



The City of Seattle

# Landmarks Preservation Board

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LPB 226/25

## 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 16, 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)  
Lauren Miles (LM)  
Becca Pheasant-Reis (BP)  
Katie Randall (KR)  
Harriet Wasserman (HW)

#### Board Members Absent

Roi Chang, Vice-Chair (RC)  
Lawrence Norman (LN)

#### 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.

#### **071625.1 ROLL CALL**

#### **071625.2 PUBLIC COMMENT**

Marilynn Oliver Bard (in-person) commented for an urgent review request to protect the historic integrity of the ASUW shell house before any actions and design decisions are taken.

Heather Pihl (in-person) commented to have more complete information in the briefing packet to include an existing elevation of the hanger doors and access and storage for the UW Canoe family.

Nicole Klein, University of Washington commented in support for the shell house to be brought back to life and be celebrated and welcoming to all future visitors.

Ed Taylor commented in support for the University's plan to move forward and would like to see more people walk through the shell house and tell their own story.

Leonard Garfield commented in support of the proposed rehabilitation of the shell house to serve an expanded role in the life of the community.

Peter Steinbrueck asked the Board to carefully review the University's proposed rehabilitation in accordance with The Secretary of the Interior's standards and guidelines.

Shirley Wilson is not in support of the current proposed rehabilitation of the shell house especially the changes to the hangar doors; wants them to remain and be made functional.

Ed Lazowska commented in support of the project as it exists today and added that a thoughtful compromise about the design and plans will be achieved.

Al Mackenzie is not in support of the current proposal for the rehabilitation of the shell house particularly on the treatment of the walls in the interior spaces and the center staircase seating element.

Judy Rantz Willman commented in support of Al Mackenzie’s letter that identifies many of the historically significant features of the shell house at risk and ask the board to carefully evaluate the University's design proposal that remains unpublished.

Katie Kusske asked the board to defer any Certificate of Approval until proper procedures are completed and a Section 106 consultation is initiated.

Brooks Simpson commented in support of the University’s thoughtful design and its selection of the architect and contractor and that their vision represents what is possible.

Rebecca Stedman urged the board to not grant a Certificate of Approval until all the required preservation documentation, agency coordination and standards compliance and review process are complete.

Jane Broom commented in support for the current renovation plans of the shell house.

**071625.3     CONTROLS & INCENTIVES**

071625.31     Wilde-Streatfield House  
2409 11<sup>th</sup> Avenue W  
Request for extension

SM Doherty explained a request for six months.

Action: Motion to approve a six-month extension to the negotiation of the Controls & Incentives agreement for the Wilde-Streatfield House.

MM/SC/MI/HW  
9:0:0  
Extension request approved unanimously.

**071625.4     SPECIAL TAX VALUATION**

071625.41     Continental Hotel  
315 Seneca Street

SM Sarah Sodt explained the rehabilitation expenditures and showed the before and after photos.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Continental Hotel at 315 Seneca Street, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

Chair MacLeod asked the exact eligible cost for this project and SM Sodt noted that the majority of the cost is maintenance.

MM/SC/KR/DB

9:0:0

Application approved unanimously.

**071625.5 BRIEFING**

**071625.51 ASUW Shell House / former US Navy Hangar**

3655 Walla Walla Road NE

Briefing on proposed alterations to site, building exterior, and interior volume.

Presenters Dustann Jones, Mithun and Julie Blakeslee, University of Wahington provided a briefing on the proposed site alterations, including changes to the building exterior and interior volume.

BM Pheasant-Reis asked about the proposed panelized cedar shake siding panels. AP Jones noted increased efficiency of installation and some improved building envelope performance.

BM Pheasant-Reis expressed interest in reviewing the conditions assessment prepared by the University, which outlines the due diligence performed and the rationale behind the proposed alternative for the hangar doors. Would like to understand why door #s 2 and 3 cannot be repaired. AP Jones said two doors are 107 years old and two doors are 45 years old. They will provide a survey of the hangar door conditions.

BM Randall referenced SMC 25.12.750.B and believes UW has shown their alternatives. Thinks what has been provided is reasonable and meets the SOIS. Believes the social stair is a reversible measure, and sees the hangar doors as the most difficult issue. Understands the need to provide a weather tight glazed wall.

The majority of the board members agreed that the University's proposal meets the standards for rehabilitation. BM Barnes acknowledged that this is an extraordinarily complex project requiring careful, methodical planning and design to preserve the historical integrity of the building while also addressing its structural safety concerns.

BM Barnes said there needs to be a balance between the necessity of rehabilitation and nostalgia to preserve history. Understands the challenges of rehabilitating the hangar doors due their scale and financial constraints. Thinks it is reasonable to restore doors 1 & 4 and commit to restoring doors 2 & 3 in the future.

BM McKinney concerned about some of the public comment, noting the complex history of the building and wanting to preserve it. Asked about the permits and procedures noted in public comment. AP Blakeslee spoke to UW's procedures that are separate from the application process, and said they are managing the permitting process with the different jurisdictional bodies.

BM Randall believes that visually opening the south façade of the building restores the relationship to the Montlake Cut that has been lost since the hangar doors were rendered in-operable in the 1980s.

BM Wasserman agreed with the importance of openness and a relationship to the water. Feels strongly about having hangar doors 2 & 3 reinstalled in the future.

Board members noted that many of the challenging issues are due to the improvements needed as part of the proposed change in occupancy and code compliance.

The board discussed the distinction between The Secretary of the Interior's Standards for Rehabilitation (SOIS) and the use of the property. BM Wasserman and BM Randall noted that the Board's role is not to regulate property use, but to evaluate whether the proposed alterations align with the established rehabilitation guidelines.

Chair Macleod believed the project meets the SOIS technical criteria and the differentiation of the new and old.

BM Caton said they were not yet convinced especially for the hangar doors that are integral to the building’s historic character. Wants to see doors 2 & 3 included in the project. BM Caton appreciated the overall design approach for the site and encouraged the designer to incorporate indigenous plantings.

Board members expressed support for the selected material palette for the building exterior.

In response to some of the Board questions/comment SM Erin Doherty noted that the previous briefing packages include additional relevant information about the proposed alterations. Will provide a summary with links to the materials and recordings for the Board’s convenient reference.

**071625.6    BOARD BUSINESS**