



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 42/25

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, February 19, 2025 – 3:30 p.m.

Board Members Present

Dean Barnes (DB)
Roi Chang, Vice-Chair (RC)
Matt Inpanbutr (MI)
Lauren Miles (LM)
Lawrence Norman (LN)
Katie Randall (KR)
Becca Pheasant-Reis (BP)
Harriet Wasserman (HW)

Board Members Absent

Taber Caton (TC)
Ian Macleod, Chair (IM)
Lora-Ellen McKinney (LEM)

Staff Present

Erin Doherty
Mike de Lange

Key

BM Board Member
AP Applicant
SM Staff Member

Vice-Chair Roi Chang called the meeting to order at 3:33 p.m.

021925.1 ROLL CALL

021925.2 PUBLIC COMMENT

No comment.

021925.3 MEETING MINUTES

January 15, 2025

MM/SC/DB/BP

6:0:2

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

February 5, 2025

MM/SC/MI/HW

6:0:2

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

021925.4 CONTROLS & INCENTIVES

021925.41 U.S. Immigrant Station and Assay Office

815 Seattle Boulevard S

Request for extension

SM Doherty noted the request for a 4-month extension to the negotiation of controls and incentives.

Vice-Chair Chang said it was reasonable. No one noted a concern.

Action: Motion to approve a 4-month extension for the negotiation of controls and incentives for the U.S. Immigrant Station and Assay Office at 815 Seattle Boulevard S.

MM/SC/DB/KR

8:0:0

Motion approved unanimously.

021925.5 DESIGNATION

021925.51 1411 Boylston Avenue

Jeff Murdock, Historic Seattle made the presentation. They provided an overview of the First Hill neighborhood context describing the evolution of the neighborhood from mansions to multi-family buildings, noting the history of racially restrictive covenants. They described the “double dwelling” typology and the symmetry of the side-by-side homes, distinguishing it from duplexes. It was designed to look more like the larger single-family residences to better blend with the surrounding neighborhood. Jeff Murdock noted the architecture of the late Queen Anne period, specifically Free-Classic which is a blend of Queen Anne and Colonial Revival styles; with the form and massing of Queen Anne and the details and design motifs of Colonial Revival. The architects were Josenhans & Allen. Jeff Murdock provided a biographical overview of each individual, their individual careers, and their collective work in Seattle, including residential, commercial, and institutional examples. The original owner was Albert Hambach, a local business owner in the building trades, who also speculatively developed a number of commercial and residential buildings, including three of the six Bel-Boy properties. Jeff Murdock noted that the “double dwelling” typology was a popular form of affordable housing in its era, although the number of remaining examples in Seattle is dwindling. In response to a question, they clarified that double dwellings exhibit a variety of architectural styles.

BM Barnes supported designation and wanted to include the interior stairs, demising wall and building exterior. They noted the importance of preserving this building as a good example of its era.

BM Wasserman supported designation, similar to the other Bel-Boy properties. They expressed appreciation for the historic color palette used by Historic Seattle, and agreed with the staff report.

BM Randall agreed and noted Standard ‘D’ is appropriate. They said they would support the same features that were nominated.

BM Inpanbutr supported designation and following the staff report.

BM Norman supported designation and noted it is a unique example of the double dwelling typology in this neighborhood. They also said it is very well preserved.

BM Pheasant-Reis agreed with the staff report. They said this building is important to the history of housing in Seattle while also having been adapted to meet current housing needs.

BM Miles agreed with their colleagues, specifically BM Pheasant-Reis’ comments about housing. They said they support the staff report.

Vice-Chair Chang appreciated the symmetrical design and said it is aesthetically pleasing. They appreciated Historic Seattle’s stewardship and preservation methods.

Action: I move that the Board approve the designation of 1411 Boylston Avenue for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standard D; that the features and characteristics of the property identified for preservation include: the interior stairs between the first and second floors and both sides of the demising wall, the exterior of the building and the site.

MM/SC/DB/BP

8:0:0

Motion approved unanimously.

021925.7 BOARD BUSINESS