

Members

Kevin Bartoy, Chair
Roger Johnson, Vice-Chair
Alex Morganroth
Jennifer Mortensen
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
Marshall McClintock, North Slope 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: November 13, 2019

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

Commission Members in Attendance:

Kevin Bartoy, Chair
Roger Johnson, Vice-Chair
Marshall McClintock
Alex Morganroth
Lysa Schloesser
Carol Sundstrom
Jeff Williams

Staff Present:

Lauren Hoogkamer
BT Doan

Others Present:

Son Riu
Deborah Cade

Commissioner Members Excused:

Jennifer Mortensen
Holly Stewart

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

Chair Bartoy amended the agenda to add the Hearing Examiner update on the Verizon appeal to the Preservation Planning/Board Business. The agenda was approved as amended.

a. Excusal of Absences

- Jennifer Mortensen
- Holly Stewart

b. Approval of Minutes: October 23, 2019

The minutes of the meeting on 10/23/2019 was approved as submitted.

4. BOARD BRIEFINGS

a. 506 North L Street (North Slope Historic District)

Ms. Hoogkamer read the staff report as provided in the packet. She added that this was a briefing - no required action from the Commission, and that Commissioner McClintock had provided additional materials along with his comments, which were distributed to the Commission earlier in the meeting.

Son Riu, the property owner, stated that he had submitted photos of the house as it was acquired. The house has not been inhabited since the 1990s, thus was in severely poor shape. A lot of structural beams and areas were rotted, which called for demolition by the owner. The rotted areas were extensive, visible and easily fell apart upon contact. In response to Commissioner Williams' question, Mr. Riu informed the Commission that all the windows and sidings had been retained after removal.

Commissioner McClintock was concerned about the cornice details having been replaced, and recalled Vice-

Chair Johnson's direction at the site visit asking the owner to provide a condition report for each facade. He also commented that there appeared to be new windows on the west side of the house. Mr. Riu affirmed that no new window openings had been cut in and he was willing to change/revert any installation that had been done that the Commission deemed inappropriate. Commissioner McClintock requested the Historic Preservation Office to hire an expert to do a forensic condition study and come up with recommendations on what should be done. Ms. Hoogkamer stated that the typical practice was to base restoration on historic windows and pictures. Commissioner McClintock commented that he had expected the applicant to come before the Commission promptly after the site visit to get approval for his plan, in which case, the Commission might have allowed many parts of his proposal; but he did not. Mr. Riu apologized and explained that he had carried out the work with the understanding that he was acting within the historic guidelines and did not fully understand the approval process. He reiterated that he was open to reverting any work that had been done and restoring it to comply with the Commission's requests. Ms. Hoogkamer clarified that the applicant was only responsible for restoring the property to the condition in which he acquired it, not to its original historic condition.

Commissioner Williams inquired about the applicant's plan. The applicant explained the design and materials he had planned for the house, also adding that he would be happy to comply with the Commission's recommendation. The Commission proceeded to ask for an elevation of each side with windows numbered and noted with dimensions and materials, siding materials, inventory of what was removed, photos of their condition, and detailed drawings of the proposal in as close resemblance to the historic house as possible. It was also agreed that the flat roof needed to go back.

Ms. Hoogkamer asked for clarification from the Commission on whether they felt the need to explore Commissioner McClintock's recommendation to do a forensic analysis. Commissioner Williams thought it was sufficient to go off from the historic photos, but suggested getting professional help from a historic expert.

Chair Bartoy and Commissioner Morganroth expressed appreciation to the applicant for taking time and effort to restore the property.

5. DESIGN REVIEW

a. 507 South Ainsworth (Wedge Neighborhood Historic District) Remodel/New Garage)

Ms. Hoogkamer read the staff report as provided in the packet, noting that the applicant had provided an updated plan which was available in the front of the room.

Mr. Kesh Chavda was not present at the meeting, his partner provided comments in his absence. The applicant stated that there were issues with setbacks on the proposed porch coupled with potential permit delay, the porch would no longer be changed. Ms. Hoogkamer asked for clarification on the updated proposed exterior changes and whether any windows or doors would be replaced. Potentially, only the front door would be replaced with a more energy efficient one.

The Commission requested documents on the original windows, especially photos showing their conditions. The applicant was open to restoring the windows. Discussion ensued on what materials would be acceptable and what would not.

Commissioner Williams made a motion: *"I move that the Landmarks Preservation Commission approve the application for 507 S. Ainsworth, with the change that the front door be approved administratively and that if any windows need to be replaced that are non-original windows, they can go to administrative review as well."*

Commissioner Sundstrom seconded the motion. It passed unanimously.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. Amendments to the Guidelines, Bylaws, and Inventory

Ms. Hoogkamer indicated that most changes were inventory and design guidelines including languages on Detached Accessory Dwelling Units (DADUs) and solar panels. She asked the Commission for feedback.

Chair Bartoy mentioned the recent application involving relatively visible solar panels and asked the Commission, with that in mind, if they were okay with moving the guidelines forward. Commissioner McClintock believed the guidelines were adequate and that each case would have to be judged on its own. Vice-Chair Johnson suggested having a section in the guidelines for solar panels.

Regarding DADUs, Commissioner Williams raised his concern about square footage, commenting that 1000 square feet was arbitrary and suggesting putting it in term of percentage. However, it was a specific language in the Land Use/Zoning code.

Additional clarification was requested on repurposing a garage into a DADU.

b. Events & Activities Update

The 6th Annual Holiday Heritage Swing Dance on November 8th was successful with over 200 attendants and raised \$422 in donation.

The last lecture of the Historic Preservation Lecture Series, titled “Oral History and Race in Tacoma” by Professor Andrew Gomez, will take place on November 14th.

On November 19th, there will be a state-hosted training for new Commissioners at Steilacoom Town Hall, optional but open for any interested Commissioners.

Regarding the update on the Hearing Examiner, Commissioner Williams reported that the applicant did not understand massing and there was a lot of discussion surrounding that. The applicant also claimed that the Landmarks Preservation Commission had no jurisdiction because of the Federal Trade Commission (FTC). The Examiner asked staff for documents on the building being historic and on the National Register list, and the applicant to provide documents related to their claim on the FTC.

7. CHAIR COMMENTS

Chair Bartoy mentioned it was World Kindness Day and urged everyone to be kind.

The meeting was adjourned at 6:46 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>*