

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
BT Doan, Office Assistant

Date: August 14, 2019

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

Commission Members in Attendance:

Kevin Bartoy, Chair
Ken House
Marshall McClintock
Alex Morganroth
Jennifer Mortensen
Carol Sundstrom
Lysa Schloesser
Holly Stewart
Jeff Williams

Staff Present:

Lauren Hoogkamer
BT Doan

Others Present:

Ricquel Cardoza, LDC, Inc.
Richard Cardoza, LDC, Inc.
Dave Alberts
Duc Dang

Commissioner Members Excused:

Roger Johnson

Commission Members Absent:

N/A

Vice-Chair Ken House called the meeting to order at 5:30 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

Agenda was approved as submitted.

a. Excusal of Absences

- Roger Johnson

b. Approval of Minutes: 7/10/2019

Minutes were approved as submitted.

c. Administrative Review

- Pythian Temple—painting
- 817 N. J Street—chimney

4. DESIGN REVIEW

a. 100 S 9th Street (Bowes Building) *Wireless installation*

Ms. Hoogkamer read the staff report as provided in the packet. She noted that there was a letter of justification from Verizon's engineer provided in front of the conference room.

Ricquel Cardoza and Richard Cardoza discussed the modifications requested by the Commission when the

application was deferred. Mr. Cardoza explained that 5G antennas had to be separated for a certain distance vertically to work as intended; therefore, they could not be all lowered. Also, the updated proposal was made to include all new technologies to avoid future addition of equipment to the building. Mr. Cardoza presented maps that showed coverage of before and after the antennas went live, highlighting the significant increase of coverage in the "after" map. He also noted that this building was one of the first sites in Tacoma to have 5G antennas installed. In comparison with other 5G sites, the building carried a large impact, covering a large high-traffic area. Per the Commission's request to lower the height of the antennas, only one could be lowered without affecting their functionality. Mr. Cardoza raised the question of whether it would be better to have all antennas at the same height for a more uniformed look.

Discussion ensued. The Commission inquired if there was a projection of when the next technology that would require modification came out and if new technologies could replace the antennas. Mr. Cardoza explained that technology was heading more towards 5G and it could take 2-3 years, but the antennas would still remain. Commissioner McClintock commented that Verizon needed to look into getting the antennas off the building; such a historic building should not house these antennas. The Commission pointed out that it was a small 3-story building, any changes would be noticeable, and would like Verizon to perhaps find a nearby building to install the antennas. Commissioner Williams expressed his opposition and asked what Verizon planned to do if the application was denied. Mr. Cardoza stated that given the central location of the site, Verizon would appeal the Commission's decision. Commissioner Sundstrom commented she struggled with the fact that it would be a large visible change, it would set precedent for other applicants. Ms. Hoogkamer clarified that the Commission was to make a decision based on each application, precedence was not a factor. Commissioner Sundstrom asked what would happen if they did not have the full array of antennas. The new technology requires all three sectors to be able to launch and the sectors cannot be split.

Commissioner Williams made a motion.

"I move that the Landmarks Preservation Commission deny the application for 100 S 9th Street, based on the fact that it is not compatible with the massing, size, and scale of the architectural features and historic integrity of the property."

Commissioner Schloesser seconded the motion. It passed with 8 votes, and 1 abstaining vote from Chair Bartoy.

The applicant has 10 days to appeal.

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

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

Dave Alberts, the property owner, had no comment.

Commissioner Sundstrom pointed out that the posts had galvanize at the bottom. Mr. Alberts clarified that the original posts had the visible metal bottom as well.

Clarifying questions from the Commission ensued. Mr. Alberts would use materials and follow the plan that had been approved by the Commission. The only difference would be the retaining wall on the west side, which is necessary to prevent slippage.

Commissioner Sundstrom made a motion.

"I move that the Landmarks Preservation Commission approve the application for 909 N. Cushman, with modification of adding additional notation to the elevation, of where the materials are going to be used, and where the hand rails will be. That could be administratively reviewed."

Commissioner Williams seconded the motion. Chair Bartoy requested Commissioner Sundstrom to specific the modifications in her motion. Commissioner Sundstrom amended the motion to add the following.

“Those items include the upper portion of the landing at the door to the house would be wood with a wood stairs, converting to a metal hand rail with guard rail if required by building code that would also be in metal. And the applicant had indicated that he would cover modern hardware with period-appropriate trim work.”

The motion passed unanimously.

c. 1122 North K Street (North Slope Historic District) Deck railings

Ms. Hoogkamer read the staff report as provided in the packet. She noted that the item was originally an administrative review item, but was requested for full Commission review.

Duc Dang, the property owner, stated that the work was authorized by the previous owner and the bank. He was not aware the project had not been permitted until he received the Stop Work notice. He came before the Commission asking for approval and advice on how to proceed.

Commissioner McClintock expressed his concern that the railings were on the two front facades of the house. He gave a brief background on the house and its significance. It was one of the first buildings in craftsman and bungalow styles. Commissioner McClintock went on to comment that the work done was not up to par with what had historically been there and on the poor quality of the palestrae.

Mr. Dang noted that the railings were required by the bank for safety purposes and he was charged \$5000 for the work with some minor work inside.

Discussion ensued. Photos from 1977 show the rails removed. Other historical photos show no railings of any kind. The applicant had the options of replacing the railings with ones that follow the historic guidelines or working with Building Code to find an alternative that would allow him to remove the current railings.

Commissioner Williams made a motion.

“I move that the Landmarks Preservation Commission defer the application for 1122 North K Street, pending submittal of drawings that meet guidelines #2, which has been violated in this case.”

Commissioner Schloesser seconded the motion. It passed unanimously.

5. PRESERVATION PLANNING/BOARD BUSINESS

a. Events & Activities Update

- Remodeling Vintage Homes Workshop lead by Commissioner Sundstrom on August 15, 2019 in TMBN room 228.
- Dierdre will be leaving the Historic Preservation Office in September. Historic Preservation will be looking for a new intern.
- North Slope Walking Tour on September 7, 2019.
- For the 2020 preservation conference, staff is looking for suggestions/ideas for walking tours.
- Commissioner Stewart will lead an architectural history walk in Old Town Neighborhood on September 24, in partnership with Historic Tacoma.

6. CHAIR COMMENTS

- Vice-Chair House attended the dedication of the Fishing Wars Memorial Bridge. He was reminded of how bad the relationship between the Puyallup Tribe and the city/state had been. On a local level, the relationship has improved, it is a turning point between the city and the Tribe. The Landmarks Preservation Commission (LPC) should do what they can to help. Chair Bartoy inquired about the negotiation between the tribe and the owners and asked Ms. Hoogkamer to follow up.

- Commissioner McClintock stated that Historic Tacoma was looking for a timeline on the joint Advisory Committee that the LPC established a few months ago. The next step is to look for commissioners to serve on the committee, focusing on identifying properties out there that are underserved/under-focused to bring before the LPC.
 - Commissioner Mortensen volunteered but pending who represents the Historic Tacoma, she might be on the Advisory Committee on behalf of Historic Tacoma instead of the LPC.
 - Commissioner McClintock will be representing Historic Tacoma.
 - Commissioner Stewart and Chair Bartoy volunteered to serve, representing the LPC.
- Chair Bartoy will be out of town for 2 weeks starting Sunday.

The meeting was adjourned at 7:03pm.

****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>***