

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: October 13, 2021
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Zoe Scuderi, Historic Preservation Intern
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/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.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on October 13th, 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 10/13/21", 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: 06/23/21
 - C. Administrative Review
4. **NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES** **Time**
 - A. College Park Historic District Staff 45 m
Recap of Commission review to date, information requests, schedule revisions
5. **BOARD BUSINESS/COMMUNICATION ITEMS**
 - A. College Park Communication Items Staff 5 m
 - B. Climate Action Plan Public Comment Request Staff 5 m
 - C. Events & Activities Staff 5 m
6. **CHAIR COMMENTS**

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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 23, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
 Jennifer Mortensen, Vice-Chair
 Jonathan Hart
 Roger Johnson
 Alex Morganroth
 Lysa Schloesser
 Holly Stewart
 Jeff Williams
 Leah Jaggars

Commissioner Members Excused:

Sarah Hilsendeger
 Carol Sundstrom
 Deborah Cade

Commission Members Absent:

N/A

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 Mary Crabtree
 Zoe Scuderi

Others Present:

Jeff Ryan
 Katie Pratt
 Maryn Sage
 Ron Allen
 Greg Kuraspediani

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Sarah Hilsendeger
- Carol Sundstrom
- Deborah Cade

B. Approval of Minutes: 5/12/21

The minutes of the May 12, 2021, meeting were approved as submitted.

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES— INTRODUCTION

A. Proposed College Park Neighborhood Historic District

Mr. McKnight read the staff report as provided in the packet.

Jeff Ryan, Architect, presented the nomination of the “College Park” neighborhood to the Tacoma Register of Historic Places, including an introduction to the College Park neighborhood, the district history, variations of home styles, a map of platted additions, name origin, district development, data gathering and research, architects and builders, integrity and character, and neighborhood support.

Vice-Chair Mortensen asked about a threshold requirement for the creation of a local historic district overlay.

5. SPECIAL TAX VALUATION

A. 423 N. D Street (Individual Landmark)

Commissioner Williams recused himself from this item.

Mr. McKnight read the staff report as provided in the packet.

Katie Pratt, NW Vernacular, provided information regarding the scope of work, stating the painting should be completed.

Commissioner Johnson asked for clarification on exterior work. Ms. Pratt stated it was mostly interior and maintenance repairs.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission approve the special tax valuation application for 423 N. D street for \$189,700. Commissioner Hart seconded. The motion passed.

6. DESIGN REVIEW

A. 1130 N. L Street (North Slope Historic District) Window restoration/siding replacement

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

Maryn Sage, Owner, provided information regarding the restoration/replacement, noting her desire to keep the home historic, the major siding failure, and the attempted repair in 2008. Ms. Sage requested that the Commission consider the allowance of HardiePlank siding in the sides and back of the house due to cedar wood being significantly expensive and hard to get currently.

Vice-Chair Mortensen requested more information on the percentage of siding deterioration and stated that HardiePlank siding is not an allowed material according to standards, and approving the project as requested would be difficult. Mr. McKnight clarified that the Commission has approved HardiePlank applications in the past in specific situations.

Commissioner Johnson stated that the damage is likely caused by the lack of flashing or faulty flashing and requested more information on the deterioration of the windows.

Mr. McKnight asked for clarification regarding the siding bid, and indicated that the bid states that they will install all new corner trim, which is a corner that mimics the mitered corner appearance.

Discussion ensued regarding contractors, voting on the window restoration separately, the number of bids needed, and guidance for the applicant on the siding replacement.

Commissioner Hart moved that the Landmarks Preservation Commission approve the application for the restoration of the windows at 1130 N. L Street, and defer the portion of the application for the wood siding replacement pending additional information, research, and bids. Commissioner Stewart seconded. The motion passed.

B. 1109 N. 7th Street (North Slope Historic District) Retroactive window replacement

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

Chair Bartoy asked for clarification regarding the original removal from the previous owner. Mr. McKnight stated the replacement occurred during the previous ownership, without permits, and was tagged at that time, and he noted that the new owner immediately approached the City to resolve the issue after being informed of the violations of the property.

Ron Allen, Facilities Manager, provided comments regarding bids.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission approve the application for 1109 N 7th Street as submitted. Commissioner Johnson seconded. The motion passed.

7. PRESERVATION PLANNING/BOARD BUSINESS

A. Events

- Northeast Tacoma Virtual Tour on Friday, June 25, 2021, at 8:00 p.m.

8. CHAIR COMMENTS

Vice-Chair Mortensen requested information on the in-person/hybrid meetings. Mr. McKnight stated the City is still working on the transition plan.

Chair Bartoy asked if the Home in Tacoma project will be coming back to the Commission soon.

The meeting was adjourned at 7:18 p.m.

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

AGENDA ITEM 4A: Proposed College Park Neighborhood Historic District

Staff

BACKGROUND

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. A link to the full nomination document is here: <http://cms.cityoftacoma.org/planning/historic-preservation/districts/college-park-national-register.pdf>.

The district forms an inverted L shape along the northern and eastern sides of the university campus, extending from North 21st Street at its northern boundary, south to N 8th Street. The western boundary is Alder Street between N 8th and N 18th Street, and Union Avenue between N 18th and N 21st Streets. The eastern boundary is N Pine St.

The proposed 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.

PRIOR ACTIONS

The Landmarks Commission has reviewed and discussed the nomination at several meetings this year, as follows:

Date	Subject
June 23	<ul style="list-style-type: none"> • Introduction • Review of schedule
July 21	<ul style="list-style-type: none"> • Schedule for review adopted • Nomination released to public • Public information session scheduled
August 11	<ul style="list-style-type: none"> • Discussion of significance criteria • Public information session #1
August 25	<ul style="list-style-type: none"> • Review of proposed boundaries • Contributing buildings inventory • Design guidelines discussion
September 8	<ul style="list-style-type: none"> • Public information session #2

PRIOR DISCUSSION

Significance

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, as well as Criterion G, which is unique to the Tacoma Register of Historic Places.

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.

The Commission discussion generated a consensus that the proposed district does appear to meet Criterion A, for its association with the development of Tacoma, which is reflected in the architectural character and development patterns of the neighborhood. Under this criterion, there has been discussion from the Commission about other historical narratives or themes that also are relevant to the district, including the practice of redlining (this was also a request made by the Planning Commission during its briefing on September 1). This latter item is addressed later in this staff report.

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. Many of the homes in the district were constructed for resale, but there are also many examples of architect designed houses as well. Styles in the district reflect the period of significance, and include strong examples of residential architectural styles commonly found in other older neighborhoods of the Pacific Northwest: Queen Anne, 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.

The Commission consensus was that the district clearly meets this criterion, by virtue of the many excellent examples of representative styles.

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

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.

During Commission discussion, the majority of commissioners did not find this association significant such that the neighborhood contrasts or is set apart from the surrounding areas.

In conclusion, the Commission’s guidance is that the nomination is eligible under the criteria for designation to the Tacoma Register of Historic Places, although additional narrative context could be added to benefit the nomination.

Boundaries

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.

The guidance in the code is that should be based upon a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or

by documented differences in patterns of historic development or associations. Although recommended boundaries may be affected by other concerns, including underlying zoning, political or jurisdictional boundaries and property owner sentiment, to the extent feasible, the boundaries should be based upon a shared historical or architectural relationship among the properties constituting the district.

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

...uses the accepted neighborhood boundary recognized by the residents and community. The boundary follows arterial streets and established boundary lines between neighborhood districts; boundary lines between dissimilar land use zones and the property owned by the University of Puget Sound. To the south of the district is the Sixth Avenue Business District, the boundary line was selected at a natural transition between the newer commercial district and the residential district. The western boundary runs along North Alder Street an arterial street, which is also the principal boundary for the University. A portion of the southern boundary also runs along the boundary of the University at North 18th Street. Both Union Avenue to the west and 21st Street to the north are higher traffic arterial streets. To the east the boundary represents the recognized boundary for Buckley Addition.

Historical Plats

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

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

Many of the historical plats extend beyond the historic district area, which is a characteristic shared by other historic districts in the city, although all the plats along the eastern edge terminate at N Pine Street.

Zoning Boundaries

The underlying zoning within the College Park Neighborhood includes primarily R2 and R2-SRD. There is an area designated as R3 in the northeastern corner of the proposed district at 21st and Pine Streets, and in the southern part of the district south of North 9th Street.

Conclusion

The outcome of the Commission discussion about the boundaries on August 25 was less clear than the discussion of the historic criteria. There especially seemed to be concern about the relevance of the historical plats to the proposed boundaries.

Because of this, staff proposes additional guidance for consideration. While historical plats can influence the boundaries of a district, historical development patterns do not always correlate with the underlying plats. Examples include the North Slope Historic District, which includes several plats in part and in whole. Steele Street is the only place in the district where the boundary aligns with the historical plat; elsewhere, arterials and public sentiment during the review process defined the current boundaries. The Wedge Neighborhood Historic District also includes parts of three plats, but its boundaries are primarily determined by major streets. Boundaries are a combination of factors, including groupings of

buildings with shared development histories, and existing borders, such as geographical features, major arterials and streets, and shifts in street pattern as boundaries.

The factors that support the proposed boundaries include:

- The boundaries are those already designated as a National Register Historic District
- The proposed boundaries include a combination of factors, including development history, arterials, zoning boundaries, plats, and other factors, such as the presence of the university campus.
- The eastern boundary is Pine Street, which is an arterial and the eastern termination of several of the historical plats in the College Park Neighborhood. This boundary also separates the College Park from the nearby Buckley's Addition Historic District. The northern edge is defined by N 21st Street, and the western edge by N Union Avenue, both of which are major arterials and rational transition areas. The R3 zone on the eastern edge of the University of Puget Sound campus is a natural border that also runs along the Alder Street arterial.

The Commission may anticipate additional public discussion about boundaries from district residents that may be a factor in final determination of the boundaries. However, staff's observation is that the boundaries as proposed are appropriate given the guidance in the code and practice.

Design Guidelines and Building Inventory

Guidelines

The nominators propose using the existing Wedge-North Slope Historic District Design Guidelines, with certain district specific amendments, as the basis for project review. While the formal adoption of design guidelines will occur following the creation of the historic district by City Council, it is important to have a template or outline for the purposes of public information, as the district review process is underway.

This item was discussed on August 25 by the Commission. The primary issue of concern identified during that discussion is the applicability of the existing Wedge-North Slope Design Guidelines to later construction in College Park.

At this meeting, the applicant also suggested some amendments to the existing guidelines, including adaptations to reflect the unique characteristics of College Park's built environment, and general suggestions. These include:

- Revised language regarding sustainability (guidelines in Boise, ID was specifically noted)
- Language encouraging wood storm windows for thermal retrofit (staff note: this is already a sidebar in the existing guidelines, but it could be incorporated into the main text)
- Language regarding masonry permeability (staff note: this is current practice during project review but could be added into the guidelines)
- Language easing the restrictions on attached carports and garages for midcentury architecture
- Additional language regarding form, scale, design and materials in the new construction section, to address anticipated infill resulting from Home In Tacoma future zoning amendments
- New language regarding open space, light and ventilation, and site planning for new construction
- Amended language regarding orientation of entrances and alley accessed parking (staff note: the latter is currently in the guidelines under Parking)
- 25 foot height limitation
- Relaxing vinyl window restrictions in certain cases
- Sidewalk and street improvements

Feedback from the Planning Commission on September 1 included a desire to see a focus on sustainability and on infill construction.

In staff's opinion, many of these suggestions should be considered when the guidelines are under formal consideration later in this process. For example, the guidelines for new construction use the basic language from the original North Slope Historic District in 1994, which should be updated. Some, including height limitations and sidewalk/right of way requirements, likely represent amendments that are more challenging. For example, sidewalks, ramps and other improvements are right of way standards administered by the Public Works Department. Changes as proposed in the draft would require review by the City Engineer and Public Works Standards Committee, which is the process used to create the North Slope and Wedge standards in 2009. This would be a separate work item for the Commission. The

introduction of a height limit is a development standard that would probably be most appropriate in the regulatory code, rather than the design guidelines. While it is possible that there could be a height limit introduced into an historic overlay, to date this has not been practice and would be a significant scope increase for this proposal. Portions of the northernmost corner of North Slope Historic District also overlay with the larger View Sensitive Overlay District, which limits heights in that area to 25’.

Based upon these prior discussions, staff does not believe that design guidelines amendments need to impact the review schedule of the historic district or the Commission’s recommendations, as formal adoption would occur when the district is established. In the meantime, the existing framework provides adequate guidance for reviewers and the public about the scope and content of the future amended guidelines.

Therefore, staff recommends that the Commission move forward with the nomination review, with further considerations of the design guidelines amendments be discussed at a later date.

Inventory

The same holds true for the building inventory, which is based on the National Register inventory. Final adoption of the inventory will occur when the district is established. District inventories, by code, can be reviewed and altered once per year by the Landmarks Commission following a public hearing. This process exists so that corrections can be made in the event of errors, loss of a building, omissions, or other issues. When a building has been omitted from the district inventory, the code considers it a contributing structure until the inventory can be corrected.

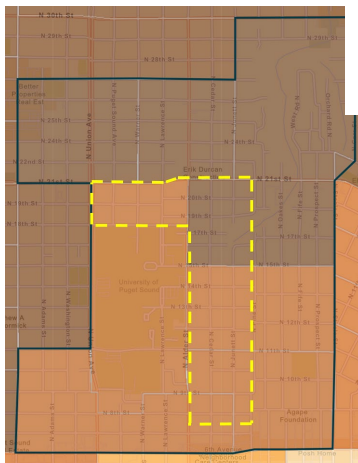
In general, buildings that were constructed during the period of significance and that display characteristics that are readily recognizable as an example of a particular architectural style or type, will meet the basic test for contributing status. In terms of integrity, individual alterations such as the replacement of windows will likely not disqualify a building from being considered contributing; however, many individual alterations, such as if a house has lost the windows, siding, and porch for example, may render a building noncontributing.

COMMISSION INFORMATION REQUESTS

Owner occupied vs. rental units

According to the applicant, 103 properties have a taxpayer mailing address outside of the district. These include addresses elsewhere in Tacoma and the United States, and P.O. Boxes. This may indicate rental/investment properties, but it could also include households who prefer to receive their Pierce County Assessor correspondence at a different address. This suggests that the owner-occupied rate is near 80% (103 properties out of 538 parcels).

The Tacoma Equity Index Map does not have a breakdown of owner/renter percentages within the exact border of the proposed district, but based upon census tracts covering the district and surrounding area, the owner occupied rate is 68% (see map below – the dark line represents the area analyzed and the yellow dashed line is the proposed district). Differently drawn maps using a similar area yield similar percentages.



Data area used for calculating renter v owner occupied percentages, with the CPHD indicated by the dashed line (Tacoma Equity Map)

Social/demographic outcomes of historic district designation

The Commission requested data analysis of existing Tacoma historic districts to determine if there were measurable long-term social outcomes resulting from historic designation of districts. Following an internal discussion with GIS staff, it became apparent that a quick analysis based on Tacoma's districts using existing data is not feasible in the timeframe and with current resources for this review, although such a study would be useful for future efforts. This is especially true if there is a need to determine causality versus correlation.

Additionally, as an emerging area of discussion among planners and preservationists, there has not been as much scholarship in this area until recently. Most studies examining the outcomes of residential historic district creation have focused on impacts to property values, and typically, the objective has been to demonstrate that historic district creation enhances property values and does not harm investment. Other studies have examined housing and historic districts, but often in a dense urban context where there are under-utilized large structures and the effect of historic district creation in these contexts has been as a successful revitalization tool, where incentives such as historic rehabilitation tax credits, low income housing tax credits and other incentives have been combined.

The most relevant study to this specific proposal that staff identified is a study based in New York City in 2016, which appeared in the *Journal of the American Planning Association*, titled "*Does Preservation Accelerate Neighborhood Change: Examining the Impact of Historic Preservation in New York City.*" This article will be included with this staff report.

The study concluded that generally, the socioeconomic status of neighborhoods with historic districts increases following designation. This includes an observed decrease in poverty, perhaps due to increased home ownership rates and corresponding reductions in rental housing, general increase in income levels, and an increase in the number of college-educated residents. Causality is not clear in many of these cases.

Conversely, the study did not find a statistically significant change in racial or ethnic composition following historic district designation. Likewise, there was not an observed increase in rental rates, although the authors note that this may be due to the observation that neighborhoods with higher rents are more likely to become historic districts.

In terms of College Park, the neighborhood is a high opportunity area that will likely remain so whether it is designated as an historic district or not, and it is unclear whether creation of an historic district in this area will have a measurable or appreciable impact on equity that is causally distinct from other land use regulations or economic and demographic factors.

The study made few specific recommendations, but did recommend that historic preservation work closely with planning and housing officials to preserve affordable housing options in and near historic districts. For Tacoma, this is consistent with the policy goals of Home in Tacoma and the Commission's publicly stated position the Home in Tacoma initiative. In addition, future efforts should include additional proactive work by the City in other neighborhoods to identify potential historic district and engage residents and property owners.

Statement on the history of redlining as it pertains to the College Park Neighborhood

The Planning Commission recommended the inclusion of an historical overview of redlining and its effect on the College Park Neighborhood. This is also consistent with the Landmarks Commission's previous guidance to ensure that the historical narrative is inclusive and complete.

Included in this meeting packet is an overview of redlining from the University of Richmond titled "Mapping Inequality, Redlining in New Deal America," provided to the Commission by the applicant. The Commission may also wish to visit the interactive redlining map at <https://dsl.richmond.edu/panorama/redlining>.

The following is a draft summary of the history of redlining that staff proposes as an addendum to the nomination, for the Commission's review and feedback.

The Home Owner's Loan Corporation was a Depression Era federal program that was part of the New Deal, created in 1933 in order to expand opportunities for home ownership as well as to prevent foreclosure by refinancing loans in default. HOLC achieved this by purchasing and then refinancing loans that were in trouble, offering lower interest rates and longer repayment terms than was standard at the time.

The practice of redlining is thought to originate with the HOLC. Redlining maps were generated from 1935 through 1940 for cities nationwide, and used color-coded keys to assess mortgage security risk. The highest rating a neighborhood could receive was A – a minimal security risk and therefore a “safe” investment and appropriate for lending. The grading system included area descriptions that noted the quality of housing in the area, sales and rental rates, and race and ethnicity. The maps categorized majority African American areas of cities as D, or “hazardous,” with corresponding racist and discriminatory language used in the accompanying area descriptions.

Studies have shown that the effects of redlining persist today; a large percentage of areas described as hazardous in the original redlining maps are lower income neighborhoods in the present day, and most of these are minority neighborhoods. Multiple studies have determined that redlined areas became more racially segregated following classifications as hazardous, which led to corresponding declines in property values and ownership rates.

Racist practices that excluded or created barriers against home ownership for people of color, such as redlining and exclusionary covenants, occurred in many areas throughout the Puget Sound region, including Tacoma.

The areas included in the Tacoma HOLC map that are within the proposed College Park Historic District are A2 “Badgerrow and Bullet Additions” (only a portion of A2 is within the proposed district), and B6 “College District”. Both areas were considered desirable, upwardly trending areas. Original images and the HOLC map showing College Park will be included in the board packet.

Area A2 is described as “A long established and popular section of the city, and while the average home is twenty years old, maintenance has been on high order. The location of the College of Puget Sound has definitely added to the attractiveness of the area.” It notes that the typical inhabitants are “business and professional men,” and that there are few foreign-born families, and as a separate category, under “Negroes,” it states “none”. Among the “favorable influences” in this area is its “homogenous population.”

Area B6 is described similarly: “Owing to splendid transportation facilities and nearness to city center, this is one of the most popular districts in the North End.” Negative aspects of B6 include “lack of protection from apartment houses and other inharmonious residences by either deed or ordinance.”

Three areas in the North End were given a D rating on the Tacoma HOLC map. Area D2, along North 21st Street, the rating was due to the hazards presented by the high-tension transmission lines running from the Narrows to Cushman Substation. Along North Verde Street, between North 32nd and North 29th Streets, the rating was for racist reasons and came with this description:

Three highly respected Negro families own homes and live in the middle block of this area facing Verde Street. While very much above the average of their race, it is quite generally recognized by Realtors that their presence seriously detracts from the desirability of their immediate neighborhood.

Likewise, area D3 between North 7th and North 10th and North M Street and North Ainsworth, included this description: “There are several Negro families (three known) who own property and live in this area. This constitutes a sufficient hazard to justify a 4th grade rating.”

The only areas besides the North End in Tacoma to receive a better than a C rating include the Lincoln District and the area south of Lincoln to about South 65th (the latter being noted as “the fastest growing area in the community” and was given a “provisional blue rating”), and Day Island. Many of the areas outside of the North End are described as “workingman’s district,” and noted negative influences include distance to the city center, proximity to railroads and or industry, lack of infrastructure, and similar.

These racist practices were used both by the federal government, including the Home Ownership Loan Corporation and later the Federal Housing Administration, as well as by the private sector. In Tacoma, a clear distinction in the HOLC map between wealthier areas and less affluent areas was based on class and race.

Some researchers have pointed out that there is variability in the use of these maps for lending purposes, and that a location in less desirable areas did not necessarily preclude obtaining financing, and loans were extended to Black borrowers. However, studies have also found that the redlining maps do have a negative legacy that affects people in the present day.

The existence of the redlining maps is one element in a complex system of racial discrimination. Other areas of the city that were platted and developed after WWII, including the Narrowmoor Additions in the West End, had racially discriminatory covenants recorded with the plats. However, there is no evidence of such a practice in the College Park Neighborhood.

The effects of redlining both direct and indirect on Tacoma are unknown, and a deeper analysis of the long-term effects of redlining on College Park or across Tacoma is beyond the scope of this review. The redlining maps do demonstrate that the College Park Neighborhood was historically desirable area of Tacoma, and the relative economic stability of its residents has likely contributed to the high level of architectural integrity and well-kept condition of its buildings.

It is staff’s opinion that inclusion of narratives in nomination documents that address the histories of discriminatory practices can improve the public’s understanding of our history and built environment, and enhance the nomination process. Acknowledgement of the history of redlining and other systematic discrimination is critical; however, the existence of redlining by itself this is not a reason to preclude the designation of historic districts, or other similar land use tools, if such designations do not create or perpetuate exclusionary outcomes, have high public support and are consistent with other City policy objectives.

Opinion Survey

The Landmarks Commission has requested an opinion survey to gauge the support for the historic district proposal, to be concluded prior to the adoption of a preliminary recommendation and public hearing. Staff is currently working with our Media and Communications Office to develop the mailer, and also proposes to offer an online alternative to the mailed survey. In the proposed schedule (below) staff recommends mailing by October 20, with a two week window.

The questions will include:

1. Please choose one of the following:
 - I own a home within the proposed district.
 - I rent a home within the proposed district.
 - I reside near the proposed historic district, but not within the proposed boundaries.
 - I do not reside within or near the proposed district.

2. Do you support the proposed district being established?
- Yes
 - No
 - I don't have enough information. (Please email landmarks@cityoftacoma.org with questions about the proposal, or visit www.cityoftacoma.org/collegeparkHD).

3. Please share any other comments you have for the Landmarks Commission below:

4. For survey response tracking purposes, please tell us a little about yourself:

Name

Street Address

Email address (if you would like to be added to the Landmarks Commission’s College Park email distribution list)

A draft of the graphic will be presented to the Commission if it is available by the meeting date (October 13).

FUTURE SCHEDULE

At its meeting of September 22, the Commission indicated that additional time was needed to conduct the requested opinion survey and to generate recommendations for review prior to the Public Hearing.

Date		Items
10/13/21	LPC meeting	Recap of previous reviews Discussion of survey Review/revise schedule
10/20/21	Deadline	Release opinion survey (2 week requested return)
11/10/21	LPC meeting	Discuss survey results; set hearing date
12/8/21	LPC meeting	Public hearing revised date
1/12/22	LPC meeting	Review of testimony Staff Issues/Observations
1/26/22	LPC meeting	Review draft Findings and Recommendations
2/9/22	LPC meeting	Final recommendation to Planning Commission

ACTION REQUESTED

Feedback and direction.

AGENDA ITEM 5A: College Park Communication Items

- Memorandum - Proposed College Park Historic District – Responses to the Planning Commission’s Questions (provided to the Planning Commission in response to questions from their September 1, 2021 briefing).

- Article – *Does Preservation Accelerate Neighborhood Change?*
- Article – *Mapping Inequality: Redlining in New Deal America* (including College Park descriptions)
- Graphics from the Tacoma HOLC map
- Letter from Jeff Ryan providing an overview of outreach efforts to date
- Email from Tom Lowe in response to the staff memo to the Planning Commission

AGENDA ITEM 5B: Climate Action Plan Public Comment Request

Tacoma's Climate Action Plan can bring healthy, affordable housing; clean, reliable transportation; protections for public health; and green, good-paying jobs. It is designed to direct City funding, investments, and work over the next 9 years to improve our communities and environment. Citizens for a Healthy Bay has been a leading partner to get this to the finish line. The Tacoma Climate Action Planning Team needs your voice to help the City make the right investments for our community.

Comments are accepted through Wednesday, October 20. Learn more about our 2020-2021 planning process: cityoftacoma.org/ClimateActionPlan.

AGENDA ITEM 5C: Events & Activities Update

Staff

2021 Events

1. Puyallup Tribe Traditional Place Names Video Series (TBA)
2. How Tacoma was Shaped Video Series
 - I. How Art Shaped Tacoma (October, Arts Month)
3. Broadening Horizons Heritage Café Series (Third Thursdays online):
 - I. Sea Level Rise & WA Archeology (Oct. 21th @ 6pm)
 - II. Tacoma's LGBTQ History by the Rainbow Center (January 20th, 2022 TBD)

To: Planning Commission
From: Reuben McKnight, Historic Preservation Officer
Subject: **Proposed College Park Historic District – Responses to the Planning Commission’s Questions**
Memo Date: September 29, 2021
Meeting Date: October 6, 2021

Action Requested:

Communication item; no action required.

Discussion:

At the Planning Commission meeting on September 1, 2021, staff presented an overview briefing of the proposed College Park Historic District overlay currently under review by the Landmarks Preservation Commission. The Landmarks Commission is anticipated to conclude its portion of the review process and forward a recommendation to the Planning Commission in early 2022.

The attached information is presented as a response to questions that were asked by the Planning Commission following the briefing.

Project Summary:

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. The proposed area extends roughly from North 21st Street to the north, to North Pine Street to the east, along North 8th Street to the south, along the eastern boundary of the University of Puget Sound Campus along Alder Street to the west, and along the northern boundary of the university campus on North 18th Street to North Union Avenue on the west.

For more information about the proposed College Park Historic Special Review District, please visit www.cityoftacoma.org/collegeparkHD.

Prior Actions:

- 09/01/21 – Informational Briefing

Staff Contact:

- Reuben McKnight, Historic Preservation Officer, rmcknigh@cityoftacoma.org

Attachment:

1. Proposed College Park Historic District – Responses to Planning Commission’s Questions
- c. Peter Huffman, Director



Proposed College Park Historic District

Responses to Planning Commission's Questions Raised at the September 1, 2021 Meeting

(Prepared for the Planning Commission's review on October 6, 2021)

General Questions

1. *How will the College Park Historic Special Review District function compared with the existing historic districts?*

The proposed district is intended to utilize the same basic structure as the other residential historic districts in the City, including the Wedge Neighborhood and the North Slope Historic Review Districts.

For projects within these districts, exterior alterations that require a building permit (defined primarily by the residential building code), also require review by the Historic Preservation Office/Landmarks Preservation Commission. Minor alterations are generally reviewed only by staff via an administrative review process that is outlined in the Commission Bylaws.

District exemptions include interior work, work that is not visible from public rights of ways, any work that does not require a permit (including minor maintenance, most residential roofing projects, and painting), private landscaping, and electrical and plumbing projects.

Historic districts may also provide relief from development standards where they conflict with historic character or the existing conditions of an historic building. Lastly, work done to improve an historic structure may also qualify for the historic property tax incentive, known as the Special Tax Valuation Program.

2. *Please include information on nearby designated City Landmarks.*

There are no designated City Landmarks within the boundaries of the proposed historic district. The nearest landmark is the Cushman and Adams Substations, approximately one block or 500 feet west of the western boundary of College Park Historic District. To the south, Engine House No. 9 is approximately 200 feet south of the district boundary. There are no other designated City Landmarks within a 500' radius to the district. In the general vicinity of College Park, there is a single-family residence at 2500 N Lawrence listed on the Tacoma Register, and there are several properties within the Proctor Business District, including Washington and Hoyt Schools, the Proctor Fire Station and the Blue Mouse Theater. East of the district is the North Slope Historic District and Hilltop Heritage Middle School (Jason Lee).

Evaluating Historic Significance

3. *Please share the criteria used by the Landmarks Commission to review nominations.*

The Landmarks Preservation Commission reviews new Historic Districts against the criteria established in TMC 13.07.040, which states that a proposed district must meet one or more of the following criteria:

- a. Associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Associated with the lives of persons significant in our past; or
- 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; or
- d. Has yielded or may be likely to yield, information important in prehistory or history; or
- e. Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- f. Is already individually listed on the National Register of Historic Places; or

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

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;
- b. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction; and
- c. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

In addition, the code provides guidance for considering the appropriateness of a proposed district at TMC 13.07.060, which states:

1. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner
 2. For proposed historic districts, the area appears to possess a high level of significance, based upon existing documentation or survey data
 3. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain
 4. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops
 5. Creation of the district is compatible with and supports community and neighborhood plans
 6. The area abuts another area already listed as a historic district or conservation district
 7. The objectives of the community cannot be adequately achieved using other land use tools.
4. *The recommendation should include information on architectural identity and time-period.*

Acknowledged. The Landmarks Commission's recommendation will include findings regarding architectural character, period of significance, and significant historical themes. A summary of the history of the district is included below.

According to the nomination, the period of 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.

In terms of architectural identity, 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 Anne, 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 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.

Equity/Inclusion/Community Impacts

5. *Landmarks Commission recommendation should include consideration of affordability and equity issues.*

Acknowledged. The Landmarks Commission is very mindful of housing affordability and access, and equity and inclusion, and has directed staff to examine social outcomes of historic districts.

6. *Historic district nomination should include an overview of the history of redlining, including how it pertains to the College Park neighborhood.*

Acknowledged. A summary of the references to the College Park area is below, and a broader overview about redlining and the Home Ownership Loan Corporation and Federal Housing Authority will be included in the district materials.

The areas included in the Tacoma HOLC map that are within the proposed College Park Historic District are A2 “Badgerrow and Bullet Additions” (only a portion of A2 lies within the proposed district), and B6 “College District”. Both areas were considered desirable, upwardly trending areas.

Area A2 is described as “A long established and popular section of the city, and while the average home is twenty years old, maintenance has been on high order. The location of the College of Puget Sound has definitely added to the attractiveness of the area.” It notes that the typical inhabitants are “business and professional men.”

Area B6 is described similarly: “Owing to splendid transportation facilities and nearness to city center, this is one of the most popular districts in the North End.” Negative aspects of B6 include “lack of protection from apartment houses and other inharmonious residences by either deed or ordinance.”

7. *Are there LPC criteria for equity and inclusion?*

While the Landmarks Commission is and has been actively reviewing the Historic Preservation Program and policies for equity and inclusion, there are not specific historic preservation criteria in the Municipal Code regarding equity and inclusion. The primary guidance is the City Council’s stated policies, including Resolution 40622 and the City’s Equity and Empowerment Framework.

8. *The review should include consideration of impacts to student housing and the university’s plans.*

Acknowledged. The City has been in contact with representatives of the University of Puget Sound, as was the applicant prior to the submittal of the nomination document. The university will be commenting on record later in this process, but does not have significant concerns at this time.

Neighborhood Goals

9. *What are the goals of the neighborhood in submitting this nomination? The intent should not be exclusionary or perceived to be exclusionary.*

The following has been submitted by the applicant in response to this question. Neighborhood goals include:

- To honor our neighborhood's unique history and the history of those that came before us, a neighborhood of small middle and working class homes; a modern neighborhood of the early twentieth century.
- To reinforce a sense of history, place, neighborhood identity; promote community pride of place and the cultural heritage of Tacoma.
- To promote stewardship of the environment through sustainable practices and to promote characteristics that improve quality of life and livability within the city.
- To promote good design and quality construction in both streetscapes and buildings.
- It is hoped that a listing will give us a voice in within the city, a venue for open public discussion of community issues. The ability to discuss improvement and changes within the neighborhood and the city at large.
- A public forum for review and discussion (Landmarks Preservation Commission).
- A defined way for the community to keep up to date and involved in city policy, not unlike the North Slope.

Design Guidelines/Design Review

10. *The historic district should emphasize compatibility of new infill over requirements for alterations of existing buildings. There should not be a requirement to restore existing buildings.*

The proposed district intended to use the existing design guidelines that are in place for the Wedge Neighborhood and North Slope Historic Districts. These guidelines cover additions to existing structures, new/infill construction, and alterations, with the intent of allowing for modernization while preserving the character defining features of the historic structures in the district. The guidelines cover areas such as massing, form, scale, windows, exterior materials, parking and accessory structures, and sustainability (solar and wind power, for example). However, there is no requirement to restore buildings that have been previously altered or modified. Infill construction is anticipated and permitted by the guidelines, as are DADUs.

11. *Design guidelines should emphasize sustainability.*

Sustainability is one of the elements required by Tacoma Municipal Code to be addressed in historic district design guidelines. The design guidelines for the Wedge and North Slope Historic Districts include guidelines for thermal retrofitting (windows), solar panels, and alternative materials, for example.

12. *Impacts of the district upon property owners, in terms of time and cost, should be assessed and summarized for the Planning Commission.*

The direct impacts upon property owners for time and cost related to design review can be put into three general categories: application fees that are assessed for historic design review in addition to permit fees, the time it takes to prepare an application to the Landmarks Preservation Commission (called a Historic Design Review permit) and to present it to the Commission, and the costs associated with historically appropriate building materials.

The threshold for historic design review is tied in part to the residential building code permit requirements. Thus, if a project is exempt from building permit requirements, then it is also exempted from historic review. Conversely, every project that requires historic review also will require building permits.

The fee schedule for historic review of residential projects has a \$175 minimum and a \$500 maximum, and uses a sliding scale based upon applicant-reported project cost. There may be a possibility of revising this or waiving it for low-income owners or renters, but it would be an amendment to the fee schedule. In the past, it has been presumed that most projects that the Commission reviews in residential districts are elective, and thus the design review fees do not constitute a significant expense relative to the overall project.

For projects that do require Commission review, there is undoubtedly a burden of attending the Commission meetings, which occur on Wednesday evenings every two weeks, and often will require that applicants wait up to an hour to answer questions about their project. For commercial projects, this kind of review is expected, but it is likely more intimidating and presents a bigger burden to individual residents and homeowners.

To address this issue, the Commission has adopted several policies regarding minor projects, removing these from formal Commission review and delegating to staff, thus reducing the cost and burden of design review. In these cases, historic preservation staff reviews only the building permit, reducing both the time and financial cost of design review.

Lastly, the design requirements for historic districts can introduce increased material and labor costs. For example, design guidelines prioritize retention of elements such as historic wood windows. While repairing an original wood window may be cheaper than a replacement for a “do-it-yourselfer,” if those same services are hired out to a restoration specialist, these costs can be very close to the cost of a new high quality replacement window.

On the other hand, maintaining and keeping up existing historic elements can be more effective long term, with low marginal costs. For example, wholesale siding replacement with an engineered product like Hardiplank may be cheaper than using cedar or fir, but wholesale replacement is hardly ever required and usually has more to do with homeowner preference.

The possibility of creating low interest loans and incentives for individuals working on historic homes to offset has been discussed in the past, but there has been no formal proposal for creating such programs.

Buildings Inventory

13. How are properties determined to be contributing versus noncontributing?

According to the National Park Service’s definition, a building contributing to the historic significance of a district is one that, by location, design, setting, materials, workmanship, feeling and association, adds to the district’s sense of time and place and historical development.

Conversely, a noncontributing building is one that is either outside of the period of significance or is modern, or one that does not add to the district’s sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost. In plain terms, for older properties this means a building that does not have historic character due to alterations to character-defining features, including changes to massing or plan that obscure the form of the original building, cladding, windows, inappropriate additions, and removal of architectural elements.

In practice, this means that if the building was constructed during the period of significance and displays characteristics that make it readily recognizable as an example of a particular architectural style or type, it meets the basic test for contributing status. In terms of integrity, individual alterations such as the replacement of windows will likely not disqualify a building from being considered contributing; however,

many individual alterations, such as if a house has lost the windows, siding, and porch for example, may render a building noncontributing.

District inventories, by code, can be reviewed and altered once per year by the Landmarks Commission following a public hearing. This process exists so that corrections can be made in the event of errors, loss of a building, omissions, or other issues. When a building has been omitted from the district inventory, the code considers it a contributing structure until the inventory can be corrected.

14. *Nomination should include information on contributing versus noncontributing (% overall contributing)*

The buildings inventory for the district includes 582 structures, not including accessory structures. Of these, 509 are considered contributing, and 73 are not, indicating an 87% contributing percentage.

Boundaries

15. *How are the boundaries justified?*

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

The Washington State Department of Archaeology and Historic Preservation guides nominators to use parcel lines as boundaries.

In practice, this means that boundaries should include buildings with shared development histories, and should use existing borders, such as geographical features, major arterials and streets, and shifts in street pattern as boundaries.

While historical plats can influence the boundaries of a district, historical development patterns do not always correlate with the underlying plats. Examples include the North Slope Historic District, which includes several plats in part and in whole. Steele Street is the only place in the district where the boundary aligns with the historical plat; elsewhere, arterials and public sentiment during the review process defined the current boundaries. The Wedge Neighborhood Historic District also includes parts of three plats, but its boundaries are primarily determined by major streets.

Outreach

16. *The Landmarks Commission should review public support very closely. The presence of the National Register Historic District should not be the justification for the local listing, as the public outreach requirements are lower and it is easier to get a National Register District established.*

The Landmarks Commission is conducting its own review of the College Park Historic District. While the proposed boundaries and historic narrative from the National Register are being used for the local nomination, the public review process is completely separate and independently conducted. In general, there are fewer steps and fewer opportunities for public input during the National Register review process than there are for a local historic overlay zone.

The application submittal to the Landmarks Commission in May initially included signatures on a petition, returned postcards, and emails to the Historic Preservation Office. This included 282 responses in support of the district proposal and 28 opposed.

The submittal was intended to answer to the Landmarks review requirement that “A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops” to initiate the review process.

Since that time, written comments have been received intermittently, although there has not been a call for public comment by the Commission yet (a public hearing will be scheduled for this winter). At the time of this writing, 30 unsolicited written comments have been received between June and September, which includes 15 comments in support, 13 opposing the proposal and 2 stating questions or concerns.

During the Landmarks Commission’s review, two public information virtual sessions have been held as well, at which residents shared questions and concerns.

Outreach by Supporters

It is staff’s understanding that the supporters of the district have continued to solicit support, including approximately 400 signatures on the petition, representing 282 households in the district, according to the applicant. These numbers are an aggregate of those collected after 2018 and were not part of the campaign for National Register listing.

Outreach leading up to the nomination was substantial and has included in-person visits to every property in the proposed district four times, and in cases where there was no answer at the door, a survey postcard was left behind. Postcards have also been mailed to every house, and there has been a Facebook page and website posted for over five years. According to the applicant, there has been a 90% in support response from their survey. There have also been three articles written in The News Tribune and Tacoma Weekly.

Some individuals commenting to the Landmarks Commission have stated that they felt the survey and outreach conducted by supporters was misleading in terms of the promised outcomes of a new historic district, or regarding the wording of the survey materials. Further, there have been questions about the validity or reliability of the survey results posed by members of both the Landmarks and Planning Commissions.

Regarding the possibility of supporters making misleading statements to solicit support for the College Park proposal, it is possible that there has been some mischaracterization, both intentional and unintentional. The wording used on the postcards and petitions uses the following language:

“We the Residents, Owners and Friends of the properties and homes within the College Park National Historic District, support the nomination efforts to list this neighborhood on the Tacoma Register of Historic Places.”

To address some of the uncertainty regarding the documentation of public support, the Landmarks Preservation Commission will be conducting its own opinion survey in the coming weeks, ahead of its public hearing. The Commission has also directed staff to set aside a specific agenda item to discuss the results of the Landmarks Commission survey.

In any case, it is important to remember that these numbers are informational, in that there is no vote by residents that creates an historic district, aside from the votes by Landmarks and Planning Commissioners, and the City Council. The results from surveys and petitions should be taken to provide a broad overview of public awareness and support, or opposition, of the district.

Does Preservation Accelerate Neighborhood Change?

Examining the Impact of Historic Preservation in New York City

Brian J. McCabe and Ingrid Gould Ellen

Problem, research strategy, and findings:

A number of studies have examined the property value impacts of historic preservation, but few have considered how preservation shapes neighborhood composition. In this study, we ask whether the designation of historic districts contributes to changes in the racial composition and socioeconomic status of New York City neighborhoods. Bringing together data on historic districts with a panel of census tracts, we study how neighborhoods change after the designation of a historic district. We find little evidence of changes in the racial composition of a neighborhood, but report a significant increase in socioeconomic status following historic designation.

Takeaway for practice: Our research offers empirical evidence on changes in the racial composition and socioeconomic status of neighborhoods following the designation of a historic district. It suggests that historic preservation can contribute to economic revitalization in urban neighborhoods, but that these changes risk making neighborhoods less accessible to lower-income residents. Planners should consider ways that the city government can work to preserve the highly valued amenities of historic neighborhoods while mitigating the potential for residential displacement.

Keywords: historic preservation, neighborhood change, gentrification

About the authors: **Brian J. McCabe** (mccabeb@georgetown.edu) is an assistant

In 1965, the New York City Landmarks Preservation Commission (LPC) designated Brooklyn Heights as the city's first historic district. Today, five decades after the designation, it is one of New York City's wealthiest neighborhoods. Like many other neighborhoods that are designated as historic districts, Brooklyn Heights houses higher-income, more educated residents than the surrounding communities. In general, across the city, the population of New Yorkers living in historic districts differs starkly from the population living outside of them.¹

In this study, we investigate the roots of these differences. Specifically, we study whether neighborhoods designated as historic districts were already more prosperous (or on their way to becoming more prosperous) than other neighborhoods before designation, or whether historic designation itself contributed to their relative prosperity. Drawing on an analysis of census tracts in New York City—a city with a long history of historic preservation (Allison, 1996; Wood, 2007)—we focus on three types of neighborhood changes. First, we examine whether the socioeconomic status of a census tract rises relative to other neighborhoods following the designation of a historic district. We use the household income, poverty rate, and share of residents with college degrees to capture socioeconomic status. Next, we investigate whether historic designation contributes to changes in the racial composition of a census tract. Finally, we examine changes in housing market characteristics to understand the mechanisms behind any population changes. Specifically, we ask whether rents rise or the homeownership rate increases relative to that of other neighborhoods after the designation of a historic district.

professor of sociology at Georgetown University. **Ingrid Gould Ellen** (ingrid.ellen@nyu.edu) is the Paulette Goddard Professor of Urban Policy and Planning at New York University, director of the Urban Planning Program at NYU Wagner, and faculty director

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From our comparison of the changes that occur after designation in census tracts that become historic districts with nearby census tracts that do not, we find consistent evidence that the relative socioeconomic status of neighborhoods improves following designation. On average, after a district is designated, the share of college-educated residents and the mean household income rise, and the poverty rate falls relative to surrounding census tracts. We also find a post-designation increase in homeownership rates. However, we find no change in reported rents and little evidence of racial turnover in neighborhoods after the designation of a historic district. In sum, historic preservation in New York City appears to accelerate some of the changes associated with gentrification and neighborhood revitalization, but not others.

We organize our article in five parts. In the next section, we briefly describe the process of historic designation in New York City. Then, we review existing research on the way historic preservation affects cities and communities, and lay out our expectations about changes in a community following the designation of a historic district. In the third section, we present the data and methods used to identify the types of changes taking place in historic neighborhoods. We then describe our findings in the next section. We conclude by arguing that planners and policymakers should consider the unintended neighborhood changes that result from policies designed to protect historic neighborhoods. We suggest that planners identify strategies to maintain neighborhood diversity and mitigate residential displacement after neighborhoods are designated as historic districts.

The Preservation of Historic Neighborhoods in New York City

New York City has a long history of historic preservation, dating back to the early 1960s when the construction of the Brooklyn–Queens Expressway posed an imminent threat to the Brooklyn Heights neighborhood, a historic community of stately 19th-century brownstones. Along with the demolition of the Beaux Arts Penn Station in Manhattan, this threat galvanized city residents behind preservation policies, leading to the creation of the Landmarks Preservation Commission (LPC) in 1965 (Gratz 2011; Wood 2007). The LPC was empowered to designate both individual properties as historic landmarks as well as entire neighborhoods as historic districts. Our focus is on the creation of these districts, beginning with the designation of the Brooklyn Heights historic district.

One of the primary rationales for allowing the designation of historic districts was that such designations could help stabilize declining neighborhoods.² By the 1960s, many

communities in New York City had experienced dramatic population declines. While preservationists sought to preserve historic assets, the preamble to the landmarks preservation law also identified historic preservation as a tool to spur neighborhood upgrading, attract additional residents, and stabilize property values, a goal with a very different connotation in the context of contemporary concerns about gentrification.

Between 1965 and 2009—the final year of our data—the LPC designated exactly 100 historic districts and approved 13 extensions to the original boundaries of historic districts. The pace of these designations was relatively consistent across decades, although there was a slight uptick in the last decade of our data. Notably, these historic districts cover a substantial portion of the parcels in New York City. By 2009, about 5% of residential units citywide—and 12% of those in Manhattan—were located within a designated historic district (Been et al., 2011).

The process of designating a historic district brings together both community actors and city agencies. Typically, the first step in the designation process involves the submission of a request for evaluation (RFE) to the LPC. These evaluations are generally supported with extensive material from civic organizations and community groups. To move forward with the designation, the LPC votes to “calendar” a proposed historic district. The Commission then holds a public hearing to allow property owners and other interested parties to offer their opinions on the district. A majority of commissioners on the LPC must then approve the district, and final approval is required by the City Council (New York City Landmarks Preservation Commission, 2015a).

The city government changes the street signs from green to brown following the designation of a historic district. These public markers help demarcate the boundaries of historic districts in New York City. In addition, the city imposes a series of restrictions on construction and renovation activity within the district that may affect the attractiveness of the neighborhood to various groups. Property owners who want to undertake construction work must receive approval from the Department of Buildings and the LPC before beginning construction. While this approval process ensures the continuity of historic amenities in the neighborhood, it may also make it more burdensome for property owners to upgrade and maintain their buildings (New York City LPC, 2015b). For renovations or maintenance on existing buildings, the LPC considers whether the changes would affect external architectural features of the building. In the case of new construction, the Commission considers whether the proposed building harmonizes with the existing buildings in the district (Been, Ellen, Gedal, Glaeser, & McCabe, in press).³

Preservation, Gentrification, and Neighborhood Change

By focusing on the population changes that occur after the designation of a historic district, our study contributes to a body of research that examines the consequences of historic preservation for neighborhoods and cities. Over the last few decades, much of this research has evaluated the role of preservation policies in the economic development of a city as a whole (Gilderbloom, Hanka, & Ambrosius, 2009; Ilja, Ryberg, Rosentraub, & Bowen, 2011; Listokin, Listokin, & Lahr, 1998; Mason, 2005; Ryberg-Webster & Kinahan, 2014; Sohmer & Lang, 1998; Wojno 1991). This research often draws on comparative case studies from American cities to demonstrate the economic benefits of preservation. For example, in a study of 10 cities across the country, Ryberg-Webster (2014) shows that the federal rehabilitation tax credit for properties on the National Register of Historic Places contributes to the economic redevelopment of downtowns. She contends that these federal tax credits have helped to create mixed-use office buildings and new housing units, contributing to the economic revitalization of downtown America.

One way that the preservation of historic neighborhoods can further economic development is through the promotion of tourism, one of the stated aims of the law establishing the LPC in New York City.⁴ Visitors may flock to the most iconic neighborhoods in a city, and the preservation of culturally or aesthetically important neighborhoods can help rebrand the image of the city (Dinnie 2011; Gotham 2007; Greenberg 2009). Yet, in a case study of New Orleans, Gotham (2005) warns about “tourism gentrification,” or the transformation of once-middle-class urban neighborhoods into commercial attractions for tourists. In concerns prescient to our own study, he notes that this transformation raises the specter of displacement as well as the possibility that promoting tourism through the preservation of historic neighborhoods will harm local residents.

While many studies linking preservation to economic development examine the citywide impact of these policies, our interest lies in understanding the impact of historic designation on the trajectory of individual neighborhoods. Although some prior studies aim to shed light on how historic designation affects individual neighborhoods, rather than the city as a whole, these studies tend to focus on property values (Asabere, Huffman, & Mehdian, 1994; Coulson & Lahr, 2005; Coulson & Leichenko, 2001; Leichenko, Coulson, & Listokin, 2001; Noonan & Krupka, 2011; Zahirovic-Herbert & Gibler, 2012). Many report that residential property values are higher inside historic districts than outside of them. However, they often rely on cross-sectional comparisons that make it impossible to control for preexisting price differ-

ences between properties inside and outside historic districts. Studies using longitudinal data to evaluate prices before and after designation report more mixed results (Heintzelman & Altieri, 2011; Noonan & Krupka, 2011).

In a recent analysis using longitudinal data in New York City, Been et al. (in press) find that the designation of historic districts increases the value of properties within districts, at least in relatively lower-density and lower-valued neighborhoods outside of Manhattan, where owners give up less-valuable development rights. Been et al. also report positive spillover effects on the blocks immediately surrounding the historic district, suggesting that homes located right outside a historic district sell for a premium following the designation of a district.

This burgeoning research on the property value impacts of preservation are important to our research because they offer clues about how the demographic composition of neighborhoods is likely to change following the designation of a historic district. If property values increase after the designation of a neighborhood, then historic neighborhoods may become too expensive for low-income buyers. Likewise, if rents rise along with property values, then low-income renters may be less likely to enter neighborhoods designated as historic districts, and those that are already there may find it more difficult to stay.

Even absent a large increase in property values or rents, the designation of a historic district could attract more educated and high-income residents by signaling the presence—and preservation—of historic amenities that they value. The benefits of living in these communities may be largely symbolic, with a certain cultural resonance akin to living in “trendy” neighborhoods (e.g., SoHo).

Finally, these studies hint at the possibility that historic district designation restricts the supply of housing, decreasing the availability of affordable rental housing for low- and moderate-income households. In many cities, including New York City, the designation of historic districts places restrictions on demolition and new construction, and may make it particularly difficult to build new multifamily housing. Further, the protections against changes to the built environment that historic districts provide may attract homeowners, who likely value such certainty more than renters. In response, property owners may convert two- to four-family rental buildings into single-family homes. Such conversions naturally reduce the supply of rental housing and may specifically reduce the supply of low-rent units, as owners of apartments in small buildings tend to charge lower rents (Furman Center for Real Estate and Urban Policy, 2013).

Despite these theoretical reasons to expect an increase in socioeconomic status following the designation of historic districts, there is remarkably little research examining patterns

of demographic or racial change following such designations. In a case study of Fort Worth (TX), Coulson and Leichenko (2004) investigate whether the designation of individual historic properties (not districts) results in socioeconomic changes in Fort Worth neighborhoods.⁵ They include both a dichotomous indicator identifying whether any of the properties in a census tract are designated as historic and a count measure identifying the number of such properties in a census tract. After noting that neighborhoods with historic property designations are, on average, slightly worse off than other neighborhoods in the city, they find no evidence that the designation of historic properties affects the homeownership rate, the median income, or the ethnic composition of the population in these neighborhoods. But again, they study the designation of individual landmarks, not historic districts.

Even absent substantial empirical evidence on shifts in neighborhood composition, critics have expressed concerns that preservation policies are likely to hasten residential turnover, or to make housing unaffordable for neighborhood residents (Smith 1998; Werwath, 1998). In their evaluation of the APA's Great Neighborhoods program, Talen, Menozzi, and Schaefer (2015) underscore the challenges of maintaining affordability and promoting social inclusion in historic communities. Talen et al. (2015) report that the historic neighborhoods in the Great Neighborhoods program are often less inclusive and more expensive than the surrounding communities. To the extent that preservation leads to residential turnover in neighborhoods, or makes housing less affordable for neighborhood residents, these land use policies may exacerbate concerns about gentrification, especially in high-priced cities like New York. Indeed, some have explicitly cautioned that the preservation of historic neighborhoods may displace low-income residents as housing values rise (Smith, 1998).

While these mechanisms—the higher price of housing, the increased social status of neighborhoods, and the reduction in the number of affordable rental units—are plausible mechanisms to explain increases in neighborhood income and education levels following the designation of a historic district, it is possible that the causality runs in the opposite direction. For example, it is possible that after new, higher-income homeowners move to a neighborhood, they may begin to advocate for public policies, including zoning changes or historic district designation, as a protection against changes that could undermine their housing investments (Been, Madar, & McDonnell, 2014; McCabe, 2013, 2016).

Similarly, newcomers to neighborhoods may bring with them stronger political networks or greater social capital to start the preservation process. When college-educated, high-income residents move into a neighborhood, they may bring a better knowledge of the planning process or the levers of city

governance. They may be more likely to advocate for historic preservation, recognizing the financial or social benefits associated with living in designated neighborhoods; and if they are more politically active than previous residents, or have stronger social connections, they may be more successful in securing a historic district designation.⁶

Assessing the Impact of Historic Designation

To assess the impact of historic district designations on changes in the characteristics of New York City neighborhoods, we bring together data from the U.S. Census Bureau, the New York City Department of City Planning, and the Landmarks Preservation Commission.

Data on Neighborhoods and Historic Preservation

Consistent with previous research, we use census tracts to identify neighborhoods. We rely on data from the decennial census and the American Community Survey to describe the socioeconomic status, racial composition and housing characteristics of New York City's census tracts.

A key challenge in studying neighborhood change is that the boundaries of census tracts change over time. To address this issue, we use the Neighborhood Change Database (NCDB), a tract-level dataset developed by Geolytics and the Urban Institute. For all metropolitan areas in the country, the NCDB uses underlying census block data to provide demographic and housing data for 1970, 1980, 1990, 2000, and 2010 for fixed-boundary census tracts, using the tract boundaries defined in 2010.⁷

We restrict our sample to census tracts that are located within the 32 community districts in the city that have at least one tax lot (or parcel) in a historic district by 2010. We also restrict our sample to census tracts with more than 100 residents in each of our census years. This leaves us with 1,001 census tracts in 32 community districts.⁸ With just a few exceptions, each of these tracts is observed five times (1970, 1980, 1990, 2000, and 2010), producing a nearly balanced panel with 4,998 tract-year observations.⁹

Because the boundaries of historic districts do not follow census geographies, we rely on the primary land use tax lot output (PLUTO) data from the Department of City Planning to identify the penetration of historic districts into a neighborhood. The PLUTO data set includes one record for each tax lot, or parcel, in New York City. It includes an indicator identifying whether the lot is located within a historic district, and if so, it indicates the name of the historic district. By linking these records to administrative data from



Figure 1. Historic district and census tract map of the Upper West Side, New York City.

the LPC identifying the designation date for each historic district, we can then identify the share of tax lots in each census tract located within a historic district in a particular year. For each tract, we can also identify the share of lots that will be located within a historic district by 2010.

In Figure 1, we illustrate our strategy of identifying the share of parcels in historic districts using a map of the Upper West Side/Central Park historic district. The area shaded in gray is the historic district overlaid atop individual parcels in the neighborhood. The areas bounded by the bolded black lines are census tracts. The large, rectangular white portion of the figure is Central Park. The map highlights the non-contiguous geography of census tracts and historic districts to show that district boundaries sometimes cut across census tracts, leaving tracts partially included in the historic district.

Using this information, we assign each census tract in each decade to one of the following four mutually exclusive categories depending on the share of parcels within a historic district: 0% in a historic district; 1% to 24% in a historic district; 25% to 75% in a historic district; and more than 75% in a historic district. In Figure 1, for example, tract D is categorized as having more than 75% of parcels located

in a historic district, tract C falls in the group of tracts with between 25% and 75% of parcels located in a district, and tract B falls in the group with at least one but fewer than 25% of parcels in a district. None of the parcels in tract A is located in a historic district.

In 2010, 814 of our sample census tracts (81%) had no parcels in a historic district. In 71 tracts (7%) at least one parcel but fewer than 25% of parcels were in a historic district, and in 83 tracts (8%), between 25% and 75% of parcels were in a historic district. In the remaining 33 tracts (3%), more than 75% of parcels were part of a historic district.

In our analysis, we consider two key aspects of the residential composition of a neighborhood: socioeconomic status and racial composition. We use three variables to capture the socioeconomic status of a neighborhood: the poverty rate, the log of mean household income, and the percentage of residents with college degrees. We use two measures to depict the racial composition of a neighborhood: the percentage of tract residents who are non-Hispanic White (which we label as percentage White) and the percentage who are Black.

To shed light on the mechanisms of neighborhood change, we also examine changes in local housing conditions, looking

Table 1. Characteristics of tracts in 1970 by historic district status.

	Census tracts with no parcels in historic districts ($N = 814$) by 2010		Census tracts with > 75% of parcels in historic districts ($N = 33$) by 2010	
	<i>M</i>	<i>SD</i>	<i>M</i>	<i>SD</i>
Proportion Black	0.217	0.298	0.113	0.166
Proportion White	0.764	0.298	0.865	0.171
Proportion poverty	0.153	0.117	0.126	0.077
Proportion college degree	0.095	0.105	0.305	0.123
Proportion owner occupied	0.404	0.342	0.167	0.197
Mean household income	\$56,118	\$26,497	\$79,401	\$41,304

at both the neighborhood homeownership rate and the log of median rent. While the homeownership rate straightforwardly captures the share of households living in owner-occupied housing, the rent variable reported by the U.S. Census has substantial limitations. It captures only self-reported rents, and therefore may be measured with error. It also reports rents without adjusting for the quality and composition of the rental housing stock in a neighborhood. Moreover, it is reported back only to 1980, creating a more limited time series for our analysis. Still, taken together, these eight outcomes shed considerable light on the link between historic designations and the characteristics of New York City neighborhoods.

Table 1 compares the initial (1970) characteristics of census tracts that would not have any properties located in a historic district in 2010 with the characteristics of tracts in which at least 75% of properties would be included in a historic district in 2010.

The tracts that would, over the course of the next four decades, have parcels included in a designated historic district differed systematically from those that would not. On average, the tracts that would be included in historic districts had larger proportions of both White residents and college-educated residents in 1970 compared with those that would not become part of historic districts. They also had higher incomes and lower poverty rates. Perhaps surprisingly, the tracts that would become part of historic districts had lower rates of homeownership in 1970 than the tracts that would never be part of a district.

Methods of Analysis

The central goal of our research is to identify how the socioeconomic status, racial composition, and housing characteristics of a neighborhood change following the designation of a historic district. Identifying whether these changes are actually the result of designation is challenging because the neighborhoods designated as historic districts are likely to differ from other neighborhoods in the city in ways we cannot measure. These unobserved attributes, such

as unique architectural features, might make a neighborhood more expensive or attractive to higher-status residents, even absent designation. Through a difference-in-difference approach, which we describe below, we are able to account for these unmeasured differences between neighborhoods. The Technical Appendix offers additional details on each of our regression models.

The basic intuition of the difference-in-difference model is to control for the initial differences between tracts—in this case, those that would be designated as historic districts and those that would not—and then to evaluate whether those differences grow or shrink after designation. In the first models, reported in column 1 of the tables in the following section, the variable *HDEver* captures baseline difference between neighborhoods that will become historic districts, and those that will not. The variable *HDPost* identifies how the neighborhoods that comprise historic districts change relative to surrounding areas after their designation.

In the second set of models, reported in column 2, we estimate our regression with census tract fixed effects to more fully control for baseline differences between census tracts with parcels in historic districts and those without such parcels.¹⁰ This specification allows us to more precisely estimate how tracts with parcels in historic districts change after designation relative to nearby tracts that are located in the same community district but do not experience a designation.

In the third model, reported in column 3, we control for the possibility that prior demographic trends in census tracts that later become part of historic districts differ from trends in other tracts in the same community district. Specifically, we include a counter variable, *HDTrend*, which identifies the number of years before or after designation that we observe the tract for those tracts that become part of historic districts.

In this model, we also include a set of *TPost* variables to allow the impact of designation to evolve over time. Specifically, this variable identifies the number of years after designation that we observe a tract and captures the difference between the actual changes that took place after designation

and the changes that would have occurred regardless of designation (assuming that the composition of a tract continued to change at the same rate it was changing prior to designation).

Finally, after estimating our models for the full universe of tracts in New York City, we then reestimate them for the set of tracts outside of Manhattan: the 716 census tracts in our sample in the boroughs of Queens, Brooklyn, the Bronx, and Staten Island. These boroughs have an average population density that is one-third the density of Manhattan, and many more of their neighborhoods are composed of one- to four-unit buildings, making them more comparable to other urban neighborhoods nationwide. Thus, results from regressions on this outer-borough sample may be more generalizable to other cities. To conserve space, we report only results from census tract fixed effects models for the outer-borough sample.

Neighborhood Change After the Designation of a Historic District

The analysis below summarizes our findings about how the socioeconomic status, racial composition, and housing market conditions of a neighborhood change after the designation of a historic district.

Socioeconomic Status

In Tables 2, 3, and 4, we show the results from regression analysis of neighborhood socioeconomic status. In general, we find that the socioeconomic status of a neighborhood increases following historic district designation, and the increases tend to be greater in census tracts that have a greater share of parcels included in historic districts.

For example, the first column of Table 2 shows that in census tracts in which between 25% and 75% of parcels are designated as part of a historic district, household income increases by approximately 14% following designation relative to census tracts in the same community district without historic districts. The results are very similar in column 2, when we estimate models that more tightly control for baseline neighborhood characteristics through census tract fixed effects.

As noted, the third model accounts for preexisting trends and allows the impact of historic designation to change over time. We see an immediate boost of about 6% in the average household income for census tracts in which between 25% and 75% of parcels are designated relative to nearby neighborhoods without any designated parcels (Table 2, column 3). In addition, neighborhood incomes grow steadily in the years after designation—by about 4% to 6% per decade—relative to the surrounding community district.

The findings are similar when we turn to the share of college-educated residents. In tracts in which at least 25% of

Table 2. Regression of mean household income (logged) on historic districts.

	(1)	(2)	(3)	(4)
<i>HDP</i> ost: 1%–24%	0.025 (0.037)	0.020 (0.025)	–0.012 (0.028)	–0.004 (0.033)
<i>HDP</i> ost: 25%–75%	0.139*** (0.041)	0.121*** (0.027)	0.057* (0.032)	0.092*** (0.032)
<i>HDP</i> ost: 76%–100%	0.099 (0.078)	0.100** (0.039)	0.032 (0.042)	0.156*** (0.051)
<i>HDE</i> ver: 1%–24%	0.084* (0.045)			
<i>HDE</i> ver: 25%–75%	0.161*** (0.039)			
<i>HDE</i> ver: 76%–100%	0.436*** (0.076)			
<i>HDT</i> rend			0.000*** (0.000)	
<i>TP</i> ost: 1%–24%			0.004*** (0.001)	
<i>TP</i> ost: 25%–75%			0.006*** (0.001)	
<i>TP</i> ost: 76%–100%			0.006*** (0.002)	
Constant	10.901*** (0.009)	11.066*** (0.025)	10.808*** (0.023)	10.990*** (0.019)
Observations	4,998	4,998	4,998	3,598
Tract FE	no	yes	yes	yes
CD × Decade FE	yes	yes	yes	yes
Adj. <i>R</i> ²	0.712	0.906	0.907	0.891

Notes: Robust standard errors clustered by census tract.

* $p < .1$, ** $p < .05$, *** $p < .01$.

parcels are designated as part of a historic district, the percentage of college-educated residents climbs by an average of 5 to 10 percentage points after the designation relative to other nearby neighborhoods (Table 3, columns 1 and 2). When we control for prior trends and allow effects to evolve over time, we find short-term relative increases of three and five percentage points following designation (Table 3, column 3) and further relative increases of about two percentage points per decade.

Finally, we find that the poverty rate declines after a neighborhood is designated. In tracts in which at least a quarter of parcels are in historic districts, the percentage of residents living below the poverty line falls by two to four percentage points following designation relative to the surrounding community district (Table 4, columns 1 and 2). We find less evidence that the relative poverty rate falls further over time.

Table 3. Regression of percentage of college-educated residents in historic districts.

	(1)	(2)	(3)	(4)
<i>HDP</i> ost: 1%–24%	0.035** (0.016)	0.018 (0.011)	0.004 (0.013)	0.023 (0.016)
<i>HDP</i> ost: 25%–75%	0.056*** (0.017)	0.056*** (0.012)	0.033** (0.014)	0.083*** (0.017)
<i>HDP</i> ost: 76%–100%	0.102*** (0.024)	0.073*** (0.016)	0.051*** (–0.017)	0.112*** (0.025)
<i>HDE</i> ver: 1%–24%	0.031* (0.016)			
<i>HDE</i> ver: 25%–75%	0.063*** (0.015)			
<i>HDE</i> ver: 76%–100%	0.132*** (0.022)			
<i>HD</i> Trend			–0.000*** (0.000)	
<i>TP</i> ost: 1%–24%			0.001*** (0.001)	
<i>TP</i> ost: 25%–75%			0.002*** (0.001)	
<i>TP</i> ost: 76%–100%			0.002*** (0.001)	
Constant	0.232*** (0.004)	0.294*** (0.009)	0.363*** (0.014)	0.241*** (0.009)
Observations	4,998	4,998	4,998	3,598
Tract FE	no	yes	yes	yes
CD × Decade FE	yes	yes	yes	yes
Adj. <i>R</i> ²	0.744	0.899	0.900	0.827

Notes: Robust standard errors clustered by census tract.

p* < .1, *p* < .05, ****p* < .01.

Together, these analyses tell a consistent story. Neighborhoods that comprise historic districts in New York City have seen relative increases in socioeconomic status following designation compared with other nearby neighborhoods, either by attracting higher-income and more educated residents, or by pricing out low-income residents.¹¹

To address potential concerns that these results are not generalizable beyond New York City, we estimate our models for census tracts outside of Manhattan, which are more comparable to neighborhoods in other cities in the United States. Our results (shown in column 4 of each table) suggest that, if anything, the socioeconomic changes following designation were even greater in lower-density neighborhoods outside of Manhattan. For example, we find that tracts outside of Manhattan that saw the designation of at least 25% of their parcels experienced a boost in average household income of 9% to 16% relative to nearby tracts following designation

Table 4. Regression of poverty rate in historic districts.

	(1)	(2)	(3)	(4)
<i>HDP</i> ost: 1%–24%	–0.007 (0.010)	–0.000 (0.008)	0.009 (0.009)	–0.010 (0.011)
<i>HDP</i> ost: 25%–75%	–0.028*** (0.009)	–0.023*** (0.007)	–0.022*** (0.008)	–0.026*** (0.010)
<i>HDP</i> ost: 76%–100%	–0.043*** (0.014)	–0.030*** (0.010)	–0.031*** (0.011)	–0.054** (0.021)
<i>HDE</i> ver: 1%–24%	–0.021** (0.010)			
<i>HDE</i> ver: 25%–75%	–0.037*** (0.008)			
<i>HDE</i> ver: 76%–100%	–0.059*** (0.014)			
<i>HD</i> Trend			–0.000*** (0.000)	
<i>TP</i> ost: 1%–24%			–0.001** (0.000)	
<i>TP</i> ost: 25%–75%			–0.000 (0.000)	
<i>TP</i> ost: 76%–100%			–0.000 (0.000)	
Constant	0.211*** (0.003)	0.215*** (0.009)	0.287*** (0.011)	0.230*** (0.013)
Observations	4,998	4,998	4,998	3,598
Tract FE	no	yes	yes	yes
CD × Decade FE	yes	yes	yes	yes
Adj. <i>R</i> ²	0.632	0.839	0.839	0.849

Notes: Robust standard errors clustered by census tract.

p* < .1, *p* < .05, ****p* < .01.

(Table 2, column 4) and a relative increase in the share of college-educated residents of between 8 and 11 percentage points (Table 3, column 4).¹²

Racial Composition

In contrast to our consistent findings regarding socioeconomic status, Table 5 shows no evidence of a change in the share of residents who are Black following designation. Across models, none of the coefficients on *HDP*ost are statistically significant, which suggests that the share of Black residents does not change relative to that of other nearby neighborhoods following the designation of a historic district.

When we look at the share of White residents, we see evidence of a modest increase relative to other nearby tracts after historic designation. In the model with census tract fixed effects, we find that the percentage of White residents in a census tract grows on average by about three percentage

Table 5. Regression of percentage Black residents in historic districts.

	(1)	(2)	(3)	(4)
<i>HDP</i> ost: 1%–24%	0.031 (0.021)	0.012 (0.012)	0.009 (0.011)	0.029 (0.019)
<i>HDP</i> ost: 25%– 75%	–0.016 (0.025)	–0.004 (0.010)	0.005 (0.011)	0.003 (0.016)
<i>HDP</i> ost: 76%– 100%	–0.017 (0.040)	0.014 (0.022)	0.004 (0.022)	0.059 (0.055)
<i>HDE</i> ver: 1%–24%	–0.013 (0.021)			
<i>HDE</i> ver: 25%– 75%	–0.001 (0.026)			
<i>HDE</i> ver: 76%– 100%	–0.098*** (0.036)			
<i>HD</i> Trend			0.000*** (0.000)	
<i>TP</i> ost: 1%–24%			0.000 (0.000)	
<i>TP</i> ost: 25%–75%			–0.001 (0.000)	
<i>TP</i> ost: 76%– 100%			0.001 (0.000)	
Constant	0.257*** (0.005)	0.273*** (0.010)	0.221*** (0.008)	0.232*** (0.010)
Observations	4,998	4,998	4,998	3,598
Tract FE	no	yes	yes	yes
CD × Decade FE	yes	yes	yes	yes
Adj. R^2	0.738	0.951	0.951	0.948

Notes: Robust standard errors clustered by census tract.

* $p < .1$, ** $p < .05$, *** $p < .01$.

points after designation for neighborhoods in which 25% to 75% of parcels are designated as part of historic districts relative to other areas (Table 6, column 2). However, the changes are not statistically significant for tracts with at least 75% of parcels in districts. Further, we find no evidence of an increase in the percentage of White residents in neighborhoods outside of Manhattan. Together, these findings provide very little support for the charge that historic preservation is accelerating racial change in New York City.

Housing Market Characteristics

Finally, we present results for our two housing market variables in Tables 7 and 8. The results for the homeownership rate largely follow those for socioeconomic status in the neighborhood. We see a substantial increase in the homeownership rate after designation in neighborhoods with parcels located in historic districts. Controlling for preexist-

Table 6. Regression of percentage White (non-Hispanic) residents in historic districts.

	(1)	(2)	(3)	(4)
<i>HDP</i> ost: 1%–24%	0.004 (0.025)	–0.009 (0.013)	–0.019 (0.013)	–0.037* (0.020)
<i>HDP</i> ost: 25%– 75%	0.042* (0.023)	0.032*** (0.012)	0.016 (0.012)	0.024 (0.017)
<i>HDP</i> ost: 76%– 100%	0.075* (0.040)	0.030 (0.024)	0.026 (0.024)	0.007 (0.061)
<i>HDE</i> ver: 1%–24%	0.002 (0.025)			
<i>HDE</i> ver: 25%– 75%	0.034 (0.026)			
<i>HDE</i> ver: 76%– 100%	0.133*** (0.035)			
<i>HD</i> Trend			0.000 (0.000)	
<i>TP</i> ost: 1%–24%			0.001** (0.000)	
<i>TP</i> ost: 25%–75%			0.001*** (0.000)	
<i>TP</i> ost: 76%–100%			0.001 (0.001)	
Constant	0.564*** (0.006)	0.601*** (0.010)	0.576*** (0.017)	0.639*** (0.012)
Observations	4,998	4,998	4,998	3,598
Tract FE	no	yes	yes	yes
CD × Decade FE	yes	yes	yes	yes
Adj. R^2	0.731	0.931	0.931	0.923

Notes: Robust standard errors clustered by census tract.

* $p < .1$, ** $p < .05$, *** $p < .01$.

ing differences, we find that the homeownership rate rises, on average, by 12 percentage points after designation relative to surrounding tracts for neighborhoods with at least 25% of parcels in historic districts (Table 7, column 2). When we control for preexisting trends and allow the impact to grow over time, we find evidence of smaller short-term effects, but a substantial increase in the homeownership rate over time. Again, the post-designation homeownership rate increases for tracts with properties in historic districts are similar or larger in neighborhoods outside of Manhattan.

Finally, across models, we find no evidence that rents rise relative to other neighborhoods after the designation of a historic district (Table 8). Instead, it appears that neighborhoods with higher rents are more likely to be designated as historic districts. One explanation for this null finding could be that rents in rent-regulated buildings, which comprise a substantial share of the rental housing

Table 7. Regression of homeownership rate in historic districts.

	(1)	(2)	(3)	(4)
<i>HDP</i> ost: 1%–24%	0.059*** (0.022)	0.087*** (0.023)	0.068*** (0.026)	0.037* (0.021)
<i>HDP</i> ost: 25%–75%	0.097*** (0.022)	0.119*** (0.023)	0.073*** (0.023)	0.098*** (0.017)
<i>HDP</i> ost: 76%–100%	0.061 (0.037)	0.119*** (0.040)	0.018 (0.039)	0.193*** (0.037)
<i>HDE</i> ver: 1%–24%	–0.054*** (0.017)			
<i>HDE</i> ver: 25%–75%	–0.040* (0.023)			
<i>HDE</i> ver: 76%–100%	0.000 (0.034)			
<i>HD</i> Trend			–0.000*** (0.000)	
<i>TP</i> ost: 1%–24%			0.003** (0.001)	
<i>TP</i> ost: 25%–75%			0.004*** (0.001)	
<i>TP</i> ost: 76%–100%			0.008*** (0.001)	
Constant	0.268*** (0.005)	0.256*** (0.016)	0.549*** (0.016)	0.320*** (0.019)
Observations	4,998	4,998	4,998	3,598
Tract FE	no	yes	yes	yes
CD × Decade FE	yes	yes	yes	yes
Adj. R^2	0.463	0.672	0.677	0.767

Notes: Robust standard errors clustered by census tract.

* $p < .1$, ** $p < .05$, *** $p < .01$.

stock in New York City, are insensitive to changes in the historic status of a neighborhood. While this is a plausible explanation for our findings, we cannot test it with the data currently available.

Recommendations for Planners and Practitioners

Between 1965 and 2009, the New York City Landmarks Preservation Commission designated 100 historic neighborhoods and approved extensions to 13 of those districts. While some critics contend that such districts fuel gentrification, we have had—until now—very little evidence on how the socioeconomic characteristics and racial composition of neighborhoods change after districts are designated.

Table 8. Regression of median household rent (logged) in historic districts.

	(1)	(2)	(3)	(4)
<i>HDP</i> ost: 1%–24%	0.011 (0.039)	–0.041 (0.027)	–0.049* (0.028)	–0.033 (0.037)
<i>HDP</i> ost: 25%–75%	0.048 (0.032)	–0.026 (0.024)	–0.026 (0.026)	0.018 (0.024)
<i>HDP</i> ost: 76%–100%	–0.050 (0.067)	–0.047 (0.041)	–0.038 (0.042)	–0.009 (0.092)
<i>HDE</i> ver: 1%–24%	0.022 (0.038)			
<i>HDE</i> ver: 25%–75%	0.049* (0.027)			
<i>HDE</i> ver: 76%–100%	0.264*** (0.071)			
<i>HD</i> Trend			–0.000 (0.000)	
<i>TP</i> ost: 1%–24%			0.001 (0.001)	
<i>TP</i> ost: 25%–75%			0.000 (0.001)	
<i>TP</i> ost: 76%–100%			–0.001 (0.001)	
Constant	6.750*** (0.008)	6.813*** (0.014)	6.852*** (0.035)	6.839*** (0.017)
Observations	3,979	3,979	3,979	2,864
Tract FE	no	yes	yes	yes
CD × Decade FE	yes	yes	yes	yes
Adj. R^2	0.656	0.897	0.897	0.885

Notes: Robust standard errors clustered by census tract.

* $p < .1$, ** $p < .05$, *** $p < .01$.

The story we uncover about the relationship between historic preservation and neighborhood change is likely to invite mixed reactions. We find that, on average, neighborhoods that comprise historic districts experience an increase in socioeconomic status relative to other nearby neighborhoods after designation. Some may welcome this result as offering new evidence that historic districts spur investment in neighborhoods. Yet others may view our findings as supporting the charge that the designation of historic districts can lead to gentrification and residential displacement.

Although our research design does not enable us to say with certainty that the historic district designation actually causes these changes, it does allow us to rule out most of the alternative stories. Any plausible explanation for these findings (beyond the designation of the district itself) would have to identify a factor unrelated to designation that consistently

led to demographic changes within districts immediately after designation, but had no impact on the neighborhoods immediately surrounding those districts. Alternatively, it is possible that districts tend to be designated at precisely the time when they are starting to see a growth in income and socioeconomic status. In other work, however, we see no evident pre-designation trends in housing prices (Been et al., in press).

While we find clear evidence of changes in a neighborhood following designation, our research design only hints at the mechanisms leading to these changes. One possibility is that higher housing prices exclude low-income residents and attract high-income households. Although our failure to find any increase in neighborhood rents raises questions about this story, previous research often reports a bump in property values after the designation of a historic district.

It is also possible that incomes rise and poverty falls after designation because the number of housing units available to rent within a district declines. We do find that homeownership rates increase after a neighborhood has been designated as part of a historic district, perhaps as a result of the conversion of multifamily dwellings into single-family homes, or the sale of rental units to homebuyers. Given that low-income households disproportionately rent their housing units, a decline in rental units means fewer housing options for low-income households.

Finally, the upgrade in socioeconomic status of a neighborhood may result from differences in the taste for preservation. Certain groups—for example, college-educated residents—that place a premium on living in historic districts may be willing to outbid others for homes in designated neighborhoods.

Regardless of the precise mechanism, our findings present a dilemma for planners concerned about balancing the many benefits of historic preservation with the realities of socioeconomic change. The challenge for planners is to consider how city governments can work to preserve the historic amenities of neighborhoods—which may attract higher-income, college-educated residents in to the community—while ensuring that longstanding residents are not pushed out (Birch & Roby, 1984; Fein, 1985). Cities should make sure that preservation officials coordinate with affordable housing agencies and organizations as they make land use decisions to ensure that affordable housing options are preserved within or near these historic neighborhoods. Mitigating the potentially negative impact of preservation on low-income populations would help to allay the concerns of critics who argue that preservation is simply gentrification by another name.

Acknowledgment

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Notes

1. In an initial comparison of neighborhoods designated as historic districts to those not designated, we find stark differences in neighborhood characteristics. In 2010, the average census tract in a district was 80% White and 9.5% Black, but the average census tract not in a historic district was only 43% White and almost 30% Black. More than 90% of residents living in tracts located in historic districts hold a college degree in 2010, compared with only 33% in tracts outside historic districts. These comparisons are between tracts with at least 75% of the parcels located within a historic district, and those tracts that do not include any parcels in a designated historic district.
2. The administrative code associated with the landmarks preservation law mandates one of the key purposes of the legislation is to “...stabilize and improve property values in the district” (Title 25: Land Use, Chapter 3: Landmarks Preservation and Historic Districts, § 25-301).
3. For additional information on the restrictions imposed on property owners, see Been et al. (in press).
4. Again, in the justification to the law, the city identified one goal to “...protect and enhance the city’s attractions to tourists and visitors” (Title 25: Land Use, Chapter 3: Landmarks Preservation and Historic Districts, § 25-301).
5. Coulson and Leichenko (2004) identify 1,338 residential properties designated by the National Register of Historic Places, the Texas Historical Commission, and local preservation boards.
6. Describing the transformation of downtown Brooklyn, Kasinitz (1988) tells the story of preservation efforts in Boerum Hill, a community in the heart of brownstone Brooklyn. As they moved into the neighborhood in the 1960s, newcomers touted the historic nature of their community as a tool for neighborhood preservation, hoping that the recognition of a historic community would save their neighborhood from the shovels of urban redevelopment. Savvy about their social and political connections, Kasinitz (1988) argues that residents used historic preservation as a tool to protect their neighborhood from exogenous forces of redevelopment, suggesting that demographic shifts predated historic district designation in Boerum Hill. These early activists helped to improve the public image of Boerum Hill through the preservation process, ultimately speeding the pace of neighborhood change as homeowners replaced renters.
7. The geography of census tracts is a common proxy for neighborhoods. While block groups could allow for a more fine-grained analysis of neighborhood-level change, the Neighborhood Change Database does not include a longitudinal panel of block groups.
8. New York City includes 59 community districts in total, but only 32 of those districts include tracts located within a historic district.
9. Seven tract-years are missing, leaving a total of 4,998 for most of our regressions. For median rent, we only have data for 1980 through 2010, so the sample size is smaller.
10. Rather than controlling for average differences between tracts with parcels in historic districts and those without, which we do with the *HDEver* variables in our first model, the second model controls for fixed attributes of the individual census tracts themselves.
11. At the suggestion of one reviewer, we also estimate models for the total population in a tract, the population living below the poverty line, and the share of households with children. These findings corroborate the story presented in this study. We find evidence of a decline in the total population and the number of people living below the poverty line. There is a positive impact of preservation on the share of families with children for tracts with 75% of parcels in a historic district.
12. We reestimate the full set of models for the tracts located in the outer boroughs. For each of the outcomes, we find that the results are

consistent with the results from the full set of tracts. We choose to show the results for Model 2, which do not include the *TPost* or trends variables, because these models provide a more straightforward interpretation of the impact of historic preservation on neighborhoods.

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Technical Appendix

Our basic methodological strategy estimates a difference-in-difference panel regression model that assesses the extent to which preexisting differences between neighborhoods that become historic districts and other nearby neighborhoods that do not grow or shrink following district designation. Throughout the analysis, each observation is a census tract observed in a particular decade (e.g., 1970, 1980, etc.)

We start with a simple difference-in-difference model in which the dependent variable captures an attribute of the census tract n in decade t , for example, the poverty rate. Specifically, we estimate the following equation:

$$P_{ndt} = \alpha + \delta_{dt} I_{dt} + \theta HD_{nt} + \epsilon_{it}, \quad (1)$$

where P_{ndt} is the poverty rate of census tract n , in community district d , and in year t ; I_{dt} are a series of dummy variables indicating the year and community district, which allow us to control for economic and demographic trends within the community district; and HD_{nt} is our vector of historic district variables. We report standard errors clustered at the census tract level.

Within the vector HD , we first include a set of dummy variables that capture whether a census tract will have parcels located in a historic district by 2010. Specifically, we include three such variables: $HDEver1-24$, $HDEver25-75$, and $HDEver76-100$, which respectively take on a value of 1 if at least 1% but less than 25%, 25% to 75%, or more than 75% of a tract's parcels are within a historic district in 2010. These variables capture baseline, unmeasured differences between neighborhoods with properties in historic districts and those without any historic districts. We also include a set of time-varying variables that take on the value of 1 if 1% to 24%, 25% to 75%, or more than 75% of a tract's parcels are within a designated historic district in that particular year: $HDPost1-24$, $HDPost25-75$, and $HDPost76-100$. The coefficients on these variables capture the impact of designation.

To more fully control for baseline differences between census tracts with parcels in historic districts and those with-

out, we estimate a second model with census tract fixed effects. Rather than controlling for average differences between tracts with parcels in historic districts and those without, this model controls for fixed attributes of the individual census tracts themselves, allowing us to more precisely estimate how those tracts with parcels in districts change after the designation of districts when compared with nearby tracts in the same community district that do not see an increase in parcels in historic districts. Specifically, we estimate the following regression model:

$$P_{ndt} = \alpha + \gamma_c W_c + \delta_{dt} I_{dt} + \theta HD_{nt} + \epsilon_{it}, \quad (2)$$

which is identical to the first model with the exception of the addition of W_c , a series of census tract fixed effects, and the omission of the $HDEver$ variables, which cannot be estimated together with census tract fixed effects.

While this model controls for differences in average characteristics between tracts with historic districts and those without, it does not control for differences in prior trends in neighborhoods with districts and those without. It is possible that tracts with parcels that were designated as part of a historic district were already experiencing trends in neighborhood characteristics prior to designation that differed from those occurring in other nearby neighborhoods. Our final model controls for any such trends by including a counter variable, $HDTrend$, that is measured only for census tracts that have at least one parcel that is or will become part of a historic district. This variable measures the number of years since designation, taking on negative values for census years prior to designation. For example, if all parcels in a tract are designated as a historic district in 1983, then $HDTrend$ would take on a value of -13 in 1970, -3 in 1980, $+7$ in 1990, $+17$ in 2000, and $+27$ in 2010. The coefficient on this variable captures the extent to which trends in census tracts that eventually become part of historic districts differ from trends in other tracts in the same community district.

In this last model, we also include $TPost$, which equals the number of years *after* the designation of a historic district. For tracts that have parcels that will be included in a historic district, the $TPost$ variable is coded 0 in decades prior to designation. For census tracts that include no parcels that will be included in a historic district, the $TPost$ variable is always coded 0. The coefficient on the $TPost$ variable thus shows how the impact of designation unfolds over time, indicating the difference between the actual changes that occurred after designation (relative to the community district) and the changes that would have occurred regardless of designation had the composition of a tract continued to change at the same rate it was changing prior to designation.

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Mapping Inequality, Redlining in New Deal America University of Richmond

[Mapping Inequality \(richmond.edu\)](http://richmond.edu)

Introduction

Among the thousands of area descriptions created by agents of the federal government's Home Owners' Loan Corporation between 1935 and 1940, the one that was written for what is now called the Carver Heights neighborhood in Savannah, Georgia, stands out. HOLC staff members, using data and evaluations organized by local real estate professionals—lenders, developers, and real estate appraisers—in each city, assigned grades to residential neighborhoods that reflected their "mortgage security" that would then be visualized on color-coded maps. Neighborhoods receiving the highest grade of "A"—colored green on the maps—were deemed minimal risks for banks and other mortgage lenders when they were determining who should receive loans and which areas in the city were safe investments. Those receiving the lowest grade of "D," colored red, were considered "hazardous."

Conservative, responsible lenders, in HOLC judgment, would "refuse to make loans in these areas [or] only on a conservative basis." HOLC created area descriptions to help to organize the data they used to assign the grades. Among that information was the neighborhood's quality of housing, the recent history of sale and rent values, and, crucially, the racial and ethnic identity and class of residents that served as the basis of the neighborhood's grade. These maps and their accompanying documentation helped set the rules for nearly a century of real estate practice.

To return to Savannah, HOLC's agents there described the residents of Carver Heights as "a fair class of negroes and low type of white." Originally, they assigned a grade of "D" to Carver Heights. But their "consensus of opinion later changed" and they gave it a "C." The change of grade followed from a change of perspective. They made an effort to not just see the neighborhood from their perspective as white men. "In other words," they explained in the neighborhood's area description, "it was considered from a negro standpoint of home ownership, rather than a white, since there are more negroes than whites in the neighborhood."

Making an effort to consider anything from a "negro standpoint" is what made the work of Savannah's agents unique among the massive amount of materials from HOLC visualized and organized in *Mapping Inequality*. Arguably the HOLC agents in the other two hundred-plus cities graded through this program adopted a consistently white, elite standpoint or perspective. HOLC assumed and insisted that the residency of African Americans and immigrants, as well as working-class whites, compromised the values of homes and the security of mortgages. In this they followed the guidelines set forth by Frederick Babcock, the central figure in early twentieth-century real estate appraisal standards, in his *Underwriting Manual*: "The infiltration of inharmonious racial groups ... tend to lower the levels of land values and to lessen the desirability of residential areas."

As you explore the materials Mapping Inequality, you will quickly encounter exactly that kind of language, descriptions of the "infiltration" of what were quite often described as "subversive," "undesirable," "inharmonious," or "lower grade" populations, for they are everywhere in the HOLC archive. Of the Bedford–Stuyvesant in Brooklyn, for instant, agents explained that "Colored infiltration a definitely adverse influence on neighborhood desirability although Negroes will buy properties at fair prices and usually rent rooms." In the Tompkinsville neighborhood in Staten Island, "Italian infiltration depress residential desirability in this area." In a south Philadelphia neighborhood "Infiltration of Jewish into area have depressed values." The assessors of a Minneapolis neighborhood attributed the decline of a "once a very substantial and desirable area" to the "gradual infiltration of negroes and Asiatics." In Berkeley, California, an area north of UC Berkeley "could be classed as High Yellow [C], but for infiltration of Orientals and gradual infiltration of Negroes form south to north." Such judgments were made in cities from every region of the country. The "infiltration of negroes" informed the grades of neighborhoods in Birmingham, Oakland, Charlotte, Youngstown, Indianapolis, Cleveland, Los Angeles, and Chicago; the "infiltration of Jews" or "infiltration of Jewish families" in Los Angeles, Binghamton, Kansas City, and Chicago; the "infiltration of Italians" in Akron, Chicago, Cleveland, and Kansas City. The infiltration of Polish, Hungarian, Czech, Greek, Mexican, Russian, Slavic, and Syrian families was cataloged in other cities, always lowering the grade of neighborhoods.

These grades were a tool for redlining: making it difficult or impossible for people in certain areas to access mortgage financing and thus become homeowners. Redlining directed both public and private capital to native-born white families and away from African American and immigrant families. As homeownership was arguably the most significant means of intergenerational wealth building in the United States in the twentieth century, these redlining practices from eight decades ago had long-term effects in creating wealth inequalities that we still see today. *Mapping Inequality*, we hope, will allow and encourage you to grapple with this history of government policies contributing to inequality.

Archiving Inequality for the Digital Age

Like so many other government agencies during the New Deal, HOLC and its parent bureau, the Federal Home Loan Bank Board, shaped Americans' lives and livelihoods profoundly during and after the Great Depression of the 1930s. Both proved critical to protecting and expanding home ownership, to standardizing lending practices, and to encouraging residential and commercial real estate investment in a flagging economy. Across the middle third of the twentieth century, arguably the most prosperous decades in American history, these agencies worked with public and private sector partners to create millions of jobs and help millions of Americans buy or keep their homes. At the very same time, federal housing programs helped codify and expand practices of racial and class segregation. They ensured, moreover, that rampant real estate speculation and environmental degradation would accompany America's remarkable economic recovery and growth.

Mapping Inequality brings one of the country's most important archives to the public. HOLC's documents contain a wealth of information about how government officials, lenders, and real estate interests surveyed and ensured the economic health of American cities. And with the help of ongoing research, we continue to learn at what cost such measures were realized.

Over the last thirty years especially, scholars have characterized HOLC's property assessment and risk management practices, as well as those of the Federal Housing Administration, Veterans

Administration, and US. Housing Authority, as some of the most important factors in preserving racial segregation, intergenerational poverty, and the continued wealth gap between white Americans and most other groups in the U.S. Many of these agencies operated under the influence of powerful real estate lobbies or wrote their policies steeped in what were, at the time, widespread assumptions about the profitability of racial segregation and the residential incompatibility of certain racial and ethnic groups. Through HOLC, in particular, real estate appraisers used the apparent racial and cultural value of a community to determine its economic value. *Mapping Inequality* offers a window into the New Deal era housing policies that helped set the course for contemporary America. This project provides visitors with a new view, and perhaps even a new language, for describing the relationship between wealth and poverty in America.

Bibliographic Note

The Home Owners Loan Corporation (HOLC) has long been seen as both a savior to the housing sector and a force for racial segregation. As the economic collapse of the 1930s recedes beyond living memory, historians have focused more on the segregationist nature of housing policy—how racism helped save the American economy. The legislation creating HOLC came out of the first 100 days of the Roosevelt administration and provided billions of dollars for the rescue of banks, thrifts, and distressed homeowners. New Deal legislation was highly popular in the midst of an economic crisis—the Democratically-controlled House of Representatives passed the bill 383-4.

HOLC helped restructure the American mortgage lending market by creating and standardizing several of its elements. HOLC incorporated appraisal of home value into its lending processes, a practice only in its infancy at the time. HOLC supported the training of home appraisers and employed hundreds of appraisers throughout the 1930s, working in concert with the nation’s realtors to inaugurate and advance real estate appraisal as a profession. HOLC’s department of Research and Statistics drew upon its network of realtors, developers, lenders, and appraisers to create a neighborhood-by-neighborhood assessment of more than 200 cities in the country. These assessments included demographic data, economic reports, and the color-coded Security Maps later deemed infamous as instruments of “redlining.”

The mainstream white press—major daily newspapers and periodicals—greeted the agency and its programs with approval. They explained the program and forecast upturns in the real estate and construction sectors, as the program enjoyed popular support. In Chicago, seventeen thousand people stood in line at HOLC’s office the first day it opened in August of 1933 to inquire or apply for aid. The corporation’s main lending phase ended after three years and the corporation receded from mainstream public view. HOLC slowly reduced its operations during the 1940s to manage the loans and homes it acquired in its key phase of activity.

African Americans lambasted HOLC staffing decisions and infrastructure that favored white homeowners and businesses at the expense of blacks. However, discussion in black newspapers, such as the *Chicago Defender*, prompted only modest response by policy and media elites. The Roosevelt administration rebuffed NAACP concerns about restrictive covenants, even when HOLC redlining was exposed in 1938. Black housing officials often worked incrementally on a host of issues, including ending white terrorism and getting new black housing built, even if that meant operating within the segregationist strictures of federal policy. Racial segregation in housing was not formally deemed illegal until the Fair Housing Act of 1968.

Scholars viewed HOLC favorably, shaped by economist C. Lowell Harriss' *History and Policies of the Home Owners' Loan Corporation*, published in 1951 as the federal government unwound the agency. HOLC had refinanced a million homes and returned a profit of \$14 million to the U.S. Treasury. It was a successful business venture for an agency created as emergency relief that helped stabilize and even resurrect a moribund mortgage market and stagnant home building sector.

In the 1980s discovery of the HOLC security maps changed the way historians thought about HOLC and New Deal housing policy. Housing activists in the 1960s and 1970s had criticized and protested discrimination in real estate lending and buying, coining the term “redlining” to illustrate the geographic dimensions of housing discrimination. Historian Kenneth Jackson found the maps in the National Archives, stating in his award-winning book *Crabgrass Frontier* that HOLC “devised a rating system that undervalued neighborhoods that were dense, mixed, or aging,” and rather than creating racial discrimination, “applied [existing] notions of ethnic and racial worth to real-estate appraising on an unprecedented scale.” Federal housing policy simply blocked African Americans from accessing real estate capital, leading to the creation of segregated mass suburbia and, neighborhood by neighborhood, opened residents to opportunity and wealth accumulation or closed citizens off from the American dream. Following Jackson’s work, historian Thomas Sugrue wrote of the legacy of federal housing policy in Detroit: “geography is destiny.” Outside of history, scholars and journalists, including sociologist Douglas Massey and writer Ta-Nehisi Coates, point to HOLC redlining as a key factor in racial disparities in wealth and opportunity that continue to the present day.

When historians incorporated new data technology in their research, they began to draw new conclusions about HOLC’s legacy. Mapping with geographic information systems (GIS) and quantitative statistical methods from the social sciences, scholars including Amy Hillier and James Greer have countered Jackson’s initial assessment. Some African Americans did gain access to HOLC financing, and a neighborhood rating was neither a blanket guarantee nor proscription for New Deal aid—“C” and “D”-rated neighborhoods often received more mortgages than nearby “A” neighborhoods. The ability to work with digital data and to transmit information over the web has opened many new avenues for scholarly inquiry, including assessing the importance of restrictive covenants and asking research questions about the whole program, rather than just individual cities. Managing massive amounts of real estate and demographic data has been a herculean task up until recently but is now possible with mapping, visualization, and statistical tools.

Mapping Inequality opens the HOLC files at the National Archives to scholars, students, and residents and policy leaders in local communities. This site makes the well-known security maps of HOLC available in digital form, as well as the data and textual assessments of the area descriptions that were created to go with the maps. By bringing study of HOLC into the digital realm, *Mapping Inequality* embraces a big data approach that can simultaneously give a national view of the program or a neighborhood-level assessment of the 1930s real estate rescue. Project researchers are providing access to some of the digital tools and interactive resources they are using in their own research, in the hope that the public will be able to understand the effects of federal housing policy and local implementation in their own communities.

Bibliography

Textbooks and Manuals on Home Appraisal and Valuation

- *FHA Underwriting Manual* (Washington, DC: Federal Housing Administration, 1936).
- Frederick Babcock, *The Valuation of Real Estate* (McGraw Hill Book Co.: New York, 1932).
- Richard Ely and George Wehrwein, *Land Economics* (Madison, WI: University of Wisconsin Press, rev. 1964).
- Ernest Fisher, *Principles of Real Estate Practice* (New York: The MacMillan Co., 1924).
- Richard Hurd, *Principles of City Land Values* (New York: The Record and Guide, 1924).

College Park National Historic District

College Park Historic District occupies a portion of A2 (green) & B6 (blue); Southern end of A2 and NE corner of B6. The Buckley addition is shown as B7 (Blue) and C5 (Yellow) across Pine Street for reference and the College of Puget Sound is shown in White to the West.

Tacoma WA

Areas by Grade

Area Grade

A "Best"5%

B "Still Desirable"16%

C "Definitely Declining"63%

D "Hazardous"16%

Demographics (1940)

109,408	Total Population (1940)
----------------	-------------------------

83.9%	Native-born white
--------------	-------------------

14.5%	Foreign-born white
--------------	--------------------

0.9%	Asian American
-------------	----------------

0.6%	African American
-------------	------------------

Area Descriptions

A2 Comments: Badgerow and Bullet Additions

1 Area Characteristics

- a. Description of Terrain *Level with very slight grade eastward.*
- b. Favorable Influences *Well improved streets. Homogeneous population. Churches, schools, transportation and trading center conveniently available. Near College of Puget Sound. Mountain view.*
- c. Detrimental Influences
- d. Percentage of land improved **85**
- e. Trend of desirability next 10-15 yrs. *upward*

2 Inhabitants

- a. Occupation **Business and Professional Men**
- b. Estimated Annual Family Income **3600 average**
- c. Foreign-born families **few%** ; **Native American** predominating
- d. Negro **None** % ; predominating
- e. Infiltration of **Remote**
- f. Relief families **None**
- g. Population is increasing **Slowly**; decreasing-----; static-----

3 Buildings

	Predominating 70%	Other Type 30%	Other Type ----%
a. Type	5 to 6 room	7 and 8 room	None
b. Construction	Frame bungalows	2 story frame	
c. Average age	20 Years	25 Years	Years
d. Repair	good	good	
e. Occupancy	98%	98%	%
f. Home Ownership	75%	60%	%
g. Constructed past yr.	5	1	
h. 1929 Price range	\$5,000 to 7,000; 100%	\$6000 to 8000 100%	\$; 100%
i. 1933 Price range	\$3500 to 5,000; 70%	\$3,000 to 4,000; %	\$; %
j. 1937 Price range	\$4500 to 6500; 90%	\$3500 to 5,000; %	\$; %
k. Sales demand Up to	5500 good	Up to fair	
l. Activity	Good	Fair	
m. 1929 Rent range	\$45 to 60; 100%	\$40 to 50 100%	\$; 100%
n. 1933 Rent range	\$25 - 35 60%	\$20 to 25 %	\$; %
o. 1937 Rent range	\$40 to 50 95%	\$35 to 45 %	\$; %
p. Rental demand	\$40 good	\$ good	

Predominating 70% Other Type 30% Other Type ----%

q. Activity

Good

Good

4 Availability of Mortgage Funds

a. Home purchase **Ample;**

b. Home building **Ample**

5 Clarifying Remarks

This is a long established and popular section of the city, and while the average home is twenty years old, maintenance has been on a high order. The location of the College of Puget Sound has definitely added to the attractiveness of the area. The area has especially good transportation facilities, and lot values run from \$20.00 to \$25.00 per front ft. This is a "Low Green" area.

6. Name and Location **Badgerow and Bullet Additions;** Security Grade **A ;**

Area No.2

B6 Comments: College District

- 1 Area Characteristics
 - a. Description of Terrain **Generally level, slightly rolling.**
 - b. Favorable Influences ***Homogeneous population and development, proximity to College of Puget Sound, Churches, transportation and trading center conveniently available. Well improved streets. In line of city growth.***
 - c. Detrimental Influences **Lack of protection from apartment houses and other inharmonious residences by either deed or ordinance.**
 - d. Percentage of land improved **60**
 - e. Trend of desirability next 10-15 yrs. **Upward**
- 2 Inhabitants
 - a. Occupation **Professional & Bus. Men, Clerical workers & artisans**
 - b. Estimated Annual Family Income **1800 to 3600**
 - c. Foreign-born families **few %; American born** predominating
 - d. Negro **None %;** predominating
 - e. Infiltration of **Remote**
 - f. Relief families **None known**
 - g. Population is increasing **Yes;** decreasing----; static----

3 Buildings

	Predominating 90%	Other Type %	Other Type %
a. Type	5 & 6 rooms	None	None
b. Construction	frame		
c. Average age	20 Years	Years	Years
d. Repair	good		
e. Occupancy	98%	%	%
f. Home Ownership	75%	%	%
g. Constructed past yr.	8		
h. 1929 Price range	\$3000 to 6500 100%	\$; 100%	\$; 100%
i. 1933 Price range	\$1500 to 4,000 55%	\$: %	\$; %
j. 1937 Price range	\$2500 - 6000 90%	\$; %	\$; %
k. Sales demand Up to	4500 good		
l. Activity	Good		
m. 1929 Rent range	\$25 – 45 100%	\$; 100%	\$; 100%
n. 1933 Rent range	\$20 - 45 75%	\$; %	\$; %
o. 1937 Rent range	\$25 - 45 100%	\$; %	\$; %
p. Rental demand Up to	good		

Predominating 90% Other Type % Other Type %

q. Activity

good

4 Availability of Mortgage Funds

a. Home purchase **Ample** ; b. Home building **Ample**

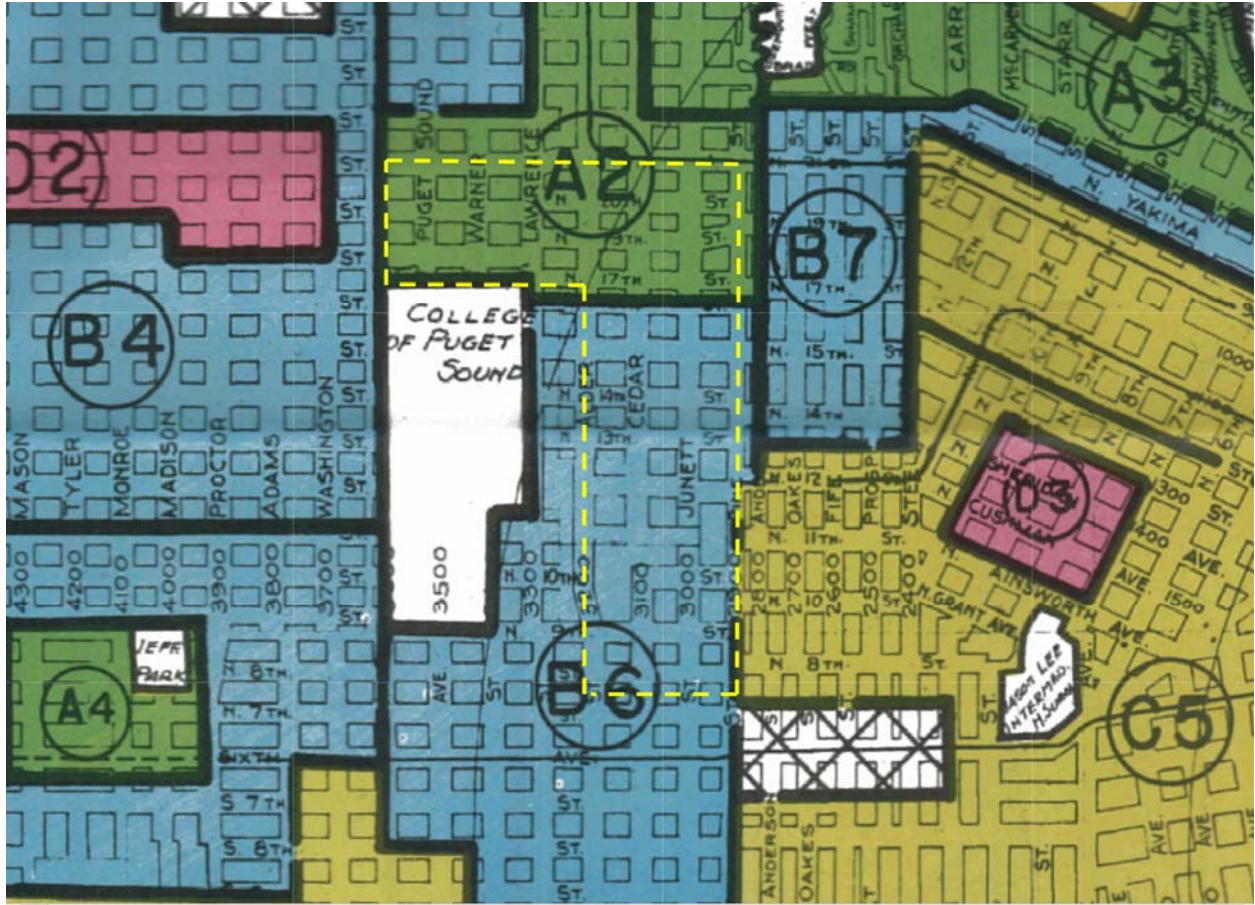
5 Clarifying Remarks

Owing to splendid transportation facilities and nearness to city center, this is one of the most popular districts in the North End. Some blocks in this area might be designated a 'Low Green', but the area as a whole is graded 'High Blue'. Block values run all the way from \$10.00 to \$20.00 per front ft.

6 Name and Location **College District – Tacoma**; Security Grade **B**; Area No. **6**

Redlining overview (from <https://dsl.richmond.edu/panorama/redlining>)

Zoomed in map showing the boundaries of College Park overlaying redlining categories.



Scan of original description of the Badgerow and Bullet Additions

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Tacoma

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level with very slight grade to eastward.

b. Favorable Influences. Well improved streets. Homogeneous population. Churches, schools, transportation and trading center conveniently available. Near College of Puget Sound. Mountain view.

c. Detrimental Influences.

d. Percentage of land improved 85 %; e. Trend of desirability next 10-15 yrs. upward

2. INHABITANTS: Business and Professional Men

a. Occupation Professional Men; b. Estimated annual family income \$ 3600 average

c. Foreign-born families few %; Native American predominating; d. Negro None %

e. Infiltration of Remote; f. Relief families None

g. Population is increasing Slowly; decreasing -----; static -----

3. BUILDINGS:

	PREDOMINATING	70 %	OTHER TYPE	30 %	OTHER TYPE	----	%
a. Type	<u>5 to 6 room</u>		<u>7 and 8 room</u>		<u>None</u>		
b. Construction	<u>Frame bungalows</u>		<u>2 story frame</u>				
c. Average Age	<u>20</u> Years		<u>25</u> Years		<u> </u> Years		
d. Repair	<u>good</u>		<u>good</u>				
e. Occupancy	<u>98</u> %		<u>98</u> %		<u> </u> %		
f. Home ownership	<u>75</u> %		<u>60</u> %		<u> </u> %		
g. Constructed past yr.	<u>5</u>		<u>1</u>				
h. 1929 Price range	<u>\$ 5,000 to \$7,000</u>	<u>100%</u>	<u>\$ 6000 to 8000</u>	<u>100%</u>	<u>\$</u>	<u> </u>	<u>100%</u>
i. 1933 Price range	<u>\$ 3500 to 5,000</u>	<u>70%</u>	<u>\$ 3,000 to 4,000</u>	<u> </u> %	<u>\$</u>	<u> </u>	<u> </u> %
j. 1937 Price range	<u>\$ 4500 to 6500</u>	<u>90%</u>	<u>\$ 3500 to 5,000</u>	<u> </u> %	<u>\$</u>	<u> </u>	<u> </u> %
k. Sales demand	<u>\$ 5500 good</u>		<u>\$ fair</u>		<u>\$</u>	<u> </u>	
l. Activity	<u>Good</u>		<u>Fair</u>				
m. 1929 Rent range	<u>\$ 45 to 60</u>	<u>100%</u>	<u>\$ 40 to 50</u>	<u>100%</u>	<u>\$</u>	<u> </u>	<u>100%</u>
n. 1933 Rent range	<u>\$ 25 - 35</u>	<u>80%</u>	<u>\$ 20 to 25</u>	<u> </u> %	<u>\$</u>	<u> </u>	<u> </u> %
o. 1937 Rent range	<u>\$ 40 to 50</u>	<u>95%</u>	<u>\$ 35 to 45</u>	<u> </u> %	<u>\$</u>	<u> </u>	<u> </u> %
p. Rental demand	<u>\$ 40 good</u>		<u>\$ good</u>		<u>\$</u>	<u> </u>	
q. Activity	<u>Good</u>		<u>Good</u>				

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample

5. CLARIFYING REMARKS: This is a long established and popular section of the city, and while the average home is twenty years old, maintenance has been on a high order. The location of the College of Puget Sound has definitely added to the attractiveness of the area. The area has especially good transportation facilities, and lot values run from \$20.00 to \$25.00 per front ft. This is a "Low Green" area.

6. NAME AND LOCATION Badgerow and Bullet Additions SECURITY GRADE A AREA NO. 2

FORM 8
10-1-37

AREA DESCRIPTION - SECURITY MAP OF Tacoma

1. AREA CHARACTERISTICS:
 a. Description of Terrain. Generally level, slightly rolling.

b. Favorable Influences. Homogeneous population and development, proximity to College of Puget Sound, Schools, Churches, transportation and trading center conveniently available. Well improved streets. In line of city growth.

c. Detrimental Influences. Lack of protection from apartment houses and other in-harmonious residences by either deed or ordinance.

d. Percentage of land improved 60 %; e. Trend of desirability next 10-15 yrs. Upward

2. INHABITANTS:
 a. Occupation Professional & Bus. Men b. Estimated annual family income \$ 1800 to 3600
Clerical workers & artisans
 c. Foreign-born families few %; American born predominating; d. Negro None %
 e. Infiltration of Remote ; f. Relief families None known
 g. Population is increasing Yes ; decreasing ---- ; static ----

3. BUILDINGS:

	PREDOMINATING	90 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	5 & 6 rooms		None		None	
b. Construction	frame					
c. Average Age	20 Years		Years		Years	
d. Repair	good					
e. Occupancy	98 %		%		%	
f. Home ownership	75 %		%		%	
g. Constructed past yr.	8					
h. 1929 Price range	\$ 3000 to 6500	100 %	\$	100 %	\$	100 %
i. 1933 Price range	\$ 1500 to 4000	55 %	\$	%	\$	%
j. 1937 Price range	\$ 2500 - 6000	90 %	\$	%	\$	%
k. Sales demand	\$ 4500 good		\$		\$	
l. Activity	Good					
m. 1929 Rent range	\$ 25 - 45	100 %	\$	100 %	\$	100 %
n. 1933 Rent range	\$ 20 - 35	75 %	\$	%	\$	%
o. 1937 Rent range	\$ 25 - 45	100 %	\$	%	\$	%
p. Rental demand	\$ good		\$		\$	
q. Activity	good					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; b. Home building Ample

5. CLARIFYING REMARKS: Owing to splendid transportation facilities and nearness to city center, this is one of the most popular districts in the North End. Some blocks in this area might be designated a 'Low Green', but the area as a whole is graded 'High Blue'. Block values run all the way from \$10.00 to \$20.00 per front ft.

6. NAME AND LOCATION College District - Tacoma SECURITY GRADE B AREA NO. 6



October 6, 2021

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

Re: Nomination of the College Park National Historic District to the Tacoma Register of Historic Places – Additional signatures of support and Public Comment.

Dear Members of the Tacoma Landmarks Preservation Commission,

Over the last six month, we have continued to reach out to the community seeking additional comments on the nomination. We have strived to keep everyone informed of the review process and our goals for a listing on the Tacoma Register of Historic Places and designations a Historic Special Review District.

To date we have received over 400 signatures of support representing 306 individual properties, 52% of the 582 properties listed within our district, while receiving only 28 written statements of non-support, about 5% of the properties. With this letter we have attached all the information gathered since our original submittal so that it can be added to the public record and for your use in your deliberations. We have also included a current copy of our finding by property in spread sheet form and a map showing all the properties currently supporting this effort, both based on your request. Please consider these documents part of the public record and the public hearing process to come; as well as our previously submitted information and our written answers to your questions and comments to this date.

In an effort for an open and transparent dialog with the Commission, as well as the Public, we have submitted answers and supporting documents following each meeting to Reuben McKnight. Our responses were given based on our understanding of your questions and concerns. We hope these comments have aided in your efforts and have provided you with a better understanding of our district, our goals and the research that went into our nomination. If you have any further questions don't hesitate to ask.

We look forward to your survey efforts and your approval of our request for listing of our district to the Tacoma Register of Historic Places.

This effort could not have been possible without the many neighborhood volunteers and the overwhelming support from the neighborhood. Special thanks to Tom Lowe, Ivy Clarke, Rod Cory and Patrick McDermott for going door to door in support of this effort. We look forward to talking to you in more detail at your earliest convenience.

Thank you for your time and attention to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Ryan". The signature is fluid and cursive, with a large initial "J" and "R".

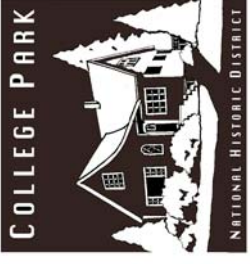
Jeff Ryan, Architect
College Park Historic District Association

3017 North 13th Street
Tacoma WA, 98406
253.380.3197 c.
jjryan@harboret.com

Attachments:

Additional Petitions & Post Cards, since May 3rd

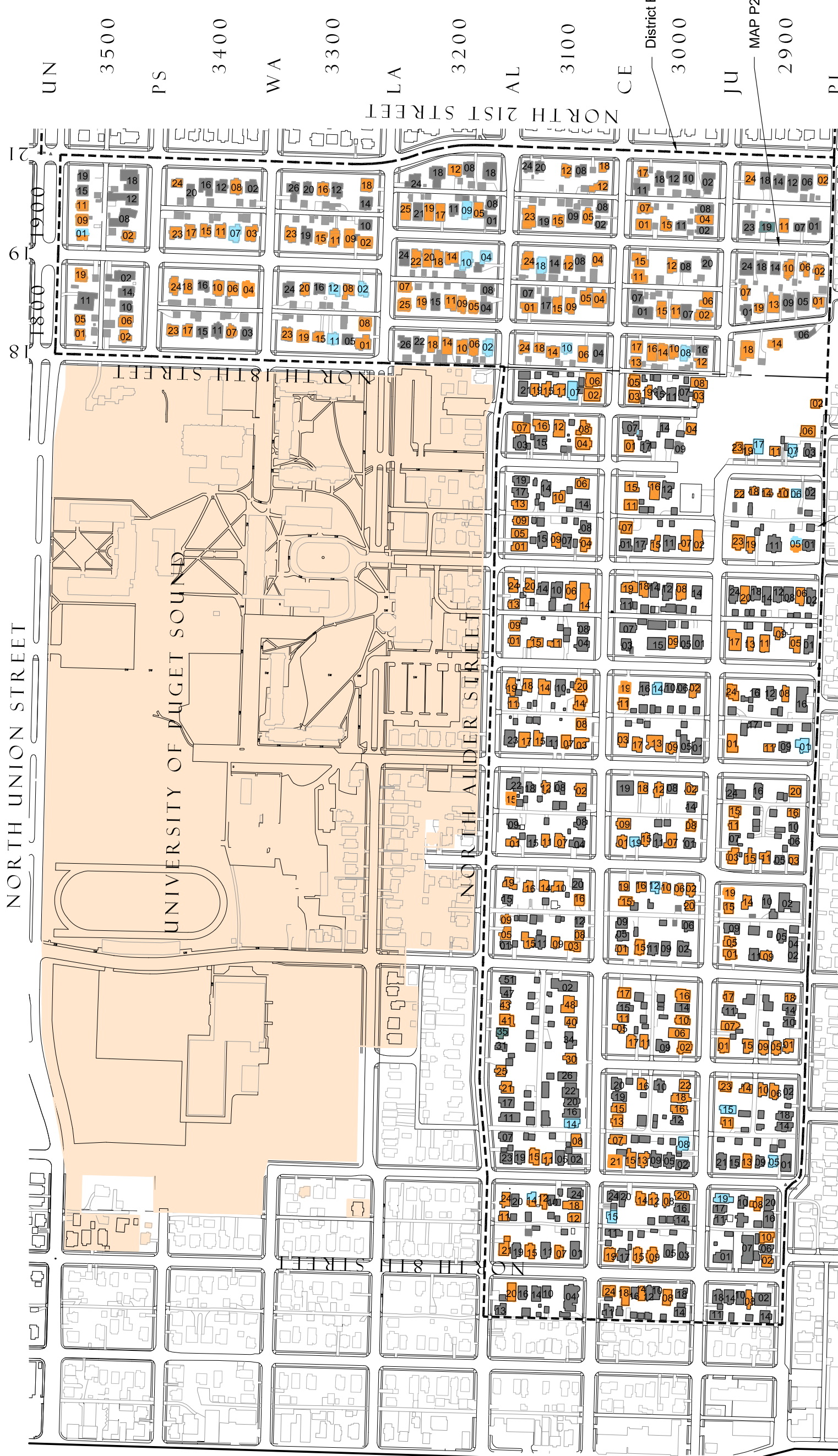
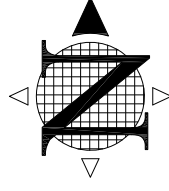
District map and Table listing / highlighting supporting properties



Community Outreach Results

2021Oct01

Supporting Properties
Non-Supporting Properties



COLLEGE PARK HISTORIC DISTRICT INDEX MAP

ADDRESS KEY

Street Name

House Number
(oriented towards street name)

Block Number

19-1802 (1802 N. 19th St.)

Identification Number

PI - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 61

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
3245001010	JENSEN JEFFREY C	8	2902 N 8TH ST				1981	✓			4
3245000920	CHASE MORGAN PROPERTIES INC	8	2907 N 8TH ST				1960	✓			8
3245001000	BOYCE RICHARD R & CHARLAINE B	8	2908 N 8TH ST	✓		P	1893	✓	✓	Summer Phippen	2
3245000990	BUETOW JUDITH L	8	2910 N 8TH ST				1904				
3245000980	RENNER THOMAS M & DEBORAH A	8	2914 N 8TH ST				1917	✓			
3245000960	David C. Bitter	8	2918 N 8TH ST				1908				
3245000830	2014-1 IH BORROWER LP	8	3003 N 8TH ST				1952	✓			
3245000820	LIPPINCOTT WARREN K	8	3005 N 8TH ST				1893				2
3245001160	Todd Bond & Paula Crews	8	3008 N 8TH ST	✓		P/E	1900				
3245000810	Kelsey Hirsch & Bryan Pascoe	8	3009 N 8TH ST	✓		B	1907				
3245001150	BERRY JOHN C & HERRERA DANIELLE V	8	3010 N 8TH ST				1897				
3245001140	Rachelle Harris	8	3012 N 8TH ST				1895				
3245001130	Michelle M. Talmadge	8	3014 N 8TH ST	✓		C	1893				
3245000800	FISHER SALLY L	8	3015 N 8TH ST	✓		B	1924				
3245001120	James & Isabelle G. Medchill	8	3016 N 8TH ST				1906	✓			2
3245000790	Devin J. Rosen & Kayron L. Brewer	8	3017 N 8TH ST				1924				
3245001110	PELLETTIERI W & I M TIO-MATOS	8	3018 N 8TH ST	✓		P	1907				

PI - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 62

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
3245000770	VETERANS INDEPT ENTERPRISES OF WA	8	3019 TO 3021 N 8TH ST	✓		P	1925	✓	✓	Paul Price	2
3245001090	Justin & Rebecca Murray	8	3024 N 8TH ST	✓		P	1928	✓	✓	Lucy Peloso	
3245000670	Christian Jun Pirotte	8	3101 N 8TH ST				1953				
3245001320	Ann Limbourne & Candace Campbell, CO-TTEE	8	3104 N 8TH ST				1905	✓			6
3245000660	HANSEN DANIEL J	8	3107 N 8TH ST	✓		P	1910				
3245001310	Jamin & Rebecca E. Swazo	8	3110 N 8TH ST				1907				
3245000650	OAK CAROL J	8	3111 N 8TH ST				1908				
3245001300	BAKER CHARLENE T	8	3114 N 8TH ST				1906				
3245000640	CHASTAIN DAVID W & GALVON SONYA R	8	3115 N 8TH ST	✓		P	1914				
3245001290	Ian Warren	8	3116 TO 3118 N 8TH ST				1906	✓			2
3245000630	JACQUES LINDA C	8	3119 N 8TH ST				1921				
3245001270	REAL TRUST IRA ALTERNATIVES LLC	8	3120 N 8TH	✓		P	1924	✓	✓	Devor Ghls	
3245000614	NELSON TERESA A	8	3121 N 8TH ST	✓		P	1902	✓	✓	Cameron Fisher	
6205000820	BOYCE CHARLAINE & RICHARD R	9	2901 N 9TH ST				1920	✓			3
6205000810	STANLEY PETER H & KASTER ELIZABETH L	9	2905 N 9TH ST		✓	M	1912				
3245000880	HERNANDEZ SERGIO M	9	2908 N 9TH ST	✓		P	1903				
6205000800	SHERRILL ARLEN L	9	2909 N 9TH ST				1912				
3245000870	Matthew Chambers	9	2910 N 9TH ST				1933				

PI - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 63

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
6205000790	Debby W Tsuang, TTEE	9	2913 N 9TH ST	✓		P	1912	✓	✓	Joe Williamson	
6205000780	William P. Schwarz	9	2915 N 9TH ST				1927				
6205000770	Neil R. Watts	9	2921 N 9TH ST				1919				
6205000740	BRANDT SHIRLEY A	9	3005 N 9TH ST				1924				
3245000730	MACKEY LYNN E & DOUGLAS A	9	3008 N 9TH ST	✓		P	1891				
6205000730	COLEGATE LARRY E	9	3009 N 9TH ST				1923				
3245000720	Roland P. & Amanda J. Brown	9	3012 N 9TH ST	✓		P/B	1928				
6205000720	Brittany D. Broyles & Miguel A. Friginal	9	3013 N 9TH ST	✓		P	1923				
3245000710	MELANDER TIMOTHY & KAREN ZEDIKER	9	3014 N 9TH ST	✓		P	1918				
6205000710	Jung Ah Kim and David R. Sultemeier	9	3015 N 9TH ST	✓		P/B	1920				
3245000700	KIRKWOOD CRAIG	9	3020 N 9TH ST				1895				
6205000690	DIMOU ERIC I & CARTER ALICIA	9	3021 N 9TH ST	✓		P	1915				
3245000680	Chase Pense & Nicole Volpe	9	3024 N 9TH ST				1927	✓			
6205000660	SWARTZ MICHAEL J & E D COGHLAN	9	3105 N 9TH ST				1919				
3245000570	Lars-Erik Nesvig & Mallory M. Bentley	9	3110 N 9TH ST				1905				
6205000650	Robin & Charles Harnish	9	3111 N 9TH ST	✓		P /C	1922	✓	✓	Owner Approved Scott Suttan	
3245000560	FRENCH JAMES D & CHARLENE L	9	3112 N 9TH ST	✓		P	1907	✓			
3245000550	ROGGE THEODORE C	9	3114 N 9TH ST	✓	✓	P/C	1923	✓	✓	Rogge,Owner does not support	

PI - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 64

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
6205000640	Amy S. Walters	9	3115 N 9TH ST	✓		P	1921		✓	Tanner Shula	
6205000630	Jeremy & Lauren Molinaro	9	3119 N 9TH ST				1924				
3245000540	SALT MARTHA A TTEE	9	3120 N 9TH				1900				
6205000610	REN LEZHAO & LIU SARA	9	3123 N 9TH ST				1918	✓			2
3245000520	Darrel L. & Wendy J. Cochran	9	3124 N 9TH ST	✓		P	1895	✓	✓	Copper Cochran	
6205000250	Kevin Green & Hollie Penuel & Kelly & Kathy Green	10	2901 N 10TH ST	✓		P	1914				
6205000550	RUTH ROBERT E	10	2902 N 10TH ST				1930				
6205000240	HEFFERNAN SANDRA L	10	2905 N 10TH ST	✓		P	1924				
6205000541	PEASE AMIE	10	2906 N 10TH ST	✓		P	1917	✓	✓	Martha & Sam Blair	
6205000230	DAVIO TRAVIS S & PFLUGEISEN BETHANN M	10	2909 N 10TH ST	✓		P	1924				
6205000520	SALE DALE E & CLARKE MICHELE I	10	2910 N 10TH ST	✓		P/E	1914				
6205000460	Patrick J. McDermott & Lisa R. Bitney	10	2914 N 10TH ST	✓		P	1918				
6205000161	Jacob T. & Abby A. Fisher	10	2915 N 10TH ST	✓		P	1921				
6205000060	Annemarie Stirbis	10	3009 N 10TH ST				1923				
6205000370	BROTMAN ERIK S & REBECCA A	10	3010 N 10TH ST				1923				
6205000100	MEHARG GLEN A & C CHANSLEY	10	3011 N 10TH ST	✓		P	1915				
6205000450	Brian T. & Elisa M. Friske	10	3016 N 10TH ST	✓		W	1927				
6205000110	CROSHAW WALTER N & JOANN M MERRILL	10	3017 N 10TH ST	✓		P	1923				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
6205000440	COLBY TERESA & BELTER JOHNNA D	10	3020 N 10TH ST				1924				
9075000250	Michael L II & Michelle L. Barnett	11	2905 N 11TH ST				1909				
9075000240	BLACK VIRGINIA	11	2909 N 11TH ST	✓		P	1941	✓	✓	Mullen, Crowley & Fibert	
9075000221	LOMAX JOSHUA J	11	2911 N 11TH ST				1941				
0321313045	RYCHLINSKI JOHN C & TARRIE L	11	3009 N 11TH ST				1933				
0321313013	ROUNDY GEORGE & PATRICIA E	11	3011 N 11TH ST				1932				
0321313033	Laura & Christopher Walker	11	3015 N 11TH ST	✓		P	1931				
3124000551	Kerry H. & Jon F. Geffen	11	3102 N 11TH ST				1953	✓			
3125000420	EAKIN TIGE M & MEGHAN H	11	3103 N 11TH ST	✓		P	1929				
3125000440	HENKLE MAXWELL & MATNI DANIELLE	11	3109 N 11TH ST	✓		P	1928		✓	Stephen Jones	
3125000450	KEITH DONNA J	11	3111 N 11TH ST				1928				
3125000460	DUNG NGUYEN HIEN	11	3115 N 11TH ST	✓		P	1929	✓	✓	Chris Walker	
9075000131	KIRKLAND C J TTEE & YATES PETER & BONNIE	12	2902 N 12TH ST				1969				3
9075000120	MOYLE NANCY B TTEE	12	2903 N 12TH ST	✓		P	1938		✓	Justin Cook	
9075000110	PERROW MICHAEL J	12	2905 N 12TH ST				1944				
9075000150	STOEHR PHILIP A & BARBARA K	12	2910 N 12TH ST				1905				
9075000100	CRAWFORD AMY L	12	2911 N 12TH ST	✓		E	1941				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
9075000160	STERN PAUL	12	2914 N 12TH ST	✓		C	1893				
9075000090	ROBINSON CHARLES J & ELEANOR J	12	2915 N 12TH ST	✓		P	1941				
2215000070	CASTORO KARA S & CHARLES B	12	3001 N 12TH ST				1931				
2215000150	Martha L. Denham	12	3002 N 12TH ST	✓		P	1929				
2215000170	Geovanni & Michelle Corsi	12	3006 N 12TH ST	✓		P	1929				
2215000080	Rod & Kelly Cory	12	3007 N 12TH ST	✓		F/P	1940				
2215000180	GROVES JEFFREY A & CHERYL L	12	3010 N 12TH ST	✓		P	1929				
2215000090	KARLSEN KELLY & JOHAN	12	3011 N 12TH ST				1928				
2215000190	BRANDT CYNTHIA S & BRIAN S	12	3012 N 12TH ST		✓	M	1929				
2215000100	ALEXANDER MICHAEL S	12	3015 N 12TH ST	✓		P	1927				
2215000200	LESSENGER ALLEN F	12	3016 N 12TH ST	✓		C	1929				
2215000120	David W. & Julie M. McCord	12	3019 N 12TH ST		✓	C/M/C	1928				
3125000160	Zachary & Alyssa Vanzanten	12	3107 N 12TH ST	✓		P	1927				
3125000270	ELLIOTT ELIZABETH A	12	3110 N 12TH ST	✓		P	1928		✓	Stace Elliott	
3125000170	AKERS GORDON E & BERNICE A	12	3111 N 12TH ST	✓		P /P	1927				
3125000280	HUNTER REBECCA L	12	3114 N 12TH ST	✓		C/B/P	1927				
3125000180	Ryan Scott Properties	12	3115 N 12TH ST				1940				
3125000290	MEADE WILLIAM D & LAURA E	12	3116 N 12TH ST	✓		B	1927				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2300003463	ROCKE KRIS C & LANA M	13	2901 N 13TH ST		↙	C	1981				
2300003462	BOSTROM RICHARD G & LINDA M	13	2909 N 13TH ST				1954				
2300003470	Jacob m. & Ciara C. Schumann	13	2911 N 13TH ST	✓		P	1940		✓	Thomas Vulletrer	
2300003700	EVANS KATHLEEN J	13	2916 N 13TH ST				1906				
2300003480	ODEN SARAH T & SMITH ANITA M	13	2917 N 13TH ST				1910				
2300003710	Carla Shauers	13	2924 N 13TH ST				1905				
2300003500	CONLON THOMAS J & JOANNA K	13	3001 N 13TH ST				1922				
2300003721	JENSEN ROBERT W & JILL K	13	3002 N 13TH ST	✓		P/B	1931				
2300003510	GARDNER DAVID B & PIA A	13	3005 N 13TH ST				1907	↙			2
2300003730	Matilda Fung-Man Kling	13	3008 N 13TH ST				1937	↙			
2300003540	HEINRICK SHANNON	13	3009 N 13TH ST	✓		E	1920	↙		Owner Approves	
2300003741	WESLEY JOHN R & PARSONS KATHLYN	13	3012 N 13TH ST	✓		P	1928				
2300003550	CRESON MARIE G	13	3013 N 13TH ST	✓		P/B	1935				2
2300003560	Susan M. & Jeffrey J. Ryan	13	3017 N 13TH ST	✓		P/B	1924				
2300003751	Richard Smith	13	3018 N 13TH ST	✓		P/B	1928				
2300003770	Gordon T. & Madelina E. Richmond	13	3102 N 13TH ST	✓		P	1922				
2300003590	David and Aileen Ullman	13	3103 N 13TH ST	✓		P/E	1928				
2300003600	GELLER BEATRICE R	13	3107 N 13TH ST	✓		P	1928				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2300003780	HALLADAY AASTA	13	3108 N 13TH ST				1922				
2300003610	LUCAS PETER J & MODIC ELIZABETH K	13	3111 N 13TH ST				1928				
2300003790	Nathan G. Rucker & Allie Picha-Rucker	13	3112 N 13TH ST	✓		P/E	1926				
2300003620	JAMES CHRISTOPHER A & ANNE E	13	3115 N 13TH ST	✓		P/B	1928				
2300003630	LEE JOANNE	13	3117 N 13TH ST	✓		P	1925				
2300003800	CYSENSKY III VERNE R & JENNIFER L	13	3118 N 13TH ST				1927				
2300003810	QUIST ERIC N	13	3122 N 13TH ST				1926				
2300003640	HOSLEY LARRY D & THERESA PAN-	13	3123 N 13TH ST				1922				
2300003020	COLBURN DONALD D & THERESE E	14	2901 N 14TH ST				1910				
2300003030	Sheila M. & Timothy M. Long	14	2905 N 14TH ST	✓		P	1941				
2300003230	Julia M. & Thomas Moore	14	2908 N 14TH ST	✓		B	1908				
2300003040	Elaine J. Farrell	14	2909 N 14TH ST	✓		P	1893				
2300003050	Richard T & Clara J. Lang	14	2911 N 14TH ST	✓		P	1985				
2300003240	HOLLOWAY MICHAEL W & EMILY M LAVELY-	14	2912 N 14TH ST				1946				
2300003051	SHERRY COOPER T & SARAH M	14	2913 N 14TH ST	✓		P	1905				
2300003250	RATHER MICHAEL G	14	2916 N 14TH ST				1941	✓			
2300003052	HANNAH DANIEL J & VALERIE N	14	2917 N 14TH ST	✓		P	2014				
2300003260	Jamie Ott & Ashley Ross	14	2924 N 14TH ST	✓		C	1910				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2300003060	Awet & Shance Banks-Hagos	14	3001 N 14TH ST				1934	✓			
2300003270	Elizabeth Lofts & Alexander N. Luger	14	3002 N 14TH ST	✓		P	1931				
2300003070	Ryan C. Koenigs	14	3005 N 14TH ST				1934				
2300003280	WHITTLE STEPHANIE F	14	3006 N 14TH ST				1930				
2300003080	BYRAM MARK C & ELAINE K	14	3009 N 14TH ST	✓		P	1934				
2300003290	MORRIS ERIN F & KIPLING T	14	3010 N 14TH ST				1930				
2300003300	HAMILTON DAVID & MARIANNE	14	3014 N 14TH ST		✓	C	1929				
2300003090	MUNSON DIANE M	14	3015 N 14TH ST				1971	✓			3
2300003310	KRATTLI DARREN R & SUSAN C	14	3016 N 14TH ST				1929				
2300003360	DRURY ROBERT E & SUSAN T	14	3110 N 14TH ST				1915				
2300003140	MAUL CRAIG A	14	3111 N 14TH ST	✓		P	1928				
2300003370	MCS Properties, LLC	14	3114 N 14TH ST	✓		P	1922	✓	✓	Will Baloam	
2300003150	CHRISTIANSSEN TAGE C & MARIT S	14	3115 N 14TH ST	✓		P/C	1936				
2300003380	Heimer F. Fernandez	14	3118 N 14TH ST	✓		M/C	1923	✓		Owner Approves	
2300000510	HANSON ROBERT D & ANGELA M	15	2901 N 15TH ST				1907				
2300002750	BREED CASEY B & BREED LINDA G & JERRY J	15	2902 N 15TH ST	✓		P/B	1915	✓	✓	Anna Gibsen	
2300000520	DUSEK JOHN & SHARON	15	2905 N 15TH ST	✓	✓	P/C	1920	✓	✓	Prentice, Owner does not support	
2300002760	MAYER EUGENE W JR	15	2906 N 15TH ST	✓		C	1916				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2300002770	RICHESON-COFFEY LIVING REV TRUST	15	2908 N 15TH ST				1915	✓			
2300000530	DUSEK CHARLES H & CHERYL M	15	2911 N 15TH ST				1901				
2300002780	GIMA SANDRA K	15	2912 N 15TH ST				1915	✓			
2300002790	WOODALL KAREN Y	15	2914 N 15TH ST				1917	✓			
2300002800	CIAGG JAMES F	15	2918 N 15TH ST				1917				
2300000540	College Park Cottage LLC	15	2919 N 15TH ST	✓		P	1925	✓		Ashley Man	
2300002810	Kainoa & Molly Higgins	15	2920 N 15TH ST	✓		B	1917				
2300000550	Plumeria Hale LLC	15	2923 N 15TH ST	✓		P/C	1923	✓	✓	Deb Christa, Owner Approves	
2300002820	EVANS GINA A	15	2924 N 15TH ST				1917	✓			
2300000570	SUTTON BETH A & SCHNEIDER PHILIP F	15	3007 N 15TH ST	✓		C	1952				
2300002840	STAHL JOANNA B	15	3008 N 15TH ST	✓		P	1911				
2300000580	RUNNING KENNETH & LINDA	15	3011 N 15TH ST				1951				
2300002850	WILKINSON KATIE E	15	3012 N 15TH ST				1911				
2300002860	Alexander E & Katherine J. Merlio	15	3014 N 15TH ST				1923				
2300000590	EVANS-AGNEW ROBIN A & STACY A	15	3015 N 15TH ST	✓		C	1927				
2300000600	SLAGEL CRESTA	15	3017 N 15TH ST				1923	✓			
2300002870	Peter Gulsrud	15	3018 N 15TH ST	✓		P/C	1923				
2300002910	GARRISON ROBERT & ROSITA	15	3106 N 15TH ST	✓		P	1913	✓	✓	Rachael Garrison	

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2300002650	MYKING RICK & GAIL	15	3107 N 15TH ST				1911				
2300002660	Matthew T. Bergfield & Erin M Conners	15	3109 N 15TH ST	✓		B	1906		✓	Suzanne Schimling	
2300002920	BOEDECKER ROBERT J & DIANNE C	15	3110 N 15TH ST				1913				
2300002930	Elizabeth A. & Steven R. Gott	15	3114 N 15TH ST				1928				
2300002670	Sabrina Seher & Daniel Bucci	15	3115 N 15TH ST				1918				
2300002940	GOSSELIN MARK & CHERYL	15	3120 N 15TH ST	✓		P	1921				
2300002960	Bjorn Steller & Louise Chalom-Steller - TTEE	15	3124 N 15TH ST	✓		P	1921	✓	✓	Payton Frostad	
2300000290	SHAW MARTY & TRACY	16	2902 N 16TH ST				1943				2
2300000010	Kevin M. & Jennifer M. Bartoy	16	2903 N 16TH ST				1923				
2300000300	TYTLER STEPHEN F & NANCY R	16	2906 N 16TH ST		✓	C	1943				
2300000030	PRUNTY JOANN	16	2907 N 16TH ST		✓	C	1923				
2300000310	CONN SARAH L	16	2910 N 16TH ST	✓		C	1943				
2300000050	WHITE ROBERT C & KELSEY E	16	2911 N 16TH	✓		P	1923				
2300000320	Mele Mary Hale LLC	16	2914 N 16TH ST	✓		C	1943	✓		Owner Approves	
2300000060	ABELS KENNETH S	16	2917 N 16TH ST		✓	C	1890				
2300000330	Keike Hale LLC	16	2918 N 16TH ST	✓		C	1943	✓		Owner Approves	
2300000070	JOHNSON KENNETH	16	2919 N 16TH ST	✓		P	1924				
2300000340	Thomas & Linda Brownell	16	2922 N 16TH ST	✓		P	1943		✓	Jake Paini	

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2300000080	HENNING JUDITH N & BRADLEY D	16	2923 N 16TH ST	✓		P	1910				
2300000123	WILLY MICHAEL J & HOPE A	16	3009 N 16TH				1925				
2300000360	SNARSKI GERALD J & MARILYN A TTEE	16	3012 N 16TH ST				1917				
2300000370	ROJECKI KEVEN E & SHANNON L	16	3016 N 16TH ST	✓		P	1918				
2300000151	HAGER DANIEL L & MELISSA J	16	3017 N 16TH ST				1929				
2300000400	Glen & Amanda Miller	16	3106 N 16TH ST	✓		P	1911				
2300000420	LEVAN DAVID F & LINDA G	16	3110 N 16TH ST	✓		P/B	1910				
2300000430	NICHOLS AIMEE N	16	3114 N 16TH ST				1911				
2300000220	Murray & Debbie MacDonald	16	3115 N 16TH ST				1917				
2290001040	TEMPLE-THURSTON PETER J & BARBARA	17	3003 N 17TH ST	✓		E	1915				
2300000110	ARNESON RICHARD & MARTINEZ ROSEANN	17	3004 N 17TH ST	✓		P	1924		✓	Miguel Arneson	
2290001050	SCHUMACHER VERENA M TTEE	17	3007 N 17TH ST				1910				
2290001060	REYNOLDS PATRICK H	17	3011 N 17TH ST				1910				
2300000131	KIRKLAND ANTHONY L & VANESSA L	17	3014 N 17TH				1926				
2290001070	BROWN RICHARD F & VENITA R V	17	3015 N 17TH ST				1908				
2290001080	WALKER WM ALAN & NANCY	17	3019 N 17TH ST	✓		P	1908				
2290001550	SHELTON ERIN Y & ERIC G	17	3107 N 17TH ST		✓	E/C	1910				
2290001560	BOYUM MARY E	17	3111 N 17TH ST	✓		C	1927				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2300000200	MISSEL JOE S & DANA L	17	3112 N 17TH ST	✓		P	1919				
2290001570	David Vanmatre	17	3115 N 17TH ST	✓		P	1926				
2300000210	RODRIGUEZ-POIRIER JUAN & VAN SKYHAWK W R	17	3116 N 17TH ST	✓		C	1917				
2290001580	Amy Krogman & Ryan Danczak	17	3119 N 17TH ST	✓		P	1925				
2290001590	MILLIORN THOMAS L & SPERLICH LIANE B	17	3121 N 17TH ST UNIT A & B				1910				2
3245001280	O'HARE MARY A & RYAN S	AL	713 N ALDER ST				1924				
3245000530	Bryan N. & Amber K. Brophy	AL	811 N ALDER ST	✓		P	1929				
6205000620	BACON VERNON H & LINDA S	AL	907 N ALDER ST				1918	✓			
6205000330	GIOVENGO MARK & PEGGY A	AL	911 N ALDER ST				1918				
6205000340	Brett F. & Wendy A. Alston	AL	917 N ALDER ST				1925	✓			
6205000350	Timothy & Michelle A. Simmons	AL	921 N ALDER ST	✓		P	1925	✓	✓	Mikunia Newman	
0321313053	Catherine Davis Reed	AL	925 N ALDER	✓		E	1928				
0321313086	CANTRELL RICK W	AL	931 N ALDER ST				1895				
0321313052	MELLO JAMES F & WENDI M	AL	935 N ALDER ST	✓		P	1895				
4155000040	MELLO JAMES F & WENDI M	AL	935 N ALDER ST				~				
4155000031	Eric & Caroline Sanderson	AL	941 N ALDER ST	✓		C	1930	✓		Owner Approves	
4155000021	Yasmin Vian	AL	943 N ALDER ST	✓		W / P	1930				
4155000011	NOLTE KURT J & MICHELLE D	AL	947 N ALDER ST				1932				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
3125000560	David O. & Chung Chiajung C. McGovern	AL	951 N ALDER ST				1928				
3125000490	BENTLER ANNA M	AL	1101 N ALDER ST				1928	✓			
3125000480	HOLT KATHLEEN I	AL	1105 N ALDER ST	✓		P/C/P	1924				
3125000470	HOLT KATHLEEN	AL	1109 N ALDER ST	✓		P/C	1928	✓		Owner Approves	
3125000300	GROOMAN MARILYN	AL	1115 N ALDER ST				1928				
3125000310	Samuel P. & Kristen J. Clarke	AL	1119 N ALDER ST	✓		P	1928				
3125000200	DREW SEAN D & JENNIFER E	AL	1201 N ALDER ST	✓		P	1895				
3125000190	ADAMS STEVEN	AL	1209 N ALDER ST				1926				
3125000070	OWENS TIMOTHY S & ROSEANNE	AL	1215 N ALDER ST	✓		P	1927				
2300003390	GROVER DEBORAH C & SCOTT D	AL	1311 N ALDER ST	✓		P	1923	✓	✓	Maura Weeger & J Bregave	
2300003400	RAND MICHAEL & SEPPALA MELINDA	AL	1319 N ALDER ST	✓		P	1925	✓	✓	Max Larkin	
2300003170	Two Palms LLC	AL	1401 N ALDER ST	✓		P	1922	✓	✓	Dan Schmid	
2300003160	MYKING RICK B & GAIL A	AL	1409 N ALDER ST	✓		P/C	1922	✓	✓	Owner Approves Diego Sauchez	
2300002950	STEPHENS WILLIAM T & BIRNBAUM LESLIE ANN	AL	1413 N ALDER ST	✓		P	1922	✓	✓	Cole Millard	
2300002690	HAMAI HAROLD K & LAURA	AL	1501 N ALDER ST	✓		P	1917	✓			
2300002700	Nathaniel & Julia Hudac	AL	1505 N ALDER ST	✓		P	1917		✓	Tawny Clark	
2300002680	HANSON GARY R	AL	1509 N ALDER ST	✓		P	1917	✓	✓	Diego Sanchez	2
2300000440	VAUGHAN KAYLEEN A & GARRETT RICHARD A	AL	1513 N ALDER ST	✓		P	1912				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2300000450	FORD TIMOTHY M & LINDA J	AL	1517 N ALDER ST				1916				
2300000460	ALEXANDER CARL L & GINENE M	AL	1519 N ALDER ST				1914	✓			
2300000240	HEATLEY JOHN J & SANDRA	AL	1603 N ALDER ST				1911				
2300000230	LAWRENCE SANDRA K	AL	1607 N ALDER ST	✓		P	1923				
3245001100	VOLBERDING LON & LYDIA	CE	711 N CEDAR ST				1930				
3245000780	TURN POINT I LLC	CE	811 N CEDAR ST				1890	✓			2
3245000600	METZLER DANIEL S & MELISSA H	CE	812 N CEDAR ST	✓		P	1907				
3245000690	Chelsea Morris & Emily J. Slager	CE	815 N CEDAR		✓	C	1927				
3245000590	Anthony Alvarado C. & Amber K Sanchez	CE	818 N CEDAR ST	✓		P/P	1908				
3245000580	Five Cubed LLC	CE	824 N CEDAR ST				1910	✓			
6205000680	GALLO JOHN A & JANIS M	CE	902 N CEDAR ST				1920				
6205000700	Scott P. Graig & Sami D. Hendrickson	CE	907 N CEDAR ST	✓		P	1916				
6205000670	COHN AARON & LECHNER MARA	CE	908 N CEDAR ST	✓		P/B	1919				
6205000410	BRIEGER LINDA M	CE	913 N CEDAR ST				1922				
6205000320	IVIE SUSAN M	CE	914 N CEDAR ST		✓	C	1916		✓	No Name listed	
6205000420	MORRIS-BURGARD DANIEL A & DEVON S	CE	915 N CEDAR ST	✓		P	1915		✓	Ronald Moyer	
6205000310	APOSTLE PAUL A & DOLORES S	CE	916 N CEDAR ST				1916	✓			
6205000430	Byron Dodge	CE	919 N CEDAR ST				1923				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
6205000300	CHRISTIAN TIMOTHY D & CLAIRE N	CE	920 N CEDAR ST				1916	✓			
6205000290	Russell E. & Loftis & Haley R. Wilder	CE	922 N CEDAR ST				2007				
0321313055	BASIL COSTA D & DONNA M	CE	926 TO 928 N CEDAR ST				1961	✓			2
0321313060	Charles V. & Robin E. Harnish	CE	930 N CEDAR ST	✓		P/C	1949	✓	✓	Owner Approves, Ken Bartlet	
0321313056	MORGAN JEFFREY R & J K MLADINEO	CE	934 N CEDAR ST				1947				
0321313057	HONEYSETT RICHARD & KIMBERLY	CE	940 N CEDAR ST	✓		P/P	1950				
0321313035	LANIER LARRY F & M PENNY	CE	948 N CEDAR ST	✓		P	1947	✓	✓	Victoria Uti	
6205000120	TYLCZAK JOHN A & STACI P	CE	1005 N CEDAR ST	✓		P	1931				
6205000090	GREEN TIMOTHY R & KAREN V	CE	1011 N CEDAR ST	✓		B	1938				
6205000080	BONESKE DOUGLAS D	CE	1015 N CEDAR ST				1938				
6205000070	ROENING MARCUS D & H L BALLASH	CE	1017 N CEDAR ST	✓		P	1929				
0321313093	Margaret E. Peters	CE	1101 N CEDAR ST	✓		C	1931				
0321313044	BYRON EDWARD J & CAROL	CE	1105 N CEDAR ST				1931				
3125000410	NEAL ROBERT C & GAY E	CE	1108 N CEDAR ST	✓		P/M/P	1929				
0321313041	Willis O. Pickeing, III & Laura R. Castellanos	CE	1109 N CEDAR ST				1931				
3125000510	Willis O. Pickeing, III & Laura R. Castellanos	CE	1109 N CEDAR ST				~				
3125000430	JANSEN LAURIE	CE	1112 N CEDAR ST				1929				
2215000220	WELTON ANN I & LISA J MASON	CE	1115 N CEDAR ST	✓		C/M	1928				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
3125000260	MCDONALD JOHN D & JENNIFER V	CE	1116 N CEDAR ST	✓		P/C/B	1929				
2215000211	OBAN JOANNE C	CE	1119 N CEDAR ST	✓		P	1928	✓	✓	Midul Duff	
3125000250	WEIGEL CURT A	CE	1120 N CEDAR ST				1932				
2215000140	MURPHY SEAN K & KELLY R	CE	1201 N CEDAR ST	✓		P	1928				
3125000220	MURPHY SEAN K & KELLY R	CE	1201 N CEDAR ST				~				
3125000140	BENSON AARON & EMILY	CE	1204 N CEDAR ST				1927				
3125000150	Jennifer Kohler	CE	1208 N CEDAR ST				1927				
2215000130	Andrea Nye & Anthony Curro	CE	1209 N CEDAR ST	✓		P	1927				
3125000210	Andrea Nye & Anthony Curro	CE	1209 N CEDAR ST				~				
2300003761	Hamilton Underwood	CE	1219 N CEDAR ST				1928				
2300003570	LANE ROBERT J & VIRGINIA	CE	1303 N CEDAR ST	✓		P/B	1926				
2300003580	PROSPECT HILL VENTURES LLC	CE	1308 N CEDAR ST				1928				
2300003330	BALLWEBER JAMES A & DENISE KELLY-	CE	1311 N CEDAR ST	✓		P	1933				
2300003350	BELLE'S KENNEL LLC	CE	1314 N CEDAR ST	✓		P	1913	✓	✓	Amber Ikeler, Tobi Butler	2
2300003320	Donald L. Schmid	CE	1319 N CEDAR ST	✓		P	1935				
2300003340	LAY STEPHEN G & PHYLLIS J	CE	1320 N CEDAR ST	✓		P	1914				
2300003110	Mary Jane Stackpole	CE	1403 N CEDAR ST				1913				
2300003130	HELLENKAMP JOEL T & SHERRY L	CE	1404 N CEDAR ST				1914				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2300003100	WAHLE TIMOTHY & ANDREA WESTON-	CE	1407 N CEDAR ST				1914				
2300003120	Benjamin S. & Maren S. Telsey	CE	1408 N CEDAR ST				1914				
2300002890	MASON DIANE L	CE	1411 N CEDAR ST				1935				
2300002900	Linda A. Chambers	CE	1414 TO 1416 N CEDAR ST	✓		P	1951				2
2300002880	THORP JENNIFER L & RICHARD D	CE	1419 N CEDAR ST	✓		P	1922				
2300000620	Eric T. Cordell & Hamah J. Jackowski	CE	1501 N CEDAR ST				1926				
2300002640	David S. Ruder	CE	1504 N CEDAR ST	✓		P	1920		✓	Jack Ruder	
2300000610	HANKS MICHAEL P & TAMARA J	CE	1507 N CEDAR ST	✓		P	1927				
2300000630	MACK ROBERT E	CE	1508 N CEDAR ST				1921				
2300000380	EICHNER DAVID M & JANE A	CE	1511 N CEDAR ST	✓		P	1918				
2300000410	Mark T. Atkins	CE	1514 N CEDAR ST				1922				
2300000390	TARANOVSKI THEODORE	CE	1515 N CEDAR ST	✓		P	1918				
2300000170	O'LEARY KIRSTEN K	CE	1601 N CEDAR ST	✓		P	1937				
2300000190	WILSON CHARLES D & COMPTON MARY JO	CE	1604 N CEDAR ST	✓		P	1920				
2300000160	ARNOLD CHUCK & JANA	CE	1607 N CEDAR ST				1920	✓			3
2300000180	Cheryl L. Carroll	CE	1608 N CEDAR ST	✓		P	1920				
2290001521	John P. Boerner	CE	1702 N CEDAR ST	✓		P	1910				
2290001100	MICHALEK LAURA J	CE	1703 N CEDAR ST	✓		P	1922				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2290001090	DEVLIN KELLY D & KIRSTEN M	CE	1705 N CEDAR ST	✓		P	1921		✓	F Jacobs	
2290001530	YEAGER GREGORY	CE	1706 N CEDAR ST	✓		P	1911		✓	Jon Lippner	
3245000970	BARKER MARY E & DAVID W	JU	711 N JUNETT				1908				
3245001180	COOK RICHARD C & JEWEL T	JU	714 N JUNETT				1918				
3245001170	Jennifer Stevenson	JU	718 N JUNETT ST				1918	✓			
3245000910	COOPER ROBERT H & JOAN M	JU	801 N JUNETT ST				1903				
3245000850	2018-2 IH Borrower LP	JU	811 N JUNETT ST				1925	✓			
3245000760	HOOVER DAVID T	JU	814 N JUNETT ST				1913				
3245000750	MCDONOUGH PETER L & LORIANN E	JU	816 N JUNETT				1915				
3245000860	STANLEY RANDY W & DONNA M	JU	817 N JUNETT ST				1924				
3245000840	BISSONETTE MICHAEL J & CELIA M	JU	819 N JUNETT ST		✓	C/M	1917				
3245000740	Brandon Parsons & Haley P. Palec	JU	820 N JUNETT	✓		P	1913				
6205000760	TROTTER DAVID C	JU	902 N JUNETT ST				1921				
6205000750	BLACK APRIL & ERIC	JU	908 N JUNETT		✓	F	1922				
6205000490	SIMONSEN BARRY C & TERRI M	JU	911 N JUNETT ST	✓		P	1941				
6205000400	Meguire Heston	JU	912 N JUNETT ST				1919				
6205000480	POWERS ZACHARY & HOLLY E	JU	915 N JUNETT ST		✓	W	1913				
6205000390	SHERRIFF LESLIE C	JU	916 N JUNETT ST	✓		P	1912	✓	✓	Veronica Spiegder	

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
6205000380	Bridget Hunt	JU	918 N JUNETT ST	✓		P	1914	✓	✓	Daniel Sanders	
6205000360	JENKINS ERICK L	JU	922 N JUNETT ST	✓		P	1923				
6205000470	MCGRUDER JULI H	JU	923 N JUNETT ST	✓		B	1928				
6205000170	Daniel & Lea Anne Fischer	JU	1001 N JUNETT ST	✓		P	1925				
6205000050	Thomas R. Lowe & Barbara A. Cordis - Lowe	JU	1002 N JUNETT ST	✓		P/E	1926				
6205000040	HOGARTY BRENDAN & KELLI	JU	1006 N JUNETT ST	✓		P	1994				
6205000150	Jonathan Pardo	JU	1007 N JUNETT ST	✓		C/P	1924				
6205000030	JAMES BRANDON C & RACHEL L	JU	1010 N JUNETT ST	✓		P/C	1920				
6205000140	MARTIN JULIA K	JU	1011 N JUNETT ST	✓			1923				
6205000020	URQUHART MELISSA C	JU	1014 N JUNETT ST	✓			1920				
6205000010	LAMBERTI ANTHONY A & M J BENTSON	JU	1016 N JUNETT ST	✓		P	1926				
6205000130	Craig A. Jr & Annegreta B Davis	JU	1017 N JUNETT ST	✓		P/E	1928				
9075000190	BOYLE PATRICK M	JU	1101 N JUNETT ST	✓		P	1941				
0321313046	Justin Uthman & Evelyn Vasquez-Uthman	JU	1102 N JUNETT ST	✓			1936				
9075000210	DIXON JOSEPH D	JU	1105 N JUNETT ST	✓		P	1941				
0321313047	SINCLAIR R T	JU	1106 N JUNETT ST	✓			1938	✓			
9075000200	MARTH JOHN E	JU	1109 N JUNETT ST	✓			1941				
9075000180	SCERRA MICHAEL F & M CHRISTINA	JU	1115 N JUNETT ST	✓		P	1929				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
9075000170	ROSENKRANZ CURTIS L	JU	1119 N JUNETT ST	✓		P	1930				
2215000160	MANNAKEE NATE D	JU	1120 N JUNETT ST	✓		P	1930	✓	✓	Ronald Ward	
9075000080	HETRICK ELIZABETH D & CHARLES HENRY H IV	JU	1203 N JUNETT ST	✓		P	1938				
9075000070	HAZEN GAYLE E & STACY D RODRIGUEZ	JU	1207 N JUNETT ST	✓			1938	✓			
2215000060	ESQUEDA SUSAN H	JU	1208 N JUNETT ST	✓		P	1930				
9075000060	ELLIS WILLIAM III & J HENNINGER-CO-TTEE	JU	1211 N JUNETT ST	✓		C/E	1938				
2215000010	JACOBS BRIAN L & WEISS STACEY L	JU	1214 N JUNETT ST	✓			1931				
9075000050	SMITH ALICE E & JON M	JU	1215 N JUNETT ST	✓		B	1938				
2300003490	THOMAS ABRAHAM P & MARY	JU	1301 N JUNETT ST	✓		P	1950				
2300002830	LEWINGTON MARK C	JU	1414 N JUNETT ST	✓			1940				
2300000560	MCCORMACK KATHLEEN B	JU	1502 N JUNETT ST	✓		B	1952				
2290001030	HARDYMAN CYNTHIA C	JU	1708 N JUNETT ST	✓		P	1910				
3245001020	Dane K. Harp	PI	714 N PINE ST	✓			1917	✓			
3245000930	WILKINSON ROBERTA L	PI	802 N PINE ST	✓		P	1919	✓	✓	Ken Burrow	
3245000940	Mathew M. Dill	PI	806 N PINE ST	✓			1919				
3245000950	Charles V. & Robin E. Harnish	PI	810 N PINE ST	✓		P/C	1917	✓		Owner Approves	
3245000900	KLINGENBERG CRAIG	PI	816 N PINE	✓			1912	✓			3
3245000890	PENSE CHASE V & VOLPE NICOLE C	PI	820 N PINE ST	✓			1912	✓			2

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
6205000500	Ryan C. Johnson & Catherine E. Livaudais	PI	914 N PINE ST				1917				
6205000510	PENSE CHASE V & VOLPE NICOLE C	PI	918 N PINE ST				1917		✓	Daniel Sanders	
6205000220	LEUCHTENBERGER JAN C	PI	1010 N PINE ST				1922				
6205000211	Thomas W. Hayward & Anne C. Hilen	PI	1014 N PINE ST				1922				
6205000180	Lucille Nurkse	PI	1018 N PINE ST	✓		C	1924				
9075000260	Shelter Properties LLC	PI	1102 TO 1104 N PINE ST				1966	✓			2
9075000040	Gina Spadoni & Matthew Kracht	PI	1206 N PINE ST				1944				
9075000030	Marilyn M. Weber, TTEE	PI	1210 N PINE ST				1944	✓			
9075000010	CARROLL THOMAS C R & G G WINSOR	PI	1216 N PINE ST	✓		C	1938				
2300003691	WOOD JACQUELINE A & EDWARD J	PI	1220 N PINE ST	✓		P	1950	✓	✓	Dimitra Vaughan	
2300003220	OLSON BARTON J & NANCY	PI	1316 TO 1318 N PINE ST				1954	✓			2
2300000020	JERKINS JANIS I	PI	1606 N PINE ST	✓		P	1909				
2290000470	Eric & Stephens & Donald & Sharon Pederson	PI	1702 N PINE ST	✓		P	1907				
			SUPPORT	202				85	49		69
			NON-SUPPORT		16						
			TOTAL	218							

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
	Red reflects changes made after the submittal of the Nomination										
	KEY LEGEND										
		B	BALLOT BOX								
		C	POST CARDS								
		E	EMAIL								
		F	FACEBOOK POST								
		M	US MAIL								
		P	PETITION								
		W	WEBSITE CONTACT								

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2775000690	R. J. Properties Ventures LLC	18	3301 N 18TH ST	✓		P	1914	✓	✓	Emily Edwards	
2775000670	HOLTZ RUSSELL R & NANCY J	18	3305 N 18TH ST				1947				
2775000660	RAPKOCH STEPHEN G & JOAN M	18	3311 N 18TH ST		✓	E	1948				
2775000650	Robert & Tiffany Wilke	18	3315 N 18TH ST	✓		P	1939				
2775000640	HAHN RICHARD A & PATRICIA J	18	3319 N 18TH ST	✓		P	1939				
2775000630	HENLEY MARY & GREGORY	18	3323 N 18TH ST	✓		B	1938				
2775000760	DOUGLAS DAVID B & VIRGINIA	18	3403 N 18TH ST				1926				
2775000750	EATHER BRUCE A	18	3407 N 18TH ST	✓		C	1926				
2775000740	COLOMBINI PERRY R & SANDRA L	18	3411 N 18TH ST				1926				
2775000730	MORK CHRISTINA M	18	3415 N 18TH ST				1928				
2775000720	ELLINGSON BRUCE	18	3417 N 18TH ST	✓		P	1940				
2775000710	MILLER JEFFREY L & JANE L	18	3423 N 18TH ST	✓		P/W	1931				
2290000370	SWOVELAND JAMES M & JOLENE M	19	2901 N 19TH ST	✓		E	1910				
2290000380	Gregory T. Hyde & Emily B. Eastlake	19	2905 N 19TH ST				1909				
2290000440	MCDONALD BRUCE G & S A BELL	19	2906 N 19TH ST				1929				
2290000390	TEMMELE MATTHEW R	19	2909 N 19TH ST				1910	✓			
2290000400	STIRBIS GARY & ANNE MARIE	19	2913 N 19TH ST	✓		P	1910		✓	Amanda Richards	

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2290000450	PETRICH PETER T & MARY	19	2914 N 19TH ST	✓		P	1924				
2290000460	CHAMBERS TODD L & ELIZABETH A	19	2918 N 19TH ST	✓		C	1908				
2290000410	SCOTT JEANETTE A	19	2919 N 19TH ST	✓		C/P	1924				
2290000900	LEONTIEVSKY DENIS & LINDSAY	19	3007 N 19TH ST				1914				
2290000970	Harrison & Leon Anna Wiener	19	3008 N 19TH ST		✓	C	1909				
2290000980	Katherine A. Juranty & Tighe S. Rogers	19	3010 N 19TH ST	✓		P	1909				
2290000910	HEINRICK SHANNON	19	3011 N 19TH ST	✓		P/E/C	1915				
2290000990	DAVIES BRUCE G & MONA M	19	3014 N 19TH ST	✓		P	1911				
2290000920	Daniel A. & Holly Roso	19	3015 N 19TH ST	✓		E/C	1919				
2290001000	Julie M. Axberg	19	3016 N 19TH ST	✓		P	1911				
2290001460	ANTONE ALIKA M & JENILEE	19	3104 N 19TH ST UNIT A & B				1912				2
2290001400	Joseph Macniak & Hernandez Gabrielle	19	3105 N 19TH ST	✓		C/P	1909				
2290001470	Kevin E. Spier & James A. Strautman	19	3106 N 19TH ST	✓		P	1909				
2290001410	KORBA J KATHLEEN	19	3109 N 19TH ST	✓		P	1923				
2290001480	Sarah & Martin Mourino	19	3110 N 19TH ST		✓	C	1918				
2290001490	CAVANAUGH JANET R & CHRISTOPHER M	19	3114 N 19TH ST	✓		E	1909				
2290001420	Oliver & Sara French	19	3115 N 19TH ST	✓		P	1916				
2290001430	GOODSON KENNETH & CATHERINE D BASS	19	3117 N 19TH ST				1916				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2290001500	HAUSSLER DOUGLAS & LISA	19	3118 N 19TH ST	✓		P	1929				
2290001510	James F. O'Donnell	19	3124 N 19TH ST				1925				
2290001790	Erin L McIra	19	3202 N 19TH ST		✓	M	1924				
2290001760	Leonard J. Laudadio	19	3205 N 19TH ST	✓		P	1908				
2290001800	Matthew Benford & Janelle Palumbo	19	3206 N 19TH ST	✓		P	1916				
2290001770	MCEVILLY MICHAEL A & SHEILA A	19	3209 N 19TH ST	✓		P	1908		✓	Jacob Forsythe	
2290001810	PRICHARD RICHARD S	19	3210 N 19TH ST	✓		P	1915				
2290001780	Nick & Jenarae Bach	19	3211 N 19TH ST	✓		P	1923				
2290001820	Joseph C. & Kimberly D. Smeall	19	3214 N 19TH ST	✓		P	1914				
2775000080	KELIHER JOHN D & KATHLEEN A	19	3215 N 19TH ST				1914				
2775000040	ZADOW DARYL & MARY	19	3218 N 19TH ST	✓		P	1914				
2775000070	GIDEON FUMIKO H TTEE	19	3219 N 19TH ST	✓		C/P	1913				
2775000030	SLIFER YOLONDA M	19	3222 N 19TH ST				1913				
2775000060	Beverly J. Halm	19	3225 N 19TH ST	✓		P/C	1913				
2775000020	MAES LAURA M	19	3226 N 19TH ST				1913				
2775000620	Ryan & Shyla N. Gowin	19	3302 N 19TH ST				1929				
2775000610	TAYLOR KORD F & PAMELA A	19	3308 N 19TH ST	✓		P	1938				
2775000540	Justin L. Pecott	19	3309 N 19TH ST	✓			1914		✓	Pamela Kohler	

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2775000530	FERGUSON JOHN F & KIMBERLY G	19	3311 N 19TH ST	✓		P/M	1915				
2775000600	PETERSON DAVID R & LYNN T	19	3312 N 19TH ST		✓	C/M	1937				
2775000520	BAILEY KENNETH D & TOBEY TERRI LEE	19	3315 N 19TH ST	✓		P	1928				
2775000590	Aaron & Justine K. Byers	19	3316 N 19TH ST				1929				
2775000510	MANNING CHAD F & JOANNA	19	3319 N 19TH ST				1925				
2775000580	HEIZENRADER DAVID P & MARGARET I	19	3320 N 19TH ST	✓		C/P/M	1928				
2775000500	STEFFAN MICHAEL P & REBECCA L	19	3323 N 19TH ST	✓		W	1924				
2775000570	BOICE BRIAN & ANGELA	19	3324 N 19TH ST				1924				
2775000880	LAURENT JAMES A & EDITH L TTEE	19	3403 N 19TH ST	✓		P/E	1924				
2775000820	NOBLES CLYDE C & BETTY L	19	3404 N 19TH ST	✓			1926	✓	✓	Michael McEverly	
2775000810	Douglas M. & Hope S. Barkley	19	3406 N 19TH ST	✓		P/C/B	1926				
2775000870	Joseph & Kristine Zelazny	19	3407 N 19TH ST		✓	E	1924				
2775000800	Michael G. & Jessica Malaier	19	3410 N 19TH ST	✓		P/E	1926				
2775000860	LEE DAVID & MAYR SUZANNE	19	3411 N 19TH ST	✓		P	1925				
2775000850	HACKINEN JAMES J & CHERYL D	19	3415 N 19TH ST	✓		P	1925				
2775000790	ALLEN C E & K CARLSON	19	3416 N 19TH ST				1927				
2775000840	HESTER REBECCA C TTEE	19	3417 N 19TH ST	✓		P	1926				
2775000780	Timothy J. & Sunarith Ausink	19	3418 N 19TH ST	✓		P	1926				

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Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2775000830	Joshua Bradley & Anne M Sprute & Robert K. Naugle Jr.	19	3423 N 19TH ST	✓		P	1925		✓	Judy Summers	
2775000770	Bradford J. & Angela L. Thompson	19	3424 N 19TH ST	✓		E	1926				
2775001240	Michael Pressnall & Nichole Strivens-Pressnall	19	3502 N 19TH ST				1948				
2290000260	PURTZER BRETT A & HEGGERNESS KIM I	20	2901 TO 2903 N 20TH ST				1913	✓			3
2290000310	RIEBER JOHN J & GAYLE	20	2902 N 20TH ST	✓		P	1910				
2290000320	Lindsey Erwin	20	2906 N 20TH ST	✓		P	1930				
2290000270	ROSS JOEL W & MARGARET J	20	2907 N 20TH ST				1949				
2290000330	RIEGEL C LYNN	20	2910 N 20TH ST	✓		P	1917				
2290000280	Jeremiah L. Murlless & Jacqueline Summer Eberhard	20	2911 N 20TH ST	✓		P	1908				
2290000340	HULTGREN RYAN P & KAREN KINGSBURY-	20	2914 N 20TH ST				1929				
2290000350	WEBBER JUSTIN & JEAN M CASSIDY	20	2918 N 20TH ST				1922				
2290000290	VANDEGRIFT HAZEL B	20	2919 N 20TH ST				1962				
2290000300	ADAMS CHRISTOPHER J & NOONAN SARAH K	20	2923 N 20TH ST				1923				
2290000360	PRATT TODD D & BARBIE H	20	2924 N 20TH ST				1922				
2290000820	LEITZINGER JOHN & JENNIFER	20	3008 N 20TH ST				1931				
2290000770	AIREY JONATHAN	20	3011 N 20TH ST				1939				
2290000831	KRAUSE MIKE & ANNIE	20	3012 N 20TH ST	✓		C/C	1910				
2290000780	Margaret Smith	20	3015 N 20TH ST	✓		B	1922				

P2 - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 90

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2290001330	Judith L. Homan & Jennifer M. Homan	20	3104 N 20TH ST	✓		P	1922				
2290001280	WALLINGTON CHRISTOPHER B	20	3105 N 20TH ST	✓		P	1908				
2290001340	William J. & April E. Kristian	20	3108 N 20TH ST				1910				
2290001290	PETERSON THOMAS S & SHANNON BELL-	20	3109 N 20TH ST				1914				
2290001350	Jordan Larson	20	3112 N 20TH ST	✓		P	1909				
2290001360	PPR Properties LLC	20	3114 N 20TH ST				1910	✓			4
2290001300	BURNS SAMUEL H & EVA V	20	3115 N 20TH ST	✓		P	1930		✓	Tom Ryan	
2290001370	Michael & Ingrid Beyer	20	3118 N 20TH ST		✓	C	1908				
2290001310	HERRON RICHARD W & ANGELA I	20	3119 N 20TH ST				1929				
2290001320	SHELDON GREGORY D & BARBARA L	20	3123 N 20TH ST	✓		P	1923				
2290001380	GULLIKSON DOUGLAS M & JENNY L	20	3124 N 20TH ST	✓		P	1923				
2290001670	Michelle M. Regan	20	3201 N 20TH ST				1914				
2290001710	Eric L & Jennifer P. Klindtworth	20	3204 N 20TH ST		✓	C	1925				
2290001680	Dana L. Pridgeon	20	3205 N 20TH ST	✓		P	1913				
2290001690	FOX AMANDA C	20	3209 N 20TH ST		✓	C	1913		✓	Tim Knudson	
2290001720	HEINZE ALEX S & AMY J	20	3210 N 20TH ST		✓	E/C	1921				
2290001700	Michael F. Zuppe & Kim M. Deynaka	20	3211 N 20TH ST				1909				2
2290001730	Holly Neilsen	20	3214 N 20TH ST	✓		P	1910		✓	Guy Cooper	

P2 - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 91

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2775000160	Maria & Timothy Hewett	20	3217 N 20TH ST	✓		P/E/C	1912				
2775000120	FOKES BRIAN & HEATHER	20	3218 N 20TH ST	✓		P	1911				
2775000150	Thomas & Wendy Prowell	20	3219 N 20TH ST	✓		C	1912				
2775000110	David H. Mortenson & Sandy J. Combes	20	3220 N 20TH ST	✓		E	1912				
2775000140	SARACHMAN SUZANNE A	20	3221 N 20TH ST				1913				
2775000100	BENTLER TERENCE K	20	3222 N 20TH ST	✓		P	1912	✓	✓	Noah Schweideer	
2775000090	JOHNSTON HALLIE V	20	3224 N 20TH ST				1912				
2775000130	HENNING BRADLEY D & JUDITH N	20	3225 N 20TH ST	✓		P	1913		✓	Beverly & Jean Helm	
2290000200	WILLARD J CHRISTOPHER & KATHRYN L	21	2902 N 21ST ST	✓		P	1910				
2290000210	Roco Development 2906 LLC	21	2906 N 21ST ST UNIT 1-4				1913	✓			4
~	~	~	~								
2290000220	CHORAK PETER	21	2912 N 21ST ST				1907	✓			2
2290000230	DAVENPORT RICHARD A & OLGA A	21	2914 N 21ST ST				1924				
2290000240	Heather J. & Brian D. Myers	21	2918 N 21ST ST				1918				
2290000250	WALZ NOLAN D	21	2924 N 21ST ST	✓		P	1919				
2290000680	MARLOW BRIAN A & AMANDA L	21	3002 N 21ST ST				1909				
2290000690	Jeffrey N. Rogers	21	3010 N 21ST ST				1941				
2290000700	MEHUS PAUL	21	3012 N 21ST ST				1914				

P2 - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 92

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2290000710	GRANLUND JOAN S	21	3018 N 21ST ST				1941				
2290001200	Linda M. Churchward	21	3108 N 21ST ST				1939				
2290001210	Marie Bouma	21	3112 N 21ST ST	✓		C	1940		✓	McKenna Johson	
2290001222	Scott Donobh Homes Inc	21	3118 N 21ST ST				~				Vacant land
2290001231	BAILEY SYLVIA R	21	3120 N 21ST ST				1940				
2290001251	CVITANOVIC JACK	21	3124 N 21ST ST				1940	✓			
2290001640	FITZPATRICK TOM H & NINA R	21	3208 N 21ST ST				1923				
2290001650	TUHKANEN EDWIN O & K M PEPPARD	21	3212 N 21ST ST	✓		E	1912				
2775000180	KRONA JACK B SR & LYNDA L	21	3218 TO 3220 N 21ST ST				1949	✓			2
2775000170	THIELMAN FREDERICK G JR	21	3224 N 21ST ST				1949				
2775000470	Kenric W. Hammond	21	3312 N 21ST ST				1923				
2775000460	Jason & Amy E. Atherton	21	3316 N 21ST ST	✓		P	1923				
2775000450	LARSEN THOMAS E & MARY H	21	3320 N 21ST ST				1927				
2775000440	JOYCE STEPHEN A & PAULA M	21	3326 N 21ST ST				1927				
2775000930	Samantha P. & Joel S. Manalang	21	3402 N 21ST ST				1924				
2775000920	Elaine E. Mathews & Molly T. Pugh	21	3408 N 21ST ST	✓		P	1923				
2775000910	Paul Glenn	21	3412 N 21ST ST				1923				
2775000902	Amanda & Christopher Owusu	21	3416 N 21ST ST				1950				

P2 - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 93

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2775000901	CRAFT TAMMY & JASON	21	3420 N 21ST ST				1907				
2775000890	William E. Morse Jr. & William L. Jolly	21	3424 N 21ST ST	✓		E	1927				
2290001450	MENANTEAUX A ROBERT ETAL	AL	1901 N ALDER ST	✓		P	1925				
2290001750	Gloria Saucedo Trust	AL	1904 N ALDER ST				1909	✓			
2290001440	S & R Properties Group LLC	AL	1907 N ALDER ST				1924	✓			
2290001740	MADISON ZEBULAR J	AL	1908 N ALDER ST				1925	✓			
2290001660	PENSE CHASE & VOLPE NICOLE	AL	2008 N ALDER ST				1914				
2290001630	BASTIAN FAMILY LLC	AL	2018 TO 2020 N ALDER ST				1948	✓			2
2290001020	DAVENPORT ROBIN V	CE	1713 N CEDAR ST	✓		P	1922				
2290001010	Billi & Scott Warden	CE	1717 N CEDAR ST	✓		P	1917				
2290000930	ROBINSON SOLVEIG C & P C GROSVENOR	CE	1901 N CEDAR ST				1916				
2290001390	HALLIE LOUIE G & CHEYENNE R	CE	1904 N CEDAR ST	✓		P	1909				
2290000940	Tad Monroe & Lisa Jackson	CE	1907 N CEDAR ST				1914				
2290000860	KRAUSE MICHAEL & ANNIE	CE	1911 N CEDAR ST	✓		C/P	1913				
2290000850	WADE SHELLY S & CYRENIUS L	CE	1915 N CEDAR ST	✓		P	1913				
2290000790	COZZIE MICHAEL J & DENISE L	CE	2001 N CEDAR ST	✓		P	1922				
2290001260	LEAVITT ALPHEY	CE	2002 N CEDAR ST				1917				

P2 - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 94

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2290000800	PETERSON CANDACE	CE	2007 N CEDAR ST	✓		B	1921				
2290001270	Advanta IRA Administration LLC	CE	2008 N CEDAR ST				1917	✓			
2290000730	KEEFER DON W & REBECCA A	CE	2011 N CEDAR ST				1918				
2290001190	Glen Weiman & Sara Ann Mickelson	CE	2012 N CEDAR ST	✓		E	1938				
2290000720	Lindsey E. & Brian D. Chambers	CE	2017 N CEDAR ST	✓		P	1930				
2290001180	HUNT TERESA	CE	2018 N CEDAR ST	✓		P	1929				
2290000960	DEETER JUDITH K & E S FLOYD	JU	1712 N JUNETT ST	✓		P	1910				
2290000950	BARNETT DANIEL S & MIRIAM K	JU	1716 N JUNETT ST				1910				
2290000420	FRANTZ MATTHEW & DOTEN KAREN	JU	1901 N JUNETT ST				1929				
2290000880	Kenneth L. & Aimee J. Collins	JU	1902 N JUNETT ST	✓		P	1910				
2290000870	Mauneen N. Collins	JU	1906 N JUNETT ST	✓		C	1910				
2290000430	VANVLIET JAMES R & KATHLEEN A	JU	1907 N JUNETT ST	✓		P	1929				
2290000810	ENGLE JODY K	JU	1920 N JUNETT ST				1922				
2290000750	STRUM ARTHUR C T & PALERM CARMINA	JU	2002 N JUNETT ST				1916				
2290000760	Janice Wood	JU	2004 N JUNETT ST	✓		P	1917				
2290000740	MYERS HEATHER J & BRIAN D	JU	2008 N JUNETT ST				1917				
2775000680	RICHARDS TREVOR J & KAREN R	LA	1808 N LAWRENCE ST	✓		P	1914				

P2 - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 95

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2775000560	MURIDAN DONALD A	LA	1902 N LAWRENCE ST	✓		P	1913				
2775000050	Mork Properties LLC	LA	1907 N LAWRENCE ST	✓		P	1914	✓		Owner Approves	
2775000550	OUILLETTE CHRISTOPHER T & D E	LA	1910 N LAWRENCE ST				1913				
2775000490	Five Cubed LLC	LA	1914 N LAWRENCE ST				1957	✓			
2775000480	BOSKOVICH JIM	LA	1918 N LAWRENCE ST	✓		P/P	1958	✓	✓	Chayne Connor	
2775001280	REGALA ELIGIO I & DIANE E	PS	1802 N PUGET SOUND AV	✓		P	1937				
2775001270	PAGANO THOMAS G	PS	1806 N PUGET SOUND AV	✓		P	1954				
2775001260	KOON RODGER A & TRACEY L	PS	1810 N PUGET SOUND AV				1954				
2775001250	Eric & Samentha Sonju	PS	1814 N PUGET SOUND AV				1947				
2775001230	Mikelanne & Charles Wright	PS	1902 N PUGET SOUND AV	✓		P/M	1940				
2775001220	SAMPEN MARIA L & CHRISTIE TIMOTHY	PS	1908 N PUGET SOUND AV				1945				
2775001210	Kimela Gay Burkes, TTEE	PS	1912 N PUGET SOUND AV				1948				
2775001200	Paul K. Perry	PS	1918 N PUGET SOUND AV				1946				
2775001340	CHAPPELL TERRY W & MARIJKA L	UN	1801 N UNION AV	✓		C	1941				
2775001330	PITZ T H & JERI/PANTIER/PITZ	UN	1805 N UNION AV	✓		C	1941				
2775001320	THOMAS SHERLIE	UN	1811 N UNION AV				1947	✓			
2775001310	MEHLHAFF LEON CURTIS & LOIS	UN	1819 N UNION AV	✓		P	1941				

P2 - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 96

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
2775001400	Julie D. Bilbro	UN	1901 N UNION AV	✓	✓	P	1941	✓	✓	Anna Dupont	
2775001390	BAUR SUZANNE	UN	1909 N UNION AV	✓		P	1941	✓	✓	Whitney McNamar	
2775001380	CRAMPTON KAREN & TRACY MARK	UN	1911 N UNION AV	✓		P	1941				
2775001370	MATHEWS CASSANDRA S	UN	1915 N UNION AV				1941				
2775001360	Kumara Wende Greenwald & Howard D. Knutson Jr.	UN	1919 N UNION AV				1941				
								21	15	non-owners	21
			SUPPORT	104							
			NON-SUPPORT		11						
			TOTAL	115							
Red reflects changes made after the submittal of the Nomination											
KEY LEGEND											
		B	BALLOT BOX								
		C	POST CARDS								
		E	EMAIL								
		F	FACEBOOK POST								
		M	US MAIL								

P2 - COLLEGE PARK HISTORIC DISTRICT - SURVEY / PETITION RESULTS TO DATE 97

Parcel Number	Tax Payer Name	Street Code	Site Address	Support	Does Not	Type	Permit Date	Non-Owner Occupied	Person other than listed owner	Name	Housing units
		P	PETITION								
		W	WEBSITE CONTACT								



COLLEGE
PARK
HISTORIC
DISTRICT

We the Residents, Owners and Friends of the properties and homes within the College Park National Historic District, support the nomination efforts to list this neighborhood on the **Tacoma Register of Historic Places**.

Name	Address	Signature	Date
Tom Love	1002 N. Junett St.	[Signature]	08/29/21
SUMMER PHIPPEN	2908 N. 8th St	[Signature]	8/29/21
Devon [Signature]	3170 N 8th Street	[Signature]	8/29/21
[Signature]	3021 N 8th St	Cameron Fisher	8/29/21
Paul Rice	3019 N. 8th	[Signature]	8/29/21
DANIEL SANDERS	918 Junett	[Signature]	8/30/21
Veronica Spiegler	916 N. Junett St.	Alexander S.	8/30/21
Joe Williamson	2913 N 9th	[Signature]	08/30/21
Brandon Parsons	820 N. Junett St.	[Signature]	8/30/21
Karen Zediker	3014 N 9th St	[Signature]	8/30/21
Amber Sanchy	810 N Cedar	[Signature]	8/31/21
Melissa Metzger	812 N. Cedar	[Signature]	8/30/21
James French	3112 N 9th St	[Signature]	8/30/21
Karbie Rogge	3114 N 9th St.	[Signature]	8/30/21
TANNER SHULA	3115 N 9TH ST	[Signature]	8/30/21



COLLEGE
PARK
HISTORIC
DISTRICT

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Name	Address	Signature	Date
Alicia Carter	3021 N. 9th St	<i>Alicia Carter</i>	8/30/21
ERIC I DIMOV	3021 N. 9th St	<i>Eric I Dimov</i>	8/30/21
ERICK JENKINS	922 N Junett	<i>Erick Jenkins</i>	8/30/21
Ronald Moyer	915 N Cedar	<i>Ronald Moyer</i>	8/31/21
Ken Bartlett	930 N. Cedar St	<i>Ken Bartlett</i>	8/31/21
Rick Honeysett	940 N Cedar St	<i>Rick Honeysett</i>	8/31/21
Tige Eakin	3103 N. 11th St	<i>Tige Eakin</i>	8/31/21
Chris Walker	3015 N 11th St	<i>Chris Walker</i>	8-31-21



COLLEGE
PARK
HISTORIC
DISTRICT

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Name	Address	Signature	Date
Mikunin Newman	921 N Alder		09/08/21
James Mello	935 Alder		9/8/21
Vasman Vian	943 N ALDER ST		9/8/21
Arden	1105 N. ALDER ST		9/8/21
SAM CLARKE	1119 N ALDER ST		9/8/21
Jim COVENS	1215 N ALDER ST		9-8-21
Alyssa VanZanten	3107 N. 12th		9/8/21
Bonnie Akers	3117 N. 12th		9/8/21
Stace Elliott	3110 N 12th		9/8/21
Robert & Gay Neal	1108 N. Cedar St		9/8/21
JUSTIN COOK	2903 N 12th St		9/11/21
Dimitra Vaughan	1220 N pine st		9/11/21
Thomas Volckare	2911 N 13th st		9/11/21
Reginald Word	1120 N Junett		9/13/21
CHUCK EVANS	3000 W. 12th ST		9/13/21
Andrea Nye	1209 N. Cedar		9/13/21



COLLEGE PARK HISTORIC DISTRICT

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Name	Address	Signature	Date
Sean & Kelly Katherine Murphy	1201 N Cedar St	Katherine Murphy	9/13/21
Michael S. Alexander	3015 N 12th	[Signature]	9/13/21
Alex Luger	3002 N. 14th	[Signature]	9/13/21
Janet Wray	1419 N. Cedar	[Signature]	9/13/21
Cole Millard	1413 N Alder	[Signature]	9/13/21
Payton Frostad	3124 N 15th	[Signature]	9/13/21
Theodor Tamurri	1515 NORTH CEDAR Tacoma	[Signature]	9/14/21
Sharonn Rojecki	3016 N. 16th Tacoma	[Signature]	9/14/21
Ryan Danczuk	3119 N 17th Tacoma	[Signature]	9/14/21
Dan VanMetre	3115 N 17 Tacoma	[Signature]	9/14/21
Dana Missel	3112 N. 17th St. Tacoma, WA	[Signature]	9/14/21
Miguel Arneson	3004 N. 17th St Miguel Arneson	[Signature]	9/14/21
Mona Davri	3014 N 19th St Mona DA	[Signature]	9-14-21
[Signature]	1708 N. Jewett St. Tacoma	[Signature]	9/14/21
Lynn Ricegel	2910 N. 20th 98406	[Signature]	9-14-21
[Signature]	1911 N Cedar 98406	[Signature]	9-14-21



COLLEGE PARK HISTORIC DISTRICT

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Name	Address	Signature	Date
Shelly Wade	1915 N Cedar St	<i>Shelly Wade</i>	9/14/21
JENNIFER HOMAN	20 3104 N 20 th ST	<i>Jennifer Homan</i>	9/14/21
Jordan Larson	3112 N 20 th	<i>Jordan Larson</i>	9/14/2021
Greg Sheldon	3123 N 20 th	<i>Greg Sheldon</i>	9/14/2021



COLLEGE PARK HISTORIC DISTRICT

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Name	Address	Signature	Date
Johnnork	1907 N. LAWRENCE ST		9-21-21
Don Mordigan	1902 N. Lawrence St		9-21-21
Chayne Connor	1919 N Lawrence St		9-21-21
Kevin A. D. Bony	3315 N. 19th St		9-21-21
Lucas Mehlhoff	1819 N Union	Lucas Mehlhoff	9-21-21
Whitney McNamee	1909 N Union	Whitney McNamee	9-21-21
Karen Tracy	1911 N. UNION AVE	Karen Tracy	9-21-21
Richard Hahn	3319 N. 18th Street	Richard Hahn	9-22-21

Did you know you live in a National and State Recognized Historic District Known as THE COLLEGE PARK HISTORIC DISTRICT?

We are seeking support for the final step in the creation of a local historic district in our neighborhood. Please take the time to fill out the form below and US Mail, email, or drop it off at our home so that your voice can be counted.

I support the nomination of our neighborhood to the City of Tacoma Register of Historic Places.

I do not support the nomination.

*Please reply by
Sept 1*

NAME(s)	ADDRESS	SIGNATURE(s) - DATE
<u>Emily Slager</u>	<u>815 N. Cedar</u>	<u><i>Emily Slager</i> 9/1/21</u>
<u>Chelsea Morris</u>	<u>815 N Cedar</u>	<u><i>Chelsea Morris</i> 9/1/21</u>

Information about your College Park Historic District can be found <http://cpahistoric.org/wordpress.com>, Facebook or contact the Tacoma Historic Preservation Office at 253-561-2720

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- I support the nomination of our neighborhood to the City of Tacoma Register of Historic Places. *Please reply by Sept 2*
- I do not support the nomination.

NAME(S)	ADDRESS	SIGNATURE(S) - DATE
Peggie Peters	1101 N. Cedar St	<i>[Signature]</i> 9/2/21

Information about your College Park Historic District can be found here: cphdtacoma.wordpress.com, Facebook or contact the Tacoma Historic Preservation Office at 360-91-5220

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I support the nomination of our neighborhood to the City of Tacoma Register of Historic Places.

I do not support the nomination.

9/10/2021

NAME(s)	ADDRESS	SIGNATURE(S) - DATE
Shannon Heinrich	3011 N. 19th	Shannon Heinrich

Information about your College Park Historic District can be found here: cphdtacoma.wordpress.com, Facebook or contact the Tacoma Historic Preservation Office at 253-591-5220

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I do not support the nomination.

NAME(S)	ADDRESS	SIGNATURE(S) - DATE
Kathy Holt	1105 N. ALDER ST	Kathy Holt 9-9-21
Kathy Holt	1109 N. ALDER ST	Kathy Holt 9-9-21

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I do not support the nomination.

NAME(S)	ADDRESS	SIGNATURE(S) - DATE
Hleimer Fernandez	3445 N. 8th St Tacoma	Hleimer Fernandez
Justin Stratton	3405 N. 8th St Tacoma	Justin Stratton

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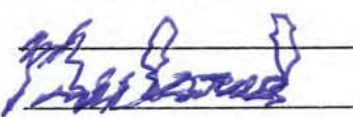
Did you know you live in a National and State Recognized Historic District Known as THE COLLEGE PARK HISTORIC DISTRICT?

We are seeking support for the final step in the creation of a local historic district in our neighborhood. Please take the time to fill out the form below and US Mail, email, or drop it off at our home so that your voice can be counted.

I support the nomination of our neighborhood to the City of Tacoma Register of Historic Places.

Please reply by 8/17

I do not support the nomination.

NAME(s)	ADDRESS	SIGNATURE(s) - DATE
 Peter Gulsrud 3018 N 15th St Tacoma, WA 98406		


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I do not support the nomination.

NAME(s)	ADDRESS	SIGNATURE(s) - DATE
Julie Carpenter	1901 N Union Ave	 9/11/2021

Information about your College Park Historic District can be found here: cphdtacoma.wordpress.com, Facebook or contact the Tacoma Historic Preservation Office at 253-791-5220

**Did you know you live in a National and State
Recognized Historic District Known as
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I support the nomination of our neighborhood to the City of Tacoma Register of Historic Places.

Please reply by

I do not support the nomination.

9/17

NAME(S)	ADDRESS	SIGNATURE(S) - DATE
EUGENE MAYER	2906 N. 15 th ST	 9/14/2021

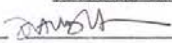
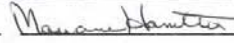
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NAME(S)	ADDRESS	SIGNATURE(S) - DATE
DAVID HAMILTON	3014 N 14 th ST	
MARIANNE HAMILTON	3014 N 14 th ST TACOMA WA 98406	

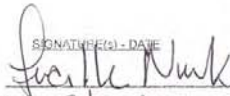
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NAME(S)	ADDRESS	SIGNATURE(S) - DATE
Lucille Norkse	1018 N. Pine St Tacoma WA 98406	 9/10/21

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NAME(S)	ADDRESS	SIGNATURE(S)	DATE
 Diz Carroll 1210 N. Pine St. Tacoma, WA 98406		<i>Diz Carroll</i>	14 Sept 2021

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NAME(S)	ADDRESS	SIGNATURE(S)	DATE
<i>Theodore C. Rogge</i>	<i>property address -> 3114 Nth 9th</i>	<i>[Signature]</i>	9/1/21

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NAME(S)	ADDRESS	SIGNATURE(S)	DATE
<i>Deborah Lessinger</i>	<i>3016 No. 12th</i>	<i>[Signature]</i>	<i>9/17/21</i>
<i>Allen Lessinger</i>	<i>3016 N. 12th St</i>	<i>[Signature]</i>	

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NAME(S)	ADDRESS	SIGNATURE(S)	DATE
Stephen Tutter	2906 N. 16th St	<i>[Signature]</i>	
Nancy Tutter	2906 N. 16th St	<i>[Signature]</i>	

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NAME(S)	ADDRESS	SIGNATURE(S) - DATE
Anna Leon	3008 N. 19th St.	<i>Anna Leon</i>
Harrison Wiener	3008 N. 19th St.	<i>Harrison Wiener</i>

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9-14-21

NAME(s)	ADDRESS	SIGNATURE(S) - DATE
Charles Harnish	810 N Pine St	Charles Harnish
Robin Harnish	810 N Pine St	Robin Harnish

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please return by

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9/17

NAME(s)	ADDRESS	SIGNATURE(S) - DATE
Ashley Ross	2924 N 14 th St	Ashley Ross 9/15/21
Jamie Ott	2924 N 14 th St	Jamie Ott 9/15/21

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9-14-21

NAME(s)	ADDRESS	SIGNATURE(S) - DATE
Charles Harnish	3111 N. 9 th St	Charles Harnish
Robin Harnish	3111 N. 9 th St	Robin Harnish

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NAME(S)	ADDRESS	SIGNATURE(S)	DATE
Charles Harnish	930 N. Cedar St.	<i>Charles Harnish</i>	9-14-21
Robin Harnish	930 N. Cedar St	<i>Robin Harnish</i>	

Information about your College Park Historic District can be found here: cphdtacoma.wordpress.com, Facebook or contact the Tacoma Historic Preservation Office at 253-691-6220

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NAME(S)	ADDRESS	SIGNATURE(S)	DATE
M. BEYER	3118 N 20th Street	<i>M. Beyer</i>	Sep-17-21

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NAME(s)

ADDRESS

SIGNATURE(s) - DATE

Sarah Conn

2940 N. 16th

Sarah Conn

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NAME(s)	ADDRESS	SIGNATURE(s) - DATE
ERIC SANDERSON	941 N Alder	ES Sand 9.17.21
Caroline Sanderson	941 N Alder	Car Sand

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NAME(s)	ADDRESS	SIGNATURE(s) - DATE
DAVE McCORD	3019 N. 12TH	[Signature] 9/25
JULIE McCART	" "	[Signature]

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NAME(s)	ADDRESS	SIGNATURE(s) - DATE
<u>John D Dusek</u>	<u>2905 N. 15th St</u>	<u>[Signature]</u> 9-20-21
<u>Sharon E Dusek</u>	<u>2905 N. 15th St</u>	<u>Sharon E Dusek</u> 9-20-21

Information about your College Park Historic District can be found here: cphdtacoma.wordpress.com, Facebook or contact the Tacoma Historic Preservation Office at 253-591-5229

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NAME(s)	ADDRESS	SIGNATURE(s) - DATE
<u>MIKE KRAUSE</u>	<u>3012 N. 20TH ST</u>	<u>[Signature]</u>
<u>ANNIE KRAUSE</u>	<u>3012 N. 20TH ST</u>	<u>[Signature]</u>

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NAME(s)

ADDRESS

SIGNATURE(s) - DATE

Myking

1409 N Alder St

[Signature] 9/17/2021

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NAME(s)	ADDRESS	SIGNATURE(s) - DATE
<i>Jean Hahn</i>	<i>3225 No. 19th St</i>	<i>Jean Hahn 9-24-21</i>
<hr/>	<hr/>	<hr/>

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NAME(s)	ADDRESS	SIGNATURE(s) - DATE
HEIKE HALE LLC	2918 N 16TH	[Signature]

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NAME(s)	ADDRESS	SIGNATURE(s) - DATE
PLUMMER HATHALE	LLC 2923 N 15TH	[Signature]
WESTWARD LLC	2914 N 16TH	[Signature]

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NAME(s)	ADDRESS	SIGNATURE(S) - DATE
<u>Eric Shelton</u>	<u>3107 N. 17th St. Tacoma, WA 98406</u>	<u>[Signature]</u>
<u>Erin Shelton</u>	<u>3107 N. 17th St Tacoma WA 98406</u>	<u>[Signature]</u>

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McKnight, Reuben

From: Tom Lowe <tlowebroker@gmail.com>
Sent: Thursday, September 30, 2021 12:22 PM
To: McKnight, Reuben
Cc: Jeffrey J. Ryan; Susan Ryan
Subject: Re: Planning Commission question response
Attachments: 5389-College-Park.pdf; Untitled attachment 00008.htm

Mr. McKnight,

I first want to thank you for the outreach; I appreciate being included in the correspondence and know that you are doing diligence for the Planning Commission's requests for more information. However, I think it is essential to point out and support with documentation the concerns, questions and correct any misinformation that may exist. To that end, I feel I must respond to these paragraphs in your document.

Some individuals commenting to the Landmarks Commission have stated that they felt the survey and outreach conducted by supporters was misleading in terms of the promised outcomes of a new historic district, or regarding the wording of the survey materials. Further, there have been questions about the validity or reliability of the survey results posted by members of both the Landmarks and Planning Commissions. Regarding the possibility of supporters making misleading statements to solicit support for the College Park proposal, it is possible that there has been some mischaracterization, both intentional and unintentional. The wording used on the postcards and petitions uses the following language:

"We the Residents, Owners and Friends of the properties and homes within the College Park National Historic District, support the nomination efforts to list this neighborhood on the Tacoma Register of Historic Places." To address some of the uncertainty regarding the documentation of public support, the Landmarks Preservation Commission will be conducting its own opinion survey in the coming weeks, ahead of its public hearing. The Commission has also directed staff to set aside a specific agenda item to discuss the results of the Landmarks Commission survey.

As the person who spearheaded the outreach volunteers and invested time and \$\$ to push it forward, I can tell you that none of us misled or mischaracterized the College Park Historic District intentionally or unintentionally. Over the last six months, we knocked on the doors of all 582 homes, Multifamily dwellings and mailed postcards to every Non-Owner Occupier in the district. Here is the doorknocking script used:

"Hi, my name is _____. Did you know your home is in a historic district? (Yes or No) The district is recognized Nationally and by the State, and I am here with a petition to help it get recognized by the City. Would you be interested in signing the petition today?"

A lot of the neighborhood signed immediately without discussion as they'd supported or knew about the previous nominations. Some did not answer their door, and we left behind postcards (attached). Some people had questions about what the Historic District will do for our neighborhood. What sort of restrictions will it have on their own homes re: new windows, new siding, gardening, house color, etc. We'd explain that the district is not an HOA and won't care about house color or foliage around the homes.

Some asked if the district would protect them from the HIT initiative. I always thought "protect" was an interesting verb choice as I believe it goes to the community's concerns about said proposals. However, we would follow that question up with something like:

"No. We aren't trying to stop HIT. In fact, we know there is a need for additional housing in the City. However, like other historic districts in the Tacoma, our main concern is to preserve the historical architecture. Suppose HIT is approved and the City starts to allow infilling and tear-offs in the district. In that case, we as a neighborhood, with the support of the Landmarks Commission, will have a say in exterior Materials used, maybe setbacks, and maybe building height too. All to preserve the historic nature of the district. We know a city has to grow to remain vibrant, but we'd prefer developers rehab the old craftsman, Tudor, or victorian instead of tearing it off. A historic district might help us do that. Lastly, if the CPHD is approved, you can still build an ADU in the back of your home or finish your attic/basement to add housing. The City is already encouraging you to do so!"

Many times homeowners would ask for more information before signing. We would leave behind the postcard mentioned above and ask that they go to the website and Facebook page listed therein or stop by Jeff's home (address on the face of the card) to discuss their concerns further. We also explained that Jeff has a box for postcard collection on his front porch if mailing it was a burden. There was no arm twisting. No rally cry against HIT. No misinformation.

I can name a few neighbors who slammed doors in our faces or politely told us they opposed this nomination. Door knocking is always "fun." One person, in particular, stood on her front porch yelling at me about the historic district nomination and HIT. She claimed she would walk around the neighborhood and make sure no one would support either initiative. She seemed very motivated and was full of misinformation that I tried to correct but gave up because she seemed solidified in her convictions. She lives next door to Kevin Bartoy, and if that is where comments about misinformation were heard, then I am happy to discuss with Mr. Bartoy my conversation with this person. It is interesting that most of her neighbors on N.16th (owner and non-owner occupied) now support the nomination.

With over 50% of the district in support of this nomination, I think these last paragraphs in your document are throwing gasoline on misinformation embers and respectfully request you revise or remove this mischaracterization of our efforts. We made every effort to remain neutral on HIT and only talk about our want for Historic Preservation. I believe the claims of our misleading residents inside the district are unfounded and maybe more about gossip than fact.

Thank you for your time and consideration.

Tom Lowe
Real Estate Broker
Office: 206-569-8484
Mobile: 323-791-7705
tlowebroker@gmail.com
www.tomlowehomes.com
Real Broker, USA

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ADDRESS

SIGNATURE(s) - DATE

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College Park Historic District

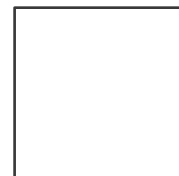
Items covered by Historic District Design Review

- Work associated with a building permit for exterior work on existing home (side facing street).
- Demolition permits for existing homes within the district.
- Construction of New Homes within the district.
- Notification of neighbors for the above and the Public comment period. **Both of which are not currently required.

Items NOT covered by Design Review

- Work not requiring a permit - such as landscaping, fencing, paint color, roofing, and gen. maintenance.
- The Historic District is NOT an HOA. No fee requirements. No regulations on antennas, clotheslines, keeping your garage closed, etc.
- Homes are NOT required to be opened to the public. No neighborhood design committees.

All reviews are through the City Preservation Office or the Landmark Preservation Commission.



COLLEGE PK HISTORIC DISTRICT
3017 N. 13TH ST.
TACOMA, WA 98406

<https://cphdtacoma.wordpress.com>
jjryan@harbornet.com



College Park Historic District

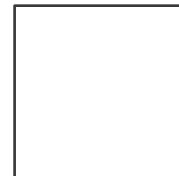
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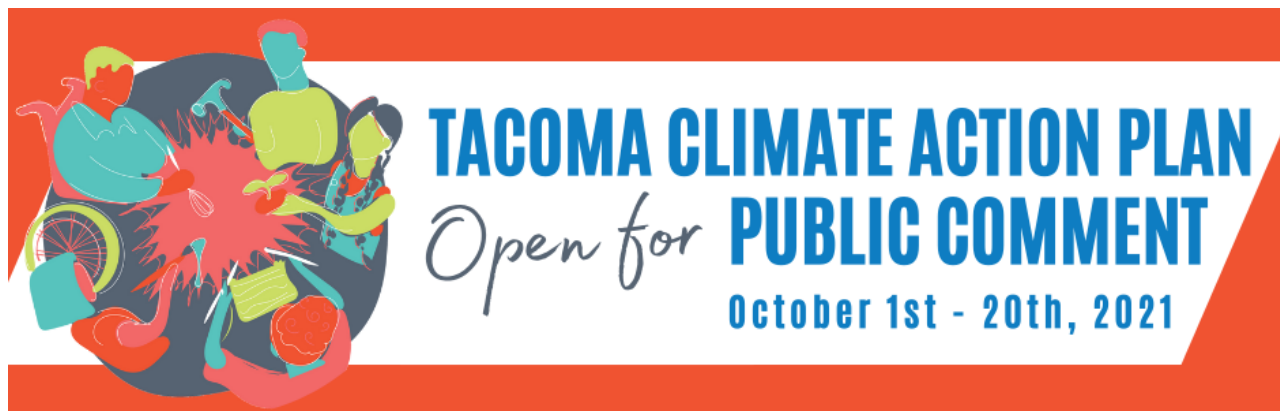
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TACOMA, WA 98406

<https://cphdtacoma.wordpress.com>
jjryan@harbornet.com





Call for public comment: The Draft Tacoma Community Climate Action Plan is available NOW!

Tacoma’s Climate Action Plan can bring healthy, affordable **housing**; clean, reliable **transportation**; protections for **public health**; and green, good-paying **jobs**. It is designed to direct City funding, investments, and work over the next 9 years to improve our communities and environment. **Citizens for a Healthy Bay has been a leading partner** to get this to the finish line. We need your voice to help the City make the right investments for our community.

Tell Tacoma City Council why taking equitable climate action now is important to you and what you want to see funded ASAP!

1. Review the draft Plan:

- English: <https://bit.ly/TacomaCAP>
- Resumen en Español / Spanish summary: <https://bit.ly/TacomaCAP-ResumenEspanol>

2. Give your comments now:

- English: <https://bit.ly/TacomaCAPForm>
- Español / Spanish: <https://bit.ly/FormularioTacomaCAP>

3. Join a virtual public meeting – register now:

- Saturday, 10/9, 1-2pm: [TacomaClimatePublicMeetingOct9](#)
- Tuesday, 10/12, 5-6pm: [TacomaClimatePublicMeetingOct12](#)

With your support, we can make sure the City invests in a more equitable and climate-safe future!

Comments are accepted through Wednesday, October 20. Learn more about our 2020-2021 planning process: cityoftacoma.org/ClimateActionPlan.

Thank you,

Tacoma Climate Action Planning Team

[City of Tacoma Sustainability Office](#) & [Citizens for a Healthy Bay](#)

kwilson@healthybay.org

Heritage Cage presents

Broadening Horizons in Historic Preservation Heritage Café:

Sea Level Rises and Washington State Archeology

October 21, 2021 6pm

 **LIVE** | **zoom**



**HISTORIC
TACOMA**

TACOMA HISTORICAL SOCIETY