



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
- Amylena Figueroa, Office Assistant

Date: February 13th, 2019

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

Commission Members in Attendance:

- Kevin Bartoy, Chair
- Ken House
- Roger Johnson
- Holly Stewart
- Jennifer Mortensen
- Alex Morganroth
- Marshall McClintock

Staff Present:

- Reuben McKnight
- Amylena Figueroa

Others Present:

- Jaime Broersma
- Steve Tedesco, Sunergy Systems
- Amy McBride, Office of Arts & Cultural Vitality

Commissioner Members Excused:

- Lysa Schloesser
- Carol Sundstrom
- Jeff Williams

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:34 p.m.

1. ROLL CALL

2. CONSENT AGENDA

a. Excusal of Absences

- Lysa Schloesser
- Carol Sundstrom
- Jeff Williams

b. Approval of Minutes: 11/14/18; 12/12/18

c. Administrative Review:

- 1015 North 10th Street – windows
- 2016 Pacific Avenue - sign

3. Design Review

A. 818 North Cushman (North Slope Historic District) Window replacement

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

Ms. Broersma noted that she can't afford the restoration of the windows nor is she an expert in that field. They are covered in layers of paint and is chipping off. She does not have the time nor the expertise nor the money to do the full restoration. She wanted the house to have all the same style of window. Ms. Broersma wanted to keep storm windows and replace the trim.

The Commissioners concurred that the windows didn't show that much deterioration, and it might cost less to restore those. The windows appear to have paint deterioration but no rot. They concurred that there is no need to replace them, especially since there are storm windows. There was a comment that replacing the window with a double pane doesn't do much to conserve energy, it's more of the weather stripping around the window that matters. The commission noted that for half the cost of the replacement she could get the current windows operable and re painted. Ms. Broersma noted that the legacy Bid is for a full restoration. Discussion ensued whether the windows should be replaced or not.

Mr. McKnight noted that if the applicant would get a second bid with a different type of restoration, the Commission could defer their decision while she got an additional bid, or she could still go with the path she's on if wanted. Discussion ensued regarding the type of bids the applicant can pursue while the review is being deferred.

Mr. McKnight advised to make a motion to delegate the non-historic windows to staff and defer the historic windows to the commission for when the applicant has additional bids to submit.

Commissioner Johnson read the deferred motion.

"I move that the Landmarks Preservation Commission defer the application for 818 North Cushman Ave., pending submittal of additional information, and that the non-historic window be remanded to staff."

Commissioner Stewart seconded, and the motion carried.

B. 1220 North 5th Street (North Slope Historic District) Solar panel installation

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

Mr. Tedesco, noted he's just here to field questions. He noted that option one has a 4% production difference which over the course of 25 years can be substantial.

Commissioner Mortensen asked how far off the roof they mount. Mr. Tedesco noted that there is an air gap about a foot. After much discussion about the placement of the solar panels, and how conservative of an approach should be made on a corner home, the Commissioners concluded that the home should be able to receive the 4% production over time. The Commissioners liked that there is anti-glare glass on the panels.

Commissioner Mortensen made a motion to approve the 1st option maximizing solar production.

"I move that the Landmarks Preservation Commission approve the application for 1220 North 5th Street, as submitted."

Commissioner Morganroth seconded, and the motion carried unanimously.

Commissioner Bartoy noted that he wanted a field trip of the panels to be added to the work list.

4. Board Briefings

A. Detached Accessory Dwelling Units

Mr. Barnett gave an overview of the proposals of the planning commission recommendation versus the IPS Committee recommendation and provided a background of the ADU's, and Tacoma's current ADU rules. He noted that the planning commission has been in review with this process for 5-6 months.

Mr. Barnett then went on to review the modified proposal regarding the combination of the two proposals. He read the new updated ADU requirements. He reviewed the new proposal for ADU size, and lot size and how they affect each other for zoning and design standards. The proposal allows those smaller lots to have an ADU, but it will be a smaller ADU, and he reviewed the ADU cap sizes per lot size. He gave more of a detailed overview of the small lots in Tacoma, and the recommendations per calculating ADU size and provided the commissioners examples. He then reviewed the height standards.

Discussion with the Commissioners ensued regarding requirements and how the ADU becomes permitted, and some discussion regarding a conditional use permit. There is additional flexibility for ADU heights and setbacks.

He reviewed the updated ADU design standards, and provided examples. He noted that complimenting the main house is purely a staff review except in historical districts.

He reviewed the recommendations for design standards.

The Commissioners posed a question about roof height that Mr. Barnett will provide an answer to.

He then proceeded to review the ADU process and establish a time period to legalize non-conforming ADU's, and owner occupancy recommendations.

The Commissioners asked Mr. Barnett some questions. Mr. Barnett noted that the Planning Commission really wanted to relax the design standards, and the IPS added them back. There's not a general agreement on what the policy should be and the opinions differ on that. As the current proposal sits, it will lean on whatever would trigger a historic review as it currently applies.

Discussion ensued about the details of the garage and design standards and requirements for garage conversions before Mr. Barnett left.

B. Tacoma Creates

Ms. McBride reviewed who's on the committee for Tacoma Creates, and she would like guidance from the Commissioners about who else they could be talking to. She noted that she will be getting out into the community more.

She reviewed the service provider and public benefits side, and how that pertains to the systemic support. She provided examples, and posed what Tacoma could look like in 2025. She noted that a lot of the funding will go towards training and capacity building, and focus particularly the smaller organizations. She spoke about funding models to service providers for short and long term, and spoke about how to transport people and what types of vehicles or possibly orca passes that may be provided. Ms. McBride reviewed the public school access program. She noted that a lot of the programs focus is to prioritize areas that are underserved. Ms. McBride reviewed who can apply to these programs and have access to this funding. Discussion ensued regarding types of organizations that could apply for this funding.

Chair Bartoy wondered about the collaborative approach with other programs that overlap – and it seemed like a benefit to have an overlapping presence to have the programs be unified. Ms. McBride agreed. She wanted to know how this can help how this can advance what's already being done. She wanted to investigate further as there are a lot of similar goals of programs across the city. The goal is to have complimentary services to stretch dollars and not compete with each other. Discussion ensued regarding intangible heritage, and traditional cultural properties.

Concluding the conversation, she noted that if there are topics of importance she is open to hearing that.

5. Preservation Planning/ Board Business

A. Historic Preservation Month Awards

Mr. McKnight reviewed the categories based on previous years. He noted that if there are additional categories the commission may want to consider, that is okay. The theme is Broadening Horizons in preservation. Discussion ensued regarding topics for the category. They also talked about how the nominations would work for that category. Mr. McKnight noted that the commissioners can send ideas for future categories.

6. Chair Comments

Chair Bartoy thanked everyone for their patience for a long meeting.

**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>*