



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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LPB 150/25

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, May 7, 2025 – 3:30 p.m.

Board Members Present

Dean Barnes (DB)

Taber Caton (TC)

Matt Inpanbutr (MI)

Ian Macleod, Chair (IM)

Lora-Ellen McKinney (LEM)

Lawrence Norman (LN)

Becca Pheasant-Reis (BP)

Katie Randall (KR)

Harriet Wasserman (HW)

Board Members Absent

Roi Chang Vice-Chair (RC)

Lauren Miles (LM)

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.

050725.1 ROLL CALL

050725.2 PUBLIC COMMENT

Susie Phillipsen supported designation of the Wilde-Streatfield House for the compelling landscape and its relationship to the home; a curation of interior and exterior spaces.

Leanne Olson, Queen Anne Historical Society. Commenting on the Wilde-Streatfield House, in addition to their submitted letter. Recalled the importance of Madeleine Wilde's writings. Has toured the property and said it is a magical place. Noted the relationship of the house and landscape; their significance inherently relying on one another.

050725.3 MEETING MINUTES

April 16, 2025

MM/SC/DB/KR

7:0:2

Minutes approved. BMs Caton and Inpanbutr abstained.

050725.4 CONTROLS & INCENTIVES

050725.41 1411 Boylston Avenue

Request for extension

Agenda reordered; item occurred after 050725.51.

SM Sodt said the agreement is nearly complete.

Action: Motion to approve a 1-month extension for the Controls & Incentives negotiations for property at 1411 Boylston Avenue.

MM/SC/MI/TC

9:0:0

Extension approved unanimously.

050725.42 Tolliver Temple Church of God in Christ
1915 E Fir Street
Request for extension

SM Doherty said the agreement is signed and noticed to the public. Expects to include it on the next Board meeting agenda.

Action: Motion to approve a 1-month extension for the Controls & Incentives negotiations for Tolliver Temple Church of God in Christ.

MM/SC/KR/DB

9:0:0

Extension approved unanimously.

050725.5 CERTIFICATES OF APPROVAL

050725.51 800 E Roy St – Harvard-Belmont Landmark District
Proposed removal of a diseased street tree after the fact, and planting of two new trees

Ireland Burch, DAR explained dead elm tree at the southwest corner of green space. Proposed to plant two new trees, a Crape Myrtle and a Little Gem Magnolia. Explained the locations, symmetrical layout related to the building facade, tree appearance, and size at maturity. Will likely be planted in Fall.

In response to a Board question about the staff report, SM Nashem said the application was expected to be retroactive, due to the danger associated with the tree. But said the tree is still standing at this time.

GM Nashem explained how the street grid changed resulting in this green space that is part of the right-of-way.

Board members noted unfortunate loss of the tree, support for the new plantings, and idea of naming the trees.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for removal of a diseased Elm street tree and replace with a Crape Myrtle and a Little Gem Magnolia per the submittal.

This action is based on the following:

District ordinance, the Harvard Belmont Landmark District Guidelines and the Secretary of the Interior's Standards:

SMC 25.22.090 - Approval of significant changes to buildings, structures and other property.

C. The addition or removal of major landscape and site elements, such as retaining walls, gateways, trees or driveways.

Guidelines/Specific

3. Landscaping:

Guideline: Maintain existing landscaping, especially the mature trees.

Guideline: Maintain the alignment and spacing of street trees. Planting street trees where none now exist is encouraged.

MM/SC/KR/DB

9:0:0

Application approved unanimously.

050725.6 DESIGNATION

050725.61 Wilde-Streatfield House
2409 11th Avenue W

David Peterson Historic Resource Consulting presented the designation. Provided an overview of the neighborhood, historic context, challenging topography, and major infrastructure/regrading projects (including the landmarked Wilcox Wall) to make the area navigable and developable for homes.

Explained Craftsman style houses of the Pacific Northwest and California, and relationship to the English Arts and Craftsman movement, showing a wide variety of landmarked houses in Seattle that fit within the Craftsman style. Described the career of English architect, F.M. Barnes with examples of his residential work in Seattle for comparison.

Overview of the original and subsequent owners of this property and brief history of each, focusing in more detail on Early Layman, former City Historic Preservation Officer. Extensive background on Madeleine Wilde and David Streatfield, both personally and professionally, in botany, landscape architecture, scholarly works, and academic careers.

Full detail in presentation documents; available in City records.

Described the architecture of the original home, how it had changed over time, and the considerable efforts made by Wilde and Streatfield to restore the house and sensitively rehabilitate the exterior, including structural improvements. Noting the importance of the original engineering for the steep slope, west-facing four stories and octagonal turret.

Detailed design of the gardens by Wilde and Streatfield. Recapturing the hillside from invasives. The intensive work to build the stairs, paths, and introduction of trees and plantings to accompany the special Madrone that is original to the house. Inspiration for the selected species based on their travels and places of personal importance. Intent of hillside and uphill landscape, and the experience/relationship of the house to the land and vistas.

BM McKinney appreciated telling the stories that make it easier to appreciate the rich history of this place. Supported criteria D and E.

BM Barnes appreciated the detailed presentation and the preservation work done for both the house and site.

BM Randall said she appreciated the property tour, noting that the photos do not do it justice. Noted the impressive original engineering of the house, and believes the rehabilitation of the house exterior is sensitive and consistent with the *Secretary of the Interior's Standards for Rehabilitation*. Supported criteria D and E for Wilde and Streatfield's design of the gardens and landscape, and the house engineering.

BM Inpanbutr said it is not an imposing building, but quiet, and richly landscaped. Its character rises above the mass-produced Arts & Craft houses, noting its special relationship to the hillside. The gardens and landscape were impressive to see in person, and appreciated the physical work the owners undertook to achieve their design on the steep slope.

BM Caton appreciated the landscape design and its relationship to the house, noting it is worthy of preserving and designating. Agreed criteria D and E were best suited.

BM Pheasant-Reis described walking the site, and the visual discovery of found objects, and the salvage and reuse of physical materials like clinker bricks and the former concrete sidewalk for retaining walls and steps. It seemed like pieces of the Queen Anne neighborhood were literally integrated into the landscape. Noted the house has a high level of integrity, and was grateful for all of the public comment about the landscape.

BM Wasserman appreciated the presentation and supported criteria D and E.

BM Norman also supported designation for criteria D and E.

Chair Macleod thanked Professor Streatfield for the Board’s tour of the property. Appreciated the historic house within its more contemporary landscape. Noted its fascinating history, including so many people with an impact on Seattle.

Action: I move that the Board approve the designation of the Wilde-Streatfield House at 2409 14th Avenue W for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards D and E; that the features and characteristics of the property identified for preservation include: the site, and the exterior of the house.

MM/SC/LEM/DB

9:0:0

Designation approved unanimously.

050725.7 BOARD BUSINESS