

Members

Kevin Bartoy, Chair
Roger Johnson, Vice-Chair
Alex Morganroth
Jennifer Mortensen
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: October 23, 2019

Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:

Kevin Bartoy, Chair
Roger Johnson, Vice-Chair
Marshall McClintock
Jennifer Mortensen
Lysa Schloesser
Carol Sundstrom
Holly Stewart

Commissioner Members Excused:

Alex Morganroth
Jeff Williams

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:37 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

Agenda was approved as submitted.

a. Excusal of Absences

- Alex Morganroth
- Jeff Williams

b. Approval of Minutes: 9/25/2019

The minutes of the meeting on 9/25/2019 was approved as submitted.

4. SPECIAL TAX VALUATION

Mr. McKnight and Ms. Hoogkamer read the staff report, prepared for the eight following properties, as provided in the packet.

- 812 North 11th St. (North Slope Historic District)
- 2105 South C St. JD Aubrey Wagon & Auto Works (Individual Landmark)
- 2109-2115 South C St., Hunt-Mottett Warehouse (Individual Landmark)
- 2112 Pacific Avenue (Union Depot/Warehouse Historic District)
- 565 Broadway, Elks Temple (Old City Hall Historic District)
- 1101 A St., Suite 3, Perkins Building (Individual Landmark)
- 1102 A St., Federal Building (Individual Landmark)
- 1115 N. 11th St. (North Slope Historic District)

Michael Sullivan, Artifacts Inc., remarked that he had never seen such high use of the Special Tax Valuation (STV) in a single year. The STV program did not only provide incentives for preservation of historical buildings, but in doing so

also contributed to resolving housing needs without damaging neighborhoods.

Commissioner Mortensen was glad that the Tacoma residents utilized the STV, adding that tax credits from different governmental levels were valuable tools to preserve and develop historic projects.

Commissioner Schloesser made a motion:

- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 812 North 11th Street, in the amount of \$925,749.39."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2105 South C Street, in the amount of \$402,874.60."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2109-2115 South C Street, in the adjusted amount of \$8,561,018.46."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2112 Pacific Avenue, in the amount of \$849,455.04."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 565 Broadway, in the amount of \$34,558,225.52."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1101 A Street, Suite 3, in the amount of \$314,407.56."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1102 A Street, in the amount of \$1,088,821.37."*
- *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1115 North 11th Street, in the amount of \$350,433.64."*

Commissioner Mortensen seconded the motion. It passed unanimously.

Mr. McKnight informed the Commission that the next step would be to draft up paperwork for signatures from the Chair and property representatives.

5. BOARD BRIEFINGS

a. 711-25 East 25th Street, Carman Manufacturing (Individual Landmark)

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

Mr. McKnight added that, from the nomination form provided to the Commission at the meeting, the building had been clad at some point with blue steel cladding and the windows had been moved before it was on put on the Register; there were some areas of unknown integrity, and the true façade underneath was unknown in many cases.

Mr. Eide presented the proposed changes to the building.

Commissioner Mortensen expressed concern over the removal of windows and siding, stating that such changes would change the appearance and historic nature of the building. Chair Bartoy agreed with Commissioner Mortensen's comment. The Commission recommended keeping the existing window openings and putting in glass panels. Commissioner McClintock suggested a site visit once the outer layer has been removed. Commissioner Sundstrom would like to see a more historical design and material for the siding, such as horizontal drop siding. Chair Bartoy thanked Mr. Eide for taking time and effort to invest in the building and working with the Commission.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. Amendments to the Guidelines, Bylaws, and Inventory

Mr. McKnight reported to the Commission that the following couple meetings would be dedicated to discussing proposed changes to the Bylaws and design guidelines, specifically regarding Accessory Dwelling Units.

Commissioner McClintock added that the demolition penalty of historic structures also needed reviewing.

b. Events & Activities Update

The 6th Annual Holiday Heritage Swing Dance on November 8th expects over 100 attendants. Ms. Hoogkamer provided more details on the food, band, and performers for the event.

The last lecture of the Historic Preservation Lecture Series, titled “Oral History and Race in Tacoma” by Professor Andrew Gomez, will take place on November 14th.

7. CHAIR COMMENTS

The meeting was adjourned at 6:55 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>*