



## **Proposed College Park Historic District Public Information Session**

City of Tacoma | Planning and Development Services  
**August 11, 2021**



# Overview



- About the Proposed Historic District
- About Local Historic Districts
- Review process summary
  - How to participate
  - Where to find information
- Questions and Answers



# About the Proposal



- Initiated by request of neighborhood residents
- Petition, postcards and nomination submitted to Landmarks Commission
- Same boundaries as the existing National Register Historic District, created in 2017
- Borders north and east sides of UPS, from N 21<sup>st</sup> to Pine, to N 8<sup>th</sup> to N Union Ave (map next slide)
- Includes approximately 582 houses

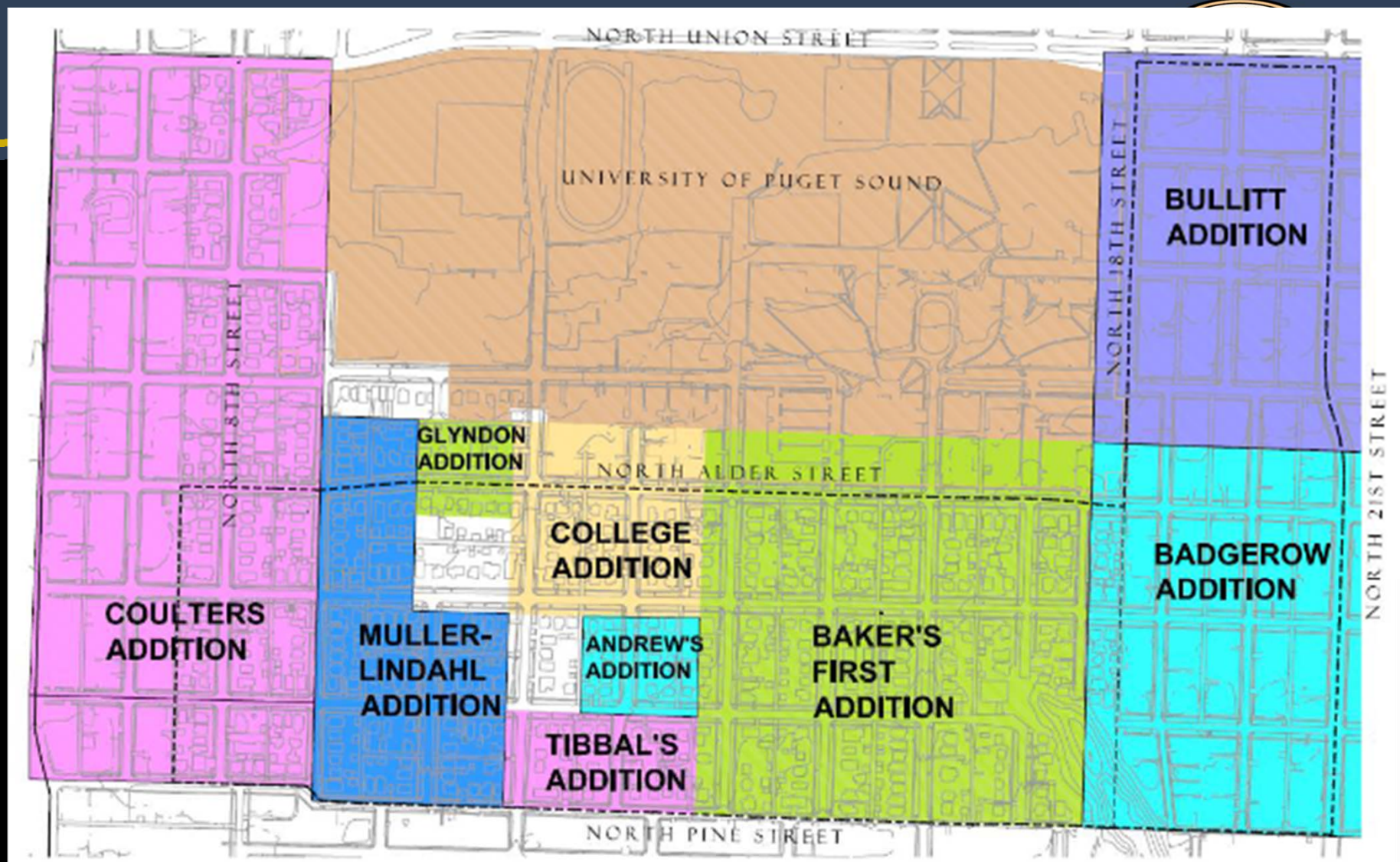


Submittals can be viewed at

[www.cityoftacoma.org/collegeparkHD](http://www.cityoftacoma.org/collegeparkHD)









# About Local Historic Districts



- Local Historic Districts in Tacoma
  - North Slope Historic District
  - Wedge Neighborhood Historic District
  - Old City Hall Historic District
  - Union-Depot Warehouse Historic District
- Local historic districts are “overlay zones” that are established by Council Ordinance
- For residential historic districts:
  - Historic approval is required for visible exterior work that requires building permits
  - Interior work, work that is not visible, and minor maintenance does not require review
  - Demolition within local historic districts is strongly discouraged
  - Tax incentives may be available for renovations to historic buildings



# About Local Historic Districts



## Local vs. National Register Historic Districts

|   | National Register District  | Local Register District                           |
|---|---|---|
| Design review required for exterior alterations               | No  | Yes   |
| Design review required for new construction                   | No  | Yes   |
| Demolition review   | Landmarks Commission reviews demolition permits and can recommend to City Council that a building in the district that is proposed for demolition be listed on the historic register. | Landmarks Commission can deny demolition permits. |
| Property tax incentives available for rehab work to buildings | No  | Yes   |





# About Local Historic Districts



- **Design Review**
  - Significant alterations to historic properties in the district require approval
  - Landmarks Commission reviews projects every 2 weeks
  - Design review fees based on project cost
- **Exemptions**
  - Work that does not require permits (painting, minor maintenance)
  - Work that does not change appearance, is not visible, or interior
  - Alterations to non-historic structures
  - Plumbing and electrical work
  - Landscaping
- Minor changes usually approved by staff (no commission review)



# About Local Historic Districts



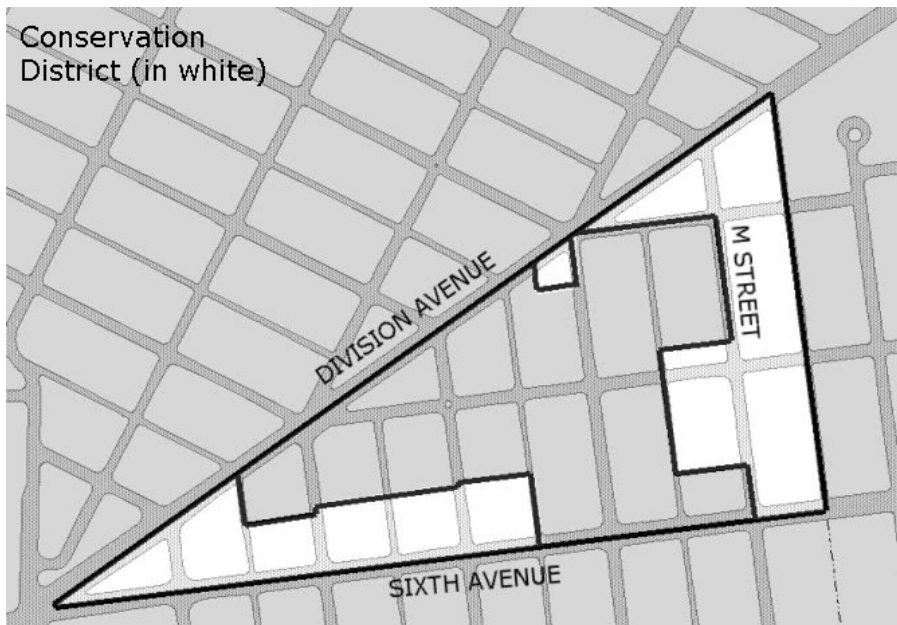
## Some Common Questions

- Do I need approval for paint colors?  
*No, paint colors are not reviewed, so you can choose any colors.*
- Will this prevent me from remodeling my house or making changes?  
*No, remodeling is not discouraged. However, there are design guidelines that a remodeling project must meet, such as for materials, scale, massing, and details.*
- Can I replace my windows?  
*The district guidelines encourage preservation of historic windows. However, windows in poor condition can be replaced by historically appropriate windows.*
- Can I build an addition?  
*Yes. The guidelines encourage additions that are scale appropriate.*





# About Local Historic Districts

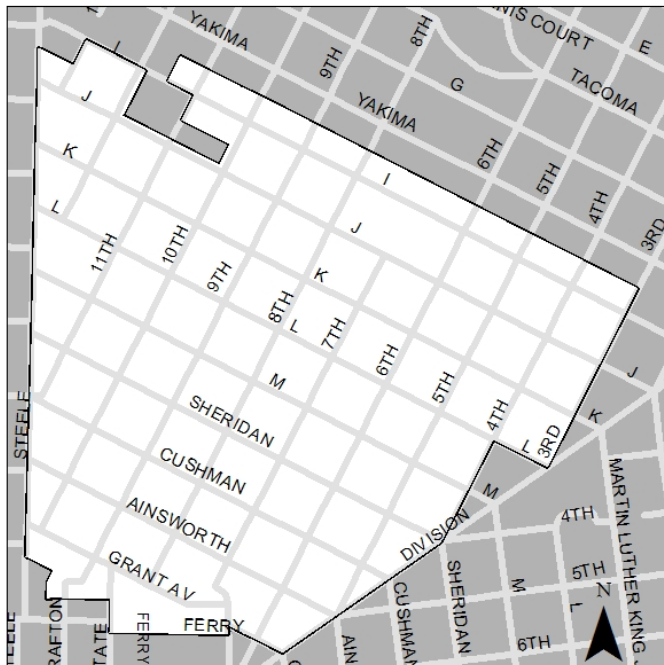


## Wedge Neighborhood Historic District

- Created in 2010 at the request of residents
- Approximately 100 structures
- Also listed on the National Register



# About Local Historic Districts



## North Slope Historic District

- Created in 1994 at the request of residents; expanded in 1996 and 1999
- Approximately 950 structures
- Also listed on the National Register



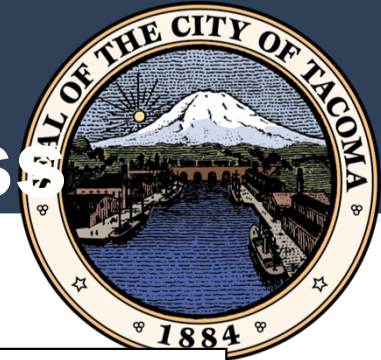
# Review Process



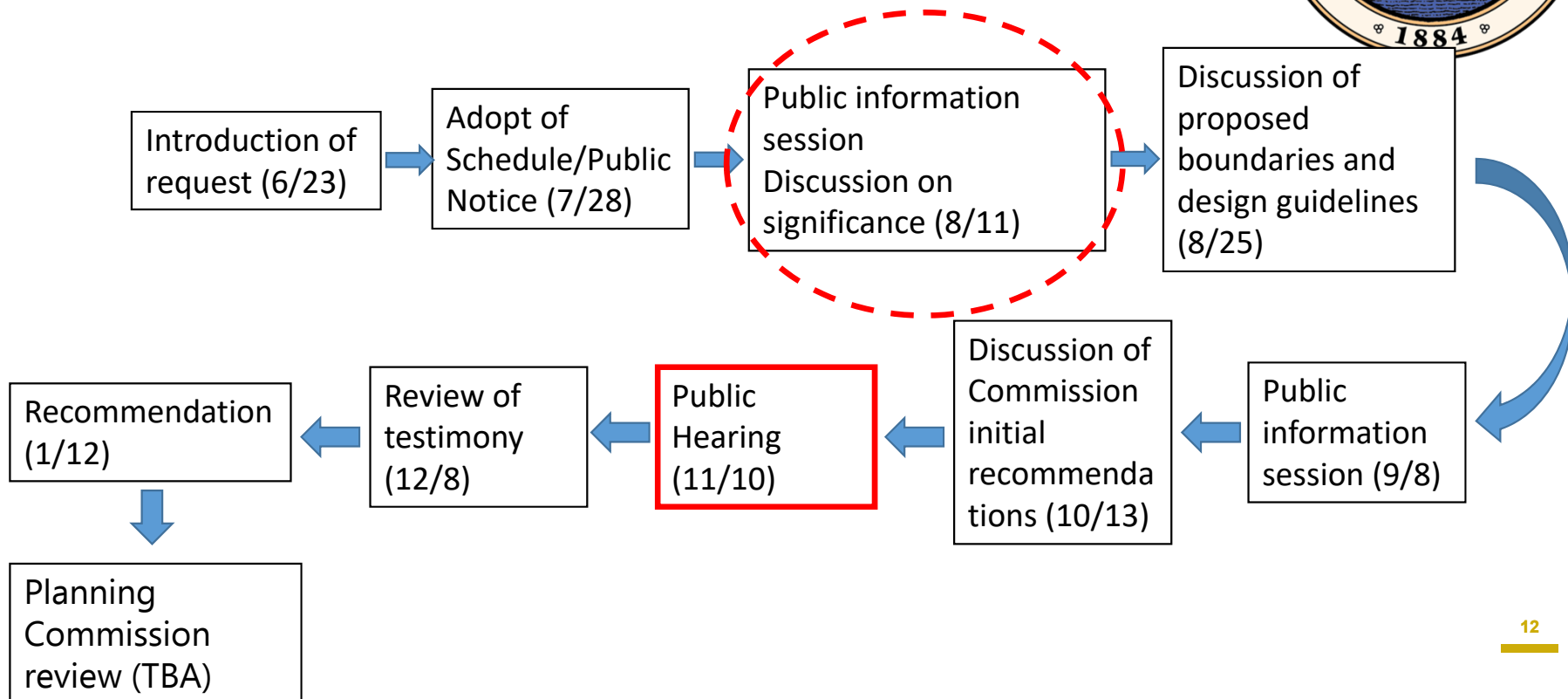
- Creating a local historic district requires review in 3 steps:
  - Landmarks Preservation Commission ←
  - Planning Commission
  - City Council
- How to participate
  - Public information sessions August 11 and Sept 8
  - Public hearing (tentatively scheduled for November 10)
  - Attend Landmarks Commission meetings



# Landmarks Review Process



We are here:



# Review Process



Where to find information

- [www.cityoftacoma.org/collegemarkHD](http://www.cityoftacoma.org/collegemarkHD)
- Landmarks Commission agendas: [www.cityoftacoma.org/lpc-agenda](http://www.cityoftacoma.org/lpc-agenda)
- For questions or to be added to our email distribution list, please contact: [landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org)