



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 168/25

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 21, 2025 – 3:30 p.m.

Board Members Present

Dean Barnes (DB)
Roi Chang Vice-Chair (RC)
Matt Inpanbutr (MI)
Ian Macleod, Chair (IM)
Lauren Miles (LM)
Becca Pheasant-Reis (BP)
Katie Randall (KR)
Harriet Wasserman (HW)

Board Members Absent

Taber Caton (TC)
Lora-Ellen McKinney (LEM)
Lawrence Norman (LN)

Staff Present

Sarah Sodt
Erin Doherty

Key

BM Board Member
AP Applicant
SM Staff Member

Chair Ian Macleod called the meeting to order at 3:33 p.m.

052125.1 ROLL CALL

052125.2 PUBLIC COMMENT

None.

052125.3 MEETING MINUTES

May 7, 2025

Minutes were tabled to next meeting.

052125.4 CONTROLS & INCENTIVES

052125.41 Tolliver Temple Church of God in Christ 1915 E Fir Street

SM Doherty described the proposed controls and incentives.

Action: Motion to approve the Controls & Incentives Agreement for Tolliver Temple Church of God in Christ at 1915 E Fir Street.

MM/SC/DB/KR

8:0:0

Agreement approved unanimously.

052125.42 The Showbox 1426 1st Avenue Request for extension

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

Jack McCullough, McCullough Hill gave an update on the information they are preparing for the Board regarding controls, he had to hire a new appraiser. He requested an extension to October 1, 2025.

Vice-Chair Chang asked about review timing, noting that the City would need time to review the submittal.

Action: Motion to approve an extension to October 1, 2025, for the Controls & Incentives negotiations for The Showbox.

MM/SC/KR/MI

8:0:0

Extension approved unanimously.

052125.43 White Garage
1915 3rd Avenue
Request for extension

Jack McCullough, McCullough Hill gave an update on the project, hoping to give ARC a briefing in early summer. Asking for an extension to October 1, 2025.

Action: Motion to approve an extension to October 1, 2025, for the Controls & Incentives negotiations for the White Garage.

MM/SC/RC/LM

8:0:0

Extension approved unanimously

052125.44 Donahoe Building
1901-1911 3rd Avenue
Request for extension

Jack McCullough, McCullough Hill gave an update that Holly Golden is the new representative of the building owner.

Action: Motion to approve an extension to October 1, 2025, for the Controls & Incentives negotiations for the Donahoe Building.

MM/SC/KR/DB

8:0:0

Extension approved unanimously

052125.5 CERTIFICATES OF APPROVAL

052125.51 Campbell Building
4554-4556 California Avenue SW
Proposed painting at west entries, and new signage

Business owner Molly Moon and architect Jim Graham described the proposal for signage and painting.

BM Pheasant-Reis asked about the mounting of the neon signs at the header, and clarifying the existing construction. Jim Graham noted that the steel lintel is an angle up within the brick, and the storefront header where the plates will be mounted is wood. He confirmed it will be thru-bolted and the j-boxes will be located inside the building.

The Board appreciated the reuse of the attachments for the corner neon sign, and the use of real neon.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed painting and

signage at the Campbell Building, 4554 California Avenue SW, 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 125486.
 - a. The two neon 'name' signs at the clerestory will be attached to the wood header to avoid impact to the wood clerestory.
 - b. The corner neon 'logo' sign at the masonry will locate fasteners in the joints to avoid impact to the brick.
 - c. The painted letters on the clerestory glazing is required to be an easily removable product, that will prevent damage to the glass or frame.
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 did not provide alternatives.
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 #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

MM/SC/KR/DB

8:0:0

Application approved unanimously.

052125.52 B.F. Day School
3921 Linden Avenue N
Proposed replacement of windows

Applicant Laura Maman, Miller Hayashi Architects presented the proposal to replace windows in a way that is compatible with the historic building and the operability of the existing windows.

ARC members said that the applicant had been responsive to feedback regarding the proposed replacements. The replacement option is a good choice for matching as closely as possible with the existing.

BM Randall asked whether there is a benefit to having double hung for safety and operability/ventilation. The applicant explained that it would be hard to find a manufacturer for a double hung sash of this monumental size, and that it would be hard for teachers/students to operate a double-hung window because of the size and height.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed window alterations at B.F. Day Elementary School, 3921 Linden Avenue N, 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 the Report on Designation, LPB 98/81.
 - a. Removal of the historic windows will affect character defining features, but the replacement windows will be similar in operation, configuration, and general profile to the different eras of windows.
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 changed their proposal to respond to the Board's request to replicate the different window operation.
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 #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

MM/SC/BP/MI

8:0:0

Application approved unanimously.

052125.53 Memorial Wall

401 5th Avenue N

Proposed alterations and site improvements

Gareth Loveridge and Barbara Swift of Swift Company represented the project. Gareth Loveridge described the temporary protection for the wall while the adjacent stadium is being demolished. Described how a new supplement structural wall will be attached to the back of the memorial wall assembly. Noted that the memorial is Indiana Limestone (not Wilkeson Sandstone as was previously thought). Described the end wall detailing options, noting that it will not be finalized until they are further along in construction. Said they will return to resolve that issue in a separate Certificate of Approval application. Three issues will need to come back under a future application, display/signage for back of wall surface, potential anti-graffiti coating for the stone, and the end wall conditions.

BM Inpanbutr asked if, with the lowering of the concrete wall and elimination of flashing, there are any concerns about water intrusion. The applicant explained why it is not a concern.

Vice-Chair Chang asked about timing of the overall project. Site perimeter fences should go up in July, but not precisely sure when the construction protection would be built, but certainly before demolition of the stadium. The goal is for the site work to be largely complete in summer 2026.

BM Randall said the project is very thoughtful and said the team has been responsive to the Board's feedback.

BM Barnes said that their previous questions have been addressed, and appreciated the proposal.

BM Wasserman echoed their approval and understood the unresolved items. Would like to see the project approved. BM Inpanbutr concurred.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed alterations and site improvements at the Memorial Wall, 401 5th Avenue N, 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 the Report on Designation, LPB 351/23.
 - a. Alterations to the primary side of the memorial wall are minor and desirable improvements, including increased accessibility.
 - b. The new structural wall at the rear of the memorial is necessary and will have little impact on the appearance of the primary side.
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 applicants adjusted the proposal to be responsive to the Board's feedback. No major alternatives were requested by the Board.
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 #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

MM/SC/MI/KR

8:0:0

Application approved unanimously.

052125.6 BOARD BUSINESS