



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

LPB 212/26

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, August 5, 2026 – 3:30 p.m.

Board Members Present

VJ Kopacki (VK)
Lora Ellen McKinney (LEM)
Lawrence Norman (LN)
Becca Pheasant (BP)
Katie Randall (KR)
Erica Thomas (ET)
Harriet Wasserman (HW)
Matt Zinski (MZ)

Board Members Absent

Ian Macleod, Chair, (IM)
Cameron Wong (CW)

Staff Present

Erin Doherty (ED)
Nelson Pesigan (NP)
Sarah Sodt (SS)

Key

BM Board Member
AP Applicant
SM Staff Member

Acting Chair Becca Pheasant called the meeting to order at 3:35 p.m.

080526.1 ROLL CALL

080526.2 PUBLIC COMMENT

Cindy Barker, a longtime Seattle resident and community organizer, expressed strong support for the proposed window-replacement option at the South Park Neighborhood Center. Cindy emphasized the building's vital role as a gathering space for seniors, youth, and vulnerable community members, noting that such community assets are increasingly rare. She urged the Board to preserve this "jewel" of a facility by approving the window-replacement proposal so that the Center can continue to serve as a critical community hub.

Maisha Barnett delivered comments on behalf of Richard D. Williams in support of the Landmark nomination for the McKinney Center for Community and Economic Development. She shared Williams' reflections on the profound impact that the Seattle Opportunities Industrial Center (SOIC), formerly located in the McKinney Center, had on multiple members of his family.

John Charles spoke in support of granting landmark designation for the McKinney Center, highlighting his long history with Seattle OIC beginning in 1970, prior to the construction of the building later named for Samuel McKinney. He described SOIC as a major community-based vocational training institution founded and led by prominent Black pastors and civil-rights leaders, noting its national accreditation and its role as one of the largest centers of its kind worldwide. He concluded by affirming the building's historic importance as a symbol of community self-determination and achievement.

Gerard Miller, Public Safety Coordinator for South Park, spoke on behalf of Villa Comunitaria and neighborhood residents in strong support of replacing the windows at the South Park Neighborhood Center. He emphasized that the Center has long been a crucial community asset, yet its aging facilities no longer meet basic health and safety needs. Gerard urged the Board to support the replacement option endorsed by the Center’s clients, residents, and managers, concluding that it represents the most responsible and beneficial choice for the community.

080526.3 MEETING MINUTES

Consideration of the July 15, 2026 meeting minutes was tabled.

080526.4 CONTROLS & INCENTIVES

The People’s Wall
1919 E Spruce Street

SM Erin Doherty reported that staff have completed the Controls and Incentives Agreement for The People’s Wall at 1919 East Spruce Street and provided an overview. Erin noted that the property owner was not able to attend the meeting. Erin explained that, because the designated landmark consists solely of the mural, its L-shaped retaining wall, and the portion of the site surrounding it, the agreement is concise and straightforward.

SM Doherty added that work at or in proximity to the wall and/or mural that does not alter or affect the wall’s structural integrity, physically change the wall or mural, alter its appearance, or obscure its visibility from adjacent rights-of-way does not require a Certificate of Approval. Administrative review covers minor site work such as soil and drainage maintenance, as well as signage, plaques, or interpretive elements. Standard provisions for emergency repairs are also included.

BM Matt Zinski moved to approve the Controls and Incentives Agreement for The People’s Wall.

MM/SC/MZ/HW
8:0:0
The motion was approved and passed unanimously.

080526.5 NOMINATION

The McKinney Center for Community & Economic Development / former Seattle Opportunities Industrialization Center (SOIC) / former Seattle Vocational Institute (SVI)
2100-2120 S. Jackson St.

BM Lora-Ellen McKinney informed the Board that she is recusing herself from the discussion.

Sarah Mills, a graduate student at the University of Washington Urban Planning focusing on historic preservation, presented the historic, cultural, and architectural significance of the McKinney Center for Community and Economic Development, originally constructed in 1974 as the Seattle Opportunities Industrialization Center (SOIC). It detailed the building’s longstanding role in workforce training for underserved communities, its location in Seattle’s Central Area, and its evolution through several educational institutions while maintaining its vocational mission.

Sarah reviewed the property’s physical characteristics, major structural changes—including the 1982 expansion and the 1996 renovation—and its association with the Civil Rights Movement, the War on Poverty, and Rev. Dr.

Samuel B. McKinney, a prominent civil rights leader, pastor at Mt. Zion Baptist Church, and co-founder of the Seattle OIC. Architectural significance was highlighted through the work of Gabor Lorant, whose modernist design with later renovations by Donald King and Johnson Architecture & Planning reflected the building's educational purpose.

Overall, the nomination emphasized the Center's enduring social impact, connection to key historic events and figures, and representation of Modernist architectural principles.

Shaude' Moore, CEO of the Central District Community and Preservation Development Authority (CDCPDA), the property owner, thanked the team for preparing the presentation and emphasized the building's longstanding importance to the community. She noted her role as an original board member in 2020 and described the organization's early challenges after assuming ownership in 2021 during the COVID-19 pandemic.

Shaude' highlighted the significant progress made in understanding and revitalizing the property, stating that the landmark nomination is overdue given the building's central role and historic uncertainties about its future. She credited the CDCPDA team and partners for their continued work and reported growing interest from tenants and community organizations.

Shaude' affirmed that the organization intends to fully preserve the atrium in its current form and appearance. She noted that the CDCPDA recently partnered with a local producer to create a 90-minute documentary highlighting the building's history, community roots, and the collective effort behind its development. Moore stated that this documentary would be shared with the Board.

SM Doherty explained that the staff recommendation for landmark features excludes most of the parking lot on the north side of the property, reflecting discussions with the CDCPDA about future opportunities for mission-driven development. Erin noted that a 20-foot buffer was established between the building and the excluded portion of the site, based directly on those conversations.

SM Doherty noted the recommendation to include the atrium stair and open volume of the atrium, also based on coordination with the CDCPDA. The Board requested some interior photos of the building.

Board members expressed strong appreciation for the clarity, quality, and completeness of the presentation, noting that it effectively conveyed the significance of The McKinney Center and addressed their questions. Several members stated they had no further inquiries, citing the thoroughness of the materials, while others highlighted their support for the nomination and the building's importance to the community.

Collectively, the Board conveyed confidence in the criteria presented, affirmed the value of the historical and architectural information provided, and voiced support for advancing the landmark designation.

Action:

BM Erica Thomas moved that the Board approve the nomination of The McKinney Center for Community and Economic Development at 2100-2120 S Jackson 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 site, defined as an area bound by the west, south, and east property lines, and a line drawn parallel to the north face of the building measured 20' out from the exterior wall of Floors 2-6; the exterior of the building; atrium stair, and open volume of the atrium; that the

public meeting for Board consideration of designation be scheduled for September 16, 2026; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/ET/KR

7:0:1

The motion passed. BM McKinney recused.

080526.6 CERTIFICATES OF APPROVAL

080526.61 Queen Anne High School

201-215 Galer Street

Proposed select replacement of terra cotta lintel blocks with GFRC

Josh Strange of Amento Group presented the Queen Anne High School Condominium’s request for a Certificate of Approval for exterior repairs on Building 1. Due to corrosion of steel relieving angles, terra cotta units at the porte cochere window heads have deteriorated, with prior in-place repairs failing to resolve underlying structural issues.

The 2026 scope includes masonry repairs, repointing, sealant replacement, wood window maintenance, and remediation or replacement of steel supports. The applicant requested approval to use GFRC replica units where terra cotta is beyond repair, noting GFRC’s lighter weight, durability, and cost efficiency while maintaining historic appearance.

Additional materials included site orientation, defined work areas, proposed finishes, and references to the approved permit documents outlining structural requirements and repair procedures.

Board members generally agreed that the proposal was reasonable and aligned with the Board’s expectations for both preservation standards and practical feasibility. They supported the limited and discreet nature of the replacement work, noting that it would avoid broader visual impact on the historic façade.

Board members emphasized the importance of ensuring that the GFRC replacement units closely match the existing terra cotta in appearance and weathering over time, acknowledging the limitations of sourcing new terra cotta and recognizing GFRC as the most viable alternative.

Overall, the Board expressed confidence in the approach, appreciated the applicants’ clarifications, and indicated that their questions and concerns had been satisfactorily addressed.

SM Erin Doherty explained that she has overseen prior phases of in-kind repair at the property, including reviews of mortar color matching and previous terra cotta repairs. She noted that because this phase involves a change in material, it was important for the Board to participate in the review.

SM Doherty added a condition under item 1C requiring the applicant to return with material samples to ensure the final selection adequately matches the existing terra cotta, confirming that staff will verify the match before approval.

Action:

BM VJ Kopacki moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed select GFRC units at the former Queen Anne High School, 215 Galer Street, 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 112274.
 - a. The proposed replacement of the masonry units is necessary because the historic fabric was damaged while making necessary structural repairs.
 - b. The replacement units will match the original size, profile, and appearance.
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 use of GFRC in lieu of terra cotta is a reasonable substitution due to sourcing, and will have similar physical properties.
 - b. 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 #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

MM/SC/VK/ET

8:0:0

The motion passed and was approved unanimously.

BM Lawrence Norman left the meeting at 5:16 p.m.

080526.62 Bryant Elementary School

3311 NE 60th Street

Proposed select replacement of non-historic windows

Laura Maman of Miller Hayashi Architects presented the Bryant Elementary School Window Improvement Project, detailing existing building conditions, required maintenance, and proposed window rehabilitation and replacement work. The landmarked 1928 and 1931 building exteriors, including historic terracotta sills and wood windows, were documented along with areas of deterioration, operational issues, and non-historic aluminum-clad window failures.

The Board's previous approval included in-kind maintenance of historic wood windows, selective restoration, replacement of single pane glass with approved vacuum-insulated glazing, and terracotta sill repointing and resealing. The current proposal is for the replacement of 26 non-historic windows with aluminum-clad wood historic-replica units matching existing openings, proportions, and muntin patterns. The design intent emphasizes preservation of the building's historic character, improvement of energy performance and occupant comfort, and enhanced safety and operability.

The presentation also outlined compliance with the Seattle Energy Code, window system specifications, sealant and flashing requirements, and selective demolition necessary to prepare existing openings while protecting historic materials.

Board members expressed consistent support for the proposal, noting that it was well-reasoned, carefully developed, and appropriate for the building’s less visible elevations. The board agreed that the design approach particularly the treatment of window configurations was thoughtful, aligned with historic patterns, and demonstrated a high level of care comparable to that applied to the building’s primary historic windows.

Board members emphasized that no significant concerns or red flags were identified and commended the project team for its attention to detail and sensitivity to historic materials. Collectively, the Board found the proposal defensible, practical, and suitable to move forward.

Action:

BM VJ Kopacki moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed select window replacement at Bryant Elementary School, 3311 NE 60th Street, 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 120916.
 - a. The proposed windows are a similar material to those being replaced. The change in operation alters the profile, but remain close in appearance.
 - b. The windows proposed for replacement on the historic building will differ from the other historic windows that remain. But those proposed to be changed are located at the back of the building, and were previously changed with the Board’s approval.
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/KR

7:0:0

The motion passed and was approved unanimously.

080526.63 South Park Neighborhood Center / former Fire Station 26
8201 10th Ave S
Proposed replacement of windows

Jorge Solis-Muñoz, representing Villa Comunitaria as the lead tenant of the South Park Neighborhood Center and applicant, explained that former Fire Station 26 is a longstanding community anchor provideing essential programs for underserved residents, including youth, seniors, and people of color. He emphasized that the community urgently needs healthier, more resilient building conditions, particularly improved windows, as the Duwamish Valley is already experiencing visible climate impacts such as flooding, extreme heat, and poor air quality from regional wildfires.

Jorge noted that recent air-quality events have forced programs at the Center to shut down, underscoring the need for upgrades that both protect public health and preserve the building’s historic character.

David Goldberg, City of Seattle presented the South Park Neighborhood Center's request for Landmark Preservation Board approval to replace 13 deteriorated double-hung exterior windows while retaining four interior original windows and all dormer windows. The Center, a designated Seattle Landmark, serves diverse Duwamish Valley communities and seeks to improve its historic facility by enhancing air quality, removing lead and asbestos hazards, reducing greenhouse gas emissions, and improving building operations.

The proposed Marvin aluminum-clad wood replacement windows replicate the historic appearance, offer improved environmental performance, provide emergency egress, reduce noise, and minimize tenant disruption with a short installation timeline. Rehabilitation alternatives were evaluated but found to be significantly more expensive, more disruptive to visitors and staff, and less aligned with environmental and operational goals.

Replacement was determined to be the best balance for preserving historic character, community health and safety, operational usability, and cost-effectiveness.

SM Doherty clarified that, under the proposed window-replacement plan, the historic wood windows removed from the South Park Neighborhood Center would not be discarded but instead salvaged and donated for reuse. AP Solis-Muñoz explained that Cherry Creek would take them to Second Use for another life, preventing them from entering the landfill.

SM Doherty noted that this reuse approach is why the Cherry Creek cost estimate does not include hazardous-materials abatement, as the windows would not require disposal.

Board members expressed broad support for the window-replacement proposal, noting the applicant's thorough evaluation of alternatives, clear justification for addressing air-quality and operational needs, and thoughtful consideration of historic character. Several members emphasized that while replacement is not their usual preference, the unique circumstances of the South Park Neighborhood Center including climate impacts, health concerns, and the inability of rehabilitation options to meet functional goals make replacement appropriate in this case.

Board members also stressed that their support should not be seen as establishing a precedent, reaffirming that future proposals must be evaluated on a case-by-case basis with equal rigor. Some members raised aesthetic considerations, including window color, and acknowledged the importance of retaining interior historic windows and preserving the building's narrative.

BM Becca Pheasant was concerned about the proposed black color for the exterior finish of the windows, as compared to the original white finish of windows and frames. Becca noted that an off-white color like the existing sash is preferred because of the masonry details at the window head. The applicant noted they were amenable to making this change. Other board members agreed that an off-white color for the new window sashes and existing window frames is appropriate.

Overall, the Board agreed that the applicant demonstrated a compelling and well-documented rationale and that the selected replacement windows balance historic preservation with essential improvements to community health, safety, and building usability.

Action:

BM VJ Kopacki moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed window

replacement at the South Park Neighborhood Center / former Fire Station 26, 8201 10th Avenue S, 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 127083.
 - a. The existing windows are original and part of the character defining features. However, the proposed replacement window muntin configuration, scale and profiles will be similar to the original sashes, and will be located in the same plane as the existing windows within the original masonry openings. The original wood frames and trim will remain intact.
 - b. The proposed color change is to make the sash and frames an off-white color, and create more visual consistency with the historical existing building details and features.
 - c. The wood window sashes will be donated so that they can be reused and diverted from the landfill.
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 is seeking new windows with an insulated glass assembly for improved acoustical and thermal performance, to benefit their staff and tenants, improve the building's energy performance, and reduce their operating costs.
 - b. The Landmarks Preservation Board has previously approved aluminum-clad wood windows to replace wood windows at other landmark buildings.
 - c. The South Park Neighborhood Center serves vulnerable communities and has requested window replacement in lieu of restoration to avoid adverse construction impacts on their visitors and staff members.
3. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/VK/KR

7:0:0

The motion passed and was approved unanimously.

080526.7 BOARD BUSINESS

SM Doherty thanked the Board for responding to communications regarding the vice chair position. She noted that she plans to bring the vice chair item forward at the next meeting,

Meeting adjourned at 6:23 p.m.