



Landmarks Preservation Commission

Community & Economic Development Department

January 31, 2011

SUBJECT: Proposed Historic District in the Old Town Neighborhood

Dear Property Owner:

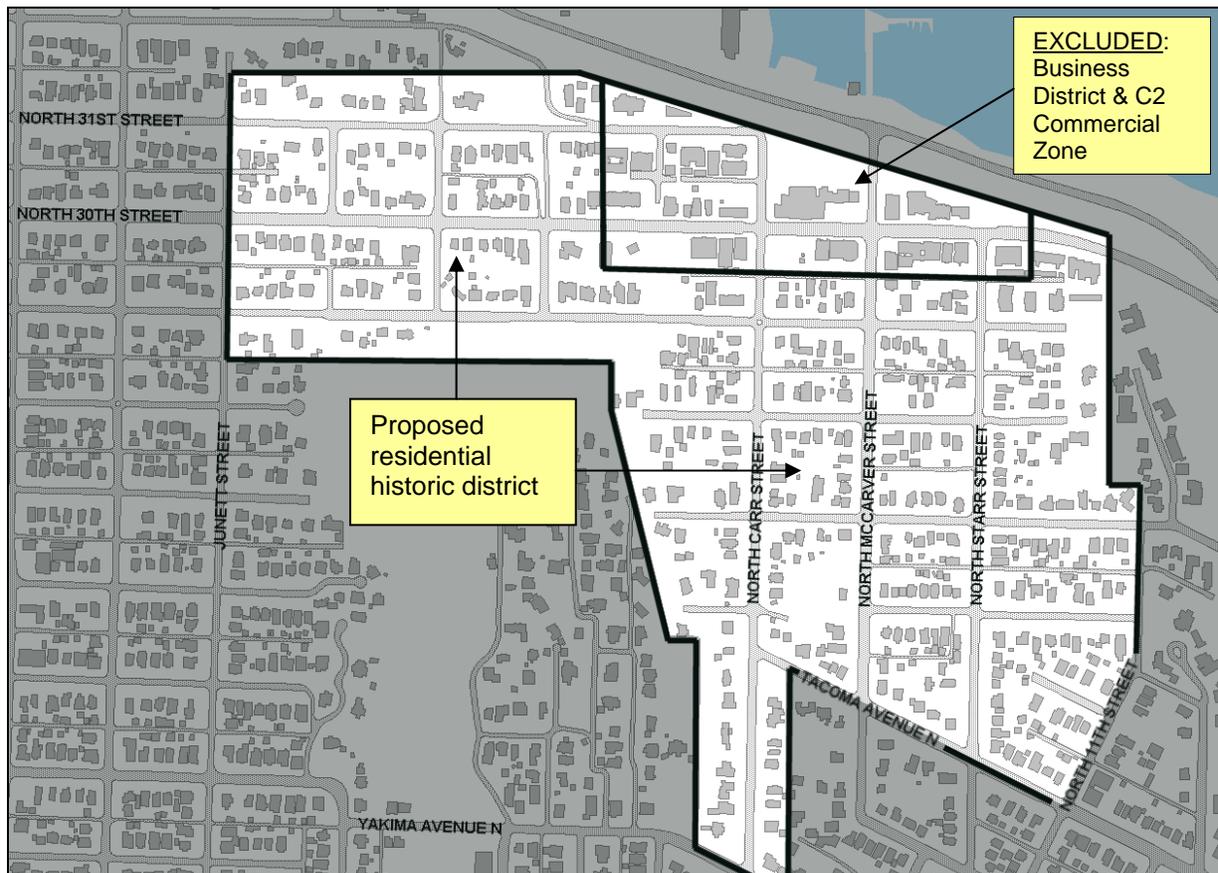
This letter is to inform you that the Landmarks Preservation Commission has received a petition from residents of the Old Town Neighborhood to create a Historic Special Review District. You are receiving this letter because you are listed as an owner of property within the proposed district, or within 400' of the proposed district.

The Landmarks Preservation Commission is scheduled to review this request in 2011. Contained in this letter is information about the **Review Schedule, Boundaries of the Proposed District, Information about Historic Special Review Districts, and the Designation Process.**

Proposed Boundaries of District

The residents of the Old Town Neighborhood have requested consideration of an area that extends roughly from N 31st Street, south along N Junett Street to North 29th Street, west to N Carr Street, south along Carr Street (including both sides of Carr) to Yakima. The southern boundary continues west along Tacoma Avenue N to North 11th Street, and then returns north to North 30th Street. The nomination specifically excludes the business district and C2 commercial zone from inclusion in the district. **These proposed boundaries are subject to change**, based on property owner input, underlying zoning, and the concentration of historically eligible properties.

Figure 1: Area of Proposed Historic Special Review District (excluding the C2 Commercial Zone and Old Town Business District)



Schedule for Review

On December 8, 2010, the Landmarks Preservation Commission adopted a tentative review schedule for consideration of this proposal (below). The intent of this schedule is to consider distinct aspects of the district request individually, and to allow adequate time for public comment.

In addition to formal Public Hearings at the Landmarks Preservation Commission, Planning Commission and City Council, property owners and Tacoma residents will have the opportunity to comment and ask questions at **two public information sessions scheduled for March 23, 2011 and April 27, 2011.**

The Landmarks Preservation Commission meets in Tacoma Municipal Building North (728 St Helens), Room 16 at 5:00 pm. All Commission meetings are open to the public.

Date	Items	Action
12/08/10	<ul style="list-style-type: none">• Introduction of Nomination Request• Staff report on review schedule	Guidance and direction
01/12/11	<ul style="list-style-type: none">• Adoption/modification of review schedule• Approve public notice of nomination and review schedule	Approval
02/09/11	<ul style="list-style-type: none">• Review District Significance and Landmarks Designation Criteria	Guidance and direction
02/23/11	<ul style="list-style-type: none">• Tour of Old Town	Information
03/09/11	<ul style="list-style-type: none">• Review proposed district boundaries and contributing buildings inventory	Guidance and direction
03/23/11	<ul style="list-style-type: none">• Public Information Session (after regular Commission meeting)	None
04/13/11	<ul style="list-style-type: none">• Review of proposed regulations and design guidelines	Guidance and direction
04/27/11	<ul style="list-style-type: none">• Public Information Session (after regular Commission meeting)	None
05/11/11	<ul style="list-style-type: none">• Presentation of proposed recommendations	Guidance and direction, Approve for public distribution, Set Hearing Date.
06/22/11	<ul style="list-style-type: none">• Public Hearing on Recommendations	None
07/27/11	<ul style="list-style-type: none">• Staff Issues/Observations• Findings and Recommendations• Final recommendation to Planning Commission	Adoption of Findings and recommendation

What is a Historic Special Review District?

Historic districts are overlay zones, meaning that the regulations of the historic district are added "on top of" the existing base land use zoning. In general, historic districts create a design review process and design guidelines for proposed remodeling projects.

How does being in a Historic District affect my property?

In general, new construction and projects affecting the exteriors of existing historic homes within the boundaries of a local Historic Special Review District require the review and approval of the Landmarks Preservation Commission prior to the issuance of permits. In addition, demolition of historic properties is highly discouraged.

In certain cases, substantial remodeling projects that are historically compatible with the character of the building may qualify for property tax incentives.

What is the Historic District Designation Process?

A proposed historic district must be reviewed by the **Landmarks Preservation Commission**, which examines the historic significance of the proposed area and the proposed guidelines for future projects in the district, the **Planning Commission**, which reviews the compatibility of the proposal with the City Comprehensive Plan, and the **City Council**, which establishes the historic district via ordinance.

At each step, there are opportunities to formally submit written or oral testimony at Public Hearings.

How Can I Get More Information or Comment?

To ask questions about this process and to provide feedback, please mark your calendar for:

- **Public Information Sessions on March 23, 2011 and April 27, 2011**
- **Public Hearing tentatively scheduled for June 22, 2011** (please note that separate public notice will be sent for public hearings)

If you are unable to attend the above sessions, have general comments for the Landmarks Preservation Commission, or need more information, please contact Reuben McKnight at:

Reuben McKnight
Community and Economic Development Department
747 Market Street Room 1036
Tacoma, WA 98402

(253) 591-5220 or reuben.mcknight@cityoftacoma.org

Sincerely,



Reuben McKnight
Historic Preservation Officer