



Members

Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Jonah Jensen
Lysa Schloesser
James Steel
Jeff Williams
Eugene Thorne
Laureen Skrivan
Lauren Flemister
Ross Buffington, *Wedge Neighborhood Ex-Officio*
Marshall McClintock, *North Slope Ex-Officio*

MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, *Historic Preservation Officer*
Lauren Hoogkamer, *Historic Preservation Coordinator*

Date: May 13, 2015

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

Commission Members in Attendance:

Katie Chase, *Vice-Chair*
Duke York
Eugene Thorne
Laureen Skrivan
James Steel
Lauren Flemister
Ross Buffington
Marshall McClintock

Staff Present:

Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:

Jordan Kiel
Milt Tremblay
Eric Cederstrand
Carlos Sierra
Andrew Hovde
Kelli Smith
Greg Hepp

Commission Members Absent:

Chris Granfield, *Chair*
Jonah Jensen
Lysa Schloesser
Jeff Williams

Vice-Chair Katie Chase called the meeting to order at 5:50 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 4/22/2015

The minutes for 4/22/2015 were approved as submitted.

- C. Administrative Review: 625 Commerce (Old City Hall), awning removal

3. PRESERVATION PLANNING/BOARD BUSINESS

- A. Events and Activities Updates

Ms. Lauren Hoogkamer provided an update on events and activities. She noted that Michael Sullivan and Deputy Mayor David Boe would be giving a presentation on May 27.

4. DESIGN REVIEW

- A. Old Business
 - i. 1932 Pacific (Union Depot/Warehouse District)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

The McDonald-Smith Building was built between 1890 and 1896; it is a contributing structure in the Union Depot-Warehouse Historic District and it is part of the UWT campus. The Landmarks Preservation Commission was briefed on this project on October 22, 2014, approved the exterior renovation on December 10, 2014, and approved the repair of the sandstone sills on February, 25 2015. The previous approval included replacement of the existing failing

windows with aluminum clad windows to match the adjacent Cherry-Parkes building. The design team has had difficulty identifying competitive bids for the appropriate window size. On March 25, 2015 the Commission was presented with an alternate window proposal for aluminum windows instead of the approved aluminum clad window replacements. At that time, the Commission deferred approval until further documentation could be provided regarding the alternate specification and the additional research into potential product manufacturers.

The applicant has provided additional documentation and research on alternative window products. The new proposal is for Wausau aluminum windows.

The applicant intends to reuse the existing wood details, as previously approved.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Union Depot/Warehouse Design Guidelines

3. **Materials.** The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.

4. **Minimum Maintenance.** All contributing historic buildings in the districts shall be maintained against decay and deterioration caused by neglect or defective or inadequate weather protection.

ANALYSIS

1. The building is located in the Union Depot/Warehouse Historic District, and as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.
2. Work would closely match the existing windows and the new windows of the adjacent buildings. Existing wood details would be reused.
3. New windows would replace the failing existing windows.

RECOMMENDATION

Staff defers recommendation for the replaced windows.

Mr. Milt Tremblay commented that they were returning after receiving direction from the Commission to research alternatives for window replacements. He noted that there had been a focus on making sure that the new windows would look similar to the heritage windows.

Mr. Jordan Kiel reviewed the feedback from the previous meeting and the unique challenge presented by the shape of the existing windows, which was something that many of the manufacturers were incapable of replicating. A spreadsheet that displayed the results of inquiries to various manufacturers was discussed. Pella and Wausau windows fit all of the criteria shown in the spreadsheet. The Pella Aluminum Clad Wood windows and Wausau Aluminum windows were compared to the existing wood windows with illustrations and 3D renderings. Cutaway sections of the proposed windows and section details were also compared to the existing windows.

Mr. Kiel discussed craftsmanship concerns for the Pella windows, showing images of some of the replacements previously used on other buildings. Samples of the proposed Wausau windows were shared.

Mr. James Steel commented that it needed to be clear that they were not setting a university standard for replacing wood windows with aluminum clad wood.

There was a motion

"I move to approve the application as submitted for 1932 Pacific, University of Washington Tacoma."

Motion: Steel

Second: York

The motion was approved.

- B. New Business
 - i. 930-34 Broadway (Gardner Building)

Mr. Reuben McKnight read the staff report.

BACKGROUND

Built in 1907, the Gardener, C.N. Building, at 930-34 Broadway, is an individually listed landmark on the Tacoma Register of Historic Places. The proposal is for an art installation—by artist Jonathan Clarren—on the bare wall infill, between the two historic facades. This was the location of a building that burned decades ago, and now is used to join the two historic buildings. There is no historic fabric in this location. Clarren trained under artist Dale Chihuly. The installation is comprised of three half-spheres, made of laser-cut metal. The intricate pattern on the spheres is designed to cast unique shadows at different times of the day. The three spheres will range in size from 36" to 80"; they will be attached with metal brackets.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. This building is an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior changes.
2. The historic façade is being retained and preserved; the installation will be located on the non-historic infill.
3. No historic material is being removed or destroyed. The artwork is compatible in massing, size, and scale.
4. The installation can be removed without harming the historic material.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Eric Cederstrand commented that the lobby had been recently overhauled and reviewed how the non-historic infill had been constructed in a renovation. The art would be installed on the non-historic infill to add some energy to the area and compliment the building. The metal spheres would cast shadows during the day and would be illuminated at night. They would be created from cut steel that would be welded and shaped.

Mr. Marshall McClintock asked if the mock-up image represented the intended patina, noting that typically they would ask to see a sample of what the finish would look like. Mr. Cederstrand responded that the metal would be powder coated with a material that would give it the natural patina look immediately. Allowing it to rust naturally would result in staining the wall. He added that the patina would be a natural texture and not a solid color.

Mr. Eugene Thorne asked if the coating would need to be reapplied. Mr. Cederstrand responded that the coating has a 15-year guaranteed life.

There was a motion.

"I move to approve the application for 930-34 Broadway, Gardner Building, as submitted."

Motion: Steel

Second: Flemister

The motion was approved.

- ii. 2708 Union Ave. (Hoyt Elementary School)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

Constructed in 1957, and designed by architect Robert Billsbrough Price, Hoyt Elementary School is an individual landmark on the Tacoma Register of Historic Places. The current proposal includes restoring the original color scheme, removing a non-historic sign, restoring the canopy, replacing the glass in the multi-purpose room with insulated glazing, and adding an ADA ramp at the northeast corner of the site. The intention is to repurpose the school as an early childcare center.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. This building is an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior changes.
2. Historically an elementary school, the property will be used for early childhood education.
3. The historic character of the property is being retained and preserved. Original features are being restored.
4. The original color scheme is being restored.
5. The new ADA ramp will not destroy historic character defining features.
6. The new ADA ramp could be removed.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Carlos Sierra discussed the design of the School and the efforts to restore the school to its 1958 appearance. Color matching had been challenging due to the limited availability of color photos available. The color palette to be used was discussed and samples were shown. He discussed challenges associate with the rehabilitation: providing ADA access and fixing the exterior glazing. He discussed lowering the covered walkway which had been raised in the late 1960s.

Mr. Marshall McClintock asked how much information had been found on the color scheme. Mr. Sierra responded that he had only been able to find a single color photograph. Mr. McClintock asked if the mural was still present. Mr. Sierra responded that it was gone, but they were seeking to restore it. He had two slightly different drawings of the mural that would be used for references.

Mr. Ross Buffington asked for more information on the planned childcare service. Mr. Sierra responded that it would be operated by the school district.

There was a motion

"I move to accept the proposal as brought forward for 2708 Union Avenue, Hoyt Elementary School."

Motion: Flemister

Second: Skrivan

The motion was approved.

iii. 1244 S Ainsworth (Cone/Reynolds House)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

Built in 1908, the Cone/Reynolds House is an individually listed landmark on the Tacoma Register of Historic Places. On the southeast corner of the home, the front porch wraps around towards the back of the property. The applicant is proposing enclosing the rear wall and the rear half of the side wall. The front of the porch would remain open, as would the front half of the side wall, so that the enclosure will not be very visible from the right-of-way. Trees currently block this portion of the porch. The work will include installing a 69.5" tall post 72" away from the existing front corner pillar. The new box post will have a 7"x7" base and no vertical taper. A wall will be constructed between the new post and the rear corner pillar. A salvaged, 54"x52" double-hung, two-window panel will be centered in the new wall. The applicant is proposing a 54"x8" transom window above the double-hung window. A wall will also be constructed between the existing corner pillars on the rear porch wall. A salvaged, 38"x52", double-hung window will be centered in the new wall with a 38"x8" transom window above it. The walls will have cedar lap siding, with a 4.5" reveal, to match the existing house. The window casing and trim will match the original home. The new walls are being constructed so that they can be removed without harming the integrity of the original porch.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. This building is an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior changes.

2. The historic character of the front porch is being retained and preserved. The altered side and rear porch views are not highly visible from the right-of-way.
3. Distinctive features and finishes are being preserved.
4. No historic material is being destroyed. The new work is differentiated from the old, but also compatible with the existing original structure.
5. The enclosure could be removed without harming the essential form and integrity of the historic property.
6. Preservation Brief 45: Preserving Historic Wood Porches (excerpt included in the packet), makes some allowances for partial enclosures on secondary elevations.

RECOMMENDATION

Staff recommends approval of the application, with the stipulation that the transom windows be removed from the design because they do not match the fenestration configuration on the main structure.

Mr. Andrew Hovde noted that the intent was to partially enclose the porch to provide protection from weather as well as privacy. Siding would be matched to the existing house. He felt that removing the transom windows would improve the design by providing more space for the double hung windows and the homeowner would likely accept the change. He reviewed drawings of the elevation and discussed where the porch would be enclosed.

Mr. James Steel asked for the head height of the existing window on the house. He recommended matching the existing head height of the other windows on the home. He expressed appreciation that they were using authentic materials.

It was noted that the transom windows were at the wish of the homeowner. There was concurrence from the Commission for removing the transom windows.

There was a motion.

"I move to approve the application for the 1244 South Ainsworth porch enclosure with the exception of the transom windows above the windows which should not be included and the added recommendation, but not requirement, that the window head heights match the existing window head heights on the structure."

Motion: Steel
Second: York

The motion was approved.

iv. 1750 Pacific Ave (Union Depot/Warehouse District)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

Built in 1907, the Garretson, Woodruff & Pratt & Company Building, is a contributing structure in the Union Depot/Warehouse Historic District. The building currently houses the University Book Store, on the UWT campus. This proposal is for the installation of an Automatic Teller Machine (ATM) and 4'x11', open-ended, fabric awning, with recessed light fixtures. The awning text would be 6.67" and 2.98" and attached to a plywood backing. The ATM would be on the north corner of the front façade where a window and door are currently located. The two window panels over the ATM would remain, as well as the door, and two window panels would be removed and replaced with a metal panel. The bottom wood panel, south of the door, would also be removed. A conduit would run through the wall at the mortar joint; there will be no drilling into the brick. Two lighting fixtures would be attached at either sides of the awning. The lighting is required by RCW 19.174.050, due to safety concerns for ATMs at night.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Union Depot/Warehouse Design Guidelines

5. **Storefront Design.** A major character-defining feature of the buildings within the districts is the storefront. The composition of the storefronts is consistent from one building to the next, and serves as a unifying feature of the districts by forming a continuity along the street. Preservation of the storefront is essential to the maintenance of the districts' image and character. Rehabilitation of an existing building shall include preservation of the existing storefront or reconstruction of a new storefront which is compatible with the original in scale, size, and material. New construction shall also include storefronts. Street level retail sales and service uses, as described and defined in TMC 13.06, should be strongly considered for ground floor use along Pacific Avenue in order to more effectively implement storefront design.
6. **Awnings.** Awnings have been a traditional addition to the facades of buildings within the districts and shall be encouraged within the districts as a functional exterior feature. All awnings shall be compatible with the historic character of the buildings and shall be based in design upon historic counterparts. They shall also:
 - a. Reflect the shape and character of the window openings;
 - b. Be, or appear to be, retractable in the form of historic awnings;
 - c. Constructed with canvas-like fabric rather than high gloss in texture;
 - d. Not be back-lit or translucent;
 - e. Be in colors and/or patterns which complement the building and have basis in the historic record;
 - f. Be attached to the buildings in a manner which does not permanently damage the structure or obscure significant architectural features.

ANALYSIS

1. The building is located in the Union Depot/Warehouse Historic District, and as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.
2. ATM location emphasizes the pedestrian level along Pacific Avenue. No historic masonry is being harmed. The ATM could be removed and the glazing restored.
3. Proposed awning meets the guideline's standards concerning style, shape and material. The installation method will not require drilling into the brick. Lighting is required by RCW 19.174.050.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Milt Tremblay commented that the ATM installation was a continuation of efforts to make the storefronts more vibrant and provide additional services to the students.

Ms. Kelli Smith noted that the ATM would be installed into an existing storefront and the frame would be retained. The solid panels that would be replacing the glazing would be painted to match similar panels in other storefronts along the streets. The two light fixtures would be similar to the historic lampposts in the area.

Mr. Marshall McClintock noted that they had approved similar light fixtures before. Mr. Tremblay noted previous feedback on other light fixtures that had encouraged a less elaborate design. Mr. McKnight commented that the Commission had approved Victorian style sconces for ATM lighting in the past.

Mr. James Steel expressed concern that it was covering an existing storefront window and that the proposed awning was inconsistent with the rest of the bays. Given that it seemed like a logical place for an ATM and that it could be removed, he felt that it was well executed. Mr. Tremblay commented that they were planning awnings for some of the other storefronts. He added that the awning was for weather protection.

Ms. Lauren Flemister requested imagery of the proposed light fixtures.

Vice-Chair Katie Chase expressed concern about the awning and commented that it was hurting the character to have multiple ATMs cutting into the storefront.

Mr. McKnight noted that there had been reconstruction and approximation of the retail bays, with little original fabric remaining. Mr. Tremblay added that the area behind the bay was an exit stair and a storefront was not being obstructed. Architectural drawings were reviewed, establishing that the ATM could not be recessed further into the

building. Mr. Tremblay commented that as the ATM could not be recessed the awning was necessary for weather protection.

Mr. Steel acknowledged the issues with covering storefronts with awnings, but felt that it was an appropriate use of an awning given that it was essentially temporary

Mr. Eugene Thorne suggested that they could consider a roll up style canopy. Ms. Smith noted the challenges for alternate canopies.

There was a motion.

"I motion that the Landmarks Preservation Commission approve the application for the ATM installation as presented at 1750 Pacific Avenue."

Motion: York
Second: Skrivan

The motion was approved with three Commissioners voting for approval, two against, and one abstaining.

5. BOARD BRIEFING

A. 5010 Pacific Avenue (Stewart Middle School)

Mr. Reuben McKnight noted that no action was requested and read the staff report.

BACKGROUND

The James P. Stewart Intermediate School was built in 1924 and designed by architect Roland E. Borhek, who also designed Jason Lee Middle School. Only the main 1924 structure was included in the landmark nomination, which described the building as having "excellent integrity." The applicant is now planning a full rehabilitation which includes:

restoring the terrace; removing and rebuilding the stairs, using the same design (existing stair walls are in poor condition and do not meet code requirements; original precast wall caps will be reinstalled); adding railings and guards; replacing the terrace balustrade with a metal railing that meets height requirements; creating ADA accessible doors and an enlarged ramp from the windows flanking the terrace; restoring the original entrance and replicating the historic door; removing paint from the cast stone; filling the doors underneath the terrace and at the northeast kitchen entry; removing and enlarging the kitchen windows; converting the north parking lot into a rain garden and replacing the door with aluminum-clad windows; removing the non-original ramp at the northwest entry and restoring the stairs; removing the covered walkway to the annex; filling in the doors at the southeast entry; removing the remainder of the smokestack; removing the one-story rooms on the west side; replacing the second story windows with louvers; replacing the 1963 annex and the 1974 gym and bridge with a new gymnasium; restoring the newly exposed wall; creating a new service entry on the north end; and replacing all wood windows with aluminum-clad, single-hung, windows with simulated divided lites.

The project team briefed the Landmarks Preservation Commission on June 11, 2014, other design options were presented at earlier meetings. In June 2014, three options were presented. Option one was to remove and rebuild the terrace to create useable space below. Option two was to eliminate the terrace and rebuild the stairs. Option three was to raise the terrace and retain the stairs. The Commission indicated that they preferred the third option. Options for the balustrade and railings were discussed; the current railing system does not meet code requirements. Options for the new gymnasium were also discussed. The Commission requested that the new building be at or below the cornice level of the original structure.

ACTION REQUESTED

This is a briefing. No action is requested. The project team intends to return with a final design proposal at the May 27, 2015 meeting.

Mr. Greg Hepp provided an overview of the proposed work. He first noted that the east side of the building, facing Pacific, was the main façade. On the east façade, they were no longer proposing replacing the terrace, but rehabilitating it instead. Features of the stairs that would be replaced included steps and railing. Mr. Hepp reported how the original balustrades were replaced after the 1949 earthquake with simple cylindrical pieces. They were proposing replacing the precast railing with a metal rail, noting that repair would be expensive and not code compliant. They would add a pair ADA access ramps to the east side on either side of the terrace. One would require replacing an existing window, which was currently a boarded up entry door. The painted over columns and transom would be restored to the original cast stone appearance, but interior detail would not be replicated, which would be the only significant difference between the two entries. The existing entry doors beneath the terrace would be replaced with a recessed concrete wall and the space underneath the terrace would be filled.

On the north façade a door would be demolished and filled. An old kitchen door and CMU infill would be replaced with a plain wall. Existing windows would be replaced with larger windows for new classrooms, while retaining the same proportions. A narrow ramp would be removed and nearby window openings would be made more regular. A covered walkway to an annex building would be removed. On the south façade, a lower entry would be removed and patched over. The gym and classroom annex were proposed for demolition, as were the one story plaster projections, and a nearby smoke stack. The new gym would attach to plaster portion of the first floor of the main building. The new gym was designed to match the shape and size of the existing building.

Mr. James Steel noted at previous discussions they had discussed the keeping gym height below the main building. Mr. Hepp responded that the height needed inside of the gym prevented them from keeping the overall height below the main building.

Mr. Hepp discussed the exterior windows, noting that the upper sashes were mostly inoperable and interior paint was missing due to eroding from condensation. A chart showing the conditions of the windows for each façade was shown, demonstrating that the vast majority of windows on the west side were in poor condition. Based on the criteria for choosing a replacement, the best option determined was leaving the wood frame and replacing the moveable sash. The different window colors used over time were discussed.

It was noted that there had been a significant scaling down of the proposal for the entrance since the last presentation. The primary bus dropoff would now be on D street, on the west side of the building.

The balustrade was discussed and Mr. Hepp noted that the original base would remain and would not be affected by the metal guard rail. Mr. Steel expressed concern that the original precast top rail was being removed and voiced preference for maintaining the cap and having a code compliant railing as a separate element. Mr. Steel recommended looking into the costs of replicating the balusters, then considering a modern replacement that would support the original cap. Discussion ensued. Mr. Eugene Thorne suggested that creating the baluster with a cut piece of steel to create a shadow effect might be an alternative to a concrete baluster. Vice-Chair Chase expressed preference for replicating the original balusters and noted that maintaining original elements was the priority.

Vice-Chair Chase asked about materials to be used on the new gymnasium. Mr. Hepp reviewed the materials that would be used with sample materials shown. The lower portion would be an in and out CMU that would have a four inch differential. The top would be a brownish red to evoke the color of the existing building. The upper portion would have some inlaid split faced elements for decoration. Discussion ensued on the gymnasium. Mr. Steel commented that the horizontal line across the gymnasium might call more attention to the height difference. Mr. Marshall McClintock asked if the link between the gymnasium and the school was attached to the school. Mr. Hepp responded that there was a 4-inch gap.

Mr. Hepp reported that they were replacing plaster on the existing building with the same masonry being used on the gym as a tie in feature. Vice-Chair Chase commented that the material from the gymnasium might not be compatible with the existing building and expressed preference for using a more compatible color and finish. Discussion ensued on the where new material would be applied to the original building.

Vice-Chair Chase discussed the windows, commenting that there would need to be a clear case made on why the windows were being replaced.

6. PRESERVATION PLANNING/BOARD BUSINESS

A. Narrowmoor Addition Conservation District

Mr. Reuben McKnight reviewed the previous draft guidelines discussion, which was basis for the revisions made to the draft language. The objective was to establish language that the Commission would vote on at the May 27th meeting. The basic findings were reviewed: the area meets the criteria for a conservation district; the area appears to have distinctive character that is desirable to maintain; a substantial number of property owners appear to support the designation; the creation of the district is compatible with neighborhood plans; the objectives of the community cannot be achieved using existing land use tools; the proposed conservation district regulations meet the requirements for a conservation district. The draft recommendations were reviewed, Mr. McKnight noting changes that had been made to the language in the draft recommendations. He commented that the basic framework discussed would be the basis for the draft that would be considered for action.

Mr. James Steel made a suggestion that the language recommend the Planning Commission consider the accessory height limit issue as part of their review.

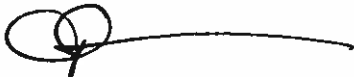
7. CHAIR COMMENTS

There were no comments from the Chair.

Mr. Marshall McClintock commented on a proposal from the Planning Services Division for increased small lot development and increased density. He requested that a member of the Planning staff be asked to provide an overview of the proposal to the Commission.

The meeting was adjourned at 8:16 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer