

Members

Kevin Bartoy, Chair
Roger Johnson, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Jennifer Mortensen
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams

Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
BT Doan, Office Assistant



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: April 22, 2020

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
Roger Johnson, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Jennifer Mortensen
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
Deborah Cade
Leah Jaggars

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan

Others Present:

Ellen Miro, *The Johnson Partnership*
Summer McEneny, *Cone Architecture*
Pam Derry, *Tonkin Architecture*
Son Riu
Richard Cardoza, *LDC Corp*
Ricquel Cardoza, *LDC Corp*

Commissioner Members Excused:

N/A

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:35 p.m.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**

The agenda was approved as submitted.

4. **FINDINGS AND RECOMMENDATIONS**

- a. **Amendments to North Slope/Wedge Neighborhood Historic District Design Guidelines**

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

Chair Bartoy clarified that the potential language recommended by staff was in addition to, rather than to replace, the proposed language.

Commissioner Williams made a motion: *"I move to approve the provision of language regarding solar panels for the historic districts."* Receiving consent from Commissioner Williams, Chair Bartoy amended the motion *"to accept all of the proposed language changes, including the staff recommendation's additions to the solar panel language."*

Commissioner Schloesser seconded the motion. It passed unanimously.

5. DEMOLITION REVIEW

a. 201 and 205 N Yakima Street

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

Ellen Miro, from The Johnson Partnership, shared a presentation on the properties at 201 and 205 N Yakima Street, featuring the history of owners, photos of the neighborhood viewed from different angles, and description of the buildings' characters. Also presented was the qualification of the properties based on the applicant's research in relation to the designation criteria.

Referring to the building at 201 N Yakima Street, Commissioner Mortensen disagreed that it was ineligible to be an individual landmark since many features remained intact. She would not support the demolition request of that building. Vice-Chair Johnson agreed with Commissioner Mortensen, and added that the owners – the Wahlgrens – were major figures of their time contributing to the history of the neighborhood. Chair Bartoy indicated concurrence with the previous comments regarding 201 N Yakima Street, but felt that the house at 205 N Yakima Street was also significant for its association with the owners and the business. Commissioner Williams supported staff's findings and recommendation that they were not eligible as individual landmarks. Commissioner Hilsendeger, sharing her experience visiting the house and hearing stories about the Wahlgrens family, believed they were significant to the history and character of the area.

Vice-Chair Johnson made a motion: *"I move that the Landmarks Preservation Commission forward to the Infrastructure, Planning, and Sustainability (IPS) Committee the recommendation that the 201 N Yakima Street building be listed on the Historic Register, while the 205 N Yakima Street building is not eligible."* Commissioner Mortensen seconded the motion. Vice-Chair Johnson clarified that his motion was made based on designation criteria B, C, and F as listed in the agenda packet.

After additional deliberation among the Commission considering the supplementing relationship between both buildings at the two addresses and with the Wahlgrens, Vice-Chair Johnson amended his motion to recommend both properties to the IPS Committee to be listed on the Historic Register of Tacoma, citing the building at 205 N Yakima Street meeting criterion B (association with the Wahlgrens family).

Commissioner Hart seconded the amended motion. It passed with nine votes in favor and one vote against by Commission Williams.

6. DESIGN REVIEW

a. 506 N L St (North Slope Historic District) *Exterior alterations*

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

Pam Derry, from Tonkin Architecture, provided background information on the building including historical photos from various time points. It was noted that the photos from 1977 best showed the historical features of the building but did not reflect the state of the building when the applicant purchased it. Ms. Derry proceeded to explain what had been done to the building since its purchase, drawings of the proposed restoration, and inventory of salvage materials.

Commissioner Williams commented that the original drawings in the presentation did not fully reflect what had been still intact at the time of the Commission's site visit, and wanted those missing elements reinstated. Commissioner Sundstrom noted that at the last meeting with the Commission, the applicant had been instructed to restore the balcony on the second floor. She added that it was preferred for the wood siding to be restored and matched, rather than replaced with fiber cement siding. She also wanted the bay window on the main floor to have 1/2 : 2/3 ratio instead of 1:1. Commissioner Hilsendeger agreed she would like the balcony on the second floor restored. Commissioner Mortensen and Vice-Chair Johnson concurred that any details still intact at the time of purchase and deemed significant by the Commission should be restored in-kind. Chair Bartoy and Mr. McKnight summarized the Commission's comments and directions to provide clarification for the applicant. Commissioner Williams stated further that he would be agreeable to having a window on the second-floor balcony in place of a door to allow for the railings of the balcony to be shorter and more proportionate with the structure.

Given the level of complication, the Commission would like to review the application again after suggested modifications are made to the proposal.

Commissioner Hart made a motion to defer the application for further review, pending the discussed changes. Commissioner Mortensen seconded the motion. It passed unanimously.

b. 100 S 9th St (Bowes Building) Cell antenna installation

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

Richard Cardoza, from LDC Corp., showed the layout of the proposed installations and explained the changes since their last proposal. He also provided photo simulations to illustrate how the building would look like with the antennas installed.

Commissioner Stewart asked for more information on the materials of the antennas. Mr. Cardoza informed the Commission that the proposed obscure screen film, acting as if it was a mirror, would reflect and blend in with its surroundings to reduce visual effect. In response to Commissioner Mortensen's question regarding structural effect of the steel frame, Mr. Cardoza stated that having the antennas closer to the parapet would allow them to stay lower at the current height and moving them farther back would require raising the antennas using steel frames in quantity that might cause structural overload. Comparing the current with the last version of the proposal, Commissioner Sundstrom commented that the current proposal was more reasonable and acceptable than all previous ones. Chair Bartoy, Commissioner Mortensen, and Commissioner Morganroth agreed.

Commissioner Schloesser wanted to see examples of the obscure screen film before making a decision and urged the Commission to further examine the view from S 9th Street, specifically at the intersection with Pacific Avenue. Commissioner Williams also wanted existing photo and simulation of the view from that angle.

Commissioner Hart made a motion to approve the application as proposed. He felt the applicant met the changes that the Commission had asked for, and comfortable with them proceeding. Commissioner Sundstrom seconded the motion.

Commissioner Williams and Commissioner Schloesser reiterated their request to see photos of the façade viewed from the corner of S 9th and Pacific Avenue.

Presented and seconded, the motion to approve passed with seven votes in favor and three votes against by Commissioner Williams, Commissioner Hilsendeger, and Commissioner Schloesser.

7. PRESERVATION PLANNING/BOARD BUSINESS

a. Events & Activities Update

Staff informed the Commission of the following:

- There were schedule changes to the Preservation Month as specified in the agenda packet and most of the activities would be virtual.
- The Proclamation scheduled for May 5th had been canceled.
- The Historic Preservation Awards had been postponed.

8. CHAIR COMMENTS

The meeting was adjourned at 8:05 p.m.

**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>*