

## 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



# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

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**Date:** March 9, 2022

**Location:** *Virtual Zoom Webinar*

### Commission Members in Attendance:

Kevin Bartoy, Chair  
Jennifer Mortensen, Vice-Chair  
Sarah Hilsendeger  
Johnathan Hart  
Alex Morganroth  
Carol Sundstrom  
George Zeno  
Deborah Cade, North Slope Ex-Officio (arrived at 6:09 p.m.)  
Leah Jaggars, Wedge Ex-Officio

### Staff Present:

Reuben McKnight  
Susan Johnson  
Mary Crabtree

### Others Present:

Karin White  
Jennifer Weddermann  
David Weisser

### Commission Members Excused:

Lysa Schloesser  
Jenny Sullivan  
Jeff Williams

### Commission Members Absent:

N/A

Chair 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. Excusal of Absences

- N/A

### B. Approval of Minutes: N/A

There were no minutes to approve.

### C. Administrative Review

There were no administrative reviews.

#### 4. DESIGN REVIEW

##### A. 405 Broadway Security grilles

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

Ms. White provided comments regarding the motifs and the design of the proposed grilles.

Vice-Chair Mortensen expressed approval of the proposed design. Commissioner Hilsendeger agreed.

*Vice-Chair Mortensen moved that the Landmarks Preservation Commission adopt as findings the staff analysis and approve the application for security grilles at 405 Broadway as submitted using sketch one. Commissioner Hart seconded the motion. The motion passed unanimously.*

#### 5. BOARD BRIEFINGS

##### A. 511 N. L St. (North Slope Historic District) Proposed DADU (new construction)

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

Mr. Weisser provided additional comments.

Mr. McKnight noted that when the permit comes in, there will be a site plan.

Vice-Chair Mortensen stated that this plan meets the requirements and is supportive of the proposal.

##### B. College Park Historic District Review of testimony

Chair Bartoy outlined the process of the review.

Mr. McKnight provided an explanation of what is included in the packet, read the staff report as provided in the packet, and outlined the draft document.

Commissioner Cade arrived here, at 6:09 p.m.

Commissioner Zeno asked what the University of Puget Sound (UPS) had to say regarding the proposed district and asked how a district might affect its master plan. Mr. McKnight replied that UPS did not officially comment.

Commissioner Zeno asked if UPS has property within the proposed district. Mr. McKnight stated he would look up that information.

Chair Bartoy provided comments regarding demolition.

Commissioner Hilsendeger suggested adding public support percentages in the Findings.

Commissioner Hart thanked staff for the thorough inclusion of the Equity and Inclusion section and wants to recognize that should be part of LPC's purview. Commissioner Cade agreed with Commissioner Hart.

Commissioner Zeno agreed with Commissioners Cade and Hart and added that he would like to know how the people living in the neighborhood contributed to Tacoma's history.

Mr. McKnight stated that UPS does not own property east of Alder and north of 18<sup>th</sup>.

Vice-Chair Mortensen suggested that a clause be added about investment in more resources including City staff. Commissioner Hilsendeger agreed with Vice-Chair Mortensen and added that more resources for outreach would be a good idea.

Chair Bartoy agreed with Vice-Chair Mortensen and Commissioner Hilsendeger and added that he feels strongly about equity. He also suggested that the language in the Draft Recommendations could be stronger.

Vice-Chair Mortensen asked for clarification for “non-visible” in item 2C under Draft Recommendations. Mr. McKnight clarified that “visible” means from the public right-of-way.

Commissioner Cade asked about item 2C and noted concerns about setting a different standard.

Commissioner Hart added to Commissioner Cade’s comments stating that it is not equitable to be different from other districts.

Chair Bartoy made comments about the guidelines.

Commissioner Cade agreed that design guidelines give weight to the impact of the overall district rather than individual properties but is unsure how to apply this. Chair Bartoy agreed and brings up the complexity of this issue.

Mr. McKnight said that item 2C was included to reduce the bureaucratic burdens, such as additional costs, that a historic district might have for people living within the district.

Commissioner Zeno requested clarification on the boundaries of behavior that are in consideration around this change. Mr. McKnight said that it has been a challenge to remind residents about design guidelines and that it would be worth it for the Commission to look at the design guidelines for the other districts.

Commissioner Morganroth asked about whether the slight relaxation of guidelines compared to other districts would lead to setting a precedent for other historic districts.

Chair Bartoy agreed that this is a larger discussion for the Commission to think about.

Mr. McKnight clarified that the Commission’s suggestions are for guidance.

Chair Bartoy agreed and added that at this point the design guidelines should be broader statements. Vice-Chair Mortensen agreed with Chair Bartoy about keeping the document broad.

Chair Bartoy suggested that the language in Item 3 should be stronger. Commissioner Cade agreed but has a concern about if strong wording might lead the Council to vote no.

Commissioner Zeno stated that Item 3 needs to have a statement about the outcome.

Commissioner Sundstrom commented on the public comments about financial hardships for property owners within a new historic district.

Vice-Chair Mortensen stated that there are two parallel conversations happening, including one about financial concerns and one about investing resources city-wide. She also asked if the language about broader financial investments is appropriate here.

The Landmarks Preservation Commission recessed at 7:18 p.m. and reconvened at 7:23 p.m.

Vice-Chair Mortensen clarified her earlier point about the appropriateness of language around financial investments and questioned how the City Council would receive that.

Chair Bartoy clarified that this document will only be the Commission’s recommendations to the Planning Commission, which will then go to Council.

Mr. McKnight suggested identifying the issue of equity and recommending that the city address it.

Vice-Chair Mortensen asked how useful it would be to frame the distribution of resources in the framework of council districts.

Commissioner Hart suggested that items 3 and 4 be combined into one cohesive recommendation, and spoke on

equitability and redlining.

Chair Bartoy asked Mr. McKnight if Item 4 is already budgeted for. Mr. McKnight replied that the Comprehensive Plan would be included in the upcoming budget cycle. He also agreed that items 3 and 4 could be combined.

Commissioner Zeno asked what resources are available to solve some of these problems. He also asked about the LPC's and the city's responsibility to get those resources out to the community.

Chair Bartoy noted that this process is not as accessible to the general public and that the City is currently trying to make these processes more accessible.

Mr. McKnight agreed that efforts need to be made to provide access to bureaucratic processes.

Chair Bartoy outlined the discussion for items 1-4 of Draft Recommendations. He also clarified 4.ii. regarding the designation process.

Mr. McKnight summarized the changes.

## **6. BOARD BUSINESS/COMMUNICATION ITEMS**

### **A. Events & Activities**

Ms. Johnson noted that Preservation Month is May and announced that the theme will be "How Immigrants Shape Tacoma Over Time". The events are to be determined.

Commissioner Zeno asked how "immigrant" is being defined. He also asked if the City has honored the indigenous presence in Tacoma.

Chair Bartoy brought up intangible heritage as a theme.

Mr. McKnight described past events and partners for Preservation Month.

Chair Bartoy asked about the awards and asked if there is an update on the commissioner service recognition.

## **7. CHAIR COMMENTS**

The meeting was adjourned at 7:57 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>***