



The City of Seattle

Landmarks Preservation Board

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

LPB 189/25

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, June 4, 2025 – 3:30 p.m.

Board Members Present

Dean Barnes (DB)
Roi Chang Vice-Chair (RC)
Matt Inpanbutr (MI)
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

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.

060425.1 ROLL CALL

060425.2 PUBLIC COMMENT

Peter Steinbrueck gave public comment regarding ASUW Shell House – removal of the character defining features, including the hangar doors, going against the Secretary of the Interior Standards for Rehabilitation.

Katie Kusske, granddaughter of George Pocock, erasure of the features that give the building its soul, and impact the telling of the story of the building. Important to preserve the Shell House with integrity.

Marilyn Oliver Bard, serving on ASUW Shell House advisory board. Should not be altered in ways that diminish its character. Hangar doors and other features that should not be reinterpreted. Once original features are gone or altered, they are gone forever.

Rebecca Stedman, respectfully ask the LBP to defer any approval of alterations until there is an HRA report. National Register process was stalled, which is concerning because of the public funding involved.

Jeff Murdock, Historic Seattle, applaud investment, but building needs a sympathetic treatment. Doors should be kept on the building; he believes the modern glazed wall system will be very visible and not fade back.

Moira Nadal, Washington Trust for Historic Preservation, encourage the applicant to align with the Secretary of the Interior Standards for Rehabilitation. Best thing for a building is to keep it in active use; balancing preservation with modern needs is possible.

Ray Skoff, retired naval flight officer, working with the American Society of Civil Engineers (ASCE) to recognize it as a landmark. Significant contribution to hangar design and early large hangar doors. Asked ASCE to pause process because of proposed changes. Will not be eligible without hangar doors.

Judy Rantz Willman, daughter of Joe Rantz, who was UW rower/Olympian and one men's eight at the 1936 Summer Olympics. She and Dan Brown (author of The Boys in the Boat) gave public comment to support the Landmark nomination. She served on the Board for the Shell House restoration project. Proposal to remove the hangar doors and replace with modern glass does not preserve the building. Need to uphold the promise of restoration and honor the story.

060425.3 MEETING MINUTES

May 7, 2025

MM/SC/DB/LEM

8:0:2

Minutes approved. BMs Chang and Miles abstained.

May 21, 2025

MM/SC/DB/LEM

10:0:0

Minutes approved unanimously.

060425.4 CONTROLS & INCENTIVES

060425.41 1411 Boylston Avenue / Belmont-Boylston House

SM Sodt gave an overview of the agreement.

Action: Motion to approve the Controls & Incentives agreement for 1411 Boylston Avenue / Belmont-Boylston House.

MM/SC/MI/KR

10:0:0

Agreement approved unanimously.

060425.42 Seattle Times Block

1120 John Street

Request for an extension

SM Sodt gave an overview with a request for a 6-month extension. Jessie Clawson, McCullough Hill gave update; permitting process is taking its time.

Action: Motion to approve a 6-month extension to the negotiation of Controls & Incentives for the Seattle Times Block at 1120 John Street.

MM/SC/KR/LEM

10:0:0

Motion approved unanimously.

060425.43 Baker-Linen Building

1101 E Pike Street

Request for an extension

SM Sodt gave an overview with a request for a 1-month extension. Come to an agreement and needs to be routed for signature.

Action: Motion to approve a one-month extension to the negotiation of Controls & Incentives for the Baker-Linen Building at 1101 E Pike Street.

MM/SC/HW/DB

10:0:0

Motion approved unanimously.

060425.44 Knights of Columbus Building

700-722 E Union Street

Request for an extension

SM Sodt gave an overview with a request for a 6-month extension. Jessie Clawson, McCullough Hill said there is one small tenant in the building; continue to look for others. Owner is keeping the graffiti cleaned up.

Action: Motion to approve a 6-month extension to the negotiation of Controls & Incentives for the Knights of Columbus Building at 700-722 E Union Street.

MM/SC/RC/DB

10:0:0

Motion approved unanimously.

060425.45 Hotel Elliott / Hahn Building

103 Pike Street

Request for an extension

SM Sodt gave an overview with a request for a 6-month extension. Ian Morrison, McCullough Hill said they are still working through the reasonable economic use analysis, and building is fully tenanted. ECON NW is their new consultant.

Action: Motion to approve a 6-month extension to the negotiation of Controls & Incentives for the Hotel Elliott / Hahn Building at 103 Pike Street.

MM/SC/HW/KR

10:0:0

Motion approved unanimously.

060425.46 Sunset Hill Community Hall

3003 NW 66th Street

Request for an extension

SM Doherty gave an overview with a request for a 3-month extension. She explained the discussion with the owner to further clarify the intent for review of portions of the interior.

Action: Motion to approve a x-month extension to the negotiation of Controls & Incentives for the Sunset Hill Community Hall at 3033 NW 66th Street.

MM/SC/DB/HW

10:0:0

Motion approved unanimously.

060425.5 BRIEFING

060425.51 ASUW Shell House / former US Navy Hangar / former UW Canoe House

3655 Walla Walla Road NE

BM Inpanbutr noted recusal from the discussion.

Julie Blakeslee, University of Washington introduced the project and gave an overview of their internal process. Design team has been following the Secretary of the Interior's Standards (SOIS) for Rehabilitation and has been working with the National Park Service (NPS) and Department of Archaeology and Historic

Preservation (DAHP). They are in the process for receiving Federal Rehabilitation Tax Credits. Plans for historic displays on the interior to show the evolution of use.

Dustann Jones, Mithun walked through the presentation slides, including the history of the building, proposed interior uses, and alterations including the 1980s work. Proposing the removal of siding, and replacing some windows, restoring other windows. Sheer wall and insulation improvements are proposed for the exterior to interior character can be preserved. Adding heating and cooling. Doing pin piles and pile caps, strengthening trusses above. New stair, restrooms, and lighting.

Dustann Jones went over hangar door options previously presented to the Board and explained how the applicant decided on their current proposal.

BM Barnes asked for clarification on the four sliding hangar doors. Are any of the door used/operable now? No, all fixed.

BM Barnes asked about the dimensions of the proposed new sliding door openings.

BM Randall asked about the locker room and clarification about what is being proposed in that area. Ground level storage room on the left side of the drawing (purple).

BM Randall asked about the proposed interior stairs – can those be easily removed in the future?

BM Randall said the project appears to meet the SOIS for rehabilitation, but was uncomfortable with proposal to paint the exterior, rather than natural wood. Decision to paint is based on the architect's observation that building may have originally been painted white.

BM Randall asked whether the design team looked at alternatives regarding the circulation. Why have primary entry on north end, rather than south water-side.

BM Randall would like to see all four hangar doors remain, but understands the desire to have more daylight. Asked if they have weighed the pros and cons of waiting to do this project until they have funds to repair and reinstall all four hangar doors. Julie Blakeslee said structural issues are driving the need to move forward with only the two doors. BM Randall would like to see hangar doors 2 & 3 at the top of the wish list.

BM Lora-Ellen McKinney asked if they need to replace these doors to make it a more usable building; respecting the history is different from how they are treating the building.

Are funds still available through the Save Americas Treasures fund? Julie Blakeslee says what they are proposing does not impact the funding sources they have identified to date for this project.

BM McKinney left the meeting at 6:06 p.m.

BM Pheasant-Reis said hangar doors 2 & 3 are critical and should be prioritized over new glazed curtain wall. Said the existing cozy feeling within the building when the doors are closed is important. Wondering about how that experience will change with the new glazing and no option to have a 'closed-hangar door' scenario. Julie Blakeslee said the UW's preference is for a design that is always visually open – with a stronger connection to the water for someone is in the building.

BM Pheasant-Reis had some concerns about the monumental stair, saying it was not a good fit for the interior. Asked for clarity about the need for two separate stairs from the mezzanine. Dustann Jones said this is to address the code

requirements for access to two separate means of egress, and the change to 'common path of travel'.

BM Pheasant-Reis said requested a night rendering from the water looking back to the illuminated building; wanting to understand how this will change the building's appearance.

BK Randall noted that two separate, steel stairs that are light in appearance may be a better option.

Vice-Chair Chang asked about the doors and exterior fronted long beam/header – has it been designed to accommodate future use of all four sliding hangar doors? The plan is to maintain it as-is with an option to put doors back in the future.

Vice-Chair Chang asked about the new holes in the north wall for louvers. She has a preference for the option that does not punch new holes in the wall.

BM Wasserman agrees with the option to not add more punched holes for the new louvers.

BM Lawrence said he preferred the new punched openings for louvers. He asked about the large doors – can they be kept somewhere on the campus with context information? Julie Blakeslee said they would keep and store them on the campus.

Chair Macleod noted general comfort with the interior proposal. Understands that the curtain wall helps meet envelope/energy issues but said it is critical to keep hangar doors 2 & 3 in the building and back into the project. Asked if there was a different compromise that could allow the door restoration to be prioritized? Julie Blakeslee said they have review it several times and think that all current scope items are higher priority than putting back hangar doors 2 & 3. Appreciated the letters of public comment and mentioned Historic Seattle's letter.

BM Pheasant-Reis asked to explain why the ADA parking stalls will be right next to the building. Short path of travel is the priority, while staying out of the required fire access lane and considering the grade/slope. Mithun showed that this is currently open gravel area and only the parking spaces, shared aisle, and path will be new pavement; rest will remain gravel.

BM Pheasant-Reis asked about the stairs. Is the upstairs/mezzanine to be used for a meeting space? Why do you need to stairs?

BM Randall thanked the applicants for their patience with the questions. The Board wants to be thoughtful and understand the logic of the proposed work. By and large the proposal and treatments are in alignment with the Secretary of the Interior Standards. Open interior volume and the stairs are differentiated from the old and don't take up air space – so open volume is intact. Two pieces that she is struggling with are the orientation to the water and the flow of access to the building. Can you flow into the building from the south more frequently. Yes, having four doors back would be preferred, but understand the choice. Encourage UW to prioritize adding hangar doors 2 & 3 to the scope of work.

Chair Macleod talked about meeting the energy goals and the connection with the water. Critical when you consider the material integrity and the doors being operable (not a static experience).

BM Randall asked about the seating area/stairs and whether it will be used. UW said it would support as classroom space or seating for presentation uses; trying to function in different modes with minimal design moves.

BM Barnes respected the public comments trying to preserve all four hangar doors, while understanding that they are not currently operational. He appreciated the new south rendering with the curtain wall, with the openness and functionality of the space. He thought it was a reasonable solution.

BM Miles prefers the new louvers to be located within the window openings.

BM Randall is agnostic about the louver option.

BM Pheasant-Reis thinks the louvers below the window may be better with the new understanding that this pair of window is one of the two originals remaining.

Vice-Chair Chang reiterated it was preferable to locate the louvers with the window openings.

060425.6 BOARD BUSINESS