



The City of Seattle

Landmarks Preservation Board

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LPB 189/26

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, July 15, 2026 – 3:30 p.m.

Board Members Present

VJ Kopacki (VK)

Ian Macleod, Chair, (IM)

Lora Ellen McKinney (LEM)

Becca Pheasant (BP)

Katie Randall (KR)

Erica Thomas (ET)

Harriet Wasserman (HW)

Cameron Wong (CW)

Matt Zinski (MZ)

Board Members Absent

Lawrence Norman (LN)

Staff Present

Erin Doherty (ED)

Nelson Pesigan (NP)

Key

BM Board Member

AP Applicant

SM Staff Member

Chair Ian Macleod called the meeting to order at 3:35 p.m.

071526.1 ROLL CALL

071526.2 PUBLIC COMMENT

There were no in-person or virtual public comments.

071526.3 MEETING MINUTES

July 1, 2026

MM/SC/MZ/CW

5:0:3

The motion passed. BMs Pheasant, Wasserman, McKinney abstained.

071526.4 CERTIFICATES OF APPROVAL

071526.41 Lake City Library

12501 28th Avenue NE

Proposed new development at north edge of landmark site

BM Katie Randall informed the Board that she is recusing herself from the discussion.

SM Erin Doherty briefly introduced the Lake City Library project by noting that the existing brick building is a designated historic landmark situated on a large property. Erin explained that the library's addition was previously approved by the Board in the late 1990s and that the new proposal will be located on the

former community center site, overlapping the northern edge of the landmark property.

BM Erica Thomas joined the meeting at 3:48 p.m.

AP Michael O’Meara of MITHŪN presented an overview of the proposed Lake City Community Center and affordable housing project, outlining site constraints and opportunities within the existing civic core that includes the Library, Neighborhood Service Center, Albert Davis Park, and the mid-block connection.

The design emphasizes pedestrian connectivity, flexible community spaces, integration with the park, and alignment with neighborhood design guidelines such as brick materiality and enhanced streetscape improvements on 28th Ave NE. The team detailed parcel boundary adjustments, tree retention plans, site circulation, and architectural features including street-level views, material selections, and multiple potential public art locations intended to reflect Lake City’s cultural diversity.

Overall, the proposal aims to strengthen the civic hub and respond to long-standing community planning priorities.

Johnny Wheeler of Mercy Housing Northwest, explained that Mercy Housing, a nonprofit affordable-housing developer operating more than 2,500 units statewide, was selected in 2024 by the Seattle Office of Housing and Seattle Parks and Recreation to redevelop the former community center into a mixed-use civic hub. The project, Lake City Family Housing, will provide 112 affordable homes for households earning 30% to 60% of area median income, with an average affordability of 49%.

Mr. Wheeler noted that the development is intended to prevent displacement and support families through community-focused amenities, including family-sized units, a renewed community center, an early learning center, and outdoor space connected to Albert Davis Park.

SM Doherty added that when the Lake City Library parcel was originally designated as a landmark, the entire property was owned by The Seattle Public Library. The northern portion (Lot 6) was later transferred to the City’s Finance and Administrative Services, likely in connection with the parking garage, and is now in the process of being transferred to Seattle Parks and Recreation.

Erin noted that Parks had not realized this lot remained part of the landmark property, which is why an earlier briefing did not occur.

Erin explained that, given the project’s advanced stage and its limited overlap with the landmark parcel, proceeding directly with the application was the most practical approach.

BM Lora-Ellen McKinney expressed support for the mixed-use project and noted her appreciation for its community-centered approach. She asked whether the planned community center would incorporate artwork representing individuals significant to the local community, explaining that similar projects often include prominent art features but that she could not determine this from the materials presented.

Mr. O’Meara explained that the project team has conducted extensive community engagement, including meetings, written feedback opportunities, and surveys. He noted that a comprehensive needs assessment was completed earlier in the year and that the team has coordinated closely with Seattle Parks and Recreation to ensure the facility meets the needs of park users and service providers. He highlighted planned features such as a commercial kitchen, office space, and flexible multipurpose areas designed to support a range of

programs. He emphasized that the goal is to ensure the new facility effectively serves the community now and into the future.

The Board and chair collectively agreed that the proposed project affects only a small portion of the landmark property and does not impact any historic features. While board members noted that earlier reviews would have been preferable, they found the project to be well developed, beneficial to the community, and compatible with the landmarked library building.

Overall, the Board expressed strong support for the proposal and indicated that it should move forward without additional modifications.

Action:

BM Lora Ellen McKinney moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed site alterations and construction of a new 8-story building on the Lake City Library property, 12501 28th Avenue NE, 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 121105.
 - a. The plaza area and removal of trees are not historic and altering them will not adversely affect the features of the library.
 - b. The new residential building/community center is on the far (north) edge of the property and will not adversely affect the features of the library. The new construction is a great distance from the historic building, with a large open space and previously approved building addition residing between the landmarked library and the new structure. The new 8-story building will reside primarily on a separate property that is not landmarked.
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.
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/LEM/VK
8:0:1
The motion passed. BM Randall recused.

071526.5 CONTROLS & INCENTIVES

071526.51 The Showbox
 1426 1st Avenue
 Request for Extension

Jack McCullough, McCullough Hill reported that the Showbox remains in active operation and is performing well. Mr. McCullough stated that his team has completed an updated supplemental analysis reflecting current market conditions and has been coordinating with appraisers. He expects to submit this updated material to SM Sarah Sodt in the fall, after which the City will need time to review and discuss it. Mr. McCullough suggested reconvening to December 16, 2026, to determine next steps.

A motion was made for an extension to December 16, 2026

MM/SC/KR/HW

9:0:0

The motion passed and was approved unanimously.

071526.52 White Garage
1915 3rd Avenue
Request for extension

Mr. McCullough reported that progress on the White Garage project continues, though issuance of the MUP has been delayed due to a processing lag at SDCI. He noted that while SDCI has suggested the project may be SEPA-exempt, the development team is prepared to proceed through the SEPA process and expects resolution within the next month. Mr. McCullough has been coordinating with staff to schedule a forthcoming ARC meeting, recalling productive past sessions.

Mr. McCullough stated that the building remains in stable condition and currently serves as storage, with long-term plans to convert it into a residential building while retaining its existing superstructure and constructing additional levels above. Mr. McCullough anticipates returning to the ARC and, before December, bringing a preliminary Certificate of Approval discussion back to the full board. Mr. McCullough requested an extension to December 16, 2026.

A motion was made for an extension to December 16, 2026.

MM/SC/CW/BP

9:0:0

The motion passed and was approved unanimously.

071526.53 Donahoe Building
19011-1911 3rd Avenue
Request for extension

SM Doherty reported that the Donahoe Building, located on the same block as the White Garage, has been challenging for staff to address because the property owner is deceased and the site has been tied up in estate-related legal negotiations.

Erin noted that Sarah Sodt is now in contact with the owner's attorney and is seeking an extension of the negotiation timeline to December 16, 2026, consistent with the White Garage's schedule.

Erin added that the building currently has tenants and that repairs, including long-neglected roof work, have improved its condition. Erin mentioned that the space is presently occupied by what appears to be an arts organization, consistent with prior updates provided to the board by Sarah Sodt.

A motion was made for an extension to December 16, 2026.

MM/SC/VK/KR

9:0:0

The motion passed and was approved unanimously.

071526.54 Steinhart Theriault Anderson Office Building
1264 Eastlake Avenue E
Request for extension

SM Doherty reported that the property owner and representatives for the Steinhart Theriault Anderson Office Building have requested an additional 90 days, extending consideration to the October 7, 2026 board meeting, and she supports this extension. Erin noted that the building was nominated by an outside party, and the owners wish to continue evaluating alternatives, as part of the ongoing negotiation of controls. Erin clarified that there is no proposed development at this time; rather, the owners are seeking additional time to explore their options.

In response to a question from the board, Erin explained that if the board were to vote against granting an extension, staff would need to provide a recommended controls agreement for the board to act on immediately, which the property owner could then appeal to the Hearing Examiner.

Erin added that, should the board prefer not to grant the full three-month extension, staff would request at least one month to prepare a complete controls recommendation and supporting documentation for the board's consideration.

A motion was made for an extension to October 7, 2026.

MM/SC/KR/BP

9:0:0

The motion passed and was approved unanimously.

041525.54 Memorial Wall
401 5th Avenue N

SM Doherty summarized that the board previously designated the Memorial Wall and its associated structural elements, including surrounding support areas, and that the wall is currently protected during adjacent stadium demolition and construction.

The agreement allows in-kind maintenance and repairs without a Certificate of Approval and outlines standard administrative approvals for minor site work, emergency repairs, and landscaping. Erin highlighted one property-specific provision permitting administrative approval for artwork, signage, or decorative features on the rear façade, while any proposals affecting the primary east façade would require full board review.

A motion was made to approve the Controls and Incentives Agreement.

MM/SC/BP/KR

9:0:0

The motion passed and was approved unanimously.

071526.6 NOMINATION

071526.61 Phillips House
711-713 E Union Street

Jeffrey Murdock presented an overview of the William and Annie Phillips House landmark nomination, including its location on First Hill and its relationship to nearby designated landmarks. Visual documentation showed the building's elevations, entry features, alley frontage, proximity to adjacent structures, and limited interior views.

The historical context section outlined the development of property through early plat maps, excerpts, and historic photographs of First Hill. Mr. Murdock highlighted the 1902 building permit, the involvement of architects Williams & Clark, and related period announcements documenting the firm’s work and dissolution.

Additional materials described the house’s double-dwelling building type, original homeowners, and previous stewardship efforts, including historic photographs from a 1992 National Register nomination.

Board members’ questions focused on clarifying aspects of the Phillips House history, condition, and review process. They asked why the property, despite its National Register listing, had not previously come before the board; sought details on the timeline and process of past renovation work following condemnation; and requested clarification on the stability of the foundation and the appearance of connected structures in provided photos.

Mr. Murdock responded that the Phillips House had long been well cared for by Historic Seattle, but the organization is now seeking landmark designation to ensure permanent protection as it plans to eventually sell the Phillips House. Mr. Murdock explained that the renovation following the building’s condemnation occurred shortly after its purchase in 1992, with work completed within about a year. Regarding structural concerns, Mr. Murdock confirmed that the foundation is a solid six-inch masonry wall that was upgraded in the 1990s for seismic stability and is in good condition.

The Board expressed unanimous support for advancing the Phillips House nomination. They praised the clarity and depth of the presentation, noting that it effectively conveyed the property’s layered history, architectural significance, and the unique context of its “double house” design.

The Board highlighted the home’s meaningful long-term residential use, its contribution to understanding neighborhood development patterns, and the importance of preserving such historic resources especially given its past risk of demolition.

Overall, the board agreed the property is a strong candidate for designation and should move forward in the landmark process.

Action:

BM VJ Kopacki moved that the Board approve the nomination of the William B. and Annie C. Phillips House at 711-713 E Union Street for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the exterior of the building and the site; that the public meeting for Board consideration of designation be scheduled for August 19, 2026; that this action conforms to the known comprehensive and development plans of the City of Seattle.”

MM/SC/VK/MZ

9:0:0

The motion passed and was approved unanimously.

071526.7 BOARD BUSINESS

Meeting adjourned at 5:44 p.m.