



The City of Seattle

Landmarks Preservation Board

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LPB 262/25

MINUTES

Landmarks Preservation Board Meeting

Hybrid Meeting via Webex Event or Room L2-80 Boards & Commissions

Seattle City Hall, 600 4th Avenue, Floor L2

Wednesday, August 20, 2025 – 3:30 p.m.

Board Members Present

Taber Caton (TC)
Matt Inpanbutr (MI)
Lauren Miles (LM)
Lora-Ellen McKinney (LEM)
Katie Randall (KR)
Becca Pheasant-Reis (BP)
Harriet Wasserman (HW)

Members Absent

Roi Chang (RC)
Ian Macleod (IM)
Lawrence Norman (LN)

Staff Present

Sarah Sodt
Erin Doherty
Nelson Pesigan

Key

BM Board Member
AP Applicant
SM Staff Member

Chair Ian Macleod and Vice Chair Roi Chang were absent.

BM Becca Pheasant-Reis presided as Acting Chair and called the meeting to order at 3:32 p.m.

082025.1 ROLL CALL

082025.2 PUBLIC COMMENT

Deb Barker commented that the board should refrain from deliberating on the proposed window alterations at Firehouse 26 until proper evaluation is conducted on the building's character defining features.

SM Doherty read a letter submitted by Penni Cocking of the Duwamish Valley Neighborhood Preservation Coalition. The letter urged the board to request a LEED (Leadership in Energy and Environmental Design) assessment for the old fire station before finalizing any vote. It emphasized that removing the original historic windows could negatively impact on the architectural character of the building.

Michael Herschensohn encouraged the board to endorse the proposed patio work and expressed appreciation of Karen Koehler's leadership in the preservation effort of the Ballard-Howe House.

Jeff Murdock of Historic Seattle urged the board to reject the Certificate of Approval for the window replacement of the South Park Neighborhood Center, formerly Firehouse 26, and asked the applicants to reconsider restoring the windows instead of replacing them, and recommended that the board request a formal window survey to assess their current condition.

082025.3 MEETING MINUTES

August 6, 2025
MM/SC/KR/HW
6:0:1

The motion to approve the minutes passed. BM Tabor Caton abstained.

082025.4 CERTIFICATES OF APPROVAL

082025.41 Nelson-Steinbrueck House

2622 Franklin Avenue E
Proposed removal and replacement of tree
Applicant: Kendrick Coburn

Discussion:

SM Doherty introduced applicant Kendrick Coburn, one of the property owners. SM Doherty conducted a site visit and discussed the proposed changes the new owners would like to make, including addressing the two large conifer trees on the property, and applicant Coburn is currently focusing on one of these trees.

AP Coburn explained that Tree #1 is causing damage to the foundation and basement due to extensive root growth. Based on the arborist's recommendation, the tree would be removed and replaced with flowering dogwood.

SM Doherty clarified that only the site at the front of the property, is designated and subject to board review, from the main façade of the house out to the street. Any future work involving other trees on the non-designated portion of the site may proceed without board oversight.

BM Wasserman mentioned that the plan is reasonable, and expressed familiarity with dogwood trees, and was pleased with the replacement..

The majority of the board members agreed that they had no concerns regarding the proposed removal and replacement of the tree.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed tree removal and replacement 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 tree removal is to prevent physical harm to the designated house.
 - b. The proposed tree replacement appears to be of an appropriate scale and should not obscure architectural features of the house.
 - c. 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.
 - d. No alternatives were requested.
2. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/LEM/KR
7:0:0

The motion was approved unanimously.

082025.42 Ballard-Howe House
22 W Highland Drive
Proposed landscape alterations
Applicant: Karen Koehler
Presenter: Andrea Becker

Discussion:

SM Doherty introduced applicant Karen Koehler, one of the new property owners, to discuss plans and proposed projects addressing deferred maintenance and landscaping improvements. The current plan is to restore as much as of the property as possible, including proposed landscape alterations.

AP Koehler purchased the property in August 2024 and has since undertaken significant remodeling and restoration of the home.

AP Koehler introduced Andrea Becker, a landscape architect, to present the proposed restoration and landscaping changes. Presenter Becker noted that the property requires landscape maintenance due to its current condition.

BM Wasserman referenced public comments supporting the new fountain and patio design and expressed appreciation for the presenters' clarification of their proposed work, noting that it aligns with the historic preservation of the property.

BM Wasserman also mentioned that the issue of parking space was raised during the Architectural Review Committee (ARC) meeting and stated that there are no concerns regarding the proposed work to protect the building and minimize damage from parked cars.

BM Wasserman appreciated the detailed explanation on how the ivy around the property will be addressed, as this was also discussed during the ARC meeting

BM Pheasant-Reis echoed BM Wasserman's assessment, noting that all questions and comments raised during the ARC meeting were clarified and addressed in the current presentation, including revisions to the proposed work.

BM Caton expressed appreciation for the changes made, particularly updates to the fountain location and the landscape design, which complement the formality of the property's front entrance, and added that maintaining ivy within a reasonable area will support long-term upkeep of the property.

BM Randall agreed with the board's comments and emphasized that most of the proposed changes are reversible, ensuring the historic integrity of the property remains intact.

BM Pheasant-Reis noted that the only outstanding question from the ARC meeting not addressed during this presentation was the concrete wall at the back of the house, which was reportedly covered in ivy though it was clarified that it was not English Ivy.

Presenter Becker clarified that the proposal includes planting Boston Ivy, which is not related to English Ivy, and added that the plan involves removing the existing English Ivy from the large concrete wall and replacing it with Boston Ivy, which is easier to manage.

BM Inpanbutr left the meeting at 4:30 pm and did not vote. Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed landscape alterations at the Ballard-Howe House, 22 W Highland Drive, 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 108226.
 - a. The select tree placements are consistent with existing and/or previous planting patterns on the site.
 - b. The new walking paths and patio do not detract from the house and are not highly visible due to the elevation difference between the lawn and sidewalk.
 - c. The new parking space is being held back from the adjacent walls of the house for protection, and added bollards along the rear elevation will offer additional protection from cars when driving and parking.
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.
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/KR/TC

6:0:0

The motion was approved unanimously.

082025.43 South Park Neighborhood Center / former Fire Station 26

8201 10th Avenue S

Proposed replacement of windows

Applicant: Jorge Solis Munoz

Presenter: Rand Redlin

Discussion:

AP Jorge Solis-Muñoz, current program manager and primary tenant, introduced a proposal to replace the current windows at the South Park Neighborhood Center (formerly Fire Station 26) Marvin Windows working with Cherry Creek.

The goal is to improve energy efficiency, reduce the carbon footprint, and provide long term benefits to both the property and the community.

AP Solis-Muñoz introduced Rand Redlin to elaborate on the proposed work.

Presenter Redlin emphasized collaboration with the tenants and the City of Seattle to update and improve the Neighborhood Center, and echoed AP Solis-Muñoz's analysis of the window replacement citing energy efficiency, comfort, and sound insulation as key reasons.

David Goldberg City of Seattle, OSE, expressed appreciation for the stewardship shown in improving the center, and noted ongoing collaboration with the City agencies for review and approval.

Stephen McKenzie, City of Seattle Finance and Administrative Services, thanked the partnership and affirmed the City's commitment to sustainability and supported the recommendation, citing thorough analysis.

BM Randall addressed public comments about conflicting goals and asked whether installing storm windows over the historic ones was considered.

Presenter Redlin confirmed that storm windows were evaluated but found to be less effective in terms of cost, sound insulation, and overall benefits, and the Marvin replacement was deemed superior.

BM Wasserman asked if a window condition survey had been conducted.

Presenter Redlin responded that no third-party survey was done, but a 2019 report assessed the building and windows.

SM Doherty understood that the windows were not beyond repair but that the applicant intended to improve performance. Presenter Redlin stated the proposal favors replacement due to air quality, sound attenuation, and building performance.

BM Wasserman reiterated that the ARC requested a window survey and would like to review any available information.

BM Pheasant-Reis recalled prior discussions on storm windows, window colors, screens, and replacement conditions related to energy upgrades.

SM Doherty summarized the ARC meeting and confirmed the board members' previous comments.

BM Wasserman noted that while window color was discussed and not problematic, the justification for replacement remains the central issue.

BM Randall acknowledged the proposal's balance of environmental goals and historic standards, and found the noted air quality and fire preparedness issues to be compelling arguments for the proposed replacement.

BM McKinney emphasized the importance of honoring the building's character while supporting updates that benefit the tenants, the community and the environment – supporting replacement.

BM Wasserman stressed the board's role in historic preservation and felt the reasoning for replacing functional windows was insufficient.

BM Pheasant-Reis agreed and warned against setting a precedent where energy efficiency alone justifies replacing historic, repairable windows. Asked if the building needs other improvements to address air quality. Is there more quantitative information about performance issues?

BM Caton agreed and supported the concern about precedent and emphasized the need for more information on window conditions before approving the proposal. Inquired about the building envelope assessment (RDH Consulting).

BM Miles acknowledged the complexity of the proposal and leaning toward supporting the proposal due to environmental concerns affecting the Duwamish area. Noted it is an under-resourced area and that racism experienced there is impactful.

SM Doherty said that it appeared to be three in support and three not in support, asking if anyone's position had changed following the discussion.

No one indicated a change in their thinking.

SM Sodt proposed tabling the Certificate of Approval pending further information from the applicant.

SM Doherty asked AP Solis-Muñoz if they would like to table their application and they confirmed.

Action: I move that the Seattle Landmarks Preservation Board table the issue of approving the Certificate of Approval for the South Park Neighborhood Center, former Fire Station 26, for further consideration at a later board meeting.

MM/SC/KR/TC

6:0:0

The motion was approved unanimously.

SM Doherty thanked the board and presenters and confirmed continued discussions in preparation for the next presentation.

082025.5 BOARD BUSINESS

SM Doherty announced that today is BM Miles' last meeting as a Get Engaged member of the board.

Meeting was adjourned at 5:30 p.m.