

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: September 23, 2020

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan

Others Present:

Ellen Mirro, *Studio TJP*
Jessica Clawson, *McCullough Hill Leary Seattle Lawyers*
Aleksy Guyvoronsky
Marshall McClintock, *Historic Tacoma*
Chrisanne Becker, *Historical Research Associates*
Chad Cook
Michel Peloquin, *Tacoma Water*
Aditya Singh

Commissioner Members Excused:

N/A

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:32 p.m.

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

The agenda was approved as submitted.

- a. **Approval of Minutes: September 9, 2020**

The minutes of the meeting on 9/9/2020 was approved as submitted.

4. **NOMINATIONS TO THE TACOMA REGISTER – PUBLIC COMMENT REVIEW**

- a. **201-05 N. Yakima Ave. (Wahlgren's Florist Shop & House)**

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

Commissioner Mortensen recused herself from the discussion regarding this nomination as she is on the board of Historic Tacoma.

Commissioner Hart stated that the Vitrolite panels and neon sign of the 201 N. Yakima building were not the defining feature of its mid-century design. Vice-Chair Johnson agreed and added that its association with the commercial flower industry, which had diminished in Tacoma, was significant. Other Commissioners also agreed

that despite the loss of the panels and neon sign, the building retained its overall character and design of a mid-century building; however, its significance to the flower industry was argued insufficient.

Regarding Criterion B – association with the lives of persons significant in our past, Commissioner Williams believed that the building met the threshold in consideration of the Wahlgren family, but not of its integrity to convey the significance. Commissioner Hart commented the Vitrolite panels were an essential feature, less so for the neon sign. Commissioner Hilsendeger mentioned that there were other landmarks in the City with connection to families of similar commercial contribution, disputing the point made by the property's owner that the Wahlgren family's significance was not enough.

In terms of its ability to represent the mid-century commercial architecture, the Commission did not consider the building as an outstanding example of the style. Though, the Commission agreed that the building held a unique location and was distinctive to the neighborhood.

As Mr. McKnight reviewed the Commission's comments, Commissioner Williams clarified that without the neon sign, the connection of the building to the Wahlgren family, to some extent, was lost. Commissioner Hart concurred that, unlike its negligible effect on the architectural integrity, the loss of the sign decreased the connection to the family. Commissioner Hilsendeger stated that besides the Vitrolite panels and neon sign, other features that contributed to the character of the building still existed.

Moving on to the analysis of 205 N. Yakima, the Commission determined that the building did not meet the threshold for any of the criteria.

In conclusion, the Commission reached a consensus that the building at 201 N. Yakima met the criteria A and F for its association with the flower industry and prominence in the neighborhood.

5. DESIGN REVIEW

a. 813 North 2nd Street (North Slope National Register Historic District)

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

Commissioner Mortensen asked if there were other buildings associated with the Kaufman and Klaber families.

Chrisanne Beckner, Historical Research Associates, introduced the property's owner, Aditya Singh. Ms. Beckner provided background information on the building and photos taken in July 2020. She went over the ownership history, highlighting the events under Herman Kaufman and Herman Klaber. The presentation also offered examples of other American Foursquare buildings in Tacoma, along with their characteristics. Also presented were changes to the building, both before Mr. Singh's purchase of the building and during his rehabilitation.

Commissioner Williams inquired about the permit process for modification of the building at 815 North 2nd Street. Mr. McKnight explained that since the building was on the portion of the North Slope National Register Historic District outside of the Tacoma Register district overlay and the permit was not for demolition, it did not require review from the Landmarks Preservation Commission.

In response to Commissioner Mortensen's question about other associated buildings, Ms. Beckner indicated that Mr. Kaufman and Mr. Klaber had properties in various cities, but she was uncertain of their status.

Vice-Chair Johnson did not consider the building significant due to its lack of obvious connection to the families. Commissioner Cade disagreed but was concerned about the integrity of the building because of its deterioration and demolition. She also suggested additional materials produced from the Ms. Beckner's research be provided to the Tacoma Public Library and other historical organizations.

Commissioner Williams made a motion: *"I move that the Landmarks Preservation Commission approve the demolition permit for 813 North 2nd Street, as submitted. The building did not meet the criteria for the Tacoma Register and was not recommended for further review."*

Commissioner Schloesser seconded the motion. It passed unanimously.

6. DESIGN REVIEW

a. 808 North M Street (North Slope Historic District) *New garage*

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

Chad Cook, the property's owner, presented the proposed design of the garage and stated that he was open to making modifications per the Commission's recommendation.

Commissioner Williams and Commissioner Cade supported Mr. Cook's use of the raised grid windows. Commissioner Stewart asked about the dimensions of the new garage in comparison to the existing garage. Mr. Cook explained that the new garage was proposed to be 18'x18' to match the existing foundation, the existing garage was not to those measurements.

Commissioner Williams made a motion: *"I move to approve the plan for the garage at 808 North M Street as submitted."*

Commissioner Mortensen seconded the motion. It passed unanimously.

7. PRESERVATION PLANNING/BOARD BUSINESS

a. Tacoma Water Facilities Seismic Retrofit – *FEMA Advisory Section 106 Review*

Mr. McKnight read the staff report as provided in the packet. The Commission had clarifying questions.

Michel Peloquin, Tacoma Water, provided context for the project and assured the Commission that all three buildings would retain their characteristics. Chair Bartoy asked for more details, particularly the plans to offset the changes. Mr. Peloquin explained that the windows would likely be the most noticeable difference. After infilling the window openings with reinforcing concrete, false matching window frames would be installed to replicate the existing appearance.

Commissioner Mortensen had questions about other potential options to retrofit the buildings and suggested recessed windows. Commissioner Hilsendeger asked about the condition of the hose drying ~~towel~~ tower, at 3506 S. 35th Street, proposed for demolition.

Chair Bartoy, Commissioner Mortensen, and Commissioner Hilsendeger commented that the windows infill and tower demolition would be adverse effects to the buildings. Commissioner Williams stated that although they might be adverse effects, the retrofit was necessary. It was noted that determination of adverse effect would not stop the project; it would lead to further discussion of mitigations and exploration of other options.

Mr. McKnight would draft a letter to FEMA to relay the Commission's feedback.

b. Events & Activities Update

Ms. Hoogkamer provided updates on the Virtual Heritage Café Lecture Series.

c. Commissioner Appointment Terms

Mr. McKnight informed the Commission that the term of Commissioner Schloesser (Architect 1), Commissioner Morganroth (At Large 1), Chair Bartoy (Professional 3), and Commissioner Mortensen (Professional 4) would be up at the end of the year. The City Clerk's Office would be releasing the recruitment announcement. The incumbent Commissioners might continue serving until new appointments or re-appointments were made.

8. CHAIR COMMENTS

The meeting was adjourned at 8:07 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>*