

PROPOSED COLLEGE PARK HISTORIC SPECIAL REVIEW DISTRICT

PUBLIC REVIEW DOCUMENT

LANDMARKS PRESERVATION COMMISSION

February 9, 2022

INTRODUCTION

This document contains the general framework and regulations under consideration by the Landmarks Preservation Commission for the proposed College Park Historic District. The information contained in this document is being distributed for public review and comment.

GENERAL EFFECTS OF HISTORIC DESIGNATION

If adopted by City Council, exterior changes to historic buildings within the College Park Historic District and construction of new structures will require design review by the Landmarks Preservation Commission prior to receiving building permits. Proposals will be evaluated by the Commission based on a set of district design guidelines.

HEARING DOCUMENTS

1. Draft ordinance language, which includes the district map, and district exemptions.
2. The College Park Historic District nomination form

REFERENCE DOCUMENTS

1. Tacoma Municipal Code 13.05.040 contains the code language for design review and permitting process that generally applies to locally designated historic districts, and is provided separately as reference. This language is presently in the Tacoma Municipal Code and is not proposed to be amended.
2. The Wedge Neighborhood and North Slope Historic Districts Design Guidelines language currently in place for the Wedge Neighborhood and North Slope Historic Districts is provided as a reference to provide a sense of the scope and contents of historic neighborhood guidelines. These guidelines are similar to what will be adopted for the College Park Historic District, which will be reviewed and finalized at a later date, with opportunities for public review and input, should the College Park Neighborhood Historic District be established by City Council.

DRAFT CODE LANGUAGE
College Park Historic Special Review District

PLEASE NOTE:

This language is proposed to be added to the Tacoma Municipal Code (TMC) Chapter 13.07. If the historic special review district is established, certain projects within the district will require design review by the Landmarks Preservation Commission as provided for in TMC 13.05.040.

13.07.xx1 Designation of the College Park Historic Special Review District – Purpose.

A. In order that the College Park neighborhood and residential buildings within the neighborhood may not be injuriously affected; to promote the public welfare; to provide for the enhancement of the College Park neighborhood and its residential structures, thereby contributing to the social, cultural, and economic welfare of the residents of Tacoma by developing an awareness of Tacoma's historic neighborhoods, maintaining productive and useful residential structures, and attracting visitors to the City; and in order that a reasonable degree of control may be exercised over the siting, development and architecture of public and private buildings erected in the College Park neighborhood so that the goals set forth in this section and in this chapter may be realized, there is hereby created the College Park Historic Special Review District, the boundaries of which are more particularly described in Sections 13.07.xxx and 13.07.xxx TMC hereof.

B. The College Park neighborhood and the buildings therein reflect significant aspects of Tacoma's early neighborhood history, architecture, and culture. Such historic, architectural, and cultural significance is also reflected in the architectural cohesiveness of the neighborhood. For the foregoing reasons, many of the features contained in the buildings and structures in the neighborhood should be maintained and preserved.

C. Except where specifically exempted by TMC 13.07.xxx, all exterior alterations and construction within the historic and conservation district boundaries, including alterations to elements and spaces within the public rights-of-way, are subject to the review and approval of the Landmarks Preservation Commission prior to the initiation of work.

13.07.xx2 Designation of the College Park Historic Special Review – Findings.

A. The College Park Neighborhood is a cohesive and highly intact neighborhood of dwellings that is significantly associated with and reflects Tacoma's early development period, and that represents the broad patterns of social and economic history of Tacoma. The district was listed on the National Register of Historic Places in 2017. The neighborhood manifests the physical history 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 district's period of significance begins in 1890 and ends in 1960.

B. The neighborhood originated as part of a land grant given to the Northern Pacific Railroad by the United States, to assist in the construction of the country's first northern transcontinental line. Parcels of this land were sold by the Tacoma Land Company, which operated as the real estate agent for the railway. Settlers first came to build small homes and farms in the area as early as 1890. Following announcements that the railroad had selected Tacoma as a terminus, a real estate boom of speculation and building occurred, spreading out from the center of Tacoma in all directions as the city rapidly grew. This first boom ended with the Panic of 1893, when many railroads, banks and businesses collapsed, and development and investment activities ground to a halt.

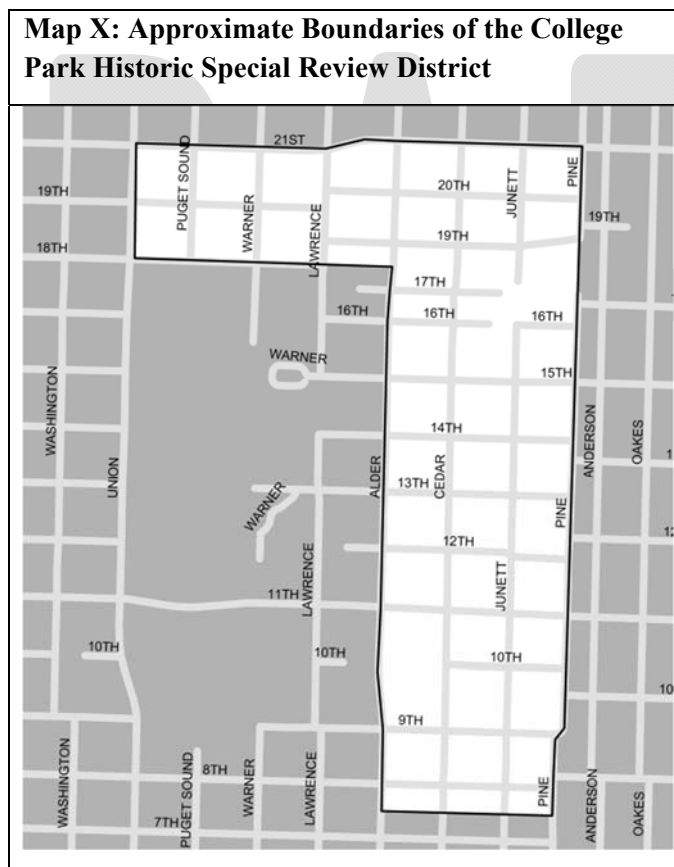
C. The College Park neighborhood's most intensive period of development occurred in the period from about 1910 to 1940, corresponding with periods of rapid economic growth fueled by timber, shipping, and railroad expansion. During this time period, most of the homes in the neighborhood were built, and

the neighborhood took its present basic form, with a uniform grid, standard street widths and sidewalks. This also reflected the influence of early automobiles. According to the nomination, many of the houses constructed during this period were speculative “builder” houses, which utilized pattern book and common plans and designs, including Craftsman bungalows, English Tudor cottages, and other popular styles of the day.

D. The need for worker housing during World War II fueled another period of rapid growth in Tacoma. Several examples of infill date to this time period, as some larger lots were divided and later infill housing was constructed. The period of significance ends in 1960, following the completion of post war infill housing.

13.07.xx3 The College Park Historic Special Review District – Boundary Description.

The legal description for the College Park Historic Special Review District is described in Ordinance No. XXX and shall be kept on file in the City Clerk’s Office. The approximate boundaries are depicted in Map X below.



13.07.xx4 College Park Historic Special Review District – Specific Exemptions.

The following actions are exempt from the requirements imposed pursuant to this chapter:

A. Any alterations to noncontributing properties within the College Park Historic Special Review District, as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office are exempt from the provisions of this chapter; provided, that alterations to accessory structures within the Historic District and the demolition of any structures in the Historic District, including noncontributing and accessory structures or the construction of new buildings, are not exempt from the provisions of this chapter;

B. Interior modifications to existing structures, unless those modifications affect the exterior appearance of the structure;

C. Changes to the exteriors of contributing structures that are not visible from adjacent public rights-of-way may be granted an administrative Certificate of Approval by the Historic Preservation Officer, provided that staff is able to determine that the proposed project is consistent with the district design guidelines and applicable Secretary of the Interior's Standards, all without prejudice to the right of the owner at any time to apply directly to the Commission for its consideration and action on such matters;

D. Any alterations to private residential structures that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City (such as painting and minor repairs such as caulking or weather-stripping);

E. The installation, alteration, or repair of public and private plumbing, sewer, water, and gas piping systems, where no right-of-way restoration is required;

F. The installation, alteration, or repair of public and private electrical, telephone, and cable television wiring systems; provided that the installation of solar panels, wind generators, and cellular antenna towers is not exempt;

G. The landscaping of private residences;

H. The maintenance of existing parking conditions and configurations, including curb cuts, driveways, alleys, and parking lots (new installations are subject to review by the Commission);

I. Signs not exceeding the limitations for a home occupation permit and those installed by the City for directional and locational purposes;

J. The following types of projects within the public rights-of-way: ADA accessibility ramps and installations, in-road work, traffic-signaling equipment, utility markers, and equipment required by the United States Postal Service.

13.07.xx5 Guidelines for building design review for the College Park Historic Special Review District.

Pursuant to Section 13.07.120, the Landmarks Preservation Commission shall adopt and maintain Guidelines for building design and streetscape improvement to ensure a certainty of design quality within the College Park Historic Special Review District, protect the historic fabric of the districts, enhance the economic vitality of the districts through promotion of their architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies. These guidelines shall be made available to the public in electronic and printed formats.