

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: February 12, 2020

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

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan

Others Present:

Tim, *Real Property Associates*
Guion Rosenzweig, *Surge Tacoma*
Eli Moreno, *Surge Tacoma*
Gary Buchanan
Susan Johnson

Commissioner Members Excused:

Alex Morganroth
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

- Alex Morganroth
- Jeff Williams

b. Approval of Minutes: January 22, 2020

The minutes of the meeting on 1/22/2020 was approved as amended. The amendments were as follows:

- Under **4.c. 100 S 9th Street, Bowes Building Wireless Installation**, on page 3: “Commissioner Sundstrom indicated that the Hearing Examiner’s report largely discussed the south (~~primary~~ secondary) elevation of the building,…”
- Under **5.a. Amendments to the Guidelines, Bylaws, and Inventory**, on page 4: “Commissioner Cade pointed out that, in the ~~session~~ section about garages and accessory structures,…”

4. DESIGN REVIEW

a. 512 North L Street (North Slope Historic District) *Rehab/window replacement*

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

Commissioner Hart asked for staff's reasoning for recommending deferment of the historic windows replacement. Ms. Hoogkamer responded that from the materials submitted to staff, it was not clear that all of the windows were in such poor condition that would necessitate replacement.

The applicant added that six of the windows covered by the roof were in better condition and could be kept, the rest were more severely rotted. In reference to the drawings in the packet, the windows with blue arrows would be retained and those with red arrows would be replaced. The Commission reviewed the windows one-by-one and provided comments on each of them.

Further discussion continued with questions and comments from the Commission about the siding, the "door to nowhere," the steps and handrails. Consequently, the Commission requested a complete window survey by a restoration professional and drawings of the proposed design for the front stairs and handrail.

Commissioner Sundstrom made a motion: *"I move that we approve the siding and the removal of the "door to nowhere," and defer the rest of the items."*

Commissioner Mortensen seconded the motion. It passed unanimously.

5. BOARD BRIEFINGS

a. Old City Hall Rehabilitation (Individual Landmark)

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

Guion Rosenzweig, Surge Tacoma, provided an overview of the project, starting with the history of the Old City Hall. The plan was to renovate the building and turn it into a dynamic mixed-use facility. Ms. Rosenzweig noted that each floor from the 1st to 5th floor had a mezzanine, and proceeded to describe the proposed uses for each floor. She also presented cross sections of the building to illustrate what she was describing.

Subsequently, Ms. Rosenzweig explained the unique features of the building such as terracotta embellishments, materials of the walls and roof, different window styles on each floor, safes, jail cells in the basement, etc. She additionally went over how they planned to carry out the renovation, which essentially featured two structural reinforcement systems – one for the main building and one for the tower. Ms. Rosenzweig concluded with the timeline of the project, adding that they would return to the Commission with more specifics for approval at a future meeting.

Commissioner Mortensen had a question about the placement of the steel framing, which would be set further back from the windows rather than against them. Vice-Chair Johnson commented that he would like to keep the wooden floor as it was a memorable attribute of the building. Ms. Rosenzweig and Eli Moreno, Surge Tacoma, clarified that the concrete floor would only be for the tower, not the main building.

In reference to the housing aspect of the project, Commissioner Hart asked whether it would be rental housing or for sale. Ms. Rosenzweig indicated that the housing space would be rental and managed by their own staff. Mr. Moreno added that half of the housing units would be affordable housing.

The Commission expressed their excitement to see the project move forward.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. Historic Preservation Month Awards

Ms. Hoogkamer indicated that the Historic Month Awards theme for this year would be Cultural Landscape, and named the staff's recommended categories for awards. A list of past awards were also provided to the Commission.

Commissioner Schloesser suggested publishing past awards to give people examples of what to recommend.

b. Housing Types in Tacoma Discussion

Mr. McKnight provided background information on the Planning Commission's public hearing notice for the "@Home In Tacoma" project. This was part of the ongoing discussion on the City's Affordable Housing Action Strategy, specifically the Diverse Housing Types and Inclusionary Zoning options.

Commissioner Schloesser was concerned that the project would lead to excessive demolitions. Chair Bartoy would like to reach out to the Planning Commission and seek collaboration, especially on historic preservation issues. He would work with staff to draft a memo and bring it to the Commission at the next meeting.

c. Events & Activities Update

Ms. Hoogkamer stated that the "History Happy Hour: Trivia Night" poster had been released. Staff was also working with a graphic designer on materials for Historic Preservation Month.

7. CHAIR COMMENTS

Chair Bartoy briefed the Commission that the Heritage League of Pierce County had a letter opposing the closure of the National Archives and Records Administration in Seattle, which they were looking for co-signers.

Commissioner Mortensen made a motion: *"I move that the Landmarks Preservation Commission sign on to the letter from the Heritage League of Pierce County."*

Commissioner Hart seconded the motion. It passed unanimously.

The meeting was adjourned at 7:00 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>***