

Members

Kevin Bartoy, Chair
Jennifer Baersten, Vice Chair
Sarah Hilsendeger
Laurel McQuade
Alex Morganroth
Bryan Rousseau
Lysa Schloesser
Jenny Sullivan
George Zeno
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: June 28, 2023
Time: 5:30 p.m.
Location: Hybrid (see below)

Staff

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

INFORMATION ABOUT VIRTUAL MEETINGS

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building, 747 Market St., Room 243 and can also be attended at <https://zoom.us/j/88592995176>, or by dialing +1 (253) 215-8782 and entering the meeting ID 885 9299 5176 when prompted.

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

- | | | |
|---|---------------|-------------|
| 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS | PAGE # | TIME |
| 2. ROLL CALL | | |
| 3. PUBLIC COMMENT | | |

Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 6/28/23", and clearly indicate which agenda item(s) you are addressing.

4. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 02/22/23, 03/08/23, 03/22/23, & 04/12/23
- C. Administrative Review:
 - 1024 N M St. – garage removal
 - 2804 McCarver St. - reroofing

5. BOARD BUSINESS/COMMUNICATION ITEMS

A. College Park Historic District resubmittal	Commission	15	30 m
B. Equity Committee updates	Commission	20	2 m
C. Events & Activities	Staff	20	2 m

6. CHAIR COMMENTS

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



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

Members

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Leah Jaggars, Wedge Ex-Officio



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: February 22, 2023

Location: Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

Commission Members in Attendance:

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

Commissioner Members Excused:

Alex Morganroth
Lysa Schloesser
George Zeno

Commission Members Absent:

Leah Jaggars, Wedge Ex-Officio

Staff Present:

Reuben McKnight
Susan Johnson
Paige Rooney
Mary Crabtree

Others Present:

Michael Sullivan
Dulce Chavez (Interpreter)
Castulo Figueroa
Eli Moreno
Nathan Fritz

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

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

Mr. McKnight reported that there were no written comments received for public comment.

4. **CONSENT AGENDA**

The agenda was approved as submitted.

A. Excusal of Absences

- Alex Morganroth
- Lysa Schloesser
- George Zeno

B. Approval of Minutes: 04/13/22, 04/27/22, 05/11/22, & 05/25/22

Commissioner Hilsendeger requested a revision on the May 25, 2022, minutes regarding the Rust Mansion update.

The minutes of the April 13, 2022, April 27, 2022, and May 11, 2022, meetings were approved as submitted.

The minutes of the May 25, 2022, were approved as amended.

C. Administrative Review: N/A

5. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

**A. Willamette Casket Company Building
2916-2926 S. Steele St.**

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

Mr. Sullivan provided additional information.

Commissioner Hilsendeger expressed appreciation for the nomination and the work going forward.

Vice-Chair Baersten moved that the Landmarks Preservation Commission adopt the analysis as findings and schedule the Willamette Casket Building nomination for a public hearing and future consideration at a tentative hearing date of March 22, 2023. Commissioner Sullivan seconded the motion. The motion passed unanimously.

6. DESIGN REVIEW

**A. 715 N. Ainsworth Ave (NSHD)
Remodel**

Ms. Chavez provided Spanish interpretation for this agenda item.

Chair Bartoy outlined the design review process.

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

Mr. Figueroa provided additional comments.

The Commission and Mr. Figueroa discussed the following:

- Lack of photos of the property prior to the stop work order
- Total number of windows and the removal/relocation of one window
- Concerns about the replacement of current windows with vinyl windows
- Different types of siding and shingles currently present on the house
- The cost of repairing the current windows and siding versus replacing
- Code compliance for energy and egress
- Building's location on the property and visual impact from the street
- Relocation of the entryway to face the street
- Retaining the architectural details, such as the brackets
- Proposed deck
- Addition of two new bedrooms in which the shingles will be reused
- Removal of a door and installation of a new slider door on the west elevation
- Proposal of slider windows
- Possibility of a window survey for more details

Vice-Chair Baersten moved that the Landmarks Preservation Commission approve the portion of the application for 715 North Ainsworth Avenue regarding bullets 1, 2, 3, 5, 6 and replace like-for-like the east slider window in bullet 7. Commissioner Rousseau seconded the motion. The motion passed unanimously.

Vice-Chair Baersten moved that the Landmarks Preservation Commission defer the portion of the application for 715 North Ainsworth Avenue regarding bullets 4 and 7 regarding the remaining windows in 7, pending window survey and code compliance information. Commissioner McQuade seconded the motion. The motion passed unanimously.

(Reference for the motions above) According to the HDR permit and photos submitted, the proposed scope is:

- Put wood shingles or smooth Hardi shingles back where shingle siding was removed

- *Put horizontal lap siding, either wood or non-textured cementitious siding (eg, Hardiplank) around the lower walls*
- *Add a deck to the south facade, to access an existing doorway*
- *Add a deck to the west facade, to access a new sliding door*
- *Enclose the present east entry porch and remove that entryway*
- *Interior structural repairs to foundation and roof framing that will not affect the house's appearance*
- *Windows: add slider* windows in south and west facades; generally, relocate select window openings, replace wood framed sashes, and remove windows from north façade entirely; replace the east slider window with similar product.*

The Landmarks Preservation Commission recessed at 7:55 p.m. and reconvened at 8:03 p.m.

7. BOARD BRIEFINGS

A. 5210 S. State St. (White Shield Home) *Proposed renovation, options for addition*

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

Mr. Moreno and Mr. Fritz provided additional information.

Vice-Chair Baersten suggested keeping the addition and changing the façade to something compatible, noting it meets the Secretary of the Interior's standards for rehabilitation.

Commissioner Cade expressed appreciation for the project because it preserves part of women's history in Tacoma.

Commissioner Hilsendeger agrees with Vice-Chair Baersten and Commissioner Cade and expressed concern about going back on the past Commission's directions for this project but is otherwise in support of the project.

Vice-Chair Baersten requested clarification on the prior Commission's directions for this building.

Discussion ensued regarding the nomination of the building, previous presumptions and decisions.

Vice-Chair Baersten noted that there is no requirement to restore parts of a building that are gone as long as the replacements are compatible with the historic character, and it would be better for the project to move forward with the addition.

Commissioner Hilsendeger and Chair Bartoy expressed appreciation for Mr. Moreno and his team.

Vice-Chair Baersten asked about the brick veneer and unreinforced masonry stated in the packet. Mr. Fritz noted that there is hollow clay tile that is covered with a brick veneer.

Mr. Moreno thanked the Commission and expressed the importance of preserving the historic site.

8. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates

There was no Equity Committee update.

B. Events & Activities

Plans are underway to hold a training day for the Landmarks Preservation Commission on a Saturday in April.

9. CHAIR COMMENTS

The meeting was adjourned at 8:23 p.m.

Members

Kevin Bartoy, Chair
Jennifer Baersten, Vice-Chair
Sarah Hilsendeger
Laurel McQuade
Alex Morganroth
Bryan Rousseau
Lysa Schloesser
Jenny Sullivan
George Zeno
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: March 8, 2023

Location: Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

Commission Members in Attendance:

Kevin Bartoy, Chair
Jennifer Baersten, Vice-Chair
Sarah Hilsendeger
Laurel McQuade
Alex Morganroth
Bryan Rousseau
Lysa Schloesser
Jenny Sullivan
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio

Staff Present:

Susan Johnson
Paige Rooney
Mary Crabtree

Others Present:

Ellen Mirro

Commissioner Members Excused:

N/A

Commission Members Absent:

George Zeno

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. PUBLIC COMMENT

Ms. Johnson reported that there were no written comments received for public comment.

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- N/A

B. Approval of Minutes: 06/08/22, 06/22/22, 08/10/22, 08/24/22

The minutes were approved as submitted.

C. Administrative Review: N/A

5. DESIGN REVIEW

A. 2804 McCarver (Beals House) HVAC, siding

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

Ms. Mirro provided information on her findings.

Commissioner Hilsendeger asked about the photo of knots in the siding and stated that one of the pictures appears to be where insulation was blown in.

Ms. Mirro stated that she had questions about whether all of the siding was original to the house and added that some of the siding might have been patched-in in 1984.

Vice-Chair Baersten requested clarification on how much of the siding will be replaced. Ms. Mirro stated that all of the siding would be replaced because there is not much that is salvageable.

Commissioner Rousseau asked about the plan for the bays and if the siding would go back to horizontal lap. Ms. Mirro affirmed and added that some flat panels would be added in the peak.

Commissioner Hilsendeger asked about retaining the original brackets, bargeboards, and columns and asked if there are any that are not original that is intended to be replaced. Ms. Mirro replied that all of the brackets, bargeboards, and columns will be retained.

Chair Bartoy expressed appreciation for the extra work that was put in for this project.

Commissioner Hilsendeger noted that the new location of the HVAC units in the drawings looks great and suggested painting the covers that go over the lines.

Vice-Chair Baersten asked if the main reason for removing the siding was due to the condition. Ms. Mirro noted that the siding needs to be taken off to complete the weatherproofing of the house, and once it is taken off there will be a low chance to salvage what is there. She also stated that Mr. Naini found a product that matches the profile of the existing siding exactly.

Vice-Chair Baersten asked if there is a way to keep any of the siding on-site as an accent, such as on the bays. Ms. Mirro stated that she will ask the owner about this, but it would be subject to the condition of the siding.

Vice-Chair Baersten moved that the Landmarks Preservation Commission approve the application for 2804 McCarver as submitted with the condition that salvaging the original siding be explored for reapplication on the bays subject to staff approval. Commissioner Schloesser seconded the motion. The motion passed unanimously.

6. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates

There was no Equity Committee update.

B. Events & Activities

- Commission training is tentatively scheduled for June 24, 2023.
- Nominations for the Annual State Historic Preservation Office Awards are now being accepted, and the awards ceremony will be held on May 3, 2023.
- Baseball history event "Fields of Memories: Celebrating Tacoma's Baseball History" will be held at Cheney Stadium on March 25, 2023, at 1 p.m.

C. Heritage Project Grants

Ms. Johnson noted that the grant cycle has begun, and applications are due April 28, 2023. She requested that two

commissioners volunteer to serve on the review panel. Commissioners Sullivan and McQuade volunteered.

D. Historic Preservation Month

Ms. Johnson noted that the title for Historic Preservation Month 2023 is "People Saving Places."

The Commission discussed the award categories, the criteria for the awards, past nominees and winners, a summary of projects the Commission has worked on over the past year, who can nominate, and how to nominate.

7. CHAIR COMMENTS

Commissioner Hilsendeger requested an update on 402 N. Sheridan Ave. Ms. Johnson stated she does not have any updates but will follow up.

Ms. Johnson asked the Commission for their preference on specific days for future site visits.

Chair Bartoy provided an update on the Facility Advisory Committee, which provides input to identify needs at City facilities.

The meeting was adjourned at 6:30 p.m.

Members

Kevin Bartoy, Chair
Jennifer Baersten, Vice-Chair
Sarah Hilsendeger
Laurel McQuade
Alex Morganroth
Bryan Rousseau
Lysa Schloesser
Jenny Sullivan
George Zeno
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: March 22, 2023

Location: Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

Commission Members in Attendance:

Kevin Bartoy, Chair
Jennifer Baersten, Vice-Chair
Sarah Hilsendeger
Laurel McQuade
Bryan Rousseau
Lysa Schloesser
George Zeno
Leah Jaggars, Wedge Ex-Officio

Staff Present:

Reuben McKnight
Susan Johnson
Paige Rooney
Mary Crabtree

Others Present:

Neil Weekley

Commissioner Members Excused:

Jenny Sullivan

Commission Members Absent:

Alex Morganroth
Deborah Cade, North Slope Ex-Officio

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. PUBLIC COMMENT

Ms. Johnson reported that there were no written comments received for public comment.

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Jenny Sullivan

B. Approval of Minutes: 09/14/22, 09/28/22, 10/12/22

The minutes were approved as submitted.

C. Administrative Review: N/A

5. DESIGN REVIEW

A. 405 6th Ave (Walker Apartments) *Relocation of exterior duct, infill of select windows*

Ms. Johnson read the staff report as provided in the packet. She made the correction that the windows are not historic and are wood-frame replicas that were redone in the 1990s.

Chair Bartoy asked if the mechanical ducts were previously approved by the Commission. Ms. Johnson stated that the ducts were previously approved in 2017.

Commissioner Hilsendeger asked about the new parking entry and asked if the current entry would be blocked off or no longer used. Mr. Weekley noted that the entry would no longer be used for vehicular traffic but would be used for occasional service, possibly for Red Star Tacos on the ground floor.

Commissioner Hilsendeger encouraged salvaging the current windows that will be removed.

Vice-Chair Baersten asked if the new construction will be a separate building or connected to the original building. Mr. Weekley stated that it will be a separate building on the adjacent lot.

Vice-Chair Baersten moved that the Landmarks Preservation Commission adopt the analysis as findings and approve the design for 405 6th Avenue as submitted. Commissioner Rousseau seconded the motion. The motion passed unanimously.

6. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates

There was no Equity Committee update.

B. Events & Activities

- The annual Preservation Awards nomination form is live, and can be submitted through May 3, 2023.
- The “Fields of Memories: Celebrating Tacoma’s Baseball History” event will be Saturday, March 25, 2023.

7. CHAIR COMMENTS

The meeting was adjourned at 5:44 p.m.

Members

Kevin Bartoy, Chair
Jennifer Baersten, Vice-Chair
Sarah Hilsendeger
Laurel McQuade
Alex Morganroth
Bryan Rousseau
Lysa Schloesser
Jenny Sullivan
George Zeno
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: April 12, 2023

Location: Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

Commission Members in Attendance:

Kevin Bartoy, Chair
Jennifer Baersten, Vice-Chair
Sarah Hilsendeger
Laurel McQuade
Alex Morganroth
Bryan Rousseau
Lysa Schloesser
Jenny Sullivan
George Zeno
Leah Jaggars, Wedge Ex-Officio

Staff Present:

Reuben McKnight
Susan Johnson
Paige Rooney
Mary Crabtree

Others Present:

Michael Sullivan

Commissioner Members Excused:

Deborah Cade, North Slope Ex-Officio

Commission Members Absent:

N/A

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. PUBLIC COMMENT

Ms. Johnson reported that there were no written comments received for public comment.

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Deborah Cade

B. Approval of Minutes: 10/26/22 & 12/14/22

Vice-Chair Baersten noted that on the December 14, 2022, meeting minutes, under item 7B, the line that reads “Chair Bartoy agrees with Vice-Chair Mortensen about the wooden door...” should read “Chair Bartoy agreed with Commissioner Hilsendeger about the wooden door...”.

The October 26, 2022, meeting minutes were approved as submitted. The December 14, 2022, meeting minutes were approved as amended.

C. Administrative Review:

- 2106 Pacific – signage

5. PUBLIC HEARING

**A. Willamette Casket Building
2916-2926 South Steele Street**

Chair Bartoy called the public hearing to order at 5:35 p.m.

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

Michael Sullivan provided additional background and a video of the exterior of the building.

Chair Bartoy called for testimony. The following individuals testified:

1. Josie Emmons-Turner
2. Russell Holter
3. Ed Echte

Chair Bartoy closed the public hearing at 6:01 p.m.

Vice-Chair Baersten suggested adding contemporary history or artist history on the nomination form.

Vice-Chair Baersten moved that the Landmarks Preservation Commission recommend to City Council that 2916-2926 S. Steele Street, the Willamette Casket Building, be included on the Tacoma Register of Historic Places, including the exterior of the 1907 and 1922 portions, excluding 1950, and finding that it does meet Criteria A, B, C, and G of TMC 13.07.040. Commissioner Hilsendeger seconded the motion. The motion passed unanimously.

6. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates

There was no Equity Committee update.

B. Events & Activities

- The annual Preservation Awards nomination form is live and can be submitted through May 3, 2023.
- The 2023-24 Heritage Project Grant cycle is open, and applications for grant funding are due April 28, 2023.
- May is Historic Preservation Month. Some of the events planned include:
 - I. May 2: City Council Proclamation and annual program report
 - II. May 4: Free public workshop/demonstration at Earthwise Architectural Salvage (628 East 60th Street) on reclaimed/salvaged lumber at 1:00 pm.
 - III. May 6: Community Archives Center will host “Hilltop Story Fest” at 11 am, at Tacoma Community House (1314 South L Street)
 - IV. May 25: Annual Preservation Awards ceremony
- Tacoma History Quest 2.0 will be running through May, with a new set of clues to solve.

7. CHAIR COMMENTS

Vice-Chair Baersten invited everyone to the 2023 Washington State Historical Society History Awards on April 22, 2023, at the Washington State History Museum at 6:00 pm

The meeting was adjourned at 6:13 p.m.



STAFF REPORT

June 28, 2023

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 5A: Proposed College Park Neighborhood Historic District (resubmittal)

Staff

SUMMARY

On May 24, 2023, staff presented a briefing on a resubmittal of the proposed College Park Historic Special Review District, which was submitted to the Historic Preservation Office on March 9, 2023.

This staff report was provided to the Landmarks Commission to aid its discussion on May 24. *Please note that additional information has been provided on the Council resolution regarding a moratorium on local historic districts near the end of the staff report.*

BACKGROUND

This submittal is similar to a previous proposal for the College Park Historic Special Review District reviewed during 2021-22 by the Landmarks Commission and during 2022 by the Planning Commission.

Due to the size and number of documents, links to the relevant documents are provided below.

Current Submittal Documents

Link to current submittal documents (under June 28 Agenda Packet): www.cityoftacoma.org/LPC-agenda

The current submittal includes:

- Submittal email
- Cover letter
- College Park Historic District nomination form
- Nomination supplemental narrative and materials, including background on the Historic Preservation Program, zoning history, demographics and redlining, housing, as well as recommendations for potential future design guidelines.
- Map of the proposed district
- Proposed building inventory
- Documentation of support from property owners in the district
- Map of supporting households
- Supplemental material on contractor sidewalk stamps
- National Register nomination form for College Park National Register Historic District (part 1)
- National Register form (part 2)
- National Register form (part 3)
- National Register form (part 4)
- National Register form (part 5)
- Supplemental Materials: North End Neighborhood Letter of Support
- Supplemental Materials: letters of support/commendation 2017-2021 relating to the College Park National Register Historic District and the 2021 nomination of the College Park Historic Special Review District.
- Supplemental materials: “Key Findings” excerpt from “Preservation Positive” study commissioned by the Los Angeles Conservancy

June 28, 2023

Landmarks Preservation Commission staff report

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- Supplemental materials: “The Greenest Building: Quantifying the Environmental Value of Building Reuse” report by Preservation Green Lab, National Trust for Historic Preservation
- Supplemental materials: Wedge Neighborhood Historic Special Review District staff report to the Planning Commission, February 17, 2010

Previous Review Documents

The Landmarks and Planning Commissions both recently reviewed the proposed district. On April 13, 2022, the Landmarks Commission voted 5-1 to recommend the creation of the College Park Historic Special Review District. On November 2, 2022, the Planning Commission voted 4-2 (1 abstention) to deny the proposed district. In both decisions, the Commissions additionally recommended policy and procedural changes to be considered in future code and planning updates.

Links to Landmarks Commission recommendation to Planning Commission (April 13, 2022):

- Part 1: [https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Agendas-Minutes/2022-Packets/LPC%20recommendation%20packet%20pt1%20-%20College%20Park%20Historic%20District%20\(06-01-22\).pdf](https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Agendas-Minutes/2022-Packets/LPC%20recommendation%20packet%20pt1%20-%20College%20Park%20Historic%20District%20(06-01-22).pdf)
- Part 2: [https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Agendas-Minutes/2022-Packets/LPC%20recommendation%20packet%20pt2%20-%20College%20Park%20Historic%20District%20\(06-01-22\).pdf](https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Agendas-Minutes/2022-Packets/LPC%20recommendation%20packet%20pt2%20-%20College%20Park%20Historic%20District%20(06-01-22).pdf)

Link to Planning Commission decision (November 2, 2022):

- https://cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Districts/College-Park-planning-commission-decision.pdf

About the Proposed District

The College Park Neighborhood Historic District was added to the Washington Heritage Register and the National Register of Historic Places in 2017. Consisting of 583 houses, the area extends roughly from North 21st St to the north, to North Pine Street to the east, along North 8th 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 (Figure 1).

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

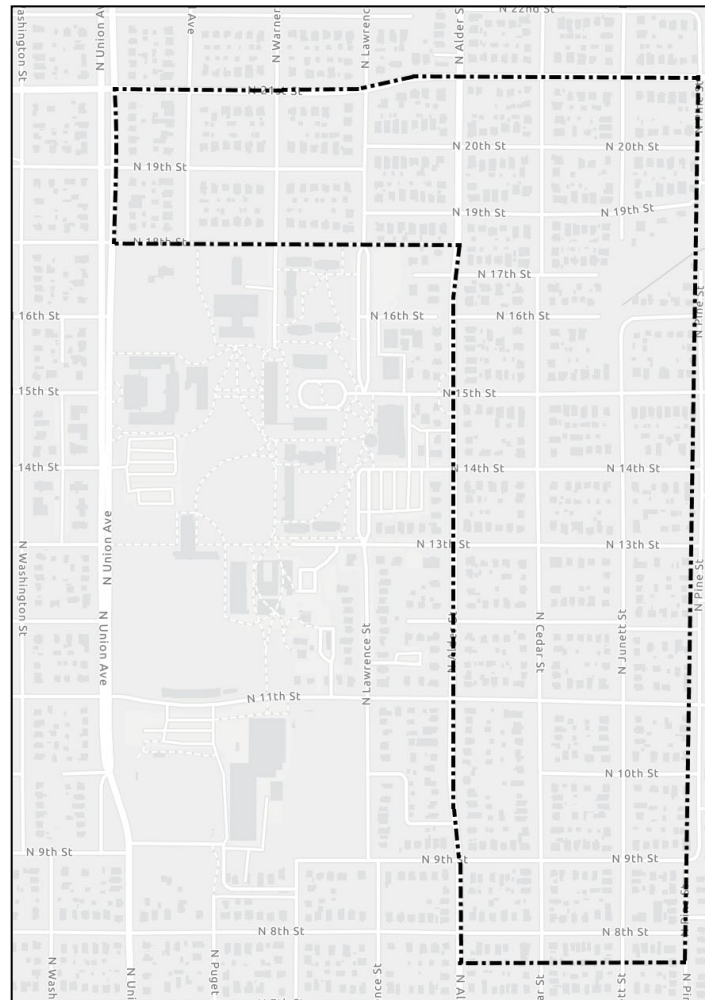
Prior Review

In 2021, the College Park Historic District Association submitted a request for consideration of the area within the National Register District boundaries as a local historic overlay zone, or local historic district. From June 23, 2021 through April 13, 2022, the Landmarks Commission considered the district at 13 public meetings, including a Public Hearing on February 2, 2022.

Following its public hearing, the Commission voted 5-1 to adopt a set of Findings and Recommendations, which included a recommendation to establish the College Park Historic Special Review District, as well as several recommendations regarding future updates to historic preservation Comprehensive Plan policies and relevant sections of the Municipal Code, as well as recommendations to encourage more inclusive historic preservation initiatives in the future.

The Planning Commission received the Landmarks Commission recommendation on May 4, 2022 and considered the recommendation over the course of five meetings, including a Public Hearing on June 1, 2022. On November 2, 2022, the Planning Commission voted 4-2 (1 abstention) to deny the proposed district.

Figure 1: Area of Proposed Historic Special Review District



Unlike other zoning recommendations from the Planning Commission, which can proceed to City Council for consideration with either a “do-pass” or a negative recommendation, consideration of historic district overlays under TMC 13.07 is terminated if denied by the Planning Commission, unless successfully appealed to City Council under the process outlined in TMC 13.07. There was no appeal filed under the stipulations of the municipal code, although there was a request for appeal to the Hearings Examiner in December 2022 that was dismissed for lack of jurisdiction.

The rationale for both the Landmarks Commission and Planning Commission decisions can be viewed in the links at the start of this staff report, under “Prior review documents.”

Differences Between Prior and Current Submittals (Changes from prior proposal)

Staff has compared the prior submittal (the nomination submitted to the City in 2021) and the current proposal to determine to what extent the documents previously reviewed by the Commission are similar to the most recent submittal.

- Overall, the proposal is nearly identical to the previous submittal in terms of location, boundaries, and eligibility criteria.
- There are over 130 text changes to the nomination document and narrative from the document submitted to the Landmarks Preservation Commission in 2021, ranging from minor text/organizational changes to document structure, additional paragraphs in historical narrative, and additional narrative devoted to addressing previous points of discussion. In addition, several sections of the Tacoma Municipal Code and Comprehensive Plan policy language have also been incorporated into the nomination document, along with a statement asserting intellectual property rights over the content of the nomination.
- Most significantly, the document structure has changed. Previously, the nomination was submitted with a Tacoma Register nomination cover sheet over the 2017 National Register nomination form and narrative. The current proposal has incorporated the narrative from the National Register nomination into a Tacoma form, with attendant edits to order, structure, and narrative.
- The previously submitted building inventory was the same as the inventory adopted with the 2017 National Register Nomination. In the most recent submittal, there are edits to the building inventory, including moving a number of buildings from the “non-contributing” category to the “contributing” category, and changes accounting for new construction that has occurred since 2021. These changes do not significantly affect the proposal.
- Supplemental materials. There are additional reference materials included with the most recent submittal, including information generally supporting historic districts and adaptive reuse, background on the Historic Preservation Program, zoning history, demographics and redlining, housing, as well as recommendations for potential future design guidelines. Much of this information touches on topics that were discussed during the previous review.

PROCEDURES

Code Requirements

Tacoma Municipal Code 13.07.060 outlines the process for establishing a new local historic overlay district, and stipulates that either the City Council or the Landmarks Preservation Commission can initiate the process of historic district consideration.

The code states:

Members of the City Council or Landmarks Preservation Commission may propose consideration of a Historic Special Review or Conservation District. A proposal may come in response to a request made by residents or community groups.

The code further provides a set of assessment criteria intended to “prioritize” such requests, as follows:

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; and
2. For proposed historic districts, the area appears to possess a high level of significance, based upon existing documentation or survey data; or

3. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain; and
4. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops; and
5. Creation of the district is compatible with and supports community and neighborhood plans; or
6. The area abuts another area already listed as a historic district or conservation district; or
7. The objectives of the community cannot be adequately achieved using other land use tools.

There is no limitation in current code for re-submitting proposals that were recently reviewed by the City.

CRITERIA

If the Commission votes to move forward with consideration of the College Park Historic District nomination, a review schedule will be developed by staff for the consideration of criteria for significance and boundaries to be discussed further at future meeting(s). Below are the criteria for each.

Significance Criteria

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

The Commission previously found that the proposed district meets the significance criteria, and the district is listed on the National Register of Historic Places (2017).

ADDITIONAL FACTORS

On June 20, 2023, City Council adopted Resolution 41226, "directing the Planning Commission and Landmarks Preservation Commission to determine if a moratorium on nomination and designation of Historic Special Review and Conservation Districts is warranted."

- The request is for the Commissions to consider whether a moratorium is warranted and to make a recommendation to Council, to include scope and schedule.
- Staff will review the resolution and recommend a course of action to respond to the resolution, and present that to the respective commissions for consideration.

- The resolution does not prevent consideration of historic district nominations already under consideration, nor is it proposing eliminating existing districts or preventing new districts from being established once policy and code revisions are in place.

Link to the Resolution: <https://cityoftacoma.legistar.com/gateway.aspx?M=F&ID=829509b4-5977-452a-bf8b-52286039c038.pdf>

Link to the Council Action Memorandum (CAM):

<https://cityoftacoma.legistar.com/gateway.aspx?M=F&ID=f8caf8f5-289d-4190-9087-18710067b231.pdf>

Link to the Council Consideration Request (CCR):

<https://cityoftacoma.legistar.com/gateway.aspx?M=F&ID=bd3bca7c-cbc8-47a4-a17c-3b2611301340.pdf>

ACTION REQUESTED

The Commission is requested to determine a course of action among the three options.

Potential Actions

Due to the close timing of the previous submittal with the most recent proposal, staff anticipated questions from the Commission about review requirements, and consequently consulted with the City Attorney's Office for guidance. Based upon this guidance, the following are the options available to the Landmarks Preservation Commission in response to this latest submittal.

1. The Commission could vote to accept the proposal for another review, and direct staff to set a meeting schedule to re-review the components of the nomination as before, including a Public Hearing, to generate a new recommendation to the Planning Commission.
2. The Commission could conclude that the prior review and recommendation from April 2022 is still valid, and forward the nomination to the Planning Commission, affirming its prior decision.

For both above scenarios, if the nomination is accepted, the Landmarks Commission would conduct its review, and then forward a recommendation to the Planning Commission, which will evaluate the proposal as a zoning change and review the application for consistency with the zoning and land policies of the City. The Planning Commission's review of the prior submittal concluded approximately six months ago.

3. Lastly, the Landmarks Commission is not obligated to reconsider the College Park proposal and may decline to review it again, as it is essentially the same proposal that was considered during 2021-2022. The Landmarks Commission may consider factors such as the Planning Commission's decision from November 2, 2022.

AGENDA ITEM 5B: Diversity, Equity and Inclusion Committee

Commissioners

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

AGENDA ITEM 5C: Events and Activities Update

Staff

There will be a day long training workshop for the Landmarks Preservation Commission on Saturday, June 24th in Room 311 of Milgard Hall on the UWT campus. Training is being coordinated through the National Alliance of Preservation Commissions (NAPC). Lunch and other refreshments will be provided.

Trainers have been arranged through the Commission Assistance and Mentorship Program (CAMP). Their bios were included in the June 14th packet along with the full agenda with session descriptions.

Schedule:

8:30 - 9:00 am	Optional: Coffee, donuts/muffins/fruit will be available
9:00 - 9:15 am	Welcome, introductions
9:15 - 10:15 am	Legal Basics
10:15 – 11:15 am	Standards and Guidelines for Design Review
11:15 – 11:30 am	Break
11:30 – 12:30	Envisioning Infill Design
12:30 – 1:15 pm	Lunch (boxed lunches will be provided)
1:15 – 2:15 pm	Meeting Procedures and the Role of the Commissioner
2:15 – 3:15 pm	Diversity, Equity and Inclusion in Local Preservation
3:15 – 3:30 pm	Break
3:30 – 4:30 pm	Design Review Exercise
4:30 – 4:45 pm	Wrap-Up