

**Members**

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



# Agenda

## Landmarks Preservation Commission Planning and Development Services Department

**Date:** January 22, 2025  
**Time:** 5:30 p.m.  
**Location:** Hybrid (see below)

**Staff**

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

**INFORMATION ABOUT HYBRID MEETINGS**

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building at 747 Market St., Room 243, and can also be attended at <https://zoom.us/j/89120046605> or by dialing +1 (253) 215-8782 and entering the meeting ID 891 2004 6605 when prompted. Microphones will be muted and cameras turned off for all attendees during the meeting, except for the Commissioners and presenters.

- | 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS | PAGE # | TIME |
|--|--------|------|
| 2. ROLL CALL                           |        |      |
| 3. PUBLIC COMMENT                      |        |      |

Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to [landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org), put in the subject line "LPC Meeting 01/22/25", and clearly indicate which agenda item(s) you are addressing.

**4. CONSENT AGENDA**

- A. Excusal of Absences
- B. Approval of Minutes: 03/27, 04/10, 05/08, 06/12, 06/26, 07/24, 08/28, 09/11, and 09/25/2024
- C. Administrative Review:
  - 516 N. K St – foundation repair

**5. BOARD BRIEFINGS**

- |   |       |    |      |
|---|-------|----|------|
| A. Cushman/Adams Substations Future Reuse Study<br><i>Project status update</i> | Staff | 27 | 20 m |
|---|-------|----|------|

**6. BOARD BUSINESS/COMMUNICATION ITEMS**

- |                             |            |    |     |
|-----------------------------|------------|----|-----|
| A. Officer Elections        | Commission |    | 5 m |
| B. Equity Committee updates | Commission |    | 5 m |
| C. Events & Activities      | Staff      | 28 | 5 m |

**7. CHAIR COMMENTS**

*This agenda is for public notice purposes only. Complete applications are posted online at [www.cityoftacoma.org/lpc-agenda](http://www.cityoftacoma.org/lpc-agenda).*



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¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском?  
ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**





## Members

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

# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** March 27, 2024

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

### Commission Members in Attendance:

Kevin Bartoy, Chair  
 Jennifer Baersten, Vice-Chair (arrived at 5:33 p.m.)  
 Sarah Hilsendeger  
 Laurel McQuade  
 Alex Morganroth  
 Bryan Rousseau  
 Lysa Schloesser  
 Jenny Sullivan (arrived at 6:04 p.m.)  
 George Zeno (arrived at 5:39 p.m.)  
 Deborah Cade, North Slope Ex-Officio

### Staff Present:

Reuben McKnight  
 Susan Johnson  
 Tina Nailor  
 Mary Crabtree  
 Christina Caan, City Manager's Office  
 Beth Jarot, Office of Sustainability

### Others Present:

N/A

### Commissioner 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. PUBLIC COMMENT

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

## 4. CONSENT AGENDA

The agenda was approved as submitted.

### A. Excusal of Absences: N/A

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

### C. Administrative Review:

- Fire Station 11, 3802 McKinley Ave – reroofing
- Willamette Casket Bldg, 2926 S. Steele St. – 2 entry canopies, window adjustments

## 5. BOARD BRIEFINGS

### A. Program Updates

Vice-Chair Baersten arrived here at 5:33 p.m.

Caan and Jarot outlined Resolution No. 41385 regarding deconstruction and salvage, including its adoption, direction, and key topic areas.

Commissioner Zeno arrived here at 5:39 p.m.

Discussion ensued regarding an inventory system for salvaged and deconstructed materials storage, partnerships on the retail side, the intersection of health and environment, working with approved salvage companies, age/year of construction, incentivizing versus mandates for deconstruction projects and material reuse, and the range of materials that can be salvaged.

Commissioner Sullivan arrived here at 6:04 p.m.

McKnight provided an update on Historic Preservation Month, the South Tacoma Mixed Use Center Historic Property Survey, the Economic Incentives Study, the Comprehensive Plan and Regulatory Code Update, the Black Heritage Survey, and the status of the potential Historic District Moratorium.

Discussion ensued regarding the challenges of the potential historic district moratorium and whether it would affect State grant funding for current or upcoming work.

## 6. BOARD BUSINESS/COMMUNICATION ITEMS

### A. Equity Committee updates

There were no Equity Committee updates.

### B. Events & Activities

- The Washington State History Museum Store's new Community Gallery will have its first exhibition, "Matriarch," on view from February 24 through May 20, 2024.
- Tacoma Evergreen (Evergreen State College – Tacoma campus):
  - Saturday, April 13, 2024 at 11 a.m. – Black History Preservation: Call & Response and on
  - Saturday, May 11, 2024, at 10 a.m. – Summit for Black History in Washington State
- McMenamans Elks Temple: Sunday, April 14, 2024, at 1:00 p.m. – McMenamans History Lecture
- Tacoma Public Library:
  - March 28, 2024, at 4 p.m. – Fix-It Night (Moore Branch)
  - March 30, 2024, at 10 a.m. – Woman's History Month Scavenger Hunt (Fern Hill, Kobetich, Moore, Mottet, South Tacoma, Swasey, Wheelock)
- Asia Pacific Culture Center: Monthly Taste of Asia (free event): April 6, 2024, Cambodia cuisine at APCC
- Museum of Glass: September 2023 through April 2024; Art Deco Glass exhibition from the David Huchthausen Collection
- Tacoma Historical Society: ongoing on-site exhibit, "Bustles to Blue Jeans: 120 Years of Clothing Tacoma"
- Seymour Conservatory:
  - February 14, through March 31, 2024, Wednesdays through Sundays at 10 a.m. – Flower Show of Splendor!
  - April 14-28, 2024 at 12 p.m. – Champion Tree Tour

## 7. CHAIR COMMENTS

The meeting was adjourned at 6:52 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/lpc-agenda>*



## Members

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

# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** April 10, 2024

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

### Commission Members in Attendance:

Kevin Bartoy, Chair  
 Jennifer Baersten, Vice-Chair  
 Sarah Hilsendeger  
 Laurel McQuade  
 Bryan Rousseau  
 Jenny Sullivan  
 Deborah Cade, North Slope Ex-Officio

### Staff Present:

Reuben McKnight  
 Susan Johnson  
 Tina Nailor  
 Mary Crabtree

### Others Present:

N/A

### Commissioner Members Excused:

Alex Morganroth  
 George Zeno

### Commission Members Absent:

Lysa Schloesser

Chair Bartoy called the meeting to order at 5:32 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:

- Alex Morganroth
- George Zeno

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

### C. Administrative Review: N/A

## 5. BOARD BUSINESS/COMMUNICATION ITEMS

### A. Historic Preservation Awards

The Commission discussed numerous local individuals, organizations, and businesses, and selected the 2024 award winners. This year's Historic Preservation Awards categories and recipients are as follows:

Award Category	2024 Recipient
Outstanding Achievement in Community Engagement	Save Historic Parkland School community group/project
Outstanding Achievement in Sustainability	Willamette Casket Company Building, 2916 S. Steele St.
Outstanding Achievement in Broadening Perspectives in Preservation	Washington State Historical Society, for "Boldt at 50"
Outstanding Achievement in Housing	506 N. L St.
Outstanding Achievement in Partnerships in Preservation	Tacoma Evergreen, for the Remnant Project and Black History visioning work
Outstanding Achievement in Leadership in Preservation	Artifacts Consulting, Inc.
Outstanding Landmark Nomination	Two award winners: Immanuel Presbyterian Church, 901 N. J St.; McFarlane House, 314 N. Yakima Ave.
Outstanding Heritage/Legacy Business	Radio Club of Tacoma, 1249 S. Washington St.
Outstanding Achievement in Commercial Renovation	Cider & Cedar, 744 Market St., #102B
Excellence in Historic Preservation	Blue Mouse Theater, 2611 N. Proctor Ave.
Outstanding Career Achievement	Michael Lafreniere

### B. Equity Committee updates

There were no Equity Committee updates.

### C. Events & Activities

- Washington State Annual History Awards will be presented on Saturday, May 4, 2024.
- Call and Response: Documenting Black History in Tacoma. Saturday, April 13, 2024, at 11 a.m.
- McMenamins History Pub at the Spanish Ballroom (Elks Temple) on Sunday, April 14, 2024, at 1 p.m.
- The Grand Cinema is hosting a showcase of historic film, video, and audio highlights from recently digitized material in the Northwest Room's local history collections on May 4, 2024, at 4:30 p.m.
- South Sound Japanese American Day of Remembrance on May 16, 2024, at 3:30 p.m. at the Washington State History Museum.
- Eastside Story Fest - May 18, 2024, Tacoma Public Library's Northwest Room and Community Archives Center
- May is Historic Preservation Month. Some of the events include but are not limited to the following:
  - May 3: Walking tour of Fernhill with Pretty Gritty Tours at 6 p.m.
  - May 4: Tacoma In Motion: Free public screening of recently digitized audio and video files from the Northwest Room's local history collections at 4:30 p.m. at Grand Cinema
  - May 7: City Council Proclamation, annual program report on April 10, 2024
  - May 11: Summit on Black History and Preservation in Washington State, at 10 a.m. at Tacoma Evergreen campus, 1210 6<sup>th</sup> Ave.
  - May 15: Walk Tacoma – Old Town History Walk at 6 p.m.
  - May 16: Japanese American Day of Remembrance, at the Washington State History Museum at 3:30 p.m.
  - May 18: Eastside Story Fest at 1 p.m. at Eastside Community Center, 1721 East 56th St.
  - May 23: Annual Tacoma Historic Preservation Awards ceremony at 6 p.m. at the Blue Mouse Theater, 2611 N. Proctor St.

**6. CHAIR COMMENTS**

Commissioner Hilsendeger requested an update on the RFP process for the Historic Preservation Incentives Study. Vice-Chair Baersten requested information on the Frisco Freeze building.

The meeting was adjourned at 6:48 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/lpc-agenda>*







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Kevin Bartoy, Chair  
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 Alex Morganroth  
 Bryan Rousseau  
 Lysa Schloesser  
 Jenny Sullivan  
 George Zeno  
 Deborah Cade, North Slope Ex-Officio  
 Gia Mugford, Wedge Ex-Officio

# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** May 8, 2024

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

### Commission Members in Attendance:

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

### Staff Present:

Reuben McKnight  
 Susan Johnson  
 Tina Nailor

### Others Present:

Michael Gorman  
 Gretchen Newton  
 Amy Manny

### Commissioner Members Excused:

Laurel McQuade  
 Deborah Cade, North Slope Ex-Officio

### Commission Members Absent:

N/A

Chair Bartoy called the meeting to order at 5:33 p.m.

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

The commissioners took a moment to introduce themselves, as they welcomed newly appointed members.

## 2. ROLL CALL

## 3. PUBLIC COMMENT

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

## 4. CONSENT AGENDA

The agenda was approved as submitted.

### A. Excusal of Absences:

- Laurel McQuade
- Deborah Cade

### B. Approval of Minutes: 07/12/23

The minutes of the July 12, 2023, meeting were approved as submitted.

**C. Administrative Review:**

- 508 N. K St. – foundation stabilization
- 914 N. M St. – foundation repair
- 1005 N. M St. – porch repairs

**5. DESIGN REVIEW****A. 715 Pacific Ave. (Old City Hall Historic District)****Security gate**

McKnight read the staff report as provided in the packet. Gorman provided additional information on the proposal.

Discussion ensued regarding paper in the windows, the proposed drawings, and the purpose of the gate.

*Commissioner Rousseau moved that the Landmarks Preservation Commission approve the application for installation of a security gate at 715 Pacific Avenue as presented finding that the proposal is consistent with the applicable design guidelines as included in the analysis. Discussion ensued regarding community wellbeing. Vice-Chair seconded the motion. The motion passed unanimously.*

**B. 3419 N. 27th St. (Semple House)****Renovation with proposed additions**

Nailor read the staff report as provided in the packet. Newton provided additional information on the proposal.

Discussion ensued regarding the mudroom, design elements, alcove measurements, and the door orientation.

*Vice-Chair Baersten moved that the Landmarks Preservation Commission approve the application for addition and remodel at 3419 N. 27th Street as presented finding that the proposal is consistent with the applicable Secretary of the Interior Standards for Rehabilitation design guidelines as included in the analysis. Commissioner Rousseau seconded the motion. The motion passed unanimously.*

**6. BOARD BUSINESS/COMMUNICATION ITEMS****A. Equity Committee updates**

There were no Equity Committee updates.

Johnson provided an update on the Hilltop sidewalk plaques along Martin Luther King Jr.

**B. Staff updates**

McKnight provided an update on the Charter Review Committee, outlining potential changes that could impact the Commission. Additionally, he shared insights on the current work underway at Frisco Freeze.

**C. Events & Activities**

- May is Historic Preservation Month, Asian American and Pacific Islander Heritage Month, and Bike Month. Some of the events include but are not limited to the following:
  - May 3: Walking tour of Fernhill with Pretty Gritty Tours at 6 p.m.
  - May 4: Tacoma In Motion: Free public screening of recently digitized audio and video files from the Northwest Room's local history collections at 4:30 p.m. at Grand Cinema
  - May 7: City Council Proclamation, annual program report on April 10, 2024
  - May 11: Summit on Black History and Preservation in Washington State, at 10 a.m. at Tacoma Evergreen campus, 1210 6<sup>th</sup> Ave.
  - May 15: Walk Tacoma – Old Town History Walk at 6 p.m.
  - May 16: Japanese American Day of Remembrance, at the Washington State History Museum at 3:30 p.m.
  - May 18: Eastside Story Fest at 1 p.m. at Eastside Community Center, 1721 East 56th St.
  - May 23: Annual Tacoma Historic Preservation Awards ceremony at 6 p.m. at the Blue Mouse Theater, 2611 N. Proctor St.

- One Tacoma Plan update engagement:
  - Thursday, May 16 - Silas High School at 6:00 p.m.
  - Saturday, May 18 - Center at Norpoint at 12:00 p.m.
  - Thursday, May 23 - Tacoma Armory at 6:00 p.m.
  - Thursday, May 30 - Mason Middle School at 6:00 p.m.
  - Thursday, June 6 - Virtual Workshop at 6:00 p.m.
  - Monday, June 10 - Mt Tahoma High School at 6:00 p.m.
  - Saturday, June 15 - Wapato Park Pavilion at 1:00 p.m.
  - Thursday, June 27 - Salishan Family Investment Center at 6:00 p.m.

## 7. CHAIR COMMENTS

The meeting was adjourned at 6:47 p.m.

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Kevin Bartoy, Chair  
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 Deborah Cade, North Slope Ex-Officio  
 Gia Mugford, Wedge Ex-Officio

# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** June 12, 2024

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

### Commission Members in Attendance:

Kevin Bartoy, Chair  
 Sarah Hilsendeger  
 Laurel McQuade  
 Anahita Modrek  
 Bryan Rousseau  
 Lysa Schloesser  
 Deborah Cade, North Slope Ex-Officio  
 Gia Mugford, Wedge Ex-Officio

### Staff Present:

Reuben McKnight  
 Susan Johnson  
 Mary Crabtree

### Others Present:

John DeLoma  
 Donovan Rypkema, PlaceEconomics

### Commissioner Members Excused:

Jennifer Baersten, Vice-Chair  
 Alex Morganroth  
 Jenny Sullivan  
 George Zeno

### Commission Members Absent:

N/A

Chair Bartoy called the meeting to order at 5:42 p.m.

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

## 2. ROLL CALL

## 3. PUBLIC COMMENT

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

## 4. CONSENT AGENDA

The agenda was approved as submitted.

### A. Excusal of Absences:

- Jennifer Baersten
- Alex Morganroth
- Jenny Sullivan
- George Zeno

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

### C. Administrative Review:

- 407 N. E Street – garage roof solar panels
- 601 S. 8<sup>th</sup> Street (Central Admin Building) – new signage

## 5. DESIGN REVIEW

### A. 1215 N 10<sup>th</sup> Code Corrections

McKnight read the staff report as provided in the packet.

Discussion ensued regarding the timeline of the project, header height and gable end, proposed window types and sizes, and proposed siding changes.

*Commissioner Rousseau moved that the Landmarks Preservation Commission approve the application at 1215 N 10th as presented, with the minor amendments discussed, finding that the proposal is consistent with the applicable North Slope Historic District Design Guidelines as included in the analysis. Commissioner Schloesser seconded the motion. The motion passed unanimously.*

## 6. BOARD BRIEFINGS

### A. Economic Incentives Study

Donovan Rypkma outlined background and process information on the study.

## 7. BOARD BUSINESS/COMMUNICATION ITEMS

### A. Equity Committee updates

There were no Equity Committee updates.

### B. Comprehensive Plan – brief update

McKnight provided a brief update.

### C. Events & Activities

- Reclaiming Narratives: Real and Untold Stories of Tacoma series Workshop, hosted by the Washington State Historical Society, will be held on Thursday, June 20, 2024, at 6:00 p.m.
- Cushman and Adams Substations Future Use Study: Public Visioning Workshops will be held on Saturday, June 22, 2024, at the Wheelock Branch Library, 3722 N. 26th St. at 10:30 a.m.-12 p.m. or 3:00-4:30 p.m.
- “Here Comes the Dress,” will be presented by THS curator Elizabeth Korsmo on June 21, 2024. Doors open at 6:00 p.m. for exhibit viewing and the presentation begins at 6:30 p.m.
- One Tacoma Community Visioning Workshops are scheduled for the public to learn and share:
  - Monday, June 10 - Mt Tahoma High School (4634 S. 74th St.) at 6:00 p.m.
  - Saturday, June 15 - Wapato Park Pavilion (6500 S. Sheridan Ave) at 1:00 p.m.
  - Thursday, June 20 – Bates Technical College – Central Campus Studio (2320 S 19th St.) at 6:00 p.m.
  - Thursday, June 27 - Salishan Family Investment Center (1724 E. 44th St.) at 6:00 p.m.
- The City of Tacoma Sustainability and Economic Development offices are co-hosting a green business tour on Wednesday, June 26th at Earthwise Architectural Salvage in Tacoma, 3:00-4:30 p.m., 628 East 60th St.

## 8. CHAIR COMMENTS

The meeting was adjourned at 6:23 p.m.

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# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** June 26, 2024

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

### Commission Members in Attendance:

Jennifer Baersten, Vice-Chair  
 Sarah Hilsendeger  
 Laurel McQuade  
 Anahita Modrek  
 Alex Morganroth  
 Bryan Rousseau  
 Jenny Sullivan  
 George Zeno (arrived at 5:45 p.m.)  
 Deborah Cade, North Slope Ex-Officio  
 Gia Mugford, Wedge Ex-Officio

### Staff Present:

Reuben McKnight  
 Susan Johnson  
 Tina Nailor

### Others Present:

Matthew Davis, Architectural Resources Group (ARG)

### Commissioner Members Excused:

Kevin Bartoy, Chair  
 Lysa Schloesser

### Commission Members Absent:

N/A

Vice-Chair Baersten called the meeting to order at 5:32 p.m.

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

## 2. ROLL CALL

## 3. PUBLIC COMMENT

McKnight 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
- Lysa Schloesser

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

### C. Administrative Review: N/A

## 5. BOARD BUSINESS/COMMUNICATION ITEMS

### A. Comprehensive Plan Workshop

McKnight provided introductory remarks and read the staff report as provided in the packet. Davis outlined the scope, including workshop goals, summary of existing conditions, the Historic Preservation Element scope, project schedule, and key issues.

The Commission engaged in a Comprehensive Plan update work session to discuss the Historic Preservation Element of the One Tacoma Comprehensive Plan.

### B. Equity Committee updates

There were no Equity Committee updates.

### C. Events & Activities

- Cushman and Adams Substations Future Use Study: Public Visioning Workshops will be held on Saturday, June 22, 2024, at the Wheelock Branch Library, 3722 N. 26th St. at 10:30 a.m.-12 p.m. or 3:00-4:30 p.m.
- "Here Comes the Dress," will be presented by THS curator Elizabeth Korsmo on June 21, 2024. Doors open at 6:00 p.m. for exhibit viewing and the presentation begins at 6:30 p.m.
- One Tacoma Community Visioning Workshops are scheduled for the public to learn and share:
  - Thursday, June 20 – Bates Technical College – Central Campus Studio (2320 S 19th St.) at 6:00 p.m.
  - Thursday, June 27 – Salishan Family Investment Center (1724 E. 44th St.) at 6:00 p.m.
- The City of Tacoma Sustainability and Economic Development offices are co-hosting a green business tour on Wednesday, June 26th at Earthwise Architectural Salvage in Tacoma, 3:00-4:30 p.m., 628 East 60th St.

## 6. CHAIR COMMENTS

The meeting was adjourned at 7:24 p.m.

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# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** July 24, 2024

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

### Commission Members in Attendance:

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

### Staff Present:

Reuben McKnight  
 Susan Johnson  
 Mary Crabtree

### Others Present:

Claire Keller-Scholz  
 Jonathan Hartung

### Commissioner Members Excused:

Sarah Hilsendeger  
 Jenny Sullivan

### Commission Members Absent:

Gia Mugford, Wedge Ex-Officio

Chair Bartoy called the meeting to order at 5:32 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:

- Sarah Hilsendeger
- Jenny Sullivan

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

### C. Administrative Review: N/A

## 5. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

### A. Wapato Park

Johnson read the staff report as provided in the packet.

Discussion ensued regarding appreciation for the nomination, the origin of the park's name, it's significance as part of traditional lands, whether swimming is permitted in the lake, and renovations due to fire damage.

*Vice-Chair Baersten moved that the Landmarks Preservation Commission adopt the analysis as findings and schedule the nomination for Wapato Park, 6500 S. Sheridan Ave., for a public hearing and future consideration at a tentative hearing date of September 11, 2024. Commissioner McQuade seconded the motion. The motion passed unanimously.*

## 6. BOARD BRIEFINGS

### A. Ft. Nisqually Clerk's House *Replacement/new construction*

Vice-Chair Baersten disclosed that this project received a grant from the state through the Washington State Historical Society, a program she administers; however, she has no decision-making power over the grants.

McKnight read the staff report as provided in the packet. Jonathan Hartung provided additional information on the proposed construction.

Discussion ensued regarding whether reuse or salvage of the current materials is being considered, other existing buildings on the site, and the paint color of the building.

McKnight noted that a site visit could be arranged.

## 7. BOARD BUSINESS/COMMUNICATION ITEMS

### A. Equity Committee updates

There were no Equity Committee updates.

### B. Events & Activities

- LPC site visit on Wednesday, July 31, 2024, at 4:00 p.m. at Wapato Park (6500 S. Sheridan Ave.).

## 8. CHAIR COMMENTS

The meeting was adjourned at 6:02 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/lpc-agenda>*



## Members

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

# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** August 28, 2024

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

### Commission Members in Attendance:

Kevin Bartoy, Chair  
 Sarah Hilsendeger  
 Laurel McQuade  
 Alex Morganroth  
 Bryan Rousseau  
 Lysa Schloesser  
 Gia Mugford, Wedge Ex-Officio

### Staff Present:

Susan Johnson  
 Tina Nailor  
 Mary Crabtree

### Others Present:

Jonathan Hartung  
 Michael Housley

### Commissioner Members Excused:

Jennifer Baersten, Vice-Chair  
 Jenny Sullivan  
 Deborah Cade, North Slope Ex-Officio

### Commission Members Absent:

Anahita Modrek  
 George Zeno  
 Deborah Cade, North Slope Ex-Officio

Chair Bartoy called the meeting to order at 5:32 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:

- Jennifer Baersten
- Jenny Sullivan
- Deborah Cade

### B. Approval of Minutes: 0726/23; 08/23/23

The minutes of the July 26, and August 23, 2023, meetings were approved as submitted.

### C. Administrative Review: 601 S. 8th St – rail fall protection system, reroofing

## 5. DESIGN REVIEW

### A. Ft. Nisqually Clerk's House *Replacement/new construction*

Johnson read the staff report as provided in the packet. Jonathan Hartung provided additional information on the proposed construction.

Discussion ensued regarding which windows would be retained, whether the cladding would be similar to the other cottage structures, and the location change.

*Commissioner McQuade moved that the Landmarks Preservation Commission approve the application for replacement of the Clerk's House plus construction of a new building to the rear, at Fort Nisqually, Point Defiance Park as presented, finding that the proposal is consistent with the applicable Secretary of the Interior's Standards as included in the analysis. Commissioner Schloesser seconded the motion. The motion passed unanimously.*

## 6. BOARD BUSINESS/COMMUNICATION ITEMS

### A. Equity Committee updates

There were no Equity Committee updates.

### B. Events & Activities

- A site visit is being arranged for Fort Nisqually/ Point Defiance Park.
- The South Tacoma Mixed-Use Center Historic Property Survey has concluded, and the final report has been accepted by the Department of Archaeology and Historic Preservation. It will be added to the City of Tacoma Historic Preservation website.
- The Washington Trust for Historic Preservation presents the 2024 PLACES Conference, October 16-18, 2024, in Walla Walla, Washington.
- The City's next Committees, Boards, and Commissions (CBCs) orientation will be Monday, October 7, 2024, at 5:00 p.m. Commissioners are encouraged to attend.
- Fort Nisqually Living History Museum will be commemorating the 90th anniversary of the fort's relocation to Point Defiance Park as well as hosting the annual Harvest Home event on Saturday, September 7, 2024.
- The 2024 Tacoma Moon Festival, organized by the Chinese Reconciliation Project Foundation, will be on September 14, 2024, from 1-7 p.m.
- The City Council will soon be soliciting applications for the Landmarks Preservation Commission.

## 7. CHAIR COMMENTS

The meeting was adjourned at 5:53 p.m.

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## Members

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

# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** September 11, 2024

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

### Commission Members in Attendance:

Kevin Bartoy, Chair  
 Sarah Hilsendeger  
 Laurel McQuade  
 Bryan Rousseau  
 Jenny Sullivan  
 George Zeno  
 Gia Mugford, Wedge Ex-Officio

### Staff Present:

Susan Johnson  
 Tina Nailor  
 Mary Crabtree

### Others Present:

Marshal McClintock  
 Claire Keller-Scholz

### Commissioner Members Excused:

Jennifer Baersten, Vice-Chair  
 Alex Morganroth  
 Lysa Schloesser  
 Deborah Cade, North Slope Ex-Officio

### Commission Members Absent:

Anahita Modrek

Chair Bartoy called the meeting to order at 5:32 p.m.

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

## 2. ROLL CALL

## 3. PUBLIC COMMENT

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

## 4. CONSENT AGENDA

The agenda was approved as submitted.

### A. Excusal of Absences:

- Jennifer Baersten
- Alex Morganroth
- Lysa Schloesser
- Deborah Cade

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

**C. Administrative Review: N/A****5. PUBLIC HEARING – NOMINATION TO THE TACOMA REGISTER OF HISTORIC PLACES****A. Wapato Park (6500 S. Sheridan Ave.)**

Chair Bartoy called the public hearing to order at 5:34 p.m.

McKnight read the staff report as provided in the packet.

Chair Bartoy called for testimony. No individuals addressed the commission.

Chair Bartoy closed the public hearing at 5:38 p.m.

*Commissioner Sullivan moved that the Landmarks Preservation Commission recommend to City Council that Wapato Park, at 6500 S. Sheridan Avenue, be included on the Tacoma Register of Historic Places, finding that it does meet Criteria (as referenced in the staff report) of TMC 13.07.040. Commissioner Hilsendeger seconded the motion. The motion passed unanimously.*

**6. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES****A. McCormick Building/Wheelock Library  
3722 N. 26th St.**

McKnight read the staff report as provided in the packet.

Jodi Cook, community member, provided public comment and expressed support for the library.

*Commissioner McQuade moved that the Landmarks Preservation Commission adopt the analysis as findings and schedule the nomination for McCormick Building at the Wheelock Branch Library, 3722 N. 26th St. for a public hearing and future consideration at a tentative hearing date of October 9, 2024. Commissioner Sullivan seconded the motion.*

Discussion ensued regarding staff analysis.

*The motion passed unanimously.*

**B. Mottet Library  
3523 E. G St.**

McKnight read the staff report as provided in the packet. McClintock provided additional information regarding the property.

*Commissioner Rousseau moved that the Landmarks Preservation Commission adopt the analysis as findings and schedule the nomination for the Mottet Branch Library, 3523 E. G St. for a public hearing and future consideration at a tentative hearing date of October 9, 2024. Commissioner Hilsendeger seconded the motion. The motion passed unanimously.*

**7. BOARD BUSINESS/COMMUNICATION ITEMS****A. Equity Committee updates**

There were no Equity Committee updates.

**B. Events & Activities**

- The Washington Trust for Historic Preservation presents the 2024 PLACES Conference, October 16-18, 2024, in Walla Walla, Washington.
- The City's next Committees, Boards, and Commissions (CBCs) orientation will be Monday, October 7, 2024, at 5:00 p.m. Commissioners are encouraged to attend.
- The 2024 Tacoma Moon Festival, organized by the Chinese Reconciliation Project Foundation, will be on

September 14, 2024, from 1-7 p.m.

- Applications for the Landmarks Preservation Commission are open through September 15, 2024.

### **C. Commission Minutes**

Chair announced that minutes will be action style moving forward.

### **8. CHAIR COMMENTS**

The meeting was adjourned at 6:04 p.m.

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## Members

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

# MINUTES (Draft)

## Landmarks Preservation Commission Planning and Development Services Department

## Staff

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

**Date:** September 25, 2024

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

### Commission Members in Attendance:

Kevin Bartoy, Chair  
 Jennifer Baersten, Vice-Chair  
 Sarah Hilsendeger  
 Laurel McQuade  
 Anahita Modrek  
 Alex Morganroth  
 Bryan Rousseau  
 Lysa Schloesser  
 Jenny Sullivan  
 Gia Mugford, Wedge Ex-Officio

### Staff Present:

Reuben McKnight  
 Susan Johnson  
 Mary Crabtree

### Others Present:

Trevor Kovich

### Commissioner Members Excused:

George Zeno  
 Deborah Cade, North Slope Ex-Officio

### Commission Members Absent:

N/A

Chair Bartoy called the meeting to order at 5:30 p.m.

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

## 2. ROLL CALL

## 3. PUBLIC COMMENT

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

## 4. CONSENT AGENDA

The agenda was approved as submitted.

### A. Excusal of Absences:

- George Zeno
- Deborah Cade

### B. Approval of Minutes: 09/13/23, 09/27/23

The minutes of the September 13 and September 27, 2023 meetings were approved as submitted.

**C. Administrative Review: 615 N. M St. – covered patio****5. BOARD BRIEFINGS****A. TrueBlue Building (1015 A St.)  
Interior remodel**

McKnight read the staff report as provided in the packet. Kovich provided additional information on the project.

Discussion ensued regarding the sale of the building, other buildings that Heritage Group Ltd. has worked on, windows that have been replaced in the 1910 portion of the building, permitting and construction timeline, a potential LPC site visit, added rooftop amenities, using a historic preservation consultant, remaining interior historic elements, other amenities on the ground level, and the HVAC system design.

**6. BOARD BUSINESS/COMMUNICATION ITEMS****A. Equity Committee updates**

There were no Equity Committee updates.

**B. Events & Activities**

- September 15-October 15, 2024, is Hispanic Heritage Month. One of the many events happening in Tacoma is the Festival Herencia Latina, presented by Latinx Unidos of the South Sound and Tacoma Arts Live on Saturday, October 12, 2024, from 12 p.m.–5 p.m.
- The Washington Trust for Historic Preservation presents the 2024 PLACES Conference, October 16-18, 2024, in Walla Walla, Washington.
- The City's next Committees, Boards, and Commissions (CBCs) orientation will be Monday, October 7, 2024, at 5:00 p.m. Commissioners are encouraged to attend.

**7. CHAIR COMMENTS**

The meeting was adjourned at 6:03 p.m.

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**STAFF REPORT**

January 22, 2025

**BOARD BRIEFING**

**AGENDA ITEM 5A: Cushman and Adams Substations Future Use Study**

*Lauren Hoogkamer, Anneka Olson, Planning and Development Services*

**BACKGROUND**

Built in 1926 and located at 3713 North 19th Street & 1920 North Adams Street, the Cushman and Adams Substations are both listed on the National and Tacoma Registers of Historic Places. The Tacoma Register includes both buildings and the surrounding sites. In 2018, a City Council resolution directed the City to engage the community on the future redevelopment of these historic properties. These efforts were paused in 2020 due to the COVID-19 pandemic. During the summer and fall of 2024, the City of Tacoma conducted citywide engagement—including workshops and outreach events—to gather input on the vision and potential future use scenarios in recognition that this is a unique opportunity to develop future uses for these sites that serve the whole City.

Tacoma Public Utilities (TPU) is actively using and maintaining the building and site, with plans to vacate and surplus it by 2027 following the construction of an off-site replacement facility. During the next few years, TPU will continue to identify alternatives for the equipment repair and storage currently taking place at Cushman Substation and identify environmental clean-up needs.

In addition to public feedback, the Future Use Study will be rooted in existing City of Tacoma and Tacoma Public Utilities policies. For example, the study assumes that the historic buildings will be adaptively reused and that the site will need to undergo environmental remediation before it can be used for other purposes. The surplus policies require first right of refusal to Native American tribes and prioritizing affordable housing.

Staff will brief the Commission on the status of the study, including engagement and existing conditions summary, and the draft Scenarios on which the City Council and Tacoma Public Utilities Board will receive a briefing at the Joint Study Session on February 11, 2025.

More information, including a linked Existing Conditions report, is located here: [Cushman and Adams Substations - City of Tacoma](#). Due to the size of the document, it is not included as a hardcopy in the packet.

**ACTION REQUESTED**

This is an informational briefing only; no action is requested.

**BOARD BUSINESS/COMMUNICATION ITEMS**

**AGENDA ITEM 6A: Officer Elections**

*Commissioners*

The Commission Bylaws state that the Commission must elect a Chair and Vice Chair each year. Candidates for officer positions should normally be nominated at the first meeting in December, with elections occurring at the following meeting. Duties of the officers are outlined in the Bylaws, but there is no specific mechanism or means defined in the Bylaws for holding elections. Prior Commissions have elected officers by vote or by acclamation if there are no contested positions.

The Commission may solicit candidates for Chair and Vice Chair, and vote at a following meeting, or barring multiple candidates, it may choose to vote at this meeting.

## **AGENDA ITEM 6B: Diversity, Equity and Inclusion Committee**

*Commissioners*

This is a standing agenda item for updates and discussion related to the activities of the Equity Committee.

## **AGENDA ITEM 6C: Events and Activities Update**

*Staff*

1. February will have many programs and events around Tacoma to celebrate Black History Month. This is not a comprehensive list, but some of the events include:
  - a. Evergreen Tacoma will have special African American Studies presentations with LaToya Johnson from 2:30-4:00pm on February 8, 15 and 22. Free and open to the public. 1210 6<sup>th</sup> Avenue.
  - b. Evergreen Tacoma will also have special workshops and seminars throughout the month. See the packet for flyer with details on topics and presenters.
  - c. Washington State Historical Society will have a program on February 20<sup>th</sup> from 5:30-8:00pm at the State History Museum, 1911 Pacific Avenue. All ages, free with advance registration. [We the People and the American Dream - Washington State Historical Society](#)
2. Tacoma Historical Society has announced the return of their Historic Homes Tour, set for May 3 and 4, 2025. More information at [Historic Homes of Tacoma Tour](#).

# BLACK HISTORY MONTH

## TESC

### Scholarly Seminar, Lecture & Black History Workshops

Date	Black History Workshops	Presenter	Time
February 8, 2025 (Sat)	Covenant Act 1474; Landtrust; Energy and Solar/Black Farmers	Rep Jamila Taylor, Sandra Daniels and Adam	4:00 – 6:00PM
February 15, 2025 (Sat)	(BSU) The history of student organization	Larry Gossett, Elmer Dixon, Eddie Rye, Cleve Tiecson	4:00 – 6:00PM
February 20, 2025 (Thurs)	BUILD – Black History Program	BUILD (Blacks United in Leadership and Diversity)	12:00 – 3:00PM
February 22, 2025 (Sat)	Early Childhood Development Workshop	Dr. Kamara Taylor, Dr. Debra Sullivan and Leta Stewart.	10:00 – 12:00PM

#### Notes - Regarding Credit:

Scholarly Seminars are open to all students, alumni and the community and free to the public. Workshops are scheduled from 10am to 4pm. During February (Black History Month) some Saturdays will have expanded schedules.

For academic credit is based on time spent in class (or seat time) 2 credits total 20 hours and 5 credits total 50 hours. If you are registered for 5 credits, you are expected to attend every lecture series from 2:30 to 4pm, in addition to the morning activities of your choice.

At the end of the quarter, all students are required to submit a 2 – 3 page response paper about the workshops attended and the learning gained from each class. Weekly journal entries are also acceptable forms reflecting weekly learning.

