



Members

Kevin Bartoy, Chair
Ken House, Vice-Chair
Roger Johnson
Jennifer Mortensen
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
Marshall McClintock, North Slope Ex-Officio

MINUTES

**Landmarks Preservation Commission
Planning and Development Services Department**

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Aubrey Pike, Office Assistant

Date: June 12, 2019

Location: 747 Market Street, Tacoma Municipal Building, Room 243

Commission Members in Attendance:

Kevin Bartoy, Chair
Ken House
Roger Johnson
Marshall McClintock
Lysa Schloesser
Carol Sundstrom

Commissioner Members Excused:

Alex Morganroth
Jennifer Mortensen
Holly Stewart
Jeff Williams

Commission Members Absent:

N/A

Staff Present:

Reuben McKnight
Lauren Hoogkamer
Aubrey Pike

Others Present:

Noré Winter, Winter & Company (*via conference call*)
Timothy Farrell
Henry Walters, Atelier Drome Architecture & Interior Design
Matt Herron, 47 North Development
Dave Alberts

Chair Kevin Bartoy called the meeting to order at 5:30 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

Amendment to the agenda to add item Historic Tacoma to Board Business

a. Excusal of Absences

Alex Morganroth
Jennifer Mortensen
Holly Stewart
Jeff Williams

b. Approval of Minutes: 5/22/19

c. Administrative Review

- 715 N. Ainsworth-windows
- 2802 N. Carr-window/door/in-kind repair

4. OLD CITY HALL DISTRICT DESIGN GUIDELINES – PUBLIC HEARING

a. Proposed Old City Hall Historic District Design Guidelines

Chair Bartoy called the public hearing to order at 5:32 pm. Mr. McKnight read the staff report as provided in the packet.

Noré Winter, of Winter & Company, gave a presentation to the Commission via conference call. He presented

an overview of the Old City Hall Design Guidelines as prepared by his company, giving details and showing examples of the format and organization for each chapter.

There were no public comments at the hearing, but it was noted that one written comment was received via email.

The Commission did also clarify that these guidelines were not related to any specific project, and that the district has not had specific guidelines until now.

Chair Bartoy closed the public hearing at 5:49.

5. NOMINATIONS TO THE HISTORIC REGISTER – PRELIMINARY REVIEW

a. 413 South M Street – Alvin & Anna McIlvaine House

Ms. Hoogkamer read the staff report as provided in the packet.

Commissioner McClintock had helped the owner of the home, Timothy Farrell, prepare the nomination, so he presented a brief background of the property. He displayed historical and current photos of the home, making note of design details including unique gables, decorative corner brackets, and Tuscan columns which were added by the family in 1910. He also discussed the carriage house behind the home, recognizing that the owner has plans to restore the original doors to the building, which were closed sometime in the 20's to allow for the space to be used for a car.

Chair Bartoy commented that it is nice to see the carriage house together with the home, and asked if there were any photographs of the original doors. Mr. Farrell stated that he was not aware of any, but that the original rails still exist on the interior. Commissioner Johnson inquired if any of the glass windows had been replaced, which they had not.

Commissioner Schloesser made a motion.

"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the 413 South M Street, Alvin & Anna McIlvaine House nomination for a public hearing and future consideration at the meeting of July 10, 2019."

Commissioner Johnson seconded, and the motion passed unanimously.

6. DESIGN REVIEW

a. 809 Pacific Avenue (Old City Hall Historic District) Rehabilitation

Ms. Hoogkamer read the staff report as provided in the packet.

Henry Walters, owner of Atelier Drome Architects and Interior Design, and Matt Herron, partner of 47 North Development which owns the property, presented materials and reviewed that current plans for the building. Mr. Walters explained owners would like to renovate the building to allow for new tenant, Flatstick Pub. He presented historical photos and plans, as well as a breakdown of what is being removed, what is being added, and what will be repaired.

Discussion ensued. The Commissioners questions focused mainly on the windows and the proposed bulkhead on the front façade. Mr. Walters noted that in the original information presented they had intended to use wood windows, but they are now planning on steel as recommended. He also stated that exterior signs, lighting, and seating will all be part of future submittals.

Commissioner Schloesser made a motion.

"I move that the Landmarks Preservation Commission approve the design amendment for 809 Pacific Avenue"

as submitted pending the submission of the samples requested by commissioners.”

Commissioner Sundstrom seconded the motion. Chair Bartoy clarified that the samples should be submitted for staff review. Mr. McKnight recapped that the Commission was looking for confirmation that the windows were true divided light and not a spacer, as well as detail on the garage door material. He also noted that there was a request for a cost differential in regards to the bulkhead and safety glazing for the front window.

The motion passed unanimously.

b. 909 North Cushman Avenue (North Slope Historic District) Porch repair

Ms. McKnight read the staff report as provided in the packet.

Dave Alberts discussed the replacement of the front porch on his property. He explained his plans to replace the previous wood stairs, which had already been removed, with salvaged brick stairs. He also noted that he planned to replace the columns and would be fabricating an iron hand rail.

Commissioner McClintock commented that the columns being replaced should be turned columns to match the pilaster attached to the house, as opposed to the Tuscan columns he showed in his plans. He added that Mr. Alberts may need to find a mill or woodworker to replicate the original.

The Commission then discussed the proposed brick stairs. They agreed overall that the brick does not seem to match the historic style of the home and would prefer to see the stairs replaced in-kind with wood. Mr. Alberts stated that he found brick foundation under the stairs and that he believes the original stairs could have been brick. Commissioners requested that Mr. Alberts find an example of a historic home of the same vintage with an original brick porch.

Also discussed was the retaining wall that was part of the proposed work. After Mr. Alberts provided detail on the design and necessity of the wall, Commissioners agreed that it could be acceptable, but asked that he find brick that more closely matches the original brick found on the home.

Commissioner Schloesser made a motion.

“I move that the Landmarks Preservation Commission defer the application for 909 N. Cushman, pending submittal of brick samples with more color options, an alternative to the columns proposed which match the existing attached, and sourcing examples of similar existing historic houses that show brick or wood stairs.”

Commissioner Johnson seconded the motion and it passed unanimously.

It was clarified that Mr. Alberts can use the brick and limestone design for the stairs from the sidewalk to the landing, and that he is free to use these materials and the proposed columns on his back porch.

7. PRESERVATION PLANNING/BOARD BUSINESS

a. Historic Tacoma

Chair Bartoy recapped a conversation the Commission had several weeks ago about bringing forward applications to the Historic Register. He then announced that the Historic Tacoma board voted unanimously to join in a partnership with the Landmarks Preservation Commission to form an advisory committee which will identify under-represented properties in Tacoma that should be targeted to be part of the register.

Chair Bartoy moved that the Landmarks Preservation Commission forms an advisory committee on equity, diversity, and representation on Tacoma's Historic Register. It was seconded by Commissioner Sundstrom and passed unanimously.

b. Events & Activities Update

Ms. Hoogkamer stated that Historic Preservation Month is now over and that it went well. She asked for the

Commissioners to let her know if they have any feedback.

Mr. McKnight announced that the Planning Commission would be voting to move the Historic Preservation Code Amendments forward to City Council with no changes as part of the 2019 Annual Amendments to the Comprehensive Plan.

8. CHAIR COMMENTS

None.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>*