



The City of Seattle

Landmarks Preservation Board

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LPB 231/26

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, August 19, 2026 – 3:30 p.m.

Board Members Present

Ian Macleod, Chair, (IM)
Lora-Ellen McKinney (LEM)
Becca Pheasant (BP)
Katie Randall (KR)
Dan Sloat (DS)
Harriet Wasserman (HW)
Cameron Wong (CW)

Board Members Absent

VJ Kopacki (VK)
Lawrence Norman (LN)
Erica Thomas (ET)
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 3:34 p.m.

081926.1 ROLL CALL

Chair Ian Macleod introduced new board member, Dan Sloat.

081926.2 PUBLIC COMMENT

There were no in-person or virtual public comments.

081926.3 MEETING MINUTES

July 15, 2026

MM/SC/HW/CW

6:0:1

The motion passed. BM Dan Sloat abstained.

August 5, 2026

MM/SC/HW/LEM

4:0:3

The motion passed. Chair Macleod and BMs Sloat and Wong abstained.

081926.4 CONTROLS & INCENTIVES

081925.41 Lloyd Building

601 Stewart Street

Request for extension

Jack McCullough, McCullough Hill, noted that Kilroy Properties, which owns the Lloyd Building, has paused its original plan to integrate the structure into a new office development due to the steep downturn in Seattle’s office market. They are now evaluating alternatives, including adaptive reuse as a boutique hotel or residential building. In the meantime, Kilroy continues to maintain and secure the vacant property, performing needed façade repairs and demonstrating strong stewardship of the historic building. Jack requested an extension to January 20, 2027.

SM Sarah Sodt confirmed that Kilroy Properties has been consistently proactive in caring for the Lloyd Building, performing repairs and cleaning using appropriate methods. She noted that the team is highly responsive and attentive, requiring little to no prompting from staff, and has demonstrated reliable stewardship of the property.

BM Harriet Wassermann moved to extend the Controls and Incentives agreement to January 20, 2027.

MM/SC/BP/KR
7:0:0

The motion passed and was approved unanimously.

081925.42 5th Avenue Court Apartments
2132 5th Avenue
Request for extension

SM Sodt reported a positive update on the 5th Avenue Court Apartments, noting that an agreement acceptable to the condo association is close to completion. She recommended a two-month extension, to October 21, 2026, to allow time for obtaining signatures. She added language regarding the use of TDR at the association’s request, which they confirmed was satisfactory.

BM Cameron Wong moved to extend the Controls and Incentives agreement to October 21, 2026.

MM/SC/CW/KR
7:0:0

The motion passed and was approved unanimously.

081926.5 CERTIFICATES OF APPROVAL

081926.51 Sand Point Naval Air Station Landmark District – Building 9
7101 62nd Avenue NE
Proposed replacement of select exterior doors at Mercy Magnuson Place North and South

BM Katie Randall informed the Board that she is recusing herself from the discussion.

Michael Davis, SMR Architects, Mena Peebles, Griselda Naranjo, Colin Morgan-Cross, Trisha McClellan, Ruth Hansen (Mercy Housing)

Colin Morgan-Cross, Acting President of Mercy Housing Northwest, stated that Mercy Magnuson Place’s historic exterior doors have repeatedly failed, resulting in frequent unauthorized entries and safety issues despite repairs and increased security measures. A CPTED assessment confirmed significant access-control problems. He emphasized that residents deserve safe, secure housing and noted that Mercy Housing Northwest has worked with architects to identify a solution that maintains the building’s historic character.

He requested the Board’s support for replacing the failing exterior doors with reinforced fiberglass doors to ensure resident safety.

Griselda Naranjo, property manager, reported that Mercy Magnuson Place continues to experience repeated unauthorized entries, vandalism, and serious security incidents including one resulting in a resident death despite significant spending on security and repairs. She explained that the compromised historic entry doors remain the primary vulnerability, affecting the safety of residents, staff, children, patients, and service providers.

She requested approval to replace the failing doors with a secure alternative that maintains the building's historic character, reduces ongoing costs, and ensures a safer, more stable environment for the community.

Michael Davis of SMR Architects reported that extensive damage from forced entries has left all 13 historic exterior door pairs deteriorated beyond repair, with issues including water intrusion, structural weakening, and repeated hardware failure. After evaluating replacement options, he explained that a hybrid aluminum internal core door with fiberglass panels best meets security needs while closely matching the historic appearance. The proposal retains the historic wood transoms, frames, trim, and key design features, preserves select original doors for interior display, and follows federal rehabilitation guidance allowing compatible substitute materials when historic elements are too deteriorated.

He requested approval for the replacement to balance historic preservation with essential security requirements.

Board members agreed that replacing the deteriorated exterior doors is necessary due to significant security concerns and the impracticality of further repair. While all supported the proposed fiberglass replacements, opinions varied on the finish. Several members favored the stained wood option for its closer historic appearance, while others expressed caution that an artificial wood grain might detract from the building's character and felt a smooth painted finish could offer better consistency with existing doors.

Board members noted the importance of appearance, cost differences, durability, and how each finish would look at full scale.

Overall, the Board acknowledged both options as viable and sought a finish that best preserves the building's historic integrity while meeting security needs. Griselda Naranjo, property manager, said they prefer to have the stained wood appearance.

Action:

BM Lora Ellen McKinney moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed select door replacement at Building 9 – Mercy Magnuson Place, 7101 62nd Avenue 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 ORD 124850.
 - a. The original wood doors are character-defining features. However, they have been rebuilt/restored so many times they are now beyond repair, as illustrated in the condition survey.
 - b. The proposed replacement doors will have a trimmed panel in the bottom half and glazing in the top half, using a 6-pane configuration of simulated divided lites, to be similar in scale and profile to the original doors.

- c. The existing wood frames and trim will remain intact.
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 existing paired doors have a fundamental strength issue, and a center post cannot be added due to code requirements. Providing stronger, stiffer door construction like the aluminum/FRP door assembly is a necessity.
 - b. The applicant evaluated replacing the wood doors in kind, and determined that new wood doors would not address their needs for increased security, heavy-duty usage, and combatting vandalism.
 - c. The applicant evaluated replacing with steel doors but determined that the aluminum/FRP door assembly was a better product, and more similar in appearance to the wood doors for compatibility with the building's character.
 3. The factors of SMC 25.12.750 C, D and E are not applicable.
 4. The Board approves the specified stained wood grain finish on the door exteriors, as submitted.

MM/SC/LEM/CW

6:0:1

The motion passed. BM Randall recused.

081926.52 Japanese Cultural & Community Center of Washington State / former Japanese Language School
1414 S Weller Street
Proposed removal of chimneys and alterations to roof

Mario Martino of JCCCW provided an overview of the proposed roof replacement for JCCCW Building 3, highlighting existing structural issues, including flawed rafter tail and gutter detailing, deteriorated chimney flues causing water intrusion, and excessive roof load from multiple asphalt shingle layers. The project proposes removing rafter tail rot, removing or reducing unsafe chimney flues, and installing a lighter, longer-lasting metal roof. Additionally, the roof work offers an opportunity to restore the building's original exterior color palette as shown in historic imagery.

BM Dan Sloat sought further clarification on the structural implications of the proposed gutter and rafter-tail modifications. He asked whether deterioration had ever progressed into the portion of the rafter tails or joists planned to remain, and whether such damage could affect ongoing maintenance or compromise the ability of the new gutter system to be securely attached.

He also requested clarification regarding the distressed chimneys, noting that their height and condition would likely require extensive bracing or partial rebuilding if retained, and emphasized that visible interior plaster distress may stem from various causes.

Mario explained that three rafter tails show clear dry rot extending approximately 18 inches inside the siding, and that full replacement of those members may be necessary depending on conditions uncovered during the work. He noted that the preferred approach is to reinforce deteriorated areas through interior sistering of joists within the attic, which would preserve the building's visible historic features while ensuring structural stability needed for proper plywood resheathing. Mario added that correcting sagging caused by dry rot is essential to achieve a sound, level surface for new sheathing.

Mario also wondered if thermal fluctuations from former heating equipment could have contributed to stress and deterioration near the chimney area or whether the issue is more likely related to foundation conditions.

The Board expressed general support for the proposed roof replacement project, acknowledging the thoroughness of the presentation and the clarity provided on structural issues. Board members agreed that the deterioration of the rafter tails and chimneys warranted the recommended interventions, with removal of the compromised elements viewed as the most practical and safe approach. The Board also supported the proposed metal roofing, recognizing that the existing asphalt layers were non-original and contributed to ongoing maintenance concerns.

Additionally, the Board responded positively to the proposed exterior color palette, noting that it appropriately reflects the building’s historic appearance.

Overall, the Board conveyed confidence that the proposed solutions were reasonable, well-justified, and aligned with both preservation goals and the safety needs of the facility.

Action:

BM Katie Randall moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior alterations at the former Japanese Language School, 1414 S Weller 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 ORD 125743.
 - a. The proposed change in roofing type alters the appearance of the building, but the material and scale are compatible with the simple building form. The existing roof is also different from the original design.
 - b. The brick chimneys are original, but their removal does not detract from main architectural features. The tall slender masonry structures also pose a safety hazard for the occupants.
 - c. The change to the rafter tail detail is necessary to remove rotted wood. The pattern of framing will remain, and the ends will still be visible.
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. 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/KR/HW

7:0:0

The motion passed and was approved unanimously.

081926.6 DESIGNATION

081926.61 Phillips House
711-713 E Union Street

Jeffrey Murdock of Historic Seattle presented an overview of the William and Annie Phillips House, emphasizing its architectural significance, historic

development, and longstanding residential use. He outlined the property's 1902 construction by architects Williams & Clark, its role within the A.A. Denny's Broadway Addition, and its representation of early twentieth-century double-dwelling design. Through historic maps, photographs, and assessor records, he demonstrated the building's preserved architectural features, its context among nearby landmarks, and its contribution to the evolution of First Hill.

The presentation concluded that the property retains sufficient integrity and historical associations to merit landmark designation.

BM Randall noted that, while the home is primarily significant for its architectural design and association with its architects, its subdivision in the 1930s and subsequent use as a boarding house adds an important layer to its historical narrative. She emphasized that this evolution reflects early patterns of diverse living arrangements in Seattle and illustrates long-standing community challenges related to affordable housing and the adaptation of existing building stock.

BM Randall stated that few historic buildings clearly convey this aspect of the city's development and that acknowledging this history is valuable, even if it does not independently rise to the level of separate landmark significance.

The Board expressed strong overall support for the landmark designation. The Board agreed that the property's architectural significance is clear and well-documented, while also recognizing the value of its cultural history, particularly its 1930s subdivision and later use as a boarding house.

Although several members noted that this aspect enriches the building's historical narrative and reflects broader patterns in Seattle's housing evolution, they concluded that it does not meet the threshold required for an additional criterion.

Overall, the Board affirmed the designation based primarily on architectural merit, with acknowledgment of the property's meaningful social history.

Action:

BM Lora-Ellen McKinney moved that the Board approve the designation of the William B. and Annie C. Phillips House at 711-713 E Union Street 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 and the exterior of the building.

MM/SC/LEM/KR

7:0:0

The motion passed and was approved unanimously.

081926.7 BOARD BUSINESS

SM Erin Doherty announced that the Board welcomed Dan Sloat, as a new participant and expressed appreciation for BM Cameron Wong's service, noting that this meeting is expected to be his last. She thanked Cameron for his contributions over the past year and extended well wishes for future involvement.

Meeting adjourned at 6:32 pm