

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



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: January 8, 2020

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

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan

Others Present:

N/A

Commissioner Members Excused:

Jonathan Hart

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

To welcome the new Commissioners and get acquainted, each member of the Commission introduced themselves.

3. CONSENT AGENDA

The agenda was approved as submitted.

a. Excusal of Absences

- Jonathan Hart

b. Approval of Minutes: November 13, 2019

The minutes of the meeting on 11/13/2019 was approved as submitted.

4. PRESERVATION PLANNING/BOARD BUSINESS

a. 100 S. 9th Street, Verizon Appeal

Mr. McKnight provided background context on the application, the Commission's decision along with their reasoning, and the appeal case. During the appeal hearing, the applicant indicated that they had designed a different plan from what had been submitted to the Commission and denied, for which they were appealing. The Hearing Examiner upheld the Commission's decision. Mr. McKnight advised the Commission to expect a new application for the project. He also informed the Commission that there were missing records of the antenna installations and decisions regarding them.

Vice-Chair Johnson pointed out that for similar cases, it was important to state the guidelines in the motion and refer to it during discussion to demonstrate clear thinking and decision-making process.

Commissioner Mortensen expressed appreciation towards Commissioner Williams and Commissioner Schloesser for representing the Commission at the hearing.

b. Demolition Review Primer

Mr. McKnight stated that the City Council had passed the ordinance for citywide demolition review last year based on the recommendation from the Landmarks Preservation Commission. He proceeded to explain previous regulations, then the new ones in comparison. He also presented a chart for the demolition review process. In summary, the Commission would be asked to provide evaluation on the significance of a number of buildings that were proposed for demolition.

Discussion ensued and Mr. McKnight provided clarifications about the code to the Commission, specifically regarding exceptions and processes.

c. Amendments to the Guidelines, Bylaws, and Inventory

Mr. McKnight informed the Commission that there was no proposed changes to the Bylaws and Inventory. However, there were changes to the Design Guidelines that were suggested by the Commission through a series of discussions. The proposed amendments mainly involved solar equipment, accessory structures, and windows.

Regarding the roof plan for a new accessory structure, Commissioner Williams felt that a single ridgeline was too restrictive and such specification should be removed. The Commission went on to discuss the guideline language for new accessory structures and garages, particularly its "compatibility" with the primary structure. Also discussed was the potential location for solar panels, especially discouraging solar panels on the front façade of a historic building.

After further discussion from the Commission, Mr. McKnight indicated that staff would come back with revised language for the guidelines on the January 22nd, 2020 meeting.

d. Officer Elections

Chair Bartoy and Vice-Chair Johnson agreed to continue serving in their respective position, which was approved by the Commission.

e. Events & Activities Update

The Historic Project Grant Workshop would take place on January 9th, 2020.

Historic Preservation Month would be celebrating cultural landscape.

Volunteers were needed for the FORUMS 2020 Conference (July 22-26th, 2020). Staff was also looking for sponsors. All Commissioners were encouraged to attend.

5. DESIGN REVIEW

a. 2105 S. C Street (Individual Landmark) Brewery Blocks Rehab

Mr. McKnight noted that the application was just over the threshold for administratively review and ended up in front of the Commission due to some changes to the storefront. Ms. Hoogkamer read the staff report as provided in the packet. Chair Bartoy remarked that, starting with this meeting, the Commission would have the opportunity to discuss and ask questions about the staff report before the applicant's comment.

Commissioner Williams made a motion: *"I move that the Landmarks Preservation Commission approve the application for 2105 S. C Street as submitted, with the recommendation that the ductwork remains unpainted."*

Commissioner Schloesser seconded the motion. It passed unanimously.

6. CHAIR COMMENTS

Chair Bartoy mentioned there was an Advisory Committee meeting afterward and provided some background information on the Committee for the new Commissioners.

The meeting was adjourned at 7:05 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>*