



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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LPB 114/25

MINUTES

Landmarks Preservation Board Meeting

Hybrid Meeting via Webex Webinar or Room L2-80 Boards & Commissions

Seattle City Hall, 600 4th Avenue, Floor L2

Wednesday, April 16, 2025 – 3:30 p.m.

Board Members Present

Dean Barnes (DB)

Roi Chang Vice-Chair (RC)

Ian Macleod, Chair (IM)

Lora-Ellen McKinney (LEM)

Lauren Miles (LM)

Lawrence Norman (LN)

Becca Pheasant-Reis (BP)

Katie Randall (KR)

Harriet Wasserman (HW)

Board Members Absent

Matt Inpanbutr (MI)

Taber Caton (TC)

Staff Present

Sarah Sodt

Erin Doherty

Key

BM Board Member

AP Applicant

SM Staff Member

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

041625.1 ROLL CALL

041625.2 PUBLIC COMMENT

None.

041625.3 MEETING MINUTES

April 2, 2025

MM/SC/DB/HW

7:0:1

Minutes approved. Vice-Chair Chang abstained.

041625.4 CONTROLS & INCENTIVES

041625.41 Steinhart Theriault & Anderson Office Building

1264 Eastlake Avenue E

Request for extension

SM Doherty said the owner requested a 12-month extension while they consider development options.

Owner's attorney John Hempelmann, Cairncross & Hempelmann noted the same.

Action: Motion to approve a 12-month extension for the Controls & Incentives negotiations for the Steinhart Theriault & Anderson Office Building at 1264 Eastlake Avenue E.

MM/SC/DB/KR
8:0:0
Extension approved unanimously.

041625.5 CERTIFICATES OF APPROVAL

041625.51 Montlake School
2409 22nd Avenue E
Proposed flagpole in new location, and retroactive approval to replace historic site entry stair

Erica Ceder, DLR Group explained the changed condition of the stair following completion of the school rehabilitation and construction of the building addition; apologizing for not seeking the Landmarks Board’s approval before demolishing the stair. Outlined present-day code issues for the stair and guardrail and their proposed resolution. Provided an explanation for relocating the new flagpole and how it compared to the original one.

ARC, while not happy with removal of the original stairs, was generally in agreement with the approach of recreating the stair, and appreciation that the decorate railings were preserved and refinished. Confusion around how the new curb terminated at the rail/post – was clarified in this presentation. ARC was ok with the lower height of the proposed flagpole in the original location.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed site alterations at Montlake Elementary School, 2405-2409 22nd Avenue E, 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 124778.
 - a. The proposed flagpole is similar to the original, and should have no adverse effect as it will be sited with respect to the symmetry of the east facade.
 - b. Removal of the historic stair affects a character defining feature, but the applicant cites it was necessary to replace due to condition. The alterations to the side walls and the riser/sidewalk interface are minor, and necessary to address code issues.
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. No alternatives were provided for the flagpole as none seemed necessary.
 - b. No alternatives were provided for the stair as the work was already completed.
3. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/KR/HW
8:0:0
Application approved unanimously.

041625.52 Montlake School
2409 22nd Avenue E
Proposed select tree removal and replacement

Erica Ceder, DLR Group explained the three trees that they had removed in proximity to the stair; one that is less than 6” DBH (no review), one that was determined to be dead based on the arborist’s reassessment (following construction) and one that interfered with the contractor’s ability to reconstruct the stair and guardrails.

SM Doherty noted that Seattle Public Schools shared their concern around pedestrian safety associated with the existing juniper. In response to discussions with SM Doherty about tree species, scale, and pedestrian safety, the design team changed from in-kind tree species replacement to the proposed maples.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed landscape alterations at Montlake Elementary School, 2405-2409 22nd Avenue E, 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 124778.
 - a. The proposed tree removals do not appear to have an adverse effect.
 - b. The proposed tree replacement appears to be of an appropriate scale and should improve pedestrian safety associated with one of the existing trees.
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. A change in proposed tree type was responsive to a staff recommendation.
3. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/LEM/KR
8:0:0
Application approved unanimously.

041625.6 DESIGNATION

041625.61 Burwell House
709 14th Avenue E

Bryce Seidl gave a thorough overview of the landmark nomination, describing their property and its history. Full presentation in file.

BM Miles joined the meeting at 4:45 p.m.

BM McKinney appreciated that the nominator told the story of what happened outside the house, out in the world associated with all of the people, and not just within the house. Supported criterion B.

BM Barnes appreciated the presentation as well as the work that was done to restore the house, particularly the woodwork. Supported adding criterion B.

BM Randall said the nominator provided a compelling argument for criterion D and E. Noted the property has a high level of physical integrity. Willing to consider criterion B.

Vice-Chair Chang appreciated the presentation and the added details regarding the hardware. Willing to consider criterion B. Some concerns about criterion E.

BM Pheasant-Reis remarked on the level of construction detail illustrated in the presentation and how the story all comes together with the influence of the original homeowner, Burwell, and the Seattle Hardware Co.

BM Wasserman noted the splendor of the architecture and supported considering the importance of the original property owner in the designation standards.

BM Miles expressed gratitude for hearing the story of this property and the additional information provided about its hardware.

Chair Macleod thought it was wonderful to hear the human stories surrounding the house. The intact period hardware features are important to telling the store of the house – the fact that the original owner was a hardware distributor brings such a delightful element to the story.

BM Randall said that the house has the ability to tell the story of the people who lived there – in particular due to the hardware.

Action: I move that the Board approve the designation of the Burwell House at 709 14th Avenue E for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards B, D and E; that the features and characteristics of the property identified for preservation include: the site; the exterior of the house; and portions of the interior including the entry hall, main stair from the first to second floor, parlor, living room, and the second floor hallway doors and hardware.

MM/SC/DB/KR

9:0:0

Designation approved unanimously.

041625.7 BOARD BUSINESS