



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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LPB 249/25

MINUTES

Landmarks Preservation Board Meeting

Hybrid Meeting via Webex Event or Room L2-80 Boards & Commissions

Seattle City Hall, 600 4th Avenue, Floor L2

Wednesday, August 6, 2025 – 3:30 p.m.

BMs Present

Dean Barnes (DB)

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)

Harriet Wasserman (HW)

BMs Absent

Taber Caton (TC)

Lora-Ellen McKinney (LM)

Staff Present

Erin Doherty

Nelson Pesigan

Key

BM Board Member

AP Applicant

SM Staff Member

Chair Ian Macleod called the meeting to order at 3:39 p.m.

080625.1 ROLL CALL

080625.2 PUBLIC COMMENT

Howard Anderson (in-person) expressed opposition to the proposed project, stating that the addition of twelve-stories would destroy the dignity and warm, rich presence of the existing building.

Tim Kosnoff (in-person) owner of 17 units at 1520 1st Avenue, opposed the project, citing negative impacts on nearby neighbors and homeowners, and stated that the development would harm the resale value of his units and obstruct views, and also noted that he relied on the building's historic preservation status when purchasing his units.

Dee Endelman (in-person) commented against the project, arguing that it is not genuinely about historic preservation and that the developer's primary motivation is financial.

Jim Aslaksen (in-person) stated that he would be directly impacted by the project and expressed concern that allowing such a development near the market contradicts the City's longstanding values dating back to the early 1900's.

Sara Cutler (in-person) an owner at 1521, opposed the project and expressed frustration that residents were not given adequate time to comment or provide input until recently, and expressed clarity on the project's current status and encouraged the board to ask critical questions.

Raymond Walton (in-person) a resident of 1521 2nd Avenue, shared that he only learned of the project two days prior and was not being asked to submit public comment, and noted that he had not seen any realistic rendering of the proposed building and urged the board to thoroughly review the proposal.

Dorothy Ling (in-person) stated that the proposed project does not appear to meet regulatory requirements and seems to exploit existing waivers and warned that it would severely compromise the architectural integrity of the historic building and urged the board to reject the proposal.

Megan Kruse asked the board to carefully consider all standards and best practices when evaluating the proposal and cautioned against supporting speculative development that disregards landmarks, neighborhoods, and residents.

Ross Leventhal commented that adding twelve stories or any significant additions would distort the character and beauty of the historic building.

Eugenia Woo, Historic Seattle, urged the board not to support the project, stating that it would destroy the historic character and integrity of the Doyle Building and emphasized that the proposal does not meet the Secretary of Interior’s Standards for Rehabilitation.

080625.3 MEETING MINUTES

July 2, 2025

July 16,2025

MM/SC/MI/HW

7:0:1

Minutes approved. Vice Chair Chang abstained.

080625.4 CONTROLS & INCENTIVES

080625.41 Caroline Horton House

627 14th Ave E

Request for extension

SM Doherty explained a request for a three month extension.

Action: Motion to approve a three-month extension to the negotiations of the Controls and Incentives agreement for the Caroline Horton House.

MM/SC/DB/BP

8:0:0

Extension request approved unanimously.

080625.5 CERTIFICATES OF APPROVAL

080625.51 Nathan Eckstein Middle School

3003 NE 75th Street

Proposed replacement of trees in courtyard

Presenter Marc Tegen, SM Stemper Architects introduced a proposal from Seattle Public Schools regarding the replacement of three birch trees. The proposal aims to replant trees along the south elevation of the building, with the recommended species being three Nyssa sylvatica trees.

BM Barnes asked whether the proposed trees would be planted far enough from the building to allow for healthy growth and whether the area is open, and AP Teagen confirmed that the planting site is an open area.

Chair Macleod inquired about the relationship between the proposed plantings and the building façade, and AP Teagen responded that the trees would be evenly spaced and aligned to complement the building’s layout.

BM Barnes remarked that replacing the trees would enhance the appearance and quality of the school grounds.

BM Randall noted that the selection and placement of the new trees would not negatively affect the building's structure or integrity.

BM Wasserman expressed support for the proposal, stating that the planning and presentation were well-considered and that the new plantings would improve the property.

BM Pheasant-Reis also endorsed the proposal, describing it as a positive initiative.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed tree replacement at Nathan Eckstein Middle School, 3003 NE 75th Street, 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 of the Landmark.
 - a. The proposed tree removals do not appear to have an adverse effect.
 - b. The proposed tree replacement appears to be of an appropriate scale and will not obscure architectural features of the building.
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.
3. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/RC/HW

7:0:1 BM Inpanbutr recused

Motion to approve the application and issue a Certificate of Approval for the proposed tree replacement at Nathan Eckstein Middle School passed.

080625.52 Former Fremont Trolley Barn

3400 Phinney Avenue N

Proposed selective exterior alterations windows/doors

Presenter Melissa Glenn, Graham Baba Architects presented proposed selective exterior alterations to the windows and doors of the Former Fremont Trolley Barn and mentioned that they came before the Architectural Review Committee to work on and refine the proposal.

Chair Macleod expressed appreciation for the opportunity to review the various proposed options.

BM Miles joined the meeting at 4:39 p.m.

BM Randall asked whether any changes had been made to the building since its designation in 1992. AP Glenn responded that any modifications likely occurred prior to its use as a trolley barn, and when the building was converted into the Theo Chocolate factory, the primary changes involved rooftop work and installation of mechanical units.

BM Norman inquired about the possibility of using existing bricks to fill an opening, and AP Glenn explained that while some bricks could be reused, there

is no surplus of historic bricks, and the bricks used to infill the opening would come from cuts made during the installation of the overhead door.

Vice Chair Chang asked whether the stucco would be repainted to match the brick, and AP Glenn confirmed that repainting and structural repairs are planned.

BM Pheasant-Reis appreciated the inclusion of various options and alternatives and expressed satisfaction with the project's direction, particularly the thoughtful approach to the building's details.

BM Wasserman reiterated the importance of incorporating suggestions made during the Architectural Review Committee meetings and emphasized the value of explaining the different options and how they support both the building's function and its visual integrity.

BM Randall voiced support for the current plan, acknowledging the limitations regarding the availability of historic bricks, and agreed that the proposed changes are reasonable and help ensure that the openings continue to serve their intended purpose.

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 Fremont Trolley Barn, 3400 Phinney 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 Ordinance 116054.
 - a. This industrial building has evolved over the past 120 years to meet the needs of multiple uses, resulting in a different vocabulary of doors and windows throughout.
 - b. The new overhead doors and tenant space entries are located on the east façade, with less visibility than the three facades facing the street.
 - c. The new storefront windows and doors on the south façade will be very similar to the existing non-historic condition.
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 explored multiple alternatives for the person door options on the east facade to look at proportions of opening to wall, and preservation of brick.
 - b. Although the applicant's preferred option for the east facade removes a majority of brick below the window, the new fenestration provides a welcoming primary entrance for each new tenant space with increased visibility and natural lighting.
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/BP

8:0:1 BM Inpanbutr recused

Motion to approve the application passed.

080625.6 BRIEFING

080625.61 Doyle Building

119 Pine Street

Briefing on redevelopment and addition

BM Pheasant-Reis recused from the discussion.

Presenter Scott Clark, Clark/Barnes provided a briefing on the proposed redevelopment and adaptive reuse of the 4-story Seattle designated landmark Doyle Building and the addition of 12 stories mass timber to create a 16-story residential mixed-use building. Full presentation available for review.

AP Clark said they had a Pre-Application meeting with SDCI in June and they are trying to meet new code criteria that will allow them to have no SEPA and no Design Review.

AP Clark explained the history of the building and a past rehabilitation noting that the incentives ended after ten years. Noted that they had not yet done a window survey, but thought the upper story windows were not original, and they will likely propose to replace them. All of the ground level storefronts had been changed over the years.

AP Clark discussed the reasoning for proposed mass timber structure in light of timber history in Seattle and thinks its ability to be disassembled and removed in the future is important to its proposed use on a Landmark addition.

AP Clark noted that the wall of the proposed addition essentially aligns with the face of the Doyle Building below, and feels the 5' deep cornice creates a clear separation of old and new. Said the alley width is non-confirming, and the new south wall will be inset two feet. AP Clark believed the proposed project complies with the Secretary of The Interior's Standards for Rehabilitation except for #s 4 and 8, noting they are not applicable.

AP Clark noted the zoning and context of 400' tall towers in the neighborhood. Said the project could not pencil financially if the new floorplate or addition had to be made smaller. AP Clark noted the exquisite terra cotta details on the Doyle Building and said their intent is not to pit housing against historic preservation.

BM Randall inquired about the relationship between the lower and upper façades and requested clarification regarding the setback shown in the diagram. AP Clark explained that the diagram is conceptual and subject to further investigation, particularly regarding the existing column conditions, which may require adjustments. Setting back a slight bit may be possible.

BM Randall asked whether this was the board's first time seeing the presentation, and AP Clark confirmed that the project had not been presented to the Architectural Review Committee and expressed desire for the full board to provide meaningful feedback.

BM Norman observed that the proposed structure resembles a "top hat", appearing visually larger than the historic building. BM Norman recommended providing more visual renderings to better understand the design, and to look at strategies to lighten the form. AP Clark said the ideas of recessed balconies was not viable for a building of this height, but noted that the use of material and color would change the appearance of the addition and they would study options.

BM Randall emphasized that it is outside the board's purview to comment on the economics of housing or City code, and noted that her focus is on massing and materials to ensure the proposed addition complements the historic building. BM Randall echoed BM Norman's concern that the structure appears top-heavy and requested additional renderings. Noted that putting in storefront to look more historic might not be the best approach. BM Randall said the project could not be successful unless it feels light.

BM Inpanbutr noted that the board received both supportive and opposing public comments. Expressed concern that the diagram visually overwhelms the historic building and added that reconciling the building's mass and proportions remains challenging. There is a tension between the mass of the old and new and small setback could help. AP Clark acknowledged these concerns and committed to providing more detailed visual concepts, including street-level perspectives from both pedestrian and driver viewpoints.

Vice Chair Chang expressed appreciation for the consideration of mass timber in the design and agreed with concerns about massing and requested a side-by-side comparison of design options, including trade-offs and rationale for the preferred approach.

BM Wasserman appreciated the presentation's detail and agreed that the current diagram suggests the new structure overwhelms the historic building and looks forward to future design presentations.

Chair Macleod had mixed feelings and echoed some of the board members' comments. The Chair requested alternate proposals that still meet the goal of preserving the historic landmark, noting the example of the Baker-Linen Building that has a penthouse. Said that other adaptive reuse scenarios for comparison could help the Board understand the necessity of this sole option.

AP Clark responded that alternative options are not feasible, and explained that the project has been under consideration since 2018 and, given current social and economic conditions, a smaller-scale alternative would not be viable for this building.

BM Wasserman left the meeting at 6:00 p.m.

BM Barnes expressed concern about the proposed height, noting that adding twelve stories atop a historic building significantly alters the visual dynamic from the market's perspective.

BM Randall encouraged the design team to use tools like PhotoShop and Google Maps to create more accurate before and after renderings that reflect how the building would appear in context.

AP Clark thanked the board for its feedback and stated that the next presentation will include additional renderings and massing diagrams for review.

080625.7 BOARD BUSINESS