

Members

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



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Paige Rooney, Historic Preservation Intern
Mary Crabtree, Administrative Assistant

Date: September 14, 2022

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
Jonathan Hart
Sarah Hilsendeger
Alex Morganroth
Lysa Schloesser
George Zeno (arrived at 5:48 p.m.)
Deborah Cade, North Slope Ex-Officio

Commissioner Members Excused:

Jennifer Mortensen, Vice-Chair
Jenny Sullivan
Jeff Williams
Leah Jaggars, Wedge Ex-Officio

Commission Members Absent:

N/A

Staff Present:

Reuben McKnight
Susan Johnson
Paige Rooney
Mary Crabtree

Others Present:

David Schaub
Austin Kelley
Josh Kropf
Stacey Garrett

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. PUBLIC COMMENT

Mr. McKnight reported that one written comment was received regarding 421 N. Sheridan and was included in the agenda packet.

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Jennifer Mortensen
- Jenny Sullivan
- Jeff Williams
- Leah Jaggars

B. Approval of Minutes

There were no minutes for approval.

C. Administrative Review

- 1934 Pacific Ave – sign relocation
- 721 Pacific Ave – exterior repainting
- 608 N. Ainsworth – 2 vinyl windows replaced with wood sashes
- 811 N. Ainsworth – minor window shifts (new design)

5. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. 720 Sixth Avenue

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

Commissioner Hilsendeger moved that the Landmarks Preservation Commission adopt the analysis as findings and schedule the 720 6th Avenue nomination for a public hearing and future consideration at a tentative hearing date of October 12, 2022. Commissioner Hart seconded the motion. The motion passed unanimously.

6. DESIGN REVIEW

**A. 421 N. Sheridan Ave
New construction**

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

Mr. Schaub provided additional information on the proposal.

George Zeno arrived here at 5:48 p.m.

Commissioner Cade asked whether there are windows on the back elevation and if the design is for one unit or two.

Commissioner Hilsendeger asked about the right side elevation and if there will be one more window added to the design. She wanted to clarify because this elevation was a concern at a prior review, and the lack of windows is contradictory to what is seen in this district. She also asked Mr. Schaub if this is the maximum amount of windows that could be added to this elevation.

Commissioner Cade expressed that the proximity of the neighboring house would not be an issue with the addition of blinds or curtains, but she is concerned about the amount of natural light in the house.

Chair Bartoy summarized the Commissioners' thoughts about the fenestration.

Commissioner Hilsendeger reiterated that the large blank space is out of character for the neighborhood. Commissioner Cade agreed.

Commissioner Hart suggested adding opportunity to tie in more symmetry.

Mr. McKnight outlined the Commission's options moving forward.

Commissioner Hart moved that the Landmarks Preservation Commission defer its decision on the application at 421 N. Sheridan, pending the submittal of additional information of updates to exterior elevations based on the feedback from the Commission about the fenestration, which would be approved with an expedited administrative staff review. Commissioner Hilsendeger seconded the motion. The motion passed unanimously.

**B. 904 N. Ainsworth
Window replacements**

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

Commissioner Schloesser asked about the recommendation to approve vinyl windows.

Commissioner Hart moved that the Landmarks Preservation Commission approve the application for window replacements at 904 N. Ainsworth as presented, finding that the proposal is consistent with the applicable North Slope Historic District Design Guidelines as included in the analysis. Commissioner Morganroth seconded the motion. The motion passed unanimously.

**C. 402 N. Sheridan
Exterior stairs, painting**

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

Mr. Kelley provided additional comments.

Commissioner Cade asked for more clarification about what the owner envisions for the exterior staircase.

Commissioner Hilsendeger appreciates the care put into this property and asked if the team considered other paint scheme options other than black and white. She stated that this color scheme stands out as out of character, and the white paint hides some design details. Commissioner Hart agrees that the lack of color is apparent and is not appropriate for the historical context, and wants to see more colors that highlight the interesting design details. Commissioner Cade agrees with Commissioners Hilsendeger and Hart.

Commissioner Hart stated that when looking at paint schemes, it is important to remember that this house is a statement piece and the architectural details should be highlighted.

Chair Bartoy agrees with the Commissioners about the paint scheme and stated that additional research should be done regarding the historical paint scheme. He also stated that there needs to be more information regarding the staircase and how it will be situated against the structure.

Mr. McKnight clarified that there was a miscommunication between staff and the applicant because the North Slope Historic District doesn't review paint, but the individual landmark status does.

Mr. Kelly indicated that the shingle replacement was part of their plans, and Mr. McKnight stated that this would be an in-kind replacement that would not be brought forward for formal review.

Commissioner Morganroth asked if the Commission reviews paint colors only if a property is a landmark and not just within a district.

Mr. Kelley asked about next steps in regard to the color scheme of the house.

Chair Bartoy responded and summarized the Commissioners' comments.

Commissioner Schloesser moved that the Landmarks Preservation Commission defer the application for 402 N. Sheridan Avenue, pending submittal of the staircase representation to the building and different color palettes for the exterior. Commissioner Hart seconded the motion. The motion passed unanimously.

The Landmarks Preservation Commission recessed at 6:36 p.m. and reconvened at 6:42 p.m.

7. BOARD BRIEFINGS

**A. Rialto Theater (310 S. 9th St.)
Parapet repairs, roofing**

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

Mr. Kropf provided additional information on current conditions and repairs.

Commissioner Hart asked about the condition of the terracotta and if the plan is to replace the missing pieces.

Chair Bartoy asked about the removed terracotta pieces on the backside of the parapet and if they are original, and asked if there are other removed pieces in another location.

Ms. Garrett outlined their overall goal of getting the space back to what it should be and information on the removed pieces.

Commissioner Hilsendeger asked if the team is looking to reinstall these pieces.

Ms. Johnson clarified that these removed pieces are extremely fragile and deteriorated, and recommends replacement.

Mr. McKnight clarified that they wanted to inform the Commission about the investigative work on the building and the removal of the plywood boxes on the roof. If this results in a visual impact to the building, it will be brought forward to the Commission.

8. BOARD BUSINESS/COMMUNICATION ITEMS

A. Hybrid meeting format

Mr. McKnight reported that the Commission will begin hybrid meetings in October and asked for Commissioners' thoughts.

Discussion ensued regarding if Commissioners will be in person or virtual and if there will be a mask mandate for in-person attendees.

B. Upcoming recruitment/term ends

Mr. McKnight reported that there are five positions on the Commission that the City is recruiting for.

Discussion ensued regarding the application, clarification about term limits, if Commissioners who are already on the Commission need to reapply, and if they have to go through the interview process again.

C. Equity Committee updates

Mr. McKnight stated that he added this section to the agenda as a standing item for any future updates.

Commissioner Zeno stated that he and Commissioner Sullivan have not met since the last conversation because they are still trying to figure out what the committee will look like, whether it be something the Commission does as a whole or isolated into its own advisory group.

Mr. McKnight provided comments about how the Equity Committee and the Commission as a whole can help set the table for future policy changes.

D. Events & Activities

- The Lincoln District Historic Property Survey: Final Public Meeting has been scheduled for Thursday, October 13, 2022, at 5:30 p.m. Results from the 2022 survey project will be presented.

9. CHAIR COMMENTS

Mr. McKnight provided a brief update on where the College Park recommendation currently stands.

Commissioner Zeno mentioned that he attended the recent Planning Commission meeting, thanked Mr. McKnight and staff, and commented that more learning and development needs to happen regarding equity.

Commissioner Cade stated that she is concerned regarding the information the Planning Commission is receiving and how it has been reflecting directly or indirectly on the North Slope District, and she asked if there would be another opportunity to submit comments to the Planning Commission.

Chair Bartoy also thanked Staff for their involvement with the Planning Commission and College Park recommendation.

The meeting was adjourned at 7:37 p.m.