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 21st to Pine, to N 8th to N Union Ave (map next slide)
• Includes approximately 582 houses

Submittals can be viewed at 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

<table>
<thead>
<tr>
<th></th>
<th>National Register District</th>
<th>Local Register District</th>
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<tbody>
<tr>
<td>Design review required for exterior alterations</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Design review required for new construction</td>
<td>No</td>
<td>Yes</td>
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<tr>
<td>Demolition review</td>
<td>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.</td>
<td>Landmarks Commission can deny demolition permits.</td>
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<tr>
<td>Property tax incentives available for rehab work to buildings</td>
<td>No</td>
<td>Yes</td>
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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
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

- Introduction of request (6/23)
- Adopt of Schedule/Public Notice (7/28)
- Public information session
  - Discussion on significance (8/11)
- Discussion of proposed boundaries and design guidelines (8/25)
- Recommendation (1/12)
- Review of testimony (12/8)
- Public Hearing (11/10)
- Discussion of Commission initial recommendations (10/13)
- Public information session (9/8)
- Planning Commission review (TBA)

We are here:
Review Process

Where to find information

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

- 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)