

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: August 11, 2021
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

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

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/84794178334>, or by dialing +1 (253) 215-8782 and entering the meeting ID 847 9417 8334 when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters. During the Public Information Session, microphones and/or cameras will be turned on for questions/comments.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on August 11th comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 8/11/21", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 6/9/21
- C. Administrative Review:
 - 1110 MLK Jr. Way—sign
 - 918 N. J St.—doors
 - 1021 N. Steele St.—porch and door

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

Page # Time

- A. Proposed College Park Historic District Staff
Discussion of district significance and designation criteria
Action: Guidance and direction

7 30m

5. College Park Historic Nomination Public Information Session Q&A

- A. Overview of Historic District process followed by public question and answer session

11 45m

6. BOARD BUSINESS/COMMUNICATION ITEMS

- A. 811 N Ainsworth enforcement update Staff
- B. Events and Activities Staff

11 5m
12 5m

7. CHAIR COMMENTS



Members

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

MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: June 9, 2021

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
 Jeff Williams
 Leah Jaggars

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 Mary Crabtree
 Zoe Scuderi

Others Present:

Spencer Howard
 Eli Moreno
 Guion Rosenzweig
 Brett Wiemann

Commissioner Members Excused:

Deborah Cade

Commission Members Absent:

Alex Morganroth

Chair Kevin Bartoy called the meeting to order at 5:31 p.m.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**

The agenda was approved as submitted.

A. Excusal of Absences

- Deborah Cade

B. Administrative Review: 718 N. L St.—carport

4. DESIGN REVIEW

A. 511 N. M Street (North Slope Historic District) *Retroactive approval: front steps*

Mr. McKnight read the staff report as provided in the packet. He conveyed Commissioner Cade's positive written comment regarding the design and her question about the accuracy of the porch dimensions. Brett Wiemann, BWDesigns LLC, confirmed that the dimensions are accurate. Vice-Chair Mortensen agreed with Cade's assessment of it being a better

option and asked about the slope of the porch roof. Commissioner Williams also asked about the roofline. Mr. Wiemann indicated that overframing would create an authentic roofline and would match the pitch more closely.

Commissioner Johnson moved that the Landmarks Preservation Commission approve the application for 511 North M Street with the additional framing to increase the pitch of the entry area to more closely match the main house and cover the flat roof behind it. Commissioner Williams seconded the motion. The motion passed unanimously.

B. Old City Hall, 625 Commerce Street (Individual Landmark) Rehabilitation

Zoe Scuderi read the staff report as provided in the packet.

Guion Rosenzweig, Surge Tacoma, presented a summary of the design review application for the Old City Hall rehabilitation, including an introduction; a project summary; previous building uses and proposed renovations; special features in the building; exterior masonry repairs; unique structural building needs; interior frame repair and placement; 2021 Washington State Department of Archaeology and Historic Preservation (DAHP) and National Register of Historic Places (NPS) work; and a three-year construction timeline.

Commissioner Hart asked about the greenhouse structure on the building. Ms. Rosenzweig stated it would be strengthened and it will be used as a rentable event space.

Commissioner Hilsendeger asked about bricking in some of the windows of the tower, placing a false window, and entrance modifications for ADA accessibility.

Commissioner Johnson asked about alternatives of replacing the large mechanicals on the top of the building to make them less visible.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission approve the application for 625 Commerce Street as submitted. Commissioner Hart seconded the motion. The motion passed unanimously.

Eli Moreno, CEO, Surge Tacoma made remarks.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Events & Activities Update

- Northeast Tacoma Virtual Tour scheduled for June 24th TBA
- How Tacoma was Shaped Video Series
 - I. How Fire Shaped Tacoma scheduled for July
 - II. How Art Shaped Tacoma scheduled for October - Arts Month
- Broadening Horizons Heritage Café Series (Third Thursdays online):
 - I. The 70s Turn 50 by State Architectural Historian Michael Houser scheduled for August 19, 2021 at 6:00 p.m.
 - II. Tacoma's LGBTQ History by the Rainbow Center scheduled for January 20, 2022
- Mr. McKnight informed the Commission that staff has been working with a consultant to build a plan for the retreat, which may possibly be a joint retreat with the Planning Commission.

6. CHAIR COMMENTS

The meeting was adjourned at 6:19 p.m.

****These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>***

STAFF REPORT

August 11, 2021

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

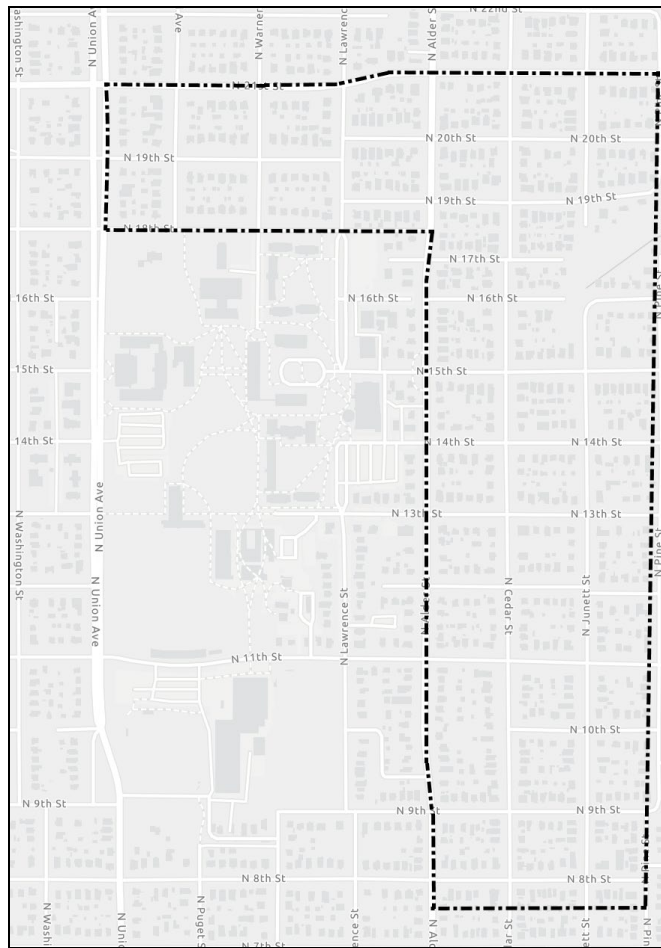
The Landmarks Preservation Commission is considering a new local historic overlay zone in the "College Park" neighborhood adjacent to the University of Puget Sound Campus, proposed by residents of the area. The area proposed for the historic overlay zone forms an inverted L shape, bordering the north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

A copy of the nomination can be found at cityoftacoma.org/collegetparkHD, public comments received as of August 5th, 2021, are included in the packet.

PRIOR ACTIONS

May 3, 2021	Submittal of historic district request received, including supporting emails, postcards and petition
June 23, 2021	Commission briefed on nomination and review schedule
July 28, 2021	Commission accepts nomination for review, sets review schedule

Figure 1: Area of Proposed Historic Special Review District



ABOUT THE AREA

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

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.

The period of significance in the district begins in 1890, the year of the oldest structures in the district and shortly after the streetcar lines were extended along Sixth Avenue to Glendale, the establishment of the Point Defiance Line along N 21st turning north on Alder street and the end of the N. K street line at N. 12th and Pine St. The period of significance ends in 1960, at which point 94% of primary structures were completed, with only a few infill structures built on undeveloped lots over the last sixty years.

The district consists of approximately 582 structures, 509 of which are classified as “contributing” in the preliminary building inventory submitted with the nomination package (for the local historic register, accessory structures are not inventoried, and this number reflects the only the primary structures on the lot). The district consists primarily of detached residences built prior to World War II, with most constructed between 1910 and 1940 with an average construction date of 1924.

The underlying zoning is presently R2-SRD in the core area of the district, with a small area of R3 south of North 9th Street and R2 north of N 18th Street.

The nominators propose using the existing Wedge-North Slope Historic District Design Guidelines, with certain district specific amendments, as the basis for project review.

PROCEDURES

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

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

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

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

The evaluation of district significance is the subject of this meeting.

CRITERIA

Below are the criteria cited in the nomination submittal and related discussion. The College Park Historic National Register District was added to the National Register under Criteria A and C, which are the same as their counterparts in the Tacoma Register of Historic Places.

The period of historic significance begins in 1890 the date of the first homes built within the district and earliest platted addition to the City of Tacoma as well as the extension of the streetcar line through and adjacent to the district. The period of significance within the district ends by 1960, following the construction of the homes on the remaining available lots within the neighborhood, at the tail end of post war years.

A. Associated with events that have made a significant contribution to the broad patterns of our history

The College Park Historic District in Tacoma, Washington, is nominated as a cohesive and highly intact neighborhood of dwellings that is significantly associated with and reflect Tacoma's early development period, and that represents the broad patterns of social and economic history of Tacoma. The nomination focuses on the themes of railroad era development and speculation, the streetcar system and period of rapid economic growth prior to 1940, and the World War II period.

Railroad Era

The nomination provides an overview of the early development of the area, noting that the land was owned by the Northern Pacific Railroad, as part of a land grant given to the railroad by the United States, to assist in the construction of the country's first northern transcontinental line. Parcels of this land were sold by the Tacoma Land Company, which operated as the real estate agent for the railway. Settlers first came to build small homes and farms in the area as early as 1890.

Following announcements that the railroad had selected Tacoma as a terminus, a real estate boom of speculation and building occurred, spreading out from the center of Tacoma in all directions as the city rapidly grew. This first boom ended with the Panic of 1893, when many railroads, banks and businesses collapsed, and development and investment activities ground to a halt.

Streetcar and Economic Growth Era

According to the nomination, the College Park neighborhood's most intensive period of development occurred in the period from about 1910 to 1940, corresponding with periods of rapid economic growth fueled by timber, shipping, and railroad expansion. During this time period, most of the homes in the neighborhood were built, and the neighborhood took its present basic form, with a uniform grid, standard street widths and sidewalks. This

also reflected the influence of early automobiles. According to the nomination, many of the houses constructed during this period were speculative “builder” houses, which utilized pattern book and common plans and designs, including Craftsman bungalows, English Tudor cottages, and other popular styles of the day.

WWII and Post-War Era

Following WWII, the need for worker housing fueled another period of rapid growth in Tacoma. Several examples of infill date to this time period, as some larger lots were divided and later infill housing was constructed.

Evaluation questions

- Based upon the nomination narrative, does the district appear to meet the criterion?
- Are there any additional considerations, information, or historical narratives that the Commission believes would benefit the nomination document?

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

The district is nominated under Criterion C as an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19th to mid-20th century.

Although the earliest historic contributing house in the district dates to 1890, construction occurred primarily between 1910 and 1940 and exhibit a range of residential architectural styles commonly found in other older neighborhoods of the Pacific Northwest: Queen Ann, Craftsman, Tudor Revival, and Colonial Revival, along with other styles/types including American Foursquare, Prairie and Spanish Revival. Styles from the Post-World War II period are found in smaller numbers, which include Minimal Traditional, and Ranch.

According to the nomination, a majority of houses in the district appear to have been built for resale, using designs found in published plan books, catalogs, plan sets furnished by lumberyards, and other standard plans provided by architects to a particular builder or developer for use in multiple homes. A standard design might be seen several times with minor exterior changes to distinguish it from similar homes.

Custom designed homes for individual clients were less common. In some areas of the district, there are also examples of high style homes that were designed for specific clients, and there are many examples of work by notable Tacoma architects found within the district.

Architects that designed homes within the district include:

George W. Bullard
 Arnold S. Constable
 Otis Cutting
 Carl A. Darmer
 William Farrell
 Irwyn H. Hill
 Gaston C. Lance
 Charles W. F. Lundberg
 Ernest T. Mock
 Silas E. Nelson
 Sutton Whitney and Dugan
 Arnott Woodrooffe

Evaluation questions

- Based upon the nomination narrative, does the district appear to meet the criterion?
- Are there any additional considerations, information, or historical narratives that the Commission believes would benefit the nomination document?

G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

The Tacoma nomination includes this criterion (noted as Criterion F on the form, which has not been updated to reflect more recent code changes).

This criterion suggests that the area possesses physical characteristics and/or a location that sets it apart from other areas of a similar age, context or character.

Evaluation questions

- Based upon the nomination narrative, does the district appear to meet the criterion?
- Are there any additional considerations, information, or historical narratives that the Commission believes would benefit the nomination document?

Other Criteria

In addition, special criteria for the designation of historic districts also include:

- A. It is associated with events or trends that have made a significant contribution to the broad patterns of our history.

See Criterion A above.

- B. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction

This is similar to Criterion C, above.

- C. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

This is similar to Criterion A, above.

ACTION REQUESTED

Guidance and direction.

AGENDA ITEM 5A: College Park Historic District information session

Staff

Staff will provide a brief summary of the historic district creation process, requirements if the district is established, effects on property owners, and financial and development incentives. This brief presentation will be followed by an open Q&A session with staff and commissioners.

A copy of the nomination can be found at cityoftacoma.org/collegeparkHD, public comments received as of August 5th, 2021, are included in the packet.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 6A: 811 N. Ainsworth Enforcement Update

Staff

BACKGROUND

Built in 1890, this was a contributing structure in the North Slope Historic District. In March 2019, the house was demolished without proper permits or approval from the Landmarks Preservation Commission.

The owner's representative has recently submitted a plan of action and timeline to the City for the replacement of the demolished house, using the same design and footprint of the previously approved plan set. Under those terms, permits are due October 1 with construction to commence immediately thereafter.

Staff will provide an update to the Commission regarding current status of the property.

The following is an overview of actions related to this property:

- On May 11, 2016, the Landmarks Preservation Commission approved a new addition and garage.
- On May 4, 2017, staff approved an 18-month extension for the Certificate of Approval.
- On October 11, 2018, the Landmarks Preservation Commission approved a design amendment for the new garage.
- On March 14, 2019, a violation for exceeding the allowed permit was issued for the partial demolition of the historic house.
- On May 22, 2019, the applicant briefed the Commission on a proposed new design. The Commission commented that the proposal was too large and the design was out of context with what was previously approved, as well as the neighboring homes. The Commission advised that the applicant should design a structure consistent with the design for the previously approved remodel of the historic home. However, due to current development standards, specifically setbacks, some redesign would be required to meet code.
- On September 6, 2019, administrative approval was granted for the removal of the remaining façade to alleviate neighborhood safety concerns.
- On September 25, 2019, the Commission was briefed on a potential design for new construction. The Commission at that time reiterated the position that the previously approved plan set with the original house and addition should be the guide for the replacement structure in size and form.
- In March 2020, the City renewed the enforcement process for the unpermitted demolition, and requested a plan of action to resolve the code violation, including permitting and approval timelines for replacement structure.
- In August 2020, the Commission provided guidance to staff, indicating that the enforcement process should be administered by staff and that the Commission should be briefed as appropriate.
- In spring 2021, the City renewed issuance of civil penalties.
- In July 2021, a Plan of Action and construction timeline was presented to and approved by the City.

ACTION REQUESTED

This is an informational update.

AGENDA ITEM 6B: Events & Activities Update

Staff

2021 Events

1. Puyallup Tribe Traditional Place Names Video Series (TBA)
2. Northeast Tacoma Virtual Tour (June 25th @ 8pm)
3. How Tacoma was Shaped Video Series
 - I. [How Fire Shaped Tacoma](#)
 - II. How Art Shaped Tacoma (October, Arts Month)
4. Broadening Horizons Heritage Café Series (Third Thursdays online):
 - I. The 70s Turn 50 by State Architectural Historian Michael Houser (Aug. 19th @ 6pm)
 - II. Historic Seattle & Forterra: Affordable Housing/Acquisition Strategies (Sept. 16th @ 4pm)
 - III. Sea Level Rise & WA Archeology (Oct. 21th @ 6pm)
 - IV. Tacoma's LGBTQ History by the Rainbow Center (January 20th, 2022 TBD)

The following are links to both the College Park Tacoma Register Submittal materials and the College Park National Register Nomination Materials.

The TR submittal is here: <https://cms.cityoftacoma.org/planning/historic-preservation/districts/college-park-submittal.pdf>

The NR nomination is here: <http://cms.cityoftacoma.org/planning/historic-preservation/districts/college-park-national-register.pdf>

Comments received since 7/28/21

From: [Sandy Lawrence](#)
To: [McKnight, Reuben](#)
Cc: [Ginell Lawrence](#)
Subject: Proposed College Park Historic District
Date: Saturday, July 31, 2021 10:30:35 AM

I strongly oppose my property being included in this proposed College Park District!!!

Sandra Lawrence, 1607 N Alder, Tacoma, WA 98406

From: [Joann Prunty](#)
To: [McKnight, Reuben](#)
Subject: Proposed historical district
Date: Sunday, August 1, 2021 8:47:10 AM

Dear Mr. McKnight,

I own my home at 2907N 16th street which is included in the proposed College Park Historical district. I am vehemently OPPOSED to this proposal. Inclusion in a so called historical district does nothing to enhance my property and in fact will cause me more expense and aggravation should I need to do any home improvements. It is a fact that improvements in a historical district are more expensive and the approval process causes more aggravation and delay in any home improvements. I am a senior citizen on a fixed income and cannot afford the added expense an historical district designation would entail. Nor do I see why I would have the onus of having to apply to a commission if I want relief from the arbitrary rules limiting my improvements to my own property.

Additionally, I do not understand why a few people - without any notice or public comment - can push an historic designation to an area that to my knowledge has no historical significance. There seems to be nothing of historical importance to merely be located near a college (and a very expensive religious college at that) no major structures of significance, no structures of import to the development of the city in the 1800's no forts, no city halls.

This is merely a way a few people are trying to exert control over the area in which they live at the expense of those of us who do not want this change.

Sincerely
JoAnn Prunty

Sent from my iPhone

From: [Peggy Ross](#)
To: [McKnight, Reuben](#)
Subject: Questions about Historic Special Review District process
Date: Tuesday, August 3, 2021 10:40:24 AM

Mr. McKnight,

My name is Peggy Ross and I am a homeowner within the boundaries of the proposed "College Park Historic Special Review District," which the city recently sent out a notice about. While I think I understand the basics of the proposal and what it is trying to do, I am finding it difficult to find details about the process beyond the schedule provided in the letter, and I hoped you could clarify.

Specifically I would like to know how each commission or city body gauges neighborhood buy-in throughout this process. I do know that some gentlemen were recently canvassing the neighborhood to get signatures in support of the district--was this required to submit the nomination? Is a certain amount of support from homeowners required for this district to win approval? If so, how much? And when is it determined whether there is enough support or not?

I tried looking through the Landmarks Preservation Commission section of the City website but could only find information on the process of nominating individual buildings. I also read through the nomination itself, but was not able to find any section which listed neighborhood endorsement or support.

Thanks so much for your time and attention.

Best regards,
Peggy Ross

From: [Sandy Lawrence](#)
To: [McKnight, Reuben](#)
Subject: Re: Proposed College Park Historic District
Date: Monday, August 2, 2021 11:28:51 AM

Thank you for your reply. I'm curious why an Historical District is even being considered if the serious housing shortage is real in Tacoma. I do not want to be part of an Historic District, nor do I think this is an appropriate time to install another new Historic District!!!! Sandy Lawrence

On 8/2/2021 9:38 AM, McKnight, Reuben wrote:

> Thank you for the email. I will pass along your comment to the Landmarks Commission. In addition, there will be future opportunities to formally enter comments into the record.

>

> I am happy to answer any questions you may have.

>

> Reuben

>

>

> Reuben M McKnight, MUP

> (he/him/his)

> Historic Preservation Officer

> City of Tacoma Planning and Development Services Department

> 747 Market Street Room 345

> Tacoma, WA 98402

>

> v. 253-591-5220

> m. 253-686-8468

> www.cityoftacoma.org/historicpreservation

>

>

> Customer Survey

> Please take a moment to complete this survey about your experience with our department. Your comments will be used to recognize employees for providing great customer service and it will also help us find opportunities to overcome challenges.

>

> Want to learn more about Tacoma history? Check out our events page at www.cityoftacoma.org/hpevents.

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

> From: Sandy Lawrence <alawrence@nventure.com>

> Sent: Saturday, July 31, 2021 10:30 AM

> To: McKnight, Reuben <RMCKNIGH@cityoftacoma.org>

> Cc: Ginell Lawrence <ginell@live.com>

> Subject: Proposed College Park Historic District

>

> I strongly oppose my property being included in this proposed College Park District!!!

>

> Sandra Lawrence, 1607 N Alder, Tacoma, WA 98406

>

Broadening Horizons Heritage Café Series:

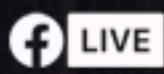
THE 70's TURNS 50

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

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

August 19th

6pm |



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

