



The City of Seattle

# Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

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LPB 411/22

## MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday, October 5, 2022 - 3:30 p.m.

### Board Members Present

Dean Barnes

Taber Caton

Roi Chang

Matt Inpanbutr

Ian Macleod

Lora-Ellen McKinney

Lawrence Norman

Marc Schmitt

Padraic Slattery

Harriet Wasserman

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

### Absent

Kristen Johnson

Acting Chair Matt Inpanbutr called the meeting to order at 3:30 p.m.

## ROLL CALL

**100522.1**

### **PUBLIC COMMENT**

There was no public comment.

**100522.2**

### **MEETING MINUTES**

July 20, 2022

MM/SC/RC/HW 7:0:2 Minutes approved. Messrs. Norman and Slattery abstained.

**100522.3 CERTIFICATES OF APPROVAL**

100522.31 812 23<sup>rd</sup> Avenue – part of 23<sup>rd</sup> Avenue House Group  
Proposed addition

Greg Squires, the property owner explained the house is part of the 23<sup>rd</sup> Avenue House Group but the original house was demolished at some point after a fire. He said the lot was vacant for 20 years and in 2007 a new structure of a contemporary form mimicking the scale and fenestration of the original houses was approved by the Landmarks Preservation Board and constructed. He provided detailed site information and indicated placement of a proposed house addition which he said would be a small expansion with minimal impact on the streetscape. He proposed use of the same materials and details approved in the 2007 construction.

Mr. Norman asked the number of bedrooms in the house.

Mr. Squires said there are two and the addition will add a third bedroom and a family recreation room. He said the extension of the living room will become a mud room.

Mr. Barnes asked how it connects to the primary house.

Mr. Squires indicated on the rendering and noted the carport underneath. He said there is an easement behind each house to allow for garages.

Mr. Norman asked why the garage space wouldn't be enclosed.

Mr. Squires said there is a restriction on the amount of conditioned space; an open carport won't contribute to that.

Ms. Wasserman said the project was reviewed at ARC and she noted intrigue with how the original house vanished. She said she had no problem with the addition to the current house which is not historic. She said she appreciated the way the new construction fits in with the pattern of the original houses. She said ARC was supportive.

Mr. Barnes said the presentation put his mind at ease and he appreciated Ms. Wasserman's comments.

Mr. McLeod agreed and said he originally thought it was strange to be included in a historic grouping, but he had no problem with the design. He said it is a lovely design and the carport provides interesting detail.

Ms. Chang appreciated the thorough presentation and seeing the 2007 Certificate of Approval. She said it is interesting it is still considered a landmark. She said it

bothers her that a house is trying to fit within historic building criteria and be compatible. She said it is such a different building. She said it started off as an anomaly and the addition is in the back, so it is not visible.

Mr. Norman said the house was a departure to begin with. He wished there was a way to extend walls to carport but said that the carport will be a carport and he supported the design.

Ms. Doherty said there is no clear indication about what happened to the original house; the previous owner applied for a demolition permit and the building department allowed demolition not realizing it was a landmark. Even though the original house is gone, the site remains part of the designated landmark.

Mr. Inpanbutr said the addition is subordinate to the main structure. He said it fits into the neighborhood well and is a fun addition.

*Dr. McKinney joined the meeting at 3:50pm.*

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed addition at 812 23<sup>rd</sup> Avenue, part of the 23<sup>rd</sup> Avenue House Group, 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 108732.*
  - a. The expansion of this house does not adversely impact the site or adjacent historic homes, and is not very visible.
  - b. The existing house was previously approved by the Landmarks Board, and the addition is compatible with its character.
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. Due to the constraints of the site, an addition at the rear is the most reasonable approach.
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 (or cite other applicable standards):

*Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be*

*differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

MM/SC/IM/DB 9:0:1 Motion carried. Dr. McKinney abstained.

**100522.4 CONTROLS & INCENTIVES**

100522.41 E.C. Hughes Elementary School  
7740 34<sup>th</sup> Avenue SW  
Request for extension

Ms. Doherty explained the request from Tingyu Wang, Seattle Public Schools for a 12-month extension for E. C. Hughes Elementary, Daniel Webster Elementary, and Lincoln High schools. She said she has been working on Controls and Incentives with the School District and they just need more time. She said any changes would follow the Certificate of Approval process.

Action: I move to defer consideration of Controls and Incentives for E. C. Hughes Elementary School, 7740 34<sup>th</sup> Avenue SW for 12 months.

MM/SC/DB/MS 8:0:2 Motion carried. Ms. Caton and Mr. Inpanbutr recused themselves.

100522.42 Daniel Webster Elementary School  
3014 NW 67<sup>th</sup> Street  
Request for extension

Action: I move to defer consideration of Controls and Incentives for Daniel Webster Elementary School, 3014 NW 67<sup>th</sup> Street for 12 months.

MM/SC/IM/DB 8:0:2 Motion carried. Ms. Caton and Mr. Inpanbutr recused themselves.

100522.43 Lincoln High School  
4400 Interlake Avenue N  
Request for extension

Action: I move to defer consideration of Controls and Incentives for Lincoln High School, 4400 Interlake Avenue N for 12 months.

MM/SC/RC/MS 8:0:2 Motion carried. Ms. Caton and Mr. Inpanbutr recused themselves.

100522.44 The Showbox  
1426 First Avenue  
Request for extension

Jack McCullough, McCullough, Hill, Leary, representing the property owner said they have responded to a request for information from the City. He said the owner renewed the lease for The Showbox so the space will remain in use.

Ms. Sodt said she has not yet dived deeply into the responses yet and noted that more time is necessary.

Action: I move to defer consideration of Controls and Incentives for The Showbox, 1426 First Avenue until February 15, 2023.

MM/SC/IM/TC 10:0:0 Motion carried.

100522.45 Donahoe Building / Bergman Luggage  
1901-1911 3<sup>rd</sup> Avenue  
Request for extension

Ms. Sodt explained this extension request is related to the following request, the White Garage building next door. She said the owner passed away and the estate is still being processed.

Jack McCullough, McCullough Hill Leary said the building was taken to market with no offers and is just sitting there. He said he has not reached out to estate but will ask the White Garage owners.

Ms. Sodt said it is hard to work with an estate and an extension is appropriate.

Action: I move to defer consideration of Controls and Incentives for the Donahoe Building / Bergman Luggage, 1901 – 1911 3<sup>rd</sup> Avenue until February 15, 2023.

MM/SC/IM/DB 10:0:0 Motion carried.

100522.46 White Garage  
1915 3rd Avenue  
Request for extension

Jack McCullough, McCullough Hill Leary said a plan was made with Donahoe Building a couple years ago with the previous owner. He said the plan was to do an extension on top of the building and it had been briefed at the ARC. He said a MUP was submitted for addition to 170' and they made a change of architectural team to Perkins and Will. He said they will have an ARC briefing packet ready in 1-2 weeks. He said the building has operated as storage. He hopes to have it in front of the ARC in November.

Ms. Sodt said to submit the briefing packet whenever it is ready so she can get it into the queue. She supported a February 15, 2023, extension.

Action: I move to defer consideration of Controls and Incentives for the White Garage, 1915 3<sup>rd</sup> Avenue until February 15, 2023.

MM/SC/DB/HW 10:00 Motion carried.

Mr. McCullough said he would like to request an extension for the Lloyd Building; the extension to September 22, 2022, has passed.

Ms. Sodt said there are a few others, and it could be added to the next meeting agenda.

Mr. McCullough said they are in the process of developing the sites adjoining the Lloyd Building and they are working on an ARC meeting date. He said they have MUPs in for all buildings. He said the plan is to retain the Lloyd Building and interior and connect new to old on the non-ornamental south façade. He said the north and west façades would be restored and seismically attached to the new. He said he would send letter for a 9-month extension request.

**100522.5 BOARD BUSINESS**

Ms. Sodt said an offer has been made to tour the Seattle Labor Temple; she asked for board member interest. Messrs. Inpanbutr, Macleod, and Schmitt, and Ms. Wasserman expressed interest.