



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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LPB 258/26

### 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, September 16, 2026 – 3:30 p.m.

#### Board Members Present

Anna Gold (AG)  
Ian Macleod, Chair, (IM)  
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

VJ Kopacki (VK)  
Dan Sloat (DS)

#### 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 3:33 p.m.

#### **091626.1 ROLL CALL**

Chair Ian Macleod introduced the new Get Engaged Board member, Anna Gold.

#### **091626.2 PUBLIC COMMENT**

Ruth Danner, President of Save the Market Entrance, noted that staff outlined two paths in 2021 for determining controls and incentives. She stated that after five and a half years, no agreement has been reached, unresolved questions remain regarding the applicant's reasonable economic use analysis, and the related Master Use Permit appeal has been stalled since 2021. If another extension is granted, she requested that it be short and final, with referral to the Hearing Examiner if no agreement is reached.

Jean Bateman expressed support for strong controls on the landmarked Hotel Elliott and Hahn Building at the historic Market entrance, noting its designation in 2021 and its significance to the Market and surrounding district.

#### **091626.3 MEETING MINUTES**

September 2, 2026

MM/SC/KR/HW

6:0:3

The motion passed. BMs Gold, Pheasant, Thomas abstained.

#### 091626.4 DESIGNATION

091626.41 The McKinney Center for Community & Economic Development / former Seattle Opportunities Industrialization Center (SOIC) / former Seattle Vocational Institute (SVI)  
2100-2120 S Jackson Street

*SM Erin Doherty informed the board that BM Lora Ellen McKinney is recusing herself from the discussion then moved her from the panel to the audience.*

SM Doherty read a letter from Shaude' Moore, Chief Executive Officer of the Central District Community Preservation and Development Authority (CDCPDA), conveying the organization's full support for the nomination and landmark designation of the McKinney Center for Community and Economic Development. The letter emphasized the building's historic significance as a reflection of Rev. Dr. Samuel B. McKinney's vision for economic empowerment, vocational training, and self-determination for Black residents in Seattle's Central District.

Sarah Mills, a graduate fellow with the Office of Planning and Community Development, presented a summary of the McKinney Center nomination, outlining the building's history as a long-standing vocational training hub, its architecture, and its cultural significance tied to the civil rights movement and Rev. Dr. Samuel B. McKinney. She emphasized the center's continued role as an active community resource supporting workforce development and local organizations in the Central Area/Central District.

Shaude' Moore highlighted the building's deep generational impact, noting that many community members and even their parents received training that led to long-term careers in trades and professional fields. She emphasized the continued emotional and historical connections people express when returning to the McKinney Center, underscoring that the CDCPDA is preserving not just a structure but a place central to the economic mobility and lived experiences of Seattle's Black community.

Board members expressed unanimous support for designating the McKinney Center as a landmark, noting its strong cultural, historical, and architectural significance. They highlighted the building's deep ties to Seattle's Black community, its long-standing role in vocational training, and its clear connection to broader federal and local historical movements.

Board members agreed on the prominence of the building within the Central District and supported the majority of the proposed criteria, with some noting minor reservations about Criterion E but affirming that the overall nomination strongly meets landmark requirements.

#### Action:

BM Harriett Wasserman moved that the Board approve the designation 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 above; that the designation is based upon satisfaction of Designation Standards A, B, C, D, E and F; that the features and characteristics of the property identified 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.

MM/SC/HW/ET

8:0:1

The motion passed and was approved. BM McKinney recused.

## 091626.5 CERTIFICATES OF APPROVAL

### 091626.51 Ballard-Howe House

22 W Highland Drive

Proposed alterations to a window on the rear (north) facade

Ralph Allen of Grace Architects presented a proposal to modify window N13 so it matches the original French casement window N14 in size, style, and placement. He explained that earlier apartment conversions created an ill-proportioned kitchen and disrupted the building's historic symmetry, particularly around an original kitchen/dining fireplace. He noted that the first and second floors are being returned to a single residence, with a second residence on the third floor.

Ralph noted as part of restoring the home's classic four-square layout, interior partitions and the small kitchen will be removed, and the dining room expanded. Aligning windows N13 with N14 is intended to reestablish the structure's original architectural balance, which is a consistent organizing principle throughout the building.

SM Doherty provided the board context that the Ballard-Howe House recently received a Certificate of Approval for landscape improvements and an outdoor terrace. She reported that the owners are now completing in-kind maintenance, including repairing original wood windows and replacing non-historic aluminum units with historically accurate wood windows based on photographic evidence, which has been reviewed by staff.

SM Doherty noted that the paired French casement windows proposed for reconstruction likely existed historically, but the absence of drawings or photos requires board review rather than administrative approval. She also clarified that the landmark has no designated interior features, so current interior work does not require board oversight.

Board members agreed that, although historical documentation is limited, the applicant provided a credible rationale for reconstructing the window to restore the building's original symmetry and period-appropriate design. The Board acknowledged the building's past alterations and noted that the proposed configuration aligns with typical early-20th-century architectural patterns.

Overall, the board found the request appropriate and expressed support for the proposed window reconstruction.

#### Action:

BM Lora Ellen McKinney moved that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed window alteration 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 goal is to create what may have been an original configuration of matching windows flanking a fireplace, and will be compatible with the character.
  - b. The alteration will not adversely affect the appearance of the house exterior.

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.

MM/SC/LEM/BP

9:0:0

The motion passed and was approved unanimously.

**091626.6 CONTROLS & INCENTIVES**

091626.61 Hotel Elliott / Hahn Building  
103 Pike Street  
Request for extension

Ian Morrison, McCullough Hill representing the applicant for the Hotel and Hahn building, is requesting a 90-day extension of the controls and incentives (to the December 16, 2026, meeting) while they continue working through the reasonable economic use analysis. He noted that recent correspondence with staff and the intent to meet with SM Sarah Sodt to review the methodology used in the reports.

There were board questions about overall timing. Is this enough time?

SM Sodt said the 90-day extension seemed appropriate for a check-in.

BM Katie Randall supports the 90-day extension, noting that the applicant’s repeated, short-term requests indicate a good-faith effort toward resolution. She reiterated that, until a controls and incentives agreement is executed, the full board retains approval authority over the property. She affirmed her comfort with continued negotiation of the agreement.

BM Pheasant moved to extend the Controls and Incentives agreement for 90 days.

MM/SC/BP/AG

9:0:0

The motion passed and was approved unanimously.

091626.61 Bullitt House  
1125 Harvard Ave E  
Request for extension

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

SM Doherty explained that Seattle Parks and Recreation, the property owner, is requesting a six-month extension while they continue exploring options for a tenant to occupy the onsite house. Their plans remain uncertain, and they prefer additional time before negotiating an agreement.

BM Pheasant moved to extend the Controls and Incentives agreement for six months.

MM/SC/BP/ET

8:0:1

The motion passed. BM Randall recused.

**091626.6 BOARD BUSINESS**

SM Doherty reported that the board concluded its vice chair election prior to Anna's appointment, and eight of the ten appointed board members participated. Becca Pheasant was elected as the new vice chair.

Meeting adjourned at 5:15 p.m.