



The City of Seattle

Landmarks Preservation Board

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LPB 43/24

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, March 6, 2024 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Roi Chang, Vice-Chair

Matt Inpanbutr

Ian Macleod, Chair

Lawrence Norman

Katie Randall

Becca Pheasant-Reis

Marc Schmitt

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Lora-Ellen McKinney

Padraic Slattery

Chair, Ian Macleod called the meeting to order at 3:31 p.m.

ROLL CALL

030624.1

PUBLIC COMMENT

Colleen McAleer, Laurelhurst Community Club expressed concern over another extension request. She said the owners expressed that the board is the reason for delays. She said design presented does not meet the Secretary of Interior Standards

for Rehabilitation 1, 2, 3, 4, 5, 9, or 10. She said the board should request an alternate plan that retains Building G.

030624.2 MEETING MINUTES

January 3, 2024

MM/SC/MI/HW

8:0:2

Minutes approved. Mmes. Chang and Caton abstained.

January 17, 2024

Consideration deferred to a future meeting.

030624.3 CONTROLS & INCENTIVES

030624.31 Bloch House

1439 E Prospect Street

Ms. Doherty explained the signed agreement has language similar to other single-family homes.

Ms. Wasserman said it was straightforward and she noted it didn't take six years.

Ms. Doherty said the owners are motivated to use Special Tax Incentive program. She said there aren't many trees on the property.

Mary-Alice Pomputius said there are no old trees on the property, only a 15 year old Japanese Maple.

Ms. Doherty said most items on the agreement are specific to the house as there is not much landscaping.

Action: I move to approve Controls and Incentives for the Bloch House, 1439 E. Prospect Street.

MM/SC/HW/DB

10:0:0

Motion carried.

030624.32 Seattle Center Playhouse and Exhibition Hall

201 and 301 Mercer Street

Ms. Doherty explained the request for a 3-month extension and noted she has detailed feedback on the draft from tenants and maintenance staff to review and respond to.

Mr. Macleod said it is reasonable.

Action: I move to defer consideration of Controls and Incentives for the Seattle Center Playhouse and Exhibition Center at 201 and 301 Mercer Street for three months.

MM/SC/RC/DB

10:0:0

Motion carried.

030624.33

Battelle Memorial Institute / Talaris Conference Center

4000 NE 41st Street

Ms. Doherty said the Controls and Incentives process is separate from the Certificate of Approval application for the proposed development. She explained the request for a 4-month extension.

Ms. Pheasant-Reis asked what is being discussed.

Ms. Doherty said a draft is out and the ownership has responded to it. She explained the challenge of trying to contemplate what type of review would apply to a whole campus and thinking about how to approach it including landscape and signage plans and all the things that could come up in the future. She said multiple things are being contemplated. She said in part language is being drafted for homeowner association for future homes. She said the owner would like to sign the Controls and Incentives Agreement after the Board takes an action on their Certificate of Approval application. Ms. Doherty said it is not unusual for an owner to approach it this way.

Mr. Macleod asked about available incentives.

Ms. Doherty said they may want to use Special Tax Valuation for their rehabilitation building work. She understands that the owner is hoping to use the incentive of an Administrative Conditional Use for Buildings A, B, C that are proposed to be changed to duplexes, and for the proposed addition at Building D expanding that use.

Mr. Macleod said four months for negotiations seems OK.

Action: I move to defer consideration of Controls and Incentives for the Battelle Memorial Institute / Talaris Conference Center, 4000 NE 41st Street for four months.

MM/SC/KR/HW

8:0:2

Motion carried. Ms. Caton and Mr. Inpanbutr recused themselves.

030624.4

BRIEFING

030624.41

Beacon Hill Garden House / Turner-Koeopf House

2336 15th Avenue S

Briefing on propose interior and site alterations

Matt Purvis, Rolluda Architects proposed upgrades to prolong the life of the building including fencing, hardscape to add ADA circulation and connection to front and side parking, ADA ramp, add brick borders to hardscape along north lot path. He proposed installation of a fence along the lot line with 4" gap - 5' high on west side, 6' high at east side.

Ms. Doherty said they are trying to manage how the green spaces are used.

Mr. Purvis said Historic Seattle has an easement with Seattle Parks and Recreation (SPAR) for preservation and use of the open space. The north and south lawn will be open during regular SPAR hours. The house will be used for events such as weddings that will use the north and south lawns. He said they want to be able to secure the building during events and when lawns are open. He proposed an ADA ramp would be installed on the south side with anti-slip cover.

Mia Ho, Rolluda Architects said they explored different areas and noted there isn't enough space for ADA circulation on the north. The ramp would be installed on the south side with a specially designed landing that will not penetrate through the existing porch structure. The ramp would be easily removable. They propose to paint the exterior of the house in kind and to reroof using asphalt shingles in color similar to existing. She said a window survey was done which highlighted the most deteriorated windows. Two windows would be replaced with traditional wood in the first-floor restroom and a new wood hopper window in the basement. Roof vents would be low profile. She provided specifications of proposed exterior light fixture replacement.

Mr. Purvis said the interior stairs are a designated feature of the Landmark and said the existing banister is under 30" high and not code compliant. He proposed adding a handrail that would follow the curvature of the wall; it would be painted white to blend in. He proposed replacement of the carpet with more functional wood flooring to accommodate more foot traffic. He said the guard rail at the second-floor landing is not code compliant and is dangerous. He provided three replacement options: 1) Preferred option - 42" glass mounted outside the existing banister to allow access to banister; 2) add cable rail inboard of existing banister; and 3) create a wood extension guardrail. Their preferred option #1 requires more blocking to install but is more easily reversible.

Mr. Barnes requested renderings that were easier to understand for a non-architect.

Ms. Wasserman suggested having a drawing that showed the wood against the glass or a picture of something to show how the combination of the wood and glass will look. She said they have come to a good conclusion.

Ms. Randall asked for clarification about reversibility.

Mr. Purvis said the glass option would take a bit more work to install because it would need continuous blocking in the floor framing, but it would have less impact to the existing guardrail than option 3.

Ms. Ho said that both glass and metal options are easily removable.

Ms. Randall said she preferred Option 1.

Mr. Inpanbutr asked about feasibility of installation right next to door.

Mr. Purvis said the landing is potentially more hazardous life safety issue as it exists.

Ms. Ho said there is a 2" gap.

Mr. Macleod asked about window deterioration and if restoration was considered.

Ms. Doherty said she is able to review the windows administratively. They are mostly doing repair work. She said her understanding is that the few windows proposed for replacement are not original window sashes.

Ms. Ho said they propose replacement of two aluminum windows only – two at restroom on east side and one wood hopper at the basement level; elsewhere are traditional double hung windows that will be repaired in.

Ms. Ho said they will do typical kind of scraping and puttying, and one-for-one replacement for things such as rope weights and broken glass. She said there are three windows with bullet holes.

Mr. Inpanbutr asked if the existing ramp on the north side would be left in place.

Mr. Purvis said it would as it helps with site circulation, it is just too steep to function as the primary ADA access.

Ms. Wasserman said she was happy to see work planned.

Ms. Caton asked about different fencing going in.

Ms. Ho indicated fencing on the plan and explained which was tree protection, and which sections were for improved security. Gates will allow control over which sections are open to the public.

Mr. Purvis said 6' section of fencing will be installed at southeast corner where there is no fencing currently.

Ms. Pheasant-Reis asked how much concrete is being added and if any impervious paving is going in.

Mr. Purvis said they looked at using brick to better match existing paving in the back but noted it could be uneven and be slippery. He said they didn't look at impervious paving but could. He said it really has to be wheelchair accessible. He pointed out on drawing where existing brick is. He said that anything new would be concrete except in front of the gazebo where there is existing brick.

Ms. Caton said she would like to see the impact of having a 5' tall fence versus what looks like an existing 36" fence in front of the main entry of the house.

Ms. Doherty said she understood the existing west side fence to be 4' tall. David McClain from Historic Seattle said that is accurate; he measured it himself.

Ms. Doherty clarified that the outer fences on the west and east sides of the property will be reviewed administratively. She said staff has the ability to review fencing. She had concerns about the proposed fences within the site and wanted board input. Responding to clarifying questions she said administrative review for this project includes the 5' and 6' fences on the east and west sides, windows and roofing and painting. She said windows were in-kind repair, but she wanted input on the replacement of the two non-original windows.

Mr. Macleod asked if there would be room for planting in the buffer between the new ramp and the building.

Mr. Purvis said they will take a closer look at the amount of hardscape going in to see if it is all necessary.

Ms. Pheasant-Reis asked how much concrete is being added and noted it seems like a lot of concrete paving. She asked if they could look at pervious paving or a different type of material other than just concrete.

Mr. Purvis said they did look at using brick paving to better match existing paving in the back. He said there were concerns that the brick would be slippery when wet and that it could be an uneven surface or space between the pavers. He said they didn't look at other types of impervious paving and that perhaps they could explore that. He said wheelchair accessibility is a priority.

Ms. Pheasant-Reis asked that paving be reduced wherever possible. She noted an area to the north of the main gate where proposed concrete doesn't go anywhere new and seems unnecessary.

Mr. Purvis said they will take a closer look and see if it is necessary.

Mr. Macleod asked if there are historical photos that show the original light fixtures. He said seeing that if possible would be helpful. Additional Board members expressed concern about the light fixtures.

030624.5 BOARD BUSINESS