



The City of Seattle

Landmarks Preservation Board

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LPB 269/25

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, September 3, 2025 – 3:30 p.m.

Board Members Present

Roi Chang Vice-Chair (RC)

Matt Inpanbutr (MI)

Ian Macleod, Chair (IM)

Lawrence Norman (LN)

Becca Pheasant-Reis (BP)

Katie Randall (KR)

Harrie Wasserman (HW)

Board Members Absent

Taber Caton (TC)

Lara 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 3:34 p.m.

090325.1 ROLL CALL

090325.2 PUBLIC COMMENT

Al Mackenzie expressed disappointment with the current proposal. Al noted that it still lacks the historical detail and character of the building, emphasizing that the structure does not need to be reimagined but rather respected, with its historical integrity protected.

Kathryn Rogers Merlino, professor of architecture at UW and historic preservationist and architectural historian, serving as an informal advisor, commented that the proposed changes are not destructive and the building's essential forms are preserved.

Katie Kusske, George Pocock's granddaughter, and founding advisory member, appreciated the retention of the four hangar doors. Katie requested that Pocock's workshop be interpretive and visible from the hangar door and stated that the shop does not require a monumental social stair.

Rebecca Stedman, historic preservation advocate, urged the board to defer the Certificate of Approval (CofA), citing the proposal's incompleteness. Rebecca recommended that the project be completed in two phases, first focusing on restoration, with the additions considered at a later time.

Marylin Oliver Bard, an ASUW advisory board advocate for the ASUW shell house canoe family, urged the board to defer the CofA.

Colleen McAleer, representing Laurelhurst Community Club, commented on the request for an extension for Talaris and urged the board to ask the owner for an explanation regarding the prolonged delays. Colleen voiced support for the restoration of the Shell House, deferred to experts on its rehabilitation,

and requested that George Pocock's disability be acknowledged in the preservation efforts.

Peter Steinbrueck, architect, preservationist, UW graduate, urged the board to defer the C of A. Peter recommended that the board proceed only after a rigorous review of the proposal and suggested adding a condition to ensure adherence to rehabilitation standards.

090325.3 CONTROLS & INCENTIVES

090325.31 Seattle Center Playhouse and Exhibition Hall 201 and 301 Mercer Street

SM Doherty gave a detailed overview of the Controls & Incentives. The agreement includes provisions for temporary items like lighting and infrastructure for events lasting less than 60 days, without requiring review. It also addresses the removal or conservation of public artworks and minor alterations to non-historic elements. The agreement aims to balance the needs of long-term tenants and the preservation of historic features, ensuring sensitive handling of installations and modifications.

BM Randall appreciated the thoughtfulness of the agreement and how well the ongoing operations of Seattle Center were integrated, and all are reasonable.

Chair Macleod commented that during a site visit, one particular concern everyone had was the mounting for signage and lighting and was glad that they were able to figure out a way that is not destructive to the property.

Action: I move that the Board approve the Controls & Incentives Agreement for the Seattle Center Playhouse and Exhibition Hall ant 201 and 301 Mercer Street.

MM/SC/BPR/HW

7:0:0

The motion passed and approved unanimously.

090325.32 Sunset Hill Community Hall 3003 NW 66th Street Request for Extension

Request a four-month extension to finalize and understand the controls and incentives agreement. SM Doherty is working with representatives for the property and is exchanging drafts and comments, but the process is taking time due to the complexity of the agreement and the need to exclude certain altered elements of the main hall, such as the rebuilt stage.

Action: I move that the Board approve a four month extension for the negotiation of Controls & Incentives for Sunset Hill Community Hall at 3003 NW 66th Street.

MM/SC/KR/HW

7:0:0

The motion passed and approved unanimously.

090325.33 Lake Court Apartment 2012-2020 43rd Avenue ERequest for Extension

Requesting a six-month extension. SM Doherty is waiting for feedback from the owners on the draft.

BM Randall asked whether the property is a condominium or a rental with a single owner.

SM Doherty responded that it remains a rental property.

Chair Macleod inquired about the progress of maintenance work SM Doherty stated that maintenance projects are ongoing, including foundational repairs and interior updates, but noted that no recent updates have been received regarding window replacements or dormer additions.

Action: I move that the Board approve a six month extension for the negotiation of Controls & Incentives the Lake Court Apartments at 2012-2020 43rd Avenue E.

MM/SC/BPR/HW

7:0:0

The motion passed and approved unanimously.

090325.34 Battelle Memorial Institute/Talaris Conference Center

4000 NE 41st Street

Request for Extension

AP Nathan Rimmer representing the Memorial Institute/Talaris Conference Center is requesting a six-month extension for the property. The property is under contract to be sold, and the construction proposals discussed previously are on hold. AP Rimmer mentioned that the site is being maintained as required, but extensive maintenance is not feasible, and the intent is for the controls and incentives to be agreed upon before the sale and this will be negotiated with the new owner.

Action: I move that the Board approve a six month extension for the negotiation of Controls & Incentives for the Battelle Memorial Institute/Talaris Conference Center at 4000 NE 41st Street.

MM/SC/KR/HW

7:0:0

The motion passed and approved unanimously.

090325.4 CERTIFICATES OF APPROVAL

090325.41 Meridian Playground / Good Shepherd Center

4647 Sunnyside Avenue N

Proposed trees associated with play area improvements

SM Doherty mentioned that the board should focus on the removal of the small trees and the addition of new trees. The replacement of play equipment was determined to be maintenance and the proposed accessibility improvements for sidewalks would be reviewed administratively.

AP Ray Gontarz, Seattle Parks & Recreation gave a short introduction and said their landscape architect would present more detail.

The play area is located near the parking lot, with three small trees proposed for removal and replacement at a 3-to-1 ratio with diverse species of shade.

Presenter Tim Slaznik, GGLO, presented and noted that they have been working closely with the Parks Department and the parks department arborist to identify which trees are in good condition versus the ones that warranted for removal.

BM Randall commented that the proposal is reasonable, noting that the trees are fundamentally reversible. BM Randall stated that installing new trees is appropriate to enhance shade and improve the usability of the space.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed tree removal and new plantings at the Meridian Playground, 4647 Sunnyside 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 111882.
 - a. The tree proposed for removal is quite small and has no adverse impact.

- b. The proposed new trees do not alter views of the main building, due to other mature landscape.
- 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 new trees will provide some shade, and offer a visual buffer for the play area. No alternatives were requested.
- 3. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/HW/LN

7:0:0

The motion passed and approved unanimously.

090325.42 ASUW Shell House / former US Navy Hangar

3655 Walla Walla Road NE

Proposed alterations to site, building exterior, and interior

In response to a Board member request, SM Doherty provided context and clarification regarding the board's purview and the interface with the federal government. The Board has adopted The Secretary of the Interior's Standards for Rehabilitation for guidance, in addition to following the factors outlined in the Code. The board's purview includes features outlined in the designating ordinances for the UW Shell House and the Montlake Bridge and Cut. The Federal government may have other interests that are different from the Landmarks Board's. The property owner and applicant are responsible for acquiring all required permits and approvals. SM Doherty said the applicant referenced some of the items required by the Federal government's review because it overlaps with the Landmarks Board's purview.

Presenters Dustann Jones (Mithun) and Julie Blakeslee (University of Washington) delivered the ASUW Shell House Certificate of Approval's presentation, summarizing feedback and comments from previous briefings.

Chair Macleod inquired about the reversibility of the proposed new stairs and curtain wall, and how these elements would connect to the existing structure.

Presenter Jones said they will be running a new concrete slab with rebar connecting the wall buttresses throughout. The slab will be thickened at stair landing points to allow for future removal. The stairs are timber framed and designed to be reconfigurable.

Presenter Jones confirmed that the curtain wall is removable. It will be installed using HSS tube steel braced off existing columns, without removing any structural elements.

BM Pheasant-Reis noted that with the new curtain wall as energy barrier, the operable hangar doors will not need to be modified with additional insulation, seals, and gaskets.

Presenter Jones responded that the new folding glass doors and curtain wall will be properly sealed as will the fixed outboard hangar doors.

BM Randall inquired about the alternative elevator placements.

Presenter Jones explained due to clearance requirements and existing structural zones; the elevator must be centrally located where it is shown.

BM Randall asked about ADA parking and the new hammerhead turnaround.

Presenter Jones stated that feedback from the fire department led to relocating parking 50 feet from the shoreline, keeping the hammerhead zone clear.

BM Randall acknowledged the applicant's attention to alternatives and real time discussions with the Board and appreciated the hangar doors and the use of existing materials based on contemporary evidence and the Secretary of the Interior's standards. BM Randall believes the proposal complies with historic preservation guidelines #s2-10. Noting that reversibility has been explained and there is no false sense of historicism. BM Randall supported approval.

BM Wasserman echoed BM Randall's comments, appreciated the completeness of the presentation and SM Doherty's reminder of the board's purview. BM Wasserman expressed satisfaction with the hangar door solution and, while less enthusiastic about the stairway, accepted its reversibility and supports the current proposal.

BM Norman agreed with BM Wasserman's comments about the hangar doors, praised the design for compatibility and preserving the historic fabric, and expressed support for the proposal.

Vice Chair Chang supported the project's direction, appreciated the strengthened trusses with minimal visual impact, the preserved interior appearance, and valued the hangar doors and operability. Likes that they are reconnecting the building to the waterway. Would prefer to see the north louvers in a different location but thinks they will not detract from the buildings' character. Appreciates the effort to increase the longevity of the building.

BM Pheasant-Reis asked about the FDC drain on the north side. Presenter Jones said it is the only location that works for all of the code criteria.

BM Pheasant-Reis appreciated the responses to the board's requests for alternatives. Though disappointed with the social stair,. BM Pheasant-Reis acknowledged the effort to make them reversible. Appreciates all of the exterior design choices and happy that the operable hangar doors are included in the project. Supports the current proposal, and encouraged continued collaboration with stakeholders.

Chair Macleod expressed strong support, especially for the restoration of the hangar doors. Chair Macleod appreciated the incorporation of Board feedback from previous briefings, and acknowledged that there are many stakeholders. Confirmed the proposal meets the board's expectations, commended the thoroughness of the presentation and level of detail provided.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed site and building alterations at the University of Washington Shell House, 3655 Walla Walla Road NE, 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 Ordinances 125752 and 107995.
 - a. The site alterations are minor and do not adversely affect the relationship to the Washington Ship Canal or block views of the building.
 - b. The new stair and elevator are small additions to the building interior and do not adversely affect the open building volume or roof trusswork. Both elements could be easily removed in the future without further altering the building.
 - c. The proposed alterations to the building exterior do not fundamentally change the building form or architectural character.

- d. The new glazed curtainwall is recessed and easily removed in the future without further altering the building. The new glazing can also be covered when the hangar doors are in the closed position.
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 alternatives in response to board feedback.
3. Many of the proposed alterations address the requirements of a law, statute, regulation, code, or ordinance per SMC 25.12.750 C.
4. The factors of SMC 25.12.750 D and E are not applicable.
5. 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.

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/BPR

6:0:1 BM Inpanbutr recused.

The motion passed and approved.

090325.5 BOARD BUSINESS

There was no board business.

Meeting adjourned at 6:08 p.m.