

Members

Kevin Bartoy, Chair
Jennifer Mortensen, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Roger Johnson
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: January 12, 2022
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Zoe Scuderi, Historic Preservation Intern
Mary Crabtree, Administrative Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in regards to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://zoom.us/j/84794178334>, or by dialing +1 (253) 215-8782 and entering the meeting ID 847 9417 8334 when prompted.

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

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on January 12th, or comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 01/12/22", and clearly indicate which agenda item(s) you are addressing.

- 1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
- 2. **ROLL CALL**
- 3. **CONSENT AGENDA**
 - A. Excusal of Absences
 - B. Approval of Minutes: 08/25/21, 09/08/21, 09/22/21, 10/11/21 Special Joint, 10/13/21
 - C. Administrative Review
- 4. **BOARD BRIEFINGS**

A.	602 N Ainsworth <i>Residential alterations</i>	Alejandro Gallegos	15 m
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- 5. **BOARD BUSINESS/COMMUNICATION ITEMS**

A.	College Park Historic District <i>Approve public review document; set hearing date</i>	Staff	45 m
B.	Events & Activities	Staff	10 m
- 6. **CHAIR COMMENTS**

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ត្រូវការព័ត៌មានជាភាសាខ្មែរ? Contact TacomaFIRST 311 at (253) 591-5000



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

MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Lauren Hoogkamer, Assistant Historic Preservation Officer
 Zoe Scuderi, Historic Preservation Intern
 Mary Crabtree, Administrative Assistant

Date: August 25, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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

Staff Present:

Lauren Hoogkamer
 Mary Crabtree
 Zoe Scuderi

Others Present:

Jeffrey Ryan

Commissioner Members Excused:

Alex Morganroth
 Leah Jaggars

Commission Members Absent:

N/A

Vice-Chair Mortensen 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. Excusal of Absences

- Alex Morganroth
- Leah Jaggars

B. Administrative Review:

- 913 N. Ainsworth—porch railing
- 1502 Pacific Ave.—sign change

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. Proposed College Park Historic District

Ms. Hoogkamer read the staff report as provided in the packet and facilitated a discussion regarding the proposed boundaries, guidelines, level of review, equity considerations, and general feedback.

Chair Bartoy provided comments on the boundaries, stating the neighborhood is not well defined, and the equity considerations.

Commissioner Hart echoed Chair Bartoy's comments on the boundaries and commented on equitability and financial access.

Commissioners Johnson, Stewart, Williams, and Cade provided additional comments regarding the proposed boundaries, equitability, and design guidelines.

Ms. Hoogkamer stated that all existing historic districts have the opportunity to revise their guidelines on an annual basis.

Commissioner Schloesser requested clarification from Chair Bartoy regarding his previous comments.

Commissioner Hart asked staff if there are potential litigation issues when having different guidelines between districts.

Discussion ensued regarding public engagement, Home In Tacoma compatibility, boundaries, exclusions or exemptions from the historic district, and next steps.

Commissioner Williams provided comments on the overall type of buildings in the district and the proposed guidelines.

Ms. Hoogkamer noted that historic districts can update inventories.

Discussion ensued regarding the National Register nomination, the petition for the nomination, the percentage threshold for the Tacoma Register nomination, having a clear understanding on who signed for a historic district versus who signed to stop the Home In Tacoma project.

Mr. Ryan provided comments on the nomination, noting public notification and petition.

Discussion continued regarding taking the opportunity to make the process more equitable, the nomination process and opportunities for comments, gathering owner consent for nominations, adding a meeting for further discussion on owner consent, the percentage of support for the Wedge District, distribution of a City survey, and obtaining legal guidance.

5. BOARD BUSINESS/COMMUNICATION ITEMS

A. Demolition Review Director's Rule

M. Hoogkamer outlined the Director's Rule related to demolition review requests and stated the discussion will be on the agenda at the next meeting.

B. Events & Activities Update

- Historic Seattle & Forterra: Affordable Housing/Acquisition Strategies on September 16, 2021 at 4:00 p.m.
- October is Tacoma Arts Month.

6. CHAIR COMMENTS

The meeting was adjourned at 7:07 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>***



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

MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Lauren Hoogkamer, Assistant Historic Preservation Officer
 Zoe Scuderi, Historic Preservation Intern
 Mary Crabtree, Administrative Assistant

Date: September 8, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
 Sarah Hilsendeger
 Roger Johnson
 Alex Morganroth
 Lysa Schloesser
 Holly Stewart
 Deborah Cade
 Leah Jaggars

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 Mary Crabtree
 Zoe Scuderi

Others Present:

Julius Pallotta
 Chris Jones

Commissioner Members Excused:

Jonathan Hart
 Carol Sundstrom
 Jeff Williams

Commission Members Absent:

Jennifer Mortensen, Vice-Chair

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

Chair Bartoy stated that Item 6B, relating to 1311 N 6th, will be rescheduled and will not be heard at this meeting. The agenda was approved as amended.

A. Excusal of Absences

- Jonathan Hart
- Carol Sundstrom
- Jeff Williams

B. Administrative Review:

- There were no administrative reviews.

4. COLLEGE PARK HISTORIC NOMINATION PUBLIC INFORMATION SESSION

A. Overview of Historic District process followed by public question and answer session

Mr. McKnight read the staff report as provided in the packet and presented an overview of the proposed district, local districts in general, and the review process.

The Q&A session began at approximately 5:48 p.m.

Several community members inquired about the canvassing process for the petition; cost-based analysis; how this relates to the Home In Tacoma project; next steps and timeline of the nomination process; how becoming a historic district affects home values; outreach by the City; how a historic district designation affects obtaining building permits; solar panels, fence designs, and roof antennas in historic districts; and streets.

The Q&A session ended at approximately 6:37 p.m.

5. DESIGN REVIEW

A. 602 N Sprague Ave, Jason Lee/Hilltop Heritage Middle School (Individual Landmark) Sign

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

Mr. Pallotta provided comments regarding measures to ensure the paint matches existing.

Mr. McKnight made clarifications on the revised attachment details.

Commissioner Johnson moved that the Landmarks Preservation Commission approve the sign installation at the Hilltop Heritage Middle School as submitted. Commissioner Hilsendeger seconded. The motion passed unanimously.

6. BOARD BRIEFINGS

A. 725 Broadway (Old City Hall Historic District) New construction

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

Mr. Jones provided an overview of the proposed project.

Commissioner Hilsendeger asked if the materials used will echo the materials that are prominent in the district, and stated she likes the idea of incorporating artwork.

Commissioner Stewart echoed Commissioner Hilsendeger's comments about artwork.

Commissioner Johnson asked about the Commerce side of the building, stating there seems to be a disconnect between the first few floors in the fenestration and asked it were possible to align them better.

Chair Bartoy expressed concerns regarding scale in relation to Old City Hall.

Commissioner Johnson requested graphics of the proposed building in relation to Old City Hall.

Commissioner Hilsendeger requested that the applicant be considerate of the materials used.

Discussion ensued regarding the demolition review process, the reuse of materials, and artwork.

B. 1311 N 6th (North Slope Historic District) Front porch

This item was rescheduled to a date to be determined.

7. BOARD BUSINESS/COMMUNICATION ITEMS

A. Director's Rule – Demolition Review

Mr. McKnight outlined the Director's Rule.

Commissioner Cade asked about the types of mitigation that can be considered.

Chair Bartoy inquired about the timeline on the Code changes relating to the rule.

B. Council Action Memorandum overview

Mr. McKnight outlined the Council Action Memorandum and noted the items addressing equity.

C. Events and Activities

- The How Art Shaped Tacoma video will be coming soon.
- Broadening Horizons Heritage Café Series - Historic Seattle & Forterra: Affordable Housing and Acquisition Strategies on September 16, 2021 at 4:00 p.m.

D. College Park Historic District Comments received 8/26- 9/1/21

Mr. McKnight outlined the comments and questions provided by the Planning Commission.

Commissioner Hilsendeger inquired about the survey mailer response methods.

Commissioner Schloesser stated the outreach should have clear information on what the proposal includes and what it doesn't include.

8. CHAIR COMMENTS

The meeting was adjourned at 8:13 p.m.

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MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Lauren Hoogkamer, Assistant Historic Preservation Officer
 Zoe Scuderi, Historic Preservation Intern
 Mary Crabtree, Administrative Assistant

Date: September 22, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
 Jennifer Mortensen, Vice-Chair
 Jonathan Hart
 Sarah Hilsendeger
 Roger Johnson
 Lysa Schloesser
 Carol Sundstrom
 Deborah Cade
 Leah Jaggars

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 Mary Crabtree
 Zoe Scuderi

Others Present:

Alex Harman
 Marshall McClintock
 Joanne Carncross

Commissioner Members Excused:

Alex Morganroth
 Holly Stewart
 Jeff Williams

Commission Members Absent:

N/A

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Alex Morganroth
- Holly Stewart
- Jeff Williams

B. Administrative Review:

- There were no administrative reviews.

4. DEMOLITION REVIEW

A. 5436 S Puget Sound Ave, Piper Funeral Home *Historic Property Assessment*

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

Commissioner Cade expressed concerns regarding the non-compete clause.

Commissioner Hilsendeger expressed appreciation for the owner's willingness to salvage materials and stated that it would be a good idea to add a salvage requirement when discussing and reviewing demolition permits.

Commissioner Johnson inquired about the proceeds from the architectural salvage that will be donated to a local historic preservation nonprofit.

Vice-Chair Mortensen requested clarification on the high threshold for significance and integrity.

Chair Bartoy provided comments on the demolition review process.

Commissioner Cade raised concerns regarding how this process could be affected by affordable housing and stated there should be more defined standards.

Discussion ensued regarding affordable housing, demolition with and without concrete plans, assurance that plans are followed through, future use, and design review.

Chair Bartoy requested information on the ratio of units that are affordable and the cost of the unit.

Discussion ensued regarding recognizing properties that are deemed historically significant, requirements on private real estate transactions that notify the City of potential historic significance, and other factors to consider in addition to the criteria.

The Commission agreed that the property does meet the criteria for listing on the Tacoma Register of Historic Places.

Discussion ensued on whether the property should or should not be recommended for listing, due to design and reuse options, staff's recommendation, and the Commission's responsibility in this process.

Commissioner Hart moved that the Landmarks Preservation Commission acknowledged that the property at 5436 S Puget Sound Ave, Piper Funeral Home, is of historic significance, however in consideration of discussion, it should not move forward for listing on the Tacoma Register of Historic Places. Commissioner Johnson seconded the motion. The motion passed with the following votes:

Ayes - Bartoy, Hart, Hilsendeger, Johnson, Schloesser, and Sundstrom.

Abstentions - Vice-Chair Mortensen.

The Landmarks Preservation Commission meeting recessed at 6:37 p.m. and reconvened at 6:44 p.m.

5. BOARD BRIEFINGS

A. 1311 N 6th (North Slope Historic District) *Front porch*

This item was addressed later in the meeting.

6. BOARD BUSINESS/COMMUNICATION ITEMS

A. McKinley Survey Project Update

Mr. McClintock presented the McKinley inventory update, including an outline of the McKinley Mixed-Use Center; photos of McKinley Hill, McKinley Park, streetcars in McKinley Hill, the Northern Pacific Beneficial Association Hospital, and a HOLC map of the McKinley development area; historic structure dates; historic status; architectural styles; currently listed buildings; and possible historic district boundary.

Commissioner Hilsendeger expressed appreciation and thanked Historic Tacoma.

Chair Bartoy requested information on how to identify the district boundary and what the process is in seeing that developed.

Discussion ensued regarding neighborhood interest in becoming a historic district and the number of home owners.

5. BOARD BRIEFINGS

A. 1311 N 6th (North Slope Historic District) *Front porch*

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

Ms. Carncross provided comments on the front porch addition and the purpose of the addition.

Commissioner Johnson requested clarification from Ms. Carncross regarding her comment on not having a dining room.

Commissioner Cade stated that her only concern is to remain consistent with the scale of the house.

Commissioner Sundstrom made comments on the design, such as including a pole to the right of the door and the spacing of the railing spindles, and suggested that the owner to be mindful of design details.

Commissioner Hart stated that the owner should be aware of Code regulations regarding handrails and guardrails.

Vice-Chair Mortensen suggested doing more research on houses around the area.

Commissioner Sundstrom provided additional comments on resources regarding proportions.

Discussion ensued regarding using existing examples, appreciation for the applicant, and obtaining a historic district plaque.

6. BOARD BUSINESS/COMMUNICATION ITEMS

B. College Park Schedule Overview

Mr. McKnight stated this was a general agenda item for an additional conversation opportunity for the Commission to discuss the proposed College Park Historic District. Mr. McKnight outlined the current schedule and information on the upcoming survey and analysis.

Several Commissioners expressed concerns regarding the schedule on making a recommendation and obtaining community feedback sooner.

Mr. McKnight suggested presenting a revised schedule to include Commission guidance, potential survey design, and next steps at the next meeting.

C. Events and Activities

- October: how to tacoma was shaped video series with pretty gritty tours
- Broadening Horizons Heritage Café Series - Sea Level Rise & WA Archeology on October 21, 2021 at 6:00 p.m.
- Tacoma's LGBTQ History by the Rainbow Center on January 20, 2022

7. CHAIR COMMENTS

The meeting was adjourned at 7:55 p.m.

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MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Lauren Hoogkamer, Assistant Historic Preservation Officer
 Zoe Scuderi, Historic Preservation Intern
 Mary Crabtree, Administrative Assistant

Date: October 11, 2021 (Special Joint Meeting)

Location: *Virtual Zoom Webinar*

A special joint commission meeting, including the Commission on Refugee and Immigrant Affairs, Human Rights Commission, Landmarks Preservation Commission, Planning Commission, Tacoma Area Commission on Disabilities, and the Transportation Commission, was held and hosted by the City of Tacoma's Office of Equity and Human Rights. This meeting served as the "Pilot Equity Training" for the commissions mentioned.

Commission Members in Attendance

Commission on Immigrant and Refugee Affairs (CIRA):

- Patricia Flores
- Perla Gamboa
- Hieu Nguyen
- Lydia Zepeda

The equity training did not have a quorum of the CIRA.

Human Rights Commission (HRC):

- Courtney Acoff
- Ronita Boullt
- Norman Brickhouse
- Noemi Cagatin-Porter
- C. Ivan Johnson
- Laurie Lynch
- JR Nobles
- Anita Snyder
- Verda Washington
- Amanda Westbrooke

The equity training did have a quorum of the HRC.

Landmarks Preservation Commission (LPC):

- Kevin Bartoy
- Jonathan Hart
- Roger Johnson

The equity training did not have a quorum of the LPC.

Planning Commission (PC):

- Ryan Givens
- Anna Petersen
- Andrew Strobel

The equity training did not have a quorum of PC.

Tacoma Area Commission on Disabilities (TACOD):

- Tony Hester
- Todd Holloway

The equity training did not have a quorum of the TACOD.

Transportation Commission (TC):

- Erin Anderson
- Gerrit Nyland
- Troy Serad

The equity training did not have a quorum of the TC.

Staff Present

- Andrea Armstrong, HRC Liaison
- Nick Bayard
- Eric Bitten
- Mary Crabtree
- ChiQuata Elder
- Angelica Garcia
- Lauren Hoogkamer
- Samantha Kaauamo
- Jennifer Kammerzell, TC Liaison
- Reuben McKnight, LPC Liaison
- Lora Proctor
- Owen Robinson
- Zoe Scuderi
- Lucas Smiraldo, TACOD Liaison and Office of Equity and Human Rights (OEHR) Host
- Raeshawna Ware, CIRA Liaison
- Kacee Woods
- Lihuang Wung, PC Liaison

1. Call to Order

Lucas Smiraldo began the meeting at 4:00 p.m. and provided opening remarks regarding the pilot equity workshop.

Eric Bitten read the land acknowledgement.

2. Introductions

Lucas Smiraldo, TACOD Liaison and OEHR Host, provided an overview of the TACOD.

Raeshawna Ware, CIRA Liaison, provided an overview of the CIRA.

Andreta Armstrong, HRC Liaison, provided an overview of the HRC.

Anna Petersen, Chair of the PC, provided an overview of the PC.

Jennifer Kammerzell, TC Liaison, provided an overview of the TC.

Reuben McKnight, LPC Liaison, provided an overview of the LPC.

3. Presentation Items

A. History Leading Up to this Equity Presentation for Commissioners

Mr. Smiraldo reviewed the City of Tacoma's movement to incorporate equity, objectives, why we are leading with race, and the current context of race.

Various commissioners, staff, and community members shared their race and a tradition of their family.

B. Native American Land Acknowledgement

This item was addressed earlier in the meeting.

C. Equity Terms

D. History of Systemic Racism Video

Mr. Smiraldo introduced the film, "How We Got Here: A Reckoning" (https://youtu.be/bsRW81F_zR0).

Commissioners watched part 1 of the film.

E. Opportunity for Commissioner Reflections

Commissioners broke into breakout rooms to discuss reflections of the film, noting events, policies, feelings, and relevance.

Commissioners watched part 2 of the film.

Commissioners broke into breakout rooms to discuss additional reflections, noting what was surprising and what is important for others to know.

JR Nobles outlined the discussion in his breakout room, noting the reflection of the film, and the great opportunity to implement an equity tool across the City that decisions and actions are filtered through.

Mr. McKnight outlined the discussion in his breakout room, noting that these things are still happening to this day and the importance of keeping in mind that there are populations that continue to perpetuate discrimination.

Lydia Zepeda outlined the discussion in her breakout room, noting that the Latinx community was missing in the second part of the film, homelessness largely affects people of color, racism is happening today in the City of Tacoma, and reparation for black community.

Lihuang Wung outlined the discussion, noting feelings of shock and surprise and the importance of outreach, education, and information-sharing. Norman Brickhouse added comments.

Noemi Cagatin-Porter outlined the discussion in her group, noting that discrimination is still occurring.

Mr. Smiraldo outline the discussion in his group, noting accumulative trauma for people of color, dealing with racism, and anger regarding the lack of changed, how complaints are made, and reconciliation and reparation for black community.

The special joint meeting recessed at 6:18 p.m., and reconvened at 6:25 p.m.

F. History and Implication of Resolution 40622

Lora Proctor and Mr. Smiraldo facilitated a discussion regarding equality and equity.

Owen Robinson outline Resolution No. 40622, including the meaning of the legislation, the legislation's directive, communication for City leaders, and introduced the "Are you racist? 'No' isn't a good enough answer" video (<https://youtu.be/jm5DWa2bpbs>).

G. Applying Racial and Other Forms of Equity to Commission Work

H. Final Reflections and Opportunity for Commissioner Feedback

Mr. Smiraldo asked members to think about the discussion questions, such as what are areas that CBCs might prioritize equity and anti-racism going forward, and he shared a quote from Dr. Beverly Daniel Tatum.

ChiQuata Elder and Angelica Garcia provided closing comments and thanked commissioners for their work.

4. Public Comment

This item was not addressed.

5. Adjournment

The meeting adjourned at 7:07 p.m.

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Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Lauren Hoogkamer, Assistant Historic Preservation Officer
 Zoe Scuderi, Historic Preservation Intern
 Mary Crabtree, Administrative Assistant

Date: October 13, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 Mary Crabtree
 Zoe Scuderi

Others Present:

N/A

Commissioner Members Excused:

Jeff Williams

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:30 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Jeff Williams

B. Approval of Minutes: 06/23/21

The minutes of the June 23, 2021, meeting were approved as submitted.

C. Administrative Review

- There were no administrative reviews.

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. College Park Historic District

Recap of Commission review to date, information requests, schedule revisions

Mr. McKnight outlined the staff report as provided in the packet and facilitated a discussion regarding significance, boundaries, guidelines, data requests, future schedule, survey distribution, and next steps.

Commissioner Hart requested clarification on the goal of this discussion and expressed opposition of the nomination.

Vice-Chair Mortensen agreed with staff's summary regarding the significance and stated that she is comfortable continuing with the established boundaries proposed by the applicant.

Chair Bartoy proposed not moving forward with the guidelines at this point. Commissioner Johnson stated the guidelines may alleviate Commissioner Harts concerns and agreed that the discussion should be delayed. Commissioner Hilsendeger agreed with delaying the discussion on guidelines.

Commissioner Stewart and Chair Bartoy thanked staff for providing the data. Commissioner Johnson asked if there is data from the current banking industry and real estate industry relating to problems with home loans.

Mr. McKnight outlined the draft survey mailer that will be distributed to community members.

Discussion ensued regarding enlarging the QR code, adding a small map, removing the background as the building shown is not part of the location discussed, survey recipients, removing the term "historic properties", and adding a URL of the online survey.

Chair Bartoy proposed pushing the public hearing to a January meeting to allow ample time for staff and Commission discussion. Commissioner Johnson agreed. Mr. McKnight stated the February 9, 2022 meeting would be the earliest for the public hearing if setting of the hearing date occurred at the January 12, 2022 meeting. The Commission agreed on the longer timeline.

Vice-Chair Mortensen requested clarification on tabulating the public response data and asked about additional information on other districts and how significant support was defined.

Discussion ensued regarding North Slope District support, the response window for the survey, notice requirement in the Code, timeline of mailout.

5. BOARD BUSINESS/COMMUNICATION ITEMS

A. College Park Communication Items

Mr. McKnight stated there are items in the agenda packet related to the College Park Historic District proposal, including a letter from Jeffrey Ryan, an email from Tom Lowe, articles in response to the Commissioners' requests, and the memo to the Planning Commission.

B. Climate Action Plan Public Comment Request

Mr. McKnight stated that the Office of Environmental Policy and Sustainability has put out a call for comments on the Climate Action Plan and that comments are due on October 20, 2021.

Discussion ensued regarding sharing a comment as a whole.

The Commission agreed that staff would work with the Chair to draft a comment.

C. Events & Activities

- Broadening Horizons Heritage Café Series - Sea Level Rise & WA Archeology on October 21, 2021 at 6:00 p.m.
- How Art Shaped Tacoma video will be coming soon.
- Puyallup Tribe Traditional Place Names video will be coming soon.

6. CHAIR COMMENTS

Chair Bartoy proposed having a standing item on the agenda for ex-parte conversations.

Discussion ensued regarding what ex-parte conversations are, the context of conversations to disclose, training on ex-parte communication during Commission orientation, and additional guidance.

The meeting was adjourned at 7:05 p.m.

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STAFF REPORT

January 12, 2022

BOARD BRIEFING

AGENDA ITEM 4A: 602 North Ainsworth (North Slope Historic District)

Alejandro Gallegos

BACKGROUND

Built in 1893, this is a contributing property in the North Slope Historic District. The applicant proposes to add a skylight to the roof that faces N 6th St. The skylight would be visible from the right of way. In addition, they propose a number of changes at the rear of the house, including adding a dormer with an egress door, windows, and a small balcony on the second floor. The roofing, siding, and railing of the new balcony will match the house's existing material. They also propose removing existing porch lattice and door to open up the existing basement entrance. Finally, on the southwest elevation, the applicant proposes adding two skylights to the existing roof as well as reducing the size of an exterior window. This façade faces the neighbor's house and is not visible from the right of way. The new window trim and siding will also match the house's existing materials.

ACTION REQUESTED

No action requested. This is a briefing for feedback.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 5A: College Park Historic District

Staff

BACKGROUND

On May 3, 2021, a resident of the "College Park" Neighborhood near the campus of the University of Puget Sound submitted a written request for consideration of the neighborhood as a historic special review district overlay zone. This would create a new Tacoma Register Historic District. It is south of the Proctor Business District and north of Sixth Avenue commercial corridor.

The district is nominated as an example of a cohesive neighborhood that reflects the broad patterns and history of Tacoma as well as for the distinctive characteristics of its structures, which embody early twentieth century architecture. For an overview of the proposal and answers to Frequently Asked Questions, please visit www.cityoftacoma.org/collegeparkHD.

PRIOR ACTIONS

The Landmarks Commission has reviewed and discussed the nomination at several meetings this year, as follows:

Date	Subject
June 23	<ul style="list-style-type: none">• Introduction• Review of schedule
July 21	<ul style="list-style-type: none">• Schedule for review adopted• Nomination released to public• Public information session scheduled
August 11	<ul style="list-style-type: none">• Discussion of significance criteria• Public information session #1
August 25	<ul style="list-style-type: none">• Review of proposed boundaries• Contributing buildings inventory• Design guidelines discussion

September 8	• Public information session #2
October 13	• Recap of Commission discussions
	• Adopt revised review schedule
	• Review and authorize opinion survey
November 10	• Review public opinion survey
December 8	• Discussion on hearing documents

On October 13, 2021, the Commission adopted a revised review schedule for the College Park Historic District. The revised schedule is below:

Date	Subject
6/23/21	Introduction of nomination request; discussion of review schedule
7/21/21	Adoption of review schedule; approve public notice of nomination
8/11/21	Review district significance, first public information session
8/25/21	Review proposed boundaries, buildings inventory, design guidelines
9/8/21	Second public information session
10/13/21	Recap of previous discussions; discussion of opinion survey; revise review schedule
10/20/21	Release opinion survey
11/3/21	Survey response deadline
11/10/21	Discuss results of survey; discussion of preliminary recommendations
12/8/21	Discussion of preliminary recommendations
1/12/22	Adopt preliminary recommendations; set hearing date
2/9/22	Public Hearing (tentative)
2/23/22	Review of hearing testimony; discussion of issues and observations
3/9/22	Discuss findings and recommendations
3/23/22	Adopt Findings and Recommendations

ACTION REQUESTED

Acceptance of a public review document for public comment, in preparation for a hearing on February 8. Set hearing date for Februar8, 2022.

DISCUSSION

The following elements of the proposal and related discussion are summarized below, followed by a summary of the draft public review document.

Nomination and District significance *(reviewed on August 11 and October 13)*

Based on the Commission’s guidance, the nomination appears eligible under the criteria for designation to the Tacoma Register of Historic Places, although additional narrative context could be added to benefit the nomination.

Guidance from the Commission is that the district meets Criterion A as a cohesive and highly-intact neighborhood of dwellings that is significantly associated with and reflect Tacoma’s early development period, and that represents the broad patterns of social and economic history of Tacoma. The nomination focuses on the themes of railroad era development and speculation, the streetcar system and period of rapid economic growth prior to 1940, and the World War II period. Under this criterion, the Commission has directed that other historical narratives or themes that also are relevant to the district should be included, including the practice of redlining. This can be included in a revised nomination.

The Commission’s guidance is that it also appears to meet Criterion C as an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19th to mid-20th century.

Proposed Boundaries *(discussed August 25 and October 13)*

Staff provided additional discussion on boundaries on October 13, noting that the boundaries are those already designated as a National Register Historic District and reflect a combination of factors, including development history, arterials, zoning boundaries, plats, and other factors, such as the presence of the university campus.



General regulatory framework and district requirements (*guidelines, design review thresholds, exemptions*)
(discussed August 25, October 13 and December 8)

The general convention of historic district requirements are well established for the North Slope and Wedge Neighborhood Historic Districts, including:

- New construction and exterior work to contributing properties requiring a permit requires design review
- Work exempt from permits, interior work, alterations to noncontributing properties, and landscaping are exempt
- Additional considerations, such as relaxing requirements for alterations to secondary elevations and certain items like windows, has been proposed.

Additional feedback and direction was received at the meeting on December 8, 2021. This feedback included:

- There should be specific guidance in the guidelines for solar panel installation (current language in the North Slope/Wedge guidelines provides guidance on location and encourages the commission to consider technical requirements)
- There was a recommendation that all residential historic district guidelines should be reviewed going forward
- New guidelines should be less restrictive, focusing on ensuring that new construction is “in-keeping” with context, with less emphasis on specific styles or architectural elements
- Design review requirements should be limited to visible elevations
- Guidelines should be “pro-density” with a focus on preserving neighborhood character
- Additions that increase habitable space, especially for smaller homes, should not be discouraged

Public Review Document

Based upon Commission feedback, staff presents the following for consideration by the Commission, for public comment at a hearing tentatively scheduled for February 8, 2022.

1. College Park Historic District nomination to the Tacoma Register of Historic Places. This includes an amendment to address the history of “redlining” in Tacoma.
2. Draft ordinance language, including a map of the proposed district showing its boundaries as proposed. Please note that:
 - a. No changes to the boundaries as submitted are proposed at this time.
 - b. The draft language includes two alternatives in the “district exemptions” section that reflects feedback received from the Commission.

“Alternative A” proposes exemptions that are similar in scope to the North Slope and Wedge Neighborhood Historic Districts, and includes exemptions for alterations to non-contributing properties, interior work, work that does not require a permit, private landscaping, plumbing and utility work, and work within the street surface (“between curb faces”).

“Alternative B” expands on the list of exemptions to include alterations that are not visible from the street, and exempts windows that are on secondary elevations from design review.

3. Draft design guidelines. These guidelines are based on the currently adopted guidelines for the North Slope and Wedge Neighborhood Historic Districts, with changes added to reflect input from the Landmarks Commission. The guidelines are included as a framework for public information, and would be formally reviewed and adopted following the establishment of the historic district, at which time additional amendments could be introduced and additional opportunities for public review and comment would occur.

The principal differences from the existing North Slope and Wedge Guidelines include:

- a. General Guidance
 - i. The first item includes language that encourages the Commission to consider the needs of residents and owners when applying the guidelines.
 - ii. The second item includes language encouraging the Commission to focus on the effects on the district as a whole when considering design applications.
 - iii. The last item encourages the Commission to emphasize sustainability, efficiency and comfort when reviewing proposals.
- b. Windows
 - i. Guidelines for windows emphasize primary elevations. Additional flexibility is encouraged for secondary elevations.
 - ii. Language on thermal retrofitting has been softened and makes recommendations regarding approaches to improving thermal performance, and includes language regarding storm sashes.
- c. Roofs
 - i. Additional flexibility has been included regarding roof additions and changes to roof height.
- d. Parking and Accessory Structures
 - i. Language prohibiting attached garages and carports has been softened for post-war structures.

ACTION REQUESTED

Approval of the public review document; set public hearing date for February 9, 2022.

AGENDA ITEM 5B: Events & Activities Update

Staff

2021 Events

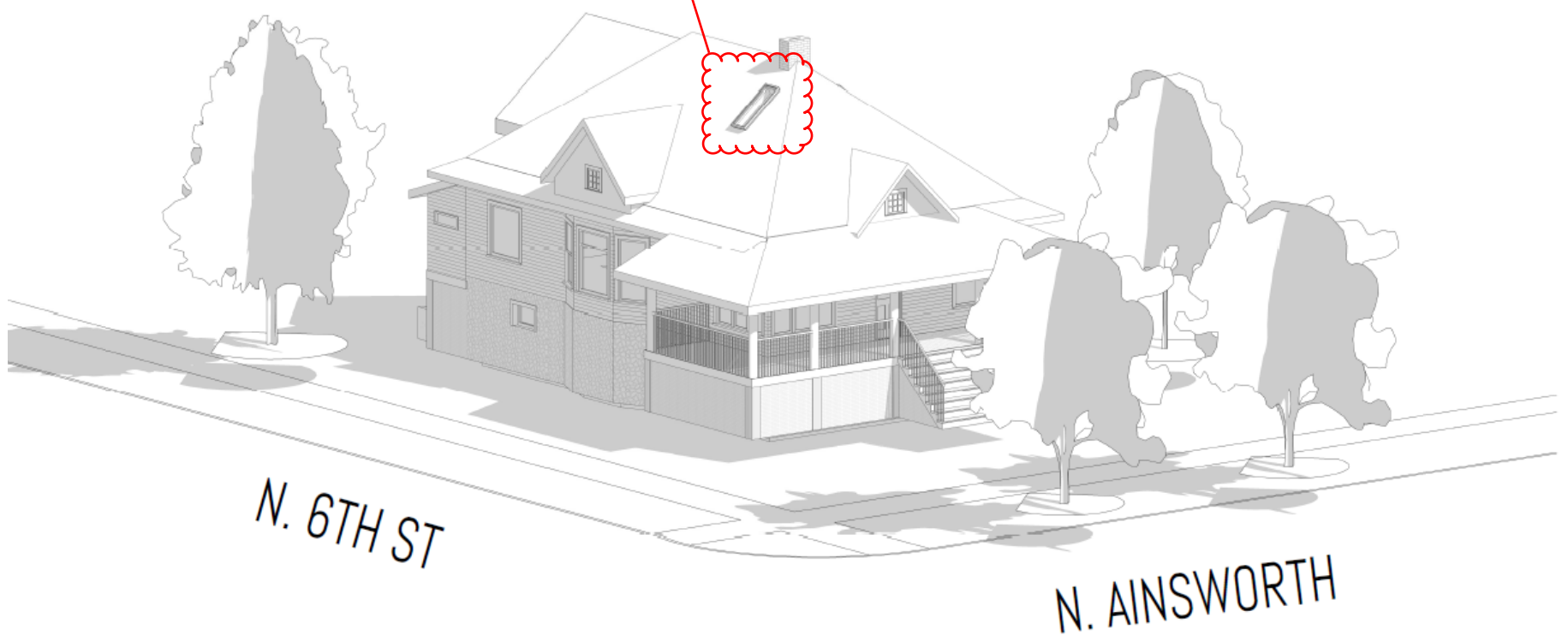
1. Broadening Horizons Heritage Café Series (Third Thursdays online):
 - a. Tacoma’s LGBTQ History by the Rainbow Center (January 20th, 2022 TBD)

602 N. Ainsworth St, Tacoma WA Proposed Architectural Changes

Existing Conditions facing Ainsworth St and N 6th St:



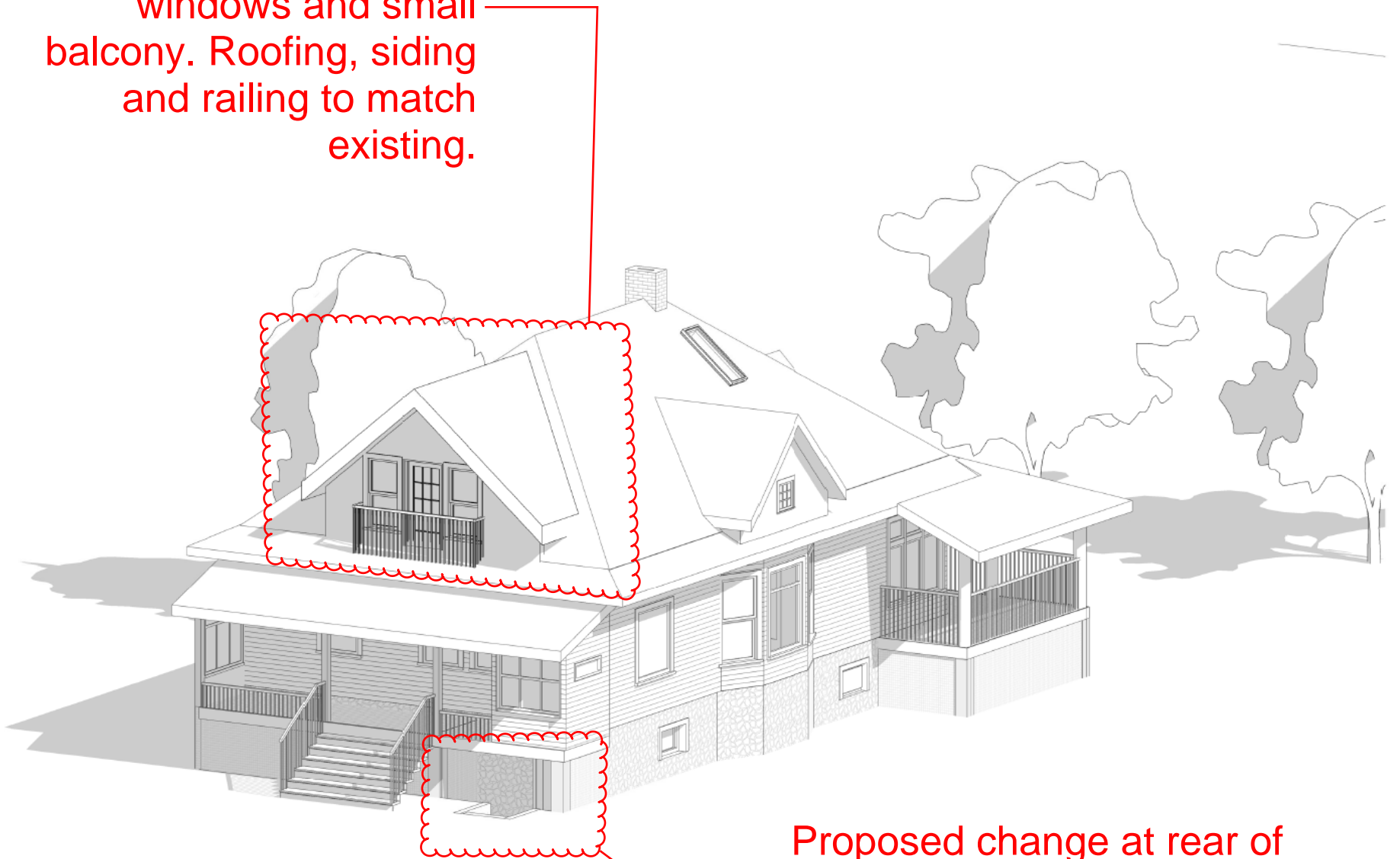
Proposed change on
facade facing N 6th St:
Adding (1) skylight on
existing roof



Existing Conditions at rear of house:



Proposed change at rear of house: Adding a dormer with an egress door, windows and small balcony. Roofing, siding and railing to match existing.



Proposed change at rear of house: Removing lattice and door to open up entrance to basement beyond.

Existing Conditions at side of house facing neighbor:



Proposed change at side of house facing neighbor:
Adding (2) skylights in existing roof

Proposed change at side of house facing neighbor:
Reducing size of (1) exterior window. New window trim and siding to match existing.

