

**Members**

Kevin Bartoy, *Chair*  
Ken House, *Vice-Chair*  
Roger Johnson  
Lysa Schloesser  
Jeff Williams  
Jennifer Mortensen  
Alex Morganroth



# Agenda

## Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

**Staff**

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Assistant Historic Preservation Officer  
Amy Figueroa, Office Assistant

Date: September 12, 2018  
Location: 747 Market, Tacoma Municipal Bldg, Conference Room 243  
Time: 5:30 p.m.

**1. ROLL CALL**

**2. CONSENT AGENDA**

- A. Excusal of Absences
- B. Administrative Review:
  - Nisqually Substation—transformer vault roof

**3. NAMING—PRELIMINARY REVIEW**

A. 3427 Ruston Way, Judge Jack Tanner Park	Claire Keller-Scholz, MetroParks	10 mins
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**4. DESIGN REVIEW**

A. 516 North Cushman (North Slope Historic District) <i>Porch</i>	Tzzy Wong, Applicant	10 mins
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**5. BOARD BRIEFINGS**

A. 1218 North I Street (North Slope Historic District) <i>Dormers</i>	Judy Tucker, Form + Function Architecture	10 mins
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**6. PRESERVATION PLANNING/BOARD BUSINESS**

A. Code Amendments	Staff	10 mins
B. Events & Activities Update	Staff	5 mins

**7. CHAIR COMMENTS**

*Next Regular Meeting: September 26, 2018, 747 Market Street, Tacoma Municipal Bldg., Rm. 243 5:30 p.m.*

*This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at [www.cityoftacoma.org/lpc-agenda](http://www.cityoftacoma.org/lpc-agenda). All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.*



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STAFF REPORT

September 12, 2018

**NAMING REQUESTS—PRELIMINARY REVIEW**

Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests.

*The purpose of this review is to determine whether the requested name change application is complete and should be scheduled for further review. If so, the item will be scheduled for public testimony at a future hearing, and may be forwarded to City Council for further review.*

**AGENDA ITEM 3A: 3427 Ruston Way, Judge Jack Tanner Park**

*Claire Keller-Scholz, Metro Parks*

**BACKGROUND**

Metro Parks Tacoma is requesting to rename the 4.92-acre Marine Park, at 3427 Ruston Way, Judge Jack Tanner Park. The park would commemorate Judge Tanner's contributions to civil rights and social justice in Tacoma. The parcels currently known as Marine Park were sold to the City of Tacoma and Metro Parks in the 1970s/80s. On February 13, 2018, the Park Board decided to rename Marine Park in honor of Judge Jack Tanner (1919-2006) as part of Metro Parks commitment to social equity, inclusion and diversity, key elements of the Strategic Master Plan formally adopted by the Park Board in January 2018. Judge Tanner was the first African-American in the Pacific Northwest to be appointed to the federal bench as a district court judge. He presided over several landmark cases involving social and environmental justice in Washington and Tacoma.

**CRITERIA**

**The City of Tacoma Policy on Place Names and Name Changes** is included in the packet, specifically "Initial Procedures for Considering Name Change Requests," Section 3.1.

**ACTION REQUESTED**

Determination that the application is complete and should be scheduled for public hearing. The Commission may schedule the application for a hearing, may defer the request if additional information is needed, or may deny the request. If the Commission does not take any action on the application within 60 days (either to schedule for hearing or to defer for additional information), the request is automatically denied.

**ANALYSIS**

1. Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests.
2. The request includes a narrative, map and photographs of the area, as well as a summary of public outreach and letters of support from Tacoma Historical Society, Loren Miller Bar Association, Tacoma/Pierce County Bar Association, University of Puget Sound, Washington State Historical Society, Superior Court of the State of Washington, Pierce County; and the Tacoma Pierce County Black Collective.

**RECOMMENDATION**

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **Naming of the Judge Jack Tanner Park** recommendation for a public hearing and future consideration at the meeting of October 24, 2018.*

Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer consideration of the request to name **Judge Jack Tanner Park** so that additional information (specify) can be presented for consideration to the Commission.*

Recommended language for denying the application:

*I move that the Landmarks Preservation Commission find that the request to name **Judge Jack Tanner Park** does not appear to meet the standards [cite specific reasons] in the Policy on Name Changes, and deny the request.*

## DESIGN REVIEW

### AGENDA ITEM 4A: 516 North Cushman (North Slope Historic District)

*Tzzy Wong, Applicant*

#### BACKGROUND

Built in 1915, this building is a contributing structure in North Slope Historic District. The applicant is proposing to expand the existing front porch to span the front of the home. The windows enclosing the porch would be removed and the new porch would have a shed roof with Craftsman details and columns. On August 22, 2018, the Landmarks Preservation Commission was briefed on this proposal and expressed concerns about altering the original porch design through expansion; the Commission supported removing the enclosure to reopen the porch.

#### ACTION REQUESTED

Approval of the above scope of work,

#### STANDARDS

##### North Slope Historic District Design Guidelines

##### Guidelines for Porches

1. **Retain existing porches and porch details.** The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.
2. **Avoid adding architecturally inappropriate details.** Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era houses. Likewise, scrollwork, turned posts, or gingerbread are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.
3. **Replace missing porches with designs and details that reflect the original design, if known. Avoid adding conjectural elements.** Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.

#### ANALYSIS

1. This property is in the North Slope Historic District and, as such and, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The original porch design and details would be altered by expanding the porch. According to the design guidelines, major changes to configuration should be avoided.
3. The proposed alteration would introduce design elements that are not based on historic evidence. Historic photos show that although the porch was enclosed, the original design is still intact and could be restored by removing the enclosure.
4. The Commission was briefed on August 22, 2018 and expressed concern with the proposed design, particularly that it does not match the historic design and introduces a design element that does not have precedent on the house.

**RECOMMENDATION**

Staff defers recommendation.

Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the application for 516 North Cushman Street, as submitted.*

Recommended language for denial:

*I move that the Landmarks Preservation Commission deny the application for 516 North Cushman Street, based on the following [cite design guidelines.]*

**BOARD BRIEFINGS****AGENDA ITEM 5A: 1218 North I Street (North Slope Historic District)**

*Judy Tucker, Form + Function Architecture*

**BACKGROUND**

Built in 1889, this is a contributing structure in the North Slope Historic District. The applicant is proposing remodeling the existing attic space for a new master suite. This would include new stairs from the upper floor to the attic, a new dormer over the stairs on the west and raising the roof/changing the roof pitch on two existing dormers on the east. The exterior would be repainted, but there would be no other changes to the front façade. The applicant will be presenting paint samples and additional photographs.

**ACTION REQUESTED**

This is a briefing, no action requested.

**PRESERVATION PLANNING/BOARD BUSINESS****AGENDA ITEM 6A: Code Amendments**

*Staff*

**BACKGROUND**

The regulations that govern historic preservation activities in Tacoma appear in various sections of the Municipal Code, including Title 1 (Administration – composition, powers and duties of the Landmarks Preservation Commission), Title 8 (Public Safety – historic property maintenance code), and Title 13 (Land Use – including designations to the register, design review and permitting, and demolition review).

For several years, potential amendments to certain aspects of historic preservation regulations, primarily the question of a demolition review process, have been discussed in various venues, including at the Landmarks Commission meetings, council committees and other community groups. This year, updates to sections of the Land Use Code relating to historic preservation have been included in the Planning Commission 2018-19 amendment package.

The proposed revisions include:

1. Establishment of a citywide demolition review process that would include review of demolition permits for adverse effects to historically significant properties over 4,000 SF, within Mixed Use Centers, and within National Register Historic Districts or affecting National Register listed buildings, as well as clarifying existing demolition review language in code.
2. Amendments to clarify the nomination and designation process, including improvements to language regarding elements that can be included in historic designations, as well as improvements to the language regarding City Council review of nominations (TMC 13.07.050 and others).
3. Changes to nomination requirements to ease nominations locally for properties already on the National Register of Historic Places.

4. Increase effectiveness of Historic Conditional Use Permit by clarifying elements of listed properties eligible for Conditional Use, as well as potential expansion of use palette.

In addition, there are a number of “clean up” items proposed for the historic preservation codes, including TMC 1.42 (which is outside of Title 13), including general language clean up (removing outdated references and revising language to be gender-neutral), removing the “arts commission liaison” position from the Commission – which has not been used for several years – and other minor changes.

On August 8, the Commission was briefed on these proposed amendments.

## ACTION REQUESTED

Guidance and feedback.

## SUMMARY OF PROPOSED AMENDMENTS

The following is a summary table of potential amendments:

Topic	Code Area	Current Status	Proposed/Policy Issue
Administrative	All	Certain areas of the code have outdated language that refers to old organizational structure, outdated processes, etc.	<b>PROPOSED:</b> All mentions of BLUS and CEDD, gender neutral language, paper copies for applications
Commission composition	1.42	The Commission composition includes a position for “Arts Commission Liaison.” The corresponding “Landmarks Commission Liaison” on the arts commission was eliminated several years ago, and the “Arts Commission Liaison,” which is appointed by the Arts Commission chair, has been vacant for several years.	<b>PROPOSED:</b> Remove Arts Commission Liaison position and convert to another At Large position to preserve 11 member size.
Demolition review	13.12.570	Currently, there are specific provisions in the code for demolition review for designated City landmarks and buildings within locally designated historic and conservation districts, as well as demolition review within the Downtown Subareas through the “Cultural Resources Management Plan” provision in TMC 13.12.570. However, outside historically designated areas and the Downtown Subareas, there is no formal provision for demolition review of potentially historic resources other than through SEPA. The SEPA review threshold for demolition permits is 12,000 SF.	<b>PROPOSED:</b> <ol style="list-style-type: none"> <li>1. Revise existing code for the Downtown Subarea for clarity and</li> <li>2. Create a new pilot citywide demolition review that creates a lower threshold for review of the demolition of structures that are 50 years of age and older to 4,000 SF, and: <ul style="list-style-type: none"> <li>• Exempt SF homes, except houses within NR historic districts</li> <li>• Under 4,000 SF exempt, except in NR districts and mixed use centers</li> <li>• Create a checklist process</li> <li>• May refer demolition permits to LPC</li> </ul> </li> </ol>
Nomination process	13.07.030 and 13.07.050	Currently code definitions include the term <i>significant interior features</i> , which is defined as “architectural features, spaces, and ornamentations which are specifically identified in the landmark nomination and which are located in public areas of buildings such as lobbies, corridors, or other assembly spaces.”	<b>PROPOSED</b> <ul style="list-style-type: none"> <li>• Change the definition “significant interior features” to “significant interior spaces” to match the term elsewhere in the</li> </ul>

		<p>This is the only area in code that interiors are specifically defined. Elsewhere, in the nomination section, the term <i>significant interior spaces</i> is used to define interior spaces that may be included in the nomination, and this section further limits this to “publicly owned buildings.”</p> <p>The City’s interpretation of this set of codes is that “significant interior features” and “significant interior spaces” are intended to mean the same thing.</p>	<p>code</p> <ul style="list-style-type: none"> <li>• Eliminate the limitation to “public” areas for areas of exceptional significance where there is a broad public benefit to preserving such a space.</li> <li>• Eliminate the limitation of interior spaces to publicly owned buildings.</li> </ul>
Nomination and designation	13.07.050.D.1	<p>Clarification of City Council review. Currently the code states that council may approve a resolution designating a landmark, deny it or refer the nomination back to the Commission, as it may deem appropriate. Further, the code states that if the designation is approved, the Council shall include in its resolution the elements that are part of the designation and subject to LPC review. This means that when Council passes a resolution, it may not contain all of the elements recommended by the Landmarks Commission.</p>	<p><b>PROPOSED:</b> Clarify the language to distinguish between the nomination, designation and the controls within the resolution that council passes.</p>
Nomination of NR listed properties	13.07.040 and 13.07.050	<p>Currently, individual properties that are on the historic register must still go through the full local nomination process to be locally designated, including a local nomination form and the “two meeting” process. There has been some discussion regarding individual NR listed properties and whether it should be easier to nominate them to the Tacoma register of historic places.</p>	<p><b>PROPOSED:</b> Revise the code so that NR listed properties are automatically considered eligible for the Tacoma Register, eliminating the need for a “preliminary meeting,” and expedite the nomination process for NR listed properties (i.e. use existing nomination forms without further work)</p>
Conditional Use Permit	13.06	<p>The historic conditional use permit was created in 2007 in order to provide a land use tool that expanded potential uses in historic structures beyond what is allowed in the base zone. A prototypical example is an institutional building in a single family neighborhood, such as a school. However, since 2007, there has been only one successful application for the program that has resulted in an operating conditional use. Moreover, there has been some confusion whether all elements of a historically designated property may utilize the CUP or only the historically “contributing” elements.</p>	<p><b>PROPOSED:</b></p> <ul style="list-style-type: none"> <li>• Add additional uses to the potential use table</li> <li>• Add clarifying language to indicate that the historic CUP is available for all elements on the parcel of the historically designated property.</li> <li>• Add language for review criteria based on the need.</li> </ul>

## NEXT STEPS

The Landmarks Preservation Commission will review the proposed amendments over the summer and fall, which will culminate in a set of recommendations for the Planning Commission to consider (for the amendments within Title 13). The following is an anticipated schedule for this review:

September 12 – Landmarks Commission	Draft code
September 19 – Planning Commission	Briefing
October 10 – Landmarks Commission	Draft code
November TBA – Landmarks Commission	Recommendation to Planning Commission
January 2019 – Planning Commission	Code review, authorize release
March 2019 – Planning Commission	Set hearing date

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

*Staff*

**2018 Events**

1. LPC Training (9am @ TAM, September 25th)
2. Trivia Night (6pm @ The Swiss, September 19th)
3. Your House is History: Learn How to Research Your Property
  - I. Moore Library Workshop (10am, Sept. 22<sup>nd</sup>)
  - II. Mottet Library Workshop (4:30pm, Sept. 27<sup>th</sup>)
  - III. NW Room Workshop (5:30pm, Oct. 17<sup>th</sup>)
4. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ Tin Can Alley, Nov. 4th)





August 20, 2018

Mr. Kevin Bartoy, Chairman  
Landmarks Preservation Commission  
City of Tacoma  
747 Market Street, Suite 345  
Tacoma, WA 98402

Mr. Reuben McKnight  
Historic Preservation Officer  
City of Tacoma  
747 Market Street 8677

Tacoma, WA 98402

Re: Request to Rename Marine Park

Dear Mr. Bartoy and Mr. McKnight:

On behalf of Metro Parks Tacoma and the Board of Park Commissioners, it is my privilege to submit this request to rename Marine Park, 3427 Ruston Way, to "Judge Jack Tanner Park" in recognition of the late judge's contributions to the civil rights struggle in Tacoma and across the nation, and his efforts to provide equal justice for all. The park encompasses land parcels owned by both Metro Parks Tacoma and the City of Tacoma, located along Ruston Way near Les Davis Pier, between Fireboat No. 1 and Cummings Park. The Park Board has already acted, and now we seek the City's approval.

Please find the packet of attached materials justifying this request and satisfying the criteria for changing the park's name as laid out in the City code.

I will be happy to respond to any questions or concerns regarding this matter.

Warm regards,

Shon Sylvia  
Executive Director  
Metro Parks Tacoma

Board of Park Commissioners: Jessie K. Baines Jr., Erik Hanberg, Aaron Pointer,  
Tim Reid, Andrea Smith Executive Director: Shon Sylvia

4702 S. 19th Street, Tacoma WA 98405-1175  
Phone: (253) 305-1000 • Fax: (253) 305-1098 • [MetroParksTacoma.org](http://MetroParksTacoma.org)

## Statement of Criteria: “Judge Jack Tanner Park”

Marine Park along Ruston Way was acquired in parcels when the private owners of the land determined to sell. In the 1970s-80s the Herbert, Houston, Peterson, and Cummings families transferred their properties to both Metro Parks Tacoma (MPT) and the City of Tacoma in a series of sales. The land was named “Marine Park” at the time it was acquired due to its waterfront nature. Part of the MPT parcel originally called Marine Park has since been named Cummings Park.

The decision to rename the rest of Marine Park was made as the result of the February 13, 2018, Park Board meeting. The board chose to rename the park in honor of Judge Jack Tanner (1919-2006) as part of MPT’s commitment to social equity, inclusion and diversity, key elements of the Strategic Master Plan formally adopted by the Park Board in January 2018.

Both MPT and the City of Tacoma own parcels of the park lands legally known as Marine Park. As is the case with much of the public land along Ruston Way, the boundaries of these parks can be confusing. When the decision was made to rename Marine Park in February 2018, the Board was given to understand the whole area known as Marine Park was owned and administered by MPT. Additional research revealed that a significant portion is actually owned by the City but administered by MPT. In order to rename the full 4.92 acres known as Marine Park, including both Metro Parks and City parcels, the Park Board submits this renaming proposal.

Judge Tanner was a remarkable figure in Tacoma, contributing not only to precedent as the first African-American in the Pacific Northwest to be appointed to the federal bench as a district court judge, but also for his commitment to civil rights, promoting equality both inside and outside the walls of his courtroom. Naming a public park after Judge Tanner will honor his legacy, raise awareness of the principles he fought for, and help promote the ongoing efforts for greater equality in the Tacoma community. Additionally, the choice of naming a waterfront park after him reflects a key element of Judge Tanner’s personal history: He paid his way through university by working as a longshoreman in a union his father helped found (the International Longshore and Warehouse Union).

Jack Tanner was born and raised in Tacoma. He attended Stadium High School, class of 1938, and played baseball and football. Even as a young man, Jack Tanner faced discrimination due to his skin color. He was limited in his prospects as a professional athlete because baseball leagues were still starkly segregated. When he enlisted in the U.S. Army in 1943, during World War II, he was placed in an all-black unit with a white officer in command.

When he left the Army, Jack Tanner was determined to finish his college degree. He graduated from the College of Puget Sound (now University of Puget Sound) and pursued a law degree at the University of Washington Law School. He passed the bar in 1955, and within a few years had opened a criminal-defense law practice in downtown Tacoma. Tanner was active with the National Association for the Advancement of Colored People in Tacoma. In the 1950s and 1960s, he served as an officer in the local chapter and as a member on the national board.

In 1978, Jack Tanner was nominated for the federal bench and was sworn in on June 2. According to his peers, Judge Tanner believed that President Jimmy Carter chose him as a judge to stand up for the disadvantaged and work on behalf of those who could not stand up for their rights themselves. He served on the federal bench for both Eastern and Western Washington.

To Judge Tanner, “the concept of fairness and justice [formed] the very foundation of our system of jurisprudence” and he dedicated his life to this precept. He believed all people deserved equal treatment under the law, regardless of race, class, or gender. In addition to standing up for African-American rights, he also advocated on behalf of the Native American peoples as they sought to assert treaty terms that ensured access to traditional lands and fishing rights.<sup>1</sup>

His notable actions outside the courtroom included leading a march for housing equality in Kennewick in the early 1960s; providing advice to President Kennedy during the drafting of what became the Civil Rights Act of 1964; and participating in the 1966 rally in Olympia in defense of Native American fishing rights.

As a federal judge, Tanner was known for his determined approach to doing the right thing, even in the face of controversy. Two of his famous cases were ultimately overturned by the 9<sup>th</sup> Circuit Appeals Court, but nevertheless stand as landmark rulings: In 1980, he declared that the conditions of the state penitentiary in Walla Walla violated the Eighth Amendment injunction against “cruel and unusual punishment.” Another case in 1983, often referred to as the “comparable worth” ruling, made headlines as one of the first judicial decisions to mandate equal pay for women.

Although Judge Tanner was eligible for retirement in the 1980s, he determined to remain on the bench when he learned there were no other African-American judges available to replace him. He believed it was important for law students, his peers, and defendants to see him as a role model for minorities. In 1991, he achieved senior status, and the City of Tacoma issued a proclamation of Judge Jack Tanner Day for July 20, 1991.

Judge Tanner passed away in January 2006 at the age of 86. Shortly after his passing, the City of Tacoma proclaimed January 28, 2006, “Judge Jack E. Tanner Day” in recognition of his life and career on the bench. The judges of the Western District of Washington renamed one of the wings of Union Station Courthouse after him as well, in recognition of his many years of service in the courtroom and chambers there.

Recently, Judge Tanner was highlighted as part of the Tacoma Historical Society’s exhibit “Dreams that Matter” (October 2017-February 2018) as one of the unsung heroes who have worked for civil rights and social justice throughout Tacoma’s history.

It is fitting that a waterfront park be named for this influential Tacoman, for one of the better-known stories about Judge Tanner comes from a 1989 case regarding the pollution of the city’s waterways. Before accepting the proposed plea bargain by a company whose negligence had resulted in toxic chemicals spilling into the harbor, Judge Tanner insisted that the top executive appear in his court in person, stating, “Before I accept this plan, the top officer of your company will be here. ... Not a division. The top man.”<sup>2</sup>

Judge Tanner’s story reflects that of many influencers in Tacoma, the working class and those who sought education to not only better their own lives but to serve the community. By renaming Marine Park after Judge Tanner, Metro Parks Tacoma proposes to highlight the life and career of a man whose legacy in the community endures, representing the diverse past of Tacoma while inspiring its future.

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<sup>1</sup> Paula T. Olson, Burgess Fitzer P.S., “Judge Jack E. Tanner: A Civil Rights Hero,” Federal Bar Association News, Vol. 28, No. 1, Fall 2006.

<sup>2</sup> *Orlando Sentinel* June 22, 1989, “SPILL AFTERMATH. Federal Judge Jack Tanner said he wanted...”

Map of affected area:

# Marine Park



## Existing place names affected:

No other business, street, or adjacent facilities bear the name "Marine Park" or reference "Marine" in this context.

There is a park sign at the entrance to the parking lot that will need to be replaced. The current sign does not match any other signage along Ruston Way, nor does it bear the City of Tacoma or Metro Parks Tacoma logo.

The only other sign affected is a Beach Environmental Assessment, Communication and Health (BEACH) Program sign. The small green sign has reporting information regarding "Swimming Beach Water Quality" that includes a pasted-on label identifying the location of the beach, "Marine Park," for reporting purposes.

### **Common usage names or nicknames for the area:**

The area in question, Marine Park, was half of the area originally known as Marine Park to users and locals, but most of the Metro Parks owned park began to be called Cummings Park after the family who once owned a boat-building business on that location. The name change to that section of the park became official in 2016.

To our knowledge, the city-owned section of Marine Park has never been known as anything else. There are few topographical features located within the area to give users and locals a reference beyond "Marine Park." It may also be referred to as the area "just past the Fireboat" or "down by Les Davis Pier." Within the park boundaries are several other points of interest, including a cement "diving stair" route down to the beach with a ceramic mural on its walls, the Port of Kitakyushu, Japan, commemorative sculpture, the "Children's Bell" art installation, and the granite friendship monument from Gunsan City, South Korea. Because the boundaries of the park are not clearly delineated, as is the case with most of Ruston Way, users and locals do not necessarily identify any of these artworks or similar landmarks with Marine Park.

**See appendix for photographs of the park area.**

### **Summary of public outreach:**

Metro Parks Tacoma conducted a public survey in order to solicit name suggestions for the new peninsula at Point Defiance Park that was developed as part of the Waterfront Phase I project. More than 500 people completed either an online or print version of the survey. "Judge Jack Tanner" was the second-most suggested name. The Park Board approved the name of Waterfront Phase I's new park as "Dune Peninsula at Point Defiance Park" based on the public's input, and decided at the same time to honor the legacy of Judge Tanner by renaming Marine Park after him.

The following documents reflect the press coverage of the announcement to rename MPT's Marine Park after Judge Tanner, and the support of the community for the proposal.

- Metro Parks Tacoma Press Release
- "A Ruston Way park will be renamed for a pioneering African-American Tacoma judge," by Craig Sailor, Tacoma News Tribune. (February 13, 2018)
- Letter of Support from the Tacoma Historical Society
- Letter of Support from the Loren Miller Bar Association
- Letter of Support from the Tacoma/Pierce County Bar Association
- Letter of Support from the University of Puget Sound
- Letter of Support from the Washington State Historical Society
- Letter of Support from the Superior Court of the State of Washington, Pierce County
- Letter of Support from the Tacoma Pierce County Black Collective

## Metro Parks Tacoma board honors author Frank Herbert and Judge Jack Tanner

February 13, 2018

*Parks along the waterfront will recall the legacy of two Tacoma natives*



The process of naming a new public gathering space carved from the remnants of the former ASARCO smelting operation has sparked the parallel recognition of a pioneering African-American jurist, the late U.S. District Court Judge Jack Tanner.

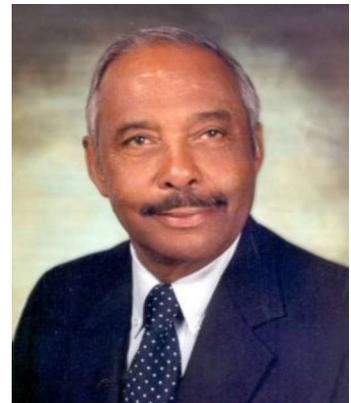
On Monday, Feb. 12, the Metro Parks Tacoma Board of Commissioners concluded a lengthy public process by naming the 11-acre waterfront site on the breakwater peninsula in honor of science fiction writer Frank Herbert's 1965 novel "Dune" and its five sequels.

The board approved the name Dune Peninsula at Point Defiance Park for the highly anticipated space that's still under construction around the Tacoma Yacht Club boat basin. In addition, a winding, paved pedestrian loop also being built on the site has been named Frank Herbert Trail. Both are tentatively scheduled to open to the public later this year.

During the same session, the board voted to rename what until then had been called Marine Park. The park, which occupies part of the Ruston Way shoreline area near Les Davis Pier, is now named Judge Jack Tanner Park. Tanner was a lifelong Tacoma resident who in 1978 became the first African-American federal district court judge in the Pacific Northwest. He passed away in 2006.

The board chose to honor Tanner as part of its commitment to social equity, inclusion and diversity, key elements of the Strategic Master Plan formally adopted by the Metro Parks board in January.

Metro Parks Commissioner Aaron Pointer, who is African-American and was a leading advocate to name a park after Tanner, called the decision a first step in correcting past inattention to the significance and contributions of residents of color.



“Names mean a lot to people,” he said. “This kind of recognition will inspire a lot of people who might otherwise feel left out. Young kids who see the sign at the park may ask who Judge Tanner was. This may inspire them to learn where hard work and perseverance can lead.”

The chosen names for the breakwater peninsula area were recommended by a Metro Parks committee of staff members who reviewed more than 500 recommendations submitted by the public last summer. Of those, about 300 were related to Herbert or “Dune.” Tanner’s name also was highly rated among the publicly submitted recommendations.

Tanner was appointed to the federal bench by President Jimmy Carter. As a judge, he was known for his often controversial decisions on behalf of African-Americans and others he believed had been the targets of inequitable treatment. In 1980, he ruled that inmates at the Washington State Penitentiary in Walla Walla had been the victims of cruel and unusual punishment, prohibited by the U.S. Constitution’s 8<sup>th</sup> Amendment. He’s also known for his 1983 “comparable worth” ruling that women should get equal pay for equal work. Although later overturned by the 9<sup>th</sup> U.S. Circuit Court of Appeals, the case remains a landmark in the history of women’s rights.

Tanner was the son of a Tacoma longshoreman and union activist. After graduating from Stadium High School and serving in a segregated U.S. Army unit in World War II, the younger Tanner also worked as a longshoreman while earning degrees at what was then the College of Puget Sound and the University of Washington School of Law. Before his appointment to the bench, he was active in the National Association for the Advancement of Colored People and he marched for civil rights in Mississippi. As a lawyer, he regularly represented Puyallup, Nisqually and other Native American rights activists in disputes over fishing and treaty rights.



“Dune,” one of the best-selling science fiction works of all time, was the first such novel with an environmental theme. And according to Herbert’s son, Brian, who wrote a biography of his father, Frank Herbert’s devotion to the natural world evolved from his Tacoma childhood and his recollection of the foul smoke that spewed from the stack of the former ASARCO smelter.

For about 100 years, the smelter complex dominated the waterfront adjacent to the breakwater, itself built from smelter slag, the waste residue of copper production.

“Frank Herbert won the most prestigious awards in science fiction. Geographic features on Saturn’s moon Titan are named after words coined by him. And yet, not many people know he’s a native of

Tacoma,” said Commissioner Erik Hanberg, an author who championed the cause. “His experiences in Tacoma shaped his appreciation for the delicate balance of nature, so it feels right to attach his name to a park that reclaims toxic land.”

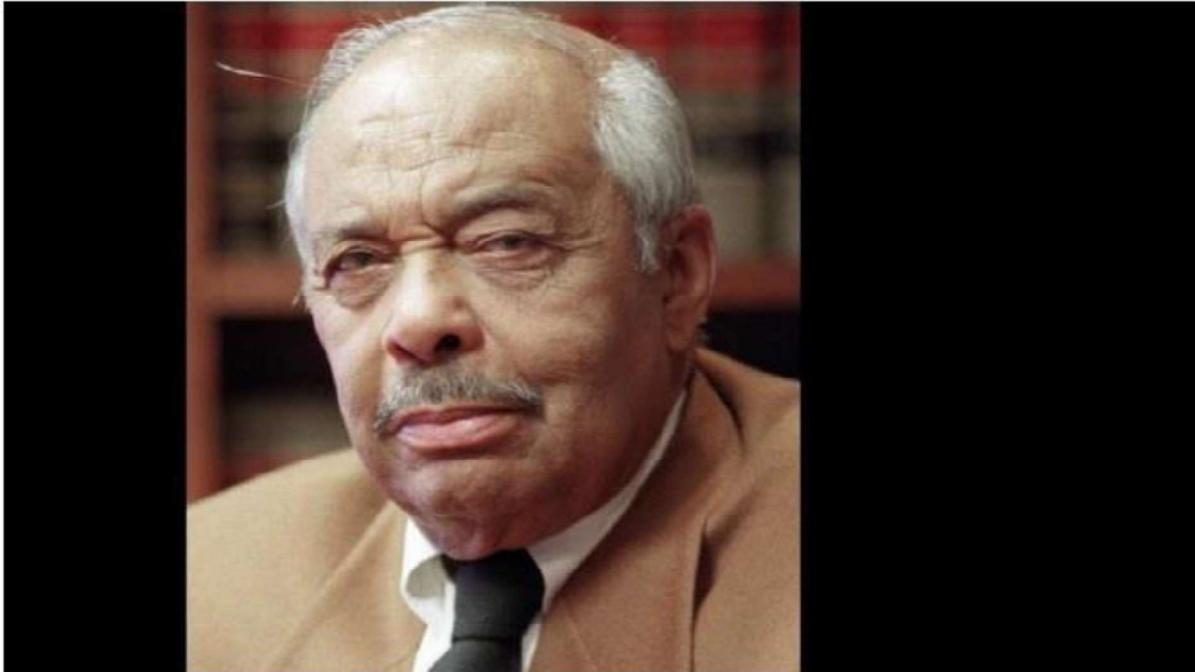
When Dune Peninsula at Point Defiance Park opens, it will feature panoramic views of Commencement Bay, Vashon Island, downtown Tacoma and Mount Rainier. A pedestrian-bicycle trail will connect it to the rest of Point Defiance Park, just west of the peninsula.

The development is part of Metro Parks Tacoma’s [Waterfront Phase 1](#), a huge restoration and redevelopment project that is central to [Destination Point Defiance](#). This initiative, funded largely through a \$198 million bond issue approved by Metro Parks voters in 2014, is designed to enhance the experiences of visitors to Point Defiance Park and honor its character.

###

Contact:

Michael Thompson, Metro Parks Tacoma, (253) 305-1092; [michaelt@tacomaparks.com](mailto:michaelt@tacomaparks.com)



LOCAL

## A Ruston Way park will be renamed for a pioneering African-American Tacoma judge

BY CRAIG SAILOR  
[csailor@thenewstribune.com](mailto:csailor@thenewstribune.com)

February 13, 2018 03:35 PM  
Updated February 14, 2018 02:57 PM

A Ruston Way park soon bear the name of a longtime African-American civil rights activist and federal judge.

Marine Park is being renamed Judge Jack Tanner Park to honor Tanner, who grew up in a black working-class Tacoma family, served in a segregated U.S. Army unit in World War II and marched for civil rights in Mississippi before being named to the federal bench by President Jimmy Carter.

The move was made Monday night by the Metro Parks Tacoma board of commissioners.

Metro Parks commissioner Aaron Pointer, who advocated for the honor, said it will help correct the lack of acknowledgment of the contributions of people of color to Tacoma's culture and heritage.

---

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"Names mean a lot to people," Pointer said. "This kind of recognition will inspire a lot of people who might otherwise feel left out. Young kids who see the sign at the park may ask who Judge Tanner was. This may inspire them to learn where hard work and perseverance can lead."

Tanner helped local tribes fight for their fishing rights, testified on behalf of U.S. Supreme Court nominee Clarence Thomas during his confirmation hearings and served as a mentor to young black attorneys.

In a 1989 pollution case, he refused to sign off on a settlement until the chief executive of the East Coast corporation involved flew to Tacoma to appear in his courtroom. In a 1993 drug case, he declared that institutional racism pervaded the entire U.S. judicial system.

He also picked up the nickname "Maximum Jack" for slamming convicted criminals with tough sentences.

Tanner died in 2006.

Marine Park is located on Ruston Way between Les Davis Pier and Duke's Seafood & Chowder.

New signs will be installed and a renaming ceremony will take place sometime this year, Metro Parks reported.

# TACOMA HISTORICAL SOCIETY



*Preserving, Presenting, and  
Promoting Tacoma's History*

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July 20, 2018

Claire Keller-Scholz  
Interim Art, Culture, & Heritage Administrator  
Planning & Development Department  
Metro Parks Tacoma  
4702 S. 19th Street  
Tacoma, WA 98405

Dear Claire,

On behalf of Tacoma Historical Society's board of directors, we write in support of Metro Parks' proposal that Marine Park, along Ruston Way, be renamed in honor of Judge Jack Tanner.

We feel that such a recognition is appropriate, given the city-wide impact of Judge Tanner's life and legacy. Judge Tanner was a remarkable figure in Tacoma, contributing not only to legal precedent as the first African American in the Pacific Northwest to be appointed to the federal bench as a District Court Judge, but also for his commitment to civil rights and promoting equality both within and without the walls of his courtroom. He also has connections to the waterfront, as he paid his way through law school by working as a longshoreman.

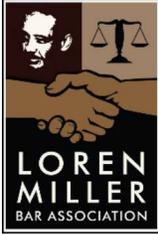
Tacoma Historical Society featured Judge Tanner in our 2017 exhibit *Dreams That Matter*, which shared stories of civil rights and social justice champions from throughout Tacoma's history. He was also selected for inclusion in our 2017 book on the same theme, *Speaking Out: Twenty-One of Tacoma's Social Justice and Civil Rights Champions*, which has been distributed to K-12 classrooms throughout Tacoma.

As one of our board members points out, Metro Parks maintains more than 50 parks throughout the City of Tacoma, and currently, not one is named in honor of an African-American. Given his significance in Tacoma's history, we believe that Judge Tanner is an outstanding choice to be recognized in this manner.

Thank you,

Bill Baarsma, President

Kim Davenport, Director



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July 23, 2018

Board of Parks Commissioners  
4702 South 19th Street  
Tacoma, WA 98405

Dear Board of Parks Commissioners:

The Loren Miller Bar Association writes to support renaming Marine Park for Judge Jack Edward Tanner. He was one of our founding members, a champion for civil rights, and a Tacoma icon. Judge Tanner was Tacoma grown and proudly called the city home throughout his 86 years of life.

A brief note about us. Founded in 1968, the Loren Miller Bar Association ("LMBA") is a Washington statewide organization and the local affiliate of the National Bar Association (NBA), which is the oldest minority bar and the largest organization of African-American attorneys in the United States.

The challenge in making the case for Judge Tanner is to restrict his list of accomplishments to the space of a letter. Judge Tanner grew up in Tacoma, the son of Ernest and Emma Tanner. Ernest Tanner was a labor leader in Tacoma for the longshoremen, so Judge Tanner was exposed to civic activism from an early age. After graduating from Stadium High School, Judge Tanner served in the Army during World War II in a segregated unit before returning home to work as a longshoreman himself. His experiences during the war convinced him that a career in the law would be his way to make a living and to contribute to the cause of justice for all. He went to school at the College of Puget Sound and then earned his law degree from the University of Washington in 1955.

A short list of Judge Tanner's achievements after joining the legal profession include: being the first African-American lawyer in the Northwest to have been summoned to the White House to discuss the issues of race-relations, which had reached a crisis point in America (1963); the first to lead a civil rights march to oppose housing discrimination in Kennewick, Washington (1964);

the first African-American to serve as the lawyer for the Washington State Democratic Party; and the first African-American (and possibly the last longshoreman) to be appointed to sit on the U.S. District Court for both the Eastern and Western Districts of Washington (1978). In recognition of his many accomplishments, the Tacoma legal community has formed its own African-American bar association, the Jack E. Tanner Bar Association, in his honor.

As a lawyer, Judge Tanner represented tribal members in the Indian fishing rights litigation of the 1970s, which still reverberates today. As a federal judge, he issued a landmark decision that women were entitled to equal pay for equal work in 1983. Although this ruling was overturned on appeal, it led to major reforms in how Washington state paid female employees and gave a bigger platform to issues of gender equality in the workplace. Whether in the community or in the courts, as lawyer and as a jurist, these are just a couple of examples of how Judge Tanner had a major influence on innumerable significant social and legal issues in Tacoma's history.

Judge Tanner has had many of his accomplishments documented in major print media and various historical societies online, which we encourage all to read. In conclusion here, Judge Tanner was a giant in the Tacoma community and the city would not be the same without his lifetime of service and leadership. It would mean a lot to Judge Tanner's family, to the Loren Miller Bar Association, to local communities of color, and to all people committed to the cause of equality for Tacoma to grant him this honor. We respectfully request that you do so.

## Hunter George

---

**From:** Lyle Quasim <lquasim@msn.com>  
**Sent:** Friday, July 13, 2018 8:07 AM  
**To:** Hunter George  
**Cc:** Claire Keller-Scholz  
**Subject:** Re: Letter of support

### LETTER OF SUPPORT

I hope that you will allow this e-mail to serve as The Letter of Support for renaming the park on Schuster Parkway to honor Jack Tanner.

July 13 2018  
Metro Parks Tacoma  
Attention: Hunter George

Hunter George

The Tacoma/Pierce County Black Collective is a local organization of black people dedicated to civic engagement through volunteer service . Since 1968, the Tacoma/Pierce County Black Collective has met every Saturday without exception at the City Association of Colored Women's Club House. We are "Working until equity, inclusion and fairness are a reality". Our mission is to promote the interests of black people in the areas of education, politics, economic development and social justice.

We have been and continue to be actively engaged with the mission and objective of Metro Parks Tacoma. We are excited about and support the proposal before the Metro Parks of Tacoma Commissioners to rename the park on Schuster Parkway (Ruston Parkway) to honor Jack Tanner. The Commissioners have been presented information about the contributions Judge Tanner made to make Tacoma and Pierce County an outstanding place for all residents to live. We urge Tacoma Metro Parks to add the name of Jack Tanner to the list of parks named after heroic and icon of our community.

Respectfully  
Lyle Quasim  
Chair of the Tacoma Pierce County Black Collective

> On Jul 11, 2018, at 2:26 PM, Hunter George <hunterg@tacomaparks.com> wrote:

>

> Thank you, Lyle! Sorry I missed you yesterday -- I was in the air on the way back from a trip to DC. I'm attaching the letter of support we got from the University of Puget Sound, in case you find that helpful as a template.

>

> Best,

> Hunter

>

>

> -----Original Message-----

> From: Lyle Quasim [mailto:lquasim@msn.com]

> Sent: Wednesday, July 11, 2018 11:48 AM



# TACOMA-PIERCE COUNTY BAR ASSOCIATION

621 Tacoma Avenue South, Suite 403 Tacoma, Washington 98402

Administration: (253) 272-8871 • Lawyer Referral: (253) 383-3432  
Fax: (253) 627-4718 • Email: Director@tpcba.com

www.TPCBA.com

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\*indicates non-voting member

*The mission of the Tacoma-Pierce County Bar Association is to serve the members of the Pierce County community by promoting professionalism, community service and collegiality among lawyers; improving access to justice; increasing the awareness of the role that the law plays in people's lives; offering programs, benefits and services to its members; supporting diversity and inclusion within the legal profession; and by enhancing and supporting the judicial system.*

July 17, 2018

The Board of Park Commissioners  
Metro Parks Tacoma  
4702 S. 19th St.  
Tacoma, WA 98405

Re: Proposed Naming of Jack Tanner Park

Commissioners:

The Board of Trustees of the Tacoma-Pierce County Bar Association supports the proposal to rename a waterfront park, specifically Marine Park, in honor of the late U.S. District Court Judge Jack Tanner. We are grateful to the Board of Park Commissioners for recognizing a judge of state and nationwide significance who was born and raised in Tacoma, worked hard to improve his city, and whose leadership and accomplishments was an inspiration to Tacomans and others. Judge Tanner is a worthy namesake for a waterfront park in his home city, and we join you in urging the Landmarks and Preservation Commission and the Tacoma City Council to vote in favor of the name "Jack Tanner Park."

Jack Tanner was the first African-American Federal Judge west of the Mississippi when he was appointed by President Carter in 1973. He was a true native son of Tacoma, attending Stadium High School where he played football and baseball. After graduation he enlisted in the Army, where he served during World War II. Upon his return to civilian life he went to the then College of Puget Sound, and then the University of Washington School of Law. During this time, he supported his studies by working as a longshoreman on Tacoma's waterfront, just as his father did.

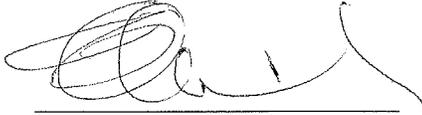
Upon graduation he began practicing law in Tacoma. He also served as president of the local chapter of NAACP where he worked diligently for civil rights for all of Pierce County's residents, black, white, Native American and other.

Judge Tanner was nominated to the Federal District Court by President Carter and took his seat in 1977. Among his significant decisions was a 1980 ruling that conditions at Walla Walla State Prison violated the civil rights of prisoners, and a 1983 decision that found systematic and purposeful wage discrimination by the state against women employees. That decision was initially reversed, but the state later paid \$482 million to settle the case, laying the groundwork for equal pay for women state employees for years to come. While Judge Tanner's decisions often were controversial, he proved to be a brave leader who was ahead of his time. Many of his decisions foreshadowed changes in society regarding equal pay, sentencing guidelines and civil rights. Time has confirmed his wisdom.

Jack Tanner was a Tacoman born and bred, a leader for civil rights and fair treatment of all, and pioneering African American lawyer. He worked on the waterfront and it is fitting to commemorate him with a park there.

Sincerely,

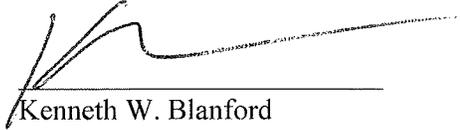
The Board of Trustees of the Tacoma-Pierce County Bar Association



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Family Law Section Liaison



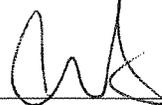
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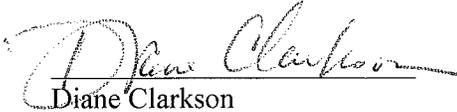
Nicholas R. Andrews  
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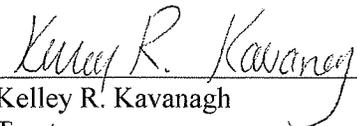
Sarah Richardson  
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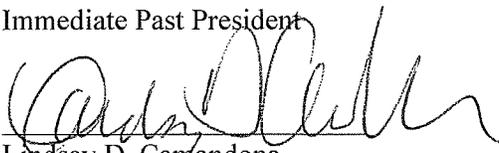
Casey M. Arbenz  
Trustee



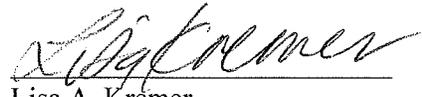
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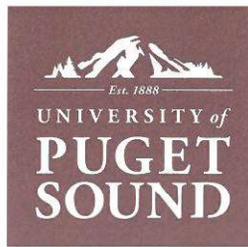


Amanda R. Searle  
Trustee



Meaghan M. Driscoll  
President, Young Lawyers Section

LAK/kk



July 10, 2018

Metro Parks Tacoma  
4702 South 19<sup>th</sup> Street  
Tacoma, WA 98405

Dear Metro Parks,

I am writing on behalf of the University of Puget Sound to support renaming Marine Park after Judge Jack Tanner.

Judge Tanner, a University of Puget Sound alumnus, deserves significant recognition in Tacoma. He grew up from humble beginnings to be a major civil rights activist and a prominent, well-respected federal judge. As an outstanding person of color, he has inspired and will continue inspiring others to contribute to Tacoma's well-being, culture, and heritage in major ways.

Judge Tanner truly had city-wide impact. He was the first African American in the Pacific Northwest to be appointed to the federal bench as a District Court Judge. He also meaningfully addressed civil rights and equality within and outside of his courtroom.

Thank you for pursuing this appropriate and well deserved recognition of Judge Tanner.

Sincerely,

A handwritten signature in blue ink, appearing to read "John M. Hickey".

John M. Hickey  
Executive Director of Community Engagement and  
Associate Vice President for Business Services



1911 Pacific Avenue  
Tacoma WA 98402  
Tel: 253.272.3500  
Fax: 253.272.9519  
washingtonhistory.org

July 24, 2018

Metro Parks Tacoma  
Board of Parks Commissioners  
4702 S 19th St  
Tacoma, WA 98405

For the attention of Mr. Hunter George, Chief Communications and Public Affairs Officer

Dear Sir,

As Director of the Washington State Historical Society I am writing to state my support for the proposal by Metro Parks Tacoma to rename Marine Park in honor of Judge Jack Tanner, Tacoma native and the first African American to serve as a federal judge in the Northwest. Judge Tanner's city-wide impact extends from his early years as a longshoreman working along the same waterfront that today's Ruston Way traverses; serving as the regional leader of the NAACP from 1957 to 1962 when he was fresh out of law school; representing people of color, often pro-bono, in civil rights cases across the region; and fighting for equal education for all students in Tacoma Public Schools and leading a statewide march against housing inequality. Judge Tanner's actions came to national attention resulting in his invitation to join the NAACP national board of directors and his service as an advisor to President Kennedy on race relations. From his courtroom Judge Tanner continued to advocate for equality by ruling through his guiding principal "a fair share for all people."

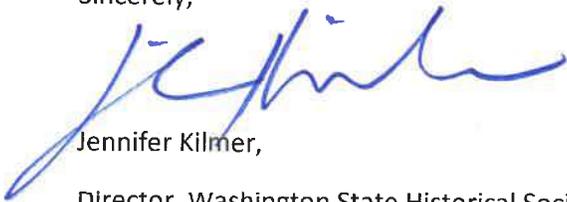
Judge Tanner made one of the most important judgements in state history resulting in the expansion of economic rights for working women. Ruling in 1983 that the State of Washington was guilty of sex discrimination in wages, he ordered what became known as the Comparable Worth program to provide raises for 15,000 state government workers. This landmark decision resulted in over \$482 million dollars in compensation, something for which working women had been fighting since the state acknowledged the inequality in 1974, but did not act to rectify the imbalance until sued by a coalition of state women workers in 1982. Calculated as base pay, Comparable Worth resulted in thousands of state workers-mostly women-making more today than they would have otherwise.

Jack Tanner was born into a family actively involved in the struggle for African American labor rights. Working his way through law school as a longshoreman, after graduation Tanner retained his union card due to the bleak prospects facing black attorneys. Today, Tacoma is home to its own African-American bar association, the Jack E. Tanner Bar Association, named in his honor. His achievements are legendary including the first African American to run for Washington State Governor, the first African-American to serve as the lawyer for the Washington State Democratic Party; and the first African-American to be appointed to sit on the U.S. District Court for both the Eastern and Western Districts of Washington (1978). As a federal judge, when he was asked why he fought for the rights of others from the bench he stated: "Right is just that, right!"

The Washington State Historical Society became the repository for Judge Tanner's papers in 2001. They are extensive and represent the years 1900-2000. Mainly photographs, professional papers and newspaper records from his career, they also include personal images and some documents highlighting his accomplishments as a star student and athlete at Tacoma's Stadium High School. They represent his accomplishments both on the personal level, and for the communities that Judge Tanner served and WSHS continues to serve today.

By naming a community park for Judge Tanner you honor his achievements in the fight for equality and civil rights for the people of Tacoma and across the region and highlight the contributions made by the African-American community to Tacoma's history.

Sincerely,



Jennifer Kilmer,

Director, Washington State Historical Society  
1911 Pacific Avenue  
Tacoma, WA 98402

***SUPERIOR COURT  
OF THE  
STATE OF WASHINGTON  
FOR PIERCE COUNTY***

FRANK E. CUTHBERTSON, JUDGE  
DEPARTMENT 21  
(253)798-7625

334 COUNTY-CITY BUILDING  
930 TACOMA AVENUE SOUTH  
TACOMA, WA 98402-2108

7/16/2018

Metro Parks Commission  
4702 S. 19<sup>th</sup> St.  
Tacoma, WA 98405

Attn: Hunter George

Re: Historical Significance of Jack Tanner Park

Dear Mr. George:

We are writing regarding the historical significance of United States District Court Judge Jack Tanner. Judge Tanner is an icon within the legal community in Tacoma as well as Washington State. In 1978, he became the first African American in the Northwestern United States to be nominated to serve on the United States District Court. Judge Tanner was a mentor to both of us, and many other minority judges and lawyers in Tacoma and throughout the region.

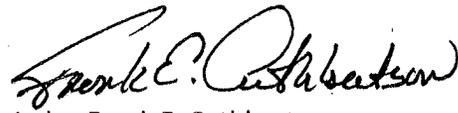
Judge Tanner was also a central figure in the struggle for civil rights and equality both in Washington and nationally. He was a founding member of the Loren Miller Bar Association. From 1957 through 1965, he was the regional leader of the NAACP. As a lawyer, he led demonstrations against housing discrimination in Kennewick, Washington. He also fought for fishing rights for Native American people. Later, as a federal district court judge, he ruled in favor of equal pay for women workers, and in favor of humane conditions for prisoners under the 8<sup>th</sup> Amendment of the U.S. Constitution. In the 1960's, Judge Tanner was summoned to the White House to advise President John F. Kennedy on Civil Rights issues.

Judge Tanner has deep family roots in Tacoma. His father Ernie was a longshoreman and a member of the International Longshore and Warehouse Union (ILWU). Judge Tanner followed in his father's footsteps on Tacoma's docks and became a longshoreman himself before becoming an attorney. He was a star athlete at Stadium High School before serving in the

military. He went on to earn an undergraduate degree from the University of Puget Sound and a law degree from the University of Washington.

Judge Tanner's many contributions to the legal profession within our State and to the Tacoma community, blazed a trail that made it possible for women and people of color to serve as lawyers and judges in our community. Naming the Park in Judge Tanner's honor is an important reminder of the struggles of African Americans, Native American people, and working men and women of all backgrounds for equality under the law.

Very truly yours,

A handwritten signature in black ink that reads "Frank E. Cuthbertson". The signature is written in a cursive style with a large, sweeping initial "F".

Judge Frank E. Cuthbertson

A handwritten signature in black ink that reads "G. Helen Whitener". The signature is written in a cursive style with a large, sweeping initial "G".

Judge G. Helen Whitener

Cc: Landmarks Preservation Commission  
Mayor Victoria Woodards  
Presiding Judge Elizabeth P. Martin

**Description of any plans for interpretive measures:**

As part of the renaming process, Metro Parks Tacoma will create an interpretive section on its website to provide visitors with information about the park's history as well as its amenities. Additionally, Metro Parks will create and install an interpretive sign in the park for users to appreciate. It's anticipated the sign will reflect Judge Tanner's legacy in serving legal and social justice.

## Appendix

### Photographs of the park area to be renamed.



*Image 1:*  
The northernmost edge of Marine Park, where it abuts Cummings Parks, looking northwest.



*Image 2:*  
Looking northeast, polished granite monument, a gift to the City of Tacoma from Gunsan City, Korea in commemoration of the Washington centennial 1889 – 1989.



*Images 3 & 4:* Looking south, signage at the second Marine Park parking lot do not include the park's name. The information signs are the standard MPT signage present along all Ruston Way.



*Image 5:* Marine Park looking west.



*Image 6:*  
Middle of Marine Park  
looking northwest.



*Image 7:*  
Middle of Marine Park  
looking southeast.



*Image 8:*  
Middle of Marine Park,  
looking northwest.



*Image 9:*  
Middle of Marine  
Park, looking  
southeast. At the  
far edge of the  
grass is the  
polished steel  
monument from  
the Port of  
Kitakyushu, Japan,  
given as a gift to  
the Port of Tacoma  
in 1989  
commemorating  
the City's 100<sup>th</sup>  
anniversary and  
their "sister city"  
relationship.



Image 10:  
Middle of Marine  
Park, looking  
northwest, past the  
monuments.



Images 11 & 12:  
Signs from Washington State's Beach Environment  
Assessment, Communications and Health (BEACH)  
Program. Only one side of the double-sided sign has  
the name "Marine Park" and it is the more worn and  
vandalized side.



*Image 13:*  
The BEACH sign in context next to the diver's stair in Marine Park.



*Image 14:*  
Marine Park looking northwest, toward the diver's stair.



*Image 15:*  
Edge of the first  
Marine Park parking  
lot, looking at the  
pathway through  
the shrubbery,  
facing northwest.



*Image 16:*  
First parking lot for  
Marine Park,  
looking northwest.



*Image 17:*  
Signage at the south end of Marine Park, at the entrance to the first parking lot.



*Image 18:*  
Entrance to Marine Park parking lot, south end of the park. Sign does not bear City of Tacoma or Metro Parks Tacoma logo.



*Image 19:*  
Les Davis Pier  
and Bait shop.  
Signage on pier  
is standard  
MPT format  
and not site-  
specific.



*Image 20:*  
Les Davis Pier  
and bait shop is  
operated by Metro  
Parks Tacoma. The  
signage includes  
the MPT logo.



*Image 21:*  
Looking southward to Fireboat No. 1, which marks the southernmost edge of Marine Park.



*Image 22:*  
Marine Park, looking northwest, toward Les Davis Pier.



*Image 23:*  
Looking northeast  
from Fireboat No. 1,  
located at the  
southernmost edge  
of Marine Park.



*Image 24:*  
The historic  
Fireboat No. 1,  
owned by the City  
of Tacoma, marks  
the edge of Marine  
Park. (Photo  
looking northwest,  
taken May 2016).  
When it was in  
operation, this  
fireboat was  
moored near the  
Murray Morgan  
(11<sup>th</sup> street) bridge.

# City of Tacoma

## Policy on Place Names and Name Changes

### **SECTION 1: PURPOSE OF THIS POLICY**

1. In the event that the City of Tacoma wishes to confer a specific name on a municipally owned property or street, the following policy is adopted.
2. The criteria contained within this policy should also be followed in reviewing or preparing the City of Tacoma's official comments or recommendations to State, Federal, and/or intergovernmental boards taking actions regarding geographic names, naming, or renaming.

### **SECTION 2: SCOPE OF THIS POLICY**

1. This policy affects municipally owned property only.
2. The following types of municipally owned property are included within the scope of this policy (referred to hereafter as "property"):
  - a. Buildings and structures, including overpasses, bridges and viaducts
  - b. Real Property, including open spaces and parks
  - c. Rights of Way, including under certain circumstances, streets
3. The process and criteria for naming or renaming municipally owned properties described in this policy do not apply to the following types property:
  - a. Historically registered properties for which a name has been indicated on a nomination form and accepted for use on a historic register, including property on the Tacoma, Washington State, or National Registers of Historic Places

Public art installations that have been commissioned and/or accessioned with a title that serves as the name of the piece.

### **SECTION 3: INITIAL PROCEDURES FOR CONSIDERING NAME CHANGE REQUESTS**

1. Requests for name changes to existing property may be submitted by any Tacoma resident, property owner, or City official. Such a proposal shall be made in writing to the Landmarks Preservation Commission and include:
  - a. Map illustrating the area affected by the proposal
  - b. Any existing place, street or facility names that would be affected
  - c. Any common usage names or nicknames for the area or its elements, including topographical landmarks
  - d. Representative photographs of the area
  - e. An overview of any public outreach or support received for the proposal to date, including media coverage and meetings; and
  - f. A statement of the criteria in this policy that apply to the request, and how the proposal meets these criteria.
  - g. A summary of any public outreach conducted to date, including to neighborhood associations, Neighborhood Councils, Business District Associations, and commercial property owners' groups. This may include any statements of support or endorsement received. Applicants are encouraged to seek public support prior to submitting a request for name changes.
  - h. A description of any plans for interpretive measures to be taken by

the sponsor if the naming request is approved, including signs, interpretive panels, or markers.

2. The Landmarks Preservation Commission, upon receiving such a request, shall review the proposal for completeness at its next available Commission agenda.
3. If the request is considered complete, the Commission may take action to schedule the request for a public hearing following its normal public hearing procedures.
4. If more information is required, the Commission shall defer scheduling of the request and describe to the proponent what information is needed to complete the request.
5. If no action is taken to schedule the request for a public hearing within 60 days of the first consideration of the request, it is considered denied. The Commission may also vote to deny the request.
6. If the Commission denies the application by vote or by failure to act, the Commission shall not consider the request for the period of one calendar year.
7. If the Commission denies a request, the Mayor may, for any reason, direct the Commission to reconsider its action.
8. Following its public hearing, there shall be a mandatory 30 comment period.
9. After the close of the comment period, the Commission shall review the testimony and written comments, and the criteria contained within this policy, and forward a recommendation to the appropriate City Council Committee for further consideration.

#### **SECTION 4: INITIAL PROCEDURES FOR CONSIDERING NAMING REQUESTS FOR NEW NAMES**

1. For new or unnamed City-owned properties, the City Council may make a new naming request directly to the Landmarks Preservation Commission.
2. When so directed, the Landmarks Preservation Commission shall publicly solicit ideas for naming new facilities, except where otherwise indicated in this policy.
3. Such a call for proposals shall minimally take the form of a press release, website posting, and distribution of an announcement to the Commission's mail and electronic distribution lists. The call for proposals shall state a timeline for submission and review, as well as the criteria for naming contained in this policy.
4. The purpose of the solicitation is to develop a broad array of ideas, and to encourage community participation in the naming process.
5. While an individual may directly propose to the Landmarks Preservation Commission consideration of a particular name for a property, such a request is not required to initiate the naming process for new facilities, nor is the Commission's consideration of names limited to that proposed by an individual.
6. The naming process shall be initiated as soon as practical in the development process.

#### **SECTION 5: PUBLIC HEARING REQUIRED**

1. For both renaming requests, and names for new facilities, the Commission shall hold a minimum of one public hearing to receive comments on all naming requests.

2. Notice shall be published in the newspaper as well as sent via regular mail and electronic mail to interested stakeholders no less than 14 days ahead of the scheduled hearing.
3. Interested stakeholders include property owners and occupants within a 400' radius of the subject property, recognized neighborhood and business groups, and parties included on the Landmarks Preservation Commission's contact lists. Other groups or individuals may be contacted as well.
4. Following the public hearing, the Commission shall keep the public record open for 30 days minimum to allow for additional comment.
5. Following the close of the comment period, the comments received shall be compiled by the Commission and findings made relative to the proposal and the applicable criteria, and a recommendation made to the Council via the appropriate Council Committee.

**SECTION 6: RECOMMENDATION TO CITY COUNCIL**

1. Based on the findings and recommendation of the Commission, the City Council Committee, at its discretion, may accept, modify, reject or remand the recommendation of the Commission, or may recommend to the full Council that an additional public hearing should be held.
2. If the Council Committee finds that the Commission should reconsider the proposal due to errors in application of criteria or procedure, or if relevant factors were not considered, the Council Committee may remand the decision for further consideration.
3. If the Commission recommendation is accepted, a resolution will be prepared with

a sponsor, incorporating the Commission's recommendation.

4. Otherwise, if the Commission recommendation is modified or rejected, the Council Committee may send an alternative proposal to full Council as a sponsored resolution.
5. In all cases, the City Council will have the prerogative of accepting or rejecting the proposal.
6. The City Council shall approve or disapprove of any naming or renaming action by resolution.
7. Once a name has been officially approved by the City Council, changes should be strongly discouraged.

**SECTION 7: CRITERIA FOR THE CITY COUNCIL AND LANDMARKS PRESERVATION COMMISSION TO CONSIDER**

The City Council and Landmarks Preservation Commission shall use the following criteria when considering proposals to name or change the name of a public facility or building.

1. To avoid duplication, confusing similarity or inappropriateness, the Commission, in considering name changes, shall review existing building and facility names.
2. Context and geographical location. Sites and facilities should be given names that directly reflect or are contextually related to the history of the site.
  - a. Common usage names that have developed over time shall be favored. Facilities may be given official designations based on common usage by residents of an area, such as topographical features, nearby schools, or historical plat names.

- b. Names of features indicated on general usage maps for fifty years or more (National Register age criteria) should only be changed under exceptional circumstances.
- 3. Natural or Geological Features. Names may be based on distinctive, predominant and defining natural or geological features of an area.
- 4. Historical Significance. A facility may be given a name based on historical significance if it meets one of the following criteria:
  - a. The name is associated with a historically significant event or for events reflecting broad patterns of Tacoma's history
  - b. The name is associated with the lives of persons of citywide significance in Tacoma's past; or
  - c. The name reflects a distinctive architectural or engineering achievement
  - d. The name is related to an existing or proposed registered historic property or district.
- 5. Contributions. New facilities may be named for an individual or organization if that individual or organization has made a significant direct property or monetary contribution to the City of Tacoma, consistent with the City's relevant acceptance policies, a for purposes of developing that particular building or facility, and the naming is a stipulation of the donation.
- 6. Portions of a facility may have another name than that of the entire facility or features may be dedicated to or in honor of a person such as "Tide Pool – Cecil Brosseau" and "Owen Beach" at Point Defiance.

**SECTION 8: SPECIAL CRITERIA CONSIDERATIONS**

- 1. Individuals. Except where otherwise indicated, facilities and public property ordinarily shall not be named for living individuals.
- 2. Streets. Official renaming of existing streets, in general, is discouraged except when:
  - a. A naming effort is part of a larger, coordinated and planned effort involving multiple streets or blocks; or
  - b. Proposals to rename existing streets for individuals may be considered for those persons that have a broad, regional or national significance that is generally recognized by Tacoma residents
- 3. Street Renaming Requirements.
  - a. Renaming of existing streets shall only occur at existing shifts in the street grid or where there are clear topographical or geographical shifts in the grid.
  - b. The City Real Property Services Division, Public Works Traffic Engineering, Community and Economic Development Buildings and Land Use Service Division, and the Law Enforcement Support Agency shall be given a copy of any street naming request prior to the scheduling of a public hearing on the matter.
  - c. A signed petition of 51% by linear frontage of the affected property owners in support of the renaming must be solicited and submitted by the proponents of the renaming prior to consideration by the City. Such a petition shall be implemented at the sole expense of the proponent(s); however, the City may provide a list of affected taxpayers of record.

4. Street Renaming Alternatives.

- a. Organizations are encouraged to consider alternatives to street renaming requests for the commemoration of individuals or organizations. For example, interpretive plaques at key locations on buildings or sites, or where appropriate, in sidewalks or other visible pedestrian areas.
- b. In some cases, an “Honorary Street” designation may be given to certain sections of existing streets to commemorate the lives of important community members. A commemorative street blade sign may be mounted below the official street name for a defined length of the street, if approved, at the expense of the applicants. “Honorary designations” of streets may be considered as requests for renaming of facilities.
- c. For “Honorary Street” designations, the City shall develop and provide a standard sign specification for approved requests.



# Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

## APPLICATION FOR DESIGN REVIEW

Permit Number: HDR18-0017

### PROPERTY INFORMATION

<b>Building/Property Name:</b>	Front porch addition
<b>Building/Property Address:</b>	516 N CUSHMAN AVE
<b>Historic/Conservation District:</b>	North Slope
<b>Applicant's Name:</b>	Tzzy Wong
<b>Applicant's Address:</b>	12181 - C Street South Tacoma, WA 98444
<b>Applicant's Phone:</b>	2532325342
<b>Applicant's Email:</b>	tzzywong@aol.com
<b>Property Owner's Name:</b>	MUELLER BARBARA
<b>Property Owner's Address:</b>	

### PROJECT SCOPE AND DESCRIPTION

Project Details	
<b>Application Type:</b>	Residential
<b>Type of Work:</b>	Porch
<b>Estimated Valuation:</b>	12000
Application Checklist	
<b>Features to be Modified:</b>	Removed front porch windows enclosure. Install new post and cap detail to match the original.
<b>Program of Work:</b>	
<b>Specifications of Materials and Finishes:</b>	Colors, Materials and finishes are matching existing.

**Building/Roofing Information**

**Roof Height:** 16  
**Roof Pitch:** 512  
**Roof Material:** Arch Asphalt Singles Roofing  
**Size of Construction:**

**Proposed Material:**  
Match existing

**Exterior Material:**  
Wood

**Window Information**

**Window Types:**  
N/A

**Window Trim:**  
N/A

**Window Material:**  
N/A

**Window Locations:**  
N/A

**Door Information**

**Door Types:**  
N/A

**Door Materials:**  
N/A

**Door Locations:**  
N/A

**Sign/Awning Information**

**Existing Signage:** No

**Sign Dimensions:**

**Sign Material:**

**Logo and Letter Size:**

**Lighting Specifications:**

**Removing or Relocating Signage:**

**Method of Attachment:**

# Existing Front Porch and Garage Remodel

516 North Cushman Ave TACOMA, WA 98403

Parcel # 20355300040

**ARCHITECT**  
 TZZY WONG  
 12181 - "C" STREET  
 TACOMA, WA 98444  
 PHONE: 253-232-5342  
 FAX: 253-531-1285  
 Tzzywong@aol.com

**OWNER**  
 BLACK DOOR PROPERTY, LLC  
 Terrence Williams  
 4512 - M Street  
 TACOMA, WA 98418  
 PHONE: 253-230-7769  
 teewillself@gmail.com

**BUILDING INFORMATION:**

**CONSTRUCTION:** Remodel Existing Front Porch and Garage  
**CONSTRUCTION TYPE:** V B  
**OCCUPANCY TYPE:** Single Family  
 Existing 5 Bedrooms and 1.5 Bath

**BUILDING AREA:**

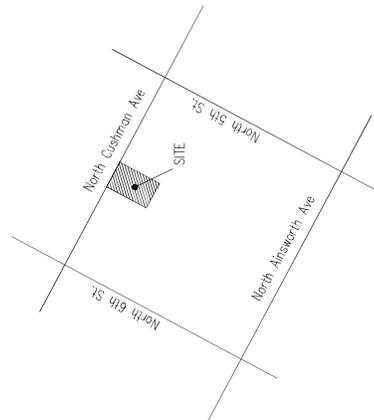
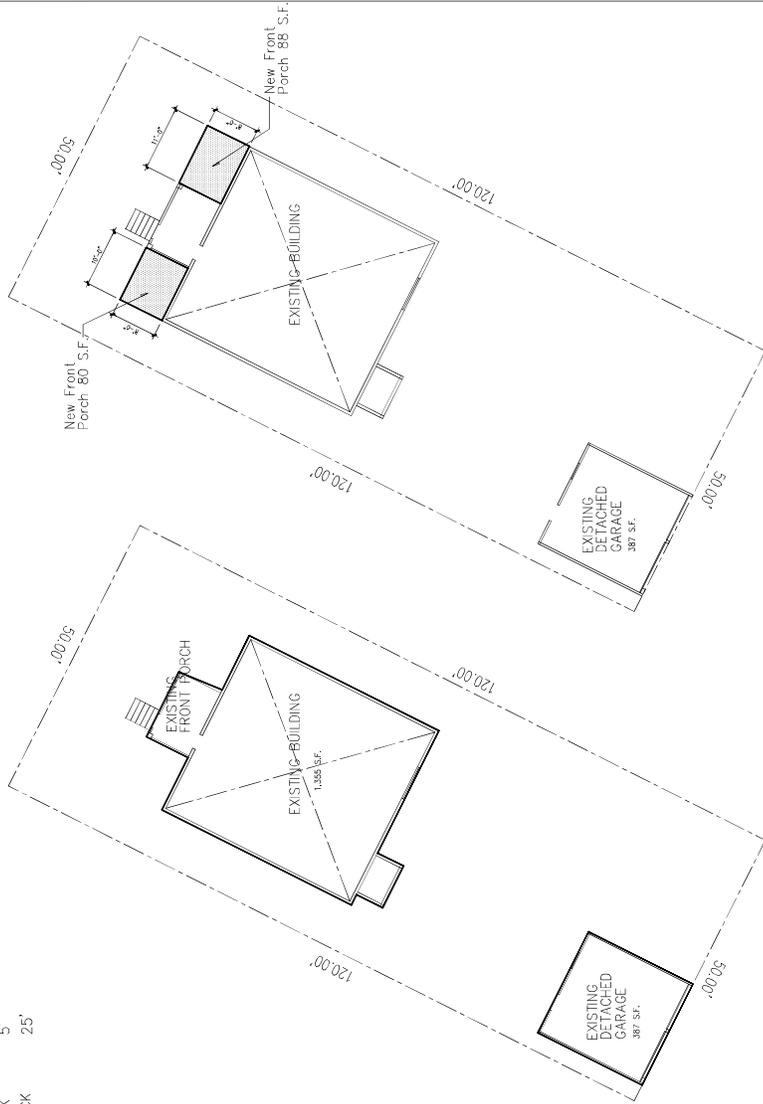
EXISTING MAIN LEVEL	2,448 S.F.
EXISTING UPPER LEVEL	400 S.F.
EXISTING DETACHED GARAGE	1,224 S.F.
EXISTING BASEMENT	280 S.F.
EXISTING FRONT PORCH	188 S.F.
NEW FRONT PORCH	

**EXISTING SITE** 0.15 Acre (6,500 S.F.)  
**RTS00:** 03-21-32-33

**FRONT SET BACK** R2 20'  
**SIDE SET BACK** 5'  
**REAR SET BACK** 25'

- INDEX OF DRAWINGS**
- A1.1 COVER SHEET
  - A2.1 EXISTING and NEW UPPER FLOOR PLANS
  - A2.2 EXISTING MAIN and BASEMENT PLANS
  - A2.3 EXISTING AND NEW ROOF PLANS
  - A3.1 BUILDING SECTIONS

S2.1 ROOF FRAMING PLAN, ROOF PLAN & DETAIL



**Architectural Services, Inc.**  
 Planning and Design Development  
 Tacoma, WA 98444  
 Phone: 253-272-2276  
 Fax: 253-531-1285

THESE PLANS ARE THE PROPERTY OF ARCHITECTURAL SERVICES, INC. NO PART OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL SERVICES, INC.

516 North Cushman Ave  
 TACOMA, WA 98403



REVISION: PERMIT SET

PROJECT NO. A1.1  
 JOB NO. DRAWN  
 DATE: 06/18/18  
 TZW

Architectural Services, Inc.  
 Planning and Design Development  
 Tacoma, WA 98444  
 Fax: 253-272-2276  
 Phone: 253-272-2276

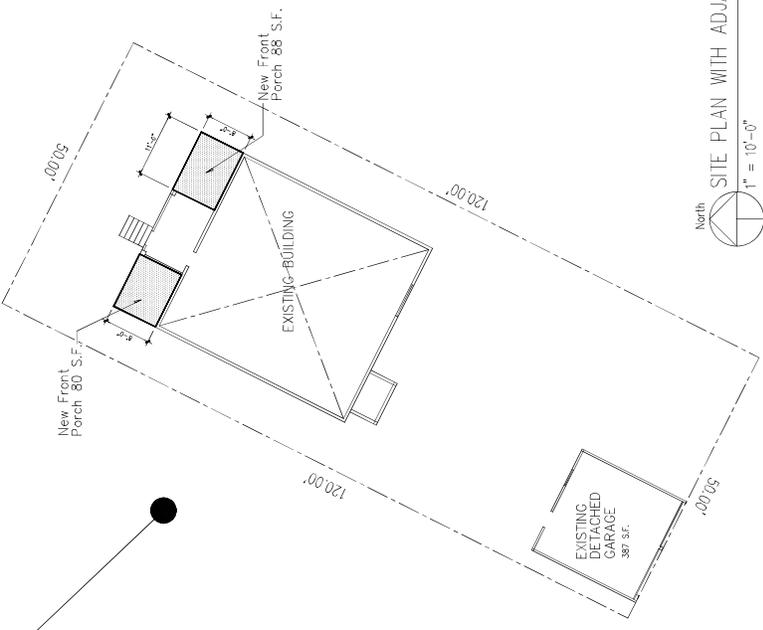
WASHINGTON STATE BOARD OF ARCHITECTURE  
 12181 - "C" Street  
 Tacoma, WA 98444  
 License No. 12181 - "C" Street

516 North Cushman Ave  
 TACOMA, WA 98403



REVISION:  
 PERMIT: SPT

SHEET NO. A1.2  
 JOB NO. 111  
 DATE: 06/18/18



North

1" = 10'-0"

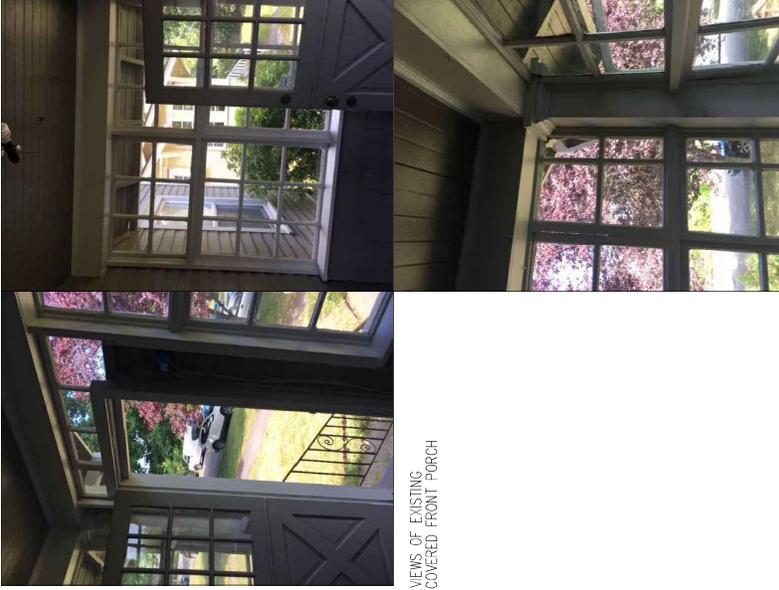
**Architectural Services, Inc.**  
 Planning and Design Development  
 Tacoma, WA 98444  
 Phone: 253-272-2276  
 Fax: 253-531-1285

516 North Cushman Ave  
 TACOMA, WA 98403

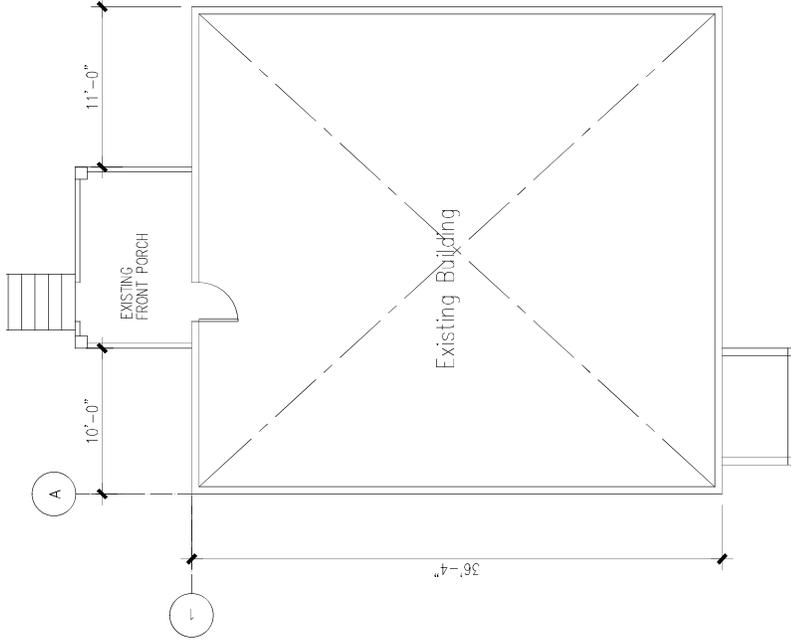


REVISION:  
 PERMIT SET  
 SHEET NO.

**A2.1**  
 JOB NO:  
 DRAWN:  
 DATE: 06/18/18



IEWS OF EXISTING COVERED FRONT PORCH



North  
 EXISTING MAIN FLOOR PLAN  
 1/4" = 1'-0"



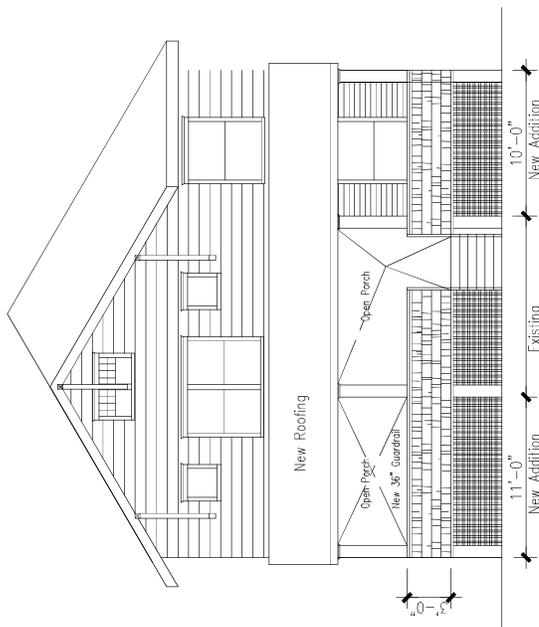
VIEW OF EXISTING MAIN DOOR FROM EXISTING COVERED FRONT PORCH





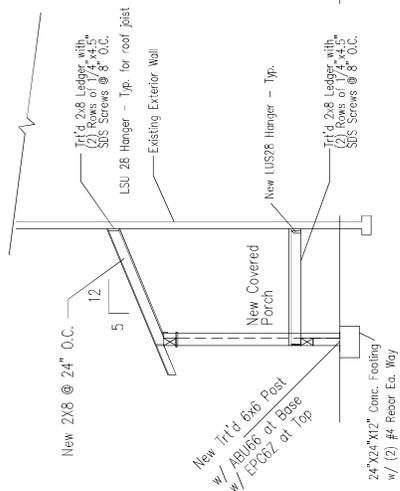
EXISTING NORTH ELEVATION

1/4" = 1'-0"



NEW NORTH ELEVATION

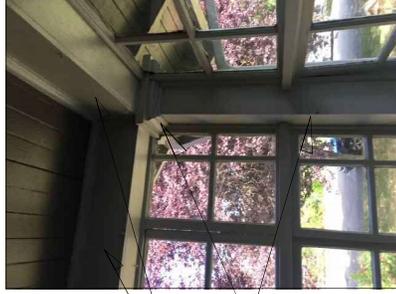
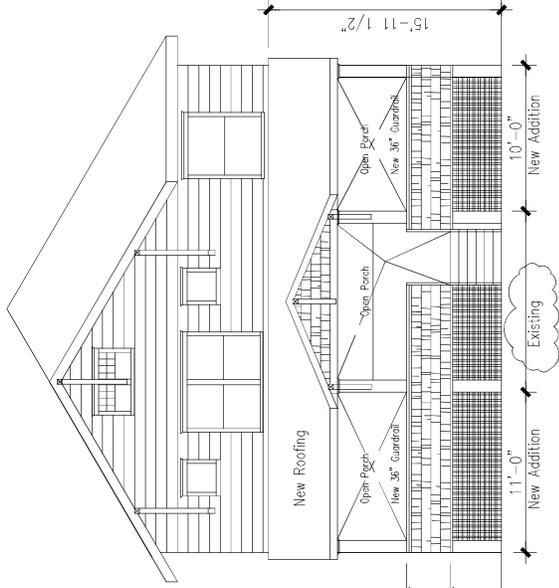
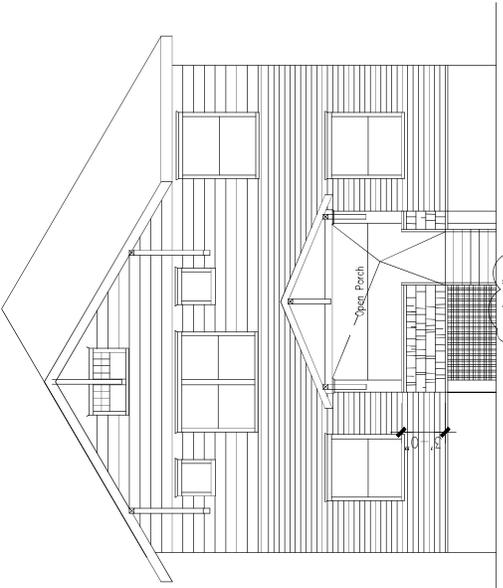
1/4" = 1'-0"



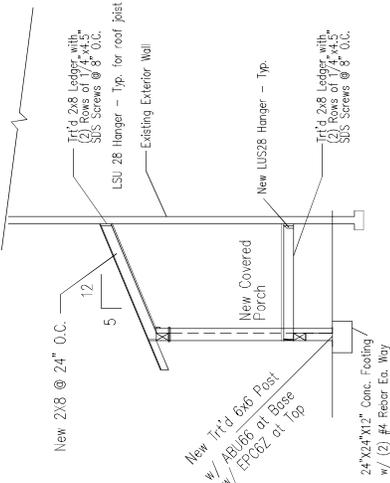
SECTION

1/4" = 1'-0"

1



C







# Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

## APPLICATION FOR DESIGN REVIEW

Permit Number: HDR18-0019

### PROPERTY INFORMATION

<b>Building/Property Name:</b>	Jacobs Remodel
<b>Building/Property Address:</b>	1218 N I ST
<b>Historic/Conservation District:</b>	North Slope
<b>Applicant's Name:</b>	Judy Tucker
<b>Applicant's Address:</b>	1800 Westlake Ave N #205 Seattle, WA 98109
<b>Applicant's Phone:</b>	2063729796
<b>Applicant's Email:</b>	jtuckerarch@peoplepc.com
<b>Property Owner's Name:</b>	JACOBS AARON & JENNIFER
<b>Property Owner's Address:</b>	

### PROJECT SCOPE AND DESCRIPTION

Project Details	
<b>Application Type:</b>	Residential
<b>Type of Work:</b>	Other Minor Work
<b>Estimated Valuation:</b>	125000
Application Checklist	
<b>Features to be Modified:</b>	Raise 2 existing dormers, add 1 new dormer, add 2 new skylights, replace chimney, replace 2 windows on front elevation with tempered glass, 2 new windows in attic dormers, 1 new window in upper floor bath
<b>Program of Work:</b>	
<b>Specifications of Materials and Finishes:</b>	wood windows to match existing on the front facade, wood clad windows on other facades, new hardi-panel siding to match existing wood siding at dormers, new square butt wood shingles to match existing as noted, new asphalt tab roofing to match existing

**Building/Roofing Information**

**Roof Height:** 31  
**Roof Pitch:** 4  
**Roof Material:** asphalt tab shingles  
**Size of Construction:** 737

**Proposed Material:**

hardi-siding (cement bd) bevel siding to match existing and new square butt shingle to replace (e) standard shingle trim if budget allows

**Exterior Material:**

existing bevel wood siding with square butt shingle trim accents and standard shingle accents from previous remodels

**Window Information****Window Types:**

fixed, single hung on front elevation. sliders on side & rear elevation

**Window Trim:**

no change on front facade, wood to match existing on side & rear elevations

**Window Material:**

wood on front facade, wood clad on side and rear elevations

**Window Locations:**

2 on front elevation (see plans & elevs), 2 at new dirmers and 1 in existing upper floor bathroom

**Door Information****Door Types:**

no new exterior doors

**Door Materials:**

no new exterior doors

**Door Locations:**

na

**Sign/Awning Information**

**Existing Signage:** No

**Sign Dimensions:**

**Sign Material:**

**Logo and Letter Size:**

**Lighting Specifications:**

**Removing or Relocating Signage:**

**Method of Attachment:**

NO.	REVISION DATE

1200 WESTLAKE AVE. N. #205 SEATTLE, WA 98109  
206.372.9796 CONTACT: JUDY TUCKER, AIA

FORM + FUNCTION  
ARCHITECTURE

TABLE OF CONTENTS:

- DR 10 SITE PLAN STREET VIEWS
- DR 11 FLOOR PLANS SECTION A-A
- DR 12 FLOOR PLANS SECTION B-B
- DR 13 ELEVATIONS
- DR 14 SITE KEY + PHOTOS
- DR 15 SITE KEY + PHOTOS

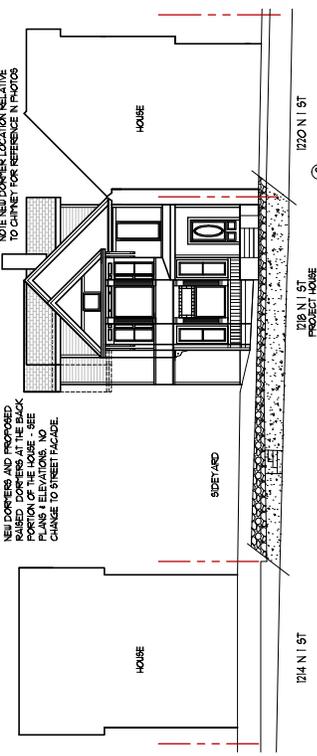
JACOBS REMODEL  
1218 N 1 STREET  
TACOMA, WA 98403  
PROJECT NO. 1224  
CONTRACT: AARON + JENNY JACOBS

DATE 08/08/18  
DRAWN BY JT GDSM  
CHECKED BY JT

SHEET TITLE  
SCOPE OF WORK  
SITE PLAN  
STREET VIEWS

SHEET NO.  
DR10

© 2018 FORM + FUNCTION



(A) STREET VIEW OF SOUTH SIDE OF PROJECT HOUSE LOOKING SOUTH FROM ACROSS N 1 ST

(B) STREET VIEW OF SOUTH SIDE OF PROJECT HOUSE LOOKING NORTH

(C) STREET VIEW OF THE FRONT OF THE PROJECT HOUSE LOOKING SOUTH FROM SIDEWALK

(D) STREET VIEW OF THE FRONT OF THE PROJECT HOUSE AND NEIGHBORING HOUSE LOOKING FROM ACROSS N 1 ST

NOTE NEW DORMER LOCATION RELATIVE TO CHIMNEY FOR REFERENCE IN PHOTOS

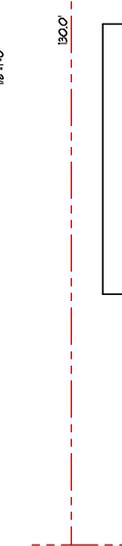
NEW DORMERS AND REPOSED RAISED DORMERS AT THE REAR PORTION OF THE HOUSE - SEE PLANS + ELEVATIONS. NO CHANGE TO STREET PACKAGE

REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.

SCOPE OF WORK

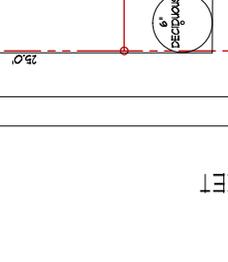
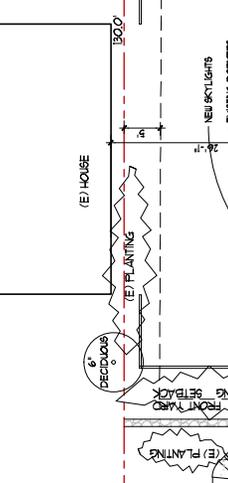
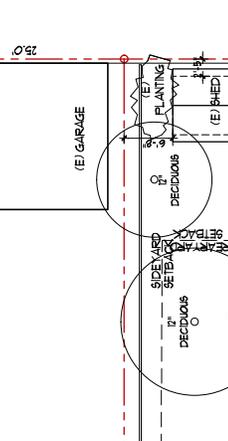
REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.

STREET ELEVATION



SCOPE OF WORK

REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.



(A) STREET VIEW OF SOUTH SIDE OF PROJECT HOUSE LOOKING SOUTH FROM ACROSS N 1 ST

(B) STREET VIEW OF SOUTH SIDE OF PROJECT HOUSE LOOKING NORTH

(C) STREET VIEW OF THE FRONT OF THE PROJECT HOUSE LOOKING SOUTH FROM SIDEWALK

(D) STREET VIEW OF THE FRONT OF THE PROJECT HOUSE AND NEIGHBORING HOUSE LOOKING FROM ACROSS N 1 ST

(E) STREET VIEW OF PROJECT HOUSE AND NEIGHBORING HOUSE FROM THE SIDEWALK ACROSS THE STREET

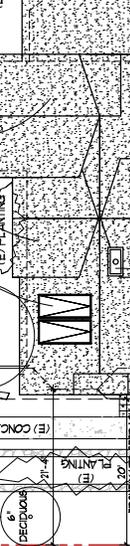
(F) STREET VIEW OF PROJECT HOUSE AND NEIGHBORING HOUSE FROM THE SIDEWALK ACROSS THE STREET

(G) STREET VIEW OF PROJECT HOUSE AND NEIGHBORING HOUSE FROM THE SIDEWALK ACROSS THE STREET

SCOPE OF WORK

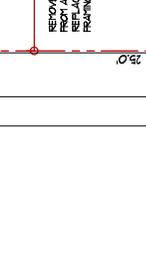
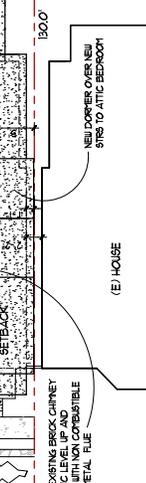
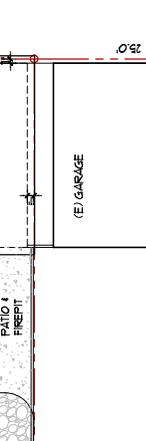
REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.

STREET ELEVATION



SCOPE OF WORK

REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.



(A) STREET VIEW OF SOUTH SIDE OF PROJECT HOUSE LOOKING SOUTH FROM ACROSS N 1 ST

(B) STREET VIEW OF SOUTH SIDE OF PROJECT HOUSE LOOKING NORTH

(C) STREET VIEW OF THE FRONT OF THE PROJECT HOUSE LOOKING SOUTH FROM SIDEWALK

(D) STREET VIEW OF THE FRONT OF THE PROJECT HOUSE AND NEIGHBORING HOUSE LOOKING FROM ACROSS N 1 ST

(E) STREET VIEW OF PROJECT HOUSE AND NEIGHBORING HOUSE FROM THE SIDEWALK ACROSS THE STREET

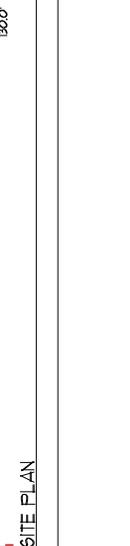
(F) STREET VIEW OF PROJECT HOUSE AND NEIGHBORING HOUSE FROM THE SIDEWALK ACROSS THE STREET

(G) STREET VIEW OF PROJECT HOUSE AND NEIGHBORING HOUSE FROM THE SIDEWALK ACROSS THE STREET

SCOPE OF WORK

REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.

STREET ELEVATION



SCOPE OF WORK

REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.

SCOPE OF WORK

REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.

STREET ELEVATION



SCOPE OF WORK

REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.

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SCOPE OF WORK

REMODEL EXIST. ATTIC SPACE FOR NEW MASTER SUITE. NEW STAIRS FROM UPPER FLOOR TO ATTIC. NEW DORMER OVER STAIRS ON THE WEST + RAISE EXIST. ROOF TO MATCH EXIST. REAR DORMER. EAST REAR DORMER. HOUSE NO CHANGES TO FRONT PACKAGE.







NO.	REVISION DATE

FORM + FUNCTION  
ARCHITECTURE  
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109  
206.372.9796 CONTACT: JUDY TUCKER, AIA

JACOBS MODEL  
1218 N I STREET  
TACOMA, WA  
98403  
CONTACT: AARON & JENNY JACOBS  
PROJECT NO: 1224

DATE 08/08/18  
DRAWN BY JT SDSM  
CHECKED BY JT  
SHEET TITLE  
PICTURES  
KEY PLAN  
COLOR SCHEME  
SHEET NO.  
DR4.1



⑤ NORTHFRONT ELEVATION - FRONT DOOR DETAIL



⑪ WINDOW BAY DETAIL AT THE MAIN FLOOR (BELOW PICTURE #7)



① EXIST. SQUARE BUTT SHINGLE SIDING DETAIL AND BAY WINDOW TRIM. FRESHWOOD REPOSELS ON EAST AND SOUTH SIDE OF THE HOUSE HAD A STANDARD SHINGLE DETAIL ADDED INSTEAD OF SQUARE BUTT - ALTERNATE TO UPDATE ALL AREAS OF THESE SHINGLES TO SQUARE BUTT FOR CONTINUITY



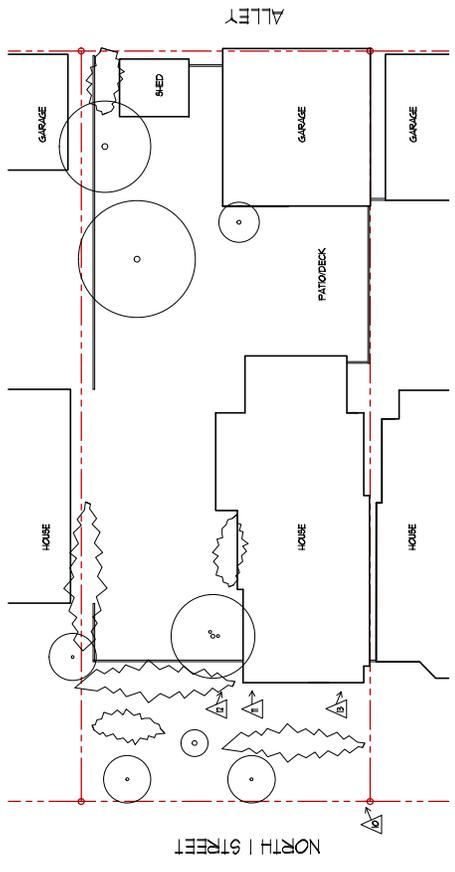
⑩ NORTH SIDE FRONT OF THE PROJECT HOUSE TAKEN FROM THE SIDEWALK

EXIST. COLOR	PROPOSED COLOR
MEDIUM BROWN	2006-10 SLATE TEAL (MEDIUM BLUE)
BRICK	2006-10 OLD NAVY (NAVY)
DARK BROWN	2079-10 CANDY CANE RED (RED)
CREAM	2111-10 STONE HARBOR (GRAY)

THIS IS A PROPOSED COLOR SCHEME. THE CLIENT IS REQUESTED TO NOT FINALIZE THE COLORS AT THIS TIME PERIOD. ACTUAL PAINT COLORS MIGHT VARY



COLOR PLAN



KEY PLAN



N.T.S.

NO.	REVISION DATE

FORM + FUNCTION  
ARCHITECTURE  
1800 WESTLAKE AVE. N. #205 SEATTLE, WA 98109  
206.372.9796 CONTACT: JUDY TUCKER, AIA

JACOBS MODEL  
1218 N | 5TH STREET  
TACOMA, WA  
98403  
CONTACT: AARON & JENNY JACOBS  
PROJECT NO. 1224

DATE 08/08/18  
DRAWN BY JT SDSM  
CHECKED BY JT  
SHEET TITLE  
PICTURES  
KEY PLAN

SHEET NO.  
**DR4.2**

© 208 FORM + FUNCTION



⑥ REAR YARD LOOKING TOWARD THE HOUSE & SOUTH NEIGHBOR



⑤ REAR YARD LOOKING TOWARD THE HOUSE PATIO/DECK ON LEFT



④ REAR YARD LOOKING TOWARD THE DECK & HOUSE



③ REAR YARD LOOKING TOWARD THE HOUSE GARAGE ON THE LEFT



② REAR YARD LOOKING TOWARD THE GARAGE



① REAR YARD LOOKING TOWARD THE ALLEY



⑦ DETAIL OF EAST ELEVATION OVERHANG



⑧ REAR YARD LOOKING NORTH TOWARD THE HOUSE



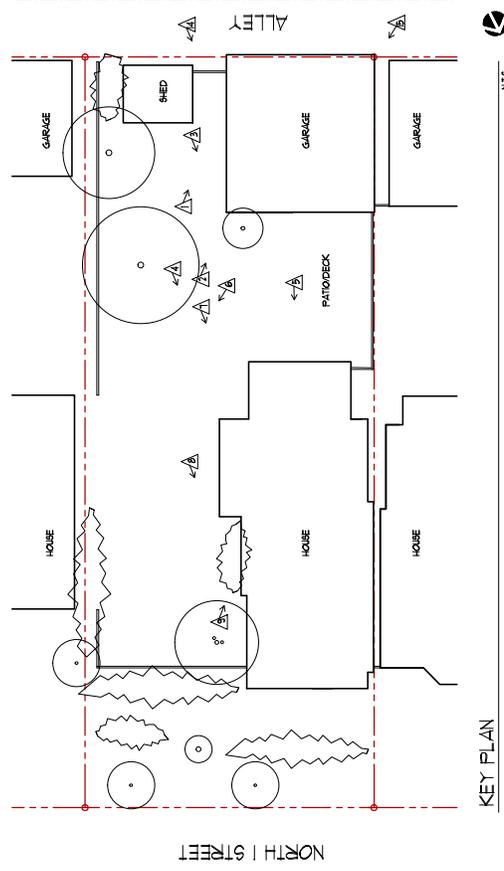
④ REAR YARD LOOKING TOWARD THE HOUSE NORTH NEIGHBOR BEYOND THE FENCE WITH SHINGLES PLACED WITH GARAGE BUILT SHINGLES TO ALLOW FOR CONTINUITY



⑤ REAR YARD LOOKING SOUTH FROM ALLEY



⑥ REAR YARD LOOKING NORTH FROM ALLEY





**AGENDA ITEM 6A: Draft Code Amendments**

**NOTES:**

This summary includes the sections that are proposed to be amended for Landmarks Commission review. Each section is an excerpt, in order to cut down on paper usage.

Sections are divided by \*\*\* marks, indicating the beginning and end of each amended section. Sections within which language has been omitted for length include ... marks to indicate the omitted language.

Additions are indicated by red underline and deletions are indicated by ~~red strikethrough~~.

This is a working draft for review and direction by the Landmarks Preservation Commission.

\*\*\*

**1.42.040 Composition of the Landmarks Preservation Commission.**

All members of the Commission shall have a demonstrated interest and familiarity with basic historic preservation issues, either through professional practice or volunteer work, and shall be residents within the boundaries of the City, except as provided elsewhere in this chapter.

The Landmarks Preservation Commission shall consist of 11 members as follows~~the following~~:

A. Architect Positions: The Commission shall ~~always~~ include a minimum of three members who are currently or have been in the past professionally certified architects. These positions shall be named Architect Positions 1 through 3.

B. Professional Positions: In addition to the above, the Commission shall ~~always~~ include a minimum of four individuals who have had professional experience or training related to Historic Preservation originating from employment or study within the following disciplines: Arts or art history, architecture, history, architectural history, planning, prehistoric and/or historic archaeology, conservation, construction or building trades, landscape architecture, urban planning or design, structural engineering, land use or real estate law, real estate, appraisal or real estate finance, project management or contracting, or a related discipline. These positions shall be named Professional Positions 1 through 4.

~~C. Tacoma Arts Commission Liaison Position: One position may be appointed from the membership of the Tacoma Arts Commission upon nomination by the Tacoma Arts Commission Chair. If the Arts Commission Chair declines to make such an appointment, upon request of the Mayor, the position may be appointed by City Council according to the normal appointment procedures described in this chapter.~~

~~D~~C. At-Large Positions: The remaining positions may be filled at-large. These shall be referred to as At-Large Positions 1 through ~~3~~4.

~~E~~D. Temporary vacancies of one or all of the professional positions shall not render actions by the Commission invalid, unless the Commission action is related to meeting Certified Local Government (“CLG”) responsibilities cited in the Certification Agreement between the Mayor and the State Historic Preservation Officer on behalf of the state.

~~F~~E. Exception to the residency requirement may be granted by City Council in order to fill vacancies for professional positions.

~~G~~F. The Appointments Committee may, at its discretion, solicit nominations from neighborhood community associations, business districts, and professional organizations to ensure geographic and professional diversity within the Commission.

~~H~~G. The provisions of this chapter shall be enforced as vacancies occur following the adoption of this legislation.

\*\*\*

**1.42.090 Powers and duties of the Commission.**

The primary duty of the Landmarks Preservation Commission is to identify and actively encourage the conservation of the City’s historic resources by establishing and maintaining a register of historic landmarks, landmark sites, historic special review districts, and conservation districts; reviewing proposed changes to register properties; raising community awareness of the City’s history and historic resources; and serving as the City’s primary resource in matters of history, historic planning, and preservation, as provided for in this chapter and Chapter 13.07 of the TMC.

In carrying out these responsibilities, the Landmarks Preservation Commission shall engage in the following:

- A. Serve as liaison to the City Council on matters of historic preservation policy.
- B. Establish and maintain the Tacoma Register of Historic Places (“Register”), as provided for in TMC 13.07. The Register shall consist of buildings, structures, sites, objects, and districts identified by the Commission as having historic significance worthy of recognition and protection by the City in accordance with the purposes of this chapter.
- C. Review and advise the City Council regarding nominations to the Tacoma Register of Historic Places for individual listings as well as for potential historic districts, according to criteria and procedures listed in TMC 13.07.
- D. Review proposals to construct, change, alter, modify, remodel, move, demolish, or significantly affect properties or districts on the register, as provided in TMC 13.05 and 13.07, and adopt standards, design guidelines, and district rules to be used to guide this review and the issuance of a certificate of approval.

**1.42.100 Meetings and procedures.**

- A. The Commission shall establish a regular time and place for meetings and shall meet a minimum of 12 times per calendar year, or additionally, as necessary, to conduct Commission business. Special meetings may be called by the chairman or by any three members of the Commission upon personal notice being given to all members or written notice being mailed to each member at least 24 hours prior to the date set for such meeting, unless such notice requirement is waived in writing.
- B. A simple majority of appointed filled positions shall constitute a quorum.
- C. All Commission meetings shall be conducted in compliance with Chapter 42.30 RCW, Open Public Meetings Act, to provide for adequate public participation, and the Commission shall adopt standards in its rules to guide this action.
- D. The Commission’s ~~chairman~~ person shall submit an annual report to the City Council, sending a copy thereof to the City Clerk.

\*\*\*

**1.42.110 Historic Preservation Officer.**

To ensure adequate commission and professional staff assistance, the Director of ~~the Community and Economic Development~~ Planning and Development Services Department shall appoint a Historic Preservation Officer for the City. The Historic Preservation Officer shall possess expertise in the field of historic preservation, with professional qualifications in the disciplines of archaeology, architecture, architectural history, history, urban planning, art history, or a closely related field.

Under the direction of the Commission, the Historic Preservation Officer shall act as ex officio secretary and shall keep accurate records of the Commission’s proceedings and transactions, conduct official correspondence, assist in organizing and supervising the Landmarks Preservation Commission, and organize and supervise clerical and technical work of the Commission to the extent required to administer this chapter.

\*\*\*

**13.07.030 Definitions.**

...

“Significant interior feature spaces” means architectural features, spaces, and ornamentations which are specifically identified in the landmark nomination and which are located in public areas of buildings such as lobbies, corridors, or other assembly spaces, or that are of exceptional historic significance due to integrity or association with historic events.

\*\*\*

#### **13.07.040 Tacoma Register of Historic Places – Establishment and criteria.**

A. Tacoma Register of Historic Places is Established. In order to meet the purposes of this chapter and Chapter 1.42 of the TMC, there is hereby established the Tacoma Register of Historic Places. Historic resources and districts designated to this Register pursuant to the procedures and criteria listed in this chapter are subject to the controls and protections of the Landmarks Preservation Commission established by TMC 1.42 and pursuant to the design review provisions of this chapter.

B. Criteria for the Designation to the Tacoma Register of Historic Places.

1. Threshold Criteria: The Commission may determine that a property is eligible for consideration for listing on the Tacoma Register of Historic Places if it:

- a. Is at least 50 years old at the time of nomination; and
- b. Retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance

2. Designation Criteria: In addition to the above, a property may be designated to the Tacoma Register of Historic Places if it:

- a. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Is 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 listed on the National Register of Historic Places; or

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

3. Additional criteria for considering designation of interior spaces. The Commission may include interior spaces in its designation recommendation if the Commission determines:

a. The interior space meets the definition of “significant interior spaces” as described in this chapter and contributes to the historic character of the property, and

b. That the protection of the interior space would provide broad public benefit.

#### **13.07.050 Tacoma Register of Historic Places – Nomination and designation process for individual properties.**

A. Process for the nomination of individual properties, generally:

1. Any resident of Tacoma or City official, including members of the City Council, City staff, or members of the Planning Commission, may request consideration by the Landmarks Preservation Commission of any particular property for placement on the Tacoma Register of Historical Places.

2. A written request, which shall be in the form of a completed nomination to the Tacoma Register of Historic Places, shall be made to the Historic Preservation Officer. For properties that are individually listed on the

National Register of Historic Places, the approved National Register nomination form may be submitted in lieu of a Tacoma Register form. At a minimum, the nomination form shall contain the following:

- a. A narrative statement which addresses the historical or cultural significance of the property, in terms of the Designation Criteria listed in this chapter; and
- b. A narrative statement which addresses the physical condition assessment and architectural description; and
- c. Specific language indicating which improvements on the site are included in the nomination, including any significant interior spaces ~~within publicly owned buildings~~; and

...

B. Landmarks Preservation Commission Preliminary Meeting on Nomination.

1. When a nomination form is found by the Historic Preservation Officer to be complete as indicated in this section, the Historic Preservation Officer shall:

a. Schedule the nomination for preliminary consideration at the next available regularly scheduled meeting of the Landmarks Preservation Commission and shall serve the taxpayer(s) of record written notice 14 days in advance of the time and place of the meeting. If the taxpayer of record is not the sponsor of the nomination, the taxpayer of record may request an additional 30 days to respond to the nomination.

b. Notify other City Departments and Divisions, as appropriate, of receipt of the nomination.

2. No person shall carry out or cause to be carried out any alteration of any building, site, structure, or object under consideration by the Landmarks Preservation Commission for designation as a City Landmark, without a Certificate of Approval pursuant to TMC 13.05.047.

3. At this meeting, the Landmarks Preservation Commission shall, by quorum vote, find that the application meets the threshold criteria for designation contained in this chapter, that it does not meet the threshold criteria, or the Commission may defer the decision if additional information is required. The Commission may also amend or edit a nomination that is under review at the preliminary meeting.

...

D. City Council Review of Designation.

1. Upon receipt of a recommendation from the Commission, the City Council may place the nominated property on the Tacoma Register of Historic Places ~~approve the same~~ by adoption of a resolution designating the structure property as a historic landmark or building, ~~may reject the same, or may refer it back to the Commission for further consideration~~, as the Council may deem appropriate.

2. If the City Council approves the designation, the designating resolution shall contain the following:

a. Location description, including legal description, parcel number, and street address of the City landmark;

b. Criteria under which the property is considered historic and therefore designated as a landmark;

c. Elements of the property, including any significant interior spaces if so nominated, that the Council determines shall be subject to Landmarks Preservation Commission regulation.

3. Upon adoption of a resolution approving the designation of a historic building as a City landmark, the City ~~Clerk shall transmit a copy of said resolution to Building and Land Use Services, which~~ shall place the City landmark designation on the subject property's records under ~~his or her~~ its jurisdiction.

\*\*\*

### **13.12.570 Archaeological, Cultural, and Historic Resources.**

#### **A. Regional Growth Centers.**

1. This section sets forth provisions for addressing archaeological, cultural, and historic resources for projects located within the Downtown Tacoma Regional Growth Center and within the Tacoma Mall Neighborhood Regional Growth Center in areas where a Subarea Plan and a companion area-wide, non-project Environmental

Impact Statement (“EIS”) have been completed. The Planning and Development Services Department will use this process and any required assessments to evaluate potential impacts and assist in identifying and establishing appropriate mitigation measures.

## 2. Cultural Site Assessment Requirements B. Known Archaeological, Cultural and Historic Resources.

a. 1. All a Applications for a permit shall ~~indicate~~ identify whether the property is within 500 feet of a site known to contain an historic, cultural or archaeological resource(s) based upon historic registers and records. Locations Records of known archaeological sites are restricted and c. ~~Consultation~~ with the Washington Department of Archaeology and Historic Preservation or a certified archaeologist will be required.

(1) If there are no known historically designated sites within 500 feet of the subject property, a letter to the Historic Preservation Officer should be submitted with the development stating so, along with the research methods used and resources consulted.

(2) If the property is determined to be within 500 feet of a site known to contain historic, cultural, or archaeological resources, the City shall require a cultural resource site assessment; provided that, the provisions of this section may be waived if the Director determines that the proposed development activities do not include any ground disturbing activities and will not impact a known historic, cultural or archaeological site. The intent of the site assessment is to identify potentially affected historic or cultural significant properties near the project area, and to provide a general assessment of the potential impacts to these properties. The site assessment shall be conducted in accordance with Washington State Department of Archaeology and Historic Preservation guidelines for survey and site reporting to determine the presence of significant historic or archaeological resources. The fee for the services of the professional archaeologist or historic preservation professional shall be paid by the landowner or responsible party. The site assessment shall contain the following elements:

(a) The Cultural Resource Assessment shall catalog known significant historic or cultural sites in the vicinity (500 feet) of the proposed project, and assess whether there is any probable impacts to those sites resulting from the development activity. This assessment shall include photographs and a brief description of significant sites, a description of anticipated impacts (if any) and a map showing locations relative to the proposed development.

(b) Where there is a large planned development that may affect numerous historically significant properties, and for any project that includes demolitions of structures 50 years of age or older, the documentation of buildings must be conducted in accordance with Washington State Department of Archaeology and Historic Preservation guidelines for survey and site reporting. Such documentation must include an assessment of the historic significance or lack thereof, and the basis for this assessment.

(c) Demolition of historically significant structures or the disturbance of documented archaeological sites will automatically require the preparation of a Cultural Resource Management Plan (see below).

(d) Waivers of the Cultural Site Assessment. Applicants may request that the provisions of this section be waived by submittal of a written request stating the basis for such a waiver, including the resources consulted and research conducted.

(e) The fee for the services of the professional archaeologist or historic preservation professional shall be paid by the landowner or responsible party, if needed.

## 3. Cultural Resource Management Plan

a. 2. If the cultural resource site assessment identifies the presence of significant historic or archaeological resources, for which there is an anticipated adverse effect resulting from the proposed development activity, a Cultural

Resource Management Plan (“CRMP”) shall be prepared by a professional archaeologist or historic preservation professional paid by the landowner or responsible party. In the preparation of such plans, the professional archaeologist or historic preservation professional shall solicit comments from the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe. Comments received shall be incorporated into the conclusions and recommended conditions of the CRMP to the maximum extent practicable.

b. The CRMP is intended to provide documentation that allows a thorough assessment of the anticipated adverse impacts to historic and culturally significant properties resulting from development activities within the regional growth center or subarea. The CRMP shall be prepared by a qualified cultural resources consultant, as defined by the Washington State Department of Archaeology and Historic Preservation, and 3. A CRMP shall contain the following minimum elements and information:

~~a. The CRMP shall be prepared by a qualified cultural resources consultant, as defined by the Washington State Department of Archaeology and Historic Preservation;~~

(1) b. A Description of the Area of Potential Effect (“APE”) for the project, defined as geographic area or areas within which the development project may directly or indirectly cause changes in the character or use of historic or culturally significant properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of the project and may be different for different kinds of effects caused by the project. including The justification for the APE shall include a general description of the scope of work for the project and the extent and locations of ground disturbing activities (ground disturbing activities include excavations for footings, pilings, utilities, environmental testing or sampling, areas to be cleared and/or graded, demolition, removal or relocation of any existing structures, and any other ground disturbances that may occur as a result of construction activities);

(2) An inventory and assessment of all historically and culturally significant/designated properties within the APE, including citations, with dates, of any previous written documentation on listed or known culturally significant sites. In compiling this information consultations with the following agencies shall be necessary, and a list of the agency officials that were consulted with shall be included, such as the Washington State Department of Archaeology and Historic Preservation, the City of Tacoma Historic Preservation Office, and the Puyallup Tribe of Indians;

(3) e. Photographs of the APE, including existing structures and areas of construction activities; An assessment of probable direct and indirect impacts within the APE resulting from development activities, including:

(a) Demolition of any buildings or structures over 50 years of age.

(b) The potential for the site to contain historic or prehistoric archaeological materials, based on the topography of the property, historical literature, geological data, geographical context, or proximity to areas of known cultural significance.

(4) d. An examination of project on-site design alternatives,; including an explanation of why the proposed activity requires a location on, or access across and/or through, a significant historic or archaeological resource; and

~~e. An explanation of why the proposed activity requires a location on, or access across and/or through, a significant historic or archaeological resource; and~~

~~f. Citations, with dates, of any previous written documentation on listed or known culturally significant sites. In compiling this information consultations with the following agencies shall be necessary, and a list of the agency officials that were consulted with shall be included:~~

~~(1) State Department of Archaeology and Historic Preservation to identify buildings, sites, or objects within the APE that are listed on the National Register of Historic Places or the Washington State Heritage Register.~~

~~(2) City of Tacoma Historic Preservation Office to identify any buildings, sites, or objects within the APE listed on the Tacoma Register of Historic Places.~~

~~(3) The Puyallup Tribe of Indians Historic Preservation Section to identify any buildings, sites, or objects within the APE within the 1873 Land Claims Settlement Survey Area.~~

~~g. An assessment of probable adverse impacts to culturally significant buildings, sites, or objects, resulting from:~~

~~(1) Demolition of any buildings or structures over 50 years of age.~~

~~(2) The potential for the site to contain historic or prehistoric archaeological materials, based on the topography of the property, historical literature, geological data, geographical context, or proximity to areas of known cultural significance.~~

(5) ~~h.~~ A description of how potential adverse effects to cultural resources as a result of construction activities will be mitigated or minimized. Subject to review and approval of the City's Historic Preservation Officer, appropriate mitigation may include, but is not limited to:

~~(a) (1)~~ Additional consultation with federal, state, local and tribal officials or the Tacoma Landmarks Commission.

~~(b) (2)~~ Additional studies such as pedestrian surveys, subsurface testing, remote sensing, phased or periodic testing as a part of any geotechnical assessment or soil testing required for the project, or monitoring during construction.

~~(c) (3)~~ Avoidance of historic/cultural resources;

~~(d) (4)~~ Retention of all or some of a historic structure into a new development;

~~(e) (5)~~ Interpretive/educational measures;

~~(f) (6)~~ Off-site/on site preservation of another historic resource;

~~(g) (7)~~ Recording the site with the Washington State Department of Archaeology and Historic Preservation, or listing the site in the National Register of Historic Places, Washington Heritage Register, as applicable, or any locally developed historic ~~register registry~~ formally adopted by the City of Tacoma;

~~(h) (8)~~ Preservation in place;

~~(i) (9)~~ Reinternment in the case of grave sites;

~~(j) (10)~~ Covering an archaeological site with a nonstructural surface to discourage pilferage (e.g., maintained grass or pavement);

~~(k) (11)~~ Excavation and recovery of archaeological resources;

~~(l) (12)~~ Inventorying prior to covering of archaeological resources with structures or development; and

~~(m) (13)~~ Monitoring of construction excavation.

c. 4. Upon receipt of a complete permit application in an area of known historic/archaeological resources, the City shall notify and request a recommendation from appropriate agencies such as the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe. Recommendations of such agencies and other affected persons shall be duly considered and adhered to whenever possible and reasonable.

d. 5. The recommendations and conclusions of the CRMP shall be used to assist the Director in making final administrative decisions concerning the presence and extent of historic/archaeological resources and appropriate mitigating measures. The Director shall consult with the Washington State Department of Archaeology and Historic Preservation and the Puyallup Tribe prior to approval of the CRMP.

e. 6. The Director may reject or request revision of the conclusions reached in a CRMP when the Director can demonstrate that the assessment is inaccurate or does not fully address the historic/archaeological resource management concerns involved.

## B. Demolition of Historic Resources - Citywide

1. Scope and Applicability. This section sets forth provisions for review of demolition permits of structures that are 50 years of age or greater at the time of permit application and that are 4000 square feet or larger, or are located within designated Mixed Use Centers, or are properties listed on the National Register of Historic Places either as part of a district or individually listed. The following project types are exempt from this section:

a. Demolition of single family homes that are not located within National Register Historic Districts or listed on the National Register of Historic Places;

b. Demolitions of buildings that are less than 4,000 square feet in size that are not located within National Register Historic Districts or listed on the National Register of Historic Places, or located within Mixed Use Centers;

2. Demolitions affecting designated City Landmarks. All demolition permits affecting City Landmarks shall be reviewed pursuant to procedures outlined in TMC 13.05.048 and TMC 13.07.110.

3. Requirements. Applications for a demolition permit shall include a summary report that identifies all affected structures that are fifty years of age or greater, and shall note any such structures that are listed on the National Register of Historic Places either individually or as part of a district. Submittal materials shall include at minimum:

a. Current photographs of all elevations of all affected structures

b. Historical photographs of the affected structures, if available from public sources

c. Narrative of any known history of affected structures (construction date, architect, builder, occupants, associated events)

4. The summary demolition report shall be reviewed by the Historic Preservation Officer to determine whether the affected structures appear to be historically significant and should be referred to the Landmarks Preservation Commission for consideration of designation to the Tacoma Register of Historic Places. The Historic Preservation Officer may consider the summary demolition report for up to 30 days.

a. Demolition affecting properties that are listed on the National Register of Historic Places, either individually or as a contributing structure within a historic district, shall be referred to the Landmarks Commission for consideration of designation to the Tacoma Register of Historic Places, unless it is determined by the Historic Preservation Officer that such properties lack historic integrity of location, place, setting, materials, association or feeling to the extent that such properties would be unlikely to be eligible for designation to the Tacoma Register.

b. Demolition of all other properties shall be preliminarily assessed by the Historic Preservation Officer based upon the criteria for designation of a landmarks TMC 13.07.040.

5. If the Historic Preservation Officer determines that the affected structures possess historic integrity of location, design, setting, materials, workmanship, feeling, and association and are likely eligible for listing on the Tacoma

Register of Historic Places, or if the affected properties are already listed on the National Register of Historic Places, the applicant will be directed to prepare a Historic Property Assessment Report, which shall be prepared at the expense of the applicant by a qualified historic preservation consultant, and which shall contain:

a. A narrative statement which assesses the historical or cultural significance of the property, in terms of the Designation Criteria listed in TMC 13.07.050; and

b. A narrative statement which assesses the physical condition of the property and includes an architectural description; and

c. Specific language indicating which improvements on the site are eligible for historic designation according to the Designation Criteria, including any significant interior features within publicly owned buildings; and

d. A complete legal description; and

e. A description of the character-defining features and architectural elements that contribute to the historic character of the property.

4. The Historic Property Assessment Report shall be forwarded to the Landmarks Preservation Commission for its review. If the Commission finds that the affected properties should be included in the Tacoma Register of Historic Places, it shall transmit such a recommendation to the appropriate Council Committee.

6. Upon receiving the recommendation from the Landmarks Preservation Commission, the committee may concur with the recommendation as transmitted by the Commission, it may reject, amend or modify the recommendation, or it may decline to take action. If no concurrence from the Committee is received within 60 days of the Committee's initial consideration of the recommendation, the Commission's recommendation is rejected. In all cases, the Committee's concurrence by vote shall be required for further consideration by the Commission.

7. Upon receiving concurrence from the Committee, the Landmarks Preservation Commission shall schedule a public hearing as soon as it is practical to solicit public comment on the potential designation, per the procedural requirements at TMC 13.07.050.

8. During the demolition review process, all requirements of TMC 13.05.046 relating to the alteration of historic properties apply to the affected properties. If the demolition permit application is withdrawn, but the Commission or City Council is considering historic designation of the subject property, the historic designation review will continue regardless of the demolition permit status.

C. Unanticipated Discovery of Archaeological, Cultural and Historic Resources.

All permit applications shall prepare a plan for the possible unanticipated discovery of historic, cultural or archaeological resources, including a point of contact, procedure for stop-work notification, and for notification of appropriate agencies

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**13.06.640 (F) Conditional Uses in Historic Structures.** A conditional use permit for the reuse of a historic structure and/or site for one of the below- listed uses (where not otherwise allowed by the underlying zoning) shall be authorized only if it can be found to be consistent with all of the following criteria. This provision shall be limited to only those parcels that contain structures and sites that are individually-listed on the Tacoma Register of Historic Places. In granting such a conditional use permit the Director or Hearing Examiner may attach thereto such conditions regarding the location, character, orientation, layout, access and other features of the proposed development as may be deemed necessary to ensure consistency with the intent of the TMC and

Comprehensive Plan and ensure that use of the building and site will be compatible with the existing, historic attributes of the building and site and surrounding uses.

1. The use shall be consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plans, and applicable ordinances of the City of Tacoma.
2. The use shall be located, planned, and developed in such a manner that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The following shall be considered in making a decision on a conditional use permit:
  - a. The generation of noise, noxious or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.
  - b. Availability of public services which may be necessary or desirable for the support of the use. These may include, but shall not be limited to, availability of utilities, transportation systems (including vehicular, pedestrian, and public transportation systems), education, police and fire facilities, and social and health services.
  - c. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties.
3. The proposed re-use shall promote the preservation and/or restoration of the designated historic structure(s) on the site.
4. Whether the proposed use is necessary to maintain and preserve the historic property due to unique circumstances of the property.
5. The proposed reuse and design of any modifications to the historic structure(s) and site shall be approved by the Landmarks Preservation Commission.
6. The proposed use shall be limited to one of the following:

Art/craft production	Assembly facilities	Continuing care retirement community
Cultural institutions	Extended care facility	Group housing
Intermediate care facility	Lodging house	Multi-family dwellings
Offices offering professional dental, medical, legal or design services	Offices for charitable, philanthropic or community service organizations where it can be shown that there is limited contact with the general public	Personal services
Retirement home	Retail, only as an incidental use to one or more of the other listed uses	<u>Eating and Drinking</u>
<u>Craft Production</u>	<u>Live Work</u>	





# Your House is History:

## Learn How to Research Your Property

The City of Tacoma's Historic Preservation Office, in partnership with the Tacoma Public Library, is offering three free workshops on how to research your historic home. Learn about primary resources such as historic maps, newspapers, and directories.

These workshops will feature guidance from Brian Kamens, Tacoma Public Library Historian as well as from local professional historians.

### MOORE LIBRARY WORKSHOP

215 S. 56th St.  
Saturday, September 22  
10 a.m. - noon  
Led by Brian Kamens & Susan Johnson,  
Artifacts Consulting

### MOTTET LIBRARY WORKSHOP

3523 E. G St.  
Thursday, September 27  
4:30 p.m. - 5:45 p.m.  
Led by Brian Kamens & Ed Echtle,  
Echtle Research

### MAIN TACOMA PUBLIC LIBRARY WORKSHOP

1102 Tacoma Avenue South (Northwest Room)  
Wednesday, October 17  
5:30 p.m. - 7:30 p.m.  
Led by Brian Kamens & Katie Pratt,  
Northwest Vernacular

Pre-registration is not required. For questions call (253) 591-5254  
or email [LHoogkamer@cityoftacoma.org](mailto:LHoogkamer@cityoftacoma.org)



tacoma

**Public outreach and support.** Successful historic districts are created through grassroots organizing, door-to-door information campaigns, and individual action! Get the neighbors involved and invested in the process. The creation of a district is similar to an area-wide rezoning, and thus is a legislative process that requires the approval of the Landmarks and Planning Commissions and City Council. Majority owner support for the creation of an historic district must be demonstrated, usually through letters or petitions.

**Generation of a nomination and guidelines for the district.** The nomination, once complete, will specify and justify the district boundaries, include an inventory of historic structures, identify the basis for designation, and may also suggest strategies for its preservation. When the district is created by Council, design guidelines must also be created to guide property owners and the Landmarks Commission during project design and review.

**Public hearings.** Public hearings are required at the Landmarks Commission, Planning Commission, and at City Council—any of the above may approve, deny, or amend the proposed district.

Please contact the Historic Preservation Office for more information.

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## FIND US

Facebook / Tacoma Historic Preservation  
YouTube / Tacoma Culture  
Instagram / Tacoma\_Culture  
Twitter / @ Tacoma\_Culture

For more information or to sign up for the PastForward Newsletter, visit  
[cityoftacoma.org/historicpreservation](http://cityoftacoma.org/historicpreservation)

# CREATING AN HISTORIC DISTRICT IN YOUR NEIGHBORHOOD



cityoftacoma.org/historicpreservation

City of Tacoma  
Planning and Development Services Department  
Historic Preservation Office  
747 Market Street, 3rd Floor  
Tacoma, WA 98402



## CREATING A HISTORIC DISTRICT IN YOUR NEIGHBORHOOD

### WHAT IS A HISTORIC DISTRICT?

A local historic district is a defined area in which the character of the neighborhood is largely from a certain era and is intact. The purpose of the district is to preserve the historic fabric and design of historic areas. Locally designated historic districts use design guidelines to ensure that historic properties within the district are protected and that new construction within the district is architecturally appropriate. Historic districts may also be listed on the National Register of Historic Places and the Washington State Heritage Register, but these registers are primarily honorary and generally do not regulate private development.

### IS A HISTORIC DISTRICT RIGHT FOR YOUR NEIGHBORHOOD?

Historic districts are an important tool for preserving character defining architectural and design elements that represent our collective history. Property owners within historic districts take on the added responsibility of being stewards of these historic resources by adhering to the design guidelines. Historic districts do not, however, freeze a neighborhood in time or prevent change from occurring, or restrict the uses allowed by zoning.

### WHAT ARE SOME OF THE BENEFITS OF A HISTORIC DISTRICT?

**Financial incentives.** Property owners within historic districts may qualify for reduced property tax

assessments based on the value of restoration and upgrades made to the historic property.

**Increase in private investment and property values.** Studies have shown that historic districts often encourage improvements and investments in private property, leading to higher property values over time when compared with areas that are not historically designated.



**Enhanced project review to ensure compatible infill development.** Local historic designation can help protect neighborhoods from inappropriate new construction and prevent the demolition of historic character defining buildings through design review.

### HOW IS A HISTORIC DISTRICT CREATED?

Tacoma's districts are administered as overlay zones. An overlay zone exists "on top" of the base zoning, such as R-2. Historic Districts do not affect land use and zoning. Historic districts must be approved by the Landmarks Commission, Planning Commission and City Council. In order for a new historic district to be approved, community support is essential. If the majority of property owners do not support a local historic district, it will likely be unsuccessful. In most

cases, it is up to the property owners to document, research and generate support for the formation of a district. The process of creating a local historic district is complex, and can take a significant investment of time and resources.

### WHAT ARE THE RESTRICTIONS FOR A HISTORIC DISTRICT?

Generally, a design review process is created to ensure the appropriateness of future projects in the area. The North Slope Historic District and the Wedge Neighborhood Historic District both require design review for all building permits for exterior work, but exempts basic maintenance, painting and gardening. For Old City Hall and Union Depot, all exterior changes must be reviewed.

### WHAT IS THE PROCESS FOR CREATING A HISTORIC DISTRICT?

**Data collection and research.** To qualify as a historic district under City code, an area should possess a concentration of historic structures as well as be a "defined" area. This means an area that has a shared development history and architectural character and scale, with logical geographic boundaries and a consistent development pattern. Inventorying buildings in your neighborhood and researching their history is an essential first step.

## Contact The Historic Preservation Office

City of Tacoma  
Planning and Development Services Department  
747 Market Street, 3rd Floor  
Tacoma, WA 98402  
(253) 591-5254  
landmarks@cityoftacoma.org