



Historic Preservation Code Amendments

City of Tacoma | Planning & Development Services
City Council – First Reading of Ordinance
October 14, 2025



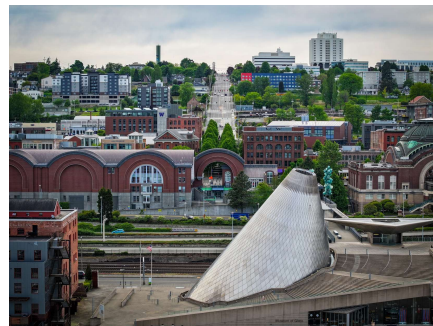
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BACKGROUND



Direction received from:

- Findings and recommendations from Historic District Moratorium (2023-2025)
- Policies and priority actions in updated Comprehensive Plan (2025)
- Community workshops, Commission feedback
- Directors Rules
- Legislative changes at State level



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POLICY GUIDANCE

General

- Revise nomination processes, including addition of inclusive criteria for nomination processes, clarification of commission roles, and incorporating changes to State law.

District Nomination Process

- Align historic district process with other zoning amendments.

Design Review

- Consider ways to reduce burdens in residential districts (such as relaxed requirements).

Demolition Review

- Required changes per State law (compulsory nominations not permitted in most cases) and Director's Rules.



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RECOMMENDATIONS

Summary of Recommendations

- Amend nomination process and criteria for local historic districts and individual City landmarks (process, criteria)
- Exemptions for certain projects within residential historic districts
- Creation of a new Community Heritage Register
- Expansion of the Special Tax Valuation Program
- New owner consent requirements in compliance with changes to State law
- Incorporate mitigation guidance into the demolition review process



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PUBLIC FEEDBACK



Public Comment

- Three written comments received at the City Council public hearing
- Eight written comments received for the Planning Commission public hearing on August 6, 2025

Key Points

Historic District Nomination Process

- General support for sending district proposals to Council
- Concern with five-year waiting period
- Questions whether Planning Commission should have a role in historic code and district review



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PUBLIC FEEDBACK



Design Review Exemptions

- Concern with design review exemptions and language; utility of exempting windows and cladding on “non-prominent facades”
- Concern with language weighting “impacts to surrounding district”

Other Prior Comments (Planning Commission Hearing)

- Generally support proposed amendments to the Special Tax Valuation program
- Objections to changes in historic eligibility criteria
- Objections to the Land Use permit fees associated with Area Wide Rezones.



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Upcoming Schedule

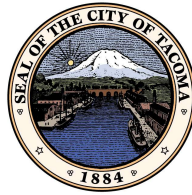


Date	Action
October 21, 2025	Second Reading of Ordinance
November 2, 2025	Effective Date
November 5, 2025	Historic District Moratorium Expires

View Draft Code, and Findings and Recommendations here:
<https://tacoma.gov/project/historic-preservation-code-update/>

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