

## Members

Kevin Bartoy, Chair  
Roger Johnson, Vice-Chair  
Jennifer Mortensen  
Alex Morganroth  
Lysa Schloesser  
Holly Stewart  
Carol Sundstrom  
Jeff Williams  
Marshall McClintock, North Slope 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 25, 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  
Carol Sundstrom  
Holly Stewart  
Jeff Williams

### Commissioner Members Excused:

Alex Morganroth  
Lysa Schloesser

### Commission Members Absent:

N/A

### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
BT Doan

### Others Present:

Katie Pratt, Northwest Vernacular  
Alison Beason, City of Tacoma  
Jennifer Weddermann, Weddermann Architecture  
Erika Selig, Weddermann Architecture  
Tim Ladwig, Custom Home Solutions LLC  
Andy Wagner  
Tina Friedrich  
Elizabeth Dorsett

Chair Kevin Bartoy called the meeting to order at 5:31 p.m.

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

## 2. ROLL CALL

## 3. CONSENT AGENDA

Agenda was approved as submitted.

### a. Excusal of Absences

- Alex Morganroth
- Lysa Schloesser

### b. Approval of Minutes: 8/14/2019 and 8/28/2019

The minutes of the meetings on 8/14/2019 and 8/28/2019 were approved as submitted.

### c. Administrative Review

- 811 N. Ainsworth Ave.—façade removal
- TAM Sign
- 2802 N. Carr St.—paint/deck replacement

## 4. NOMINATIONS TO THE TACOMA REGISTER —PUBLIC HEARING

### a. 423 North D Street, Charles Hebard and Franke Tobey Jones House

Chair Bartoy called the public hearing to order at 5:33 p.m.

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

Katie Pratt, Northwest Vernacular, reiterated that the house was a well-designed and intact example of the Colonial Revival style in the neighborhood. The nomination was also made based on the significant philanthropic work of Franke Tobey Jones (criteria B).

Commissioner Williams recused himself from the vote on this nomination, as he sold the house to the current owner.

There were no public comments on the subject. Chair Bartoy closed the public hearing at 5:38 p.m.

Commissioner Stewart made a motion: *"I move that the Landmarks Preservation Commission recommend to the City Council that 423 North D Street, Charles Hebard and Franke Tobey Jones House, be included on the Tacoma Register of Historic Places, including the following elements – the house and garage – finding that it does meet Criteria B and C of TMC 13.07.040."*

Commissioner Mortensen seconded the motion. It passed unanimously.

## 5. PRESERVATION PLANNING/BOARD BUSINESS

### a. Tacoma Equity Map

Alison Beason, Equity and Human Rights, introduced herself and provided an overview of the equity index. She explained the background and the five components of the index: Livability, Economy and Workforce, Education, Civic Engagement, Equity and Accessibility. The components were drawn from study results of community members' visions for the City. Ms. Beason defined "index" as a general term with examples and went on to define "equity index." A map of equity indices in the City was presented. She also pointed out attention-worthy data points and used examples of specific districts to show how the data affected the index. In conclusion, Ms. Beason showed the Commission both versions of the website (GIS and user-friendly). She gave a demonstration on how to navigate the websites and manipulate the data to see different charts and maps of any selected area.

Commissioner Williams inquired about how the Landmarks Preservation Commission could apply the equity index to better serve the public. The website has information on historic landmarks in the City that could provide insight to the Commission. For example, the Commission could utilize the maps in determining if the owner of a historic landmark had the financial means to afford a restoration, or what would be a reasonable alternative.

## 6. BOARD BRIEFINGS

### a. 811 N. Ainsworth Ave. (North Slope Historic District) New Construction

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

Jennifer Weddermann, Weddermann Architecture, stated that the existing structure did not respect any code on setbacks, especially the side and the front of the house. All other houses in the neighborhood are fairly evenly front-loaded. She was looking for guidance from the Commission on how to rebuild on the property. She presented hard-copy of drawing of the house in respect to other houses in the neighborhood.

A clarification was made that there were no historic features left on the house. Chair Bartoy commented on the owner's behavior, which was in complete disregard of historic preservation guidelines and of public safety. Commissioner McClintock informed the Commission that the front façade was down as of before the meeting, which Ms. Weddermann was not aware of. Mr. McKnight noted that the owner had obtained a permit from the City to take down the façade but seemed to have failed to communicate with his architect.

Discussion ensued. Commissioner McClintock inquired about the lot coverage of the proposed house and the footprint of the attic. Commissioner Williams commented that the mass of porch on the 2<sup>nd</sup> floor cut the house in half creating an odd appearance. Chair Bartoy noted that the new structure was dominant compared to the other structures of the building, which possibly was because the upper windows were larger bringing more emphasis to the upper portion. Commissioner Williams stated that the Commission had already approved a plan including the existing structure. The approved plan should be carried over and followed, even with the façade is now taken down.

The Commission discussed the proposed Craftsman style structure with Ms. Weddermann and explained why it was not recommended. The guidance from the Commission was to use the previously approved plan and the

construction guidelines, as well as to research houses in the neighborhood to draw up a new structure.

**b. 1416 N. 11<sup>th</sup> St (North Slope Historic District) Roofline Alteration**

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

The owners of the property, Andy Wagner and Tina Friedrich, explained their difficulty in spacing and limited lot, which eliminated the option of expanding the footing of the house nor the basement. Also presented were picture examples of how they proposed to extend the roofline to get more space.

The Commission was concerned that the proposed new roofline would significantly alter the appearance of the house, especially when viewed from the alley in the back of the house. The Commission recommended extending the basement, and objected the proposed plan or any plan to change the roofline.

**c. Lot adjacent to 1521 N. 5<sup>th</sup> St. (North Slope Historic District) New Construction**

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

Tim Ladwig, Custom Home Solutions LLC, presented a 3D rendering of the proposed new house and examples of the houses next door, emphasizing features that the proposed house would mimic from its neighbors.

Discussion regarding minor details and suggestions for the proposed design ensued. The material and width of the corner siding were discussed. The Commissioners were okay with a hardy material and wide siding. Commissioner Williams recommended changing the French doors on the 2<sup>nd</sup> floor and the side of the 1<sup>st</sup> floor, they looked out of place with other doors of the house. Chair Bartoy requested to see the plan in comparison with the neighboring houses, especially in terms of elevation.

**7. PRESERVATION PLANNING/BOARD BUSINESS**

**a. Vice-Chair Election**

Chair Bartoy thanked Commissioner Williams for filling in at the last meeting and asked for any self-nominations before proceeding to nominations. Commissioner Johnson self-nominated after some encouragement from fellow Commissioners.

The self-nomination was favored by other Commissioners and passed unanimously.

**b. Events & Activities Update**

Ms. Hoogkamer reported to the Commission that the North Slope Walking Tour had 80 people. She also briefly went over each event with flyers provided in the packet.

Commissioner McClintock informed the Commission that there would be a memorial for the Luzon building on Thursday, September 26, 2019, at 7:30 p.m., at the World Wars building display.

Staff asked for suggestions for the 2020 Conference. The Commission will be asked to volunteer at the conference.

Commissioner Sundstrom noted that 424 N. D St. would be on the tour of remodeled homes.

**8. CHAIR COMMENTS**

The meeting was adjourned at 7:50 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>*