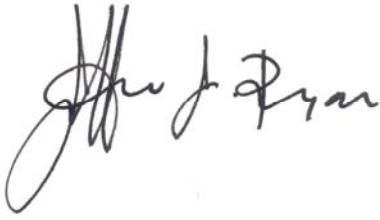
Our Nomination efforts to create Tacoma's first historic district in over a decade is supported by the following local organizations though their letters of support submitted during the review process. We ask that those letters be added as well to the public record along with any new supportive letters received prior to the public hearing.

- Historic Tacoma
- Washington Trust for Historic Preservation
- The North End Neighborhood Council
- The North Slope Historic District

We will continue to attend Landmark Meetings and make ourselves available to answer any questions you might have about our district, the nomination, or concerns. We look forward to an open public discussion and dialog of the topics.

At this time we ask for your approval of the nomination of the College Park National Historic District to the Tacoma Register of Historic Places and Special Review District, as outlined in the draft resolution before you, along with your support in the Planning Commission review ahead.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Ryan". The signature is fluid and cursive, with a large loop at the end of the last name.

Jeff Ryan, Architect
College Park Historic District Association

One Tacoma, Comprehensive Plan Goals and Policy's:

The following policies and goals provide varying degrees of support for the proposal. *A portion of this list was originally prepared by the city during last year's discussions and approval by the City Council for revisions to lower building heights within View Sensitive overlay districts and have been added to the end of our list for reference. The VSD summary was provided to the TLPC earlier in the review process to demonstrate the council's current thoughts on city policy and precedent in regard to special review districts but was not specifically discussed during the following meeting.*

Supporting City Goals and Policy's:

Policy UF-1.4 Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma's residential areas

Policy UF-1.5 Strive for a built environment designed to provide a safe, healthful, and attractive environment for people of all ages and abilities

Policy UF-1.9 Encourage high quality design and development that demonstrates Tacoma's leadership in the design of the built environment, commitment to a more equitable city, and ability to experiment and generate innovative design solutions

Policy UF-1.10 Leverage the power of the arts, culture and creativity to serve the community's interest while driving growth in a way that builds character and quality of place.

Policy UF-1.11 Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities.

Goal UF-13 * Promote the unique physical, social and cultural character Historic Residential Pattern Areas as integral to Tacoma's sense of place.

Policy UF-13.2 Promote infill development within the residential pattern areas that respects the context of the area and contributes to the overall quality of design.

Pattern Area 3: Pre-War Compact

This is Tacoma's most historic section of residential development, and also some of the densest neighborhoods in Tacoma, containing homes ranging from pre-1900 to the current era. The street grid is very well connected and blocks tend to be fairly short, supporting a highly walkable environment. This area has a variety of pre-zoning non-conforming lot sizes, prevalent alleyways, many large historic homes, and a mix of residential types and non-residential uses blended within the historic fabric.

Policy UF-13.18 Maintain and enhance the streetcar era pattern of street-oriented buildings.

Policy UF-13.19 Preserve the area's urban fabric of compact blocks and highly interconnected grid of streets.

Policy UF–13.21 Integrate new development into the districts’ historic development patterns.

Policy UF–13.22 Continue the pattern of small, connected blocks and the regular lot patterns.

Policy UF–13.24 Promote the retention of the existing tree canopy. Retain large, mature trees, except when they block views or pose a hazard.

Policy UF–13.27 Preserve and expand historic street lighting along both arterial and neighborhood streets in historic districts.

Policy UF–13.28 Encourage the conversion of electrical substations for recreational purposes if the sites are no longer needed for their intended purpose.

Policy UF–13.29 Protect the residential integrity of the Wedge and North Slope neighborhoods

GOAL DD–1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

Policy DD–1.1 Encourage excellence in architecture, site design, and infrastructure and durability in building materials to enrich the appearance of a development’s surroundings.

Policy DD–1.2 Promote site and building design that provides for a sense of continuity and order while allowing for creative expression.

Policy DD–1.3 Design buildings and streetscape of a human scale to create a more inviting atmosphere for pedestrians.

Policy DD–1.4 Consider development of a design review program to promote high quality design that supports community identity, a distinctive built environment, human-scale elements and amenities, resilient and durable materials, landscape enhancements, and other similar features.

Policy DD–1.5 Encourage building and street designs that respect the unique built natural, historic, and cultural characteristics of Tacoma’s centers, corridors, historic residential pattern areas and open space corridors, described in the Urban Form chapter.

Policy DD–1.6 Encourage the development of aesthetically sensitive and character-giving design features that are responsive to place and the cultures of communities

Goal DD-1: *Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.*

Policy DD-1.6: *Encourage the development of aesthetically sensitive and character-giving design features that are responsive to place and the cultures of communities.*

- Policy DD-1.7:** *Encourage residential infill development that complements the general scale, character, and natural landscapes features.*
- Policy DD-1.8** *Enhance the pedestrian experience throughout Tacoma, through public and private development that creates accessible and attractive places for all those who walk and/or use wheelchairs or other mobility devices.*
- Policy DD-1.9** *Encourage development, building and site design that promote active living.*
- Policy DD-1.10** *Provide for public access to light and air by managing and shaping the height, and mass of buildings, while accommodating urban scale development.*
- Policy DD-1.11** *Encourage building and site designs that limit reductions in privacy and solar access for residents and neighbors, while accommodating urban scale development.*
- Policy DD-1.14** *Encourage the continued use of alleys for parking access and expand their use as the location of accessory dwelling units and as multi-purpose community space.*
- Policy DD-4.1 *** Preserve and enhance the quality, character and function of Tacoma’s residential neighborhoods.
- Policy DD-4.2** Encourage more housing choices to accommodate a wider diversity of family sizes, incomes, and ages. Allow adaptive reuse of existing buildings and the creation of accessory dwelling units to serve the changing needs of a household over time
- Policy DD-4.3** Encourage residential infill development that complements the general scale, character, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow a range of architectural styles and expression, and respect existing entitlements
- Policy DD-4.6** Promote the site layout of residential development where residential buildings face the street and parking and vehicular access is provided to the rear or side of buildings. Where multifamily developments are allowed in established neighborhoods, the layout of such developments should respect the established pattern of development, except where a change in context is desired per the goals and policies of the Comprehensive Plan.
- Policy DD-4.7:** *Emphasize the natural physical qualities of the neighborhood (for example, trees, marine view, and natural features) and the site in locating and developing residential areas, provided such development can be built without adversely impacting the natural areas. Where possible, development should be configured to utilize existing natural features as an amenity to development.*
- Policy DD-4.9** Promote multifamily residential building design that is compatible with the existing patterns of the area.

Policy DD–7.1 * Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

Goal DD–13 * Protect and preserve Tacoma’s historic and cultural character.

Policy DD–13.1 * Encourage the protection and restoration of high-quality historic buildings and places that contribute to the distinctive character and history of Tacoma’s evolving urban environment.

Policy DD–13.2 Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources and neighborhood patterns.

Policy DD–13.3 Protect significant historic structures from demolition until opportunities can be provided for public comment, pursuit of alternatives to demolition, or actions that mitigate for the loss.

Policy DD–13.6 * Expand historic preservation inventories, regulations, and programs to encourage historic preservation in areas that are under-represented by current historic preservation efforts.

Policy DD–14.1 * Increase the opportunities for the public to provide placemaking in Neighborhoods and business districts to help reflect, define and celebrate distinct areas.

Policy DD–14.8 Leverage the creative talent of artists and designers to shape the identity of place, enliven a sense of belonging, and drive a compelling vision for the built environment.

Policy H–1.4 Support the maintenance and improvement of the existing housing stock and encourage the adaptation of the existing housing stock to accommodate the changing variety of household types.

Policy H–4.10 * Encourage development and preservation of small resource-efficient and affordable single family homes throughout the City.

Policy HP-2 Integrate Tacoma’s historic resources into community planning efforts.

Policy HP-26 Use zoning tools to promote historic preservation goals and support an overall heritage conservation system

The following policies and goals were originally prepared by the City of Tacoma during last year’s discussions of VSD modifications and approval by the City Council for revisions to lower building height standards within View Sensitive overlay districts. Demonstrate the council’s current thoughts on city policy and precedent in regard to special review district, although in a higher end neighborhood within the city then ours, the goals equally apply to historic districts as well.. To avoid duplication we did not include any of the following in our previously listed city policies.

GOAL H-1 *Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.*

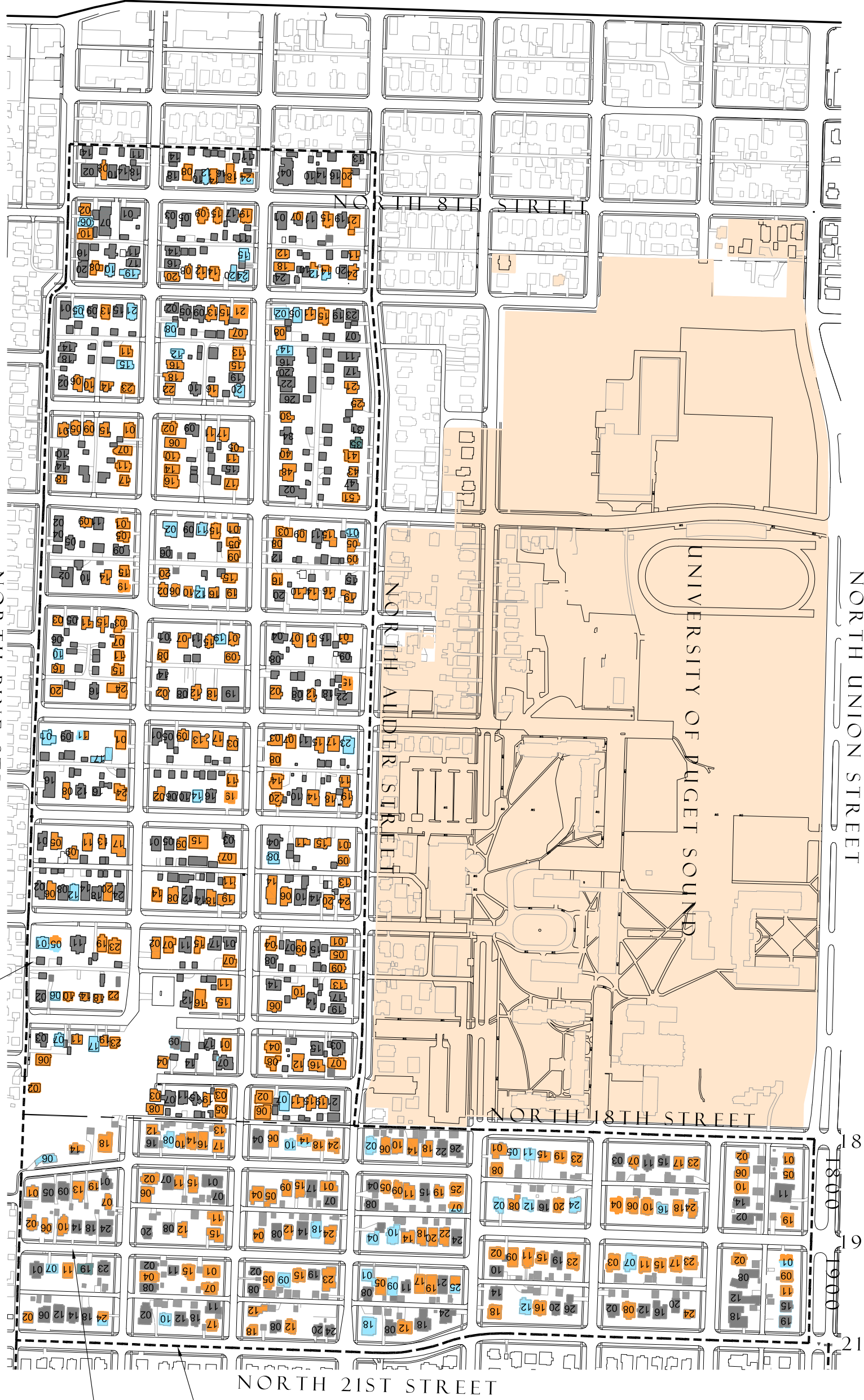
GOAL H-2 *Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities.*

GOAL H-3 *Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.*

GOAL H-4 *Support adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.*

GOAL H-5 *Encourage access to resource efficient and high performance housing that is well integrated with its surroundings, for people of all abilities and income levels.*

COLLEGE PARK HISTORIC DISTRICT INDEX MAP



0600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000

NORTH PINE STREET

NORTH 19TH STREET

NORTH 18TH STREET

NORTH 21ST STREET

UNION STREET

PS

3500

3400

3300

3200

3100

3000

2900

MAP P1

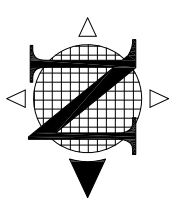
MAP P2

ADDRESS KEY

- Street Name
- House Number
(oriented towards street name)
- Block Number
- 19-1802 (1802 N. 19th St.)
- Identification Number

Supporting Properties

Non-Supporting Properties



Community Outreach

Results

2022Feb07

From: [Susan Ryan](#)
To: [McKnight, Reuben](#)
Cc: [Johnson, Susan](#); [Crabtree, Mary](#)
Subject: College Park Public Comment
Date: Monday, February 7, 2022 10:56:54 PM
Attachments: [College Park Landmarks Public Hearing Letter.pdf](#)

Dear Reuben,

Please add this letter to the public record for Wednesday's Public Hearing on College Park HD.

Thank you,
Susan Ryan

Date: February 7th, 2022

To: City of Tacoma
Historic Preservation Landmark Commissioners

From: Susan & Jeff Ryan
3017 N. 13th St.
Tacoma, WA 98406

Re: Nomination to the Tacoma Register of Historic Places
College Park National Historic District – Public Hearing

Dear Commissioners:

Thank you for your time and commitment towards supporting good stewardship of Tacoma's built environment, collective heritage and cultural history. Your participation will allow future generations to enjoy, learn and grow from the past.

We ask and encourage you to please approve the College Park National Historic District nomination to the Tacoma Register of Historic Places. Its historic merits were already met when reviewed and placed on the National Register of Historic Places and WA State Heritage Registry in 2017.

An extensive amount of research, outreach, documentation and good faith effort went into the application process. To address and support City of Tacoma Register designation the following steps were taken:

- Nomination met all Tacoma Municipal Code application requirements.
- Nomination packet included original 707 pg. National Register nomination.
- Nomination effort included documentation demonstrating majority support.
- Nomination effort included supporting documentation before and after Landmark meetings to aide in deliberations to assist with questions asked.
- Nomination supports COT Historic Preservation Goals
- Nomination supports COT Comprehensive Plan Goals
- Nomination supports COT Municipal Codes
- Nomination supports Diversity, Equity & Inclusivity Goals
- Nomination supports the Biden/Harris Administration Goals

In closing this rests in your hands to move forward to the Planning Commission. We hope there is enthusiasm to do so. The total land coverage of all Historic Districts in Tacoma is only 3%, we feel more can and should be added. City Council set a precedent in 2021 when approving a reduction in height down to 20' for structures in View Sensitive Overlay Districts. The Planning Department cited views, solar exposure, openness and character defining features of the houses as supporting evidence for the height reduction in their prepared study.

Thank you.

From: [Felicity Devlin](#)
To: [Landmarks](#)
Subject: LPC Hearing 2/9/22
Date: Tuesday, February 8, 2022 1:27:23 PM

Dear Commissioners,

I'm writing in support of the proposed College Park Historic Special Review District.

The proposed district is a remarkably intact area of homes that is historically interesting, as an early streetcar neighborhood, and aesthetically appealing. I'd like to see it preserved for the next generations of Tacomans.

Hopefully, the historic designation would provide some protection to viable historic structures. It concerns me that many of our old homes are being demolished because property owners want to replace them with a larger house. Thus we lose the history and visual coherence of a streetscape. Not to mention the loss of a perfectly viable building.

Sincerely,

Felicity Devlin
2417 N Washington

From: [Patricia Roundy](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Tuesday, February 8, 2022 3:58:58 PM

We write today to express our strong opposition to the proposed College Park Historic Special Review District. We appreciate very much this opportunity to express our views to you, and thank you for your hard work in reviewing the extensive nomination materials submitted. Our home is listed as "historic contributing" in the nomination materials for the College Park Historic Special Review District. My husband and I bought our home in 1987 and have lived in it continuously for 35 years. I have listened with great interest to the Landmarks Preservation Commission (LPC) meetings when the proposed College Park Historic District was under discussion. In doing so, I have learned a good deal, not only about the proposal, but also about the complex, detailed, and meticulous work of the Commissioners. We have a number of objections to the proposed College Park Historic District.

First, the City of Tacoma does not need another local historic district with LPC design review and new construction approval as primary features. The North Slope Historic District was created in 1994 and expanded in 1996 and 1999. The Wedge Neighborhood District was created in 2010. Therefore, it has been 12 years since the most recent approval of an historic district. Unfortunately, one way that the status quo is perpetuated is by using precedent to justify new action. Yes, these two historic districts exist, but no, the City does not need another one. Our concern is one of equity. We need to take into account the world around us today. The LPC design review is laborious and adds time to the renovation process of existing historic structures. Historic individual landmarks deserve preservation by the City, and the LPC provides a strong mechanism to support such preservation. The proposed College Park Historic District, however, runs at cross-purposes with the overarching thrust of Home in Tacoma and the desires of a significant number of homeowners within the proposed boundaries. I have heard it stated at an LPC meeting that a potential College Park Historic District and Home in Tacoma can co-exist. OK. But should they? In the 35 years that we have lived in Tacoma, the City has never had sufficient funds to undertake all that needs to be done. (Responding to the crisis of homelessness and supporting affordable housing are current cases in point.) City staff time spent working with LPC Commissioners to manage College Park is not where we want our tax dollars spent. Moreover, we note that "Tax incentives may be available for renovations to historic districts." (from PowerPoint presentation at LPC meeting, August 11, 2021). That tax incentives may be available in the two current historic districts is one thing. We do not support adding another historic district. Issues of equity and diversity must be adequately addressed as you make your recommendation. The College Park Historic Special Review District would tax limited resources of the City.

Second, I have read the information about the creation of historic districts and the model of the design review restrictions currently in place for the North Slope/Wedge. The list of restrictions is onerous. It is one thing for a homeowner to seek out a historic designation for their property; it is an entirely different matter to impose this designation on current owners whose property would fall under a newly designated historic district.

It is not fair to current owners within the proposed College Park Historic District who would face required LPC design review prior to the permitting process for external build changes. The design review obviously presents an additional hurdle to making property modifications. In listening to LPC meetings via Zoom since May 2021, typically, individual property owners

or their architects present their designs for Commissioners' review. It has been stated on several occasions by Commissioners that their role is not to prevent change but to "manage change." Instead, it is my perception that "managing" is closer to "controlling." The LPC Commissioners seem very wary of exterior changes to the front face of properties. It has been stated that details of design review will be available at a later time. That said, competing interests are in place. Details matter. Preference has been stated, for example, for replacing older windows with wooden windows instead of vinyl windows. A skylight on an upper floor on the street side of an historic home seems to raise concern for some Commissioners. At least in my hearing, Commissioners have not decided how they view solar panels. In some LPC discussions only front-facing external changes would come under the purview of LPC. In the draft document, however, it's the whole house. Questions and concerns abound. Can a deck be added to an older home? What kind of materials would need to be used to be consistent with the home? What about a ramp being built? To be sure, the permitting process would need to be followed, but the design review adds time, complexity, and potentially additional cost to a project. If property owners need to add a ramp to a "historic contributing" property to keep their home as a "forever home," what, if any, limitations would LPC impose? We object to needing to wonder about these kinds of questions. We and our neighbors have made good choices over the years in maintaining and improving our properties. Additional oversight is not warranted.

We strongly urge you to reconsider your draft document and conclude by thanking you again for your tireless work on behalf of the City.

Sincerely,

Patrica and George Roundy

From: [Kirsten Carlson](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/2022
Date: Tuesday, February 8, 2022 4:21:55 PM

Dear whomever this may concern,

We live in the proposed College Park Historic Special Review District. We are not able to attend the virtual meeting tomorrow evening but would like to voice our support for the proposed Historic District. This area, with its wide parking strips, vintage lighting and proximity to the UPS campus is an important part of the history of Tacoma. Preserving the character of this area will benefit not only those living within the proposed district but also visitors to our area.

Thank you for your consideration of this important designation.

Best,

Kirsten Carlson & Chris Allen

3416 N 19th Street

Tacoma, WA 98406

253-756-6995

From: lriegel@harbornet.com
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Tuesday, February 8, 2022 4:43:55 PM

Yes, save our neighborhood's character. !!!
I am in favor of College Park.

Lynn Riegel
2910 North 20th St.
Tacoma 98406

THANKS SO MUCH

From: [Greg Hyde](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Tuesday, February 8, 2022 10:06:20 PM

Hello,

I am writing to oppose the designation of the College Park Historic Special Review District. I live in the neighborhood and love the area, but I think it's a bad idea to make it harder for our neighbors to make improvements to their houses. This district will make it harder to replace a rotted front porch, replace single pane windows with more energy efficient alternatives, or replace old siding. Some people may prefer the look of the historic single pane windows, but it's frankly none of our business what our neighbors want to do with their houses. The bigger risk to the character of our neighborhood would be people not keeping up their houses, rather than people making changes to the exterior of their houses. Even for projects that would be approved, this district adds an extra layer of hassle and difficulty for homeowners trying to keep up their properties.

- Greg Hyde

From: [Barbie Pratt](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Wednesday, February 9, 2022 9:31:05 AM

Dear Preservation Board,

I live at 2924 N 20th St and I'm writing to let you know that I support making our neighborhood part of the College Park Historic District.

Our home turned 100 this year and it is important to me that we preserve the charm and character of our neighborhood for current and future residents.

Thank you.
Barbie Pratt

From: [Jim Merritt](#)
To: [Landmarks](#)
Subject: LPC hearing 2-9-22
Date: Wednesday, February 9, 2022 10:23:20 AM

Dear Sirs:

I am writing in support of the designation of the College Park Historic Special Review District.

As an architect that has worked in Tacoma on historic preservation for over 40 years, as well as a past member and chair of the Tacoma Landmarks Preservation Commission, I believe this is a very appropriate designation for this residential neighborhood adjacent to the University of Puget Sound.

I trust that the Commission will be very supportive of this designation.

Thank you.



Jim

James R. Merritt FAIA

Principal

Merritt Arch PLLC

253.383.5300 (O)

253.720.1860 (C)

merritt@merrittarch.com

From: [Deborah Cade](#)
To: [Landmarks](#); [McKnight, Reuben](#)
Subject: NSHD Support of College Park Historic District Nomination
Date: Wednesday, February 9, 2022 1:53:37 PM
Attachments: [NSHD_CollegePark_Comments_02082022.pdf](#)

Please accept these comments from the North Slope Historic District Board of Directors.

Deborah Cade

dlcade@comcast.net



North Slope Historic District

a 501 (c)(3) organization

908 North M St.
Tacoma WA 98403

February 8, 2022

Landmarks Preservation Commission
747 Market Street
Tacoma, WA 98402

RE: NSHD Support of College Park Historic District Nomination

Commissioners:

I'm writing on behalf of the North Slope Historic District Board of Directors to express its support for the nomination of the College Park Historic District as a city historic district. The College Park neighborhood has been recognized as a state and national historic district for several years. While it does not adjoin the NSHD, it is nearby and its homes are around the same age as many in the NSHD. We agree with the descriptions provided by the proponents regarding the history and significance of the neighborhood and agree that it represents an intact residential neighborhood of middle-income homes that tells part of Tacoma's history, as the NSHD does.

Historic preservation should not be limited to the largest and grandest of historic structures. While those have great significance, so do the places where average individuals and families lived and worked. Just as the study of history cannot be limited to well-known political and military leaders (who in this country were usually white males), historic preservation cannot be limited only to the places where famous people were known to have lived and worked.

We believe that the College Park neighborhood meets the Secretary of the Interior's criteria for listing as a historic district. The process of obtaining the state and national designations resulted in documentation of the neighborhood's consistency with these criteria. As a residential neighborhood, it has retained most of the physical characteristics of its historic period. It represents a typical middle-income residential neighborhood of its historic period, telling part of the history of the individuals and families who developed this part of Tacoma, and preserving this history for future generations. Please support the city historic designation of the College Park Historic District.

Sincerely,

Deborah L. Cade
Chair, NSHD Board of Directors

BOARD OF DIRECTORS
DEBORAH CADE, CHAIR
HIST. PRESERVATION
JULIE TURNER, SECRETARY
GEOFF CORSO, TREASURER
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TOM GISKE, BEAUTIFICATION
JOHN BUTLER, OUTREACH
MARSHALL MCCLINTOCK
LYNDA BEST
ROGER JOHNSON
MELINDA GORDON
ALEX STRAUB

From: [Steven Treffers](#)
To: [Landmarks](#)
Subject: LPC Meeting 02/09/22 - College Park Historic District
Date: Wednesday, February 9, 2022 2:02:09 PM

To the members of the Tacoma Landmarks Preservation Commission:

As a Tacoma resident and board member of Historic Tacoma, I am writing in support of the designation of the College Park Historic District to the Tacoma Register of Historic Places. As a district which has been previously approved for listing at both the state and federal levels, its architectural and historical significance has been thoroughly established and it is clearly worthy of local recognition as well.

I understand this nomination has spurred a larger discussion of issues relating to historic preservation, social and racial equity, and housing. These are all extremely important topics and worthy not only of continued discussion but definitive action. We know the LPC is committed towards these efforts as is Historic Tacoma, as evidenced in our recent work on the McKinley History Project among other initiatives. We seek to be partners in these efforts and know more can be done. However, efforts to expand the reach of historic preservation and the designation of the College Park Historic District are not counter to one another. I encourage you to consider the designation of the College Park Historic District on its own accord while also helping the larger preservation community identify those buildings, spaces, and sites which represent those histories that have been often overlooked.

Thank you for your time and consideration.

Steven Treffers
4801 N 22nd Street
Tacoma, WA 98406

From: [Jack Ryan](#)
To: [Landmarks](#)
Subject: LPC Meeting 02/09/22
Date: Wednesday, February 9, 2022 2:12:57 PM

Landmarks Commission,

I am emailing to voice my support for agenda item 4 A, The nomination of the College Park Historic District to the Tacoma Register of Historic Places. As 20+ year resident of the district I believe it is the right thing to do to preserve this beautiful century old neighborhood for generations to come and prevent greedy developers from carving up the neighborhood for their own personal gain, stripping it of its beauty and leaving nothing but poorly built apartments and multiplexes that they'll just sell off once the beauty of the area has been stripped away leaving the city nothing but the mutilated empty husk of neighborhood it used to be.

Regards,
Jack R.

From: [Erin](#)
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Wednesday, February 9, 2022 3:15:17 PM

I cannot attend the meeting, but I OPPOSE the historic district for College Park. Requiring design review is costly and limits originality in a district that already does a good job of maintaining its appeal and character.

Thank you,
Erin McIlrath
3202 N 19th St

From: [Michael Lafreniere](#)
To: [McKnight, Reuben](#)
Cc: [Johnson, Susan](#); [Kathleen Brooker](#); [Kathleen Brooker](#)
Subject: Letter of Support for CPHD
Date: Wednesday, February 9, 2022 3:36:23 PM
Attachments: [Letter to City HPO 08-06-2021.pdf](#)

Hello Reuben,

Kathleen asked me to forward the letter which Historic Tacoma had previously submitted in August 2021 in support of the College Park Historic District nomination. Please see attached. Thank you.

Michael Lafreniere
[Historic Tacoma](#)

EDUCATION.
ADVOCACY.
PRESERVATION.


www.HistoricTacoma.org

Board of Directors


Kathleen Brooker,
Board President
Steve Dunkelberger,
Treasurer
Ross Griffith
Marshall McClintock
Jennifer Mortensen
Steven Treffers


Staff

Michael Lafreniere,
Outreach &
Communications Director

 on Facebook
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 on Instagram
[@HistoricTacoma](https://www.instagram.com/HistoricTacoma)

 info@historictacoma.org

Mailing Address

PO Box 7664
Tacoma, WA 98417

August 6, 2021

Reuben McKnight
Historic Preservation Office
747 Market Street, Room 345
Tacoma, WA 98402

Dear Reuben,

On behalf of the Board of Historic Tacoma, I am pleased to write this letter of support for the listing of the National Register College Park Historic District on the Tacoma Register of Historic Places, and to endorse its designation as a Historic Special Review District.

College Park represents a significant period of development in Tacoma both historically and architecturally. Its streetcar development pattern and modest, well-built homes perfectly reflect the optimism of mid-20th century Tacoma. The nomination is comprehensive and well executed. It has passed a high hurdle of review by the WA State Department of Archaeology and Historic Preservation and the National Park Service. and its listing on the National Register of Historic Places is a well-deserved honor.

This nomination comes before the Landmark Commission backed by an impressive volunteer effort and years of preparation and outreach. The support of the residents is well documented and speaks to the pride we all share in this legacy neighborhood. We urge you to take the most important step of local designation and ensure its continuing legacy.

Sincerely,



Kathleen Brooker,
Board President

From: [Huy Pham](#)
To: [Landmarks](#)
Cc: [Chris Moore](#)
Subject: LPC Hearing 2/9/22: Agenda 4.A. Nomination to the Tacoma Register of Historic Places - College Park Historic District
Date: Wednesday, February 9, 2022 3:51:52 PM
Attachments: [College Park Historic District - Designation Letter - Tacoma LPC - 2 8 2022.pdf](#)

Good afternoon,

Please accept our public comment in support the designation of the College Park Historic District to the Tacoma Register of Historic Places. Our full comment is attached as a PDF and copied below:

Dear Chair Bartoy,

On behalf of the Washington Trust for Historic Preservation, I am writing to support the listing of the College Park Historic District to the Tacoma Register of Historic Places and to endorse its designation as a Historic Special Review District.

The Washington Trust is a nonprofit organization dedicated to saving the places that matter in Washington State and the only statewide advocacy organization working to build a collective ethic that preserves historic places through education, collaboration, and stewardship. In accordance with our mission, the Washington Trust believes that the *local* designation of the National Register College Park Historic District, as vetted by the WA State Department of Archaeology and Historic Preservation and the National Park Service, is a natural progression for the continued stewardship of the neighborhood.

The Washington Trust supports the designation of College Park Historic District based on Criterion A as it was "developed during a series of economic peaks and valleys in home construction in Tacoma in the late 19th century to 1960... during the heyday of Tacoma's railroad and lumber industry" and Criterion C as it "exhibits the full range of residential architectural styles prevalent during Tacoma's greatest period of growth: ...styles found in pattern books and kit homes catalogs of the time, with a primary influence of Craftsman, Tudor Revival, and Colonial Revival styles," and believes the proposed contributing structures retain sufficient ability to convey its significance in both areas.

Our support is informed by the assertion that historic preservation and its practices, such as designation and design review, is adaptive to the changing needs of the people that live within or live with the buildings and sites that we collectively call significant and worth preserving. The Washington Trust fully affirms that the designation of the College Park Historic District is compatible with the other citywide policies and public demands regarding density and affordable and equitable housing opportunities.

Thank you for your consideration.

Best,
Huy Pham | Preservation Programs Director
he / him / his

Washington Trust for Historic Preservation
1204 Minor Avenue | Seattle, WA 98101
(206)-624-9449 (office) | (206) 462-2999 (mobile)
preservewa.org



February 8, 2022

Kevin Bartoy, Chair
City of Tacoma Landmarks Preservation Commissions
747 Market Street, Room 345
Tacoma, Washington 98402
landmarks@cityoftacoma.org

[sent via electronic mail]

Re: Public Hearing - December 8, 2021 - Agenda 4.A. Nomination to the Tacoma Register of Historic Places -
College Park Historic District

Dear Chair Bartoy,

On behalf of the Washington Trust for Historic Preservation, I am writing to support the listing of the College Park Historic District to the Tacoma Register of Historic Places and to endorse its designation as a Historic Special Review District.

The Washington Trust is a nonprofit organization dedicated to saving the places that matter in Washington State and the only statewide advocacy organization working to build a collective ethic that preserves historic places through education, collaboration, and stewardship. In accordance with our mission, the Washington Trust believes that the *local* designation of the National Register College Park Historic District, as vetted by the WA State Department of Archaeology and Historic Preservation and the National Park Service, is a natural progression for the continued stewardship of the neighborhood.

The Washington Trust supports the designation of College Park Historic District based on Criterion A as it was "developed during a series of economic peaks and valleys in home construction in Tacoma in the late 19th century to 1960... during the heyday of Tacoma's railroad and lumber industry" and Criterion C as it "exhibits the full range of residential architectural styles prevalent during Tacoma's greatest period of growth: ...styles found in pattern books and kit homes catalogs of the time, with a primary influence of Craftsman, Tudor Revival, and Colonial Revival styles," and believes the proposed contributing structures retain sufficient ability to convey its significance in both areas.

Our support is informed by the assertion that historic preservation and its practices, such as designation and design review, is adaptive to the changing needs of the people that live within or live with the buildings and sites that we collectively call significant and worth preserving. The Washington Trust fully affirms that the designation of the College Park Historic District is compatible with the other citywide policies and public demands regarding density and affordable and equitable housing opportunities.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads 'Huy Pham'.

Huy Pham
Preservation Programs Director

From: bandgneal@thewiredcity.net
To: [Landmarks](#)
Subject: LPC hearing 2/9/22
Date: Wednesday, February 9, 2022 3:56:26 PM

To the Landmarks Preservation Commission:

We have been property owners and residents in the proposed district since 1992.

Our comments favor the creation of the proposed College Park Historic Special Review District. We believe the original applications are well researched, and the inventory of contributing properties is comprehensive exhaustive and complete. The boundaries of the review district seem sensible based on the irretrievable changes that have occurred north of 6th Avenue, and sensible along Pine Street to the the east where the neighborhood transitions into housing of a different character. The borders to the east along Alder and north of University of Puget Sound provide margins and definition with the hope that UPS will be a good partner in buffering, with compatible architectural styles, the transition into the characteristic housing of the District. We recognize we would be required to submit any future plans of our own for review by the Landmarks Preservation Commission, do not believe that process would be unnecessarily burdensome, and will be happy to conform any of our plans for our contributing property built in 1929 to maintain the character of this unique part of Tacoma.

Robert & Gay Neal

1108 N Cedar St

Tacoma WA 98406

From: [Jill Jensen](#)
To: [Landmarks](#)
Subject: LPC meeting
Date: Wednesday, February 9, 2022 3:56:38 PM

Please approve College Park Historic Designation
Jill and Rob Jensen
3002 N 13
Tacoma. WA. 98406

Sent from my iPhone

To: Landmarks Preservation Commission
From: Jodi Cook
Date: 2/9/2022

Believe those who live in the area, should be afforded the stronger voice in bringing forth this nomination. However, I will share my observation of this neighborhood, being a frequent visitor to family and friends who reside in College Park.

Buildings and land, are essentially inanimate objects, they don't choose who lives, works or plays within their walls or in the yard. They don't choose who resides, nor whether current residents are renters or owners.

If the College Park Historic District is approved as a Tacoma Historic District, it captures a time in Tacoma's history of one of its first suburbs to expand, because of bridges traversing gulches .

Built for the pocket book of the working class. These homes bones are constructed of first growth timber; numerous windows bringing in natural light and cool cross breezes during warm weather. Roofs designed to shed our rainy climate. If not yet 100 years old, CP's homes will soon be, and the marvel is they can stand for 100's of years if homeowner occupied or as investment property owners, properly maintain for the generations who will reside in the future. They are truly the original "green" homes.

I grew up in the post WWII suburbs built during the 60's to 90's. Not very imaginative, "cookie cutter". Maybe only 5 to 8 house plans, usually flipping which side the garage was to be attached, all "colonial" design, one after another, after another. Many people like this type of consistency, others like myself gravitate to appreciating the crafted home of yester years builders who added little unique touches to make each home special.

The new changes coming to zoning via Home in Tacoma, will not prevent the ability to add more types of housing to any Tacoma neighborhoods, and that includes historic districts like College Park. That is very significant.

My hope is Commissioners will view this nomination for future residents, who also want to experience places to live where these small, charming, sturdy homes exhibiting complementary building architecture, but also landscapes created through the decades, can be experienced and appreciated.

Thanks for reading. Jodi

From: [Joanna Stahl](#)
To: [Landmarks](#)
Subject: College Park Historic District comment
Date: Thursday, February 10, 2022 7:10:03 AM

I do not want to see or support changes to the cooler historical housing area.
Was unable to attend the zoom meeting
Wanted my voice to be heard

Thank you
Best regards
Joanna stahl

Sent from my iPhone

From: [Kevin Spier](#)
To: [Landmarks](#)
Subject: LPC - proposed college park historic designation
Date: Friday, February 11, 2022 10:31:07 AM

To Whom it May Concern:

Am writing to express my support of the Proposed College Park Historic Designation.

I am a homeowner in the proposed designation area at 3106 North 19th Street, Tacoma, WA 98406

Kevin D. Spier

Thank you.

From: [EKW](#)
To: [Landmarks](#)
Subject: Proposed College Park Historical District
Date: Monday, February 14, 2022 12:51:35 AM

Dear Mr. McKnight:

I am responding to the Commission's hearing of February 9, 2022.

My wife and I moved into our house on the on North 13th Street thirty-nine years ago, We chose to live here because we wanted to live in a traditional neighborhood where our children could grow up in a safe environment. We appreciate our neighborhood and its character, which has remained consistent since we moved here in 1982.

Since then we have made a number of changes to our home, most of which cannot be seen from the street. The most prominent and visible of these is the addition of a dormer on our second floor. We added this to accommodate our children who needed a larger bathroom as they got older.

My wife and I are not in favor of the proposed College Park Historical District for many reasons. First, the proposed historical district and the additional expense and paperwork it brings seem to be a solution looking for a problem to solve. In 39 years, we haven't seen a need for any special effort to protect the character of the neighborhood.

The proposed district is not necessary.

The process of gaining approval under this proposed scheme would apply to any change to one's entire house (assuming a permit is required), regardless of whether that change can be seen from the street. Our back yard can not be seen from the street. Three sides of our garage cannot be seen from the street. Yet, we would have to go through an extra layer of expense and paperwork to make any changes to them, even though they would have no visual impact on our neighborhood. We believe many other residents in the proposed district are in a similar situation.

The proposed process is overly inclusive without providing a meaningful benefit.

The proposed district would, in effect, be akin to having a neighborhood HOA, but without homeowners having a voice in its decisions.

The cost of complying with the proposed district's rules are, in effect, another tax. The cost of home repairs and remodeling is already too high and most likely will continue to increase. We do not need to be adding to this burden especially now when inflation has reappeared. Those of us who are retired and on a fixed income will be even more burdened by this additional expense. Will those who cannot afford to go through the process have no recourse but to watch their homes deteriorate? How does that benefit our neighborhood?

Will senior citizens who have to make accommodations to the front of their homes in order to continue to live there have to incur this needless expense? Or will they just move out of the neighborhood? Will improvements only be made by those homeowners who have deeper pockets than the rest of us? Those who do make major improvements are likely to see their property taxes rise. Why add to that burden?

My wife and I believe the additional expense outweighs the benefit.

The proposed process will delay completion of projects. That delay will most likely add more cost.

My wife and I are not in favor of additional restrictions on the use of private property. We feel we have been good stewards of our home and we believe most people will take care of their own homes. We do not need anyone telling us what kind of windows to install or what we can or cannot do with or own property.

My wife and I believe many of those who are in favor of the proposed district don't fully understand the impact this scheme would have on them. We also believe many mistakenly think this proposal will achieve other goals such as negating the Home in Tacoma initiative. For example, at least one person who made comments on February 9 seemed to suggest the proposed historical district will increase diversity in our neighborhood.

We believe our home is "non-conforming." We understand that this means it does not contribute to the character which the proposed historical district favors. Yet, it appears that we will still be subject to this needless process.

The area covered by the proposed College Park Historical District is already a recognized historical district. The only difference between the two is that the former adds needless delay and expense.

Please feel free to contact us should you have any questions.

Sincerely,

Eric and Alice Quist

Sent with [ProtonMail](#) Secure Email.

From: [Christopher James](#)
To: [Landmarks](#)
Subject: Public Comment for Landmarks meeting on February 9, 2022
Date: Tuesday, February 15, 2022 7:21:11 AM
Attachments: [2022 Tacoma College Park Proposal.docx](#)

The following is submitted as comments to the proposed College Park Historic District designation.

We are opposed to the designation as it is written today. As explained in the attached document, we could support the proposal if our suggested revisions are made.

Thank you for your consideration.

Christopher and Anne James

14 February 2022
3115 North 13th Street
Tacoma, WA 98406

Reuben McKnight
Historic Preservation Office
747 Market Street, Room 345
Tacoma, WA 98402

Submitted Electronically

Dear Mr. McKnight,

These comments are submitted in response to the proposed College Park Historic District. My wife and I have lived in this proposed district since 2010. We have made several improvements to the house since then. We expanded what was a tiny half-bath to a full-bath with a dormer on the second floor (rear of the house). We replaced two leaky single-pane windows with double-pane versions, and paid extra to install lead taping to keep with the mission style of the house. We completely redid the back yard, after having to pay for new sewer line connections to the alley and street. We installed solar panels on our roof in 2016, and remodeled and upgraded the kitchen in 2018.

As background, Christopher was an air quality regulator for 35 years. He served 12 years as Director, Connecticut Department of Environmental Protection, where his staff were responsible for developing and implementing all air quality regulations. He also worked for several years in the EPA regional office in Seattle. Anne was an occupational therapy professor, teaching at the University of Puget Sound for over 12 years.

First, what is the demonstrated purpose or need for this proposed district? The Draft Code Language does not explain this. A review of the recent city-wide planning map approved by the City Council (Home in Tacoma) reflects mainly single-family homes within the proposed district and hardly any new “low-scale” and “mid-scale” units. Based on my discussions with neighbors, there seems to be an understanding that a major purpose of this proposed designation is to maintain single-family homes and to prohibit the construction of duplexes and apartment buildings. If this is true, then that should be stated in the purpose or need.

Next, the draft code language (13.07.xxx) is poorly written, vague and unenforceable. Xx1 and xx2 read like narrative, should be deleted and moved to a statement of purpose or need.

Xx4 contains many vague paragraphs. For example, in Sections B and C. (interior and exterior revisions), do these sections apply to all four sides of the structure, or just the side that is visible from the street? In your comments at the Landmarks Commission meeting on August 11, 2021, you specifically said that the street side of the house would be affected but that alterations to the house exterior on the other sides would be exempt from Landmarks approval. There is no such distinction made in this latest proposal.

In 13.07.xx4, we are opposed to Section F, which removes solar panels, wind generators and cellular phone towers from the exemption on wiring systems and thus brings them under Landmarks Commission authority. This covers too broad a class of structures. Solar panels today are well integrated into house roof systems. Also, many homeowners install them on a garage roof. Permits are already required for these installations, and it is hard to believe that the Landmarks Commission would have more expertise in this area than those who issue the regular permits. Likewise, in thinking about wind turbines, one may conjure up images of the wind farm near Ellensburg. Those would definitely not fit into a residential structure. However, tiny wind “turbines” are being developed that can be integrated into a porch railing. Likewise, given technological innovation, one could imagine tiny cellular towers being developed to improve service. Home solar panels are also an important element to achieving the City of Tacoma’s climate goals. Section F should instead define terms by their size or protuberance from a house or building. Any items not visible from a street should be exempt.

As written today, we are opposed to this proposed designation. We could support the proposal *if* the following changes were made:

- Clearly describe the purpose or need for the proposal (much of xx1 and xx2 should be moved to this new section)
- Define terms (use a key or glossary, or if one already exists, refer readers to that)
- Clarify what portion(s) of the structure are subject to the Code (i.e., just the side facing a street or all sides)
- Clean up xx4 paragraph F to instead define exemptions or not in terms of their protuberance from a roof line or structure (i.e., no device or system may protrude more than 24 inches above a roof line).

Thank you for your consideration of these comments.

Sincerely yours,

Christopher A. James

Anne E. James

From: [Matt Temmel](#)
To: [Landmarks](#)
Subject: LPC meeting, Feb 9, 2022, Matt Temmel written testimony
Date: Tuesday, February 15, 2022 12:18:05 PM
Attachments: [Written Testimony, Matt Temmel, Feb 15, 2022.pdf](#)

Attached is my written testimony about the proposed College Park Historic District.

As the Draft Code Language now stands, I oppose the proposed district. But I would be glad to support it if the language can be revised based on the suggestions made in my paper. Thank you.

Matt Temmel
handsfour@harbornet.com
Cell (253) 278-1237

Proposed College Park Historic District

Written Comments to Landmarks Preservation Commission, submitted by email 2/15/2022

My name is Matt Temmel, owner of 2909 North 19th St., Tacoma, 98406. I have an advanced degree in history and an interest in art and architecture. The house is a 1910 Craftsman bungalow. After I moved there in 1981, the house was remodeled on two occasions. In 1990, when the roof was replaced, I took the opportunity to add a dormer (bedroom and bathroom). In 2002 we remodeled the kitchen and other rooms at the back of the house. In each remodel, we made sure that the changes matched the architecture and style of the original house.

I am opposed to the proposed historic district, as described in the Draft Code Language, on three grounds:

1. The area has never been an historic district, but the house exteriors are in generally good condition, and better now than in 1981. Homeowners are doing just fine maintaining the properties by themselves. Homeowners will be subject to additional and unnecessary costs to replace windows and doors if the proposed district takes effect.
2. Some people support the proposed district because they believe it will preempt the City from making land-use changes within the area, such as allowing construction of apartment buildings. Based on the Home in Tacoma legislation passed by the City Council in December 2021, that belief appears to be mistaken, as explained below.
3. The proposer and also Landmarks staff have said different things at different times about the impact on property owners in the proposed district. As discussed below, a key issue is whether the Commission would have authority over changes on the street side of the house or on all sides.

No Need for Historic District

The Draft Code Language, in 13.07.xx1 and xx2, describes the area at some length, but it does not indicate how the area would benefit from designation as an historic district. There is no justification of need.

As a resident since 1981, I have walked, jogged, or biked every block in the proposed district. Last week, I biked it again. I asked myself what changes have occurred since 1981 and whether the area is now better or worse.

After 40 years, of course, the streets now have more potholes, and there are fewer tall evergreen trees, but the houses look to be in really good shape. The houses generally have “good bones,” and there are no “bad areas” in the proposed district. Prices have greatly increased. In 1981 I paid \$59,500, and Zillow says the house is now worth \$724,500.

It is a very attractive area, and it has become and remained that way without any special help from government. Nothing stated in the Draft Code Language suggests to me that the area will become any better by being designated an historic district.

Impending Land Use Changes

Some supporters of the proposed historic district seem to believe that the designation will have the effect of protecting the area from undesirable land-use changes, such as a decrease in the number of single-family houses and an increase in duplexes, triplexes, and large apartment buildings. The proposer has encouraged that belief. His website as of last August ([Attachment 1](#)) said a district would “help protect the neighborhood from inappropriate infill projects” and “allow residents a voice in any land use zoning changes.”

I reviewed the Home in Tacoma legislation passed by the City Council and considered how it will affect the growth of “mid-scale” and “low-scale” units within the proposed district. Based on the documents available online, it appears that hardly any new large apartment buildings or smaller multi-family units would be allowed. Single-family residences will continue to predominate.

This general conclusion seems clear from the maps included in Ordinance No. 28793, amended and passed by the Tacoma City Council on December 7, 2021. (See pages 18-19 in the pdf file.) I would be glad to have more detailed information, such as a breakdown of the number of parcels in the proposed district on which large apartment buildings could possibly be built under the legislation.

Street Side or All Sides, and Why has the Proposal Changed?

Most important is the impact on homeowners and the benefits of the proposed district. The Draft Code Language addresses those topics only in vague, indirect terms.

If approved, the Landmarks Preservation Commission would have authority to approve or reject changes to a house exterior, such as the size of windows and doors and composition of the materials. It is curious how the proposal has evolved, that is, it has said different things at different times. Three things can be considered here:

- What the proposer has said
- What the Commission staff has said
- What the Commission has done.

The Proposal

The proposal was submitted in May 2021 by Jeff Ryan, architect. The nomination form is the same 688-page document that Mr. Ryan submitted to the federal government in 2017. Despite its length, the document does not say what would be limitations on property owners as to the changes they can make to their house, such as windows and doors. But on the proposer’s website as of August 2021, <https://cphdtacoma.wordpress.com/>, it was explicitly stated (fifth paragraph) that limitations on property owners would be confined to the “street side” of the property. See [Attachment 1](#) at end of this paper.

However, as of February 2022, the proposer’s website has been changed. The reference to “street side” has disappeared. This is concerning, because the proposer solicited public support in 2021 and received many postcards or other indicators of support and submitted those materials to the Commission.

Landmarks Commission Staff Comments

At the Commission meeting on August 11 last year, I asked about the scope of the proposal and the impact on property owners. (In the Audio record, the question and answer run from 24:30 to 29:20.) I explained that the proposer’s website said that the proposal would limit changes only on “the street side” of the property, whereas in the North Slope district the restrictions apply to all sides. My question was whether the restrictions would apply to the street side or all sides.

Reuben McKnight, starting at about 27:00 in the Audio, explained that the North Slope restrictions applied to all sides of the house, but for the Wedge district there is a “categorical exemption” for all sides that cannot be seen from the street. He said the College Park proposal was “the same as the Wedge.”

Things have now changed. At the public meeting held last week (February 9, 2022), I asked basically the same question: Would property owners need a permit and Landmarks Commission approval for changes on the street side or on all four sides?

Mr. McKnight replied that the College Park proposal was “the same as the North Slope,” that is, the entire exterior would be affected. After Mr. McKnight finished, I commented (at 17:50 in the Audio) that his answer was different from what he said last year in August at a public meeting. He replied he did “not recall” saying that the restrictions applied only to the front of the house. But the Audio record is clear.

My point is not that Mr. McKnight was inconsistent, but rather that there are at least two sides to this difficult issue that should be addressed.

Commission Action on January 12, 2022

At the Commission meeting on January 12, 2022, Mr. McKnight put forward Draft Code Language for Commission review and approval. His material included two alternatives, with the idea of presenting them both to the public for comment at the February 9 meeting.

- Alternative A would give the Commission authority over changes to the house exterior on all sides.
- Alternative B would provide the same authority on the street side only.

Four commissioners spoke against Alternative B, and only the chair seemed open to it. After discussion, the Commission agreed to take out Alternative B and move forward with Alternative A. Thus, the document presented for public comment on February 9 indicated that the Commission approval would be needed for changes on all sides of the house.

Can the Commission change a proposal to give itself more authority? I recognize that the nomination form did not say anything specific on the matter, but the proposer's website as of August 11, 2021 ([Attachment 1](#)) clearly stated that only "the street side of the residence" would be affected. Five months later, on January 9, 2022, the Commission decided that the proposal applies to all sides, while saying that the matter could be reconsidered after receiving public comments.

If the Commission really wants to hear public comments on the issue of "street side" or "all sides," it should ask that question. By eliminating Alternative B from the public material, the Commission greatly reduced the chance that the public will be aware of the issue.

Possible Compromise

On January 9 Commissioner Williams commented that he favored having authority on all sides because changes in window size mean that the window casings and house siding must be re-done, and that could drastically affect the overall external appearance.

Mr. McKnight, in what impressed me as a most constructive suggestion, said that maybe the Commission should **not** have authority over changes on the non-street sides, **provided that the window size does not change.**

That seems quite reasonable. External appearance is obviously affected by changes in window size, whereas the composition of the material (such as wood, wood with some plastic content, or vinyl) has little effect on the house appearance from a distance.


Wood windows are hugely expensive. I think the decision about composition of window materials on the non-street sides should be completely up to the homeowner.

Brief Summary

I hope the Commission will consider revising the proposal rather than exert a blanket authority over external changes on all four sides. I think the proposal would be stronger if revised to exempt the non-street sides, provided that window size on the non-street sides does not change.

Another main issue is that the Draft Code Language is vague on why a special district is needed. If you proceed, I hope the language can be revised to provide a stronger justification of need. Thank you.

Attachment: print out from College Park Historic District website, August 11, 2021


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Home

Welcome to our site!

News: College Park National Historic District is looking for support in naming the district to the Tacoma Register of Historic Places – Application for inclusion of our district on list of historic places has been submitted to the City of Tacoma.

The Proposed Schedule for the review and public notification process for our nomination to the Local register was reviewed and approved at last night's Tacoma Landmarks Preservation Commission (TLPC), July 28th. There will be a Public Information Session scheduled for the next meeting of the TLPC, August 11, The TLPC meeting starts at 5:30 pm, in an online video conference format. Everyone within 400 ft. of the proposed boundary will be notified by mail per the City of Tacoma. We will keep you posted of any changes to the schedule by the TLPC. We will also continue to post the addenda from the meetings under Nomination Forms and General Information tab for reference.

Additional Information can also be found on the City's website: [Agendas and Minutes – City of Tacoma](https://www.cityoftacoma.org/government/committees_boards_commissions/landmarks_preservation_commission/agendas_and_minutes) (https://www.cityoftacoma.org/government/committees_boards_commissions/landmarks_preservation_commission/agendas_and_minutes).

Note, the Nomination has not changed in form from the Original National Register Nomination submitted in 2017. That nomination can be also be found under the NF & GI tab.

The local register would help protect the neighborhood from inappropriate infill projects through a design and public review process for major renovation work. The review would be conducted by the Tacoma Landmarks Commission or the City's Landmarks Preservation Office. A local designation would allow residents a voice in any land use zoning changes within our neighborhood.

A local designation would require a design review process, but this is limited to those changes that require a Building Permit and impacts the exterior appearance of a home on the street side of the residence. Minor changes would go before the preservation officer for the city as part of the building permit review, major changes would go before the Landmark Commission.

*Attachment 1
Print-out
from proposer's
website,
August 11, 2021
- At the bottom,
note "street side
of the residence"*

From: [perry.colombini](#)
To: [McKnight, Reuben](#)
Subject: College Park Historic District
Date: Tuesday, February 15, 2022 1:11:55 PM

As a homeowner in said proposed district I am AGAINST the creation of the district. There appears to be no benefit in creating the College Park Historic District. The Landmarks Commission has not been forthright on the limitations on property owners. The commission has contradicted itself saying different things at different meetings. (check your records) We (discussions with neighbors) are confused and until the Landmarks Commission can provide a detailed outline, in writing, stipulating the processes and limitations please DO NOT move forward with the creation of the District.

Respectfully,
Perry Colombini

Sent from [Mail](#) for Windows

From: [David Ullman](#)
To: [Landmarks](#)
Subject: Comments - College Park Nomination
Date: Tuesday, February 15, 2022 8:39:06 PM
Attachments: [college Park.pdf](#)

Many thanks for your Attention.
Aileen Anne Ullman

IN SUPPORT OF A COLLEGE PARK HISTORIC DISTRICT

Last May, my husband and I bought and moved in our house in the College Park District. Since then, our decision has been proven right day after day. , We've also learned that the College Park District has been designated as a "Historic District" by both the Federal Department of The Interior and the State of Washington. That's quite something.

We attended the recent virtual "Public Hearing" and were both pleased by the public's supportive comments. We were also surprised by the few that were unwilling to support the nomination. Since our technology at home wouldn't let us raise our hand, I do want to offer my comments for the record.

The comments that were unsupportive really have little relevance to the subject of landmark designation. Those expressed by the public, and expressed by commissioners in earlier meetings are best applied to other situations because they deal with reasoning best applied to urban development that the management and preservation of Tacoma's history.

It may be that there have been discussions of the the College Park history, but we have not heard them. So I ask: Setting aside the wonderful, well maintained examples of many styles of architecture, does the social and economic history of the district matter to the Landmark Commission?

While there have been allusions from Commissioners, and one caller in particular, this is not, nor has it ever been, a wealthy enclave for the privileged. It is an unpretentious, middle- and working-class community, which is reflected in the Nomination. One caller felt that support of the Nomination was an excuse to drive property values up, but quite the opposite is true. By preserving historic structures and footprints, we prevent the proliferation of "McMansions," which do indeed drive up property values up.

Today, more than ever before in our history, the value and importance of the nation's Middle Working Class is being recognized as being the vital element in our nation's growth. Across the U.S. are many cities that have come to recognize the importance of the history and value of middle/working class *aspirational* districts.

In 2019, citing several intensive studies, the Organization for Economic Cooperation and Development concluded that *“Societies with a strong middle class experience higher levels of social trust but also better educational outcomes, lower crime incidence, better health outcomes and higher life satisfaction.”* I offer that conclusion because in Tacoma, that basic truth continues today!

Economic and urban development consultants Paul Brophy and Frank Woodruff suggest that a neighborhood stabilization strategy preserves the local property tax base making it possible for municipalities to provide additional resources to low- and moderate-income people and preserve a ladder to places of opportunity for tomorrow’s middle class. College Park exemplifies the type of aspirational neighborhood these authors believe necessary to complete diverse housing choices for residents.

While cities such as Baltimore, Philadelphia, Cleveland, Louisville, and Pasadena are reinvesting and offering incentives to residents who restore and maintain historic properties, Tacoma seems not to care.

In College Park, Tacoma has an opportunity to protect a thriving district, where residents maintain the homes, many of the trees, the road verges, lawns and gardens that line its streets. The nomination for a historic district maintains all these desirable qualities with no request for additional funds from the City. Why then would this historic district’s value be questioned?

Without seeming to be pugnacious, we must ask are there special interests involved, and if so, what might their downside be? We have to look no farther than Portland, Oregon for answers.

“If real estate becomes ‘commodified’ in the search for affordability,” urbanist Michael Mehaffy warns of *“gentrification, displacement and increasing homelessness.”*

Follow the money he urges. *“Advocates of progressive planning should take a hard look at interests behind current pro-growth movements, their mixed motives and doubtful outcomes.”*

With no guarantees of affordability or regulatory countermeasures, HB 2001 (and its RIP mirror image) would aid, not remedy, “*oppressive and discriminatory*” interests, adds M. K. Hanson.” She claims billion-dollar private equity corporations have purchased \$6.1 billion in Portland area multifamily units in roughly four years. “*The impact on the local housing market is disastrous.*”

It’s comforting that the Nomination for a position in the Tacoma Registry of Historic Districts seems to have garnered quite a bit of support. Given the multi-level of Tacoma history College Park represents, it will be a landmark can and should be proud of.

“Historic preservation is at the same time wonderfully egalitarian; all socioeconomic classes in every corner of the nation have successfully utilized its principles to protect their heritage and revitalize their communities.”

**Craig Potts, Executive Director,
Kentucky Heritage Council and State Historic
Preservation Officer**

I would like to take this opportunity to offer my strongest support of the nomination of the College Park neighborhood as an official Historic District of the City of Tacoma.

Aileen Anne Ullman
3103 North 13th Street
Tacoma, Washington 98406

From: [Anna Leon](#)
To: [McKnight, Reuben](#)
Subject: College Park Historic District Public Comments
Date: Wednesday, February 16, 2022 4:01:47 PM

Mr. McKnight and the Landmarks Commission,

I am writing to share my opposition to the formation of the College Park Historic District. I have lived in Tacoma for eleven years and in the neighborhood for six years, four as a renter and two as an owner. Many in support of the historical district make reference to the history of our area as a working class neighborhood where hard working middle class Tacomans could raise a family. For many decades following its inception, the neighborhood remained accessible for white middle class families. According to the impressive research compiled by Mr. Ryan, my home was originally owned by a teacher, no doubt on a single income. There is no way a teacher supporting a family would be able to buy my home in this neighborhood today. In today's market, our neighborhood is reserved for the upper middle class or in rare cases those in the middle class willing to stretch and buy a fixer upper. A fixer upper that will be more cumbersome and expensive to renovate under the regulations put in place by the formation of a Historic District. Our neighbors who have lived here for many years were able to repair rotting siding, replace drafty windows, or lift slumping sections of their houses without paying a design board to give ultimate approval. They were able to use modern products and new technologies to improve their homes at the best price without being forced into using more expensive products for someone else's aesthetic tastes. If you look closely past the attractive rooflines and craftsman details throughout the neighborhood, you will find a sea of vinyl windows, modern siding, and other materials that aren't original to the structures. This will place much of the financial burden of the Historic District implementation on new homeowners looking to make a home here, particularly those who buy the most affordable fixer-upper homes. Adding these additional burdens is yet another financial weight being added to younger generations that already are at an economic disadvantage and will further push middle class Tacoma families out of our neighborhood, making our neighborhood a place for the affluent and a popular destination for wealthy Seattle commuters.

A neighborhood is so much more than it's structures. A neighborhood is made of the people living in it. To truly preserve the character of the College Park neighborhood, we must not slam our doors to the middle class through extra red tape and expenses in the name of architectural purity.

Thank you for your time,

Anna Leon

3008 N 19th St
Tacoma, WA 98406

P.S. Sorry this is being sent right at the last minute, I just learned that the period for public comment closes today!

From: [Harrison Wiener](#)
To: [McKnight, Reuben](#)
Subject: College Park Historic District Public Comments
Date: Wednesday, February 16, 2022 4:20:36 PM

Hello Mr. McKnight,

My name is Harrison Wiener and I am a constituent who lives in the proposed College Park Historical district.

I understand that there is a window for public comment. I want to use this time to share that I am not in favor of turning this neighborhood into an historic district.

There are a number of reasons why I am against this, but to summarize:

1. It is a direct subversion of the new zoning laws that were recently enacted.
2. It artificially increases prices and therefore, the barrier to entry for many different socio-economic groups; limiting who can truly live here.
3. It makes it harder, if not impossible, to make changes to the house that make it more environmentally friendly.
4. It enables people who have lived in the area for a generation to reap the benefits of making changes that made their house more livable, thus passing down the cost to mine and future generations of residents.

I am aiming to keep the points brief, but I would be happy to expand on each of those points if you want/need.

In conclusion, my wife and I have lived in North Tacoma for 6 years and as homeowners for 2 years. We also know that the region as a whole is drastically low on available housing - not to mention affordable housing - and we feel a civic responsibility to speak up against these archaic practices that will keep our City from growing and, by default, prevent our community from welcoming diverse populations and becoming more inclusive. And as a person of color, and one of three people in the neighborhood that I am aware of, it perhaps gives a different lense to view this issue with.

Thank you for your time.

Regards,
Harrison Wiener
3008 N 19th St Tacoma WA 98406
678-613-6432



Members

Kevin Bartoy, Chair
 Jennifer Mortensen, Vice Chair
 Jonathan Hart
 Sarah Hilsendeger
 Roger Johnson
 Alex Morganroth
 Lysa Schloesser
 Holly Stewart
 Carol Sundstrom
 Jeff Williams
 Deborah Cade, North Slope Ex-Officio
 Leah Jaggars, Wedge Ex-Officio

PUBLIC HEARING COMMENTS

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: February 9, 2022

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
 Jennifer Mortensen, Vice-Chair
 Jonathan Hart
 Sarah Hilsendeger
 Roger Johnson
 Lysa Schloesser
 Holly Stewart
 Carol Sundstrom
 Deborah Cade
 Leah Jaggars

Staff Present:

Reuben McKnight
 Susan Johnson
 Mary Crabtree
 Zoe Scuderi

Commissioner Members Excused:

N/A

Commission Members Absent:

Alex Morganroth
 Jeff Williams

1. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

A. College Park Historic District

Chair Bartoy called the public hearing to order at 5:33 p.m.

Chair Bartoy called for testimony from members of the public. The following residents testified:

1. Matt Temmel – Mr. Temmel stated that he had many unanswered questions related to the limitations that a property owner will have if the nomination were to be approved, such as which aspects of window replacements would need approval by the Commission.
2. Jill Jensen – Ms. Jensen stated that she is strongly supportive of the nomination, and that the historic district would provide the opportunity to maintain the cohesiveness of longstanding architectural design, the preservation of landscapes and tree canopies, economic stability, incentives for small businesses, and would ensure walkability and bikeability. She stated that the nomination is complete, thorough, substantiated, and in compliance with nomination guidelines; and she asked that the nomination be considered within the parameters set forth in the Landmarks Preservation Commission's guidelines, give credence to those who live in this district, and recommend the nomination to the Planning Commission. Ms. Jensen also provided comments on the North End Neighborhood Council, noting that they support this nomination as well.
3. Forrest Boyle – Mr. Boyle had questions related to the boundary lines of the nomination, public notice of the public hearing, and the historic district nomination process.

4. Jodi Cook – Ms. Cook provided comments on the Home in Tacoma project, stating that new zoning changes will not prevent more types of housing in historic district neighborhoods, and she provided comments on the construction and durability of the homes built within College Park, noting that they can stand for hundreds of years if properly maintained, are truly the original green homes, and are the handcrafted homes by yesteryears builders. She asked that the Commission approve the nomination for future residents.
5. Aryan & Chris Peoples – Ms. Peoples stated that she and her husband are in support of the proposed nomination and thanked the Commission, and expressed concerns regarding future zoning changes.
6. Kelly Cory – Ms. Cory stated that comments from the people who live in this proposed district should have more weight than those who do not live in the neighborhood, and provided comments on the construction of the homes in the neighborhood, stating that the homes are built to last. She further stated that she is in support of the College Park Historic District.
7. Kathleen Brooker – Ms. Brooker stated that she and her husband live adjacent to the proposed College Park Historic District and have seen the benefits of preserving historic housing in Tacoma. She further stated that historic preservation is part of the solution, not a hindrance to creating more and better housing in Tacoma, and asked that the Commission support the designation of the College Park Historic District.
8. Gayle Rieber – Ms. Rieber expressed admiration for the neighborhood, and stated she is in full support of the historic designation to ensure that it continues to look the way it does.
9. Liz Kaster – Ms. Kaster stated that she resides in the neighborhood and is opposed to the creation of the historic district. She provided comments related to the rise of property values and the lack of salary/pay raises, and noted that she understands the intent of this effort may be focused on preserving historic buildings, but the impact will be to make it more challenging to build affordable housing that meets the diverse housing needs of our diverse community.
10. Perry Colombini – Mr. Colombini expressed concerns related to unanswered questions on guidelines of the nomination and asked how to provide additional comments in the future.
11. Robin Evans-Agnew – Mr. Evans-Agnew stated that he is excited about the opportunity for conversations and enjoys the diversity of the neighborhood, and he provided comments on justice and asked that the Commission address the justice components of their decisions.
12. Jeff Ryan – Mr. Ryan stated that he has lived in the neighborhood for 25 years, and as the author of nomination, wished to lend support of the nomination, and he asked that the Commission vote to approve it.
13. Dave McCord – Mr. McCord stated that he is not in favor of this historic district, noting that the neighborhood has maintained its charm without government guidelines for 80 years, the designation will not hinder new zoning changes, and he does not wish to give up control of his home to an outside third party.
14. Wally Croshaw – Mr. Croshaw stated that he is in favor of the historic district nomination, noting that he would like the character of the neighborhood to be maintained for the future.

Chair Bartoy closed the public Hearing at 6:21 p.m.

From: [Jen McDonald](#)
To: [Landmarks](#)
Subject: Re: February 9th meeting
Date: Thursday, February 10, 2022 4:44:12 PM

Thank you for taking the time to read and pass on my comment.
I appreciate what you and the commission do.

Thank you,
Jen

Sent from my iPhone

> On Feb 10, 2022, at 3:15 PM, Landmarks <landmarks@cityoftacoma.org> wrote:

>

> Hi Jen:

>

> Thanks for your comment. I do not know the business plan for the building but I can ask. I will pass your feedback along to the Commission.

>

> Thank you,

> Reuben

>

> Reuben M McKnight, MUP

> (he/him/his)

> Historic Preservation Officer

> City of Tacoma Planning and Development Services Department

> 747 Market Street Room 345

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> -----Original Message-----

> From: Jen McDonald <jen@vandonald.com>

> Sent: Wednesday, February 9, 2022 7:44 PM

> To: Landmarks <landmarks@cityoftacoma.org>

> Subject: February 9th meeting

>

> Although I think a new building will benefit the area and sad to see the graffiti garages go, I am floored at how you grilled a homeowner for replacing non functional windows and give praise to sub par cheap fad design. There is nothing unique about that design and it does attract attention at how it doesn't compliment the beautiful buildings surrounding it. McMenamins bent over backwards to restore that beautiful building and to put this mediocre prefab forgettable building next to it is disappointing.

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> Will it be affordable housing?

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> Thank you for listening and all you do,

> Jen McDonald

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> Sent from my iPhone