

Members

Kevin Bartoy, Chair
Jennifer Mortensen, Vice Chair
Jonathan Hart
Sarah Hilsendeger
Roger Johnson
Alex Morganroth
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Jeff Williams
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
Zoe Scuderi, Historic Preservation Intern
Mary Crabtree, Administrative Assistant

Date: February 9, 2022

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
Jennifer Mortensen, Vice-Chair
Jonathan Hart
Sarah Hilsendeger
Roger Johnson
Lysa Schloesser
Holly Stewart
Carol Sundstrom
Deborah Cade
Leah Jaggars

Staff Present:

Reuben McKnight
Susan Johnson
Mary Crabtree
Zoe Scuderi

Others Present:

Lester Cooley
Greg Serna
Susan Hale
Christopher Jones
Michael Stapleton

Commissioner Members Excused:

N/A

Commission Members Absent:

Alex Morganroth
Jeff Williams

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- N/A

B. Approval of Minutes

There were no minutes to approve.

C. Administrative Review

- 719 N. L Street basement egress

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

A. College Park Historic District

Chair Bartoy called the public hearing to order at 5:33 p.m.

Mr. McKnight presented an overview of the proposed College Park Historic District, including the nomination area, effects of listing, hearing notification, and the review process to date.

Chair Bartoy called for testimony. The following individuals testified:

1. Matt Temmel – Mr. Temmel stated that he had many unanswered questions related to the limitations that a property owner will have if the nomination were to be approved, such as which aspects of window replacements would need approval by the Commission.
2. Jill Jensen – Ms. Jensen stated that she is strongly supportive of the nomination, and that the historic district would provide the opportunity to maintain the cohesiveness of longstanding architectural design, the preservation of landscapes and tree canopies, economic stability, incentives for small businesses, and would ensure walkability and bikeability. She stated that the nomination is complete, thorough, substantiated, and in compliance with nomination guidelines; and she asked that the nomination be considered within the parameters set forth in the Landmarks Preservation Commission's guidelines, give credence to those who live in this district, and recommend the nomination to the Planning Commission. Ms. Jensen also provided comments on the North End Neighborhood Council, noting that they support this nomination as well.
3. Forrest Boyle – Mr. Boyle had questions related to the boundary lines of the nomination, public notice of the public hearing, and the historic district nomination process.
4. Jodi Cook – Ms. Cook provided comments on the Home in Tacoma project, stating that new zoning changes will not prevent more types of housing in historic district neighborhoods, and she provided comments on the construction and durability of the homes built within College Park, noting that they can stand for hundreds of years if properly maintained, are truly the original green homes, and are the handcrafted homes by yesteryears builders. She asked that the Commission approve the nomination for future residents.
5. Aryan & Chris Peoples – Ms. Peoples stated that she and her husband are in support of the proposed nomination and thanked the Commission, and expressed concerns regarding future zoning changes.
6. Kelly Cory – Ms. Cory stated that comments from the people who live in this proposed district should have more weight than those who do not live in the neighborhood, and provided comments on the construction of the homes in the neighborhood, stating that the homes are built to last. She further stated that she is in support of the College Park Historic District.
7. Kathleen Brooker – Ms. Brooker stated that she and her husband live adjacent to the proposed College Park Historic District and have seen the benefits of preserving historic housing in Tacoma. She further stated that historic preservation is part of the solution, not a hindrance to creating more and better housing in Tacoma, and asked that the Commission support the designation of the College Park Historic District.
8. Gayle Rieber – Ms. Rieber expressed admiration for the neighborhood, and stated she is in full support of the historic designation to ensure that it continues to look the way it does.
9. Liz Kaster – Ms. Kaster stated that she resides in the neighborhood and is opposed to the creation of the historic district. She provided comments related to the rise of property values and the lack of salary/pay raises, and noted that she understands the intent of this effort may be focused on preserving historic buildings, but the impact will be to make it more challenging to build affordable housing that meets the diverse housing needs of our diverse community.
10. Perry Colombini – Mr. Colombini expressed concerns related to unanswered questions on guidelines of the nomination and asked how to provide additional comments in the future.
11. Robin Evans-Agnew – Mr. Evans-Agnew stated that he is excited about the opportunity for conversations and

enjoys the diversity of the neighborhood, and he provided comments on justice and asked that the Commission address the justice components of their decisions.

12. Jeff Ryan – Mr. Ryan stated that he has lived in the neighborhood for 25 years, and as the author of the nomination, wished to lend support of the nomination, and he asked that the Commission vote to approve it.
13. Dave McCord – Mr. McCord stated that he is not in favor of this historic district, noting that the neighborhood has maintained its charm without government guidelines for 80 years, the designation will not hinder new zoning changes, and he does not wish to give up control of his home to an outside third party.
14. Wally Croshaw – Mr. Croshaw stated that he is in favor of the historic district nomination, noting that he would like the character of the neighborhood to be maintained for the future.

Chair Bartoy closed the public hearing at 6:21 p.m.

The Landmarks Preservation Commission recessed at 6:22 p.m. and reconvened at 6:26 p.m.

5. DESIGN REVIEW

A. 1944 Pacific (Union Depot Warehouse Historic District) *Wireless Installation (HDR22-0004)*

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

Mr. Cooley provided additional information regarding the relocation and structural concerns of the antenna platform.

Vice-Chair Mortensen expressed appreciation for the consideration of long-term impacts and asked if it is possible to move the new location back from the parapet.

Commissioner Schloesser requested clarification on if the applicant is relocating existing equipment or a new product.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission approve the application for 1944 Pacific Avenue as submitted. Commissioner Hart seconded the motion. The motion passed unanimously.

B. 518 N J St (North Slope Historic District) *Window Replacements, Front Door Replacement (HDR21-0035)*

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

Mr. Serna and Ms. Hale provided additional information regarding the window replacement, noting the improvements, consistency, damages to the windows, and the door replacement.

Vice-Chair Mortensen asked if Washington Energy Services is an energy star consultant, who created the window inventory, and if someone that specializes in the restoration of historic windows was consulted.

Commissioner Hilsendeger requested clarification on windows that Mr. Serna previously replaced in the district, the replacement of the leaded glass window above window 7, and the front door.

Commissioner Johnson requested the manufactures specs of the replacement door and expressed concerns about the door replacement.

Chair Bartoy provided comments on the guidelines for the district.

Discussion ensued regarding the approval/denial of parts of the application and the appeal process.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission approve the application for 518 North J Street to approve the replacements of windows 11, 12, 13, and 14 only, and to deny the application for the remaining windows and door. Commissioner Hart seconded the motion. The motion passed unanimously.

Mr. McKnight provided the next steps for the applicant.

6. BOARD BRIEFINGS

A. 725 Broadway (Old City Hall Historic District) New Construction

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

Mr. Jones presented the project information, including historic design cues, design guidelines, building elevations and plan realignment, material palette, street elevations, building views, the potential pedestrian experience, and site/floor plans.

Commissioner Hilsendeger asked about available parking.

Commissioner Johnson stated that the proposal was done with much thought, and he has no objections so far.

Vice-Chair Mortensen expressed appreciation for the changes made since the previous briefing at the September 8, 2021, meeting.

Discussion ensued regarding reviewing the project as a design review, bringing the final design review to the Commission on February 23, 2022.

7. BOARD BUSINESS/COMMUNICATION ITEMS

A. Prairie Line Trail Phase 2

Ms. Johnson provided an update on the Prairie Line Trail, including signage location, design, a land acknowledgment, and the historic interpretive content.

Commissioner Stewart asked if there is an overlap between this project and flooding prevention work happening in that area.

Vice-Chair Mortensen expressed appreciation for the addition of a land acknowledgment.

8. CHAIR COMMENTS

Commissioner Hilsendeger requested clarification on reporting conflicts of interest and if it applies to public commenters.

Chair Bartoy noted that it is Ms. Scuderi's last meeting. Commissioner Stewart stated that it is her last meeting, as well.

Mr. McKnight and Chair Bartoy expressed appreciation and gratitude for Ms. Scuderi and Commissioner Stewart.

The meeting was adjourned at 8:05 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>***