

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 26, 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
Alex Morganroth
Holly Stewart
Deborah Cade
Leah Jaggars

Staff Present:

Reuben McKnight
BT Doan

Others Present:

Curtis Costner
Mike Bettez
Andy Wagner
Tina Friedrich
Alex Dalzell, *Urbal Architecture*
Katie Pratt, *Northwest Vernacular*

Commissioner Members Excused:

Lysa Schloesser
Carol Sundstrom
Jeff Williams

Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:33 p.m.

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**

The agenda was approved as submitted.

a. **Excusal of Absences**

- Lysa Schloesser
- Carol Sundstrom
- Jeff Williams

b. **Approval of Minutes: February 12, 2020**

The minutes of the meeting on 2/12/2020 was approved as submitted.

c. **Administrative Review**

- 1721 Jefferson Ave – Door

4. **AMENDMENTS TO THE BYLAWS AND INVENTORY – PUBLIC HEARING**

Chair Bartoy called the public hearing to order at 5:35 p.m.

Mr. McKnight read the staff report as provided in the packet, and went over the proposed changes.

Chair Bartoy called for testimony. The following citizens testified:

- Andy Wagner – Mr. Wagner commented that, for the solar panels to be effective, they would have to be on the south or west side of the building. He was concerned that the proposed guidelines would make it improbable for south-facing houses to install solar panels. He asked for the language to be rewritten. Chair Bartoy responded that the Commission had discussed such concerns and intentionally formulated the guidelines in such a way that would address the issues without explicit restriction or exclusion (e.g. “extent practicable,” “discouraged,” “balance performance,” etc.). Mr. Wagner added that it would not be practicable to install solar panels on the north side, and thus, why not specify in the guidelines whether something would be allowed or not. He continued to state that there was similar language elsewhere in the guidelines, for roofline in particular, where raising the roofline was discouraged. He inquired about how many times the Commission had approved raising a roofline, arguing that if the Commission had never allowed the “discouraged” roofline, the “discouraged” solar panels would also never be allowed. Vice-Chair Johnson clarified that only a small number of applications for raising a roofline had been submitted over the years, some of which the Commission had approved and worked with the applicants to appropriately proceed. Applications regarding these categories would need to be evaluated case-by-case. Commissioner Cade also explained that the term “practicable” had some legal definition and was included to provide direction as well as flexibility. Mr. McKnight noted that the Commission could review the comments at the next meeting and determine whether to make changes to the proposed guidelines.
- Tina Friedrich – Ms. Friedrich stated that an application of hers to raise the roofline had been denied, leading to similar concerns’ as Mr. Wagner’s. She suggested that, besides roofs with intricate details needing preservation, simple roofs made of asphalt shingles should be allowed for solar panels.

Additionally, Chair Bartoy noted a potential edit from the last meeting that “accessory structures” was an umbrella term covering garages and such. Therefore, it should be removed from the last sentence of Item 5 under the “Garages and Parking” section.

Chair Bartoy closed the public hearing at 5:51 p.m.

5. DESIGN REVIEW

a. **5 South G Street, Merrill Gardens *Preliminary Approval***

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

Alex Dalzell, from Urbal Architecture, specified the revisions made since the last time the Commission reviewed the project. A sample of the color palette was presented to the Commission, so was their location on the proposed building. Mr. Dalzell also highlighted the different material and added windows for the stairs tower, based on the Commission’s feedback.

Katie Pratt, from Northwest Vernacular, added that the interpretive panels had no significant changes. The main modifications were the text content (e.g. temple vs. cathedral) and the reading level. The goal was to make it understandable at 8th-grade reading level.

Commissioner **Jaggars Hilsendeger** asked about the material of the panels. Ms. Pratt responded that the panels would have the same enamel material as those in Wright Park, which was long-lasting and weather resistant. Mr. Dalzell noted that they would also consider additional protection against graffiti and such.

Commissioner Mortensen commented favorably on the new design, but asked whether the Commission would see the design again. Mr. McKnight explained that it would depend on how the Commission felt regarding another round of review. Given the unusual type of approval for this project, staff and the applicant were seeking feedback in advisory capacity from the Commission.

Commissioner Hart continued the discussion by stating that the brick blend might be too dark and suggested a redder hue to better blend in with the First Presbyterian Church.

In reference to the G Street elevation, Commissioner **Jaggars Hilsendeger** was concerned that the blank space of cement, next to the interpretive panels, might invite vandalism. Mr. Dalzell indicated that the cement area would be treated so that it could be easily washed off of paint or spray paint, adding that they would like to keep it as cement to provide mass distinction. There would also be landscaping in front of the area.

Further, Chair Bartoy remarked that new buildings, including this one and others in general, felt one or two stories too high.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. Housing Types in Tacoma Letter to Planning Commission

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

The Commission discussed the letter and made the following edits:

- The first sentences of the last two paragraphs were too similar → striking the first sentence of the third paragraph.
- Adding the preposition “the” to the last sentence of the second paragraph and verb “is” to the last sentence of the third paragraph.
- Adding a condition clause to the support statement for building conversion in the third paragraph.

b. Events & Activities Update

Mr. McKnight informed the Commission of the following:

- The History Happy Hour: Trivia Night would take place at 6:00 p.m. on March 18, 2020, at the Swiss Restaurant & Pub (1904 Jefferson Ave).
- The Preservation Month was coming with a lot going on.
- Staff was also preparing for the National Alliance of Commission’s FORUM 2020 Conference.
- Historic Preservation would also have a new intern soon, hopefully in March.

7. CHAIR COMMENTS

The meeting was adjourned at 6:29 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>*