

*June 26, 2024*

# Historic Resource Scope Walkthrough

## 2024 Comprehensive Plan Update

*Prepared for*

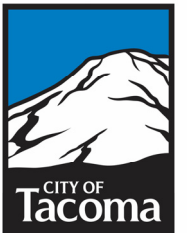
Tacoma Landmarks Preservation Commission

*Prepared by*

Architectural Resources Group



Architectural  
Resources Group



# Today's Goals and Outline



## Today's Goals

- Walk Commissioners through the process and scope
- Get preliminary Commissioner feedback

## Presentation Outline

1. Existing HP Plan and Code
2. Comp Plan Update HP Scope
3. Project Schedule
4. Summary of Key Issues
5. Discussion



*Photo courtesy City of Tacoma Facebook page*



# HP Plan & Tacoma Municipal Code



## HP-related goals, policies and regulations:

- Historic Preservation Plan
- Ordinances included in the Tacoma Municipal Code



*Photo courtesy City of Tacoma Facebook page*



# Historic Preservation Plan



- The HP Plan is a “Book II” Comprehensive Plan Program
- Defines the City of Tacoma’s preservation goals, policies and actions for preservation and neighborhood conservation.
- Provides a framework for organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources.

CITY OF TACOMA  
**HISTORIC PRESERVATION PLAN**  
A COMPREHENSIVE PLAN ELEMENT



April 12, 2011

Conducted by the Tacoma Planning Commission  
and Landmarks Preservation Commission  
Consistent with Washington State  
Growth Management Requirements



(Adopted on 6/14/11, Amended Ordinance No. 27996)

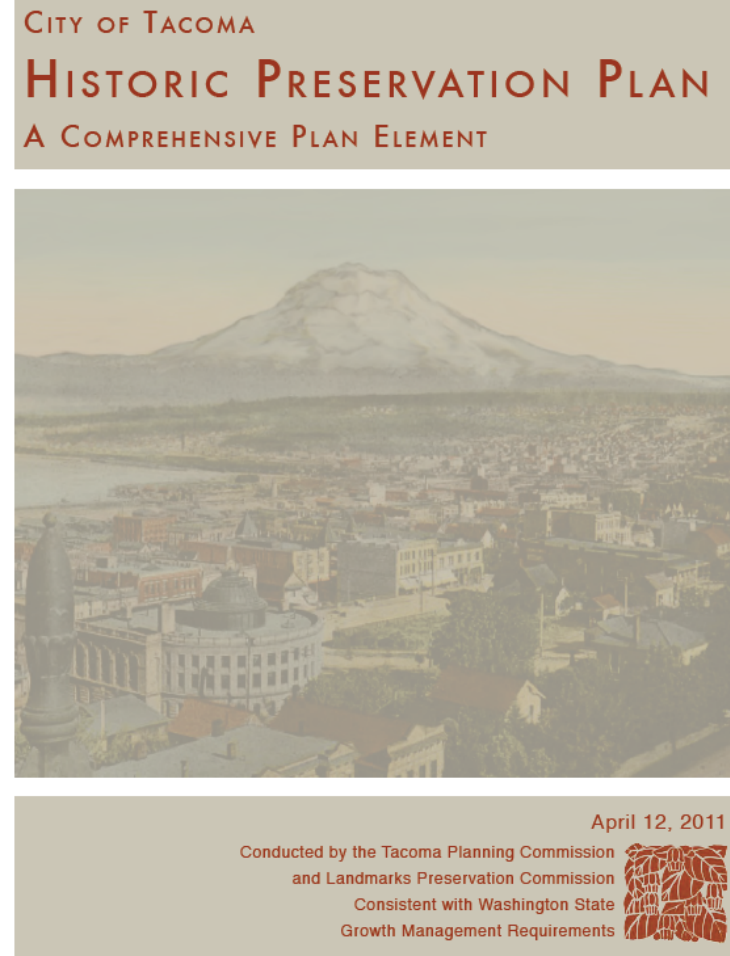


# Historic Preservation Plan



## Five Chapters:

- Introduction
- Chapter 1: Historic Resources
- Chapter 2: Program Components
- Chapter 3: Program Goals
- Chapter 4: Implementation



# Historic Preservation Plan



## Introduction

- General background on preservation
- Brief 2020 vision statement



## INTRODUCTION

This Preservation Plan is a part of the Tacoma Comprehensive Plan. It defines the City of Tacoma's preservation goals, policies and actions for preservation and neighborhood conservation. It also provides a framework for other groups and organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources. The plan's primary goal is the preservation and active use of cultural resources to enhance the City's quality of life, economic vibrancy and environmental sustainability.

The Preservation Plan works in harmony with other elements of the Comprehensive Plan as well as related federal, state and local regulatory programs. It consolidates previously adopted policies, sets forth new ones, and defines specific actions that will achieve them.



### PLAN OVERVIEW

The Historic Preservation Plan covers a wide spectrum of strategies and objectives. These include very broad themes that touch on many aspects of community development. The plan approaches historic preservation as an integral element of community development. In this respect, it touches on many subjects that also appear in other City of Tacoma Comprehensive Plan elements. At the same time, it presents program-specific actions related to components of a conventional preservation program. These will require strategic use of resources and collaboration among others who see the benefits of heritage conservation.

### IN THIS CHAPTER

Preservation in Tacoma.....	IN-3
Historic Preservation and Sustainability.....	IN-5
A Vision for Historic Preservation in 2020.....	IN-10

### Plan Development

The Historic Preservation Plan builds on the previous Culture and History element of the City of Tacoma Comprehensive Plan. It has been expanded to address a much broader range of issues, goals, policies and actions based on community input through workshops, focus groups and interviews. Work sessions with the Tacoma Landmarks Preservation Commission also provided material for the plan.



# Historic Preservation Plan



## Chapter 1: Historic Resources

- Background on the history of preservation in Tacoma, including important themes
  - Community Development
  - Social Institutions and Movements
  - Politics
  - Culture
  - Economy
- Tacoma’s historic property types
  - Industrial
  - Commercial
  - Residential
  - Civic and Religious
- Overview of landmarks and districts

### CHAPTER 1 HISTORIC RESOURCES

Thousands of years of historic and pre-historic settlement in Tacoma have yielded a rich array of archeological, historic and cultural resources.

This chapter provides a brief summary of historic resources in Tacoma including a synopsis of the local preservation movement, a description of historic property types and a summary of the city’s existing historic landmarks and districts.



#### THE PRESERVATION MOVEMENT IN TACOMA

The historic preservation movement in Tacoma began in the late-1950s when post war neglect and Federal Housing and Urban Development programs threatened one of the Pacific Northwest’s oldest and most intact downtowns. Then, the construction of Interstate 5 in the early 1960s put older parts of the city in increased competition with outlying areas. In response, many older buildings were replaced in an attempt to modernize and redevelop the center of the city.

#### IN THIS CHAPTER

Historic Themes and Topics .....	1-3
Historic Property Types .....	1-9
Existing Landmarks and Districts .....	1-13



# Historic Preservation Plan



## Chapter 2: Program Components

- Administration: The framework for operating the preservation program
- Identification: The survey and recognition of properties with cultural or historic significance
  - Examples: mixed use center surveys of South Tacoma, Lincoln, McKinley, and Proctor
- Management Tools: The specific mechanisms for protecting historic resources
  - Example: design review

## CHAPTER 2 PROGRAM COMPONENTS

Many groups contribute to Tacoma's preservation program using a range of strategies and tools that work together to form its essential components.

This chapter describes the existing state of each preservation program component and provides a discussion of key questions and issues related to each one. Policies and actions for each program component are described in Chapter 3.



The preservation program components are:

- **Administration:** The framework for operating the preservation program
- **Identification:** The survey and recognition of properties with cultural or historic significance
- **Management Tools:** The specific mechanisms for protecting historic resources
- **Incentives and Benefits:** Programs that assist property owners and support preservation
- **Education:** The tools to build awareness and strengthen skills to support preservation
- **Advocacy:** The promotion of policies and partnerships that support preservation

### IN THIS CHAPTER

Administration .....	2-3
Identification .....	2-5
Management Tools .....	2-23
Incentives and Benefits .....	2-33
Education .....	2-35
Advocacy .....	2-41





# Historic Preservation Plan



## Chapter 2: Program Components, continued

- Incentives and Benefits: Programs that assist property owners and support preservation
  - Examples: Special Tax Valuation, Historic Tax Credits
- Education: The tools to build awareness and strengthen skills to support preservation
  - Examples: yearly events calendar, preservation month
- Advocacy: The promotion of policies and partnerships that support preservation
  - Examples: work with the Black History Project, annual awards program

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# Historic Preservation Plan



## Chapter 3: Program Goals

- Identified goals, policies, and actions for historic preservation in Tacoma
- Includes overall goals, policies and actions, along with goals, policies, and actions for each of the 6 program components

### CHAPTER 3 PROGRAM GOALS

Realizing the community's vision for historic preservation in Tacoma requires the coordinated participation of many individuals and organizations.

This chapter describes a series of goals, policies and actions that will help to achieve the vision for historic preservation in Tacoma. They are organized around the six preservation program components described in Chapter 2 and are presented in a hierarchical structure. At the highest level, goals statements indicate desired future conditions. For each goal, a series of policies indicate the general course of action and provide guidelines for decision making. Finally, actions are presented under each policy statement, which describe specific steps to take to meet the policy.



#### PRIORITY OF THE GOALS, POLICIES AND ACTIONS

The sequence of goals, policies and actions presented in this chapter does not convey their relative importance or priority. However, the highest priority actions for each program component are highlighted in a sidebar at the beginning of each section. Priorities and timing for all actions appear later in Chapter 4. It is important to recognize that many actions are long range in nature and that some must be completed in a chronological sequence.

#### IN THIS CHAPTER

Overall Goals, Policies and Actions .....	3-3
Administration Component Goals, Policies and Actions .....	3-19
Identification Component Goals, Policies and Actions .....	3-21
Management Tools Component Goals, Policies and Actions .....	3-27
Incentives and Benefits Component Goals, Policies and Actions .....	3-47
Education Component Goals, Policies and Actions .....	3-51
Advocacy Component Goals, Policies and Actions .....	3-55



# Historic Preservation Plan



## Chapter 3: Program Goals, continued

- Goal: A livable community with a strong sense of history
  - Policy HP-1. Preserve archaeological resources as part of Tacoma’s rich history.
    - Action HP-1A. Preserve and protect identified archaeological resources.
  - Policy HP-2. Integrate Tacoma’s historic resources into community planning efforts.
    - Action HP-2A. Encourage neighborhood-level preservation and conservation programs.
- Goal: A sustainable community supported by preservation efforts
  - Policy HP-3. Promote preservation’s role in community sustainability efforts.
    - Action HP-3A. Provide tools to encourage cooperation between advocates for historic preservation and sustainability.

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# Historic Preservation Plan



## Chapter 4: Implementation

- Identifies and sequences actions to reach the stated preservation goals
- Prioritized implementation table
  - Overall
  - Administration
  - Identification
  - Management Tools
  - Incentives & Benefits
  - Education
  - Advocacy

### CHAPTER 4 IMPLEMENTATION

The preservation element is far-reaching and requires strategic phasing of its actions. While many actions should be accomplished in the near-term, others will take more time to achieve. Some of these are ones that require a substantial allocation of resources to execute, which may mean phasing them in stages. Others require collaborative efforts of many preservation partners. Still others fall later in a sequence of planned activities, and therefore cannot be accomplished until preceding tasks are completed.

This chapter presents the recommended timing for each of the actions set forth in Chapter 3. It reflects priorities held by preservation advocates in Tacoma, as well as a consideration of the interaction of the actions with other potential work efforts. The specific implementation schedule is provided in a separate spreadsheet that indicates the preferred timing, and key players for each action.



#### PHASING CRITERIA

Implementing the Preservation Element of the Comprehensive Plan will be an ongoing process. Because of limited financial and human resources, priorities must be carefully established. The list of criteria that follows should be used in determining priorities for implementation. Priority should be given to those projects that meet a significant number of these criteria.

IN THIS CHAPTER	
Phasing Criteria .....	4-1
Implementation Table .....	4-3

#### 1. Cost-effectiveness

The project can be implemented for minimum cost, may be coordinated with other projects within the organization to share costs, or costs can be shared with other organizations and individuals.

For example, if Public Works has scheduled street improvements in an area, then joining that work with repair of historic streetscape features, or perhaps installing interpretive markers, would be cost-effective. Projects that engage other groups and agencies to accomplish mutually-shared objectives would also receive high priority.



# Historic Preservation Plan



## Tacoma Preservation Program - Strategic Work Plan 25-Aug-10

OVERALL -										
	Action	Related Category	2011	2012	2013	2014	2015	2016	Lead Players	Supporting Partners
<b>Goal: A Livable Community With a Strong Sense of History</b>										
<b>Policy HP-1: Preserve archeological resources as part of Tacoma's history</b>	A	Preserve and protect identified archaeological resources								
	B	Identify and maintain up-to-date information on potentially sensitive archaeological areas								
	C	Develop systematic citywide procedures for identifying and addressing potential impacts to archaeological resources		●						
	D	Develop special procedures for ground-work in areas where there is a high likelihood of archaeological resources being present		●						
	E	Establish a repository for archaeological artifacts retrieved from local sites			●					
	F	Develop archaeological displays and artifacts as part of a public arts program								
	G	Provide educational programs regarding archaeological resources								
<b>Policy HP-2: Integrate Tacoma's historic resources into community planning efforts</b>	A	Encourage neighborhood-level preservation and conservation programs								



# Tacoma Municipal Code



*Ordinances bundled into the Tacoma Municipal Code establish the basic rules for construction related to historic resources and set forth the process for establishing protections for them.*

## **Several chapters/sections of the Municipal Code relate to historic preservation:**

- 1.37 Transfer of Development Rights
- 1.42 Landmarks Preservation Commission Code
- 8.35 Public Safety/Historic Property Maintenance Code
- 13.05.010A Historic Conditional Use Permits
- 13.06 Zoning
- 13.07 Landmarks and Historic Special Review Districts Code
- 13.12.570 Cultural Resources

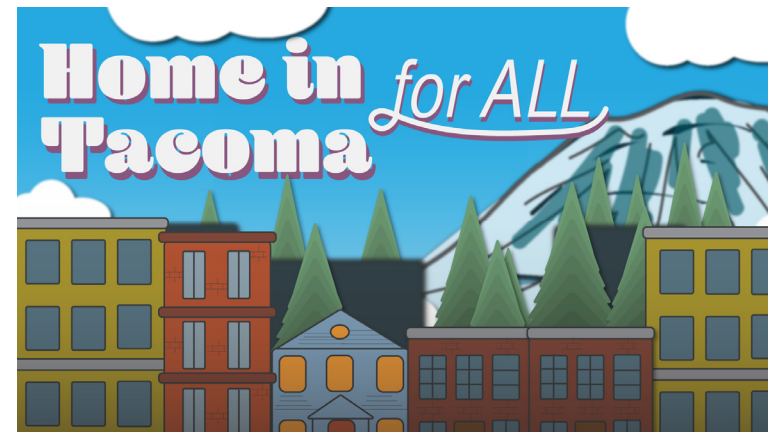


# Context



## Other Planning/Regulatory Efforts:

- Local Historic Overlay District Moratorium (Amended Ordinance 28962)
- Home in Tacoma
- Black Heritage Survey Tacoma
- South Tacoma Mixed Use Center Historic Property Survey
- City Charter Review (may modify LPC & PC membership requirements)





# Comp Plan Update HP Scope

## Two-fold Scope:

- Revisit and reshape HP Plan
- Complete a series of strategic regulatory updates



*Photo courtesy City of Tacoma Facebook page*





# Revisit and Reshape HP Plan

## Current HP Plan Content:

- Introduction
- Chapter 1: Historic Resources
- Chapter 2: Program Components
- Chapter 3: Program Goals
- Chapter 4: Implementation



*Photo courtesy City of Tacoma Facebook page*



# Regulatory Updates



## Review Code Sections

- 1.42 (Landmarks Commission)
- 8.36 (Neglect of Historic Properties)
- 13.07 (Landmarks and Districts)
- 13.12.570 (Archaeological, Cultural, and Historic Resources)
- Others

## Categories of anticipated changes include:

- Modifying the nomination criteria and process for both individual landmarks and historic districts
- Accounting for priorities not currently reflected in historic resources code, such as DEI initiatives, sustainability, and resiliency
- Revising the enforcement and demolition review processes



# Project Schedule



## 2024

- End of July: Draft Existing Conditions for HP
- Mid-August: Finalize Existing Conditions
- End of November: Preliminary Draft Plan for staff review

## 2025

- End of January: Public Review Draft
- Early April: Planning Commission Review Draft
- End of June: City Council Review and Adoption



# Summary of Key Regulatory Issues

- Equity Framework and Design Review
- Nomination Criteria and Process, Individual Landmarks
- Nomination Criteria and Process, Districts
- Cultural Resource Review
- Demolition Review
- Enforcement



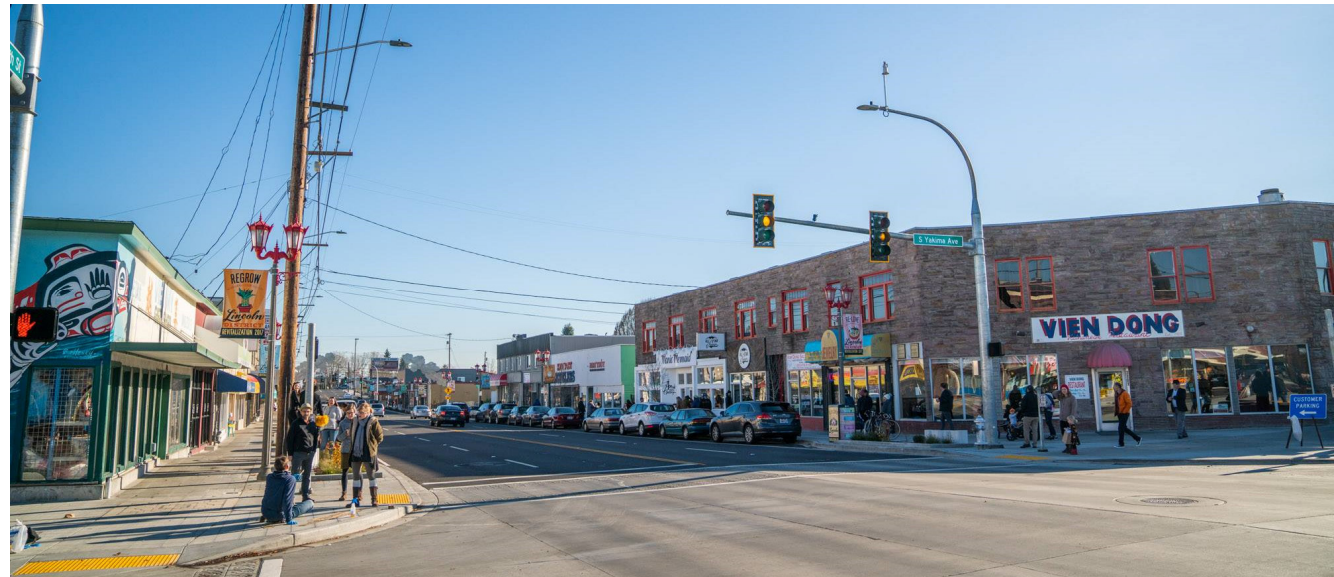
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# Summary of Key Regulatory Issues

## Equity Framework and Design Review

- Consistency between HP and housing/equity/sustainability goals
- Clarify roles of Commissions and City Council
- Consider reducing design review requirements and fees



*Photo courtesy City of Tacoma Facebook page*



# Summary of Key Regulatory Issues



## Equity Framework and Design Review, Additional Considerations

- Diversity eligibility criteria
- Balancing services citywide
- Documentation requirements: tribal history, redlining (if applicable)



# Summary of Key Regulatory Issues

## Nomination Criteria and Process, Individual Landmarks

- Consider separating designation (LPC) from controls/incentives (City Council approved)
- Clarify designation process for significant public interior spaces
- Streamline relationship between NRHP/WHR with Tacoma Register



*Photo courtesy City of Tacoma Facebook page*





# Summary of Key Regulatory Issues

## Nomination Criteria and Process, Districts

- Align district nomination/historic overlay review with other similar land use policy reviews (i.e., district nominations go to Council regardless of PC recommendation like other zoning proposals)
- Clarify LPC and Planning Commission roles
- Limit number of times LPC reviews a nomination
- Priority given to districts: tied to neighborhood plans, tied to BIPOC community organizations, etc.
- Ensure social and cultural significance is just as much a path as architectural significance





# Summary of Key Regulatory Issues



## Cultural Resource Review

- Clarify what types of permits need CR Review
- Clarify exemptions (e.g., 500-foot rule)
- Formalize tribal coordination



*Photo courtesy City of Tacoma Facebook page*





# Summary of Key Regulatory Issues

## Demolition Review

- Consider separating significance evaluation from designation/mitigation:
  1. Is it significant?
  2. What should be done with it?
- Clarify demo review criteria within a district
- Clarify geographic applicability (confusion from overlapping areas)

## Enforcement

- Need enforcement section with penalties for historic violations



# Discussion



**Thank you for your time today!**

- Anything we should keep in mind?
- Anything we missed?

**Matthew Davis, AICP**  
Principal, Architectural Resources Group  
[m.davis@argcreate.com](mailto:m.davis@argcreate.com)  
971-256-5320



*Photo courtesy City of Tacoma Facebook page*

