



The City of Seattle

Landmarks Preservation Board

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LPB 35/26

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, February 18, 2026 – 3:30 p.m.

Board Members Present

Roi Chang, Vice Chair, (RC)

Lawrence Norman (LN)

Becca Pheasant (BC)

Katie Randall (KR)

Harriet Wasserman (HW)

Cameron Wong (CW)

Matt Zinski (MZ)

Ian Macleod (IM)

Lora Ellen McKinney (LEM)

Erica Thomas (ET)

Staff Present

Sarah Sodt (SD)

Erin Doherty (ED)

Michael de Lange (MD)

Melia Brooks (MB)

Nelson Pesigan (NP)

Board Members Absent

VJ Kopacki (VJ)

Key

BM Board Member

AP Applicant

SM Staff Member

Vice Chair Roi Chang called the meeting to order at 3:37 p.m.

021826.1 ROLL CALL

021826.2 PUBLIC COMMENT

There were no in-person or virtual public comments.

021826.3 MEETING MINUTES

December 3, 2025

MM/SC/BP/KR

5:0:1

The motion to approve the minutes passed. BM Zinski abstained.

December 17, 2025

MM/SC/KR/CW

3:0:3

The motion to approve the minutes passed as amended. Vice Chair Chang, BM Pheasant and Zinski abstained.

January 7, 2026

MM/SC/BP/HW

5:0:1

The motion to approve the minutes passed. Vice Chair Chang abstained.

021826.4 CONTROLS & INCENTIVES

021826.41 Wilde-Streatfield House 2409 11th Avenue W

SM Erin Doherty explained that the Controls and Incentives agreement for the Wilde-Streatfield House is complete and follows much of the Board's standard template, reflecting the landmark designation of the site and the house exterior.

SM Doherty noted one unique provision addressing the property's historic landscape, which was emphasized during nomination due to the long-term design and stewardship by Professor Streatfield and his wife. To preserve the landscape's character without triggering unnecessary review, the agreement specifies maintenance activities that do not require a Certificate of Approval, including routine pruning of trees, shrubs, and perimeter hedges; and one-for-one replacement of damaged or hazardous plantings with like varieties and added that all other administrative review language aligns with existing agreements.

MM/SC/BP/CW

6:0:0

The motion passed and was approved unanimously.

021826.42 5th Avenue Court Apartments 2132 5th Avenue Request for extension

SM Sarah Sodt reported that the owners of the 5th Avenue Court Apartments have requested an additional three-month extension, through May 20.

MM/SC/KR/BP

6:0:0

The motion passed and was approved unanimously.

021826.43 The Showbox 1426 1st Avenue Request for extension

Jack McCullough explained that the Showbox extension request stems from several delays, including the need to update the property appraisal to reflect changing market conditions and the unexpected retirement of their original appraiser, prompting the request for an extension to July 22, 2026.

MM/SC/KR/HW

6:0:0

The motion passed and was approved unanimously.

Post Meeting Note: July 22, 2026 is not a regularly scheduled Landmarks Board meeting date. The extension will be scheduled for the second meeting that month, which is July 15, 2026.

021826.44 White Garage 1915 3rd Avenue Request for extension

Jack McCullough reported that the White Garage project is also requesting an extension to July 22, 2026, and explained that, unlike the Showbox, this case is more straightforward because only the exterior is designated, and the building remains in active use as a storage facility.

MM/SC/BP/KR

6:0:0

The motion passed and was approved unanimously.

Post Meeting Note: July 22, 2026 is not a regularly scheduled Landmarks Board meeting date. The extension will be scheduled for the second meeting that month, which is July 15, 2026.

021826.45 Donahoe Building
1901-1911 3rd Avenue
Request for extension

SM Sodt reported that she recently connected with Holly Golden at Hillis Clark, who has now introduced her to the new representative for the Donahoe Building. SM Sodt recommended keeping the Donahoe Building on the same timeline as the related White Garage project and suggested request for an extension to July 22, 2026.

MM/SC/MZ/CW
6:0:0

The motion passed and was approved unanimously.

Post Meeting Note: July 22, 2026 is not a regularly scheduled Landmarks Board meeting date. The extension will be scheduled for the second meeting that month, which is July 15, 2026.

021826.5 CERTIFICATES OF APPROVAL

021826.51 B.F Day School
3921 Linden Avenue N

Presenter: Laura Maman, Miller Hayashi Architects
Proposed cementitious coating at concrete; associated with window repairs.

Presenter Laura Maman of Miller Hayashi Architects presented the proposal for B.F. Day Elementary School, explaining that the work pertains only to the 1916 wings and specifically to the textured concrete panels located between the second- and third-floor windows.

Presenter Maman noted that the century-old concrete shows deterioration and rebar corrosion, confirmed through testing that revealed deep carbonation. To prevent further damage, the team proposes applying a breathable, spray-applied waterproof and anti-carbonation coating designed to block water and carbon dioxide while matching the existing appearance and emphasized that the treatment affects only the identified concrete areas, with no changes to brick or mortar.

BM Pheasant asked whether applying the proposed coating could affect the future reparability of the concrete, noting that some waterproofing products can interfere with adhesion and make later repairs more difficult and requested clarification on any potential impacts the coating might have on future maintenance needs.

Presenter Maman explained that applying the coating would not hinder future concrete repairs because any meaningful repair to this type of historic concrete would require removing several inches of material rather than performing a thin surface patch.

Presenter Maman noted that such removal would naturally eliminate the coated surface in the affected area, allowing the repair to be integrated cleanly. After the repair, the section could be recoated to avoid a visible transition between new and existing material, ensuring not long-term issues with adhesion or compatibility.

BM Zinski observed that one of the defining qualities of the existing concrete is its naturally varied coloration and expressed concern that applying a

pigmented coating might create a uniform appearance that differs from the original and asked whether the proposed product would result in a consistent, uniform color once applied.

Presenter Maman explained that while the coating will create a more uniform color, the existing concrete texture will remain visible and noted that the depth and variation of the original surface will continue to produce natural shadowing, preserving much of the material's visual character even after the coating is applied.

Vice Chair Chang asked whether the proposed coating had been evaluated for graffiti removal, noting that while the school is not in a high-risk area, graffiti is still a possibility.

BM Lawrence Norman joined the meeting at 4:27 p.m.

Presenter Maman explained that the proposed coating has not been tested for graffiti removal, though it has been evaluated for resistance to biological growth such as mildew and algae and added that all coated concrete areas are located high on the building and are not reachable from ground level, making graffiti unlikely in this case.

BM Pheasant asked about the expected maintenance cycle for the proposed coating, noting that repeated recoating over time can diminish the depth and character of textured historic concrete.

Presenter Maman explained that the coating has an expected maintenance cycle of about seven years and noted that the building currently shows multiple decades of patching and replacement, and the proposed treatment is intended to stabilize the load-bearing concrete and restore a more unified appearance while protecting it from continued deterioration.

The Board members expressed general support for the proposal, noting that the limited and elevated location of the concrete areas reduces visual impact and makes the coating a reasonable approach. They emphasized that while the coating will create a cleaner, more uniform appearance than the surrounding aged concrete, the proposal includes further review of finishing testing before final approval.

Board Members also stressed the importance of thoroughly documenting the existing concrete's texture and condition to guide any future repairs. Overall, they agreed that the treatment is a practical solution given the deterioration of the historic material and appreciated the care and clarity of the presentation.

Action:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed concrete coating at B.F. Day Elementary School, 3921 Linden 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 the Report on Designation, LPB 98/81.
 - a. The original concrete details at the windows were a natural finish. But in light of necessary repairs and future maintenance, the new coating will create a uniform appearance where they have been patched, and help protect the material.
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 alternative to have no coating may lead to further deterioration, and the post-patch appearance is not desirable to leave as-is. 3. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/KR/HW

7:0:0

The motion passed and approved unanimously.

021826.6 BRIEFING

021826.6.1 Briefing on the Seattle Black Heritage Project

Presenter: Michael de Lange, DON

Presenter Michael de Lange provided an overview of the Seattle Black Heritage Project, an initiative focused on elevating Black history within both the Historic Preservation and Communications programs and explained that the effort encompasses multiple components, including community events, tabling, one-on-one conversations, art and multimedia projects, and a historic preservation project.

Presenter de Lange emphasized that the work is not only about documenting and uplifting Black stories in Seattle but also about delivering direct funding for a community-identified priority and establishing a roadmap for future efforts.

Presenter de Lange outlined the three-phase approach: the current phase involves outreach to partners and knowledgeable community members and the creation of an interactive ArcGIS map to crowdsource and document significant sites; the second phase will use that map to guide deeper community dialogue and selection of a funded project; and the final phase will involve research, writing, and potentially hiring a consultant to complete the preservation project with ongoing community feedback and noted the importance of producing recommendations to sustain momentum and shared that early engagement will continue through April and May.

BM Norman expressed strong interest in the Seattle Black Heritage Project, noting that it aligns well with the board's broader goals around documenting significant places and shared that he has several ideas he has been considering for years and looks forward to connecting further.

Vice Chair Chang asked whether the project team had a specific historical time frame in mind, noting that Seattle's Black history spans both long-standing heritage and more recent community efforts and organizations.

Presenter de Lange explained that, for the early stages of the project, he intentionally keeps the historical scope broad to encourage open dialogue and avoid prematurely limiting what stories can be included and emphasized that setting strict age thresholds too early can stifle community input, and that the project should remain open to a wide range of contributions during this initial phase.

BM Randall asked whether the project is intended to include properties and places that may not meet the integrity requirements for landmark nomination but still hold significant meaning for Black communities and noted that many important sites may lack traditional preservation criteria yet remain vital to document and recognize.

Presenter de Lange confirmed that the initial mapping phase is intentionally broad and will include places that may not meet traditional landmark criteria and explained that the project aims to document a wide range of sites

identified by the community, even those that fall outside standard historic-preservation frameworks.

Presenter de Lange noted that depending on what emerges from community input, the team may pursue non-traditional preservation projects and emphasize openness to following those directions if they align with community priorities.

BM Wong asked about the potential role of local and national preservation nonprofits in the Seattle Black Heritage Project and referenced organizations such as the National Trust's African American Cultural Heritage Action Fund and inquired whether the project team plans to engage these groups or use them as resources as the work progresses.

Presenter de Lange affirmed that the project will absolutely involve other historic-preservation organizations and explained that the mapping effort is designed not only to document sites and accelerate an inventory process but also to create an accessible foundation for dialogue with local and national preservation groups.

BM Wasserman expressed appreciation for the briefing and noted that the project was entirely new information to her and shared that she is intrigued by the potential directions the effort could take and looks forward to hearing more as it develops. She also agreed that input from BM Lora Ellen McKinney will be important as the project moves forward.

BM Pheasant and Zinski were very excited to see the project moving forward. and expressed their support for the effort.

021826.7 BOARD BUSINESS

Meeting adjourned at 5:04 p.m.