



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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LPB 215/25

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, July 2, 2025 – 3:30 p.m.

Board Members Present

Roi Chang Vice-Chair (RC)

Matt Inpanbutr (MI)

Ian Macleod, Chair (IM)

Lauren Miles (LM)

Lawrence Norman (LN)

Becca Pheasant-Reis (BP)

Katie Randall (KR)p

Harriet Wasserman (HW)p

Board Members Absent

Dean Barnes (DB) Taber Caton (TC)

Lora-Ellen McKinney (LEM)

Staff Present

Sarah Sodt

Erin Doherty

Nelson Pesigan

Key

BM Board Member

AP Applicant

SM Staff Member

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

070225.1 ROLL CALL

070225.2 PUBLIC COMMENT

There were no public comments.

070225.3 MEETING MINUTES

June 18, 2025

MM/SC/HW/MI

5:0:3

Minutes approved. BMs Randall, Miles, and Norman abstained.

070225.4 CONTROLS & INCENTIVES

070225.41 U.S. Immigrant Station and Assay Office

815 Seattle Boulevard S

SM Sodt gave an overview of the agreement.

Chair Macleod inquired about how the matter relates to any state-level designation or oversight. SM Sodt stated that there are no immediate concerns and clarified that coordination with the state would occur separately from the current agreement. If complications arise, further discussions with the state including the board would be initiated.

Action: Motion to approve the Controls & Incentives agreement for the U.S. Immigrant Station and Assay Office.

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

MM/SC/KR/MI
8:0:0
Agreement approved unanimously.

070225.42 liq'ted - Licton Springs Park
9536 Ashworth Avenue N

SM Doherty gave an overview of the agreement.

SM Doherty clarified that the perimeter lawn area will not require board review unless there is planned utility work that could affect the site's natural springs or water features. This distinction aims to streamline administrative processes while safeguarding critical environmental aspects of the site.

Action: Motion to approve the Controls & Incentives agreement for líq'təd / Licton Springs Park at 9536 Ashworth Avenue N.

MM/SC/BP/KR
8:0:0
Agreement approved unanimously.

070225.5 CERTIFICATES OF APPROVAL

070225.51 Villa Costella
348 W Olympic Place
Proposed mechanical equipment

AP Elizabeth Friesen, Villa Costella HOA presented a proposal for installing ductless air conditioning equipment, drawing positive responses from board members. The presentation offered detailed specifications for each floor and individual unit, underscoring a thoughtful and considerate approach to long-term maintenance and architectural impact.

BM's Wasserman and Pheasant-Reis said the ARC found the proposal to be carefully planned with minimal to no impacts.

Chair Macleod agreed.

BM Randall referenced the ARC's conclusion that the changes would not significantly affect the primary façade and praised the attention to long-term upkeep. BM Inpanbutr raised concern regarding new downspouts but acknowledged that any penetrations were minor and reversible.

Vice-Chair Chang complimented the unobtrusive site lines and preservation of the building's structural integrity.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the mechanical equipment and downspouts at Villa Costella, 348 W Olympic Place 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 123847.
 - a. The proposed downspouts are compatible with the existing condition.
 - b. The proposed mechanical units are sited in locations to minimize visual impact.
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 requested, as the proposal seemed reasonable.
3. The factors of SMC 25.12.750 C, D and E are not applicable.
4. Future installation of HVAC units will not require further review if the layout, details, and equipment specifications in the comprehensive plan are explicitly followed.
5. 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/KR/MI

8:0:0

Motion approved unanimously.

070225.52 former Seattle Brewing & Malting Co. Bottle Plant
5710 Airport Way S
Proposed selective exterior alterations windows/doors

BM Pheasant-Reis recused herself from discussion.

AP Meghan Toner, Clark/Barnes delivered a detailed presentation outlining the proposed changes to select exterior windows and doors. The presentation focused on enhancing consistency in design and improving the overall function of a tenant suite.

BM Wasserman expressed satisfaction with the proposal and appreciated the emphasis on standardized future door designs. The presentation's approach to balancing the aesthetics and practical improvements was well received.

Chair Macleod inquired about the originality of the window and door elements being replaced, to which AP Meghan Toner clarified that the existing features were part of a modification and not original. AP Toner added that the client intends to salvage and reuse components where possible on the landmarked property.

BM Randall supported the ARC's recommendation, noting the lack of significant impact on the building's main structure and expressing no concerns regarding non-original elements. The sentiment was echoed by other board members, who commented on the thoughtful and well-prepared presentation.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the exterior alterations at the former Seattle Brewing and Malting Co. Bottling Plant, 5710 Airport Way S, 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 116973.
 - a. The new doors will be located within existing masonry openings and the features being removed do not appear to be historic.
 - b. The new features are at the back of the building with less visibility.
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 requested, as the proposals seemed reasonable.
- 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

7:0:1 BM Becca Pheasant-Reis abstained

Motion approved.

070225.6 BOARD BUSINESS

SM Doherty introduced SM Nelson Pesigan as the new administrative support for the HP program.