

## 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  
Mary Crabtree, Administrative Assistant

**Date:** April 27, 2022

**Location:** Virtual Zoom Webinar

### Commission Members in Attendance:

Kevin Bartoy, Chair  
Jennifer Mortensen, Vice-Chair  
Jonathan Hart  
Sarah Hilsendeger  
Lysa Schloesser  
Jeff Williams  
George Zeno (arrived at 5:52 p.m.)  
Deborah Cade, North Slope Ex-Officio  
Leah Jaggars, Wedge Ex-Officio

### Staff Present:

Susan Johnson  
Mary Crabtree  
Elliott Barnett

### Others Present:

Jared Bonea  
Jose Gallardo

### Commission Members Excused:

Alex Morganroth  
Jenny Sullivan

### 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

- Alex Morganroth
- Jenny Sullivan

### B. Approval of Minutes: 10/27/21, 11/10/21, 12/08/21, 01/12/22

The minutes of the October 27, 2021, November 10, 2021, December 8, 2021, and January 12, 2022, meetings were approved as submitted.

### C. Administrative Review

- There were no administrative reviews.

#### 4. DESIGN REVIEW

##### A. 723 North M Street *Proposed rooftop solar panels*

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

Mr. Gallardo provided comments regarding the panels and clarified that they will be flush with the roof.

Commissioner Cade requested a front photo of the house showing where the panels will be seen.

Commissioner Williams asked if the portion of the roof that faces the street is the flat portion of the roof.

*Vice-Chair Mortensen moved that the Landmarks Preservation Commission find that the design for 723 N. M Street meets the applicable design guidelines and approve the proposed roof-mounted solar panels, as submitted. Commissioner Williams seconded. The motion passed unanimously.*

#### 5. BOARD BRIEFINGS

##### A. Home in Tacoma *Updates, next steps*

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

Commissioner Zeno arrived here, at 5:52 p.m.

Mr. Barnett provided an update on Home In Tacoma, including what the need is, the Affordable Housing Action Strategy, Phase 2 implementations, policy highlights, Tacoma's new housing growth vision, neighborhood design and scale compatibility, and Council direction related to historic preservation.

Chair Bartoy outlined the Landmarks Preservation Commission's letter from 2021 and the recommendations that were made then and provided comments on how they connect with Phase 2.

Commissioner Cade asked what research has been done to determine the number of properties that are investor-owned in the City, and when engagement will take place in-person in order to receive public comment about Phase 2.

Commissioner Hart asked what metric is used to determine density.

Commissioner Hilsendeger asked about potentially avoiding abrupt scale changes, how this will be done, and what kind of feedback has been received from the building and development communities.

Vice-Chair Mortensen asked about what mechanisms City Council is comfortable with regarding policy and demolition, and about salvage of buildings of a certain age and whether this will be considered in Phase 2.

Commissioner Williams asked about engaging developers and builders with adaptive reuse.

Commissioner Hart commented on far calculations for zoning and how this could be an issue.

Commissioner Zeno brought up the goals and asked how health and environmental goals are related to these plans.

Vice-Chair Mortensen asked about walkable communities and how important this is for the health of historic structures as well as how transportation is part of this.

Commissioner Hart asked how urban planners are involved in Home in Tacoma and also commented that global studies of other cities that dealt with these issues might be helpful.

Commissioner Cade asked Mr. Barnett to define what a neighborhood is.

Commissioner Zeno asked if there is a consideration or protection for trees that might provide construction materials.

Chair Bartoy expressed his excitement for the Phase 2 engagement strategy and is happy to see the Commission's comments included in this phase.

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

### **A. Public Comments**

The Commission acknowledged receipt of one public comment from a neighbor of the 811 Ainsworth property that was discussed at the April 13, 2022, meeting.

Commissioner Cade asked about the schedule or deadline for the contractor to come back with a new design.

### **B. Events & Activities**

- May is Historic Preservation Month and will include many events as well as the Historic Preservation Awards.

## **7. CHAIR COMMENTS**

Commissioner Hilsendeger asked if Mr. McKnight could give an update on the Rust Mansion at the next meeting and if the restoration is moving forward properly. Commissioners Cade and Williams agreed.

The meeting was adjourned at 6:56 p.m.