



**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:** May 22, 2019

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

**Commission Members in Attendance:**

Kevin Bartoy, Chair  
Ken House  
Roger Johnson  
Marshall McClintock  
Jennifer Mortensen  
Holly Stewart  
Carol Sundstrom  
Jeff Williams

**Commissioner Members Excused:**

Alex Morganroth  
Lysa Schloesser

**Commission Members Absent:**

N/A

**Staff Present:**

Reuben McKnight  
Lauren Hoogkamer  
Aubrey Pike

**Others Present:**

Joy Caddock, 350 Tacoma  
Bradley Thompson, 350 Tacoma  
Dennis Killian, Dennis Killian Enterprises Inc.  
Anthony Guido, Red Pyramid LLC  
Lucas Damberg  
Richard Dorsett  
Elizabeth Dorsett  
Ron Johanson  
Steve Tomkins  
Karen Harding

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

**1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS**

**2. ROLL CALL**

**3. CONSENT AGENDA**

Correction to the Consent Agenda: Change Amy Figueroa to Aubrey Pike under staff list.

**a. Excusal of Absences**

Alex Morganroth  
Lysa Schloesser

**b. Approval of Minutes: 5/8/19**

**c. Administrative Review**

- 417 N. Sheridan Ave. – materials change
- 502 S. Sheridan Ave. - windows
- Spanish Steps - pavers
- 615 N I Street - windows

**4. NAMING REQUESTS – PUBLIC HEARING**

**a. 1737 Port of Tacoma Road, Rhone Poulenc Salt Marsh**

Chair Bartoy called the public hearing to order at 5:33 pm. Mr. McKnight read the staff report as provided in the packet.

Joy Caddock and Bradley Thompson, both of 350 Tacoma, discussed some of the work that has been done on the marsh so far. Ms. Caddock noted that the more they work on the area, the more the current name does not seem to fit, and the name q<sup>w</sup>iq<sup>w</sup>əlut, which translates to 'little marsh', is much better suited. Mr. Bradley added that he does not see this as a new name, but a restored place name, which acknowledges that the area was Native Puyallup land.

Chair Bartoy then called for public comment. The following citizens testified:

Lucas Danbergs – Mr. Danbergs is also involved with 350 Tacoma, has spent time restoring the marsh, and is in support of the renaming. He also explained that he had spoken Amber Hayward from the Puyallup Language Program to verify the proper pronunciation of q<sup>w</sup>iq<sup>w</sup>əlut and he passed on the information she shared with him.

Shell Caddock Danbergs – Mr. Caddock Danbergs stated that he also really wants the other name, as described by the previous speaker.

With no more citizens coming forward to testify, Chair Bartoy closed public comments at 5:40.

## 5. BOARD BRIEFINGS

### a. **715 North Ainsworth Ave (North Slope Historic District) Window Replacement**

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

Dennis Killian, of Dennis Killian Enterprises Inc., stated that the windows for the project have already been purchased, and that they hope to be able to use them. He explained that Tacoma Public Utilities (TPU) did the application work for this project and they were apparently not aware that this was in a historic district. He also noted that he did not give it a second thought because it cannot be seen from the street and three of the windows are likely not historic. At this time Commissioner Stewart noted for the record that her spouse works for Tacoma Public Utilities and is involved with Energy Conservation Program.

Mr. Killian explained in more detail how the TPU grant program works. He stated that in the case of this project, this is a low-income resident whose energy bill was quite high, so TPU contacted them to see if they would like to pursue the grant. TPU then filled out the applications and took bids from companies for the project, including Mr. Killian's.

A brief discussion ensued regarding the research done by TPU on the building and the effectiveness window replacement would have on energy efficiency. The history of the building was also discussed. Commissioner McClintock noted that as an advocate for the neighborhood, he would like to see as much historic property maintained as possible. Mr. Killian asked about the three non-historic windows, and if they would be allowed to just replace those. The Commission discussed this option. Chair Bartoy cited specific sections in the guidelines that could pertain to this topic and Mr. McKnight noted that this could go out for administrative review, and that he would be in contact with Mr. Killian.

### b. **811 North Ainsworth Ave (North Slope Historic District) New Construction**

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

Anthony Guido, of Red Pyramid LLC, stated that he did not have anything additional to add to the staff report and that he was open to feedback. Discussion ensued. Commissioner McClintock began by stating that he would prefer that whatever is built stays within the general pattern of the original approved plan, which was the consensus of the Commission throughout the discussion. Questions were also raised about the massing of the new plans. Commissioner Johnson cited section 4 of the guidelines, which would show the plan as being unacceptable due to its size in relation to the other houses in the neighborhood.

Commissioner Williams noted that a lot of time was spent getting a design approved for this, and although Mr. Guido may need to shift the building over to meet setback requirements, he would still like to see the original

plan be what is put on that lot. Commissioner Sundstrom added that the new plans are missing a lot of the detail that would qualify the building as being a Craftsman Revival style home, and that the expectation is that anything going into a historic neighborhood should blend in and be historic seeming. She recommended that Mr. Guido look at the American Field Guide to Houses.

Chair Bartoy noted that because the demolition was not permitted, it could have created a dangerous situation for citizens, and that this goes beyond the historic preservation issues. He added that he would also like to see more detailed elevations that show the building in place with the adjacent homes so they can really see the scale.

There was a brief discussion about the setback requirements for the new building. It was noted that the original structure was built right on the property line, and the footprint of the new building will have to be moved over to allow for the proper amount of space. Mr. Guido stated that he would like to adhere to the setback requirements and that he would like to make this the best possible outcome for everyone. He would be in contact with Mr. McKnight.

The following citizens provided public comment:

Richard Dorsett – Mr. Dorsett stated that he believes it is important that someone rides herd on the design process for this project to make sure it complies with the issues being raised. He noted that he is also concerned with the mass of the new structure in respect to the rest of the block and that some of the phrasing in the plans is not very specific and he would like to see more detail. Mr. Dorsett also explained that he had received notice of the meeting 2 days before, and that not everyone on the block received notice. He stated that he would like to receive more communication from the city and developers for the project.

Karen Harding – Ms. Harding lives next door to the site and shares the property line that the original structure was built on. She stated that she would like to see the new structure built farther away from the property line so their houses are not so close together.

## **6. PRESERVATION PLANNING/BOARD BUSINESS**

### **a. Urban Design Studio Project Advisory Group**

Mr. McKnight reviewed the discussion from last meeting and updated the Commission on the time commitment, which will be every 6 weeks for 4-5 meetings beginning in June. Commissioner Mortensen noted that she was interested, but that she would defer if there was a Commissioner with better qualifications who would like the position. Commissioners McClintock and Stewart had also expressed interest previously, but both deferred to Commissioner Mortensen and it was decided she would take on this role.

### **b. Events & Activities Update**

Ms. Hoogkamer gave an update on the events of Historic Preservation Month, noting that was going very well and has been well attended. She made special note to remind the Commission of the upcoming Historic Preservation Award ceremony on May 24<sup>th</sup> at Court House Square, which will be attended by the Puyallup Tribe and the Deputy Mayor.

## **7. CHAIR COMMENTS**

Chair Bartoy thanked the Commissioners for displaying a great deal of professionalism.

*\*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>*