Date: January 8, 2020
Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:
Kevin Bartoy, Chair  
Roger Johnson, Vice Chair  
Sarah Hilsendeger  
Jennifer Mortensen  
Alex Morganroth  
Lysa Schloesser  
Holly Stewart  
Carol Sundstrom  
Jeff Williams  
Deborah Cade, North Slope Ex-Officio  
Leah Jaggars, Wedge Ex-Officio

Commissioner Members Excused:
Jonathan Hart

Commission Members Absent:
N/A

Staff Present:
Reuben McKnight  
Lauren Hoogkamer  
BT Doan

Others Present:
N/A

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

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL
To welcome the new Commissioners and get acquainted, each member of the Commission introduced themselves.

3. CONSENT AGENDA
The agenda was approved as submitted.

a. Excusal of Absences
   • Jonathan Hart

b. Approval of Minutes: November 13, 2019
   The minutes of the meeting on 11/13/2019 was approved as submitted.

4. PRESERVATION PLANNING/BOARD BUSINESS
a. 100 S. 9th Street, Verizon Appeal
   Mr. McKnight provided background context on the application, the Commission’s decision along with their reasoning, and the appeal case. During the appeal hearing, the applicant indicated that they had designed a different plan from what had been submitted to the Commission and denied, for which they were appealing. The Hearing Examiner upheld the Commission’s decision. Mr. McKnight advised the Commission to expect a new application for the project. He also informed the Commission that there were missing records of the antenna installations and decisions regarding them.

   Vice-Chair Johnson pointed out that for similar cases, it was important to state the guidelines in the motion and refer to it during discussion to demonstrate clear thinking and decision-making process.
b. **Demolition Review Primer**

Mr. McKnight stated that the City Council had passed the ordinance for citywide demolition review last year based on the recommendation from the Landmarks Preservation Commission. He proceeded to explain previous regulations, then the new ones in comparison. He also presented a chart for the demolition review process. In summary, the Commission would be asked to provide evaluation on the significance of a number of buildings that were proposed for demolition.

Discussion ensued and Mr. McKnight provided clarifications about the code to the Commission, specifically regarding exceptions and processes.

c. **Amendments to the Guidelines, Bylaws, and Inventory**

Mr. McKnight informed the Commission that there was no proposed changes to the Bylaws and Inventory. However, there were changes to the Design Guidelines that were suggested by the Commission through a series of discussions. The proposed amendments mainly involved solar equipment, accessory structures, and windows.

Regarding the roof plan for a new accessory structure, Commissioner Williams felt that a single ridgeline was too restrictive and such specification should be removed. The Commission went on to discuss the guideline language for new accessory structures and garages, particularly its “compatibility” with the primary structure. Also discussed was the potential location for solar panels, especially discouraging solar panels on the front façade of a historic building.

After further discussion from the Commission, Mr. McKnight indicated that staff would come back with revised language for the guidelines on the January 22nd, 2020 meeting.

d. **Officer Elections**

Chair Bartoy and Vice-Chair Johnson agreed to continue serving in their respective position, which was approved by the Commission.

e. **Events & Activities Update**

The Historic Project Grant Workshop would take place on January 9th, 2020.

Historic Preservation Month would be celebrating cultural landscape.

Volunteers were needed for the FORUMS 2020 Conference (July 22-26th, 2020). Staff was also looking for sponsors. All Commissioners were encouraged to attend.

5. **DESIGN REVIEW**

a. **2105 S. C Street (Individual Landmark) Brewery Blocks Rehab**

Mr. McKnight noted that the application was just over the threshold for administratively review and ended up in front of the Commission due to some changes to the storefront. Ms. Hoogkamer read the staff report as provided in the packet. Chair Bartoy remarked that, starting with this meeting, the Commission would have the opportunity to discuss and ask questions about the staff report before the applicant’s comment.

Commissioner Williams made a motion: “I move that the Landmarks Preservation Commission approve the application for 2105 S. C Street as submitted, with the recommendation that the ductwork remains unpainted.”

Commissioner Schloesser seconded the motion. It passed unanimously.

6. **CHAIR COMMENTS**

Chair Bartoy mentioned there was an Advisory Committee meeting afterward and provided some background information on the Committee for the new Commissioners.

The meeting was adjourned at 7:05 p.m.

*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: [http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980](http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980)*