



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 329/24

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, November 20, 2024 - 3:30 p.m.

Board Members Present

Taber Caton

Roi Chang, Vice-Chair

Matt Inpanbutr

Ian Macleod, Chair

Lauren Miles

Katie Randall

Becca Pheasant-Reis

Harriet Wasserman

Staff

Erin Doherty

Rebecca Frestedt

Melinda Bloom

Absent

Dean Barnes

Lora-Ellen McKinney

Lawrence Norman

Padraic Slattery

Chair Ian Macleod called the meeting to order at 3:47 p.m.

Key:

BM Board member

AP Applicant

SM Staff member

112024.1 ROLL CALL

112024.2 PUBLIC COMMENT

112024.3 MEETING MINUTES

September 18, 2024

MM/SC/BP/RC

6:0:1

Minutes approved. Board members Chang, Macleod, Miles, Randall, Pheasant-Reis and Wasserman approved. Matt Inpanbutr abstained.

112024.4 CERTIFICATES OF APPROVAL

112024.41 5024 Rainier Avenue S - Columbia City Landmark District

Proposed construction of a covered, outdoor waiting area

Staff member Rebecca Frestedt presented the staff report for proposed construction of an outdoor waiting area in the parking lot. The covering will be 26ft wide by 12ft long and 7ft 6in height, sloped to a minimum of 6ft 8in on south end. Covering to include lights on exterior and be constructed of wood and plastic corrugate roofing. Exhibits included plans and photographs. On November 5, 2024, the CCRC reviewed the application and unanimously supported the proposal. The Committee asked for further clarification about footing/installation and structure height.

Uttam Mukerjee, owner of Spice Waala, presented renderings and photos (details in DON file) in support of proposed outdoor waiting area. He went through proposed materials and construction details and noted the awning slopes to the south so water would drain into plants.

Board members expressed support for the project and appreciation for the CCRC Committee's work.

Action: I move that the Landmark Preservation Board recommend approval of a Certificate of Approval for exterior alterations for construction of wooden, covered outdoor waiting area in the parking lot at 5024 Rainier Ave S., as proposed.

This decision is based on consideration of the application submittal and discussion at the November 20, 2024 public meeting of the Landmark Preservation Board.

This action is based on the following applicable Secretary of the Interior Standards:

GUIDELINES/GENERAL

6. New construction should be compatible with existing development, in terms of scale, materials and setback.

GUIDELINES/SPECIFIC

1. Scale of Buildings and Structures. The scale of all structures, in relationship to other structures and spaces is important. The scale should continue to be small and relatively uniform.

2. Building Materials and Fixtures. Integrity of structure, form and decoration should be respected. Building facades should be brick, wood or other materials that are in keeping with the historic character of the district. Exterior light fixtures shall be in keeping with the historic character of the District.

Secretary of the Interior's Standards

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.

10. New additions and adjacent or related new construction will 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/BP

7:0:0

Motion carried.

112024.42 Bel-Roy Apartments

703 Bellevue Avenue E

Proposed alterations for south façade windows

Hayley Buckbee, Public 47 oriented board members to the site plan and explained proposed alterations at the garage entry (details in DON file). They proposed replacement of three louvers with windows, and addition of two small louvers below the brick line to provide ventilation for bedroom and boiler room; materials and finishes to match existing. The salvaged brick would be toothed into surrounding masonry.

BM Caton arrived at 4:15.

BM Inpanbutr suggested leaving a joint at the jamb and doweling into the masonry, rather than toothed in. They said it would be more easily reversible.

BM Pheasant-Reis agreed that a joint line was a good idea.

Board members were in agreement the proposed alterations were appropriate and the applicant had been responsive to ARC comments.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior alterations at the Bel-Roy Apartments, 703 Bellevue Avenue E, 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 123857.
 - a. The replacements of vents with windows has no adverse effect.
 - b. The proposed bedroom window does not follow the pattern of the historic window locations, but it has low visibility and does detract from the façade.
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 design team did not present alternatives, as the proposal seemed reasonable.
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/BP/KR

7:0:1

Motion carried. Board members Chang, Inpanbutr, Macleod, Miles, Randall, Pheasant-Reis and Wasserman approved. BM Caton abstained.

112024.43 University of Washington Anderson Hall
3715 W Stevens Way NE
Proposed alterations for south façade entrance

BM Inpanbutr recused themselves.

Will Ives, Henneberry Eddy Architects went over project goals and proposed exterior repairs as documented (details in DON file). They identified location of new elevator and noted historic doors had been infilled with windows. The project would restore historic opening and access for a central, north entry.

BM Wasserman said overall the entry looks good and struck the right balance; it is new and differentiated. They were sad there was no colonnade on the second floor.

BM Pheasant-Reis said the applicant responded to previous comments about dropping the head down to align with historic windows. They noted the nice interior space created.

BM Randall concurred and noted previous alterations. They noted the clean lines contrasted and were compatible.

BM Caton noted the balance between new and old.

Chair Macleod concurred with their colleagues.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior alterations at University of Washington Anderson Hall, 3715 W Stevens Way 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 the Controls and Incentives Agreement, LPB 116/23.
 - a. The proposed two-story, monumental entry in the central bay of the south façade does not alter the building's symmetry.
 - b. This portion of the building was previously altered in 1971 when the bridge/arcade was removed; eliminating the need for a second entry/exit

above on the main floor. This portion of the building has had windows in that location since 1971.

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 design team provided alternatives for the board's feedback.
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/HW/TC

7:0:1

Motion carried. Board members Caton, Chang, Macleod, Miles, Randall, Pheasant-Reis and Wasserman approved. Matt Inpanbutr abstained.

112024.5 DESIGNATION

112024.51 Stewart House 10455 Maplewood Place SW

David Peterson prepared and presented the report (documents in DON file). The presentation was primarily focused on the work of architects William Bain and Lionel Pries, both well known for their quality of design and fine detail. Examples of their work both singly and in partnership over the course of their careers were provided. The additional detail provided was in response to the Board's request at the nomination meeting.

Owner Carolyn Ramamurti supported designation of the home which had belonged to their parents. They thanked the board, David Peterson, and staff for the continued survival of the beautiful house.

Chair Macleod supported designation and noted the unbelievable detailing.

BM Wasserman supported inclusion of the garage because of the way it connects to the house; they noted it is an integral part of the space.

BM Caton supported inclusion over exterior of the garage and said it is good to have control over it.

Vice-Chair Chang supported designation and inclusion of the garage. They noted how it adapted to the original building.

Action: I move that the Board approve the designation of the Stewart House at 10455 Maplewood Place SW for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards D, and E; that the features and characteristics of the property identified for preservation include: the site; the exterior of the house; the exterior of the garage/apartment, and the covered porch that connects them to the house; and portions of the house interior, including the main entry hall, the two-story cylindrical stair tower, the sun room, the living room, the breakfast room, the dining room, and the halls and doorways that connect them (as illustrated).

MM/SC/HW/KR

8:0:0

Motion carried. Board members Caton, Chang, Inpanbutr, Macleod, Miles, Randall, Pheasant-Reis and Wasserman approved.

112024.6 BOARD BUSINESS