



The City of Seattle

Landmarks Preservation Board

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LPB 133/26

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 20, 2026 – 3:30 p.m.

Board Members Present

Roi Chang, Vice Chair, (RC)
VJ Kopacki (VK)
Ian Macleod, Chair, (IM)
Lora-Ellen McKinney (LEM)
Lawrence Norman (LN)
Becca Pheasant (BC)
Katie Randall (KR)
Erica Thomas (ET)
Harriet Wasserman (HW)
Cameron Wong (CW)

Matt Zinski (MZ)

Board Members Absent

None

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.

052026.1 ROLL CALL

052026.2 PUBLIC COMMENT

There were no in-person or virtual public comments.

052026.3 MEETING MINUTES

April 15, 2026
MM/SC/MZ/VK
11:0:0
The motion passed and was approved unanimously.

052026.4 DESIGNATION

052026.41 The People's Wall
1919 E Spruce Street (formerly 173 20th Avenue)

Presenter, Stephanie Johnson-Toliver, president of the Black Heritage Society of Washington State, presented The People's Wall and summarized its historical and cultural significance as a landmark associated with the Seattle Chapter of the Black Panther Party, which operated its second headquarters at the site from 1969 to 1971 and founded the Carolyn Downs Family Medical Clinic, the first free clinic in the city and the only remaining Panther-established clinic nationwide.

Ms. Johnson-Tolliver emphasized the site's association with key figures including chapter co-founders Aaron and Elmer Dixon and mural artist Dion (Clayton) Henderson, whose 1970 work later restored in 2008 remains central to the Wall's identity.

Ms. Johnson-Tolliver highlighted the Wall's reflection of Black American cultural, political, and economic heritage, as well as its ongoing role as a prominent and recognizable visual feature contributing to the Central District neighborhood's distinct identity.

SM Erin Doherty read a letter submitted by property owner Ms. Sherryl L. Standifer, who could not attend the meeting. In the letter, Ms. Standifer emphasized the historic significance of the site, formerly the Seattle Chapter Black Panther Party headquarters, and the enduring importance of the 55-year-old mural honoring Black American icons and the civil rights movement. Ms. Standifer expressed pride in stewarding this legacy, affirmed her commitment to preserving the mural's authenticity, and voiced strong support for landmark designation to ensure the protection of this important piece of Seattle's Black history for future generations.

The Board expressed strong and consistent support for the landmark designation, noting the clarity of the criteria met and the depth of historical, cultural, and community significance demonstrated throughout the presentation and public testimony.

Board members highlighted the value of the extensive research provided, the importance of preserving visible representations of Black history, and the exceptional public engagement surrounding the nomination. Several members emphasized the educational impact of the process and the importance of safeguarding a site that reflects both local and national narratives.

Overall, the Board conveyed appreciation for the thorough work and affirmed their readiness to move forward with designation.

Action:

BM Lora-Ellen McKinney moved that the Board approve the designation of The People's Wall at 1919 E Spruce Street (formerly 173 20th Avenue) for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards A, B, C, E and F; that the features and characteristics of the property identified for preservation include: the mural; the "L-shaped" retaining wall the mural is painted on; and the eastern portion of the site where the wall sits, including the land between the wall and the east and north property lines.

MM/SC/LEM/KR

11:0:0

The motion passed and was approved unanimously.

052026.5 CONTROLS & INCENTIVES

052026.51 5th Avenue Court Apartments
2132 5th Avenue
Request for extension

SM Sarah Sodt reported that coordination is still underway with the condominium board to obtain their review of the previously submitted draft. Due to the number of stakeholders involved, progress has been slower than expected, and an additional three-month extension is recommended.

A motion was made for a 3-month extension.

MM/SC/KR/VK

11:0:0

The motion passed and was approved unanimously.

052026.6 CERTIFICATES OF APPROVAL

052026.61 Nelson-Steinbrueck House

2622 Franklin Avenue E

Proposed removal of chimney at rear of the house

AP Kendrick Coburn presented a proposal for an interior remodel of the existing single-family residence at 2622 Franklin Ave E, built in 1901. The scope of work is primarily interior changes, including cosmetic upgrades to the main- and upper-level bathrooms and the complete removal of a nonfunctional chimney that has been contributing to water intrusion.

No exterior alterations are proposed aside from chimney removal. Construction drawings detail existing conditions, proposed floor plans, demolition plans, and code-compliance notes addressing ventilation, insulation, fire separation, egress, and structural considerations.

The project maintains the building's existing footprint and character while improving interior functionality and safety.

SM Doherty provided contextual background on the property, noting that the Board had previously reviewed an application related to tree removal but had not seen recent images of the house's front façade.

SM Doherty displayed an older photograph that more clearly shows the home before surrounding trees leafed out, emphasizing its late-19th-century character, elevated siting, and significant setback from the street and also presented a Google Earth views to illustrate the relationship between the house's chimneys, explaining which chimney is the subject of the current application and how each is or is not visible from the street on the west side.

The Board expressed broad support for the proposal, agreeing that the chimney's removal would have minimal impact on the property's appearance from the public right-of-way, particularly given its location at the rear of the house and limited visibility.

Board members recognized that the fireplace is no longer functional and has contributed to water-intrusion and maintenance concerns, noting that removal can be a practical and sustainable solution to prevent further deterioration.

The Board acknowledged that some historic material would be lost but concluded that the change is reasonable and has been thoughtfully planned to ensure the building's continued safety and integrity.

Action:

BM VJ Kopacki moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed rear chimney removal at the Nelson-Steinbrueck House, 2622 Franklin 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 Ordinance 111023.

- a. The proposed chimney removal is at the rear of the house with limited visibility.

- b. The original “front parlor” chimney at the front of the house is 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. 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/VK/RC

11:0:0

The motion passed and was approved unanimously.

052026.7 BOARD BUSINESS

SM Doherty expressed appreciation for Roi’s service on the board, noting that this may be Roi’s final meeting and informed the Board that Roi’s successor may attend the first June meeting, though this is not yet confirmed.

Meeting adjourned at 4:44 pm