



The City of Seattle

Landmarks Preservation Board

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LPB 273/26

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, October 7, 2026 – 3:30 p.m.

Board Members Present

Anna Gold (AG)

Lawrence Norman (LN)

Becca Pheasant, Vice-Chair (BP)

Katie Randall (KR)

Dan Sloat (DS)

Erica Thomas (ET)

Harriet Wasserman (HW)

Matt Zinski (MZ)

Board Members Absent

Ian Macleod, Chair, (IM)

VJ Kopacki (VK)

Lora Ellen McKinney (LEM)

Staff Present

Erin Doherty (ED)

Nelson Pesigan (NP)

Sarah Sodt (SS)

Key

BM Board Member

AP Applicant

SM Staff Member

Vice Chair Becca Pheasant called the meeting to order at 3:34 p.m.

100726.1 ROLL CALL

100726.2 PUBLIC COMMENT

There were no in-person or virtual public comments.

100726.3 MEETING MINUTES

September 16, 2026

MM/SC/KR/HW

7:0:1

The motion passed. BM Sloat abstained.

100726.4 CERTIFICATES OF APPROVAL

100726.41 Harvard Mansion

2706 Harvard Avenue E

Proposed replacement of columns and pilasters, and painting.

AP Linda-Adele Foley presented an overview of the historic Harvard Mansion (also known as the Bellamont/Parsons mansion), highlighting its architectural significance, its early owners' contributions to Seattle's development, and its longstanding role as a community gathering place.

AP Foley explained that deferred maintenance, family challenges, and structural failures, most notably the collapse of a Corinthian column have left

the home in urgent need of repair. Current plans include restoring the porch, roof, belvedere, pilasters, and underlying structure, and replacing the deteriorated columns with historically accurate fiberglass-reinforced replicas used successfully in other historic buildings. She also discussed the scope of work that SM Doherty has been reviewing as in-kind repair/replacement.

AP Foley emphasized the family's commitment to preserving the home's historic character and ensuring it continues to serve as a welcoming community space.

Vice Chair Pheasant asked whether discussion of the paint should occur.

AP Foley responded that painting is planned for phase two of the project.

SM Erin Doherty noted that the paint proposal is included in the application and that she has reviewed it administratively, determining it to be compatible with the building. SM Doherty explained that the color scheme largely maintains the existing palette, with the addition of dark green in place of black on the front door and upper doors, and a possible change to the window color.

SM Doherty added that much of the proposed painting work constitutes maintenance, as the house is currently a taupe-beige tone with white trim, consistent with the applicant's intent.

The Board collectively expressed its appreciation for the clarity and thoroughness of the presentation, noting that the historical context and explanatory detail were particularly valuable. Board members concurred that the proposed substitution of modern materials for the restoration of the columns is appropriate, supported by sufficient evidence, and consistent with precedents in comparable historic structures.

The Board also acknowledged the challenges encountered during the project and appreciated the presenter's transparent explanation of those circumstances.

Overall, the Board conveyed its strong support for the restoration and rehabilitation efforts and satisfaction with the progress observed on the site.

Action:

BM Katie Randall moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior painting and replacement of columns and pilasters at Harvard Mansion, 2706 Harvard 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 ORD 116053.
 - a. The proposed replacement elements will match the original size, profile, and appearance of the columns and pilasters.
 - b. The proposed exterior painting is a minor change to the existing appearance.
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 proposed replacement of original columns and pilasters is necessary due to physical degradation and structural failure.

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 #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

MM/SC/KR/LN

8:0:0

The motion passed and was approved unanimously.

- 100726.42 La Quinta
1710 E Denny Way
Proposed replacement of roofing

SM Doherty informed the Board that the applicant elected to reschedule the presentation in order to address the concerns raised by the ARC.

- 100726.43 Fremont Trolley Barn
3400 Phinney Avenue N
Proposed building signage package

AP Richard Leider presented the proposed signage program for the Fremont Trolley Barn, explaining that with multiple new tenants now leasing space, a standardized signage framework is required to streamline identification while preserving the building's historic character. He summarized recent Board-approved exterior modifications and noted that tenant improvements are underway.

AP Leider outlined designated signage areas on all façades, including one new location and the addition of blade signs to improve visibility. Signage would be limited in size, use dimensional letters rather than box signs, and follow strict guidelines for window and door lettering.

AP Leider also described three options for the existing painted background band behind the new signage, retaining cream paint, retaining green paint, or removing all paint to expose original brick, with the applicant's preferred option being exposed brick to better reflect the building's historic appearance.

AP Leider concluded that the program supports clear tenant identification while maintaining the architectural integrity of the historic structure.

Board members commented on the treatment of the painted signage band, noting differing views on its historical significance and the extent to which it should be retained. BM Zinski emphasized respecting the historic band as previously discussed at the ARC meeting, while BM Wasserman observed that its relevance varies by era and expressed less concern about preserving it.

SM Doherty clarified that the painted sign band dates to the late 1980s Red Hook Brewery tenancy and not original to the trolley barn. SM Doherty noted that the applicant has since clarified (post ARC meeting) a preference to remove the painted stripe, while still offering options to retain the band without outdated tenant signage.

BM Randall asked whether the attachment strategy for the proposed wall-mounted signs had been discussed, specifically regarding potential impacts to the building as it shifts from painted to physically attached signage.

SM Doherty responded that the application package was updated to clarify that all pins and fasteners will be placed in masonry joints rather than through brick faces, minimizing impact. SM Doherty noted that this detail had been added since earlier ARC discussions and that the topic had not been previously addressed in depth.

BM Gold asked for clarification on the proposed 2-foot letter height for wall-mounted signage and expressed concern that allowing logos of the same size could alter the building's traditional appearance, which has historically featured text-based painted signage.

AP Leider explained that the example shown reflects the intended scale of both lettering and potential logos, noting that the proposed dimensions are relatively restrictive compared to typical retail preferences. He added that logos are not unprecedented on the building, pointing to a historic graphic element used by Theo Chocolate, and emphasized that all signage would remain within the defined, limited sign areas.

Board members expressed general support for the proposed signage approach but offered differing views on the treatment of the painted band. Several members preferred retaining the band due to concerns about potential brick damage, maintenance challenges, and uncertainty about the building's early appearance, while others were open to either option.

Board members agreed that wall-mounted and blade signs were appropriate in scale and placement, though some recommended clearer constraints on logo size and color to maintain visual consistency. Practical considerations regarding attachment methods and long-term maintenance were also noted.

Overall, the Board supported the signage program while encouraging careful attention to design consistency and the implications of removing the painted band.

AP Leider told the Board that the tenants will also need the building management's approval before submitting to the Landmarks Coordinator for their individual sign Certificate of Approval applications.

Action:

BM Katie Randall moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed signage at the former Fremont Trolley Barn, 3400 Phinney Avenue N, 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 116054.
 - a. The proposed sign locations will not obscure features of the building exterior.
 - b. The proposed scale, quantity, and type will not visually distract from the Landmark.
 - c. Tenants shall seek a Certificate of Approval for their specific sign design, which may be reviewed administratively if found to be consistent with the overall sign package and Standard #9 of The Secretary of the Interior's Standards for Rehabilitation.

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 made adjustments to the proposal to be responsive to the board and staff's input.
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/KR/HW

8:0:0

The motion passed and was approved unanimously.

100726.5 BOARD BUSINESS

- 100726.51 Steinhart, Theriault & Anderson Office Building
 1264 Eastlake Avenue E
 Update; no action to be taken

SM Sarah Sodt reported that the controls and incentives negotiation for the Steinhart, Theriault & Anderson Office Building at 1264 East Lake Avenue East is suspended due to a declaratory judgment complaint filed on September 29, 2026, by the property owners.

SM Sodt noted that the complaint concerns the applicability of House Bill 1576 to properties designated as landmarks prior to July 27, 2025, but lacking an adopted City Council ordinance establishing controls and incentives. Pursuant to SMC 25.12.850(D)(4), all timeframes are stayed pending resolution of the litigation, and the Board may not take action during this period.

Staff will provide updates as available and will schedule an executive session with the City Attorney's Office. Board members were advised not to discuss the pending litigation.

Additional Board Business

SMs Sodt and Doherty reported that the University of Washington has offered the Board upcoming tours of Anderson Hall and the Shell House.

SM Doherty noted that Anderson Hall is complete, while the Shell House is expected to receive its certificate of occupancy in October, with furnishings to follow in November; a fully completed tour would therefore be feasible in December.

SM Doherty will coordinate dates with the University, and additional details will be provided to the Board once scheduling is finalized.

Meeting adjourned at 5:10 pm