



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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LPB 83/25

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, March 19, 2025 – 3:30 p.m.

Board Members Present

Dean Barnes (DB)
Roi Chang, Vice-Chair (RC)
Matt Inpanbutr (MI)
Ian Macleod, Chair (IM)
Lora-Ellen McKinney (LEM)
Lauren Miles (LM)
Lawrence Norman (LN)
Becca Pheasant-Reis (BP)

Katie Randall (KR)
Harriet Wasserman (HW)

Board Members Absent

Taber Caton (TC)

Staff Present

Sarah Sodt
Genna Nashem
Erin Doherty

Key

BM Board Member
AP Applicant
SM Staff Member

Chair Ian Macleod called the meeting to order at 3:33 p.m.

031925.1 ROLL CALL

031925.2 PUBLIC COMMENT

None.

031925.3 MEETING MINUTES

March 5, 2025

MM/SC/DB/HW

7:0:2

Minutes approved. BMs Barnes, Chang, Macleod, McKinney, Miles, Norman, and Wasserman approved. BMs Inpanbutr and Pheasant-Reis abstained.

031925.4 CONTROLS & INCENTIVES

031925.41 5th Avenue Court Apartments

2132 5th Avenue

Request for extension

Owner requested another 3-month extension.

Action: Motion to approve a 3-month extension for the Controls & Incentives negotiations for the 5th Avenue Court Apartments at 2132 5th Avenue.

MM/SC/MI/DB

9:0:0

Motion approved unanimously.

031925.5 CERTIFICATES OF APPROVAL

031925.51 Harvard-Belmont Landmark District

1019 Belmont Place E

Demolition of existing driveway retaining walls, sidewalk, stairs, existing plantings, and one tree. Proposed replacement of driveway with pavers, concrete retaining walls, concrete stairs, handrail, path, plantings, ground cover, seating areas, and new lighting

SM Genna Nashem introduced the application and the applicant, August Bergdahl, Crescent Builds. The applicant explained the components of the proposal and showed images of the existing conditions.

Board members and local ARC committee member for the Harvard-Belmont Landmark District, Merrily Chick collectively noted that the proposed alterations were compatible with the historic property.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval at 1019 Belmont Place E for: demolition of existing driveway and retaining walls, sidewalk and stairs and removal of existing plantings including one tree. Significant tree to remain. Landscape elements constructed will include: new driveway with pavers, concrete retaining walls, concrete stairs with handrail, path, new planting areas and ground cover and seating areas, and new lighting system.

BM Randall arrived at 3:56pm

This action is based on compliance with the following:

- District Ordinance SMC 25.22.090.C
- Harvard-Belmont Landmark District Guidelines:
 - B.1 – General
 - B.2 – The Block
 - B.3 – Landscaping
 - B.4 – Fences and Walls
- The Secretary of the Interior’s Standards for Rehabilitation #9 and #10

MM/SC/LEM/BP

9:0:1

Motion approved. BMs Barnes, Chang, Inpanbutr, Macleod, McKinney, Miles, Norman, Pheasant-Reis, and Wasserman approved. BM Randall abstained.

031925.6 DESIGNATION

031925.61 Sunset Hill Community Hall

3003 NW 66th Street

Holly Taylor, Past Forward NW Cultural Services presented the nomination for the owner representative John Thompson Munroe (Board President), who was also in attendance. Holly Taylor went over the physical description of the exterior and interior of the subject building, including alterations over time. This was followed by the history of the building and the history of the Sunset Hill Community Hall organization. See nomination application in the file for detailed information.

BM McKinney said she appreciated the information presented.

BM Pheasant-Reis asked if there were any comments about the specific features included in the staff report. John Thompson Munroe said that the Board supports including interior spaces in the designation. Holly Taylor said

that the language was could say the open volume of the meeting room, excluding the non-public spaces. SM Doherty said she was trying to propose interior features limited to the main hall to be responsive to what she heard from Board deliberation at nomination.

BM Randall asked other Board members if their questions from the nomination meeting were answered. Vice-Chair Chang said that she remembered the Board asking for more description of any physical alterations over time, which they have done thoroughly in this presentation.

BM Wasserman thanked the presenters for the good presentation on a building she was not familiar with, and supported the designation and agreed with Criterion C.

BM Barnes supported the staff report recommendation.

Vice-Chair Chang also supported designation. She was open to discussing what to include for the interior spaces.

BM Randall agreed with Criterion C, since spaces associated with use by people was really important. She thought it was appropriate to include the features in the main hall, and not just the volume of the space.

Chair Macleod asked staff about the language in the staff report and the definition of the interior space. SM Doherty suggested to say the interior open volume of the main hall or the interior of the main hall, excluding the support spaces. It depends on whether the Board is trying to include built features or just preserve the space.

BM Wasserman is comfortable excluding the support spaces.

BM Inpanbutr said he supports designation and is agnostic about including the interior spaces.

BM Norman agreed with the rest of the Board and agreed with staff report.

BM Pheasant-Reis agreed with Criterion C and that flexibility should be given for the interior during the Controls and Incentives agreement so that the organization can have flexibility to keep doing its good work and protect the most important parts of the hall.

BM Miles said she supported the staff report and whatever interior space language provides most flexibility. She appreciated the nominator sharing the history of the space with the Board.

Chair Macleod said that he felt the interior space helps to convey the significance of the community hall.

Action: I move that the Board approve the designation of the Sunset Hill Community Hall at 3003 NW 66th Street for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standard C; that the features and characteristics of the property identified for preservation include: the site, the exterior of the building, and the interior of the main hall excluding the support spaces.

MM/SC/MI/DB

10:0:0

Motion approved unanimously.