

Members

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



Agenda

Landmarks Preservation Commission Planning and Development Services Department

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

Date: August 26, 2020
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

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

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/85472507424>, or by dialing **+1 (253) 215-8782** and entering the meeting **854 7250 7424**, when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters.

Public comments on discussion items will NOT be accepted at the meeting. The public may submit comments in writing prior to the meeting, by 4:00 p.m., on August 26th. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 8/26/20", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

A. Approval of minutes: 5/13/20; 7/8/20

4. DESIGN REVIEW

			Page #
A.	1705 N. Steele St. (North Slope Historic District) <i>Front Landing</i>	Erica Blue, Rainier Consulting	10 m

5. PRESERVATION PLANNING/BOARD BUSINESS

A.	811 N Ainsworth – enforcement work plan	Staff	10 m
B.	Events & Activities Update	Staff	3 m

6. CHAIR COMMENTS

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¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском? ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**

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



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Date: May 13, 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
BT Doan

Others Present:

Pam Derry, *Tonkin Architecture*
Son Riu
Ben Ferguson, *Ferguson Architecture*
Haley Ladenburg, *Ferguson Architecture*
Joshua Knudson

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**

Reuben McKnight, Historic Preservation Officer, requested to add an item to Board Business to discuss the Commission's scheduling. The agenda was approved as amended.

4. **DESIGN REVIEW**

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

Mr. McKnight 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 present drawings of what the historic building might have looked like and of the proposed restoration, addressing the Commission's comments from the last meeting pertaining to the dentil trim and east bay window. Her presentation also covered inventory of salvage materials and proposed materials for restoration.

The Commission made clarifying questions and was responded with satisfactory information. Additionally, Vice-Chair Johnson commented that the corbels in the rendering of the proposed restoration should be dentil trims

instead. Commissioner Williams agreed and added that there was dentil molding along the side of the house when the Commission had their site visit. Commissioner Sundstrom requested more information on the window as some of the photos were not reassuring that it would be a good substitution. Commissioner Mortensen suggested using houses around the neighborhood and designed around the same time as reference to find the appropriate dentil style.

Commissioner Mortensen made a motion: *"I move that the Landmarks Preservation Commission approve the application for 506 North L Street, with the edition that they side decorative elements be reduced and approved by staff, with the single hung window."*

Commissioner Hart seconded the motion. It passed unanimously.

b. 1007 N Sheridan Ave. (North Slope Historic District) Garage conversion to DADU

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

Ben Ferguson, from Ferguson Architecture, showed photos of the existing garage, explaining its orientation and layout. He moved on to present the floor plan for the proposed Detached Accessory Dwelling Unit (DADU). The proposed windows to be added would be the same size and similar style as those on the house.

Commissioner Williams recused himself reviewing the application as he was a friend with the applicants.

Commissioner Mortenson asked about the placement of the double hung windows, which Mr. Ferguson explained is offset to accommodate a bed inside the building and also still function as an egress window. Commissioner Mortenson suggested the possibility of placing the two windows with some space between them so that they are symmetrical. Commissioner Sundstrom suggested a casement window with a sash to allow egress and still make them appear more even. Mr. Ferguson and the homeowner discussed those options and agreed that they would split the windows so that they were evenly spaced.

Commissioner Hart made a motion: *"I move that the Landmarks Preservation Commission approve the property at 1007 N Sheridan, pending the changes made by Commissioners about splitting the windows and the window type, and pending staff review."*

Commissioner Morganroth seconded the motion. It passed unanimously, with the abstention from Commissioner Williams.

5. PRESERVATION PLANNING/BOARD BUSINESS

a. Events & Activities Update

Mr. McKnight informed the Commission of the following:

- Historic Preservation Month Events that are able to will proceed virtually. The Salish Sea Then, Now, and in the Future as well as the Historic Preservation awards with both be postponed.
- Upcoming events for the rest of the year will be TBD for the time being.

b. Scheduling of Commission Meetings

Mr. McKnight explained that Lauren Hoogkamer and BT Doan, as well as many other staff in the Planning Division, have been placed on Temporary Layoff for 11 weeks due to Covid-19. Because of this, he would recommend that the Landmarks Preservation Commission meet only once per month through July. The Commission discussed what to expect from that change, including possibly longer meetings as well as having more items going to administrative review. The Commission asked for more information about how the administrative review process would change and requested that they be given more time to familiarize themselves with new projects proposed for administrative review before approving them. Mr. McKnight stated that he would put together a description of the changes and send them out to Commissioners.

6. CHAIR COMMENTS

Chair Bartow acknowledged that this is a tough time, and that the Commission feels for City staff dealing with furloughs.

The meeting was adjourned at 6:49 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>***

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Staff

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



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Date: July 8, 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
Aubrey Pike

Others Present:

Celena Kathan
Rane Schuab
Spencer Howard, *NW Vernacular*
Frank Marescalco
Tara Yi

Commissioner Members Excused:

N/A

Commission Members Absent:

N/A

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

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW**
 - a. **3334 N Gove St**

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

The property owner, Celena Kathan, thanked the Commission for their consideration. Commissioner Johnson inquired about when the porch on the house was enclosed, Ms. Kathan confirmed that they had done that work. Several Commissioners commented on the historic details on the house and thanked the owners for the nomination.

Commissioner Hart made a motion: *“I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the nomination for a public hearing and future consideration at a tentative hearing date of August 12, 2020.”*

Commissioner Williams seconded the motion and it passed unanimously.

4. **SPECIAL TAX VALUATION**

a. 616 St Helens

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

The owner of the property, Rane Schuab, was present and briefly discussed the previous work that was done on the building as well and the future plans for this portion of the rehabilitation. Commissioner Mortensen expressed that she was excited to see this type of project in Tacoma and thanked the owner for their work.

Commissioner Mortensen made a motion: *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 616 St Helens Ave., for \$1,378,910."*

Commissioner Williams seconded the motion. It passed unanimously.

b. 1019 Pacific

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

Spencer Howard, NW Vernacular, was present as a representative for the application. He explained that this was the first phase of the project and would be dealing with the terra cotta exterior, and that they would be coming before the Commission again at a later date for the interior portion. Commissioner Hart asked for more information regarding the scope of work versus the cost. Mr. Howard explained that the initial terra cotta work was to be for light patching and cleaning, but as the project got under way they realized that there were more widespread issues that needed to be addressed. Mr. McKnight noted that as part of the packet, staff does review detailed budgetary sheets with extensive line items. They do not typically include those in the information for the Commission's review, but that they can certainly provide that if it is helpful.

Commissioner Williams made a motion: *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1019 Pacific Ave., for \$2,684,914."*

Commissioner Schloesser seconded the motion. It passed unanimously.

c. 1009 N 9th

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

Owners Frank Marescalco and Tara Yi presented before and after photos of the home, showing the extensive wood work they had done themselves in restoring the house. Chair Bartoy thanked them for sharing and commended their work. Other Commissioners echoed his comments.

Commissioner Hart made a motion: *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1009 North 9th Street, for \$111,445."*

Commissioner Hilsendeger seconded the motion. It passed unanimously.

5. CHAIR COMMENTS

Chair Bartoy thanked the Commissioners for passing the resolution at the May 13th meeting allowing expedited reviews and stated that he believes it has helped the process. He also thanked Mr. McKnight and staff for their work throughout this time with staff furloughs, and welcomed back Lauren Hoogkamer.

Chair Bartoy then asked Mr. McKnight if he had any comments regarding an email that went out to Commissioners regarding Commission and Committee orientation. Mr. McKnight stated that he would look into it and report back with more information about what is required.

Chair Bartoy asked Mr. McKnight for an update about the NACP Forum 2020. Mr. McKnight explained that the conference would be held virtually and encouraged Commissioners to attend. He also asked the Commission to let him know who would like to attend so that staff could register for them.

Lastly, Chair Bartoy asked if the Commission would be continuing their once monthly meetings or if they would be going back to the regular twice monthly schedule. Mr. McKnight stated that the next scheduled meeting would be

August 12th, and from there they would most likely be going back to the regular schedule, but that they would probably be done virtually for the time being. Mr. McKnight also asked for feedback from the Commissioners about any thoughts or concerns with meeting in person in the future.

The meeting was adjourned at 6:25 p.m.

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STAFF REPORT

August 26, 2020

DESIGN REVIEW

AGENDA ITEM 4A: 1705 N. Steele St. (North Slope Historic District)

*Erica Blue, Rainier Consulting***BACKGROUND**

Built in 1903, this is a contributing property in the North Slope Historic District. The non-historic addition was built prior to the creation of the historic district. At that time, a landing, railing, and stairs were built to enter the addition. In 2017, the owner received a Stop Work for rebuilding the landing and adding a porch roof without permits. The question of whether the addition is a permitted ADU is still pending and approval of the new landing does not constitute approval of the ADU.

The current proposal is to rebuild the landing and stairs with Trex decking, a wood railing, and wood wrapped posts. The owner would also like to add a gabled porch roof over the landing, although staff recommended that the landing be rebuilt without the roof, which alters the front of the home. The applicant has included example images in the packet.

ACTION REQUESTED

Approval of the above scope of work,

STANDARDS**North Slope Historic District Design Guidelines for Porches**

1. Retain existing porches and porch details. The original design elements of existing historic porches, when present, should be maintained. Major changes to configuration or ornamentation should be avoided. Missing or deteriorated details, such as columns and railings, should be repaired or replaced in kind.

2. Avoid adding architecturally inappropriate details. Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era houses. Likewise, scrollwork, turned posts, or gingerbread are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.

3. Replace missing porches with designs and details that reflect the original design, if known. Avoid adding conjectural elements. Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.

4. In certain cases, building code may trump preservation guidelines. For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

ANALYSIS

1. This property is in the North Slope Historic District and, as such and, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The addition and landing were built prior to the creation of the historic district, but no porch roof was included.
3. Historically, this home did not have a front porch roof. The addition of a porch roof obscures the detailing of the original roof trim.

RECOMMENDATION

Staff recommends approval of the rebuilt landing, railing, and stairs without the porch roof.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 1705 N. Steele Street as submitted.

Recommended language for deferral:

I move that the Landmarks Preservation Commission defer the application for 1705 N. Steele Street, pending submittal of [cite additional information needed to review application].

Recommended language for denial:

I move that the Landmarks Preservation Commission deny the application for 1705 N. Steele Street, based on the following [cite design guidelines.]

PRESERVATION PLANNING/BOARD BUSINESS**AGENDA ITEM 5A: 811 N. Ainsworth (Enforcement)**

Staff

BACKGROUND

Built in 1890, this was a contributing structure in the North Slope Historic District. On May 11, 2016, the Landmarks Preservation Commission approved a new addition and garage. On May 4, 2017, staff approved an 18-month extension for the Certificate of Approval. On October 11, 2018, the Landmarks Preservation Commission approved a design amendment for the new garage.

The following is an overview of subsequent actions:

- On March 14, 2019, a violation for exceeding the allowed permit was issued for the partial demolition of the historic house.
- On May 22, 2019, the applicant briefed the Commission on a proposed new design. The Commission commented that the proposal was too large and the design was out of context with what was previously approved, as well as the neighboring homes. The Commission advised that the applicant should design a structure consistent with the design for the previously approved remodel of the historic home. However, due to current development standards, specifically setbacks, some redesign would be required to meet code.
- On September 6, 2019, administrative approval was granted for the removal of the remaining façade to alleviate neighborhood safety concerns.
- On September 25, 2019, the Commission was briefed on a potential design for new construction. The Commission at that time reiterated the position that the previously approved plan set with the original house and addition should be the guide for the replacement structure in size and form.

In March 2020, the City renewed the enforcement process for the unpermitted demolition, and requested a plan of action to resolve the code violation, including permitting and approval timelines for replacement structure. This plan of action is presented to the Commission for review, and if appropriate, approval.

ACTION REQUESTED

Approval of plan of action.

AGENDA ITEM 5B: Events & Activities Update

Staff

2020 Events

1. Virtual Kayak Tour of Tacoma's Waterfront History (8pm, on Pretty Gritty Tours Facebook/YouTube, September 4th)
2. **Virtual Heritage Café: Broadening Horizons in Historic Preservation**
 - a) Lawrence Kreisman: The Arts & Crafts Movement in the PNW (6pm, September 17th)

- b) Amber Hayword: Twulshootseed Language Revitalization in the Puyallup Tribal Community (6pm, October 15th)
 - c) Tamiko Nimura, TBA
 - d) Jackie Peterson, TBA
 - e) Second Use & Earthwise: Salvage Stories (6pm, January 21st)
3. Virtual Tour Tacoma: Then & now (8pm, on Pretty Gritty Tours Facebook/YouTube, November 21st)



747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

APPLICATION FOR DESIGN REVIEW

Permit Number: HDR20-0017

PROPERTY INFORMATION

Building/Property Name:	Kutschera/Pang Porch
Building/Property Address:	1705 N STEELE ST
Historic/Conservation District:	North Slope
Applicant's Name:	nancy pang
Applicant's Address:	2102 East Main Suite 202 Puyallup, WA 98372
Applicant's Phone:	2533755645
Applicant's Email:	erica@rainiercs.com
Property Owner's Name:	PANG NANCY C
Property Owner's Address:	

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Porch
Estimated Valuation:	7500

Application Checklist

Features to be Modified:

- Remove & replace porch cover
- Addition of Railing and wrap PT posts

Program of Work:

Page 16 of 30

Specifications of Materials and Finishes:

Roof Height:**Roof Pitch:****Roof Material:****Size of Construction:** 5' x 6'**Proposed Material:**

Trex decking

PT posts to be wood wrapped

Exterior Material:**Window Information****Window Types:****Window Trim:****Window Material:****Window Locations:****Door Information****Door Types:****Door Materials:****Door Locations:**

Existing Signage:

Sign Dimensions:

Sign Material:

Logo and Letter Size:

Lighting Specifications:

Removing or Relocating Signage:

Method of Attachment:



Rainier Consulting Services, LLC
2102 E Main, Suite 202
Puyallup, WA 98372
253.375.5645 rainiercs.com

July 29, 2020

Landmark Preservation Commission Review
1705 & 1705 ½ North Steele Street

The property at 1705 and 1705 ½ N Steele St in Tacoma Washington is part of the North Slope Historic District where the style of the house is a Vernacular style. A non-historic secondary entrance was later built onto the single family residence prior to the formation of the North Slope Historic District. In 2017, the property owner demolished the original wooden stairs/uncovered porch due to decay and replaced with new material and a porch cover. The property owner did not have a permit at the time of demolition/reconstruction and was issued a stop work order (VIOL17-0204) on August 9, 2017. It has been determined that the project will require Landmarks Preservation Commission review prior to applying for a building alteration permit due to the scope of the work.

To move forward we are submitting an elevation plan showing the architectural components proposed. The property owner proposes to have the porch cover rebuilt per the proposed plan and if allowable, would like to maintain the Trex decking.

Thank you for your consideration of the proposed changes to the exterior of the secondary entrance.

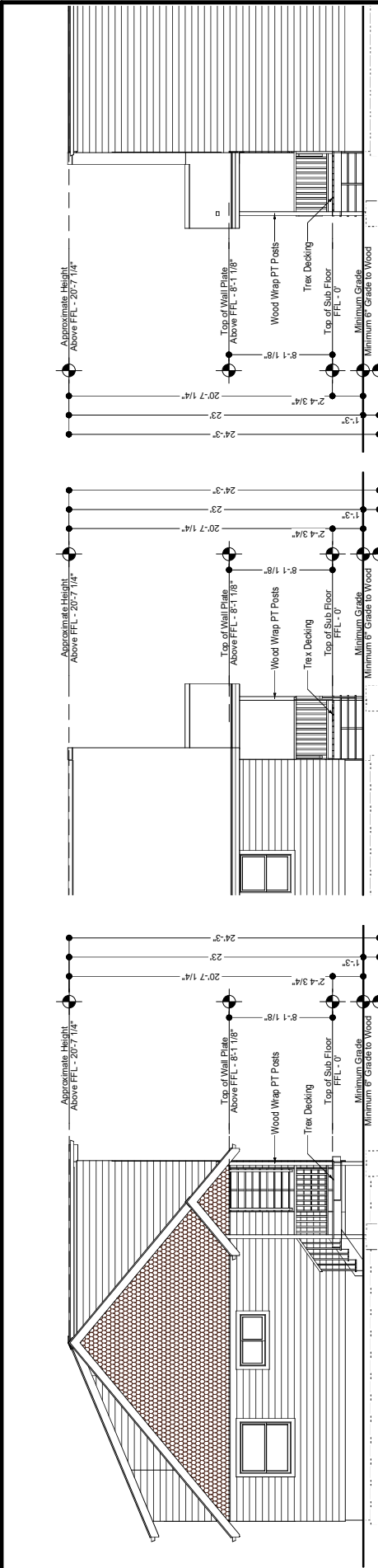
Please let us know if we may provide further details or information on behalf of our client, Marty Kutschera & Nancy Pang.

Warm regards,

Erica Blue

Permit Coordinator

Rainier Consulting Services, LLC



Elevation A - CHD-1XXXXX1-S
 Scale: 1/8 in = 1 ft

Elevation B - CHD-1XXXXX1-S
 Scale: 1/8 in = 1 ft

Elevation D - CHD-1XXXXX1-S
 Scale: 1/8 in = 1 ft

Project Information

Design Criteria & Loads
 Roof Snow Load: 25 LBS
 Floor Live Load: 40 LBS
 Wind Speed (ASD): 85 MPH
 Wind Speed (ULT): 110 MPH
 Exposure: B
 Seismic Zone: D
 Frost Depth: 1'-0"

Drafting Manager:
 Jared Baehmer
 Cornerstone Home Designs
 2102 E Main #202
 Puyallup, WA 98372
 866.657.4371

CAD Technician:
 Jared Baehmer

Applicable Codes
 2015 International Building Code (IBC)
 2015 International Residential Code (IRC)
 2015 International Energy Conservation Code (IECC)
 w/ Washington State Amendments



1st Floor Framing Plan - CHD-1XXXXX1-S
 Scale: 1/8 in = 1 ft

1st Floor Plan - CHD-1XXXXX1-S
 Scale: 1/8 in = 1 ft

Hebrews 3:4 (NIV) - For every house is built by someone, but God is the builder of everything.

SITE ANALYSIS

PROPERTY

Property Area = 8965 Sq.Ft.
 Setback Area = 5314 Sq.Ft.
 Buildable Area = 3651 Sq.Ft.

HABITABLE

1st Floor = 1052 Sq.Ft.
 2nd Floor = 732 Sq.Ft.
 Total Habitable = 1784 Sq.Ft.

IMPERMEABLE & PERMEABLE

1st Floor = 1052 Sq.Ft.
 Deck (rear) = 30 Sq.Ft.
 Garage = 576 Sq.Ft.
 Total Impermeable = 1658 Sq.Ft.

Permeable Area = 7307 Sq.Ft.

Total Impermeable / Property Area
 (1658 / 8965) = 18.49%

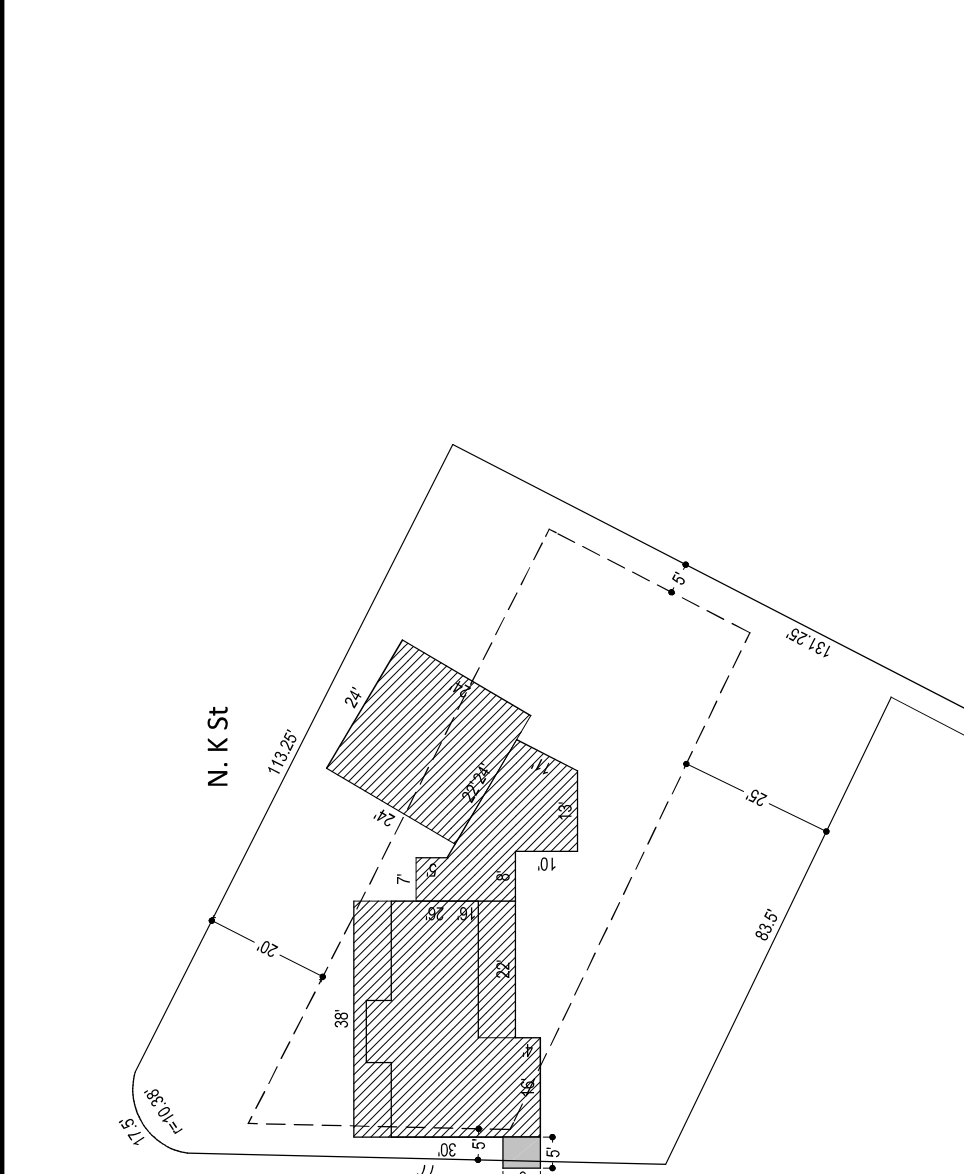
LOT COVERAGE (Structures over 42" High)

1st Floor = 1052 Sq.Ft.
 Deck (rear) = 30 Sq.Ft.
 Garage = 576 Sq.Ft.
 Total Coverage = 1658 Sq.Ft.

Total Coverage / Property Area
 (1658 / 8965) = 18.49%

LEGAL DESCRIPTION

** Need Legal Description in Macro **



Legend

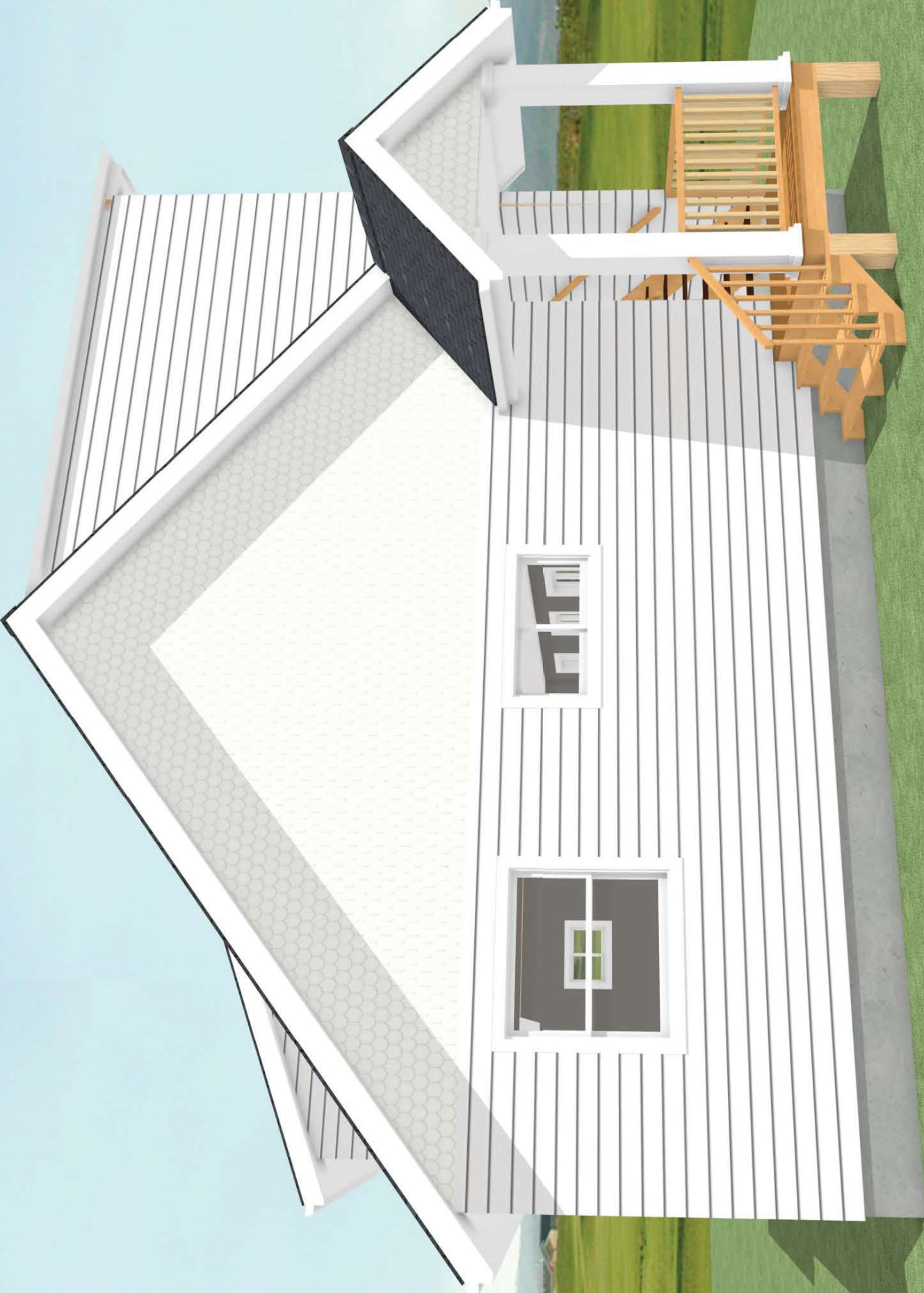
- Proposed Deck
- Existing Structures
- Driveway/Subwalk

Site Plan - CHD-1XXXXX1-S
 Scale: 1" = 20'-0"

Disclaimer: Lot lines are captured from the
 Pierce County GIS and not an actual surveyed
 document

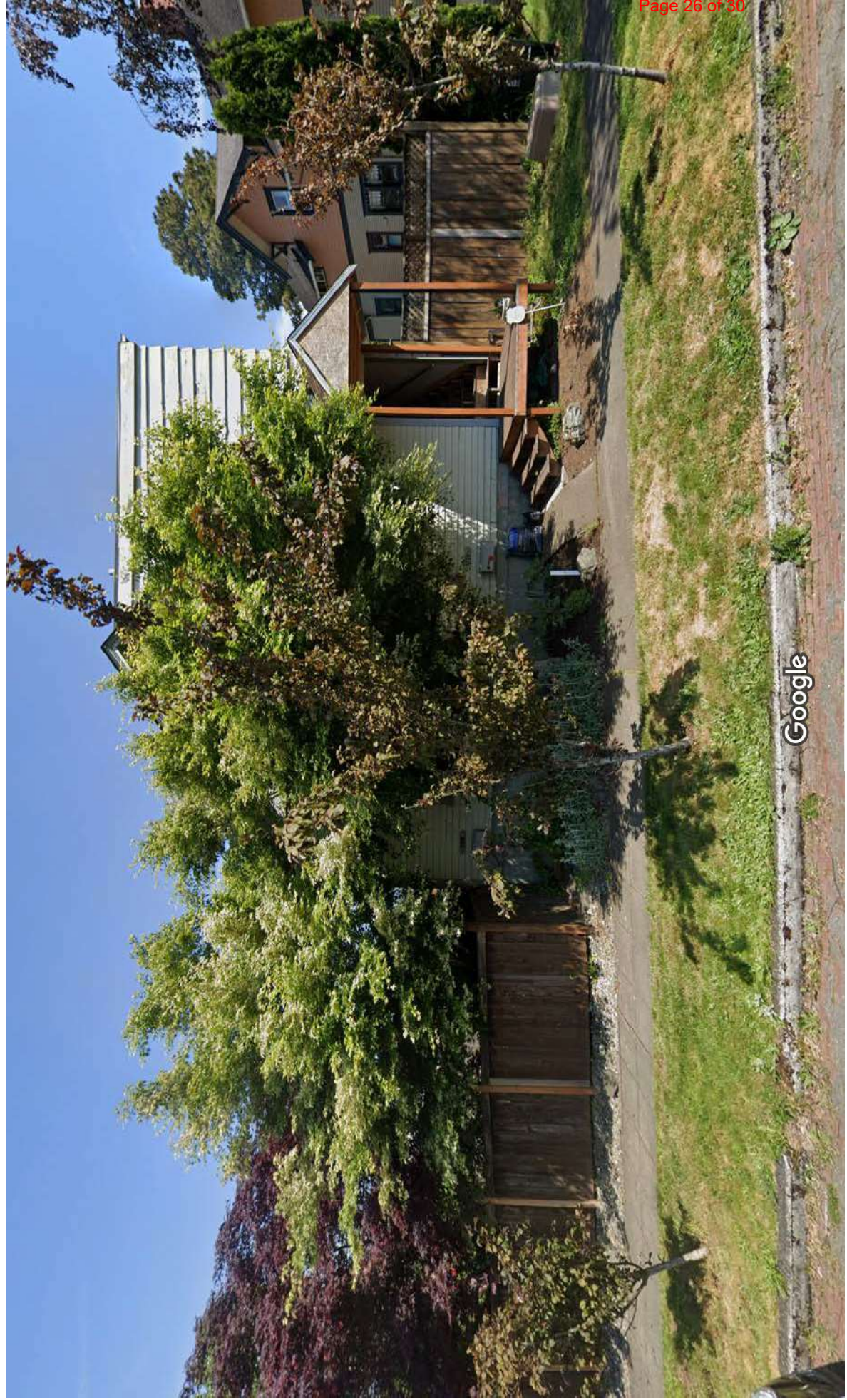








Google Maps
1705 N Steele St
May 2019







CONSTRUCTION PLAN/TIMELINE FOR 811 N AINSWORTH – NHSD*1. Plan and timeline for interim stabilization of the lot, including clean up, grading, planting and drainage as required by the City of Tacoma*

Work has been completed to stabilize the lot as required by the City. A permanent sump pump now ensures consistent drainage of the site.

2. Timeline for submittal of application for Landmarks Commission approval for design, and targeted dates for receiving such approval

The originally permitted plans were only partially modified by the previous architect. Either I will continue the work myself as I did in the beginning for the 5/12/16 plans. I am currently working three jobs to make ends meet for my family in these challenging times and will find the time to work on these plans as soon as possible so that we can proceed with work as soon as possible. Once I complete the plans and the commission has approved them, I will consult the original engineer on the project to get the plans ready for planning and development. I ask that the commission bear with me, as it will take me most likely 2-3 months to complete the plans to the standard requisite for a commission vote. I hope to submit a completed set of plans for the November meeting.

3. Timeline for submittal of application for required building and land use permits as applicable

Upon HC approval of the plans, hopefully by the December meeting, I will send them to the engineer for design. His lead time is 4-6 weeks and so I hope to have the engineering set in the hands of planning and development by years end.

4. Date for commencement of construction activities

Construction activities to resume Hopefully by January 2021, pending approval by planning and development.

5. Targeted completion date

Desired completion date between 4/1/21-8/1/21

6. You have also indicated that you intend to construct a home in the same design as that shown in the approved remodel plan set from May 12, 2016. Because that house, which was constructed in the 1880s, no longer exists, you must also submit a revised plan set that shows accurately with design details the replacement structure, including site plan. This shall include:

- *a code-compliant site plan that conforms to all current setbacks and building code requirements,*

The plans that were approved 5/12/16 had this very same requirement and contains the details that were consistent with the original dwelling as required by the commission at that time.

- *accurate elevations that conform to all building code requirements for egress, etc.*

This will be included with the submittal of plans when available.

- *stamped survey of the lot*

This has been completed and will be included with the submittal of plans when available.

*7. As stated in previous communication, the permit and review fees will be doubled. Acknowledged**8. Until the violation is remediated with an acceptable plan of action, you will continue to receive penalties. After 5 penalties are issued, a certificate of complaint will be recorded on the property title.*

Thank you, I am optimistic about working together to restore the historical integrity to this parcel within the NSHD.