

The City of Seattle
Landmarks Preservation Board
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LPB 281/26

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, October 21, 2026 – 3:30 p.m.

Board Members Present
Anna Gold (AG)
VJ Kopacki (VK)
Ian Macleod, Chair, (IM)
Lora Ellen McKinney (LEM)
Lawrence Norman (LN)
Becca Pheasant, Vice-Chair (BP)
Dan Sloat (DS)
Erica Thomas (ET)
Harriet Wasserman (HW)
Matt Zinski (MZ)

Board Members Absent
Katie Randall (KR)

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.

102126.1 ROLL CALL

102126.2 PUBLIC COMMENT

Jeff Murdock of Historic Seattle asserted that Pine Street remains an active corridor, the Doyle Building proposal does not meet required preservation standards, and the project would remove protected landmark features that should be upheld.

Timothy Kosnoff, representing the Save the Doyle Landmark Steering Committee, stated that the proposed addition does not meet The Secretary of the Interior's Standards for Rehabilitation, overlooks potential incentives such as federal historic tax credits and transfer of development rights, and fails to consider viable alternatives that would support compliant preservation of the Doyle Building.

Lisandro Vela, representing the Northwest Carpenters, emphasized the need for projects that support downtown economic recovery by creating family-supporting jobs and apprenticeship opportunities, noting that while historic preservation is important, Seattle must also allow responsible investment such as the proposed project that could provide significant local workforce benefits.

Jesse Cervantes of the North Coast States Carpenters expressed support for the Pine Street project, noting that it would add much-needed housing while

preserving key historic façades, responsibly adhering to preservation standards, and contributing to a thriving downtown.

Zach McCown of the North Coast States Regional Council of Carpenters requested a fair evaluation of the proposal under applicable design and preservation standards, emphasizing both the legitimacy of community concerns and the significant economic and workforce benefits the project could provide to local union carpenters and apprentices.

Moana Hao-Wohlwend, a 37-year carpenter and representative of the North Coast States Carpenters, emphasized that historic preservation should coexist with a vibrant, evolving city and noted that the proposed tower offers an opportunity for innovative construction, economic opportunity for workers, and a design that should be evaluated on how it responds to its historic setting.

Nick Shultz, a member of Local 206, stated that the Second and Pine development represents significant public benefit by providing housing, supporting family-wage construction jobs, and creating career pathways for workers, and he emphasized that private views should not outweigh these broader community advantages.

Joseph Sosa, an executive board member of Carpenters Local 206, emphasized that continued construction is essential to Seattle's economic recovery by providing family-wage union jobs, benefits, and long-term career opportunities, while noting that the city can both respect historic preservation and continue to move forward with needed development.

Shirley Beresford, a member of the Save the Doyle Landmark steering committee, expressed concern that the proposed redevelopment is inconsistent with the Secretary of the Interior's Standards, particularly regarding compatibility of new construction with historic materials, scale, and character and would disrupt the cohesive historic fabric of the Pine Street corridor leading to Pike Place Market.

Norwick Lee of Carpenters Local 206 stated that the proposed tower would provide meaningful career pathways, family-supporting wages, and long-term stability for skilled trades workers, and she urged the Board to support the project for the opportunities it offers to Seattle's working families.

Riley Avron expressed support for granting the certificate of approval, stating that the project would revitalize the underutilized Doyle Building site by preserving and seismically safeguarding its historic facades while adding housing and strengthening downtown vitality, resulting in a positive outcome aligned with city and state goals.

Josh Douglass, a 30-year carpenter, urged approval of the proposed Doyle Building project, emphasizing its opportunity to add 185 needed housing units, extend the building's legacy through mass-timber construction, and position Seattle as a model for innovative structural design.

Ross Leventhal, an architect with three decades of experience, stated that the Doyle Building is an important historic element of the Pine Street corridor, the proposed tower's massing would visually overwhelm the historic base, and he urged the Board to preserve the building's existing character.

Brennen Berkley stated that downtown's challenges will not be resolved by design debates but by increasing residential activity, and he urged prioritizing housing like the proposed project to strengthen community vibrancy and support Seattle's recovery.

Eugenia Woo of Historic Seattle emphasized that the Doyle Building proposal raises concerns regarding code interpretation, the extent to which it qualifies as true mass-timber conversion, and the demolition of historic fabric, and she stressed the need for clarity on how HB 1183 and Seattle Ordinance 127445 apply to the Landmark Preservation Board's authority over alterations to the building.

Susan Boyle emphasized that the Doyle Building's landmark controls apply to the preservation of the entire exterior rather than only two facades, and she urged the Board to focus on achieving an appropriate design solution that respects the historic building rather than replacing it.

Chris Walter expressed support for a constructive path forward on the Doyle Building project, urging the Board to provide clear, practical guidance that both protects the site's historic character and enables much-needed housing, emphasizing that Seattle can honor its past while responsibly building for future generations.

William Justen stated that the Doyle Building can be successfully preserved without adding a tower citing his experience restoring multiple landmark structures in far worse conditions and urged the Board to avoid unnecessary demolition, consider alternative sites for new development, and review the Downtown Seattle Association's recent prioritization of the Pine Street corridor.

Ruth Danner, president of Save the Market Entrance, urged preservation of all landmarked elements of the Doyle Building and requested clarification on whether adaptive-reuse alternatives were genuinely evaluated, questioning the applicant's claims about economic viability and emphasizing that the landmark ordinance requires consideration of reasonable alternatives.

102126.3 MEETING MINUTES

October 7, 2026
MM/SC/MZ/HW
7:0:3
The motion passed. Chair Macleod and BMs Kopacki and McKinney abstained.

102126.4 BRIEFING

102126.41 Doyle Building
119 Pine Street
Briefing on selective demolition, redevelopment, and addition.

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

Scott Clark, partner with Clark / Barnes, presented an overview of the proposed redevelopment of the Doyle Building, which preserves the two historic street-facing facades while removing the alley façade, roof, and entire interior and structure of the Landmark. Building a new concrete structure within the Doyle Building with the addition of 20 stories; a 19-story mass-timber residential tower above a one-story gasket, on top of the new concrete building. Scott noted that the project meets all applicable zoning and mass-timber legislation requirements, requires no departures, and qualifies for streamlined permitting.

AP Clark summarized the building's past alterations, the limitations of earlier reuse studies, and the rationale for the proposed design. He stated that the project will restore key historic features, address seismic needs, and add new housing to support downtown activity, and he welcomed the Board's continued input as the MUP process advances.

Board members' comments emphasized the need for a clearer, preservation-driven design rationale, noting that the proposed massing, scale, window replacement, and extent of interior removal must be more clearly justified in relation to established preservation criteria and the historic character of the building.

They requested additional documentation, along with more detailed structural and seismic information, to better assess how the proposal aligns with and supports those preservation requirements.

AP Clark noted that the project team will return later in the month under the streamlined review process, not for building permit review, but to provide additional information necessary for the Board to act on the Certificate of Approval application. He indicated that the forthcoming submittal will include the materials and details needed to support the Board's evaluation and potential approval.

SM Sarah Sodt noted that the applicant will need to submit construction details to complete the Certificate of Approval application and offered to have a separate discussion about the applicable requirements under SMC 25.12.

SM Sodt added that she will summarize the board's additional briefing questions and provide them to the applicant as part of the follow-up.

102126.5 BOARD BUSINESS

SM Erin Doherty reported that a Controls and Incentives Agreement, that might have been scheduled for an extension request, has now been fully executed and will be presented at the next meeting.

SM Sodt said it is the 5th Avenue Court agreement.

Meeting adjourned at 5:46 p.m.