



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 229/24

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, September 4, 2024 - 3:30 p.m.

Board Members Present

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

Dean Barnes

Lora-Ellen McKinney

Padraic Slattery

Chair or Vice-Chair called the meeting to order at 3:30 p.m.

ROLL CALL

090424.1

PUBLIC COMMENT

090424.2 MEETING MINUTES

June 5, 2024

MM/SC/HW/TC

8:0:1

Minutes approved. Mr. Schmitt abstained.

June 26, 2024

MM/SC/MI/TC

8:0:1

Minutes approved. Ms. Chang abstained.

090424.3 SPECIAL TAX VALUATION

090424.31 3210 S. Lander Street

Mount Baker Park National Register Historic District

Ms. Doherty said house is not a city landmark but it is in the Mount Baker Park National Register District. She said work was not reviewed by the Landmarks Board, so she reviewed it as best she could, relative to the Secretary of Interiors Standards (SOI). She said there were some costs excluded as some work was outside the two-year window, and others that did not meet the definition of qualified rehabilitation expenditure.

Owner, Karim Naraghi said the house was modernized to meet his family's needs. He said they upgraded all systems including plumbing, heating, electricity, roof with an eye on longevity.

Ms. Chang asked how the National Register listing works with landmark review.

Ms. Doherty said there are not a lot of regulations applied to properties on the National Register District unless someone is trying to use the Federal Rehabilitation Tax Credit Program, which is an income tax program and for revenue-producing properties. That type of incentive is not available to homeowners, but the special tax valuation program is, and because this is on the National Register and there's no one to review it within the state, they are sent to the certified local government. That's why it comes to the landmarks board staff to review and for the board to weigh in on. She said staff does not review the work in advance of it being done only looking at it after the fact to make sure it complies with what's called qualified rehabilitation expenditures, as defined by the IRS. The work that didn't qualify in those definitions was some custom closet work. She said she determined the skylight to be new construction so did not include that. She said most of the rest of the work that was not included was not a result of the type of work that was done, but that it was outside of the two-year window that this application has to fit into. She said the qualified rehabilitation expenditures are very broad and it can be any work that's to improve the longevity of the house.

Ms. Doherty said that although some costs were excluded, she identified some other things the owners could add, like utility and tax bills for that two-year period of rehabilitation. She said that's why the total is higher than their original application amount.

Ms. Doherty noted that the qualified rehabilitation expenditures exceeded 25% of the assessed value of the improvement. The percentage of value in this case is 75%.

Mr. Macleod asked if the roof was original.

Mr. Naraghi said the clay tile roof was original. He said fortunately there was some spare roofing material on site. He said the roof was leaking and the entire substrate had to be replaced. He said the tiles were removed, preserved and reinstalled piece by piece. He said they had a system to make sure they knew how to put it all back together. He said there were many unique things about the home that they addressed including the windows in addition to the systems improvements.

Ms. Wasserman said they did a nice job on a beautiful house.

Mr. Norman appreciated the work done.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 3210 S Lander Street, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/KR/BP

9:0:0

Motion carried.

090424.4 CONTROLS & INCENTIVES

090424.41 Seattle Playhouse and Exhibit Hall

201 and 301 Mercer Street

Ms. Doherty explained the request for a six-month extension. She said negotiations are complicated with two buildings and multiple tenants. She said work is ongoing, and the owner is getting input from the tenants to better understand their needs.

Action: I move to defer consideration of Controls and Incentives of the Seattle Playhouse and Exhibition Hall, 201 and 301 Mercer Street, for six months.

MM/SC/RC/TC

9:0:0

Motion carried.

090424.42

The Showbox
1426 First Avenue

Jack McCullough, McCullough Hill explained request for extension to January 15, 2025. He said pre-Covid plans have changed and they would be back to update the board. He noted change in land value. He said the building is occupied and shows are ongoing. He said it has been hard to keep retail space occupied.

Action: I move to defer consideration of Controls and Incentives for the Showbox, 1426 First Avenue, until January 15, 2025.

MM/SC/BP/MI
9:0:0
Motion carried.

090424.43

White Garage
1915 Third Avenue

Jack McCullough, McCullough Hill requested an extension to January 15, 2025. He said they have met with ARC and had a productive meeting. He said this project will be a smaller scale project and the MUP is in the final stages. He said they will present at another ARC before the end of the year. He said the building was used for storage and will be converted to residential, retaining most of the super structure.

Action: I move to defer consideration of Controls and Incentives for the White Garage, 1915 Third Avenue to January 15, 2025.

MM/SC/HW/TC
9:0:0
Motion carried.

090424.44

Donohoe / Bergman Luggage
1901-1911 3rd Avenue

Ms. Sodt explained the building is in probate. The building is occupied by an arts organization and is in good shape. She said she just received a Certificate of Approval application for seismic upgrades to the parapet, and noted a standard approach is being proposed. She said the building is not vacant and she noted the board has seen the adverse impacts of vacant buildings. She said the tenant has kept graffiti at bay and has made a huge difference on that corner. She suggested keeping the building on the same schedule as the White Garage for January 15, 2025.

Mr. Macleod asked who is leasing to the tenant if the building is in probate.

Jack McCullough said he is not representing the building owner anymore following the death of Brooks Barnes. He said Barnes' nephew is executor of the estate. He

said he might be able to provide contact information for Ms. Sodt. He said Barnes owned lots of real estate and it is a complex estate.

Action: I move to defer consideration of Controls and Incentives of the Donohoe / Bergman Luggage Building, 1901-1911 3rd Avenue until January 15, 2025.

MM/SC/MI/HW

9:0:0

Motion carried.

090424.5

BOARD BUSINESS

Ms. Doherty thanked Mr. Schmitt for serving two Get Engaged terms.

Mr. Schmitt said it was a pleasure to serve.

Board members noted appreciation for Mr. Schmitt's contributions.