

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: September 9, 2020

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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

Commissioner Members Excused:

Jonathan Hart

Commission Members Absent:

Lysa Schloesser

Staff Present:

Reuben McKnight
Lauren Hoogkamer
BT Doan

Others Present:

Ellen Mirro, *Studio TJP*
Jessica Clawson, *McCullough Hill Leary Seattle Lawyers*
Aleksy Guyvoronsky
Marshall McClintock, *Historic Tacoma*
Kathleen Brooker
Reid Carr
Anthony Guido

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. Approval of Minutes: August 12, 2020 and August 26, 2020

The minutes of the meeting on 8/12/2020 was approved with a clarification from Commissioner Hilsendeger regarding her question in Section 4, which was made on behalf of a citizen who had previously raised the question, rather than her own.

The minutes of the meeting on 8/26/2020 was approved as submitted.

4. NOMINATIONS TO THE TACOMA REGISTER – PUBLIC HEARING

a. 201-05 N. Yakima Ave. (Wahlgren's Florist Shop & House)

Chair Bartoy called the public hearing to order at 5:38 p.m.

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

Commissioner Mortensen recused herself from the discussion regarding this nomination as she is on the board of Historic Tacoma.

Marshall McClintock, Historic Tacoma, explained the reasoning for which Historic Tacoma felt the buildings should be on the Tacoma Register of Historic Places. He covered their history, architectural details and integrity, as well as historic significance.

Ellen Mirro, Studio TJP, provided her professional credentials and, on behalf of the properties' owner, presented their analysis of the buildings' qualification under each nomination criterion. While realizing the significance of the Wahlgren family in the community and the characteristics of the buildings, Ms. Mirro indicated that their impacts were not adequate to be on the Tacoma Register. The owner, Aleksey Guyvoronsky, also gave remarks on his vision to redevelop the properties into housing. Jessica Clawson, attorney from McCullough Hill Leary Seattle Lawyers representing Mr. Guyvoronsky, advised the Commission to focus on the criteria eligibility of the properties, rather than the reaction against growth and change as seen in a number of [written public comments](#). She examined each criterion and concluded that none was met by the properties. Finally, she urged the Commission to deny the nomination.

Chair Bartoy called for testimony from members of the public. The following citizens testified:

- Nathan Schumer – Mr. Schumer is a resident in North Tacoma. He stated that he would like to see more development in the area. While sympathizing with Historic Tacoma's desire to commemorate daily life, he agreed with the properties' owner about the lack of historic significance. Tacoma needed more affordable housing for working class people, which this site had the potential for.
- Cassandra de Kanter – Ms. Kanter expressed support for the nomination. However, she also acknowledged that the argument against the nomination was persuasive and legitimate. Therefore, she felt that the result could go well in either direction.
- Michael Sean Sullivan – Mr. Sullivan stated he was a tenant of the 201 building for 15 years. He disagreed that the building had no integrity, and offered detailed knowledge about its design as well as materials. He also opposed to the notion made by Ms. Clawson that the sign was the significant component rather than the building, for the sign could be reproduced. Furthermore, Mr. Sullivan explained that the Wahlgrens was one of the three families dominating the flower business in Tacoma after Pearl Harbor, thus holding historic significance.
- Susan Johnson – Ms. Johnson referred the Commission to her written comment, submitted via email, in support of the nomination.
- Laura Weeks – Ms. Weeks indicated that she had also submitted a written comment via email. Additionally, she agreed with Mr. Sullivan's statement regarding the Wahlgren family's flower business, saying that the flower shop had served everyone in the neighborhood through their life's occasions.

All written public comments received in regard to the nomination are available on the Commission's Agendas and Minutes webpage at www.cityoftacoma.org/LPC-agenda, under the meeting date.

Chair Bartoy closed the public hearing at 6:30 p.m.

5. DESIGN REVIEW

a. 412 S. M Street (Wedge Historic District) Garage replacement

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

Reid Carr, the property's owner, thanked the Commission for their consideration and welcomed any questions. The Commission had clarifying questions, to which Mr. Carr responded satisfactorily.

Commissioner Stewart made a motion: *"I move that the Landmarks Preservation Commission approve the application for 412 S. M Street as submitted."*

Commissioner Williams seconded the motion. It passed unanimously.

6. PRESERVATION PLANNING/BOARD BUSINESS

a. 811 N. Ainsworth – enforcement work plan

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

Anthony Guido, the builder representing the property's owner, stated that the construction plan included in the packet outlined their timeline and plan of action for the property. He also indicated that the new house would be built to a design that had been approved in a previous iteration of the permit. One notable difference was that the house would not be built on the northeast property line as the old one, but with a 5-foot setback in compliance with the building code. This change had been discussed and approved.

Commissioner Cade voiced her concern about the owner's absence at the meeting and asked for clarification on the proposed timeline. Commissioner Hilsendeger shared Commissioner Cade's concern and would like to hear from the owner.

Several Commissioners deemed the matter beyond the Commission's purview, which Mr. McKnight acknowledged. He also explained that the Commission was involved in this unusual case partly due to the high interest of the neighbors, and to provide guidance and transparency in the process. Vice-Chair Johnson commented that the proposed timeline was rather unrealistic. Commissioner Williams agreed with Vice-Chair Johnson and added he would appreciate board briefs on the project, but discouraged the Commission from taking formal actions. Chair Bartoy concurred. Commissioner Cade reiterated her request to have the owner present at the next briefing.

b. Administrative Review Procedures

Mr. McKnight provided background information for the enhanced administrative review procedures adopted by the Commission in May 2020 in response to COVID-19 impacts. He asked for feedback from the Commission regarding the effectiveness of the procedures, whether it should be continued, duration, and suggestions to improve the process.

The Commission was in favor of continuing the process. The expanded review not only improved efficiency for both staff and applicants, but also enabled the Commission to free up meeting time for thorough discussion of important topics. The Commission would always have the option to request a full review of the application if necessary. It was agreed upon that the process would carry on for the next year or so. Once the Commission had sufficient data, they could consider formalizing it into their Bylaws.

c. Events & Activities Update

Ms. Hoogkamer informed the Commission that the virtual lecture series, scheduled monthly from September to January, would start with "Lawrence Kreisman: The Arts and Crafts Movement in the PNW" on September 17th. More information was provided in the packet.

7. CHAIR COMMENTS

Chair Bartoy thanked the Commissioners for their robust discussion, and staff for their work.

The meeting was adjourned at 7:16 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>***