

## Members

Kevin Bartoy, Chair  
Jennifer Baersten, Vice-Chair  
Sarah Hilsendeger  
Laurel McQuade  
Alex Morganroth  
Bryan Rousseau  
Lysa Schloesser  
Jenny Sullivan  
George Zeno  
Deborah Cade, North Slope Ex-Officio



# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

### Staff

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

**Date:** July 26, 2023

**Location:** Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

### Commission Members in Attendance:

Jennifer Baersten, Vice-Chair  
Sarah Hilsendeger  
Alex Morganroth  
Bryan Rousseau  
Lysa Schloesser  
Jenny Sullivan  
George Zeno

### Commissioner Members Excused:

Kevin Bartoy, Chair  
Laurel McQuade  
Deborah Cade, North Slope Ex-Officio

### Commission Members Absent:

N/A

### Staff Present:

Reuben McKnight  
Susan Johnson  
Mary Crabtree

### Others Present:

Josh Kropf  
Curtis Costner  
Katie Pratt  
Steve Wachtler  
Jim Carleton  
Ellen Miro  
Monette Hearn

Vice-Chair Baersten called the meeting to order at 5:33 p.m.

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

## 2. ROLL CALL

## 3. PUBLIC COMMENT

Johnson reported that no written comments were received for public comment.

## 4. CONSENT AGENDA

The agenda was approved as submitted.

### A. Excusal of Absences

- Kevin Bartoy
- Laurel McQuade
- Deborah Cade

### B. Approval of Minutes

There were no minutes for approval.

### C. Administrative Review: N/A

## 5. DESIGN REVIEW

### A. 310 S. 9th St. (Rialto Theater) *Roof Repairs*

Johnson read the staff report as provided in the packet.

Kropf provided additional information regarding the replacement and removal of the roof, mold remediation, and funding for improvements.

Commissioner Hilsendeger expressed appreciation for the project.

*Commissioner Morganroth moved that the Landmarks Preservation Commission adopt as findings the staff analysis and approve the application for roof repairs at 310 South 9th Street as submitted. Commissioner Hilsendeger seconded the motion. The motion passed unanimously.*

### B. 1601 N. 8th St. (NSHD) *Front Porch Repairs*

Johnson read the staff report as provided in the packet.

*Commissioner Sullivan moved that the Landmarks Preservation Commission adopt as findings the staff analysis and approve the application for porch repairs at 1601 North 8th Street as submitted. Commissioner Rousseau seconded the motion. The motion passed unanimously.*

## 6. BOARD BRIEFINGS

### A. 3319 S. Adam Street (Oakland School) *Renovation*

Johnson read the staff report as provided in the packet.

Pratt presented the proposed project, including a project overview, standards for rehabilitation, and the condition and treatment approach of historic features, noting the brick stone, sandstone, roofing, and windows.

Commissioner Hilsendeger asked about the plan for the windows with louvers on the lower level and the existing protruding air conditioning units.

Vice-Chair Baersten asked about glazing, patching on the decorative sandstone elements, and potential work planned for the addition.

Commissioner Hilsendeger asked about the condition of the chimney.

### B. 725 E. 25th (U-Haul) Update

Johnson read the staff report as provided in the packet.

Carleton provided additional information on the proposed project, including original conditions and materials and proposed changes.

Commissioner Hilsendeger asked about signage on the hopper and referenced original Commission feedback to preserve the hopper without signage.

McKnight provided background on integrity issues and the complexity of multiple past alterations in the project.

Vice-Chair Baersten requested information on whether a preservation consultant was hired, how it was determined that the siding is not original, if any wood siding would be kept, types of siding being proposed, window treatments being pushed out to match the outer siding profile, and how the timber framing will be affected by seismic upgrades.

Commissioner Hilsendeger asked staff about the process of requesting special consideration to deviate from the code.

Discussion ensued regarding the functionality, size, and design of the proposed siding materials and whether there is

a preference for other materials over insulated metal panels.

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

### **A. Tacoma's Black Heritage Survey Update**

McKnight read the staff report as provided in the packet.

Mirro and Hearn provided an overview of the survey and the program's progress, including the number of identified sites, significant Black history that has been identified, segregation and redlining, Tacoma Landmarks, and the Equity Index.

Commissioner Zeno expressed appreciation, noted his connection to this project, and asked how the Commission can fit into this project.

Commissioner Sullivan asked if the survey is part of a greater national project or if it is solely focused on Washington.

Commissioner Zeno asked if there is a specific timeperiod for this project and provided the example of the Buffalo Soldiers Museum.

Ellen Mirro expands on their selection and research and what is taken into account.

### **B. Equity Committee updates**

There were no Equity Committee updates.

### **C. Events & Activities**

- Broadening Horizons Heritage Café Series will resume this fall, possibly in September (TBD). Details pending.
- A site visit for the Commission is in the works for the Willamette Casket Building; date is pending.

Commissioner Sullivan suggested a site visit to Casket Company (Willamette Building) during Halloween.

McKnight informed the Commission that the resolution to designate the Willamette Casket Building as a City Landmark will be on the City Council's agenda on August 1, 2024.

## **8. CHAIR COMMENTS**

The meeting was adjourned at 7:43 p.m.