



The City of Seattle

Landmarks Preservation Board

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LPB 81/26

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, April 1, 2026 – 3:30 p.m.

Board Members Present

Ian Macleod, Chair, (IM)
Lora Ellen McKinney (LEM)
Becca Pheasant (BC)
Katie Randall (KR)
Erica Thomas (ET)
Harriet Wasserman (HW)
Cameron Wong (CW)
Matt Zinski (MZ)

Board Members Absent

Roi Chang, Vice Chair, (RC)
VJ Kopack (VK)
Lawrence Norman (LN)

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.

040126.1 ROLL CALL

040126.2 PUBLIC COMMENT

Ruth Danner, president of Save the Market Entrance, commented that four professional financial analyses are now before the Board, two from the applicant's consultants and two from her organization and said the Save the Market Entrance has demonstrated that preserving the Hahn Building structure yields the strongest financial performance among the developer's four alternatives.

Paul Crane, a landscape architect and member of the Gas Works Park Alliance, spoke in opposition to the proposed removals. Crane urged the Board to deny the current request and to continue doing so until a comprehensive master plan that includes maintenance and preservation can be implemented.

Eugenia Woo, Historic Seattle thanked the Board for its prior denials of the Parks Department's proposal and acknowledged Parks' efforts to retain more of the appurtenances, but she emphasized that additional preservation is still achievable. She reiterated that a more sensitive, preservation-minded approach is possible and urged the Board to continue seeking such an outcome, thanking members for their sustained attention to the issue.

Jean Bateman stated that she fully supports the comments submitted by Ruth Danner of Save the Market Entrance and expressed her alignment with those advocating for the Gas Works Park preservation efforts.

Veronica Wellnitz, mother of one of the close friends of the teenager who died in the July accident at Gas Works Park, commented about the lasting impact of the incident on students, families, and the broader community and urged the Board and technical experts to prioritize safety and consider the generational trauma associated with the site.

040126.3 MEETING MINUTES

March 18, 2026
MM/SC/CW/HW
6:0:2

The motion passed and was approved. BMs Thomas and Randall abstained.

040126.4 CONTROLS & INCENTIVES

040126.41 Bullitt House
1125 Harvard Avenue E
Request for extension

David Graves of Seattle Parks and Recreation explained that the team is still determining how to proceed with the Bullitt House and the surrounding property and recommends extending the existing controls and incentives for another six months.

A motion was made for a six-month extension.

MM/SC/LEM/ET
8:0:0

The motion passed and was approved unanimously.

040126.42 Seattle Times Block
1120 John Street
Request for extension

Jessica Clawson, McCullough Hill reported that the project continues to move through the building-permit process and requested an extension to September 2, 2026.

A motion was made to extend the negotiations to September 2, 2026.

MM/SC/KR/BP
8:0:0

The motion passed and was approved unanimously.

040126.43 Knights of Columbus Building
700-722 E Union Street
Request for extension

Jessica Clawson, McCullough Hill reported that the building is not vacant and has at least one confirmed tenant, with additional interior tenanting still being evaluated and requested an extension to September 2, 2026.

A motion was made to extend the negotiations to September 2, 2026.

MM/SC/ET/HW
8:0:0

The motion passed and was approved unanimously.

040126.44 Hotel Elliott / Hahn Building
103 Pike Street
Request for extension, adaptive reuse option, September 2nd, intermediate timeline, actual update, 3-months update check-in, July 1st.

SM Sarah Sodt reported that the applicant is preparing comprehensive responses to both the City and neighboring property owners, including updated pricing from WG Clark for the adaptive-reuse option.

SM Sodt noted that corrections are expected, particularly after it was discovered that the owner previously used incorrect building data in their analysis. Sarah expressed interest in reviewing the updated materials once submitted and stated she is comfortable with the requested extension to September 2, 2026, though she acknowledged the Board may choose a shorter timeframe if preferred.

BM Katie Randall asked for additional details from staff regarding the remaining scope of work for drafting the controls and incentives, separate from ongoing negotiations with the owner.

BM Randall noted that, given the amount of time typically needed for both drafting and negotiation, it seems feasible to reach a meaningful checkpoint within six months and inquired whether an intermediate update might be beneficial or whether the current timeline is sufficient.

SM Sodt explained that it is difficult to predict the timeline for receiving the applicant's updated materials, noting that some of the information she requested has been outstanding for several years, and Ian Morrison, the owner's representative, is not at the meeting to offer additional information. Sarah added that if the materials arrive within the next month, extending the negotiation period to September would be reasonable to allow for back-and-forth and board input.

SM Sodt also suggested that the Board could consider a shorter, interim extension such as three months to reassess progress.

BMs Becca Pheasant and Harriet Wasserman both supported establishing an intermediate extension rather than granting the full six-month request.

A motion was made to extend the negotiations to July 1, 2026.

MM/SC/KR/HW

8:0:0

The motion passed and was approved unanimously.

040126.5 CERTIFICATES OF APPROVAL

040126.51 former Seattle Brewing & Malting Company
6010 Airport Way S
Proposed interior alterations at Office Building

BM Becca Pheasant informed the Board that she is recusing herself from the discussion.

Presenter David Curran of SHKS Architects, presented the proposed interior alterations for the former Seattle Brewing and Malting Company office building, summarizing updates previously shared at the March 4 briefing and recent ARC review.

The project includes installing two small office spaces within the main hall, relocating mezzanine-level doors, infilling select window openings, replacing existing utilitarian light fixtures with new LED pendants using current conduit pathways, removing three nonfunctional and mismatched radiators, and relocating one original interior door to replace a non-original 1939 door.

Additional work includes installing room-identification signage and refinishing the historic wood flooring in accordance with preservation standards.

Presenter Curran emphasized that the proposed office placement minimizes visual impact on the main hall, the lighting design aligns with the building's architectural rhythm, and the door relocation supports planned conference-room use while maintaining historic character.

BM Wasserman and Zinski agreed that the applicants had thoughtfully incorporated the Board's earlier feedback and that the proposal appropriately balances functionality with preservation.

BM Wasserman supported removing the mismatched, non-character-defining radiators and accepted the proposed door relocation because the original door would be reused and the change is reversible.

BM Zinski similarly felt the applicants had addressed all prior concerns, noting that while he appreciates secondary historic elements like the radiators, their removal does not significantly affect the hall's character. He also found the door changes acceptable given their reversibility and limited impact on the building's period of significance. Both concluded that the proposal is respectful of the historic space.

Action:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed interior alterations at the Seattle Brewing & Malting Company Office Building, 6010 Airport Way 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 ORD 116973.
 - a. The proposed ground floor offices alter the open volume of the main hall space, but the method of attachment will be low impact and reversible.
 - b. The proposed alterations to the non-historic office enclosure at the mezzanine will be similar in appearance to the current condition.
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 applicants adjusted the proposal to be responsive to the Board's feedback. No major alternatives were requested by the Board.
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/MZ/LEM

7:0:1

The motion passed. BM Pheasant recused.

040126.52 Moore Mansion

811 14th Avenue E

Proposed site and landscape alterations, and rebuilding of porch roof and guardrail

Presenter Jim Cary of Cardinal Architecture presented proposed site and landscape alterations at the Moore Mansion, a 1903 landmarked residence, along with plans to rebuild the porch roof and stone balustrade.

Presenter Cary explained that the project includes replacing the deteriorated retaining wall and installing a new wall-and-fence system with pedestrian and vehicle gates along 14th Avenue East, noting that the existing wall sits beyond the property line and the new construction will be pulled back to align correctly.

Presenter Cary also described the reconstruction of the porch roof and guardrails, which were destroyed in a 1970s fire, using new structural framing, cast-stone balustrade components, and restored trim designed to replicate the historic appearance based on surviving photographs and emphasized that original stone columns and steel beams will be retained and supplemented, while deteriorated 2002 materials will be replaced to ensure long-term stability and a historically compatible finish.

Board members expressed support for the proposed site and landscape alterations, noting that the applicants provided clear documentation and thoughtful responses to earlier questions. Board members appreciated the effort to align the new retaining wall, fence, and gates with the historic character of the property, as well as the additional detail and measurements clarifying the relationship between the fence height and surrounding vegetation.

Board members agreed that the simple, cohesive design for the gates and fencing is appropriate and could be communicated to SDCI as the Board's preferred approach. Overall, the Board found the proposal well considered and historically compatible.

Action:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed house exterior and landscape alterations at the Moore Mansion, 811 14th 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 ORD 116971.
 - a. The proposed landscape and site alterations should not adversely affect the features of the Landmark and are compatible with an existing vocabulary.
 - b. The proposed alterations to the house are intended to recreate historic fabric that has been lost or needs repair/replacement.
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.

- b. The use of cast stone in lieu of new sandstone at the guardrail is a reasonable substitution due to sourcing and will have similar physical properties. The applicant will work with the Landmarks Program coordinator for review and final approval of the proposed color.
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.

Standard #7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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/KR

8:0:0

The motion passed and was approved unanimously.

040126.53 Gas Works Park

1901-2101 N Northlake Way

Proposed selective removal of elements of old gas plant equipment

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

Presenter David Graves of Seattle Parks and Recreation presented the revised proposal for selective removal of gas-plant equipment at Gas Works Park, explaining that the earlier application was tabled so the team could explore alternatives that reduced climb-ability while preserving historic character.

Presenter Graves said that simply removing grating and handrails would make the structures appear "even more like a jungle gym" and increase climb-ability, leading the team to develop a new alternative focused on removing ladders, catwalks, and the segment of elevated pipe extending outside the fenced area.

Presenter Graves emphasized that the proposal retains upper-level elements that are inaccessible once lower components are removed, thereby eliminating "visual affordance cues" while maintaining the industrial character and historic process equipment.

SM Doherty informed the Board that staff received a copy of a letter from SDCl earlier in the week identifying a Seattle Building Code issue specifically related to Section 102.2, that Seattle Parks & Recreation must address as part of the Gas Works Park application.

SM Doherty explained that this new information affects Factor C of the Board's review criteria, which concerns code compliance, and that staff had not previously been aware of this issue. Because of this, the staff report was updated, and the hazard order was shared with the Board in advance of the

meeting, to ensure members clearly understood the issue rather than encountering an unexplained reference in the report.

Presenter Graves explained that the letter from SDCI is a hazard-correction order requiring the City to address safety issues associated with the Gas Works Park cracking towers and stated that the proposed selective removal of lower-level ladders, catwalks, and other pedestrian-accessible elements is intended to directly satisfy this requirement by eliminating features that currently enable individuals who breach the fence to climb the structures.

Presenter Graves added that the next step will be submitting a construction-permit application, which will allow SDCI to formally review the work and require any necessary special inspections during implementation.

BM Pheasant asked for an update on the long-term maintenance or master-planning effort for Gas Works Park, noting that public comment referenced another group working on a broader site plan and reminded the Board that it has repeatedly requested a comprehensive maintenance or master plan in past meetings and inquired whether Parks has made any progress toward developing such a long-term strategy for the site.

Presenter Graves responded that Parks had not initiated a master-planning or long-term maintenance effort for Gas Works Park and that the public comment referencing a private group preparing a plan was the first he had heard of such an effort.

Presenter Graves said Parks would be open to collaborating if a private group pursued a master plan but noted that the department currently has no formal initiative underway and emphasized that Parks must prioritize areas of the site used directly by the public such as restrooms, soil-cover maintenance required under the consent decree, and other essential infrastructure while also acknowledging broader needs at the park, including future preservation planning for the towers and other aging facilities.

Andy Sheffer of Seattle Parks and Recreation clarified that while the term “master plan” has been used frequently, Parks interprets it differently and is not currently pursuing a full site master plan and noted that the department would be open to developing a focused preservation plan centered on maintenance and operation’s needs. Although Parks does not have dedicated funding for such work, Sheffer stated that a preservation-focused plan could be achievable through partnerships.

BM Pheasant emphasized that a long-term preservation plan for Gas Works Park should extend beyond routine maintenance and address the broader historic significance of the site and noted that such a plan would need to identify key historic features, incorporate the original design intent, and articulate a long-range vision for how the park should function and remain accessible over the next several decades.

BM Zinski asked whether the conclusion stated in the application materials that the Gas Works structures would retain their historic prominence even without the lower appurtenances was based on input from a qualified historic-preservation expert and specifically inquired whether this assessment came from someone with expertise in industrial design of the period and typology represented by the gas-plant equipment.

Presenter Graves explained that the assessment regarding the continued prominence of the Gas Works structures without the lower appurtenances was developed internally by Seattle Parks and Recreation and said the team aimed to remain true to Richard Haag’s original vision by limiting removal only to the elements industrial workers once used, while fully preserving the towers and major gas-plant components that define the site’s historic character.

Presenter Graves noted that this approach is consistent with how Parks has treated other historic features in the park, such as the Play Barn, where the primary structure and major equipment have been retained even as smaller elements have been modified over time.

BM Zinski acknowledged and appreciated the effort to retain more of the Gas Works structures in a safe and thoughtful manner but expressed ongoing reservations about the extent of removal proposed and noted that the site's designation specifically references its industrial aesthetic, which he interpreted as referring to the rich visual texture created by the appurtenances.

BM Zinski stated that the proposed removals would noticeably diminish this character and reduce the visual significance of the structures. While recognizing the need to balance historic integrity with safety concerns, he emphasized that the Gas Works towers are the last remaining example of their kind and that any loss of original fabric is permanent, underscoring the importance of minimizing removal wherever possible.

BM Pheasant noted that the Board had previously requested several items that were not included in the current presentation, including input from a preservation professional, long-term preservation or maintenance planning, and potential interpretive elements to help contextualize any loss of historic material and expressed disappointment that these components along with clearer information about future public access were still absent, emphasizing that such materials would have helped the Board better evaluate the proposal and balance safety needs with the preservation of the site's historic character.

BM Cameron Wong stated that he shared many of the concerns raised by other board members and appreciated Parks' effort to retain more of the upper tower elements and acknowledged this as a positive step but emphasized that it remained difficult to evaluate or approve irreversible removals without a fuller understanding of all available options. BM Wong noted that meaningful guidance would require input from preservation professionals and a broader, long-term plan for stewarding the site, not just a focus on what can or cannot be removed.

BM Erica Thomas agreed with the concerns raised by other board members and had hoped more of the structures could be preserved, particularly the large pipe segment outside the fence. BM Thomas noted that while some removal may ultimately be necessary, the pipe represents a significant historic element, and she questioned whether it could remain if no climbable features existed above it.

Interim SDCI Director Sam Steele explained that resolving the safety issues at Gas Works Park has required extensive coordination between SDCI and Parks over the past several weeks and clarified that the hazard-correction order was issued because SDCI is responsible for addressing life-safety hazards in structures, and the cracking towers meet the definition of a structure under the building code.

Director Steele noted that prior measures such as fencing and signage have not been effective, and evaluations by structural and human-factors experts indicate that additional action is necessary and stated that selective demolition, as proposed by Parks, is currently viewed as the most appropriate response, particularly with the busy summer season.

Chair Ian Macleod outlined the Board's procedural options for acting on the application, noting the distinction between simple tabling and a formal deferral and stated that he was inclined toward a deferral with specific findings, as it would provide clearer direction for next steps.

SM Sodt reminded the Board that they could consider a conditioned approval if they were able to agree on a motion.

Board members expressed that, while they appreciated the applicant's efforts, they did not feel they had enough information to craft clear, enforceable conditions. Several members noted that without visual comparisons, a historic narrative, or guidance from preservation professionals, it was difficult to define what should be retained or how to measure acceptable levels of removal.

Board members support for moving forward with a deferral.

Action:

I move to defer consideration of the Certificate of Approval application for Gas Works Park at 1901-2101 N Northlake Way to a future meeting, reiterating requests for additional information, including the following:

1. A Preservation Plan that considers the original design goals for the park, operations and maintenance, and potential future removal of the fence; potentially a preliminary outline to be followed with more detail at a later date.
2. Input from a Preservation Specialist with expertise in Industrial Architecture to understand the historic significance and how the removal of elements may impact the historic integrity of the structure, as outlined in a narrative.
3. Opportunities to preserve additional elements of the gas equipment including the pipe on the west side, and appurtenances at the towers.
4. Potential for interpretive signage for the Landmark.
5. A clear side-by-side comparison of the existing and proposed elevations and plans.

MM/SC/LEM/BP

7:0:1

The motion passed. BM Randall recused.

040126.6 BOARD BUSINESS

SM Doherty informed the Board that the next meeting on April 15 will include a landmark nomination presentation for The People's Wall in the Central Area.

Meeting adjourned at 6:53 p.m.