

**Members**

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Jennifer Baersten, Vice Chair  
Sarah Hilsendeger  
Laurel McQuade  
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Bryan Rousseau  
Lysa Schloesser  
Jenny Sullivan  
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Deborah Cade, North Slope Ex-Officio



# Agenda

## Landmarks Preservation Commission Planning and Development Services Department

**Date:** March 27, 2024  
**Time:** 5:30 p.m.  
**Location:** Hybrid (see below)

**Staff**

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

**INFORMATION ABOUT VIRTUAL MEETINGS**

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building, 747 Market St., Room 243 and can also be attended at <https://zoom.us/j/89120046605>, or by dialing +1 (253) 215-8782 and entering the meeting ID 891 2004 6605 when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters.

**1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS** **PAGE #** **TIME**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to [landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org), put in the subject line "LPC Meeting 03/27/24", and clearly indicate which agenda item(s) you are addressing.

**4. CONSENT AGENDA**

- A. Excusal of Absences
- B. Approval of Minutes: N/A
- C. Administrative Review:
  - Fire Station 11, 3802 McKinley Ave – reroofing
  - Willamette Casket Bldg, 2926 S. Steele St. – 2 entry canopies, window adjustments

**5. BOARD BRIEFINGS**

A. Program Updates <i>See staff report for topic list</i>	Staff	3	15 m
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**6. BOARD BUSINESS/COMMUNICATION ITEMS**

A. Equity Committee updates	Commission		3 m
B. Events & Activities	Staff	3	5 m

**7. CHAIR COMMENTS**

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¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском?  
ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**



# Landmarks Preservation Commission

## Planning & Development Services Department



STAFF REPORT

March 27, 2024

### BOARD BRIEFINGS

#### AGENDA ITEM 5A: Program Update

Staff

#### BACKGROUND

Staff will give a presentation to update the Commission on the current and upcoming Historic Preservation program initiatives and work areas. There will be time for questions on the updates, which will include:

Deconstruction/salvage Resolution	On March 19, City Council adopted Resolution 41385, directing the City to provide options and estimated costs associated with the development of an architectural salvage/deconstruction program.	Staff will provide a brief overview of the components of the council resolution and discuss future steps.
Historic Preservation Month (May)	Each year in May, the historic preservation community nationwide celebrates Historic Preservation Month.	Staff will provide an overview of planned events and celebrations, including Historic Preservation Month Kickoff, community programs, and historic preservation awards.
South Tacoma Mixed Use Center Historic Property Survey	Beginning in 2023, the Historic Preservation Office began a historic property inventory survey of the South Tacoma Mixed Use Center, in coordination with the Neighborhood Planning Program.	Staff will provide a brief update of the survey progress to date.
Economic Incentives Study	The City issued a Request for Proposals for professional consulting services to conduct an analysis of existing development and financial incentives potentially benefiting historic preservation projects and recommendations for future incentive development.	This initiative is in the contracting process.
Comprehensive Plan and Regulatory Code Update	The 2024 Comprehensive Plan and Regulatory Code Amendment process will begin soon, and will include policy and code review related to the Historic Preservation Element and relevant code chapters.	Staff will provide a preliminary timeline and scope overview.
Black Heritage Survey	In 2023, the Historic Preservation Office began a survey of sites significant to Black History in Tacoma funded by a National Park Service grant. The survey will result in documentation of significant sites to the Washington State Historic Property Inventory, as well as nominations of selected properties to	This item was recently brought before the Landmarks Commission. Staff will provide a brief update and overview of upcoming events.

	the National Register of Historic Places.	
Potential Historic District Moratorium (status)	On June 20, 2023, the City Council adopted Council Resolution 41226, directing the Planning Commission to review the appropriateness of a moratorium on local historic districts.	Staff will provide an update on council discussions and timeline.

**BOARD BUSINESS/COMMUNICATIONS**

**AGENDA ITEM 6A: Equity Committee Update**

*Commissioners*

This is a standing agenda item for updates and discussion related to the activities of the Equity Committee.

**AGENDA ITEM 6B: Events & Activities Update**

*Staff*

1. The Washington State History Museum Store's new Community Gallery will have its first exhibition, "Matriarch," on view from February 24 through May 20, 2024. Free and open to all during museum hours. Opening reception will be Saturday, March 2, 2024, at 2:00pm, to help commemorate Women's History Month. Masks are recommended for guests to protect immunocompromised Elders and partners.

2. The following list is some of the community events staff are aware of:

**Tacoma Evergreen (Evergreen State College – Tacoma campus):**

Saturday April 13<sup>th</sup> @ 11 am – 1 pm; Black History Preservation: Call & Response  
 Saturday May 11<sup>th</sup> @ 10 am – 4 pm; Summit for Black History in Washington State

**McMenamins Elks Temple:**

Sunday, April 14<sup>th</sup>, 1:00-2:30; McMenamins History Lecture series, featuring staff and special guests presenting about the history of the building and its rehabilitation journey. Free, all ages. Spanish Ballroom.

**Tacoma Public Library:**

March 28<sup>th</sup> @ 4 pm – 5:30 pm; Fix-It Night, (Moore Branch)  
 March 30<sup>th</sup> @ 10 am – 6 pm; Woman's History Month Scavenger Hunt (Fern Hill, Kobetich, Moore, Mottet, South Tacoma, Swasey, Wheelock)

**Washington State History Museum:**

Feb 3<sup>rd</sup> – April 28<sup>th</sup> Solidarity Now!  
 Feb 10<sup>th</sup> – July 8<sup>th</sup> The Treaty of Medicine Creek

**Asia Pacific Culture Center:**

Monthly Taste of Asia (free event): April 6<sup>th</sup>, Cambodia cuisine at APCC

**Museum of Glass:**

Sep. 2023 – April 2024; Art Deco Glass exhibition from the David Huchthausen Collection

**Tacoma Historical Society:**

Ongoing on-site exhibit, "Bustles to Blue Jeans: 120 Years of Clothing Tacoma"

**Seymour Conservatory:**

Feb. 14<sup>th</sup> – March 31<sup>st</sup> from Wednesday – Sunday at 10 am – 3 pm; Flower Show of Splendor!  
 April 14<sup>th</sup> – 28<sup>th</sup> from 12 pm – 1:30 pm Champion Tree Tour is a free guided historical nature walk.





## RESOLUTION NO. 41385

1 BY REQUEST OF COUNCIL MEMBERS DIAZ, RUMBAUGH, AND WALKER

2 A RESOLUTION relating to the 2030 Climate Action Plan and Green Economic  
3 Development Strategy; directing the City Manager to provide options and  
4 estimated costs to increase deconstruction and salvage efforts in Tacoma.

5 WHEREAS the City is likely to see an increased amount of construction and  
6 demolition debris in the coming years as demands for more housing and  
7 development grow, intensifying the need for greater deconstruction and salvage  
8 efforts, and

9 WHEREAS deconstruction refers to the systematic disassembly of the  
10 structure of a building to maximize the reuse of materials, while salvage is defined  
11 as the removal of valuable or useful surface level materials for reuse, and  
12

13 WHEREAS when compared to the demolition of a building, deconstruction  
14 and salvage offer a wide range of benefits, including lower greenhouse gas  
15 emissions, reduced waste disposal, greater job creation, less stormwater pollution,  
16 and enhanced reuse of valuable building materials, and  
17

18 WHEREAS deconstruction can also help minimize the adverse impacts  
19 associated with demolition by increasing the likelihood of discovering materials  
20 containing lead and asbestos, allowing for safe removal and disposal, and provides  
21 air quality benefits by limiting the air pollution and dust that occurs during demolition,  
22 and  
23

24 WHEREAS preserving and reusing materials from historic homes and  
25 buildings also honors and celebrates Tacoma's past, and enables visual continuity in  
26



1 neighborhoods by facilitating the integration of reusable materials, such as  
2 architectural features and area-specific building materials into new structures, and

3           WHEREAS most cities find that demolition results in the loss of tens of  
4 thousands of tons of reusable items worth millions of dollars, with the most common  
5 reusable items being masonry, lumber, light fixtures, cabinetry, roofing, glass, tile,  
6 appliances, copper pipes, plumbing, architectural elements, hardware, and more,  
7  
8 and

9           WHEREAS advancing deconstruction and salvage work aligns with key parts  
10 of the City’s 2030 Climate Action Plan (“CAP”) goals, including efforts to create a  
11 robust local circular economy to help reduce waste, and  
12

13           WHEREAS the CAP also underscores the importance of taking actions  
14 designed to increase commercial and industrial reuse and recycling and reduce  
15 construction and demolition waste, as well as creating deconstruction requirements,  
16  
17 and

18           WHEREAS deconstruction and salvage work would also help meet the CAP  
19 and the City’s Green Economic Development Strategy goal to increase jobs in the  
20 green economy sector, and

21           WHEREAS while the City is well-suited for deconstruction due to the bulk of  
22 the City’s structures having been built out of wood about one hundred years ago,  
23 the costs of deconstruction currently create obstacles for adopting a citywide  
24 deconstruction ordinance, suggesting a phased approach that can increase supply  
25 and demand for deconstruction and salvage would help meet City goals and lay the  
26



1 groundwork for evaluating a deconstruction ordinance or other code changes in the  
2 future, and

3           WHEREAS cities nationwide have moved to adopt deconstruction  
4 ordinances as demolition projects increase and landfill capacity decreases,  
5 generally focusing on structures built prior to 1930-1945 and exempting unsafe  
6 structures or those where most of the materials are not reusable, and

7           WHEREAS cities such as Boulder, Milwaukee, Palo Alto, Portland, and  
8 San Antonio have adopted citywide ordinances, while cities like Pittsburgh and  
9 Seattle have launched pilot programs designed to lower the cost of deconstruction  
10 projects, and

11           WHEREAS the Washington State Building Code Council created an  
12 option appendix for cities in the 2021 amendment package that includes code  
13 for the management of construction and demolition waste, as well as salvage  
14 and deconstruction work, and

15           WHEREAS if approved, this resolution would direct the City Manager to  
16 have the appropriate staff provide options and estimated fiscal impacts on the five  
17 key topic areas set forth in the attached Exhibit "A," to the Infrastructure, Planning,  
18 and Sustainability Committee by May 22, 2024; Now, Therefore,

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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the City Manager is hereby directed to provide options and estimated costs for the five key topic areas set forth in the attached Exhibit "A," incorporated by this reference as though fully set forth herein.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney



## EXHIBIT "A"

### (Five Key Topic Areas)

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1. Formalizing salvage assessments: Options and estimated fiscal impacts for ways the City could incentivize, formalize, and better assist the public with obtaining a credible salvage assessment prior to the demolition of a property, including options for mandatory salvage assessments and waste management. In addition, options and estimated fiscal impacts for requiring City-owned property to have a salvage assessment prior to demolition should be provided.
2. Incentivizing deconstruction projects and material reuse: Options and estimated fiscal impacts for establishing incentives for the public to undertake partial or full deconstruction of buildings and use salvaged or deconstructed building materials in construction projects. Incentives should be aimed at lowering the cost or shortening the timeline for deconstruction projects, as well as spurring the public to reuse building materials.
3. Deconstruction of City-owned buildings: Options and estimated fiscal impacts for a pilot program or other opportunity to engage in partial or full deconstruction of City-owned properties and how prospective buildings could be identified.
4. Workforce development for deconstruction: Options and estimated fiscal impacts for a training program for deconstruction contractors and workers. Training programs that aim to build collaboration with local colleges to train students in this field should also be evaluated.
5. City assistance with storage for salvaged and deconstructed materials: Options and estimated fiscal impacts for providing storage facilities for reusable materials.