

## Members

Kevin Bartoy, Chair  
Roger Johnson, Vice Chair  
Jonathan Hart  
Sarah Hilsendeger  
Jennifer Mortensen  
Alex Morganroth  
Lysa Schloesser  
Holly Stewart  
Carol Sundstrom  
Jeff Williams

Deborah Cade, North Slope Ex-Officio  
Leah Jaggars, Wedge Ex-Officio

## Staff

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Assistant Historic Preservation Officer  
BT Doan, Office Assistant



# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

**Date:** October 14, 2020

**Location:** *Virtual Zoom Webinar*

### Commission Members in Attendance:

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

### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
BT Doan

### Others Present:

Nathan Rosenbaum, *Manta Holdings, LLC*  
Stefani McKenty  
Paula Crews Bond  
Ellen Mirro, *Studio TJP*  
Jessica Clawson, *McCullough Hill Leary Seattle Lawyers*  
Kathleen Brooker

### Commissioner Members Excused:

N/A

### Commission Members Absent:

N/A

Chair Kevin Bartoy called the meeting to order at 5:32 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: September 23, 2020**

The minutes of the meeting on 9/23/2020 were approved with a spelling correction under section 7.a.

- c. Administrative Review:**

- 511 N. M St.—window/garage
- 412 S. M St.—design amendment
- 1115 N. 5<sup>th</sup> St.—window/door

#### 4. NOMINATIONS TO THE TACOMA REGISTER – FINDINGS AND RECOMMENDATION

##### a. 201-05 N. Yakima Ave. (Wahlgren’s Florist Shop & Residence)

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

Commissioner Mortensen recused herself from the discussion regarding this nomination as she is on the board of Historic Tacoma.

The Commission thanked staff for their work on the report and recommendations. Vice-Chair Johnson expressed his disagreement with the conclusion made by the property owner’s attorney that the property was too small to be on the Tacoma Register of Historic Places. He argued for the property to be included. Commissioner Hilsendeger concurred and added that people of all different societal levels could be on the Tacoma Register.

Commissioner Hart made a motion: *“I move that the Landmarks Preservation Commission adopt the draft findings as fact, and move that the Landmarks Preservation Commission recommend to the City Council that the property at 201 N. Yakima, Wahlgren’s Florist Shop, should be listed on the Tacoma Register of Historic Places, under Criteria A and F.”*

Commissioner Morganroth seconded the motion. It passed with nine (9) votes in support and one (1) recusal.

#### 5. SPECIAL TAX VALUATION

##### a. 3334 North Gove Street (Individual Landmark)

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

Commissioner Mortensen made a motion: *“I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 3334 N. Gove St. in the amount of \$361,669.81.”*

The motion was seconded by Commissioner Hart and passed unanimously.

##### b. 507 South Ainsworth Avenue (Wedge Historic District)

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

Commissioner Hilsendeger made a motion: *“I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 507 S. Ainsworth Ave. in the amount of \$316,633.”*

The motion was seconded by Vice-Chair Johnson and passed unanimously.

##### c. 1122 North 6<sup>th</sup> Street (North Slope Historic District)

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

Nathan Rosenbaum, the property’s owner, made a remark to thank the Commission for their consideration and welcome any questions they might have. The Commission commended the owner’s effort and acknowledged the importance of having historic multi-unit buildings.

Commissioner Mortensen made a motion: *“I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1122 N. 6th Street, for \$1,897,156.”*

The motion was seconded by Commissioner Hart and passed unanimously.

##### d. 522 North J Street (North Slope Historic District)

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

Stefani McKenty, the property’s owner, requested the Commission to reconsider the appliance costs as they were custom-built and more durable than standard residential pieces.

Commissioner Hart inquired about the guidelines regarding appliance costs such as in this case. Mr. McKnight explained the reasoning on which the appliance cost guidelines were developed, and noted that they had been in place for a number of years. Commissioner Williams would like to remain consistent with the Commission's decision in previous cases and exclude the appliance costs. Commissioner Cade agreed. Vice-Chair Johnson had a question about the timeline of the eligible period to claim rehabilitation cost, which lead to a need to further review the claimed expenses.

Commissioner Hart made a motion: *"I move that the Landmarks Preservation Commission defer the Special Tax Valuation application for 522 N. J Street."*

The motion was seconded by Commissioner Mortensen and passed unanimously.

**e. 407 North E Street (Individual Landmark)**

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

Commissioner Mortensen made a motion: *"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 407 N. E St., for \$163,898."*

The motion was seconded by Commissioner Williams and passed unanimously.

**6. PRESERVATION PLANNING/BOARD BUSINESS**

**a. Annual Bylaws & Inventory Update**

Mr. McKnight indicated that there were no proposed changes for this year.

Chair Bartoy mentioned the fact that there was an even number of votes (10 votes) on the Commission and the Bylaws had no direction for a tie-breaker.

**b. Events & Activities Update**

Ms. Hoogkamer provided updates on the Virtual Heritage Café Lecture Series.

**7. CHAIR COMMENTS**

The meeting was adjourned at 6:23 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>*