



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 365/24

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, December 18, 2024 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Matt Inpanbutr

Ian Macleod, Chair

Lauren Miles

Lawrence Norman

Becca Pheasant-Reis

Harriet Wasserman

Staff

Erin Doherty

Genna Nashem

Melinda Bloom

Absent

Roi Chang, Vice-Chair

Lora-Ellen McKinney

Katie Randall

Chair, Ian Macleod called the meeting to order at 3:32 p.m.

Key:

BM Board member

AP Applicant

SM Staff member

121824.1 ROLL CALL

121824.2 PUBLIC COMMENT

There was no public comment.

121824.3 MINUTES

October 2, 2024

8:0:0

Minutes approved unanimously.

October 16, 2024

5:0:3

Minutes approved. Board members Pheasant-Reis, Wasserman, Miles, Barnes and Norman approved. Board members Caton, Macleod and Inpanbutr abstained.

Agenda order was changed.

121824.5 SPECIAL TAX VALUATION

**121824.51 Washington Park / Pioneer Square Landmark District
68 S Washington Street**

SM Genna Nashem provided before and after photos and explained the submitted rehabilitation costs were \$15,788,074.39; eligible rehabilitation costs were \$15,492,513.34. Work was performed in conformance with Certificate of Approval issued by the Landmarks Preservation Board.

Chair Macleod and BM Wasserman commented on the nice work that was done.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 68 S Washington St, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/BP/TC

8:0:0

Motion carried unanimously.

121824.4 CONTROLS & INCENTIVES

121824.41 5TH Avenue Court

2132 5th Avenue
Request for extension

Ellen Mirro, Studio TJP explained the request for a three-month extension.

Action: I move to defer consideration of Controls and Incentives for the 5th Avenue Court, 2132 5th Avenue for three months.

MM/SC/HW/DB

8:0:0

Motion carried unanimously.

121824.6 CERTIFICATES OF APPROVAL

121824.61 62nd Ave NE R.O.W./Sand Point Naval Air Station Landmark District
Vicinity of 6500 62nd Avenue NE
Proposed safety improvements for walkway and new crosswalk

Sara Colling, SDOT explained the proposed Safe Routes to School project and went over proposed safety upgrades: push button flashing beacon, marked crosswalk, and 6' walkway. There is no existing sidewalk in this area. They explained that this walkway area will be on land owned by Seattle Parks & Recreation, as opposed to being located in the right-of-way.

SM Erin Doherty explained the local SPARC reviewed it because the project cannot follow the prescriptive district guidelines. The local district committee said it is a unique condition, will improve safety for children and other pedestrians, and is easily reversible.

BM Wasserman and BM Inpanbutr thought it was a reasonable approach.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed safety improvements in the vicinity of 6500 62nd Avenue NE, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 124850.
 - a. The safety improvements have no adverse impacts on features in the district.

- b. The proposed walkway cannot be a simple extension of the existing sidewalk because it resides on property owned by Seattle Parks & Recreation, and not in the public right-of-way.
2. With regard to SMC 25.12.750 B, the reasonableness or lack thereof of the proposed alteration in light of other alternatives available to achieve the objectives of the owner and the applicant.
 - a. The applicant investigated an alternative route for students, but it posed greater challenges.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below:

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/HW/MI

8:0:0

Motion carried unanimously.

121824.62 University of Washington Anderson Hall

3715 W Stevens Way NE

Proposed removal of mezzanine in Forest Club Room

Will Ives, Henneberry Eddy proposed to remove mezzanine floor, stair and stair railing; salvage mezzanine railing and reinstall along the south wall; salvage historic wall paneling to infill at removed stair; install new cornice trip/cap at wall paneling; install new mantel at fireplace to house proposed projector screen.

BM Pheasant-Reis said the proposal shifts the railing out further and creates a shadow line. They said it was a good solution.

BM Wasserman said it is sad more of the mezzanine can't be retained but it was a good solution.

Chair Macleod said it is sad to see an interesting element go but the change is justified.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed selective demolition and interior alterations in the Reading Room of the University of Washington Anderson Hall, 3715 W Stevens Way NE, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 127092.
 - a. The mezzanine is a primary architectural feature in the Reading Room. However, the applicant demonstrated the need to remove it for security and safety reasons.
2. With regard to SMC 25.12.750 B, the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.
 - a. The applicant explored alternatives to preserve it in part or whole with increased structural support, but indicated that it would not resolve the larger issues.
3. With regard to SMC 25.12.750 C, the extent to which the proposed alteration or significant change may be necessary to meet the requirements of any other law, statute, regulation, code or ordinance.
 - a. The mezzanine is not accessible.
4. The factors of SMC 25.12 .750 D and E are not applicable.

MM/SC/BP/DB

7:0:1

Motion carried. Board members Pheasant-Reis, Wasserman, Miles, Caton, Barnes, Norman, Macleod approved. BM Inpanbutr recused.

121824.7 DESIGNATION

121824.71 Lake Court Apartments
2012-2020 43rd Avenue E

For details see nomination report in DON file.

Heather Brammer presented. Per board request at the nomination meeting, they narrowed the focus to provide more information about the architectural styles of the buildings as well as their respective architects. The Shoremont was designed by William Bain and built in 1925 in the Normandy French style with two towers framing the entry, ornamental iron and timber elements. The Lake Court was designed by Paul Thiry and built in 1928 in the Tudor style with cast stone, courtyard spaces and steep pitched roofs. The Anhalt building was designed by Frederick Anhalt and constructed in 1952 with a clay tile roof and hollow clay cooling tiles. They provided historical neighborhood and site information starting with the Duwamish people and continuing through the arrival of European colonists.

Owner Kyle Kite, Kite properties spoke of the need to tackle deferred maintenance.

BM Barnes supported designation and noted details could be fine-tuned in the Controls and Incentives negotiations. They noted the uniqueness of the property.

BM Pheasant-Reis supported designation and commented on the many unique features and details and noted the striking site.

BM Caton supported designation based on the staff report and noted the thorough nomination application.

BM Miles supported designation noting the thorough nomination and strong community support.

BM Inpanbutr supported designation based on the staff report criteria.

BM Norman supported designation and commented on the great property and history.

BM Wasserman supported designation based on the staff report.

Chair Macleod supported designation based on the staff report and commented on the unique features which are complex, layered, and magical. They noted the interplay of public and private spaces.

Action: I move that the Board approve the designation of the Lake Court Apartments at 2012-2020 43rd Avenue E for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards D, E, and F; that the features and

characteristics of the property identified for preservation include: the site; the exterior courtyards; and the exterior of each building.

MM/SC/DB/HW

8:0:0

Motion carried unanimously.

121824.89 BOARD BUSINESS