

Members

Kevin Bartoy, Chair
Jennifer Mortensen, Vice-Chair
Jonathan Hart
Sarah Hilsendeger
Alex Morganroth
Lysa Schloesser
Jenny Sullivan
Carol Sundstrom
Jeff Williams
George Zeno
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Zoe Scuderi, Historic Preservation Intern
Mary Crabtree, Administrative Assistant



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: February 23, 2022

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
Jennifer Mortensen, Vice-Chair
Sarah Hilsendeger
Alex Morganroth
Jenny Sullivan
Carol Sundstrom
Jeff Williams
George Zeno
Deborah Cade, North Slope Ex-Officio

Staff Present:

Susan Johnson
Mary Crabtree

Others Present:

Christopher Jones
Michael Stapleton
Alex Gallegos

Commissioner Members Excused:

Lysa Schloesser

Commission Members Absent:

Jonathan Hart
Leah Jaggars, Wedge Ex-Officio

Chair Kevin Bartoy called the meeting to order at 5:31 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

Chair Bartoy proposed amending the agenda to add an introduction of new commissioners as Item 3D, and moving Item 5B to be heard with Item 4A.

The agenda was approved as amended.

A. Excusal of Absences

- Lysa Schloesser

B. Approval of Minutes

There were no minutes to approve.

C. Administrative Review

There were no administrative reviews.

D. Introduction of New Commissioners

Commissioners introduced themselves and welcomed newly appointed Commissioners Zeno and Sullivan.

4. DESIGN REVIEW

A. 725 Broadway (Old City Hall Historic District) New construction – final design approval

5. BOARD BUSINESS/COMMUNICATION ITEMS

B. Public comment(s) on other agenda items

Ms. Johnson read the staff report and reviewed the written comment as provided in the packet.

Commissioner Hilsendeger asked about the salvaging of materials and incorporating those elements into the design.

Vice-Chair Mortensen responded to the written public comment.

Commissioners discussed bundling Commission actions.

Commissioner Williams moved that the Landmarks Preservation Commission affirm that the existing structure at 725 Broadway is noncontributing and approve demolition. Commissioner Morganroth seconded the motion. The motion passed unanimously.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission find that the replacement structure meets the applicable guidelines for Old City Hall Historic District and approve the design for the new structure, as submitted. Commissioner Williams seconded the motion. The motion passed unanimously.

4. DESIGN REVIEW

B. 602 N Ainsworth (North Slope Historic District) Skylights, rear dormer enlargement

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

Mr. Gallegos reviewed the revised proposed alterations, including the site plan, applicable code, areas of proposed alterations, proposed floor plan, and existing and proposed house elevations.

Commissioner Williams asked about the dormer, light in the bathroom, and roof pitch; and stated that he prefers not to have the skylight on the 6th Avenue side but supports the other changes.

Commissioner Cade expressed appreciation and asked if the skylights on the bird's-eye view are to scale.

Commissioner Sundstrom asked if the fascia on the new dormer matches the others and agreed with Commissioner Williams on removing the skylight on the 6th Avenue side.

Vice-Chair Mortensen requested clarification on the specification and material of the egress window and asked if there were other window options to better match the front dormer.

Commissioner Williams suggested mirroring the egress window with the double-hung windows on the first floor. Vice-Chair Mortensen agreed with that suggestion.

Chair Bartoy pointed out that in addition to the dormer, the change to the historic window also meets the guidelines and has no issue with skylights. Commissioner Morganroth agreed that he has no issue with the skylight.

Mr. Gallegos asked if the rest of the design could be approved even if the skylight was not approved.

Commissioner Zeno said that the skylight is visible from the right of way and clarified that the owners are fine with not having the skylight on the 6th Avenue side.

Commissioner Cade expressed that she does not have a strong opinion about it and that the skylight is not a huge change and is ultimately reversible.

Commissioner Morganroth suggested that the motion include all of the design elements if that is what the applicant wants, otherwise the motion to approve the designs can exclude the skylight.

Commissioner Zeno asked what the impact of energy would be to the house with the skylight. Mr. Gallegos answered that they would need to look further into the energy impacts.

Chair Bartoy agreed with Commissioner Morganroth about the motion and asked Mr. Gallegos if he is putting the whole application forward to the Commission. Mr. Gallegos replied yes, but it would be nice to have the skylight to add more natural light to the house. Their preference is to keep it, but they can remove it if necessary.

Chair Bartoy agreed that the motion should address the application before the Commission.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission find that the design for 602 N Ainsworth meets the applicable design guidelines and approve the proposed alterations, including the rear dormer addition with egress window, alterations to window on the west elevation, and the proposed skylights, as submitted, with staff review of the egress window design and the facia width as discussed. Commissioner Morganroth seconded the motion. The motion passed with the following votes:

Ayes: 6 – Bartoy, Hilsendeger, Morganroth, Mortensen, Sullivan, Sundstrom

Nays: 1 – Williams

Abstain: 1 – Zeno

The Landmarks Preservation Commission recessed at 6:29 p.m. and reconvened at 6:35 p.m.

5. BOARD BUSINESS/COMMUNICATION ITEMS

A. College Park Historic District Review of testimony

Chair Bartoy reviewed the schedule of the College Park Historic District Review. Ms. Johnson read the staff report as provided in the packet.

Commissioner Sullivan asked about the benefits that this designation would give to the City and has an analysis been done on that.

Commissioner Mortensen said that the applicant did outline general trends of benefits.

Chair Bartoy made a clarification on an application.

Commissioner Zeno stated this district meets the demand in community and strategic ways and asked how this is a public achievement that needs to be recognized.

Chair Bartoy pointed out some public comments about the role of the commission and reviewing criteria.

Commissioner Sullivan asked if this district were given the designation, would the homeowner be able to claim any kind of tax reduction with the designation. Commissioner Mortensen responded yes and described the Special Tax Valuation process.

Commissioner Hilsendeger referenced Home in Tacoma and mentioned that this designation would not stop Home In Tacoma from proceeding in the area.

Commissioner Cade agreed with Commissioner Hilsendeger and added that the designation could provide some demolition protection.

Chair Bartoy said that this Commission would approve demolition permits if this became a historic district.

Commissioner Zeno asked if the comments were from homeowners within the district or outside. Ms. Johnson answered that the current comments are from anyone both in and outside of the district.

Commissioner Mortensen referred to previous packets and staff reports that summarize comments from in and outside of the district.

Commissioner Cade referenced the oral comments and how commenters in virtual meetings do not always give their addresses like they used to in in-person meetings, but the majority of oral commenters lived in the district.

Commissioner Williams pointed out that potential surveys done previously may not have been handled democratically so the LPC asked the City to conduct a survey.

Chair Bartoy summarized recommendation requests, noting that the Commission's role, Home in Tacoma, the director's rule regarding looking outside of criteria, increase focus on antiracism and equity, all should be addressed. He added the issue of the review process if the district were designated.

Commissioner Mortensen stated that the entire building in a district should be reviewed, not just the façade.

Commissioner Williams agreed and added that it is important to recognize the comments' confusion about the Commission's role.

Commissioner Cade agreed with Commissioners Mortensen and Williams and expressed concern regarding guidelines for a new district.

Commissioner Zeno addressed the comments that spoke about the number of historic districts.

Chair Bartoy made comments regarding equity and underrepresented districts.

Commissioner Williams stated that the community members are bringing the nominations forward, not the Commission, and provided comments regarding equity.

Commissioner Hilsendeger agreed that a new district would require more resources and staff time. She also mentioned that Mr. McKnight said that should not be a huge factor.

Commissioner Morganroth agreed with Commissioner Hilsendeger and added that equity is an important conversation to have, but this proposal will be reviewed by the Planning Commission and City Council too.

Commissioner Zeno asked what the architectural call that would make this district historic in the same vicinity as the North Slope district.

Chair Bartoy summarized the process, Home in Tacoma and how it relates, objectives or need for the designation and historic significance, the role of the Commission, the issue of design review, and the issue of equity.

6. CHAIR COMMENTS

Chair Bartoy noted that Commissioners Johnson and Stewart are no longer in the Commission and noted the appreciation for their years of service. Chair also mentioned that he is working with staff to create recognition within the City.

Vice-Chair Mortensen asked if it is appropriate to recognize commissioners at the annual awards ceremony.

Commissioner Cade asked if the Commission can have in-person meetings.

The meeting was adjourned at 7:34 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>***