

## Members

Kevin Bartoy, Chair  
Jennifer Mortensen, Vice-Chair  
Sarah Hilsendeger  
Laurel McQuade  
Alex Morganroth  
Bryan Rousseau  
Lysa Schloesser  
Jenny Sullivan  
George Zeno  
Deborah Cade, North Slope Ex-Officio  
Leah Jaggars, Wedge 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:** January 11, 2023

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

### Commission Members in Attendance:

Kevin Bartoy, Chair  
Jennifer Mortensen, Vice-Chair  
Sarah Hilsendeger  
Laurel McQuade  
Alex Morganroth  
Bryan Rousseau  
Lysa Schloesser  
Jenny Sullivan  
George Zeno (arrived at 5:42 p.m.)  
Deborah Cade, North Slope Ex-Officio

### Staff Present:

Reuben McKnight  
Susan Johnson  
Paige Rooney  
Mary Crabtree

### Others Present:

David Schaub

### Commissioner Members Excused:

N/A

### Commission Members Absent:

Leah Jaggars, Wedge Ex-Officio

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

## 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

Chair Bartoy introduced newly appointed Commissioners McQuade and Rousseau.

## 2. ROLL CALL

Vice-Chair Mortensen noted that her last name has officially changed to “Baersten”.

## 3. PUBLIC COMMENT

Mr. 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: 2/23/22, 3/9/22

The minutes of the February 23, 2022, March 9, 2022, meetings were approved as submitted.

**C. Administrative Review**

- 1218 N. I St. – garage conversion

**5. DESIGN REVIEW**

**A. 421 N. Sheridan  
New construction**

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

Commissioner Zeno arrived here, at 5:42 p.m.

Chair Bartoy asked if the ADU size has been reviewed. Ms. Johnson stated that it is in the process along with this design review, and noted the height requirement for the ADU. Mr. McKnight clarified that HDRs are automatically routed to the residential permit reviewers for both land use and building code before it goes to the Commission.

Mr. Schaub provided additional comments.

Commissioner Cade asked if the house would have one or two units. Mr. Schaub clarified that this property will be one single unit.

*Vice-Chair Baersten moved that the Landmarks Preservation Commission approve the application for new construction at 421 N Sheridan as presented, finding that the proposal is consistent with the applicable North Slope Historic District Design Guidelines. Commissioner Schloesser seconded the motion. The motion passed unanimously.*

**B. 3719 N. 19th St. (Cushman Substation)  
Modify existing cell tower**

Ms. Rooney read the staff report as provided by the packet.

Commissioner Schloesser asked if the cell tower will be fenced off or given modesty panels. Mr. McKnight stated that screening has not previously been advised by this Commission, but Staff could provide feedback to the applicant if the Commission recommends it. Commissioner Schloesser asked about the recommendations for this part of the city. Mr. McKnight stated that there is no screening requirement in this area. Commissioner Schloesser clarified that she does not have a problem with the cell tower not being screened in.

Commissioner Hilsendeger asked why this proposal was scheduled for administrative review rather than going to the Commission first. Mr. McKnight replied that Staff believed that there was no major visual impact on the building based on this proposal.

Commissioner Hilsendeger noted that the Commission has favored screening for similar proposals in the past and believes that screening around this cell tower would be a good idea.

Commissioner Morganroth added that he would like to see a screening proposal if possible.

Vice-Chair Baersten expressed approval of the proposal as is.

Commissioner Schloesser asked if the structure needs to remain at its current height or if it could be lowered.

Mr. McKnight summarized the Commissioners' concerns and suggested a deferral of the application.

Vice-Chair Baersten requested clarification on whether the Commission can require screening or require the height to change, and what is technically required.

Commissioner Morganroth added that he does not believe screening is necessarily the solution in this case, but it would be good to show the Commission what it might look like.

Chair Bartoy added that there are 14 feet between the parapet and the upper panel, and he agrees with the Commission that screening may minimize the visual impact.

Commissioner Zeno noted that antennas can emit emissions, and he wants to keep health and wellness in mind for the people who may have access to the roof.

Mr. McKnight summarized the Commissioners' thoughts and concerns.

*Chair Bartoy moved that the Landmarks Preservation Commission defer the application before us to follow up with additional information on the potential to reduce the visual impact of the new proposed installation and the feasibility of screening as well as additional information regarding zoning. Commissioner Schloesser seconded the motion.*

Discussion ensued regarding adding health and wellness to the motion, Staff follow-up and potential existing regulations, clarification on the motion, and height of the mount.

*The motion passed with the following vote:*

*Ayes: 7 – Bartoy, Hilsendeger, McQuade, Morganroth, Schloesser, Sullivan, Zeno*

*Nays: 1 – Baersten*

*Abstain: 1 – Rousseau*

## **6. BOARD BRIEFINGS**

### **A. 1123 Pacific Ave (National Bank of Tacoma Building) Sidewalk amenities (PRE22-0318)**

Ms. Johnson read the staff report as provided by the packet. Mr. McKnight added that there are several buildings that are part of this development project, and there may be exterior alterations on this building in the future for this project but not necessarily in the scope of this sidewalk cafe.

Commissioner Sullivan asked what the ADA compliance component is for the changes that will be made and requested confirmation that this renovation will be ADA compliant. Mr. McKnight stated that a coordinator that reviews projects will be a component of this project, and it will not be approved if it is not ADA.

Commissioner Hilsendeger requested information on how the awning will be attached to the building to make sure it is reversible. Vice-Chair Baersten agreed and requested detailed drawings for the awning and the deck.

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

### **A. Officer Elections**

Chair Bartoy expressed willingness to serve as Chair again but is also willing to step down if others wish to serve. Vice-Chair Baersten shared the same sentiments.

Chair Bartoy and Vice-Chair Baersten were reelected by unanimous consent.

### **B. Events & Activities**

- Planning for the South Tacoma Historic Property Survey is underway.
- The 2023-2024 Heritage Project Grant cycle will be accepting applications soon.

### **C. Equity Committee updates**

There was no Equity Committee update.

## **8. CHAIR COMMENTS**

Commissioner Hilsendeger requested information on the Rialto Theatre. Ms. Johnson and Mr. McKnight provided an update on their investigation and upcoming work needed to repair the damage.

Commissioner Cade asked for an update on 811 N Ainsworth at the next meeting.

The meeting was adjourned at 6:37 p.m.