

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



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: April 27, 2022
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

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

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in regards to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://zoom.us/j/88592995176>, or by dialing +1 (253) 215-8782 and entering the meeting ID 885 9299 5176 when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on April 27th, on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 4/27/22", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS	PAGE #	TIME
2. ROLL CALL		
3. CONSENT AGENDA		
A. Excusal of Absences		
B. Approval of Minutes: 10/27/21; 11/10/21; 12/08/21; 1/12/22		
C. Administrative Review: N/A		
4. DESIGN REVIEW		
A. 723 North M Street <i>Proposed rooftop solar panels</i>	Jared Bonea/Jose Gallardo	23 15 m
5. BOARD BRIEFINGS		
A. Home in Tacoma <i>Updates, next steps</i>	Elliott Barnett	51 30 m
6. BOARD BUSINESS/COMMUNICATION ITEMS		
A. Public comment received	n/a	59
B. Events & Activities	Staff	61 5 m
7. CHAIR COMMENTS		

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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 (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Lauren Hoogkamer, Assistant Historic Preservation Officer
 Zoe Scuderi, Historic Preservation Intern
 Mary Crabtree, Administrative Assistant

Date: October 27, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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

Commission Members Excused:

Sarah Hilsendeger

Commission Members Absent:

Alex Morganroth

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 Mary Crabtree
 Zoe Scuderi

Others Present:

Scott Armstrong
 Donna Armstrong
 Marshall McClintock
 Daniel Christensen
 Meaghan Driscoll
 Ben Ferguson
 Cameron Walker

Chair 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

- Sarah Hilsendeger

B. Administrative Review

- There are no administrative reviews.

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. 832 N Steele St

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

Scott Armstrong provided comments regarding the nomination, noting the physical, historical, and cultural characteristics of the property.

Vice-Chair Mortensen and Commissioners Johnson and Cade expressed appreciation and support for the nomination.

Chair Bartoy asked for clarification regarding Criterion E.

Commissioner Johnson moved that the Landmarks Preservation Commission adopt the analysis as findings and schedule the 832 N Steele St. nomination for a public hearing and future consideration at a tentative hearing date of December 8, 2021. Vice-Chair Mortensen seconded. The motion passed unanimously.

5. SPECIAL TAX VALUATION

A. 2108 Commerce

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

Commissioner Johnson requested clarification on why its labeled First Citizen's Bank but is condos.

B. 908 N Cushman

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

Meaghan Driscoll and Daniel Christensen

Vice-Chair Mortensen asked if the bathroom flooring was original and if it was removed.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2108 Commerce Street for \$2,393,838, as well as the application for 908 N Cushman Street for \$265,143. Commissioner Hart seconded. The motion passed unanimously.

Commissioner Cade suggested making separate motions for special tax valuations in the future.

6. DESIGN REVIEW

A. 1423 Pacific (Sandberg-Schoenfeld Building) New entry/tenant improvements

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

Cameron Walker reviewed the lobby renovation, including canopies over the past century, an entry rendering, and a floor plan.

Vice-Chair Mortensen asked if there are photos of original entries to identify original materials and configurations, and why the window is not centered.

Commissioner Johnson moved that the Landmarks Preservation Commission approve the application for 1423 Pacific Ave., Sandberg-Schoenfeld Building, as submitted. Commissioner Hart seconded. The motion passed unanimously.

7. BOARD BRIEFINGS

A. Neighborhood Planning Program

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

Ms. Hoogkamer presented an overview of the pilot Neighborhood Planning Program, including plan objectives, the outreach strategy, plan outline, implementation strategies, and timeline; and facilitated a discussion regarding overall impressions, thoughts on collaboration with the Commission and different levels of preservation, and outreach ideas.

Vice-Chair Mortensen asked if implementation will include code changes; and stated that she would enjoy collaborating in this work. She further stated that she would like to see increased protection and more Commission authority over National Register Districts, noting the ability to deny demolition permits.

Discussion ensued regarding the demolition review process, landmarks protections, and building owner support.

Chair Bartoy asked about intangible heritage and the previous survey work, and stated that it is a good opportunity for the Commission to engage with the community.

Vice-Chair Mortensen provided comments on a legacy business program and stated it may have useful implementation tools.

Commissioner Johnson asked how the Home In Tacoma project will change neighborhoods and how the Neighborhood Planning Program will interact with it.

Commissioner Stewart stated that Sound Transit is looking at long range planning to extend the rail along S. 19th St.

8. BOARD BUSINESS/COMMUNICATION ITEMS

A. Bylaws, Guidelines and Inventory Amendments

Mr. McKnight read the staff report as provided in the packet, and requested direction from the Commissioner regarding the amendment to the Commission's bylaws.

Commissioner Sundstrom asked if this is the time to make changes to existing district guidelines, and stated she would like to incorporate language on visitability and accessibility components for historic district properties and create more equity and inclusion.

Commissioner Cade agreed with including the Temporary Expedited Administrative Review as part of the Administrative Review policies in the Bylaws; and asked about strengthening the penalties for demolition or non-repairable work without permits.

Vice-Chair Mortensen asked if updating the demolition review process is on the list of updates.

B. Commissioner Terms

Mr. McKnight read the staff report as provided in the packet, and stated that Commissioner Stewart and Johnson's terms are soon to expire.

Commissioner Williams asked for clarification on the 10-year term limit.

C. Events & Activities

- Tacoma Art Rocks video was recently distributed.
- Puyallup Tribe Video coming soon
- Rainbow Center

9. CHAIR COMMENTS

The meeting was adjourned at 7:10 p.m.



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 (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Lauren Hoogkamer, Assistant Historic Preservation Officer
 Zoe Scuderi, Historic Preservation Intern
 Mary Crabtree, Administrative Assistant

Date: November 10, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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
 Leah Jaggars

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 Zoe Scuderi
 Mary Crabtree

Others Present:

Carol Goforth
 Marshall McClintock, Historic Tacoma

Commission Members Excused:

N/A

Commission Members Absent:

N/A

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

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **CONSENT AGENDA**

Chair Bartoy proposed switching items 4 and 5 on the agenda.

The agenda was approved as amended.

A. Excusal of Absences

- N/A

B. Approval of Minutes: 7/14/21, 7/28/21

The minutes of the July 14, 2021, and July 28, 2021, meetings were approved as submitted.

5. SPECIAL TAX VALUATION

A. 2312 N 29th St (Individual Landmark)

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

Commissioner Hart moved that the Landmarks Preservation Commission approve the Special Tax Valuation application for 2312 N 29th St. for \$124,119. Commissioner Stewart seconded the motion. The motion passed unanimously.

4. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. 1219 S 13th St (Nettie J. Asberry Residence)

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

Vice-Chair Mortensen disclosed that she is a board member of Historic Tacoma, who is a partner in the nomination; however, neither she nor Historic Tacoma have financial interest in the nomination.

Marshall McClintock thanked staff and individuals connected to the nomination; and presented the current status of the property, Nettie J. Asberry history, and an integrity assessment.

Commissioner Williams asked if the property will be turned into a public historic location and if there is a plan to restore the existing structure.

Commissioner Hilsendeger requested clarification on the guidelines when a yard and landscaping is included in the nomination and what that means for future property owners.

Mr. McClintock provided information on why the yard is included in the nomination.

Commissioner Johnson asked if there are any other structures on the property and the status of the covered screened-in porch.

Vice-Chair Mortensen and Chair Bartoy expressed appreciation and support for the nomination.

Commissioner Stewart asked if a copy of Hilltop Neighborhood Multiple Property Nomination of Tacoma's 1993 Cultural Resources Inventory is available.

Commissioner Stewart moved that the Landmarks Preservation Commission adopt the analysis as findings and schedule the 1219 S. 13th St. nomination for a public hearing and future consideration at a tentative hearing date of December 8, 2021. Commissioner Hart seconded. The motion passed unanimously.

B. College Park Historic District *Survey result discussion*

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

Commissioner Williams requested clarification on the number of properties that responded versus the number of properties in the nomination.

Commissioner Hart asked how many surveys were sent out.

Discussion ensued regarding the results from Mr. Ryan's survey versus staff's results, the percentage of owner support in the Wedge district nomination.

All Commissioners expressed their thoughts and opinions on the nomination, noting general support or opposition of the nomination.

6. BOARD BUSINESS/COMMUNICATION ITEMS

A. Bylaws, Guidelines, and Inventory Amendments

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

Commissioners Hilsendeger and Cade and Chair Bartoy expressed appreciation of the Temporary Expedited Administrative Review process, stating that has worked well.

Commissioner Hart moved that the Landmarks Preservation Commission move forward to amend the Commission bylaws and set the public hearing on December 8, 2021. Vice-Chair Mortensen seconded. The motion passed unanimously.

B. Events and Activities

- Puyallup Tribe Traditional Place Names Video was distributed on November 4, 2021
- Puget Sound Treaty War Panel Recap with Fort Nisqually on November 18, 2021 at 6:00 p.m.
- Nettie Asberry Life and Influence with Tacoma City Association of Colored Women's Club on December 16, 2021
- Tacoma's LGBTQ History by the Rainbow Center on January 20th, 2022

7. CHAIR COMMENTS

Chair Bartoy reminded the Commission that the next meeting will include the election of Chair and Vice-Chair.

The meeting was adjourned at 7:13 p.m.



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 (Draft)

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: December 8, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
 Susan Johnson
 Lauren Hoogkamer
 Mary Crabtree
 Zoe Scuderi

Others Present:

Antoinette Broussard
 Marshall McClintock

Commission Members Excused:

Jonathan Hart
 Alex Morganroth

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. INTRODUCTION OF NEW STAFF

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Jonathan Hart
- Alex Morganroth

B. Approval of Minutes: 8/11/2021

The minutes of the August 11, 2021, meeting were approved as submitted.

C. Administrative Review

- i. **515 N J St—covered deck**

5. PUBLIC HEARING

Chair Bartoy called the public hearing to order at 5:38 p.m.

A. Nomination to the Tacoma Register of Historic Places

- i. **1219 S 13th St., Henry and Nettie J. Asberry Residence**

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

Marshall McClintock and Antoinette Broussard provided comment on the nomination and Nettie Asberry history.

Mr. McKnight stated that additional public comment was received after the original comments were posted and can be found as an addendum.

Vice-Chair Mortensen disclosed that she is a board member of Historic Tacoma, who is a partner in the nomination; however, neither she nor Historic Tacoma have financial interest in the nomination.

Chair Bartoy called for testimony on 1219 S 13th St. The following community members testified:

1. Carol Mitchell, Tacoma City Association of Colored Women's Clubs.
2. Huy Pham, Washington Trust for Historic Preservation
3. Michael Sullivan – was not able to testify due to technical difficulties.

- ii. **832 N Steele St., Pratt Residence**

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

Chair Bartoy called for testimony on 832 N Steele St. The following community members testified:

1. Marshall McClintock

B. Amendments to Commission Bylaws

- i. **Expanded Administrative Review Policy**

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

Chair Bartoy called for testimony on the Expanded Administrative Review Policy. No community members testified.

Chair Bartoy closed the public hearing 6:06 p.m.

A. Nomination to the Tacoma Register of Historic Places

- ii. **1219 S 13th St., Henry and Nettie J. Asberry Residence**

Several Commissioners expressed appreciation and support of the nomination.

Commissioner Williams moved that the Landmarks Preservation Commission recommend to City Council that 1219 S. 13th St., Henry J. and Nettie J. Craig Asberry House, be included on the Tacoma Register of Historic Places, including the following elements – the house, yard and garage – finding that it does meet Criteria A & B of TMC 13.07.040. Commissioner Hilsendeger seconded. The motion passed unanimously.

iii. 832 N Steele St., Pratt Residence

Commissioner Williams moved that the Landmarks Preservation Commission recommend to City Council that 832 N Steele St., Pratt House, be included on the Tacoma Register of Historic Places, including the exterior of the house and garage, finding that it does meet Criteria A and C of TMC 13.07.040. Vice-Chair Mortensen seconded.

Discussion ensued regarding Criteria E.

The motion passed unanimously.

B. Amendments to Commission Bylaws

i. Expanded Administrative Review Policy

Commissioners Hilsendeger and Cade expressed appreciation for this update.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission accept the changes as submitted. Commissioner Williams seconded. The motion passed unanimously.

The Landmarks Preservation Commission recessed at 6:21 p.m. and reconvened at 6:27 p.m.

6. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. College Park Historic District

Discussion of preliminary recommendations

Mr. McKnight presented an overview of the proposed College Park Historic District discussion, including a review process summary, a recap of prior discussions, and contents of preliminary recommendation.

The Chair facilitated a discussion regarding the preliminary recommendation, noting the nomination, language on district significance, preliminary boundaries, guideline draft framework, and district exemptions.

Chair Bartoy suggest that the Commission proceed with caution when deciding guidelines, since the nomination still has to go through the Planning Commission and the City Council.

Discussion ensued regarding adding language about solar panels and adapting that language to all districts, using North Slope guidelines as a template, making district specific revisions to the guidelines later versus now, the process of moving the recommendation forward, allowing more flexibility in the guidelines, relaxing the window guidelines, and allowing for more accessibility within the guidelines.

Discussion continued regarding how to address and manage larger issues and separating that from this nomination, specific issues that can be addressed now, the Commission's responsibilities, next steps in the process, advocating additional resources for staff, and outreach when establishing guidelines.

7. BOARD BUSINESS/COMMUNICATION ITEMS

A. Officer Elections

Commissioner Johnson nominated Kevin Bartoy as Chair of the Landmarks Preservation Commission, and Jennifer Mortensen as Vice-Chair of the Landmarks Preservation Commission.

Kevin Bartoy was re-elected as Chair and Jennifer Mortensen was re-elected as Vice-Chair of the Landmarks Preservation Commission by unanimous consent.

B. Events & Activities

- The Nettie Asberry Life and Influence with Tacoma City Association of Colored Women's Club has been postponed.
- Tacoma's LGBTQ History by the Rainbow Center on January 20th, 2022

C. Communication Items

Mr. McKnight communicated to the Commission that there is an email in the packet from Jeff Ryan regarding historic sidewalk stamps within the College Park National Register Historic District. He further stated Commissioner Sundstrom provided an article – which is in the packet – on Historic Preservation and Affordable Housing from preservationists' views.

Commissioner Stewart asked if Public Works can keep an eye out for additional sidewalk stamps within the City.

8. CHAIR COMMENTS

Mr. McKnight stated that the Asberry House Project has requested a letter of support from the Commission for their grant application.

Commissioner Hilsendeger asked when the interviews for new commissioners and incumbents will be conducted at the Infrastructure, Planning, and Sustainability Committee.

The meeting was adjourned at 8:02 p.m.



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 (Draft)

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: January 12, 2022

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

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

Staff Present:

Reuben McKnight
 Susan Johnson
 Zoe Scuderi
 Mary Crabtree

Others Present:

Alejandro (Alex) Gallegos

Commission Members Excused:

Lysa Schloesser
 Carol Sundstrom

Commission Members Absent:

N/A

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

- Lysa Schloesser
- Carol Sundstrom

B. Approval of Minutes: 08/25/21, 09/08/21, 09/22/21, 10/11/21 Special Joint, 10/13/21

Commissioner Hilsendeger noted a spelling error on page two of the September 22, 2021, meeting minutes, stating that "appreciated" should be "appreciation".

The minutes of the August 25, 2021, September 8, 2021, September 22, 2021, and October 13, 2021, meetings and the October 11, 2021, special joint meeting were approved as amended.

C. Administrative Review

- There were no administrative reviews.

4. BOARD BRIEFINGS

A. 602 N Ainsworth *Residential alterations*

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

Mr. Gallegos provided additional details, including background on the request, the skylight addition, existing conditions and proposed changes of the rear of the house, and existing conditions and proposed changes to the side of house facing the neighbor.

Commissioner Williams stated that the back dormer would likely be visible from the 6th Avenue side of the house, and that he would rather not see the skylight from the front.

Commissioner Cade expressed concerns regarding the skylight on the 6th Avenue side and the dormer size.

Commissioner Morganroth agreed with previous comments regarding the skylight.

Vice-Chair Mortensen requested clarification on the proposed changes to the door and lattice at the rear of the house.

Commissioner Johnson and Mr. McKnight provided comments about past requests regarding adding attic space and altering the roof line.

Commissioner Williams expressed additional concerns regarding a balcony railing.

Commissioner Cade departed here, at 6:02 p.m.

5. BOARD BUSINESS/COMMUNICATION ITEMS

A. College Park Historic District *Approve public review document; set hearing date*

Mr. McKnight read the staff report and outlined the draft public review document as provided in the packet.

Commissioner Williams asked if “Alternative B” would fall under administrative review. After clarification, he expressed concerns for “Alternative B” and would not support it.

Vice-Chair Mortensen requested clarification on if the Commission needed to choose A or B, or if both alternatives were to be released to the public.

Commissioner Williams suggested being more consistent with this preliminary document and release the more restrictive alternative proposal for public comment.

Commissioners Hilsendeger and Johnson and Vice-Chair Mortensen agreed with Commissioner Williams.

Chair Bartoy voiced an alternate opinion, noting that there should be more flexibility in areas that are not visible.

Discussion ensued regarding the concerns of replacing historic windows, releasing the public review document with only “Alternative A” and including example guidelines, and updating the order of the packet.

Vice-Chair Mortensen moved that the Landmarks Preservation approve the public review document pending putting the guidelines language before the nomination document, removing “Alternative B”, and using the North Slope and Wedge guidelines as a sample; and set a public hearing date of February 9, 2022. Commissioner Williams seconded. The motion passed unanimously.

Mr. McKnight provided next steps and information on public engagement.

B. Events & Activities

- Tacoma's LGBTQ History by the Rainbow Center on January 20, 2022, at 6:00 p.m.

6. CHAIR COMMENTS

The meeting was adjourned at 6:43 p.m.

STAFF REPORT

April 27, 2022

DESIGN REVIEW**AGENDA ITEM 4A: 723 North M Street***Jared Bonea, Jose Gallardo***BACKGROUND**

Built in 1919, this is a contributing property in the North Slope Historic District. The front elevation faces south. The front of the house is capped by a side gable, south facing roof; a cross-gable extends over the rear of the house, to the north. The applicant proposes to install 28 solar panels (panels) to the roof – 20 on the front (south) slope that faces North M Street and 8 on the east slope towards the rear of the house. As proposed, the panels are arranged without obscuring the ridge lines. The south panels would be visible from the right of way; the east panels would not.

STANDARDS**Design Guidelines for the Wedge Neighborhood and North Slope Historic Districts**

ROOFS and ROOF SHAPES

2. Rooftop Additions should be sensitively located. Additions that affect roof appearance may include the addition of elements such as dormers, skylights and chimneys. Additions are not discouraged, but should seek to minimize the visual impact to the overall roof form, as follows:

- Roof mounted solar equipment should be located in a manner that reduces its visual impact to the extent practicable. Solar installations should not obscure character-defining architectural features, and installations on the primary facade are discouraged. To be appropriate for the historic district, solar installations should balance performance with architectural compatibility. Solar installations on homes with the primary façade facing south, southeast, or southwest may require installation on a visible façade to be effective. Such installations should be located in a manner that does not exceed the ridge height, and conduits and installation hardware should be designed to blend in with the existing colors of the roof and walls of the home.

ANALYSIS

1. This property is a contributing structure in the North Slope Historic Special Review District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The primary façade of this house faces south.
3. The proposed roof mounted solar panels are located primarily on the south facing roof slope, in order to be effective.
4. Despite the visibility of the proposed panels from the main public right-of-way, these proposed solar panels do not exceed the ridge height, and visibility of conduits and installation hardware will be minimized. As such, this proposal meets the design guidelines.

ACTION REQUESTED

Staff recommends approval of the proposed solar panel installation, as submitted.

Sample motion language for approval:

I move 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.

Sample motion for denial:

"I move that the Landmarks Preservation Commission deny the proposed design for 723 N M Street, finding that it does not meet the following North Slope Historic District design guidelines [cite guidelines]."

BOARD BRIEFING

AGENDA ITEM 5A: Home in Tacoma

Elliott Barnett

BACKGROUND

As reflected by the City Council's Home In Tacoma Phase 1 policies, there is a substantial nexus between housing and historic preservation. The LPC is an important stakeholder group to help identify how the City should study and understand that nexus. At this meeting, Mr. Barnett will request to set up regular coordination at key project milestones with the LPC as Phase 2 approaches.

Some of the relevant Home In Tacoma policies are:

Policy DD–13.1 Encourage the protection and restoration of high-quality historic buildings and places that contribute to the distinctive character and history of Tacoma's evolving urban environment.

Policy DD—13.10 Encourage and support adaptive reuse and conversions of historically significant and existing viable older structures through methods including:

- a. Create regulatory incentives that favor housing unit conversion in existing buildings over demolition and replacement
- b. Evaluate subdivision standards for opportunities where flexibility could allow retention of an existing structure
- c. Evaluate incentives and support for reuse and conversion of abandoned houses
- d. Evaluate non-life safety Building Code flexibility for conversion of existing structures (such as ceiling height)
- e. Designate land available for houses being relocated as part of redevelopment

Policy DD-13.11 Discourage the unnecessary demolition of older viable and historically significant structures through a range of methods including:

- a. Develop regulations that encourage new development on vacant or underutilized spaces and reuse of existing structures
- b. Develop a proactive survey program for the identification, documentation and preservation of historically and culturally significant buildings in all areas of the City, particularly those historically underserved and underrepresented
- c. Expand current demolition review code language to protect structures of historical or cultural significance outside of current historic districts
- d. Avoid creating an economic incentive for demolitions within Historic Districts

Policy DD-13.12 Encourage infill that is architecturally compatible within surrounding contexts through appropriate scale and design controls both within Historic Districts and citywide.

PRIOR ACTIONS

The LPC was briefed in 2021 on the Home In Tacoma Phase 1. In April 2021, Chair Bartoy sent a comment letter on behalf of the LPC to the Planning Commission (attached in packet).

ADDITIONAL DISCUSSION

The public notice (included in packet) provides an overview of the Home In Tacoma process and next steps. The Planning Commission is currently seeking input on how to make the project successful. They are asking two key questions:

- What topics need to be studied or better understood?
- How should the City structure the engagement process?

ACTION REQUESTED

This is an informational briefing only; no action is requested but feedback from Commissioners on the above questions is welcome.

BOARD BUSINESS/COMMUNICATION ITEMS**AGENDA ITEM 6A: Public Comment Received**

- Public comment has been received regarding 811 N. Ainsworth and is included in the packet.

AGENDA ITEM 6B: Events & Activities Update**2022 Events**

1. Preservation Month: Awards nomination press release; poster.
2. Pretty Gritty Tours: Secret Organizations video is tentatively launching this week. Next up in May: (Virtual) Food Tour of Tacoma video.



APPLICATION FOR DESIGN REVIEW

Permit Number: HDR22-0012

PROPERTY INFORMATION

Building/Property Name:	Bonea Solar
Building/Property Address:	723 N M ST
Historic/Conservation District:	North Slope
Applicant's Name:	Solgen Power LLC
Applicant's Address:	5100 Elm Rd Pasco, WA 99301
Applicant's Phone:	5094081165
Applicant's Email:	permitting@solgenpower.com
Property Owner's Name:	BONEA JARED R & D HULET

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Roofing
Estimated Valuation:	8668.80

Application Checklist

Features to be Modified:

Specifications of Materials and Finishes:

Roof Height:**Roof Pitch:****Roof Material:****Size of****Proposed Material:****Exterior Material:****Window Information****Window Types:****Window Trim:****Window Material:****Window Locations:****Door Information****Door Types:****Door Materials:****Door Locations:**

Existing Signage:

Sign Dimensions:

Sign Material:

Logo and Letter Size:

Lighting Specifications:

Removing or Relocating Signage:

Method of Attachment:



Submittal Information

Permit: HDR22-0012

Applied: 03/17/2022

APPLICATION CHECKLIST

Elevation Drawings	CHECKED
Illustrations	CHECKED
Material Samples	CHECKED
Photographs	CHECKED
Site Plan	CHECKED

HISTORIC DISTRICT

District	North Slope
Guideline Certification	CHECKED

PARCEL AND ZONING INFORMATION

Accessibility Index	Low
BLDINSAREA	North
City Council District	2
Erosion Control Inspector	Scott Haydon
Land Use Designations	Single Family Residential
Liquefaction Susceptibility	very low
Livability Index	High
Wastewater Subbasin	N05
Zoning District	HMR-SRD-HIST

PROJECT DETAILS

Estimated Valuation	8668.80
---------------------	---------

REVIEW TYPE

Application Type	Residential
Type of Work	Roofing

Contacts:

Contact Type	Name	Email
Applicant	Solgen Power LLC	permitting@solgenpower.com
Owner	Jared Bonea	jaredbonea@gmail.com

AERIAL VIEW

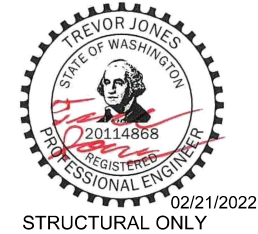


RESIDENCE PHOTO



ELECTRICAL NOTES

1. WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A SIGN WILL BE PROVIDED WARNING OF THE HAZARDS. (PER ART. 690.17)
2. EACH UNGROUNDED CONDUCTOR OF THE MULTIWIRED BRANCH CIRCUIT WILL BE IDENTIFIED BY PHASE AND SYSTEM. (PER ART. 210.5)
3. A NATIONALLY RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ARTICLE 110.3.
4. ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY POINTS INTO BOXES AS REQUIRED BY UL LISTING
5. MODULE FRAMES SHALL BE GROUNDED AT THE UL-LISTED LOCATION PROVIDED BY THE MANUFACTURER USING UL-LISTED GROUNDING HARDWARE.
6. MODULE FRAMES, RAIL, AND POSTS SHALL BE BONDED WITH EQUIPMENT GROUND CONDUCTORS AND GROUNDED AT THE MAIN ELECTRICAL PANEL.
7. THE DC GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED ACCORDING TO ARTICLE 250.166B & 690.47.



GENERAL NOTES

1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES WITH THE DESIGN IN ANY CAPACITY, ESPECIALLY RECOMMENDATIONS, CODES, OR REGULATIONS & RULES OF THE AUTHORITY HAVING JURISDICTION, WHICH SUPERSEDED THE NEC.
2. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS, OSHA REQUIREMENTS ETC. FOR THE SITE, INCLUDING EXISTING SITE HAZARDS.
4. SYSTEM IS GRID INTERACTIVE/INTERTIED VIA A UL LISTED POWER-CONDITIONING INVERTER.
5. SYSTEM HAS NO ENERGY STORAGE OF ANY KIND, OR UPS.
6. ALL SOLAR MOUNTING FRAMEWORK TO BE GROUNDED.
7. FOLLOW MANUFACTURERS SUGGESTED INSTALLATION PRACTICES AND WIRING SPECIFICATIONS.
8. ALL WORK TO BE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODES. (IBC)
9. ALL ELECTRICAL WORK TO BE IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (NEC).

SHEET INDEX

PV 1 COVER PAGE	PV 5 MOUNTING DIAGRAM
PV 2 SITE PLAN	PV 6 PLACARD
PV 3 ELECTRICAL DIAGRAM	CUT SHEETS ATTACHED
PV 4 CHIKO MOUNTING	



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PASCO, WA 99301

P: 509-931-1663

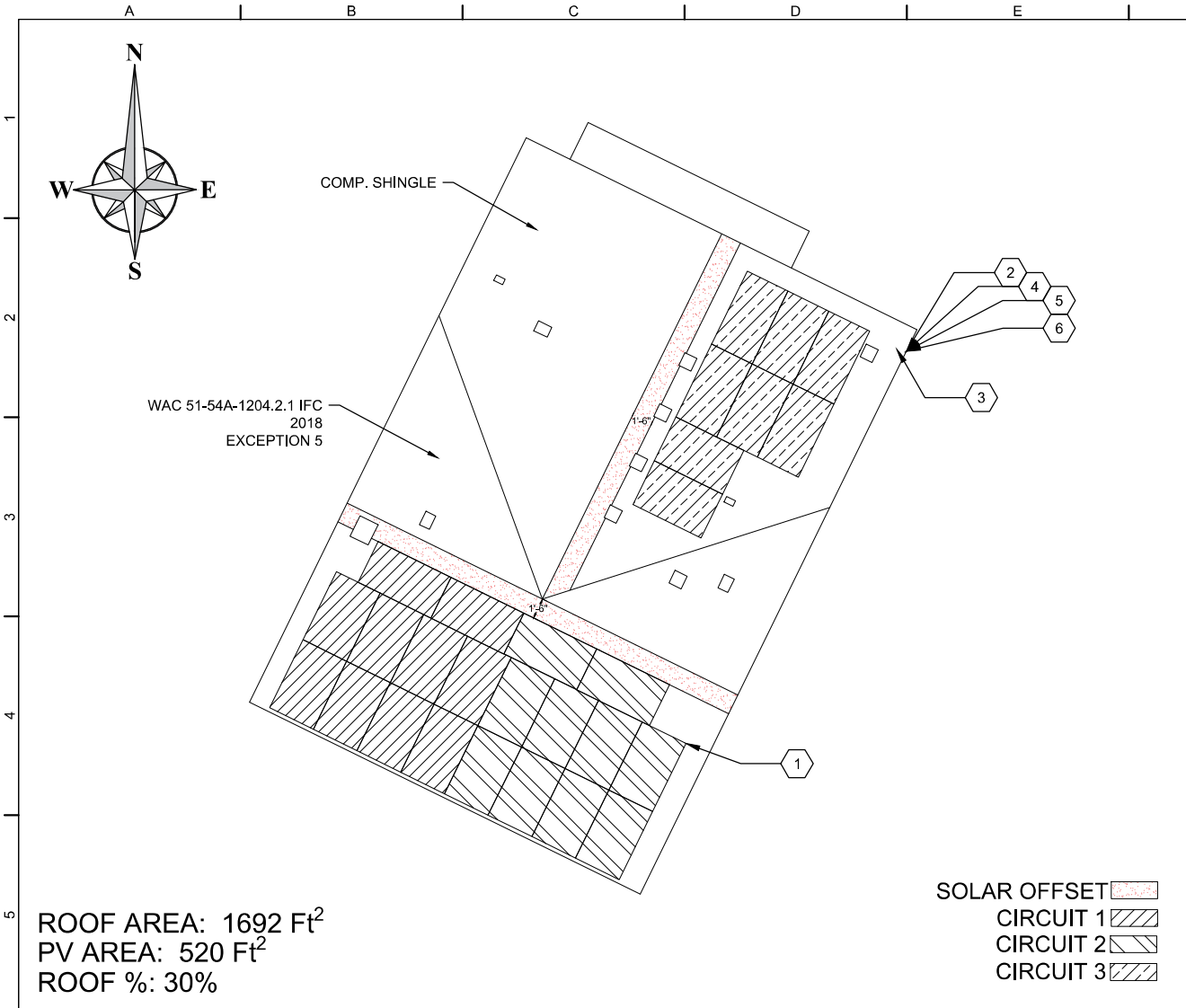
Jared Bonea

DRAWN BY: TAM
DATE: 2/18/2022

DRAWING SCALE: CUSTOM
DESIGN

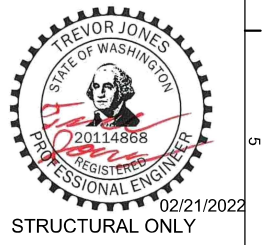
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PAGE #
PV 1

723 N M St. Tacoma WA 98403



ROOF AREA: 1692 Ft²
 PV AREA: 520 Ft²
 ROOF %: 30%

INDEX:	
SYSTEM SIZE DC:10.08kW SYSTEM SIZE AC:8.40kW	RAFTER SPACING:24" O.C.
NUMBER OF MODULES:28	RAFTER SIZE:2" x 4"
MODULE TYPE: ZNSHINE ZXM6-NH120-360M	
INVERTER: Hoymiles Series	
MODULES ①	
UTILITY METER ②	
MAIN SERVICE ③	
COMBINER BOX ④	
PRODUCTION METER ⑤	
AC DISCONNECT ⑥	



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DRAWN BY: TAM
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DRAWING SCALE:
 1/8" = 1'-0"
 DESIGN
 1
 PAGE #
 PV 2

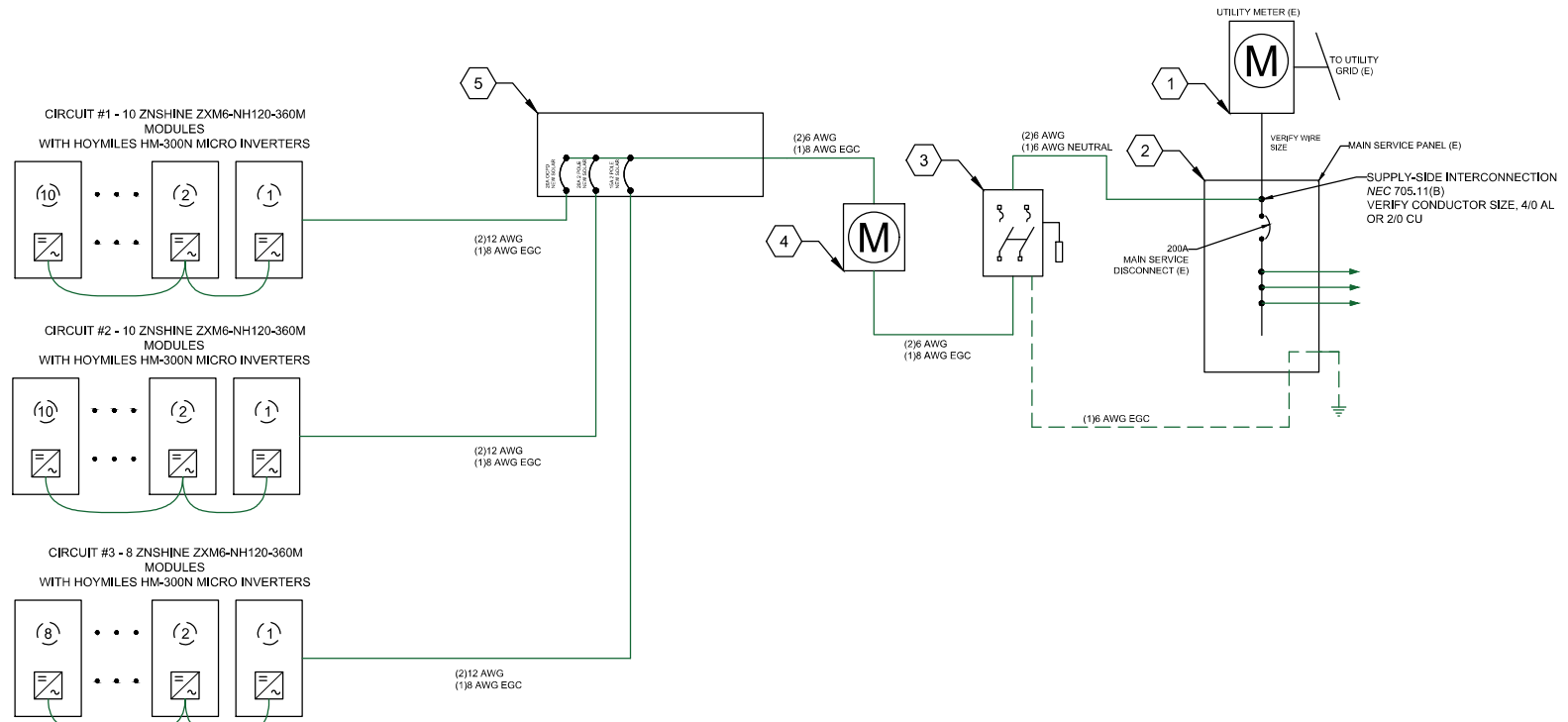
LOAD CALCS - TOTAL AMPS AVAILABLE					
BUS RATING	120%	TOTAL	MAIN BREAKER	MAX BREAKER SIZE	
200A	x 1.2	= 240	-	200A	= 40A

COMBINER BOX PANEL SIZE CALCS							
CIRCUIT #	NUMBER OF MODULES	NUMBER OF MICROINVERTERS	NOMINAL OUTPUT CURRENT IN AMPS	TOTAL	125	TOTAL AMPS	BREAKER SIZE
CIRCUIT 1	10	10	x 1.23	= 12.30	x 1.25	= 15.38	= 20A
CIRCUIT 2	10	10	x 1.23	= 12.30	x 1.25	= 15.38	= 20A
CIRCUIT 3	8	8	x 1.23	= 9.84	x 1.25	= 12.30	= 15A

MAX AC OPERATING CURRENT CALCS		
# OF MICROINVERTERS	MAX OUTPUT CURRENT	MAX AC OPERATING CURRENT
28	x 1.23	= 34.44A

FUSE SIZE CALCS			
MAX AC OPERATING CURRENT	125%	TOTAL	FUSE SIZE
34.44A	x 1.25	= 43.05A	= 45A

- NOTES:**
- 200A UTILITY METER GLOBE ONLY. (EXISTING)
 - 200A LOAD CENTER. (EXISTING)
 - 60A RATED FUSED LOCKABLE AC DISCONNECT WITH (2) 45A FUSES. (NEW)
 - PRODUCTION METER. (NEW)
 - 125A RATED COMBINER PANEL. (NEW)
- ALL CONDUIT SIZES ARE MINIMUM SIZES
ALL WIRE SIZES ARE FOR COPPER WIRE



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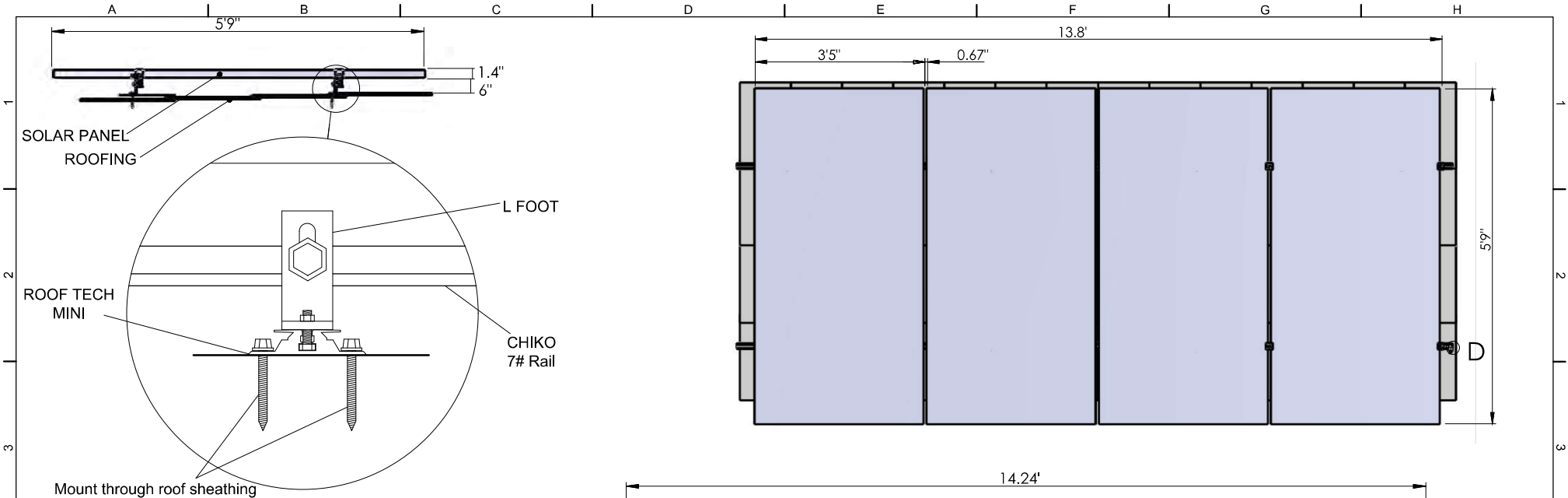
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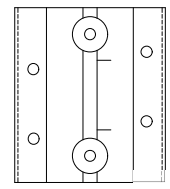
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PAGE # 1
PV 3



STRUCTURAL NOTES:

1. TOTAL WEIGHT (MODULE & RAIL): 1314 LBS
2. RAIL WEIGHT: 140 LBS
3. MODULE WEIGHT: 1173 LBS
4. DISTRIBUTED WEIGHT: 2.46 PSF



STRUCTURAL ONLY



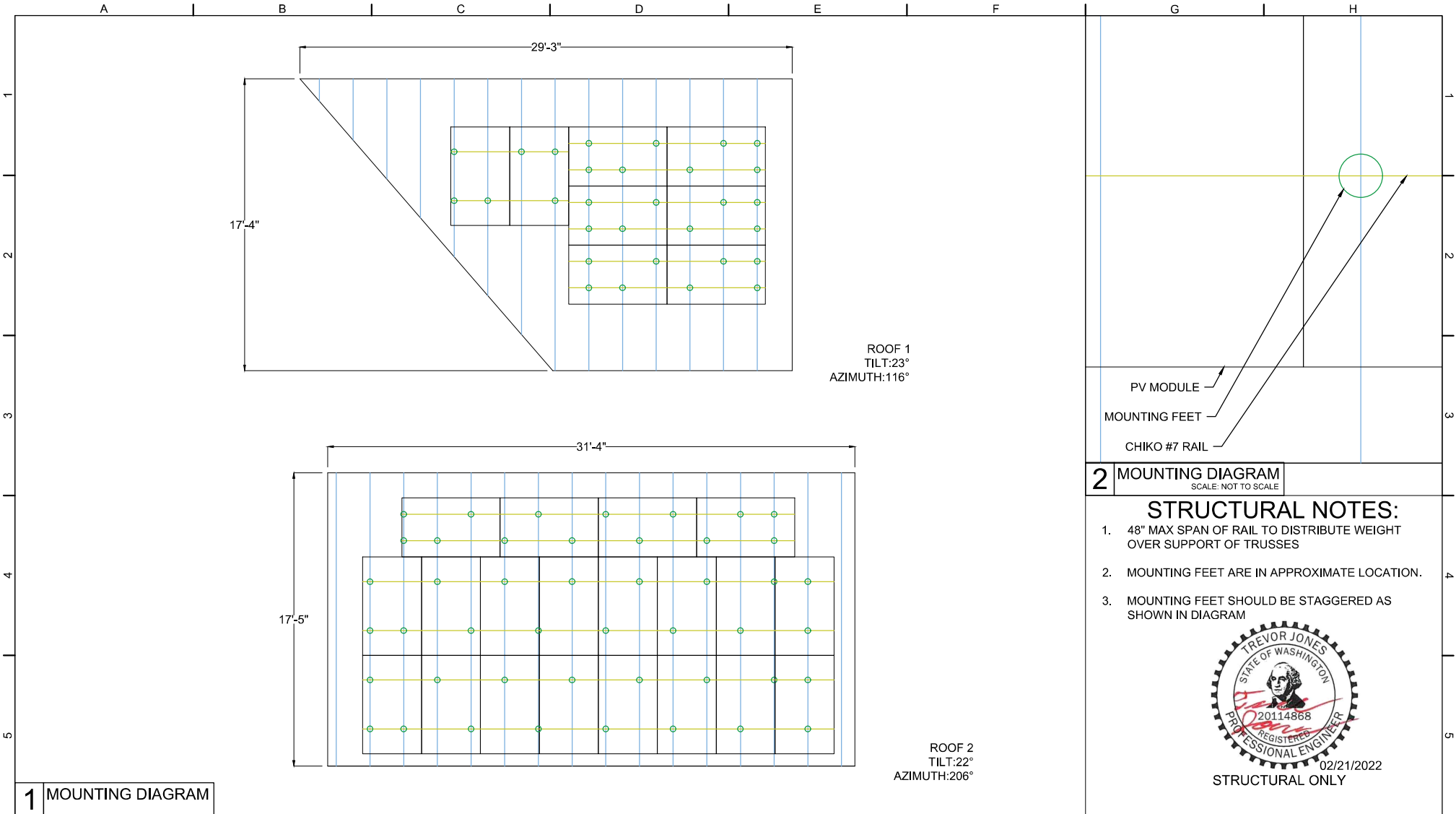
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PAGE # 1
PV 4

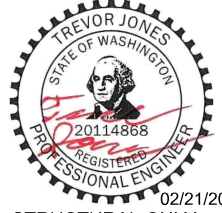


1 MOUNTING DIAGRAM

2 MOUNTING DIAGRAM
SCALE: NOT TO SCALE

STRUCTURAL NOTES:

- 48" MAX SPAN OF RAIL TO DISTRIBUTE WEIGHT OVER SUPPORT OF TRUSSES
- MOUNTING FEET ARE IN APPROXIMATE LOCATION.
- MOUNTING FEET SHOULD BE STAGGERED AS SHOWN IN DIAGRAM



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DESIGN

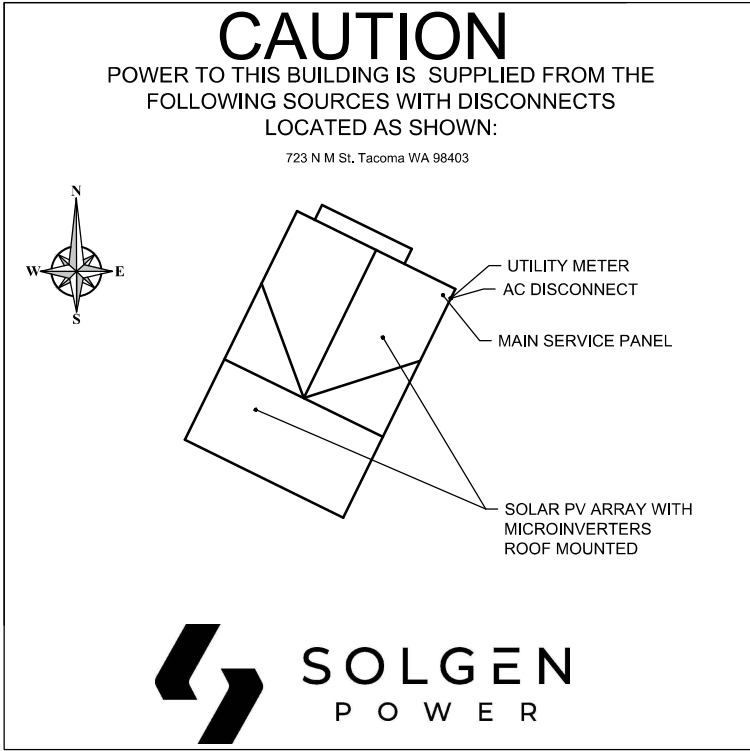
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1
PAGE #
PV 5

A | B | C | D | E | F | G | H

1
2
3
4
5

1
2
3
4
5



6"x6"

Main Panel

CAUTION
SOLAR ELECTRIC SYSTEM CONNECTED

WARNING
ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

WARNING
THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSSES.

PHOTOVOLTAIC POWER SOURCE
OPERATING AC VOLTAGE _____ V
MAX OPERATING AC OUTPUT CURRENT _____ A

WARNING
EQUAL POWER SUPPLY SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE OFF POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY

Inside Panel

SOLAR PV BREAKER
BREAKER IS BACKFED
DO NOT RELOCATE

Enphase Combiner

PHOTOVOLTAIC POWER SOURCE
OPERATING AC VOLTAGE _____ V
MAX OPERATING AC OUTPUT CURRENT _____ A

WARNING
PHOTOVOLTAIC SYSTEM COMBINER PANEL
DO NOT ADD LOADS

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

WARNING
AC MICRO INVERTERS LOCATED ON ROOF UNDER MODULES

WARNING
ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

Soladeck & Junction Boxes

CAUTION SOLAR CIRCUIT

Conduit: Every 10'

CAUTION SOLAR CIRCUIT

PV SYSTEM kWh Meter
PHOTOVOLTAIC SYSTEM kWh METER

AC Disconnect

PHOTOVOLTAIC SYSTEM AC DISCONNECT
MAXIMUM AC OUTPUT CURRENT _____ A
NORMAL OPERATING AC VOLTAGE _____ V

WARNING
ELECTRIC SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE OFF POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM



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Jared Bonea

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DATE: **2/18/2022**

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PAGE #
PV 6

ZXM6-NH120 Series

Znshinesolar 9BB **HALF-CELL Black**
Mono PERC PV Module



120

Mono Poly Solutions

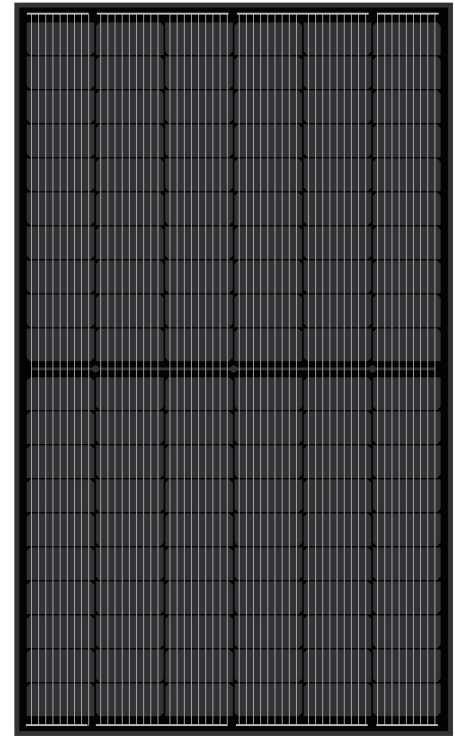
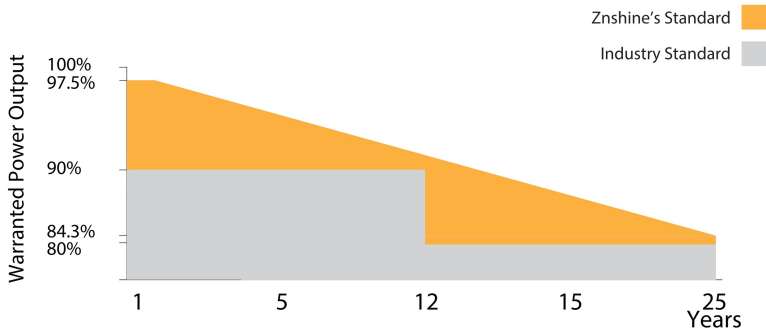
350W | 355W | 360W | 365W | 370W

Made with selected materials and components to grant quality, duration, efficiency and through outputs, the ZXM6-NH120 monocrystalline modules by ZNSHINE SOLAR(power output 350 up to 370Wp, represent a highly flexible solution for diverse installation types, from industrial rooftop plants to small home PV systems or large ground surfaces. This allows you to produce clean energy while reducing your energy bill.

ZNSHINE SOLAR' S ZXM6-NH120 Monocrystalline solar modules are tested and approved by international acknowledged laboratories, so that we can offer our customers a reliable and price-quality optimized product. The linear warranty on product outputs further ensures increased security and return on investments over time.

12 years product warranty/25 years output warranty

0.55% Annual Degradation over 25 years



9 Busbar Solar Cell

No power loss thanks to improved temperature co-efficient caused by 9 busbar solar cell



High Efficiency

Graphene coating can increase about 2W of the module efficiency by rising around 0.5% of the light transmission



Anti PID

Limited power degradation of ZXM6-NH120 module caused by PID effect is guaranteed under strict testing condition for mass production



Better Weak Illumination Response

Lower temperature coefficient and wide spectral response, higher power output, even under low-light settings



Certified to withstand the most challenging environmental conditions

5400 Pa snow load
2400 Pa wind load



Graphene Coating

Graphene coating modules can increase power generation and self-cleaning, also can save maintainance cost



ZNShine PV-Tech Co., LTD, founded in 1988, is a world-leading high-performance PV module manufacturer, PV power station developer, EPC and power station operator. With its state-of-the-art production lines, the company boasts module output of 5GW. Bloomberg has listed ZNShine as a global Tier 1 PV manufacturer and Top 4 reliable PV supplier.

ZXM6-NH120 Series Znshinesolar 9BB HALF-CELL Black Mono PERC PV Module



ELECTRICAL PROPERTIES | STC*

Module Type	ZXM6-NH120-350/M	ZXM6-NH120-355/M	ZXM6-NH120-360/M	ZXM6-NH120-365/M	ZXM6-NH120-370/M
Nominal Power Watt Pmax(W)	350	355	360	365	370
Power Output Tolerance Pmax(%)	0~+3	0~+3	0~+3	0~+3	0~+3
Maximum Power Voltage Vmp(V)	33.4	33.6	33.8	34.0	34.2
Maximum Power Current Imp(A)	10.48	10.57	10.66	10.74	10.82
Open Circuit Voltage Voc(V)	40.2	40.4	40.6	40.8	41.0
Short Circuit Current Isc(A)	11.04	11.14	11.24	11.33	11.42
Module Efficiency (%)	19.21	19.49	19.76	20.04	20.31

*STC (Standard Test Condition): Irradiance 1000W/m², Module Temperature 25°C, AM 1.5
 *The data above is for reference only and the actual data is in accordance with the practical testing

ELECTRICAL PROPERTIES | NMOT*

Maximum Power Pmax(Wp)	256.1	259.8	263.5	267.1	270.6
Maximum Power Voltage Vmpp(V)	30.9	31.1	31.3	31.4	31.6
Maximum Power Current Imp(A)	8.28	8.36	8.43	8.50	8.57
Open Circuit Voltage Voc(V)	37.2	37.4	37.6	37.8	38.0
Short Circuit Current Isc(A)	8.92	9.00	9.08	9.15	9.22

*NMOT(Nominal module operating temperature):Irradiance 800W/m²,Ambient Temperature 20°C,AM 1.5,Wind Speed 1m/s
 *The data above is for reference only and the actual data is in accordance with the practical testing

TEMPERATURE RATINGS

NMOT	44°C ±3°C
Temperature coefficient of Pmax	-0.36%/°C
Temperature coefficient of Voc	-0.29%/°C
Temperature coefficient of Isc	0.05%/°C

*Do not connect Fuse in Combiner Box with two or more strings in parallel connection

MECHANICAL DATA

Solar cells	Mono PERC 166×83mm
Cells orientation	120 (6×20)
Module dimension	1755×1038×35 mm
Weight	20.5 kg
Glass	High transparency,low iron,tempered
	Glass 3.2 mm (AR-coating)
Junction box	IP 68, 3 diodes
Cables	4 mm ² , 350 mm
Connectors	MC4-compatible

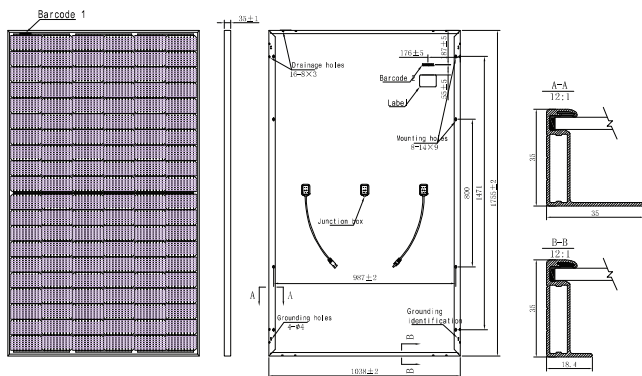
WORKING CONDITIONS

Maximum system voltage	1500 V DC
Operating temperature	-40°C~+85°C
Maximum series fuse	20 A
Maximum load(snow/wind)	5400 Pa / 2400 Pa

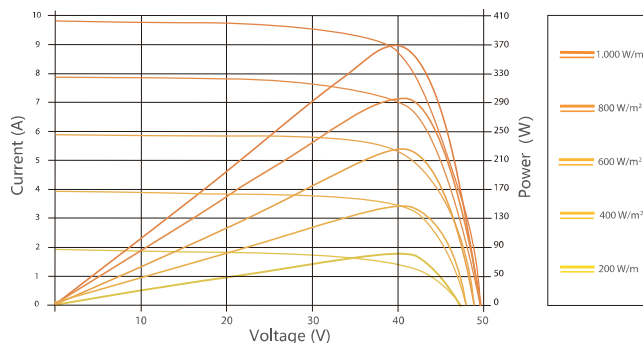
PACKAGING INFORMATION

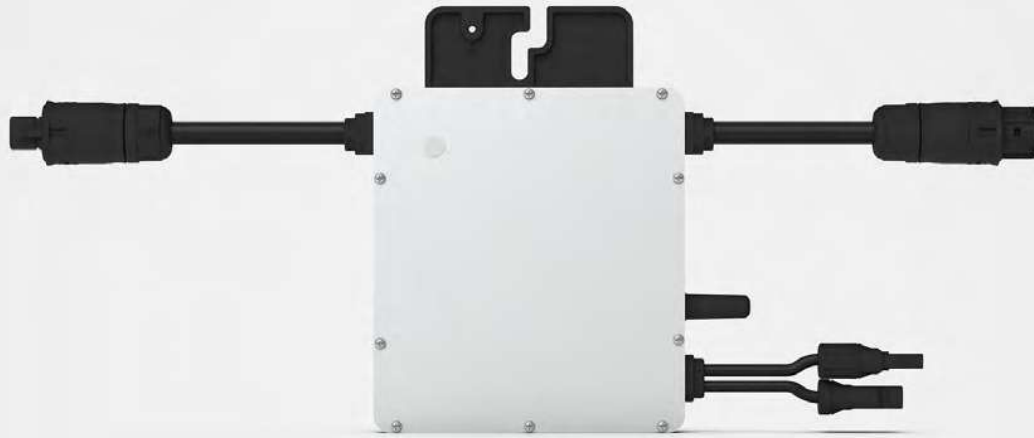
Packing Type	40' HQ
Piece/Box	30
Piece/Container	780

DIMENSION OF THE PV MODULE (mm)



I-V CURVES OF THE PV MODULE





Microinverter Datasheet

HM-300N
HM-350N
HM-400N

Description

Hoymiles 1-in-1 microinverter, which can be connected to one panel and used in various applications, is one of the most flexible solar solutions. With the maximum DC voltage of 60 V, Hoymiles microinverter is a PV Rapid Shutdown Equipment and conforms with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-218.

All of the three models listed are equipped with reactive power control and are compliant with IEEE 1547, UL 1741 and CA Rule21.

Features

01 Easy installation, just plug and play

02 With Reactive Power Control, compliant with CA Rule 21

03 Compliant with U.S. NEC-2017&NEC-2020 690.12 rapid shutdown

04 External antenna for stronger communication with DTU

05 High reliability, NEMA 6 (IP67) enclosure, 6000 V surge protection

Technical Specifications

Model	HM-300N		HM-350N		HM-400N	
Input Data (DC)						
Commonly used module power (W)	240 to 405+		280 to 470+		320 to 540+	
Maximum input voltage (V)			60			
MPPT voltage range (V)			16-60			
Start-up voltage (V)			22			
Maximum input current (A)	11.5		11.5		12.5	
Output Data (AC)						
Peak output power (VA)	300		350		400	
Maximum continuous output power (VA)	295		349		382	
Maximum continuous output current (A)	1.23	1.42	1.45	1.68	1.59	1.84
Nominal output voltage/range (V) ¹	240/211-264	208/183-228	240/211-264	208/183-228	240/211-264	208/183-228
Nominal frequency/range (Hz) ¹	60/55-65					
Power factor (adjustable)	>0.99 default 0.8 leading...0.8 lagging					
Total harmonic distortion	<3%					
Maximum units per branch ²	13	11	11	9	10	8
Efficiency						
CEC peak efficiency	96.7%					
CEC weighted efficiency	96.5%					
Nominal MPPT efficiency	99.8%					
Nighttime power consumption(mW)	<50					
Mechanical Data						
Ambient temperature range (°C)	-40 to +65					
Dimensions (W × H × D mm)	182 × 164 × 29.5					
Weight (kg)	1.98					
Enclosure rating	Outdoor-NEMA 6 (IP67)					
Cooling	Natural convection – No fans					
Features						
Communication	2.4GHz Proprietary RF (Nordic)					
Monitoring	S-Miles Cloud ³					
Warranty	Up to 25 years					
Compliance	UL 1741, IEEE 1547, UL 1741 SA (240 Vac), CA Rule 21 (240 Vac), CSA C22.2 No. 107.1-16, FCC Part 15B, FCC Part 15C					
PV Rapid Shutdown	Conforms with NEC-2017 and NEC-2020 Article 690.12 and CEC-2021 Sec 64-218 Rapid Shutdown of PV Systems					

*1 Nominal voltage/frequency range can vary depending on local requirements.

*2 Refer to local requirements for exact number of microinverters per branch.

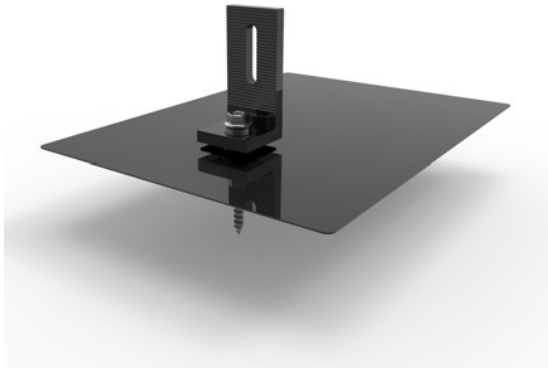
*3 Hoymiles Monitoring System.

PRODUCT LINE

Item	Product Name
CK-FTH-211	CHIKO AL Roof Hook 211

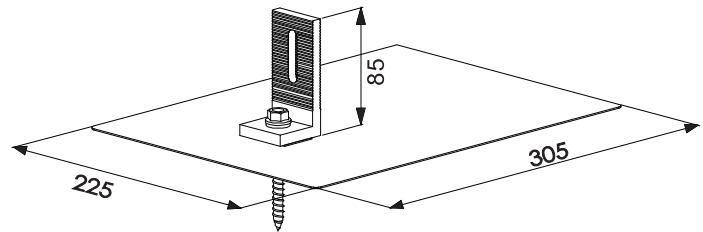
TECHNICAL DATA

Main Material	6005-T5 & SUS304
Uplift P	N*Fv (N=3)
Wind Load	Up to 60 M/S
Snow Load	1.4 KM/M ²
Hook Spacing	Up to 2000mm
Installation Site	Roman Tile Roof



AL Roof Hook 019

CHIKO L Feet matching to the Flashing, supplying the best waterproofing solution for Asphalt Shingles Roofs.



ADVANTAGES

- Enables simple, fast and cost-effective installation.
- High class anodized aluminium.
- Fasteners and rail nut configured to save extra parts purchasing.
- 100% water proofing.

UL LISTED



COMPONENT LIST

MATERIAL	QTY
AL Flashing	01
AL L Feet	01
O50 Nut	01
SUS Bolt M8*25	01
SUS M8 Wahser	02
Wooden Screw M8*90	01
Silicon Rubber	01

WARRANTY



ORDERING SPECIFICS

Standard Packaging	16PCS/CTN
Dimensions	34X25X7CM
Weight	6KG



7 RAIL

CHIKO 7R aluminium rail is designed for roof mounting system, it could applied on all roof mount system.

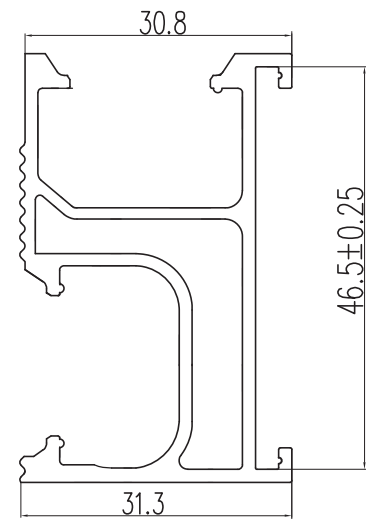
PRODUCT LINE

Item	Product Name
CK-7R-2100	CHIKO 7 RAIL 2100MM
CK-7R-3200	CHIKO 7 RAIL 3200MM
CK-7R-4200	CHIKO 7 RAIL 4200MM

TECHNICAL DATA

Main Material	AL 6005-T5
Wind Velocity	Up to 60 M/S

$X_i=31918.082 \text{ mm}^4$
 $Y_i=81501.592 \text{ mm}^4$



ADVANTAGES

- Easy installation
- Highclass anodized
- Tilt- in nut
- Universal on roof mount system

COMPONENT LIST

MATERIAL	QTY
Aluminium Rail	01

WARRANTY



UL LISTED



ORDERING SPECIFICS

Standard Packaging	8 PCS/PKG
Dimensions	2100/3200/4200mm
Weight	15/22.8/30KG



PRODUCT LINE

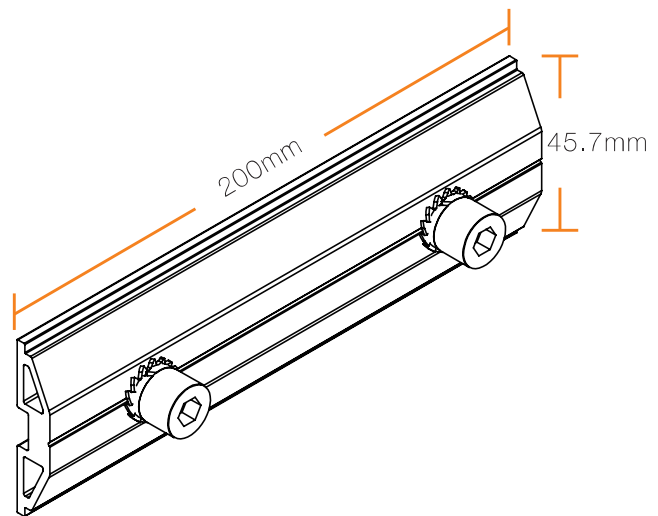
Item	Product Name
CK-FT-SKA	CHIKO 7 Rail Splice Kit

TECHNICAL DATA

Main Material	AL 6005-T5
Wind Load	Up to 60 M/S
Snow Load	1.4 KM/M ²

7 RAIL SPLICE KIT

CHIKO 7R aluminium rail splice kit is designed for 7R rail connection from back to position. The most simple and handy installation way.



ADVANTAGES

- Easy installation
- Highclass anodized

COMPONENT LIST

MATERIAL	QTY
Aluminium Rail Splice Kit	01
SUS304 Bolt M8*25	02
Star Washer	02

WARRANTY



UL LISTED



ORDERING SPECIFICS

Standard Packaging	200 PCS/PKG
Dimensions	51X38X22CM
Weight	30KG



PRODUCT LINE

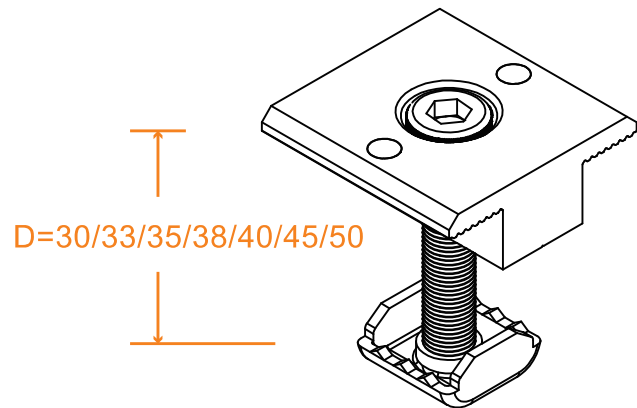
Item	Product Name
CK-FTM-K30	CHIKO Intergated Grounding Mid Clamp 30mm
CK-FTM-K33	CHIKO Intergated Grounding Mid Clamp 33mm
CK-FTM-K35	CHIKO Intergated Grounding Mid Clamp 35mm
CK-FTM-K38	CHIKO Intergated Grounding Mid Clamp 38mm
CK-FTM-K40	CHIKO Intergated Grounding Mid Clamp 40mm
...	

TECHNICAL DATA

Main Material	AL 6005-T5
---------------	------------

Intergated Grounding Mid Clamp

CHIKO end clamps is designed base on 7R rail to fix module on the end of rail, have founction of intergated grounding, 30mm to 50 mm thickness module are available.



ADVANTAGES

- Intergated Grounding
- Easy installation
- High class anodized
- Tilt- in nut

COMPONENT LIST

MATERIAL	QTY
Mid Clamp	01
SUS304 Bolt M8	01
050 SUS304 Nut	01
Rivet	02

WARRANTY



UL LISTED



ORDERING SPECIFICS

Standard Packaging	100 PCS/BOX 400PCS/CTN
Dimensions	50X38X20CM
Weight	26.8/27.5/28/28.6KG



PRODUCT LINE

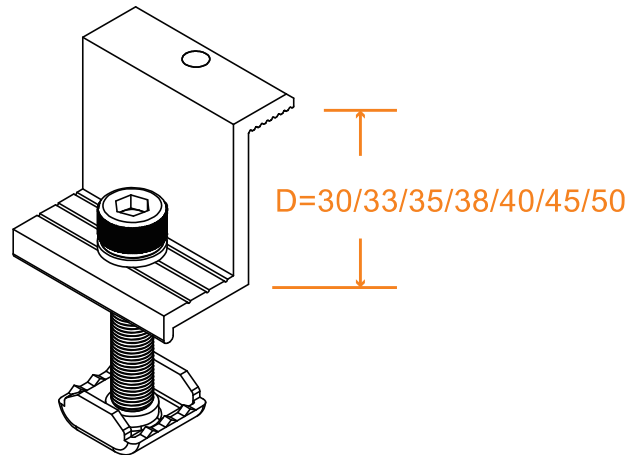
Item	Product Name
CK-FTE-K30	CHIKO Intergated Grounding End Clamp 30mm
CK-FTE-K33	CHIKO Intergated Grounding End Clamp 33mm
CK-FTE-K35	CHIKO Intergated Grounding End Clamp 35mm
CK-FTE-K38	CHIKO Intergated Grounding End Clamp 38mm
CK-FTE-K40	CHIKO Intergated Grounding End Clamp 40mm
...	

TECHNICAL DATA

Main Material	AL 6005-T5
---------------	------------

Intergated Grounding End Clamp

CHIKO end clamps is designed base on 7R rail to fix module on the end of rail, have founction of intergated grounding, 30mm to 50mm thickness module are available.



ADVANTAGES

- Intergated Grounding
- Easy installation
- High class anodized
- Tilt- in nut

UL LISTED



COMPONENT LIST

MATERIAL	QTY
End Clamp	01
SUS304 Bolt M8*25	01
SUS304 Washer M8	01
050 SUS304 Nut	01
Rivet	01

WARRANTY



ORDERING SPECIFICS

Standard Packaging	100 PCS/BOX 400PCS/CTN
Dimensions	50X38X20CM
Weight	22/24.5/25.5/26KG

Sense Energy Monitor Technical Specifications

Sense is a home energy monitoring device. It is used to measure current and voltage in the service mains and solar supply of your home. If installed outside, it must be kept dry and within specified temperature ranges. The Sense monitor should only be installed by a licensed electrician.

Monitor

(Monitor Model Nos. SM3, SM3S)

Compatibility: 120VAC (90V-130V), 60 Hz

Processor: 1 GHz ARM

Wi-Fi: 2.4 GHz 802.11b/g/n

Power Consumption: <5 watts, 0.1 amps

Dimensions: 5 3/8" H x 2 5/8" W x 1 1/4" D

Weight: 220 g

RH < 90%; Elevation < 3000 meters;

Temperature: 0 - 50°C



Current Transformers

CAT III, 300V, 200A max

May be used on uninsulated conductors

Dimensions: 3 6/16" H x 2" W x 12/16" D

Inside Diameter: 1"

Cable length: 46"

Power Cable

16 AWG (UL), THHN or THWN, 600V.

Cable length: 14"

Per UL requirements, the Sense energy monitor power cable itself is marked with all the required safety information, and compliance was verified as part of obtaining our safety certifications. It is jacketed with PVC to form a flexible power cord of UL type SVT, and marked as such.

Certifications

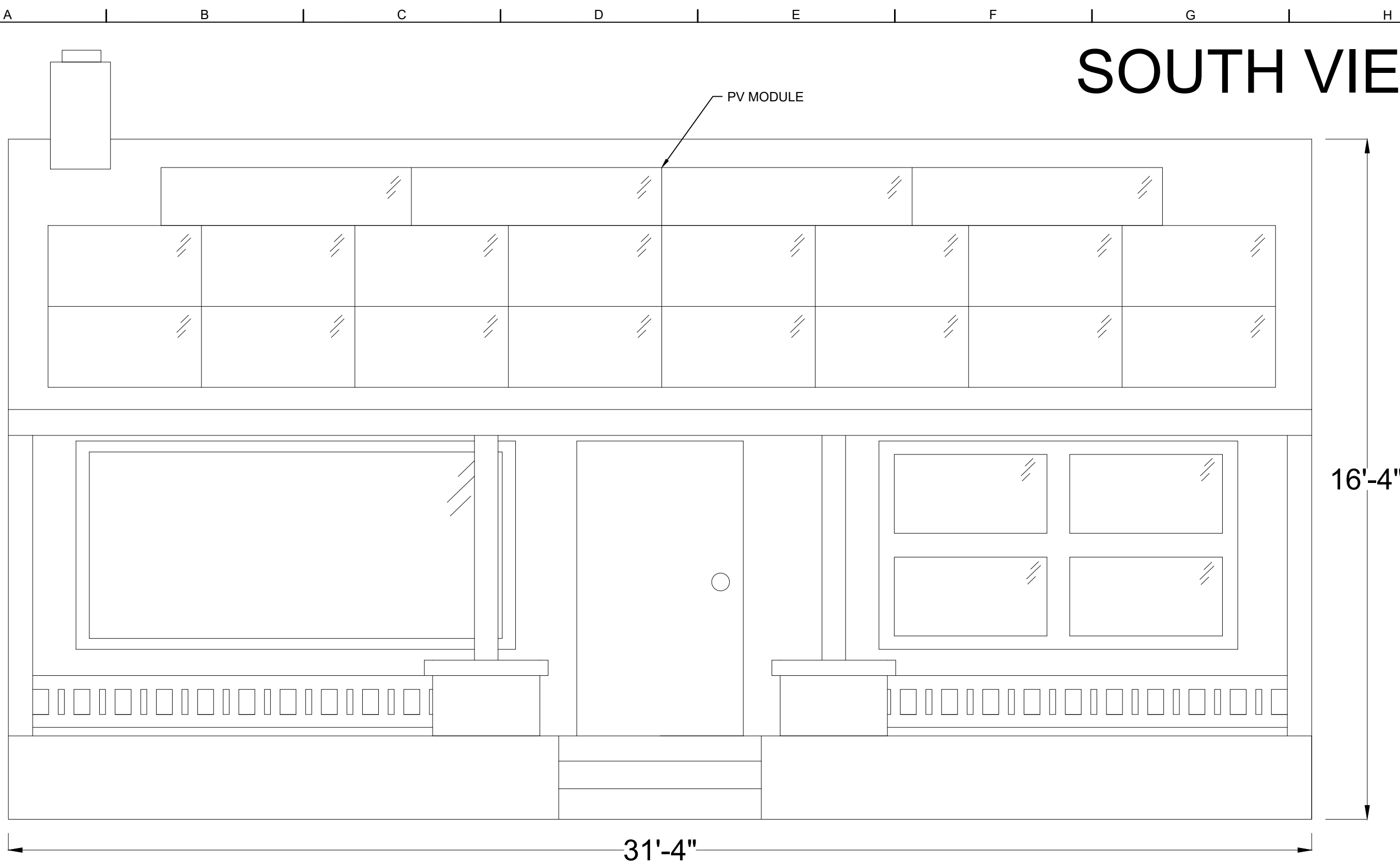
Certified to CSA STD C22.2 No. 61010-1

Conforms to UL STD 61010-1

Conforms to CAN ICES-3(B)/NMB-3(B)



SOUTH VIEW



16'-4"

31'-4"

1 MOUNTING DIAGRAM



CONFIDENTIAL - THE INFORMATION CONTAINED IN THIS PACKET AND SUBSEQUENT CUTSHEETS SHALL NOT BE USED FOR THE BENEFIT OF ANYONE OUTSIDE SOLGEN POWER. NEITHER SHALL IT BE DISCLOSED TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE EQUIPMENT, WITHOUT WRITTEN CONSENT FROM SOLGEN POWER.

SOLGEN POWER
5100 ELM RD,
PASCO, WA 99301
P: 509-931-1663

Jared Bonea
723 N M St. Tacoma WA 98403

DRAWN BY: TAM
DATE: 4/14/2022

DRAWING SCALE: CUSTOM DESIGN
1
PAGE # PV 6



February 21, 2022

Subject: Proposed Solar Panel Installation
Jared Bonea Residence, 723 N M St, Tacoma, WA

To Whom it May Concern,

Our engineering department has reviewed information, gathered by our field crews, related to the proposed solar panel installation at the above-referenced address. The purpose of our review was to determine the structural adequacy of the existing roof. Based on our review and analysis of the available information, and in accordance with governing building codes, it is our professional opinion that the existing structure is permitted to remain unaltered for the proposed solar installation.

Design Parameter Summary

Governing Building Code: 2018 Washington Building Code (2018 IBC)
Risk Category: II
Design Wind Speed: 110 mph (per ASCE 7-16)
Ground Snow Load: 21 psf

Roof Information

Roof Structure: 2x4 Rafters @ 24" O.C.
Roofing Material: Asphalt Shingles (1 layer)
Roof Slope: 22 degrees

Roof Connection Details

RT Minis into 2x rafters or truss top chords at 48" O.C., install per design drawings and manufacturer specs
Locations per design drawings
Note: Required embedment length excludes the tapered tip of the screw, and embedment into sheathing.

Analysis

The proposed installation - including weight of panels, racking, and mounts - will be approximately 2.76 psf. In the areas where panels are installed, roof live loads will not be present. The reduction of roof live load is adequate to fully or partially compensate for the addition of the panel installation. Because the member forces in the area of the solar panels are not increased by more than 5%, the stresses in the members are not increased by more than 5%, and so per section 806.2 of the International Existing Building Code (IEBC), the structure need not be altered for gravity loading.

The proposed installation will be 6" max. above the roof surface (flush mounted) and parallel to the roof surface. Therefore, any increase in wind loading on the building structure from the solar panel installation is expected to be negligible. Wind is the governing lateral load case. Because the increase in lateral loading is not increased by more than 10%, per section 806.3 of the adopted IEBC, the structure need not be altered for lateral loading.

Wind uplift on the panels has been calculated in accordance with the relevant provisions of ASCE 7-16. This loading has been used to verify the adequacy of the connection specified above. Connection locations should be in accordance with design drawings.

Conclusion

The roof structure need not be altered for either gravity or lateral loading. Therefore, the existing structure is permitted to remain unaltered. Connections to the roof must be made per the "Roof Connection Details" section above. Copies of all relevant calculations are enclosed.

Limitations and Disclaimers

The opinion expressed in this letter is made in reliance on the following assumptions: the existing structure is in good condition; the existing structure is free from defects in design or workmanship; and the existing structure was code-compliant at the time of its design and construction. These assumptions have not been independently verified, and we have relied on representations made by the property owner and his or her agents with respect to the foregoing. The undersigned has not inspected the structure for patent or latent defects.

Electrical engineering is beyond the scope of this analysis. Solar panels must be installed per manufacturer specifications. Structural design and analysis of the adequacy of solar panels, racks, mounts, rails, and other components is performed by each component's respective manufacturer and the undersigned makes no statement of opinion regarding such components. This letter and the opinions expressed herein are rendered solely for the benefit of the permitting authority (city or county building department), and may not be utilized or relied on by any other party.

If you have any questions or concerns, please contact our office at (509)-931-1663, or email me directly at Trevor.Jones@solgenpower.com.

Sincerely,

Trevor A. Jones, P.E.



2/21/2022



Load Comparison

This calculation justifies the additional solar load by comparing existing to proposed gravity loads in the location of the solar panels.

	<u>Without Solar</u>	<u>With Solar</u>	
Dead Load			
Asphalt Shingles	3	3	psf
1/2" Plywood	1	1	psf
Framing	3	3	psf
Insulation	1	1	psf
1/2" Gypsum Ceiling	2	2	psf
M,E, & Misc	1.5	1.5	psf
Solar Panel	0	2.76	psf
Total Dead Load	11.5	14.26	psf
Snow Load			
Ground Snow Load, P_g	21		psf
Exposure Factor, C_e	1		
Thermal Factor, C_t	1.1		
Importance Factor, I_s	1		
Flat Roof Snow Load	16.17		Eqn. 7.3-1 or jurisdiction min.
Slope	22		degrees
Unobstructed Slippery Surface?	No	No	
Slope Factor, C_s	1.00	1.00	
Sloped Roof Snow Load	16.2	16.2	psf
Live Load			
Roof Live Load	20	0	psf
Load Combination			
D + L _r	31.5	14.3	psf
D + S	27.7	30.4	psf
Max. Load	31.5	30.4	psf
% of original		97%	

Result:

Because the total forces are decreased, per the relevant code provisions stated in the body of the letter, the existing roof structure is permitted to remain unaltered.

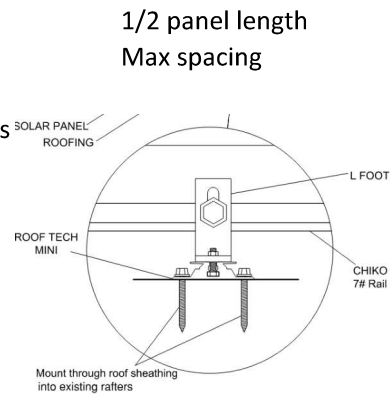


RT Mini Connection Calculation

This calculation justifies the connection of the solar panels to existing roof members, by showing the connection capacity is equal to or greater than the uplift force demands.

Connection Demand

Spacing perpendicular to rail	32.5	in
Spacing parallel to rail	48	in
Effective Wind Area on each connection	10.8	ft ²
Roof Angle	22	degrees
Wind Speed	110	mph
Exposure Coefficient, K_z	0.93	
Topographic Factor, K_{zt}	1	
Directionality Factor, K_d	0.85	
Elevation Factor, K_e	1.00	
Velocity Pressure, q_z	24.5	psf



	Zones 1, 2e	Zones 2n, 2r, 3r	Zone 3e	
GC _p (max)	1.5	2.5	3.6	
Exposed Panels? ($\gamma_E = 1.5$)	No	No	No	
Pressure Equalization Factor, γ_a	0.79	0.79	0.79	
Uplift Force	28.9	48.1	69.3	psf
Max. Uplift Force / Connection (1.0 WL)	312.8	521.3	750.7	lbs
ASD Factored (0.6 WL)	187.7	312.8	450.4	lbs
Solar Dead Load (0.6 DL)	17.9	17.9	17.9	lbs
Max. Uplift Force (0.6 WL - 0.6 DL)	169.7	294.9	432.5	lbs

Connection Capacity

Connection Type	RT Mini into 2x Rafter
Total Allowable Capacity	447.0 lbs (per manufacturer)

Compare ASD Factored Demand to Capacity

Demand	432.5 lbs
Capacity	447.0 lbs

Result Capacity exceeds demands. Therefore, connection passes.

From: [Barnett, Elliott](#)
To: [Johnson, Susan](#); [McKnight, Reuben](#)
Subject: Home In Tacoma to LPC
Date: Thursday, April 21, 2022 10:54:58 AM
Attachments: [HITP Email Update 04-12-22.pdf](#)

Hi to you both,

Please provide the LPC with the attached public notice requesting comments to the Planning Commission along with my introductory comments below.

The notice provides an overview of the upcoming Home In Tacoma – Phase 2 process. The Planning Commission is currently seeking input on how to make the project successful. We are asking two key questions:

- What topics need to be studied or better understood?
- How should the City structure the engagement process?

We invite the LPC to participate at this early point in the process by providing comments on project scope of work. Though the oral comment opportunity is past (the Public Hearing was April 20th), written comments are welcome through April 30th. Furthermore, the Landmarks Preservation Commission has already been active as part of Home In Tacoma Phase 1 (see the attached comment letter to the City Council).

As reflected by the City Council’s Home In Tacoma Phase 1 policies, there is a substantial nexus between housing and historic preservation. The LPC is an important stakeholder group to help identify how the City should study and understand that nexus. At the meeting next week, I will request that we work together to set up regular coordination at key project milestones.

Here are some of those policies:

Policy DD–13.1 Encourage the protection and restoration of high-quality historic buildings and places that contribute to the distinctive character and history of Tacoma’s evolving urban environment.

Policy DD–13.10 Encourage and support adaptive reuse and conversions of historically significant and existing viable older structures through methods including:

- a. Create regulatory incentives that favor housing unit conversion in existing buildings over demolition and replacement
- b. Evaluate subdivision standards for opportunities where flexibility could allow retention of an existing structure
- c. Evaluate incentives and support for reuse and conversion of abandoned houses
- d. Evaluate non-life safety Building Code flexibility for conversion of existing structures (such as ceiling height)
- e. Designate land available for houses being relocated as part of redevelopment

Policy DD-13.11 Discourage the unnecessary demolition of older viable and historically significant structures through a range of methods including:

- a. Develop regulations that encourage new development on vacant or underutilized spaces and reuse of existing structures
- b. Develop a proactive survey program for the identification, documentation and preservation of historically and culturally significant buildings in all areas of the City, particularly those historically underserved and underrepresented
- c. Expand current demolition review code language to protect structures of historical or cultural significance outside of current historic districts
- d. Avoid creating an economic incentive for demolitions within Historic Districts

Policy DD-13.12 Encourage infill that is architecturally compatible within surrounding contexts through appropriate scale and design controls both within Historic Districts and citywide.

Thank you!

Elliott

Elliott Barnett, Senior Planner (he, him)

City of Tacoma – Long Range Planning

www.cityoftacoma.org/planning

747 Market Street, Room 345

Tacoma, Washington 98402

(253) 312-4909

[Take our survey](#)



Planning Commission Public Hearing

Tacoma's Planning Commission is inviting community input on the proposed process, timeline, and engagement strategies for Home In Tacoma – Phase 2. The effort will implement the City's new housing growth strategy through zoning, standards, affordability actions, and actions to support housing growth.

Everyone has a stake in housing and neighborhoods, and there is high interest in participating in Home In Tacoma – Phase 2. In recognition of the significance of the effort, the Planning Commission is requesting your ideas about how to make the project successful.

Review the draft Home In Tacoma – Phase 2 Scoping and Assessment Report at www.cityoftacoma.org/homeintacoma. The report summarizes the project background, schedule, outcomes, and engagement strategies.

To provide your input, write to homeintacoma@cityoftacoma.org through April 30, 2022.

You can also provide oral comments to the Commission at the Public Hearing on April 20, 2022. Visit the [Planning Commission](#) webpage to learn how to join the meeting.

After gathering this early input, the Planning Commission will finalize the project scope of work, and we will get to work on community engagement and analysis.

Home In Tacoma – Phase 1

On December 7, 2021, the City Council adopted Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package.

The Council's action establishes a **new housing growth vision** for Tacoma supporting Missing Middle Housing options, designates Low-scale and Mid-scale Residential areas, and strengthens policies on infill design, affordability, anti-displacement, and other goals.

The complete package is available at www.cityoftacoma.org/homeintacoma.

Home In Tacoma – Phase 2 Project Overview

Home In Tacoma – Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals.

Because housing and neighborhoods are important to all of us, there is strong interest in participating as Tacoma crafts new housing rules. The City is now working on engagement strategies to support broad community participation.

The Phase 2 scope of work will include

1. Zoning changes for Low-scale and Mid-scale Residential designations
2. Strengthened design standards
3. Development of an anti-displacement strategy
4. Enhancement and expansion of regulatory affordability tools
5. Actions to ensure that infrastructure and services are adequate to support growth
6. Actions to address the potential demolition of older structures
7. Actions to create green, sustainable, and climate-resilient housing
8. Actions to promote physical accessibility
9. Review of City of Tacoma permitting and processes
10. Education and technical support for developers and the public

Tentative 2022 to 2023 Process

- **Project Initiation (February to April 2022)**
- Information gathering and engagement
- Preliminary alternatives
- Planning Commission public hearing
- City Council review process

How to learn more

The Home In Tacoma webpage will continue to be the place to learn more – visit and share www.cityoftacoma.org/homeintacoma. You can also send an email to planning@cityoftacoma.org, or call (253) 312-4909.

The City of Tacoma launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma's housing growth policies and zoning. You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word! We hope you will continue to participate.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4



City of Tacoma
Landmarks Preservation Commission

April 6, 2021

Anna Petersen, Chair
Tacoma Planning Commission
747 Market St Rm 345
Tacoma, WA 98402

RE: Home in Tacoma

Dear Chair Petersen:

The City of Tacoma's Landmarks Preservation Commission (LPC) thanks the Planning Commission for the opportunity to provide comments on the Home in Tacoma proposal, and appreciates the outreach by City staff to present the proposal and gather our initial feedback on the policy phase of Home in Tacoma. I am pleased to offer the following comments on behalf of the LPC.

The LPC firmly believes that preservation is part of the solution for the challenge of affordable housing in Tacoma. Tacoma is a city that retains much of its historic character, and residents and visitors alike benefit from our rich historic built environment. Retaining that sense of place and identity is an important consideration in the development of housing policy.

The current proposal is a significant change for the City and one that will hopefully address the issue of affordability, choice, and availability. However, the transition away from single-family zoning will result in marked changes to Tacoma's built environment and must be undertaken in a careful and inclusive manner in order to retain the character, identity, and essential qualities of our City.

Many of our denser historic residential areas, such as the North Slope Historic District, possess a historic mixed density of buildings, including apartment buildings, duplexes and triplexes as well as single-family homes. Historically, these areas were well served by streetcars and were dense, walkable areas. Some of the outcomes the Home in Tacoma policies seek to achieve already exist due to the historical development of some of our neighborhoods prior to the first zoning codes in Tacoma.

Overall, the primary concern of the LPC is the protection of the essential characteristics and qualities of our neighborhoods and their built environment, which make our City a place that we are proud of and that makes others want to call this place home. We look forward to continuing to work on future design guidelines that will help protect the historical and cultural character of our City while moving it forward into the future.

The LPC offers the following recommendations around three key themes that need to be addressed in moving forward with this proposal: New Development, Equity and Anti-Racism, and Sustainability.

New Development

New development should be focused on currently vacant spaces first, and then on adaptive reuse of existing structures, particularly those that have historical or cultural value to the community. If demolition

is proposed, policies should prioritize underutilized spaces (e.g., prioritizing proportionally small structures on large lots), and existing structures that are non-contributing or non-conforming to the historical development of a neighborhood.

The LPC does not believe that exempting historic districts from zoning changes resulting from Home in Tacoma is appropriate. However, we do anticipate a marked increase in the number of requests for demolition permits in these areas. This would affect City staff and LPC resources significantly and result in large impacts to level of service.

Recommendations:

- Prioritize development on vacant land first.
- Provide regulatory incentives to prioritize adaptive reuse of viable structures.
- Create policies and regulations to dis-incentivize demolition (e.g., limit development potential on parcels where a historically designated structure is proposed for demolition).
- Focus demolition on underutilized spaces and existing structures that are non-contributing or non-conforming.
- Address the resource strain to City staff and the LPC if policies increase the request for demolition within historically designated zones and districts.

Equity and Anti-Racism

Current City code includes demolition review of existing City landmarks, structures within historic districts, and limited review for other structures citywide, but does not include most single-family residential structures in the City. Designated landmarks and historic districts in our City do not currently represent the geographic and cultural diversity of our City's history. If demolition review continues in its current state, the demolition related impacts from Home in Tacoma would not be mitigated. Historic resources representing underserved parts of the community would be disproportionately affected. In stark terms, this would mean that this proposal would have potentially racist consequences in essentially erasing the physical remnants of our City's diverse history. There needs to be a recognition of this fact and measures taken to address it moving forward.

In addition to addressing the potential loss of historic resources in underrepresented neighborhoods in Tacoma, it is just as important to have policies and regulations that prevent the physical displacement of these communities. Some of the most affordable housing currently exists in these neighborhoods, particularly in Central Tacoma, South Tacoma, and the East Side. This affordability means that these neighborhoods will face increased development pressure within the scope of the current proposal.

It is clear that the current proposal addresses "affordability" and not necessarily the "crisis" of housing in Tacoma. It is unclear for whom the proposed housing will be "affordable." There are significant racial and socioeconomic issues that underlie the issue of "affordability" and of the "crisis" that are not being addressed in this proposal. There are underserved and underrepresented communities who are suffering as part of a real housing "crisis" in our City, and the current proposal does not recognize or address this issue.

Recommendations:

- Recognize that the demolition of viable and historically significant structures outside of current historic districts, which are located primarily in North Tacoma, is a significant equity issue.
- Expand current demolition review code language to protect structures of historical or cultural significance outside of current historic districts
- Devote funding and resources to the proactive identification, documentation, and preservation of historically and culturally significant buildings in all areas of the City, particularly those historically underserved and underrepresented.
- Create policies and regulations to address the preservation of existing affordable housing stock and prevent or mitigate displacement by prioritizing home ownership and the retention of existing communities.
- Be transparent in regards to who benefits from this effort to address “affordability” and who is left out, particularly in regards to the “crisis” of homelessness and the issue of home ownership.

Sustainability

The current proposal will lead to an increase in demolition across the City. The waste stream impacts from redevelopment resulting from Home in Tacoma implementation will be significant. Demolition is often the least sustainable solution, with the most sustainable building being the one that is currently standing. Strong policy is needed to encourage adaptive reuse as the most sustainable solution. This is in line with the City’s sustainability goals. Historic preservation can help move our City forward in a sustainable manner that uses the resources of the past to serve the needs of the present while not sacrificing those of the future.

Recommendations:

- Provide regulatory incentives to prioritize adaptive reuse of viable structures.
- Adopt robust architectural salvage requirements for demolition permits, when demolition is the preferred alternative.

We look forward to continuing our collaboration with the Planning Commission on these issues as the current proposal moves forward to City Council and on the resulting amendments to the Land Use Code and related development guidelines.

Sincerely,



Kevin Bartoy, Chair
Tacoma Landmarks Preservation Commission

From: [Bruce McDowell](#)
To: [Johnson, Susan](#)
Subject: Fwd: April 13th meeting re 811 Ainsworth
Date: Thursday, April 14, 2022 12:45:08 PM

Begin forwarded message:

From: Bruce McDowell <bmcdowell@harboret.com>
Subject: April 13th meeting re 811 Ainsworth
Date: April 14, 2022 at 12:42:16 PM PDT
To: Reuben McKnight <Reuben.McKnight@ci.tacoma.wa.us>
Cc: Karen Harding <kdharding@harboret.com>, Richard Dorsett <Dorsett.richard@gmail.com>, Ronn Johanson <johansonsr@harboret.com>, Ron Perrillo <ronperrillo@gmail.com>, BRAD WILLS <willssbw@aol.com>, Sarah ButlerWills <sbutlerw33@gmail.com>, Liz Dorsett <lizdorsett@me.com>

Reuben,

This is from Bruce McDowell at 815 N. Ainsworth. If possible, I would very much appreciate it if this could be forwarded to the members, especially the voting members of last night's meeting.

First, I appreciate all of your unpaid time and the expertise you bring to this role as well as of the City's staff including the LPC's work on this. That said, as a person who has lived next door, literally feet from the 811 Ainsworth property for decades, I have some comments.

Mr. Guido, Tony, obviously bears most responsibility for this situation, the fiasco. However, your group has obvious impact, too.

Your mandate is historical preservation, not the concerns of neighbors. However, I was deeply struck by how little your decision's impact on us and other immediate neighbors to 811 mattered. One member (Deborah Cade?) did mention briefly how neighbors have lived with this for a long time and how the commission's rejection of the design and further delay would be bad for us. Otherwise, we were completely irrelevant.

That the City staff approved the design didn't matter to the LPC last night. That's obviously fine legally and within your group's role. Still very disappointing to neighbors as we listened.

For me and my wife, as the immediate next door neighbors at living at 815 Ainsworth, the 2016 design may be slightly better than the proposed (rejected) one, though the differences seem minimal. However hearing quibbling over the front window design was, well....

I did laugh at descriptions of the “charm” of the original 811 structure . As noted, it had been modified (in unappealing ways). It was not Victorian, craftsman, Bauhaus, or Brutalist, but rather, I believe the correct architectural term is Dump. When Tony illegally tore down the place, it was rotting. We saw this firsthand. Not sure how long it would have survived without his demolition anyway.

It's on Mr. Guido to follow your decision. He's the guilty party here. I only hope that in the future you at least consider your decision's effect on the neighbors' plight. We don't live, as one commissioner mentioned about herself , somewhat nearby. Our experience isn't just site visits to 811. We live with this intimately, daily. Please consider the neighbors.

Bruce McDowell
815 N. Ainsworth

THE CITY OF TACOMA PRESENTS

HISTORIC PRESERVATION MONTH

MAY 2022



MANY VOICES. MANY STORIES.

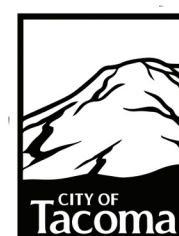
EVENT SCHEDULE

MAY 3 HP MONTH PROCLAMATION • **MAY 5** CROATIAN BOAT BUILDING IN THE SOUTH SOUND • **MAY 17** SOUTH SOUND DAY OF REMEMBRANCE: LANGUAGES OF MEMORY (WA STATE HISTORICAL SOCIETY) **MAY 24** COMMUNITY ARCHIVES **MAY 26** HP MONTH AWARDS PRESENTATION AND MUCH MORE!

All images courtesy of the Northwest Room at Tacoma Public Library

IT HAPPENED HERE.

Tacoma's past is deeply rooted. Carrying that history forward through restoration and adaptive reuse honors that legacy and supports vibrant, engaging neighborhoods.



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