

## 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  
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:** February 22, 2023

**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

### Commissioner Members Excused:

Alex Morganroth  
Lysa Schloesser  
George Zeno

### Commission Members Absent:

Leah Jaggars, Wedge Ex-Officio

### Staff Present:

Reuben McKnight  
Susan Johnson  
Paige Rooney  
Mary Crabtree

### Others Present:

Michael Sullivan  
Dulce Chavez (Interpreter)  
Castulo Figueroa  
Eli Moreno  
Nathan Fritz

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

1. **ACKNOWLEDGEMENT OF INDIGENOUS LANDS**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

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

4. **CONSENT AGENDA**

The agenda was approved as submitted.

#### A. Excusal of Absences

- Alex Morganroth
- Lysa Schloesser
- George Zeno

#### B. Approval of Minutes: 04/13/22, 04/27/22, 05/11/22, & 05/25/22

Commissioner Hilsendeger requested a revision on the May 25, 2022, minutes regarding the Rust Mansion update.

The minutes of the April 13, 2022, April 27, 2022, and May 11, 2022, meetings were approved as submitted.

The minutes of the May 25, 2022, were approved as amended.

**C. Administrative Review: N/A**

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

**A. Willamette Casket Company Building  
2916-2926 S. Steele St.**

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

Mr. Sullivan provided additional information.

Commissioner Hilsendeger expressed appreciation for the nomination and the work going forward.

*Vice-Chair Baersten moved that the Landmarks Preservation Commission adopt the analysis as findings and schedule the Willamette Casket Building nomination for a public hearing and future consideration at a tentative hearing date of March 22, 2023. Commissioner Sullivan seconded the motion. The motion passed unanimously.*

**6. DESIGN REVIEW**

**A. 715 N. Ainsworth Ave (NSHD)  
Remodel**

Ms. Chavez provided Spanish interpretation for this agenda item.

Chair Bartoy outlined the design review process.

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

Mr. Figueroa provided additional comments.

The Commission and Mr. Figueroa discussed the following:

- Lack of photos of the property prior to the stop work order
- Total number of windows and the removal/relocation of one window
- Concerns about the replacement of current windows with vinyl windows
- Different types of siding and shingles currently present on the house
- The cost of repairing the current windows and siding versus replacing
- Code compliance for energy and egress
- Building's location on the property and visual impact from the street
- Relocation of the entryway to face the street
- Retaining the architectural details, such as the brackets
- Proposed deck
- Addition of two new bedrooms in which the shingles will be reused
- Removal of a door and installation of a new slider door on the west elevation
- Proposal of slider windows
- Possibility of a window survey for more details

*Vice-Chair Baersten moved that the Landmarks Preservation Commission approve the portion of the application for 715 North Ainsworth Avenue regarding bullets 1, 2, 3, 5, 6 and replace like-for-like the east slider window in bullet 7. Commissioner Rousseau seconded the motion. The motion passed unanimously.*

*Vice-Chair Baersten moved that the Landmarks Preservation Commission defer the portion of the application for 715 North Ainsworth Avenue regarding bullets 4 and 7 regarding the remaining windows in 7, pending window survey and code compliance information. Commissioner McQuade seconded the motion. The motion passed unanimously.*

*(Reference for the motions above) According to the HDR permit and photos submitted, the proposed scope is:*

- Put wood shingles or smooth Hardi shingles back where shingle siding was removed

- *Put horizontal lap siding, either wood or non-textured cementitious siding (eg, Hardiplank) around the lower walls*
- *Add a deck to the south facade, to access an existing doorway*
- *Add a deck to the west facade, to access a new sliding door*
- *Enclose the present east entry porch and remove that entryway*
- *Interior structural repairs to foundation and roof framing that will not affect the house's appearance*
- *Windows: add slider\* windows in south and west facades; generally, relocate select window openings, replace wood framed sashes, and remove windows from north façade entirely; replace the east slider window with similar product.*

The Landmarks Preservation Commission recessed at 7:55 p.m. and reconvened at 8:03 p.m.

## **7. BOARD BRIEFINGS**

### **A. 5210 S. State St. (White Shield Home)** *Proposed renovation, options for addition*

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

Mr. Moreno and Mr. Fritz provided additional information.

Vice-Chair Baersten suggested keeping the addition and changing the façade to something compatible, noting it meets the Secretary of the Interior's standards for rehabilitation.

Commissioner Cade expressed appreciation for the project because it preserves part of women's history in Tacoma.

Commissioner Hilsendeger agrees with Vice-Chair Baersten and Commissioner Cade and expressed concern about going back on the past Commission's directions for this project but is otherwise in support of the project.

Vice-Chair Baersten requested clarification on the prior Commission's directions for this building.

Discussion ensued regarding the nomination of the building, previous presumptions and decisions.

Vice-Chair Baersten noted that there is no requirement to restore parts of a building that are gone as long as the replacements are compatible with the historic character, and it would be better for the project to move forward with the addition.

Commissioner Hilsendeger and Chair Bartoy expressed appreciation for Mr. Moreno and his team.

Vice-Chair Baersten asked about the brick veneer and unreinforced masonry stated in the packet. Mr. Fritz noted that there is hollow clay tile that is covered with a brick veneer.

Mr. Moreno thanked the Commission and expressed the importance of preserving the historic site.

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

### **A. Equity Committee updates**

There was no Equity Committee update.

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

Plans are underway to hold a training day for the Landmarks Preservation Commission on a Saturday in April.

## **9. CHAIR COMMENTS**

The meeting was adjourned at 8:23 p.m.