



Larry E. Johnson, AIA
ARCHITECTURAL HISTORIAN

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EDUCATION & QUALIFICATIONS:

- Bachelor of Urban Planning, University of Washington, 1971.
- Master of Arch, University of Washington, 1976.
- Previously licensed to practice architecture in Washington (1980-2023) and Hawaii (1982-2023)
- Exceeds Secretary of the Interior's Standards for Historic Architect & Architectural Historian.

DESIGN & PRESERVATION SKILLS:

- Architectural Design, Local Landmark & National Register Nominations, federal NHPA Section 106 and F-4 compliance, historic structures reports, historic documentation, and assistance with federal historic tax credits. Documentation, Recommend & Implement Historic Preservation Standards, Historic District & Landmark building projects.

MEMBERSHIP:

- American Institute of Architects Emeritus, Seattle Chapter (AIA); Society of Architectural Historians (SAH), Marion Dean Ross Chapter; Association for Preservation Technology International; National Trust for Historic Preservation; Washington Trust for Historic Preservation, Historic Seattle Preservation and Development Authority.

PUBLIC SERVICE:

- Ballard Avenue Historic District (five years, former chairman), VIRGINIA V Board (six years), Maritime Heritage Board (three years), Historic Seattle Preservation and Development Authority Council (seven years), Northwest School Board (six years), Swedish Club Board (six years), Friends of Ravenna-Cowen Board (founding Director, current President).

SELECTED PUBLICATIONS & PRESENTATIONS

- "In Residence: How to Research a Building," MOHAI Nearby History Workshop, Historic Seattle, May 15, 2010.
- "Federal Section 106-Port of Everett Case Study," Washington Public Ports Association, March 2006.
- "Architect in Arcadia: Ellsworth Prime Storey and Moran State Park," SAH National Conference, 1995; SAH Marion Dean Ross Chapter, 2005.

SELECTED HISTORIC RESOURCES PROJECTS

- Landmark Nominations for Seattle Public Schools, 2012-2020: Loyal Heights Elementary, Magnolia Elementary, E.C. Hughes Elementary, T.T. Minor Elementary, Arbor Heights Elementary, Genesee Hill Elementary, Woodrow Wilson Elementary Middle School, Cedar Park Elementary, Webster Elementary, Olympic Hills, Pinehurst Elementary, Horace Mann Elementary, Lincoln High School.
- Alexander Hall, Seattle Pacific University, 2013. City of Seattle Landmark Nomination for the first building on the university campus
- Skagit River & Newhalem Creek Hydroelectric, Seattle City Light, 2009-2010. National Historic Register Nomination update for four dams and two company towns.

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HISTORIC & CULTURAL RESOURCE REPORT EXPERIENCE (1988-2020)

National Historic and Washington State Heritage Register Nominations

- Friends of Ravenna–Cowen–Ravenna–Cowen North National Historic District (2018, *Pro Bono*). National Register Nomination for a Seattle residential National Historic District.
- Lighthouse Investments–Colonnade Hotel/Gatewood Apartments (2016). National Historic Register nomination for a former single-room occupancy worker hotel on First Avenue.
- Seattle City Light–Skagit River and Newhalem Creek Hydroelectric Projects (2009-2010). National Historic Register Nomination update for four dams and hydroelectric power complexes, as well as two company towns located in the upper Skagit River area. This update was required to comply with federal licensing requirements.
- National Oceanic and Atmospheric Administration (NOAA)–R.V. *JOHN N. COBB* (2008). National Historic Register Nomination for a wooden-hulled scientific research vessel.
- Port of Everett–North Coast Casket Company Building (2005-2006). National Historic Register Nomination for a 60,000 square foot industrial shed on Port property.
- Urban League–Old Colman School (2005-2006). Washington State Heritage Register Nomination for the 1909 former elementary school designed by notable architect James Stephen.
- Seattle Yacht Club–Main Station (2005-2006). National Register Nomination for this 1919 Shingle style clubhouse designed by John Graham, Sr.
- Pine Street Group, LLC–Seaboard Building (2001-2002). National Historic Register Nomination for the 1906 Seaboard Building in Seattle.
- Center for Wooden Boats–Sloop *PIRATE* (2000, *Pro Bono*). National Register Nomination for the Center’s R-Class sloop *PIRATE*.

Documentation

- University of Washington–More Hall Annex/Nuclear Reactor Building (2016). Report and drawings for the National Park Service’s Historic American Buildings Survey (HABS), detailing the history and significance of the Brutalist-style nuclear reactor building on the University of Washington campus.
- La Connor School District–La Connor Grade School, Gymnasium, and High School (2014). Documented School properties for the Washington State Historic Property Inventory.
- Equinox Research and Consulting International Incorporated–City of Bellingham Sewage Treatment Plant Operating House/ Bellingham Technical College Fish Hatchery (2012). Washington State Level II mitigation documentation including photography and Historic Context Statement for a former fish hatchery and sewage treatment operations house.
- Seattle City Light–Commissary at Newhalem in the Skagit River and Newhalem Creek Hydroelectric Projects Historic Area (2012). Washington State Level II mitigation documentation including photography and Historic Context Statement for the former Commissary building in Newhalem.
- Seattle City Light–WB *Skagit* in the Skagit River and Newhalem Creek Hydroelectric Projects Historic Area (2011). Washington State Level II mitigation documentation including photography and Historic Context Statement for a workboat to be dismantled and removed from the area.
- Seattle City Light–Garages in the Skagit River and Newhalem Creek Hydroelectric Projects Historic Area (2010). Washington State Level II mitigation documentation including photography and Historic Context Statement for two garages to be torn down in the Historic Area.
- City of Seattle Parks Department–Vessel *WAWONA* (2008-2009). Assisted the City of Seattle Department of Parks and Recreation with federal Section 106 compliance as detailed in a “Memorandum of Agreement (MOA) Between the U.S. Army Corps of Engineers Seattle District, the Washington State Department of Archaeology and Historic Preservation, the City of Seattle, and

Northwest Seaport, Regarding the Vessel, *WAWONA*, Seattle, Washington.” Included archival quality photographs, historical context statement, LIDAR scanning, and video recordation.

- Robert Code–Fleischmann Yeast & Vinegar Plant (2008). Washington State Level II mitigation package required by the City of Sumner for demolition permitting. Documentation included a Historic Context Statement and HABS/HAER level photographic documentation.
- Washington State Parks–Cowan Ranch Heritage Area (2006–2007). Prepared Washington State Level II mitigation documentation including photography and historic context statement for a historic dairy farm site near Seiku, Washington.
- Port of Everett—North Coast Casket Company Building (2006). Prepared Washington State Level II mitigation documentation including photography, historic context statement, and drawings for a 60,000 square foot industrial shed on Port property.

Federal NHPA and State SEPA Section 106 and F-4 Compliance

- Sabey Corporation–Swedish Cherry Hill (2013). Historic Resources section for SEPA DEIS report.
- Washington State Fish and Wildlife–Riiese Property Analysis (2009). Prepared a NHPA Section 106 Report for a habitat enhancement project located near Twisp, Washington.
- Washington State Fish and Wildlife–Seymore Property Analysis (2009). Prepared a NHPA Section 106 Report for a habitat enhancement project located on the Naches River, Washington. Ellen Mirro fieldwork.
- vPort of Everett–12th Street Marina and North Marina Redevelopment Project (2004–2005). Prepared a NHPA Section 106 Report that included over 80 properties on the Everett waterfront and consulted in the preparation of SEPA DEIS and FEIS reports.
- Port of Seattle/FAST–East Marginal Way Grade Separation Project (2003–2004). Conducted research and prepared documentation related to NHPA, Section 106 compliance for the FAST Corridor Partnership (composed of the Federal Highway Administration, the Washington State Department of Transportation, the Freight Mobility Strategic Investment Board, the Transportation Improvement Board, the Puget Sound Regional Council, King County, the City of Seattle, the Port of Seattle, the Burlington Northern Santa Fe Railroad, the Union Pacific Railroad, and the Washington Truckers Associations) associated with their proposal to construct a vehicular overpass (grade separation) that routes vehicular traffic up and over existing rail tracks that serve Harbor Island and West Seattle. Also prepared a Visual Analysis for the Federal Highway Administration and Washington State Department of Transportation and assisted with SEPA evaluation.
- Port of Anacortes–Pier 1 Redevelopment Project (2002–2003). Completed NHPA Section 106 Review related to the Port’s proposal to modernize and upgrade portions of its main industrial pier including the area occupied by its tenant, Dakota Creek Industries (DCI) and some portions of Pier 2, to increase the capacity, flexibility, and operational efficiency of shipyard and water-dependent Port uses on these properties. Also, completed Environmental Impact Statement for this complex project.
- Port of Seattle–Shilshole Bay Marina (2002). NHPA Section 106 Report relating to the redevelopment and reconfiguration of the Port’s large marina.
- Port of Seattle–Fisherman Terminal (2002). NHPA Section 106 Report relating to the replacement of the eastern portion of the terminal’s seawall.

Federal Tax Credits Support

- Pine Street Group, LLC–Seaboard Building Historic Renovation (2001–2002). “Part II” of the Historic Tax Credit Application for the renovation of this City of Seattle Landmark.

Historic Structures Reports

- Town of Concrete–Superior Portland Cement Company Site (2011-2012). Historic Structures Report for a 1920s era office and laboratory building, electric transformer building, and associated site features located in Concrete, Washington.
- Kitsap County Dept. of Facilities, Parks, and Recreation–Norwegian Point Park (2007-2008). Historic Structures Report for a 1940s era sport-fishing resort located in Hansville, Washington.
- Kitsap County Dept. of Facilities, Parks, and Recreation–Point No Point Lighthouse (2007-2008). Historic Structures Report for a NHR lighthouse, keeper’s cottages, barn, and two associated single-family dwellings located in Hansville, Washington.
- Washington State Parks–Cowan Ranch Heritage Area (2006-2007). Historic Structures Report for a historic dairy farm that included seven farm buildings and associated artifacts site near Seiku, Washington.
- Port of Everett–North Coast Casket Company Building (2005-2006). Historic Structures Report for a 60,000 square foot industrial shed on Port Property.
- James W. Washington, Jr. & Janie Miller Foundation–James Washington Jr. House (2001, *Pro Bono*). Historic Structures Report for this City of Seattle Landmark building and consulted with the Foundation to determine preservation strategies.
- Joy Crothall–Seventh Church of Christ Scientist (1992). Prepared a Historic Structures Report relating to the feasibility of a historic renovation of this historic structure.

Local Historic Register Nominations

- Larry E. Johnson–Swedish Club (2019, *Pro Bono*). City of Seattle Landmark Nomination report for this Mid-Century Modern club building designed by Steinhart, Theriault, & Anderson.
- ArtsFund–Century Building (2017). City of Seattle Landmark Nomination report for a mid-century modern concrete office building in Lower Queen Anne, designed by Bystrom & Greco.
- GEM Real Estate Partners–American Meter & Appliance Building (2016). City of Seattle Landmark Nomination report for a former factory building on Westlake Avenue N.
- Lighthouse Investments–Colonnade Hotel/Gatewood Apartments (2016). City of Seattle Landmark Nomination report for a former single-room occupancy worker hotel on First Avenue.
- Aegis Living—Eastlake Avenue E Office Building, Seattle (2016). City of Seattle Landmark Nomination Report for a midcentury modern office building in the Eastlake neighborhood that formerly housed the engineering firm Sparling & Associates.
- Martin Selig Real Estate–Firestone Building (2015). Prepared City of Seattle Landmark Nomination for the terra cotta Firestone Auto Supply & Service Store building on Westlake Avenue, designed by The Austin Company of California and Victor Voorhees.
- Martin Selig Real Estate–Federal Reserve of San Francisco, Seattle Branch Bank (2015). City of Seattle Landmark Nomination for this 1949 bank building in the central business district originally designed by Naramore, Bain, Brady, & Johanson.
- Seattle Public Schools–Lincoln High School, Seattle (2015). City of Seattle Landmark Nomination for this school in the Wallingford neighborhood designed by District Architect James Stephen, with additions designed by Edgar Blair, Floyd A. Naramore, and NBBJ.
- R. W. Thorpe & Associates–Franca Villa (2015). City of Seattle Landmark Nomination for a thirteen-unit garden court apartment building in the Queen Anne neighborhood.
- Seattle Public Schools–Edmund S. Meany Middle School, Seattle (2015). Prepared City of Seattle Landmark Nomination for this school in the Capitol Hill neighborhood with additions designed by Floyd A. Naramore, John W. Maloney, and Edward Mahlum. Ellen Mirro Lead.
- Douglaston Development–National Cash Register Building and IBM Building (2015). City of Seattle Landmark Nominations for two commercial buildings in the Belltown neighborhood.
- Alchemy Real Estate Group–104 Denny Way (2015). City of Seattle Landmark Nominations for a

commercial building in the Belltown/Lower Queen Anne neighborhood.

- Seattle Public Schools–Daniel Bagley School, Seattle (2014). City of Seattle Landmark Nomination for this 1930 elementary school designed by Floyd A. Naramore. Ellen Mirro Lead.
- Onni–Seattle Times Building Complex, Seattle (2014). City of Seattle Landmark Nominations for portions of the building complex not included in the original Landmark for this historic building designed by Robert Reamer.
- Seattle Public Schools–Loyal Heights Elementary School, Seattle (2014). City of Seattle Landmark Nomination for this 1932 elementary school designed by Floyd Naramore. Ellen Mirro Lead.]
- Seattle Public Schools–Magnolia School, Seattle (2014). Prepared City of Seattle Landmark Nomination for this 1927 elementary school designed by Floyd Naramore. Ellen Mirro Lead.]
- Seattle Public Schools–Webster School, Seattle (2014). City of Seattle Landmark Nomination for this 1908 former City of Ballard School designed by Frederick Sexton.
- Seattle Public Schools–E.C. Hughes School, Seattle (2014). City of Seattle Landmark Nomination for this 1926 elementary school designed by Floyd Naramore. Ellen Mirro Lead.
- Marketview Place–Hahn Building, Seattle (2014). City of Seattle Landmark Nomination for an 1897 building located in Seattle’s Pike Market neighborhood.
- Legacy–White Motor Company, Seattle (2014). City of Seattle Landmark Nomination for this 1917 building in Seattle’s Capitol Hill neighborhood.
- Aegis–Waldo General Hospital, Seattle (2014). City of Seattle Landmark Nomination for this 1924 former hospital building.
- Gamut360–Charlestown Court (2014). City of Seattle Landmark Nomination for a 1927 apartment court in West Seattle.
- Samis–Caroline Kline Galland Building (2014). City of Seattle Landmark Nomination for a commercial building in Seattle’s Central Business District.
- Samis–Seneca Building (2014). Prepared City of Seattle Landmark Nomination for a commercial building in Seattle’s Central Business District.
- Concerto–Former Bartell Drugs warehouse and headquarters building, Seattle (2013). City of Seattle Landmark Nomination for this former warehouse designed by Bittman.
- Seattle Public Schools–Woodrow Wilson Jr. High School, Seattle (2013). Prepared City of Seattle Landmark Nomination for this 1949-50 middle-school designed by Mallis DeHart & Hopkins.
- Seattle Public Schools–Olympic Hills Elementary, Seattle (2013). City of Seattle Landmark Nomination for this 1949-50 elementary school designed by John Graham & Company.
- Seattle Public Schools–Arbor Heights Elementary, Seattle (2013). City of Seattle Landmark Nomination for this 1949-50 elementary school designed by George W. Stoddard.
- Seattle Public Schools–Genesee Hill Elementary, Seattle (2013). City of Seattle Landmark Nomination for this 1949-50 elementary school designed by George W. Stoddard.
- Cornish College of the Arts–The Lenora Building (2013). Updated a City of Seattle Landmark Nomination for a building in Seattle’s Denny Triangle neighborhood.
- Seattle Public Schools–Pinehurst Elementary, Seattle (2013). City of Seattle Landmark Nomination for this 1949-50 elementary school designed by Mallis DeHart & Hopkins.
- Seattle Pacific University–Alexander Hall (2013). City of Seattle Landmark Nomination for the university’s original campus building.
- Ballard Historical Society–Ballard Carnegie Library Building, Seattle (2012, *Pro Bono*). City of Seattle Landmark Nomination for the historic former Carnegie Library in Seattle’s Ballard neighborhood.
- Larry E. Johnson–Neptune Building, Seattle (2010-2012, *Pro Bono*). City of Seattle Landmark

Nomination for an historic building containing the Neptune Theater.

- Seattle Public Schools–Horace Mann School, Seattle (2012). City of Seattle Landmark Nomination for this 1902 school designed by Saunders & Lawton.
- Seattle Public Schools–Cedar Park Elementary, Seattle (2012). City of Seattle Landmark Nomination for this 1959 elementary school designed by Paul Thiry.
- Touchstone–Avalon Building, Seattle (2012). City of Seattle Landmark Nomination for a building in the Denny Triangle neighborhood of Seattle.
- Touchstone–Boren Warehouse, Seattle (2012). Prepared City of Seattle Landmark Nomination for a warehouse building in the Denny Triangle neighborhood of Seattle.
- Wright Runstad–Husky Stadium South Stand, University of Washington, Seattle (2011). City of Seattle Landmark Nomination for the Stadium designed by George Stoddard and its site.
- Touchstone–230 Fairview/ Machenheimer Building (2010). City of Seattle Landmark Nomination for a Midcentury Modern office building in the Cascade District of Seattle designed by Arnie Bystrom.
- Touchstone–Cascade Natural Gas Building (2010). City of Seattle Landmark Nomination for a mid-century office building in the Cascade District of Seattle.
- Seattle Pacific University–Crawford Music Building (2009-2010). City of Seattle Landmark Nomination for a 1959 music building on the University’s campus.
- Sabey Corporation–536 18th Avenue (2009-2010). City of Seattle Landmark Nomination for a residential property in Seattle’s Squire Park Neighborhood.
- Dahli Bennett–Sixth Church of Christ, Scientist (2009). City of Seattle Landmark Nomination for an Art Deco style church in Seattle’s Admiral neighborhood.
- Queen Anne Historic Society–Seventh Church of Christ, Scientist (2008-2009, *Pro Bono*). City of Seattle Landmark Nomination for a Byzantine Revival style church in Seattle’s Queen Anne neighborhood.
- Justen Company–Terminal Sales Annex (2008). City of Seattle Landmark Nomination for the former Puget Sound News Building in Seattle’s Belltown neighborhood.
- Avalon Bay–Mountaineers Building (2007-2008). Prepared City of Seattle Landmark Nomination for a modern building in Seattle’s lower Queen Anne neighborhood.
- Cornish College of the Arts–The Lenora Building and Alpha Cine Building (2007-2008). City of Seattle Landmark Nominations for two buildings in Seattle’s Denny Triangle neighborhood.
- Rhapsody Partners–Manning’s Cafeteria/Ballard Denny’s (2007-2008). City of Seattle Landmark Nomination for neighborhood modern style restaurant.
- Hummingbird Partners–Old IBM Building and NCR Building (2007). Prepared two City of Seattle Landmark Nomination for two two-story brick buildings in Seattle’s Denny Regrade area.
- Samis Corporation–Seneca, Galand, and Brasa Buildings (2007-2008). Three City of Seattle Landmark Nominations for three two-story brick buildings in Seattle’s Central Business District.
- Historic Seattle Preservation and Development Authority–Dearborn House (2006, *Pro Bono*). City of Seattle Landmark Nomination for a First Hill mansion, now home of the Historic Seattle Preservation and Development Authority.
- Urban Visions–Liberty Building (2006). City of Seattle Landmark Nomination for a 1923 two-story terra cotta commercial building near the Pike Street Historic District.
- Justen Company–Cosmopolitan Motors (2006). City of Seattle Landmark Nomination for a two-story former auto dealership within Seattle’s Denny Triangle.
- Historic Seattle Preservation and Development Authority–Eitel Building (2006). successful City of Seattle Landmark Nomination for a 1906 seven-story office building near Seattle’s Pike Street Market.

- Barrientos LLC–Allison Lakeview Court (2006). City of Seattle Landmark Nomination for an auto court within Seattle’s Eastlake Neighborhood.
- Sigma Kappa National Housing Corporation-Sigma Kappa Mu Chapter House (2005-2006). City of Seattle Landmark Nomination for this 1929 sorority house located in the University District.
- Urban League–Old Colman School (2005-2006). City of Seattle Landmark Nomination for the 1909 former elementary school designed by James Stephen.
- Seattle Yacht Club–Main Station (2005-2006). City of Seattle Landmark Nomination for this 1919 Shingle style clubhouse designed by John Graham, Sr.
- Prescott Homes–Seattle Electric Company Fremont Street Railway Substation (2005). Supplementary report to a City of Seattle Landmark Nomination related to the redevelopment of the property.
- Union Group–24 West Lee Street (2005). City of Seattle Landmark Nomination for a 1905 “Seattle Box” relating to the redevelopment of the property.
- City of Seattle, Parks and Recreation Department–Discovery Park Protestant Chapel (2004). City of Seattle Landmark Nomination for the former Fort Lawton Protestant Chapel located within Seattle’s Discovery Park.
- Bertschi School–Reid Court (2004). City of Seattle Landmark Nomination related to the redevelopment of this small bungalow apartment site.
- Seattle Scottish Rite–Seattle Scottish Rite Temple (2004). Prepared a City of Seattle Landmark Nomination for this 1958 Masonic hall related to the redevelopment of the site.
- Pine Street Group, LLC–Arcade Building (2001-2002). City of Seattle Landmark Nomination of the former Rhodes Department Store relating to the redevelopment of the property by the Seattle Art Museum and Washington Mutual.
- City of Seattle–Pier 59 (2000-2001). City of Seattle Landmark Nomination for the historic pier shed housing the Seattle Aquarium.
- Saltchuck Industries—M.V. *THEA FOSS* & M.V. *MALIBU* (1998). City of Seattle Landmark Nominations for two historic yachts, *THEA FOSS* and *MALIBU*, owned by the company. The successful designation in July 1998, of the vessels was integral with the development of the company’s corporate office building.

Other Historic Resources Support

- Chief Seattle Club–Harbor Light Building (2018). Historic Resources Report for a store-and-loft-style building in the Pioneer Square Preservation District, assisted with public hearings for proposed development.
- Emerald Bay–8815 & 8829 Roosevelt Way NE (2018). Prepared a SEPA “Appendix A” report for a house and a former garage in the Maple Leaf neighborhood.
- SolTerra Perch–1250-1258 Alki Avenue SW (2017). SEPA “Appendix A” report for four buildings on Alki Avenue in West Seattle
- Eastlake E–101 Eastlake (2017). SEPA “Appendix A” report for a vernacular commercial building on Denny Way/South Lake Union.
- Adatto1314 Denny Way (2017). SEPA “Appendix A” report for a vernacular commercial building on Denny Way/South Lake Union.
- SeaLevel Properties–953 E Union Street (2017). Prepared an "Appendix A" SEPA report for a former commercial garage building on Union Street on Capitol Hill.
- McCullough Hill Leary PS.–Carstens Meatpacking/Nordic Cold Storage (2017). Historic Resources Report for a cold storage warehouse in the Pioneer Square Preservation District.
- WG Clark–Pacific Architect and Engineer (2017). Assistance with historic resources and an owner’s statement for the Seattle Landmarks Preservation Board for this designated historic building.

- SeaLevel Properties–118-124 W Mercer Street (2017). SEPA “Appendix A” report for two vernacular commercial buildings on Mercer Street in Lower Queen Anne.
- Yen Properties LLC–Crescent-Hamm Building (2016-2017). Assistance with historic resources and an owner’s statement for the Seattle Landmarks Preservation Board for this designated historic West Seattle Junction building.
- Azose Property Management–Campbell Building (2016-2017). Assistance with historic resources and an owner’s statement for the Seattle Landmarks Preservation Board for this designated historic West Seattle Junction building.
- Hudson Pacific–Theater Building (2015-17). Assistance with historic resources planning and a Certificate of Approval from the Pioneer Square Preservation Board including consultation with the project architect.
- AJ Capital Partners–Edmond Meany Hotel/Hotel Deca (2016). Historic Resources Report on an Art Deco hotel in Seattle’s University District, designed by Robert C. Reamer and Welton Becket.
- Gerding Edlen–Old Seattle Parking Garage (2016). Historic Resources Report for the Old Seattle Parking Garage at 316 Alaskan Way S, and served as an expert witness at a public hearing.
- SkB/Alexandria Real Estate Equities–West Earth Clock (2016). Provided historic resources services relating to the disassembly, rehabilitation, and re-installation for a landmarked street clock on Dexter Avenue N, including assistance with a Certificate of Approval from the Seattle Landmarks Preservation Board.
- Columbia Pacific Advisors—1008 James Street (2016). SEPA “Appendix A” report for a pre-1891 house on First Hill.
- Holland/Mithun–4754 Fauntleroy (2016). SEPA “Appendix A” for a Mid-century Modern vernacular office building in West Seattle that formerly housed Capitol Loans.
- Tarragon–Three Bothell Properties, Bothell, WA (2016). Historic Resources Report and mitigation assistance for three properties in the Eastlake neighborhood that formerly housed the engineering firm Sparling & Associates.
- Aegis Living–Eastlake Avenue E Office Building, Seattle (2016). SEPA “Appendix A” for a Mid-century Modern office building in the Eastlake neighborhood that formerly housed the engineering firm Sparling & Associates.
- Seattle Parks Department–Dakota Park Annex (2015). SEPA “Appendix A” for a group of cottages in West Seattle adjacent to a City of Seattle park.
- Emerald Bay Equity–“Iron Flats” Development, Seattle (2015) Historic Resources Evaluation Report (SEPA “Appendix A”) for twelve residential properties in Seattle’s Roosevelt neighborhood.
- EA–Denny Center Building, Seattle (2015). SEPA “Appendix A” for a 1937 commercial building on Fairview Avenue in Seattle’s Denny Triangle neighborhood.
- Martin Selig Real Estate–Market Street Buildings, Seattle (2015). SEPA “Appendix A” for three commercial properties in Seattle’s Ballard neighborhood.
- Clise Properties, Inc.–2301 Seventh Avenue, Seattle (2015). Historic SEPA “Appendix A” for a building and parking lot in Seattle’s Denny Triangle neighborhood.
- Lake Union Partners–1408 22nd Avenue, Seattle (2015). SEPA “Appendix A” for a commercial property in Seattle’s Central District.
- Holland Development–1122 Madison Street, Seattle (2015). SEPA “Appendix A” for a former bank in Seattle’s First Hill neighborhood.
- CJD Investments–Mariner Apartments (2015). Historic Resources Evaluation Report (SEPA “Appendix A”) for a property in Seattle’s Lower Queen Anne neighborhood.
- Holland Development–Ducky’s Furniture (2015). SEPA “Appendix A” for a property in Seattle’s South Lake Union neighborhood.
- Urban Visions–Stadium East Complex (2015). SEPA “Appendix A” for four properties in Seattle’s SoDo neighborhood.
- Urban Visions–Columbia Building (2015). SEPA “Appendix A” for a property in Seattle’s central business district.

- Holland Development—400 Block Properties on 3rd Avenue W, Seattle (2014). SEPA “Appendix A” for two properties in Seattle’s South Lake Union neighborhood.
- Martin Selig Real Estate—220 E Harrison, Seattle (2014). SEPA “Appendix A” for a property in Seattle’s Queen Ann neighborhood.
- Johnson Carr—702 E Union, Seattle (2014). SEPA “Appendix A” for a property in Seattle’s Capitol Hill neighborhood.
- Johnson Carr—1404 Boylston, Seattle (2014). SEPA “Appendix A” for a property in Seattle’s Capitol Hill neighborhood.
- Johnson Carr—101 Denny Way, Seattle (2014). SEPA “Appendix A” for a property in Seattle’s Belltown neighborhood.
- Schnitzer West—Republican Street Properties, Seattle (2014). SEPA “Appendix A” for four buildings in Seattle’s South Lake Union neighborhood.
- Schnitzer West—509 Fairview, Seattle (2014). SEPA “Appendix A” for the former Fish and Game Building in Seattle’s South Lake Union neighborhood.
- Seattle Pacific University—Alexander Hall, Seattle (2013). Consulting for interior and exterior renovations of a Landmarked structure.
- Seattle Public Schools—Horace Mann School (2013). Consulting for interior and exterior renovation of a Landmarked structure, including window replacement.
- Studio Meng Strazzara—Cedar Park Elementary (2013). Consulting for interior and exterior renovation of a Landmarked structure, including window replacement.
- Schnitzer West—former Washington State Game Department Building (2013). SEPA “Appendix A” for the former Washington State Game Department building on Fairview Avenue N.
- Schnitzer West—Republican Street property (2013). SEPA “Appendix A” for four buildings on a lot in South Lake Union.
- Mad Flats—1523 E Madison (2013). Supplemental report relating to a Seattle Landmark Nomination for a former residential property built in the late 1880s on E Madison Street.
- Orkid Development—Nine properties for Future Stone Way Apartment project (2013). SEPA “Appendix A” for nine properties off Stone Way N.
- Edwards Development—properties on Westlake Avenue N (2013). SEPA “Appendix A” for three properties on Westlake Avenue N.
- University of Washington—Bagley Hall, Seattle (2013). Prepared a Historic Resources Addendum for Bagley Hall on the UW campus focusing on best practices for maintaining historic character while upgrading, repairing and replacing roofs.
- University of Washington—Office of Fraternity and Sorority Life, Seattle (2012). Historic Resources Addendum for the former Russian House building north of the UW campus.
- University of Washington—Magnuson Health Sciences Center and Certain Additions, Seattle (2012). Historic Resources Addendum for School of Medicine buildings focusing on best practices for maintaining historic character while upgrading, repairing and replacing roofs.
- University of Washington—Hec Edmundson Pavilion and Additions, Pavilion Pool, Graves Hall, Seattle (2012). Historic Resources Addendum for athletic facility buildings on the east UW campus.
- Touchstone—Three Adjacent Properties on Stewart Street and Boren Avenue, Seattle (2012). Prepared Historic Resources Evaluation Report (SEPA “Appendix A”) for properties on a half-block in Seattle’s Denny Triangle neighborhood.
- Gramor Development—Egge/Ellis Residence (2012). SEPA “Appendix A” for a former residence in Seattle’s lower Queen Anne neighborhood.
- City of Edmonds—Historic Sites Survey (2011). The survey encompassed approximately 2,200 acres and 122 potential historic resources were identified and entered into the State’s Historic Property Inventory.
- Cowen—Ace Hotel Building (2011). Supplemental report relating to a Seattle Landmark Nomination

for an historic building in the Belltown area of Seattle.

- Cowen—El Gaucho Building (2011). Supplemental report relating to a Seattle Landmark Nomination of City for a building in the Belltown area of Seattle.
- Armco—Williamsburg Court (2009-2010). Supplemental report relating to a Seattle Landmark Nomination of a two-story apartment building in Seattle's Denny Triangle Neighborhood.
- University of Washington—Ethnic Cultural Center (2009). Historic Resources Addendum of a University property in Seattle's University District.
- Seattle Housing Authority—Lake City Village (2009). SEPA "Appendix A" for a development site in Seattle's Lake City Neighborhood. The projects also included basic NHPA Section 106 compliance through Washington State's DAHP.
- Seattle University—Seaport Building (2008-2009). SEPA "Appendix A" for a former laundry building.
- Seattle Pacific University—Two Redevelopment Sites (2008). SEPA "Appendix A" for two sites on the University campus.
- City of Seattle, Dept. of Parks and Recreation—Two Parks (2008). SEPA "Appendix A" for two park sites.
- University of Washington—More Hall Annex (2008). Historic Resources Addendum of the former nuclear reactor building on the University's central campus.
- Avalon Bay—Old AGC building (2007-2008). SEPA "Appendix A" for a redevelopment site in Seattle's lower Queen Anne neighborhood.
- Valencia Capital Management—Broadway Medical Clinic (2007). SEPA "Appendix A" for a redevelopment site on Seattle's First Hill.
- MR Mastro Properties—Two First Hill Properties (2007). Prepared a Historic Resources Evaluation Report (SEPA "Appendix A") for a redevelopment site on Seattle's First Hill.
- Hummingbird Partners—G.M. Bell Building (2007). Prepared a Historic Resources Evaluation Report (SEPA "Appendix A") for a small two-story building in Seattle's Denny Regrade area.
- Meridian Greenfield—2200 32nd Ave. W (2007). SEPA "Appendix A" for a redevelopment project in Seattle's Magnolia neighborhood.
- Capstone Partners—Two Westlake Properties (2007). SEPA "Appendix A" for a redevelopment project in Seattle's Westlake/Lake Union neighborhood.
- Urban Visions—SODO Warehouses (2007). SEPA "Appendix A" for several warehouse buildings near Seattle's Stadium District.
- Levin Menzies & Associate—Jensonian and Alfaretta Apartments (2006). SEPA "Appendix A" for two apartment buildings within Seattle's First Hill neighborhood related to redevelopment.
- Opus Northwest—1200 Madison Street (2006). SEPA "Appendix A" for a 1970 branch bank within Seattle's First Hill neighborhood.
- Cendent Timeshare Resort Group—Deer Harbor Store and Cabins (2005-2006). HPI survey forms for the 1893 store/post office and two cabin groups located on Orcas Island.
- Copestone Development—Four University Heights Properties (2005-2006). SEPA "Appendix A" for four properties north of Seattle's University District.
- Ravenhurst Development—Dearborn Project (2005-2006). SEPA "Appendix A" related to the development of a site composed of several blocks along S Dearborn Street, north of Interstate 90 in Seattle, Washington.
- City of Seattle, Department of Parks and Recreation—Three Buildings in Discovery Park (2004). Prepared a Historic Evaluation Report (SEPA "Appendix A") for three buildings within the Park including two buildings related to the U.S. Army Nike Missile Station and the former Sunday school.
- Port of Seattle—Pier 34 (2003-2004). SEPA "Appendix A" for three industrial building relating to the redevelopment of the property.

- Justen Company–Proposed Westlake Development, Casey Family Foundation (2002). SEPA “Appendix A” for 12 buildings along Westlake Ave. N. in Seattle Washington relating to their redevelopment.
- Port of Seattle–Shilshole Bay Marina (2002). SEPA “Appendix A” as part of an Environmental Impact Statement (EIS) for the redevelopment and reconfiguration of the Port’s large marina.
- Wright Runstad & Company–Dearborn@5/90 (2000–2001). SEPA “Appendix A” as part of an Environmental Impact Statement (EIS) for Wright Runstad & Company’s proposal to develop approximately 489,700 gross square feet of administrative office space to support high tech companies on a site composed of several blocks along S. Dearborn Street, just north of Interstate 90 in Seattle, Washington.
- Romac Industries–Stadium Place (2000). Prepared a detailed SEPA checklist and a SEPA “Appendix A” for the proposed redevelopment of a former industrial site located near Seattle’s new stadia.
- Triad Development—Pier 70 Redevelopment (2000). SEPA “Appendix A” to supplement a previously prepared SEPA Checklist.
- Wright Runstad & Company–Amazon.com Expansion (1999). Prepared the detailed SEPA Environmental Checklist and provided project team assistance for Wright Runstad & Company’s proposed development of expansion buildings located on the PacMed campus, a designated City of Seattle Landmark. The project included detailed review of historic preservation and view issues.
- Pine Street Development–Seattle Retail Core Project (1995–1999). Prepared the detailed SEPA Checklists and a SEPA “Appendix A” (1995, 1998, and 1999) for Pine Street Development’s three-block phased redevelopment project that included development of “Pacific Place,” renovation of the Frederick & Nelson building (a designated City of Seattle Landmark), renovation of the Ranke/Gow/Gottstein buildings (former Nordstrom store) and Seaboard Building (a designated City landmark), all in Seattle’s downtown central business district.
- Rhodes Masonry–Stable Building (1999). SEPA “Appendix A” relating to the rehabilitation of a former fuel oil delivery garage within the Madison Valley Neighborhood in Seattle.
- Port of Seattle–Central Waterfront Project (1988-1999). Assisted with the cultural resources section of the EIS for this complex mixed-use redevelopment project involving approximately 17-acres along Seattle’s central waterfront. The project included a public short-stay moorage, commercial marine uses, cruise ship terminal, conference center, office, hotel, residential, accessory retail and public access uses. The public portion of this project, now known as the Bell Street Pier, was completed in June 1996. Also assisted in preparing the cultural resources section of the environmental evaluations for other project components, including the moorage, upland soils cleanup (1995), Waterfront Landings multifamily development (for Intracorp, in 1995), World Trade Center (for Wright Runstad, in 1996), Seattle Waterfront Hotel (for Wright Hotels, in 1997), and expansion of the Port’s Cruise Terminal (1999).

Historical Architectural Projects

- Episcopal Diocese of Olympia–Seattle Diocesan Offices (2018-Current). Rehabilitation and restoration of the National Historic Register Eliza Ferry House of Seattle’s Capital Hill. Ellen Mirro, AIA and Steven Campbell, AIA, associates. <https://www.tjp.us/preservation?lightbox=dataItem-lgn4ctry>
- Sigma Kappa Mu National Housing Corporation–Seattle Chapter House (2001-Current). Various consulting and architectural projects on the National Historic Register building north of the University of Washington including seismic and other structural repairs following the 2001 Nisqually earthquake ensuring the new support struts for the damaged masonry chimney were visually unobtrusive. Continued stewardship assistance includes a west wing bathroom renovation followed by a renovation of the east wing bathroom, and a multi-year window replacement project. Ellen Mirro, AIA, associate. <https://www.tjp.us/preservation?lightbox=dataItem-lgn3vbsj>
- Private Party–Tudor Renovations and Remodel (2014)–Exterior restoration of 1924 Tudor Revival house designed by Roy Rogers. Also included extensive interior renovations and remodeling. Howard

Miller, AIA, associate. <https://www.tjp.us/remodels?lightbox=dataItem-lgyfvv60>

- Private Party–Ellsworth Prime Storey House Renovations and Remodel (2008). Exterior restoration and renovation of this 1904 City of Seattle Landmark house designed by and for Ellsworth Prime Storey. Also included interior renovations and remodeling. Howard Miller, AIA, associate. <https://sah-archipedia.org/buildings/WA-01-033-0067>
- Private Party–Stuart/Balcom House Renovations (1999-2004)–General stewardship support of this 1926 City of Seattle Landmark house designed by A.H. Anderson, including seismic repairs following the 2001 Nisqually earthquake, miscellaneous renovations and minor interior remodeling. <https://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/Landmarks/RelatedDocuments/stuart-balcom-house-designation-nomination.pdf>
- Private Party–Hoge Residence Renovations (1991-1995)–General stewardship support of this 1922 Mansion designed by Carl F. Gould, located in Seattle’s Highlands neighborhood. <https://digitalcollections.lib.washington.edu/digital/collection/ac/id/1179/rec/22>