



The City of Seattle

# Landmarks Preservation Board

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LPB 116/26

## 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, May 6, 2026 – 3:30 p.m.

#### Board Members Present

Roi Chang, Vice Chair, (RC)  
Ian Macleod, Chair, (IM)  
Becca Pheasant (BC)  
Katie Randall (KR)  
Erica Thomas (ET)  
Harriet Wasserman (HW)  
Cameron Wong (CW)  
Matt Zinski (MZ)

#### Board Members Absent

VJ Kopacki (VK)  
Lora Ellen McKinney (LEM)  
Lawrence Norman (LN)

#### 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 3:36 p.m.

### 050626.1 ROLL CALL

### 050626.2 PUBLIC COMMENT

Susan Boyle, a co-nominator of the Shannon & Wilson Building, expressed strong support for the Certificate of Approval. Susan noted the building's preservation efforts following an earlier demolition threat, commended the development team's adaptive reuse design, and highlighted the board's consistent advocacy.

### 050626.3 MEETING MINUTES

April 1, 2026  
MM/SC/BP/ET  
6:0:2

The motion passed. Vice-Chair Roi Chang and Board Member Cameron Wong abstained.

### 050626.4 SPECIAL TAX VALUATION

050626.41 University National Bank  
4502 University Way NE

AP Michael Oaksmith, Hunters Capital reported that the University National Bank project began during COVID as a planned restoration of the building's exterior and select historic interior elements, including the vaults, marble flooring, and columns. As leasing progressed during the pandemic, the effort

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

expanded into a full rehabilitation of the 27,000-square-foot interior, completed under federal historic tax credit requirements that guided what modifications were permissible. After two years of intensive work, the project now features fully upgraded mechanical, electrical, plumbing, sprinkler, and life-safety systems, while preserving the building's historic character. The exterior was restored to its circa-1915 appearance using archival photographs, and the building ultimately received federal historic designation.

Chair Ian Macleod expressed appreciation for efforts to incentivize rehabilitation and support seismic upgrades, particularly for buildings of this type. The Chair noted the importance of such improvements and the Board's support.

Action:

BM Katie Randall moved that the Landmarks Preservation Board approve the following property for Special Tax Valuation: University National Bank at 4502 University Way NE, 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

8:0:0

The motion passed and was approved unanimously.

**050626.5 CONTROLS & INCENTIVES**

050626.51 Memorial Wall  
401 5<sup>th</sup> Avenue N  
Request for extension

AP Jessica Clawson, McCullough Hill explained that the Memorial Wall agreement is nearly complete but could not be fully processed and signed internally by Seattle Public Schools. Due to the additional time required to finalize the agreement and meet internal approval steps, Jessie requested a two-month extension.

A motion was made for a two-month extension.

MM/SC/RC/KR

8:0:0

The motion passed and was approved unanimously.

**050626.6 CERTIFICATES OF APPROVAL**

050626.61 East Pine Substation  
1501 23<sup>rd</sup> Avenue  
Proposed preliminary design approval for alterations to switchyard enclosure wall and removal of three trees

Presenter Rebecca Ossa of Seattle City Light, provided an overview of the East Pine Substation, located at 1501 23rd Avenue, including its function, physical layout, historical development, and the proposed expansion of its north wall.

The presentation also reviewed site changes since the substation's construction in 1967 and outlined the need for a new north wall to accommodate expansion and future equipment.

Board members expressed overall support for the project while emphasizing the historic and aesthetic importance of the original corrugated brick wall and

encouraging efforts to preserve or thoughtfully reuse historic materials where feasible.

Several board members acknowledged the necessity of the proposed changes due to the substation's critical public function and recognized that this conceptual review is the first step in a two-stage process, with detailed design to follow.

Questions were raised about tree removal and potential replanting, and members encouraged the project team to explore landscape alternatives that respect the substation's original architectural character.

Overall, the board indicated that the proposal was reasonable at this stage, provided that future design work and details are compatible with the historic character of the Landmark.

Action:

BM Katie Randall moved that the Seattle Landmarks Preservation Board approve the application and issue a Preliminary Design Certificate of Approval for the removal of three mature trees, selective demolition of a portion of the north wall and gates, and the proposed footprint and scale of the new masonry wall and gates at the East Pine Substation, 1501 23rd Avenue, as per the attached submittal.

This action is based on the following:

1. A Preliminary Certificate of Approval is approved for the overall intent of the site and switchyard wall alterations. This approval is conditioned upon a subsequent, separate submittal and approval by the Landmarks Preservation Board for final design of the masonry wall form, profile, details, materials, colors, patterns, textures, gates, and new hardscape/landscape associated with wall relocation and vehicle access.
2. 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 127081.
  - a. The proposed removal of some of the original switchyard wall will affect the designated features, but the applicant has demonstrated the need to keep the City of Seattle utility functioning.
3. 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 demonstrated why expansion to the north is functionally their only option.
  - b. The applicant explored alternatives early in the briefing process and responded to the Board's request to preserve the northwest towers.
4. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/KR/HW

8:0:0

The motion passed and was approved unanimously.

050626.62 Shannon & Wilson Office Building  
3652-3670 Woodland Park Avenue N  
Proposed site/landscape and exterior building alterations, and new development

Presenter Chad Lorentz of Urbal Architecture and the design team presented an updated proposal for the adaptive reuse of the Shannon & Wilson landmark building, highlighting its integration into a larger residential development that will provide 170 new housing units and 2,045 square feet of commercial space.

Presenter Lorentz summarized extensive prior feedback from the Landmarks Board, noting reductions in block removal, increased setbacks and open space, material and color selections consistent with historic conditions, and preservation of character-defining elements.

Board members expressed strong appreciation for the clarity, quality, and thoroughness of the presentation, noting the design team's consistent responsiveness to feedback throughout the project's evolution. Board members commended the thoughtful adaptive-reuse approach, the preservation of key historic features, and the careful integration of new program elements, emphasizing that challenges encountered during the review process ultimately strengthened the overall design.

Several members highlighted the project as an exemplary model of rehabilitation, praising the distinctive architectural character that emerged from working within the landmark's constraints.

The Board collectively conveyed satisfaction with the revised proposal and voiced support for advancing the project, issuing the Certificate of Approval, and supporting the code relief the applicant was seeking from SDCl.

Action:

BM Harriet Wasserman moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed alterations to the building exterior and site, and construction of two new residential buildings at the Shannon & Wilson Office Building, 3652-3670 Woodland Park 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 125623.
  - a. Proposed alterations to the west and north storefronts and windows are minor.
  - b. Proposed new glazing and openings on the less visible east and south facades minimize adverse effects.
  - c. Construction of the new residential buildings does not appear to adversely affect the historic building.
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 was responsive to the Board's feedback, with major changes to their overall approach for the introduction of new development on the site, and reconfigured their adaptive reuse of the historic building to help preserve the features of the primary west and north facades.
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/HW/KR

8:0:0

The motion passed and was approved unanimously.

**050626.7 BRIEFING**

050626.71 Gatewood School

4320 SW Myrtle Street

Briefing on window rehabilitation and proposed glass alterations

Presenter Marc Tegen of Stemper Architecture Collaborative presented an update on the Gatewood Elementary Historic Wood Window Refurbishment and Glazing Replacement project, outlining the building's landmark status, existing window deterioration, and the goals of a comprehensive mock-up study.

The presentation detailed the selective refurbishment and replacement of historic 1910 wood windows across all elevations, with a focus on retaining original wood casings, frames, and sashes, improving occupant comfort, and enhancing safety.

The proposed scope, informed by mock-up results and a comprehensive condition survey, recommends systematic refurbishment and glazing upgrades to extend service life, improve energy performance, and maintain the historic character of the landmark building.

Board members expressed strong support for the window refurbishment mock-up and the project's direction, emphasizing enthusiasm for the use of vacuum-insulated glazing as a promising technology for preserving historic wood windows.

Board members praised the high quality of the mock-up, noting its visual compatibility with the original materials and its potential to serve as a model for future preservation projects. They appreciated the extensive effort and craftsmanship demonstrated by the team and echoed shared excitement about a solution that avoids full window replacement, aligning closely with the board's preservation priorities.

**050626.6 BOARD BUSINESS**

SM Erin Doherty reported that several board members have not yet submitted their financial interest statements, noting that these forms are overdue, and requested that anyone who has not provided their completed statement do so as soon as possible.

Meeting adjourned at 6:17 pm