



The City of Seattle

# Landmarks Preservation Board

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LPB 148/26

## 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, June 3, 2026 – 3:30 p.m.

#### Board Members Present

Ian Macleod, Chair, (IM)  
Lora Ellen McKinney (LEM)  
Lawrence Norman (LN)  
Becca Pheasant (BC)  
Katie Randall (KR)  
Erica Thomas (ET)  
Harriet Wasserman (HW)  
Cameron Wong (CW)

#### Board Members Absent

Roi Chang, Vice Chair, (RC)  
VJ Kopacki (VJ)  
Matt Zinski (MZ)

#### Staff Present

Erin Doherty (ED)  
Nelson Pesigan (NP)  
Sarah Sodt (SS)

#### Key

BM Board Member  
AP Applicant  
SM Staff Member

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

### 060326.1 ROLL CALL

### 060326.2 PUBLIC COMMENT

Colleen McAleer, Laurelhurst Community Council expressed strong support for Seattle Public Utilities' stewardship of the former Talaris site, noting that the agency has accomplished more in five months than the previous owners did over twelve years of neglect. Ms. McAleer described the significant deterioration of the buildings and landscape under prior ownership, which had led to illegal activity on the property. Ms. McAleer voiced support for the removal of hazardous trees, the installation of estate-style security fencing, and overall efforts to stabilize and protect the site.

### 060326.3 MEETING MINUTES

May 6, 2026  
MM/SC/HW/KR  
5:0:3

The motion passed and was approved. Board members Kopacki, McKinney, and Norman recused.

### 060326.4 CONTROLS & INCENTIVES

060326.41 Eckstein Middle School  
3003 NE 75<sup>th</sup> Street

SM Erin Doherty explained that Eckstein Middle School was designated a landmark many years ago, and that Seattle Public Schools has worked intermittently over the past decade to complete a controls and incentives agreement for the property. With a new project coming up at the school, the district asked to finalize this long-outstanding agreement. The C&I agreement follows the standard structure used for other recent Seattle Public Schools landmarks. The designated features include the site, building exterior, and auditorium interior.

SM Doherty noted as with many other public school landmarks, aspects of the playfield area are excluded from Certificate of Approval requirements. Also noting that a designated area on the east side of the site may be used for portable classrooms or one-story storage structures without additional review, due to limited visibility from public streets.

SM Doherty noted existing portables and previous approvals on the site and explained that grade changes and the height of the main building largely shield these features from view.

In response to a question, SM Doherty clarified that within the designated playfield area, no Certificate of Approval is required for installing, removing, or altering playfield surfaces, track materials, field lighting, drainage systems, ground-source wells, goal posts, or other sports-related equipment and emphasized that this provision is intended solely to provide flexibility for routine athletic-program needs and applies only to the specific items listed.

Any major expansion of the school that would place a new building or wing within the athletic field area would still require full review and a Certificate of Approval.

BM Becca Pheasant moved to approve the Controls and Incentives agreement.

MM/SC/BP/HW

8:0:0

The motion passed and was approved unanimously.

060326.42 American Can Company Factory  
2601 Elliott Avenue  
Request for extension

SM Sarah Sodt stated that the applicant is requesting a six-month extension. Sarah noted that the owner has submitted early design-guidance materials for a proposed residential conversion of the American Can Company Factory, and she has provided feedback regarding what will be required for a future Certificate of Approval. Although this work is separate from the controls and incentives agreement, the applicant appears focused on advancing the design proposal and is not making major changes at this stage.

A motion was made for a six-month extension.

MM/SC/CW/HW

8:0:0

The motion passed and was approved unanimously.

## **060326.5 CERTIFICATES OF APPROVAL**

060326.51 Battelle Memorial Research / Talaris Conference Center  
4000 NE 41<sup>st</sup> Street  
Proposed perimeter fence and gates

SM Doherty provided contextual background on the Battelle/Talaris Conference Center to assist newer board members, explaining that Seattle

Public Utilities had recently presented the project to the Architectural Review Committee.

Presenter Walter Vining of Seattle Public Utilities (SPU) presented and outlined the current security deficiencies at the former Battelle Memorial Research Institute / Talaris Conference Center site and detailed a proposal to establish a consistent, durable perimeter to protect the property. Existing conditions include a mix of damaged or misaligned temporary fencing, insufficient permanent fencing, chained vehicle gates backed by eco blocks, and repeated unauthorized entries despite all buildings being boarded up.

SPU Security recommended fully securing the perimeter, maintaining boarded structures, performing weekly inspections, and promptly repairing vandalism. The proposed improvements include installation of approximately 3,554 linear feet of 8-foot-tall ornamental steel fencing with anti-climb features, along with three double-swing vehicle gates, implemented in phases beginning with the vulnerable west side near 38th Ave NE. An alternative security fence option is to use no-cut chain link with barbed wire on top, but SPU decided that was not suitable for this property.

The presentation concluded that the fencing is necessary to reduce ongoing safety and maintenance issues, deter unauthorized access, and safeguard existing infrastructure while allowing flexibility for future site use.

Board members expressed clear overall support for the proposed fencing and security improvements, noting that the design is both visually appropriate for the neighborhood and a necessary measure to protect the deteriorated site.

Board members agreed that the fencing offers a more durable and aesthetically compatible alternative to chain-link options and recognized the importance of securing the property to prevent ongoing damage and safety issues.

Action:

BM Erica Thomas moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed boundary fencing and gates at the former Battelle Memorial Research Center / Talaris Conference Center, 4000 NE 41st Street, 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 Report on Designation, LPB 742/13.
  - a. The proposed appearance of the new fence and gates is a visual improvement over the existing installation, previously approved by the Board in 2021.
  - b. The black, steel picket design will not adversely affect the views throughout the campus and is visually neutral.
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 property has been very difficult to secure, requiring the 8' high fence and deterrent profile.
  - b. No alternatives were requested by the Board as the proposal appeared reasonable.

3. The factors of SMC 25.12.750 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.

Standard #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/ET/KR

8:0:0

The motion passed and was approved unanimously.

060326.52 Bryant Elementary School

3311 NE 60<sup>th</sup> Street

Proposed window rehabilitation with VIG glazing

Presenter Laura Maman of Miller Hayashi Architects presented the Bryant Elementary School Window Improvement Project, which focuses on preservation and rehabilitation of the landmarked building's historic exterior. The project addresses the deteriorated conditions of existing wood sash windows through in-kind maintenance, including repainting, re-sealing joints at terracotta subsills, repairing selected wood components, and restoring operability.

The proposal also includes replacing single-pane glazing within the historic sash frames with vacuum-insulated glass (VIG) to improve energy performance while retaining the original divided-light appearance. Non-historic aluminum-clad windows from later additions will be replaced under a separate Certificate of Approval to match existing rough openings and established design patterns. Additional work includes limited roof maintenance at the kindergarten bay, and necessary masonry and terracotta repairs in coordination with window restoration.

The overall goal is to preserve the building's historic character while improving durability, thermal performance, and long-term function.

Board members expressed general support for the project, with Chair Macleod noting that he and BM Matt Zinski had reviewed the proposal at the ARC meeting and found it consistent with similar work previously presented for another Seattle Public School landmark.

Board members raised questions regarding operability, transom use, the added weight of new glazing, and energy implications, but no significant concerns were identified.

Board members' comments acknowledged the practicality of maintaining non-operable windows in a school setting and affirmed the appropriateness of continuing established precedents.

Overall, the Board indicated that the proposal was clear, well-considered, and aligned with preservation objectives, and they appreciated the thorough presentation provided by the project team.

Action:

BM Lora-Ellen McKinney moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed glass replacement at Bryant Elementary School, 3311 NE 60th Street, 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 120916.
  - a. The select existing windows are original and part of the character defining features of the building. Although the glass appearance will be altered, the size of the window components allow for a VIG installation that maintains the muntins and divided lites of the original wood window sashes.
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 applicant is seeking to replace glazing with a Low-E vacuum insulated glass (VIG) assembly for improved thermal and acoustical performance. For panes that are too small for the VIG product, a Low-E laminated glass will be used.
  - b. The applicant is seeking to improve interior conditions and comfort for the building occupants, and improve how the building envelope performs resulting in reduced energy consumption.
  - c. No alternatives were requested as the proposal appeared reasonable.
3. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/LEM/KR

8:0:0

The motion passed and was approved unanimously.

**060326.6 BOARD BUSINESS**

Meeting adjourned at 4:43 p.m.