



The City of Seattle

Landmarks Preservation Board

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LPB 22/26

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 4, 2026 – 3:30 p.m.

Board Members Present

Roi Chang, Vice Chair, (RC)

VJ Kopacki (VJ)

Ian Macleod, Chair (IM)

Lora Ellen McKinney (LEM)

Becca Pheasant (BP)

Katie Randall (KR)

Erica Thomas (ET)

Harriet Wasserman (HW)

Cameron Wong (CW)

Matt Zinski (MZ)

Board Members Absent

Lawrence Norman (LN)

Staff Present

Sarah Sodt (SD)

Erin Doherty (ED)

Nelson Pesigan (NP)

Key

BM Board Member

AP Applicant

SM Staff Member

Chair Ian Macleod opened the meeting at 3:34 p.m.

020426.1 ROLL CALL

020426.2 PUBLIC COMMENT

There were no in-person or virtual public comments

BM Matt Zinski joined at 3:36 p.m.

020426.3 MEETING MINUTES

November 5, 2025

MM/SC/KR/ET

6:0:3

The motion passed. BM Kopacki, Wong, and Zinski abstained.

BM Lora-Ellen McKinney joined at 3:37 p.m.

November 19, 2025

MM/SC/HW/KR

7:0:3

The motion passed. Vice Chair Chang, BM Kopacki, and Zinski abstained.

020426.4 BRIEFING

020426.41 former St. Nicholas School

1501 10th Ave E

Briefing on proposed rehabilitation and addition

Presenters: Kyle Kinney, Perkins Eastman, Jerry Coburn, GCH Landscape Architects, Julie Knorr, Redwood Housing, Tory Laughlin Taylor, representative for St. Mark's Cathedral

SM Erin Doherty noted that since the board's last briefing on the feasibility study, St. Mark's has engaged an architectural team. As a result, the board should expect some differences from the previous materials and analysis presented.

Tory Laughlin Taylor, a representative for St. Mark's Cathedral explained that the project has progressed steadily over the past two and a half to three years, during which she has represented St. Marks from the early feasibility phase and noted that the team is now able to demonstrate feasibility, supported in part by the Landmarks Board's earlier consultative work.

Tory added that St. Marks partnered with Redwood Housing last spring as their development partner, which has enabled further advancement of the design and is the reason the project is returning to the board at this stage.

Presenters Kyle Kinney of Perkins Eastman provided project context and design updates for the former St. Nicholas School building renovation. The project's primary goal remains providing maximum affordable housing in the most cost-effective manner to serve St. Mark's religious mission. The team carried forward the previously presented concept of a compatible addition matching the historic building's height. The team aims to preserve or repair in kind the original brick facade where the 1960s addition will be removed. They noted that a significant corner tree was recently lost due to storm damage, impacting the site's character.

Jerry Coburn of GCH Landscape Architects presented an overview of the site's four preliminary landscape zones and described the entry court and vehicular turnaround with full ADA access, followed by the east courtyard along 10th Avenue, which includes a paved community space and a natural log-based children's play area. Jerry noted that the central courtyard has been expanded to include a free-library feature, seating, dining, and a barbecue area.

BM Lora-Ellen McKinney, noting her familiarity with the site, asked whether the project plans include creating new units in the upper levels or if the existing stage and related upper-level spaces will remain as common areas.

Presenter Kinney explained that the team had not previously addressed the question about the upper-level spaces and noted that the existing stage is currently walled off and no longer in its original form. The plan is to keep the wall in place and repurpose the stage area on the first floor for required restrooms, a potential laundry amenity, or possibly a small workspace, which is still under consideration.

BM Becca Pheasant asked whether any elements of the existing site's landscape hold significant historic value and referenced the previously mentioned tree and inquired if other trees or landscape features are tied to the original design or historic context of the building.

Jerry Coburn responded that the team has not identified any historically significant landscape features on the site and noted that while there are several large, big-leaf maple trees, many are aging and in declining condition, with one recently splitting in a windstorm. Aside from these trees, multiple site visits revealed no landscape elements that appeared to be historically important or directly tied to the building's original design.

BM Matt Zinski asked the team to address how the project responds to the site's historic designation, noting that the nomination specifically identified the curving drive, the intentional landscaping, and the careful siting of the building

as notable features and requested clarification on how these historically recognized characteristics have been considered and incorporated into the current design approach.

Presenter Kinney explained that while he did not recall the curving drive being explicitly referenced in the original designation language, the team evaluated the entry sequence early in the design process. Due to grade challenges along the frontage, creating an accessible entry at the original location was not feasible, and connecting that point to the new addition would also be difficult. This led the team to establish a new entry location and reconsider the front landscape, particularly given how much the character of the area has changed over time due to the existing trees.

BM VJ Kopacki asked the team to elaborate on the community engagement efforts related to the project and noted that materials referenced strong support from both the surrounding community and the cathedral, and was particularly interested in understanding what outreach had been conducted, how the public's input was evaluated, and how the project's emphasis on affordable housing aligns with St. Mark's broader values.

Julie Knorr of Redwood Housing explained that community outreach is ongoing and will continue as the project evolves and noted that St. Mark has a long history of engagement with the surrounding neighborhood, and the current partnership builds on those longstanding relationships. The outreach process aims to ensure the project reflects the needs of future tenants and the broader community, though takeaways are still emerging as the team is just completing schematic design.

BM Erica Thomas asked for clarification regarding the potential reuse of bricks from the chimney if it were removed.

Presenter Kinney explained that if the chimney is removed, the intent is to reuse the salvaged bricks to repair the affected corner of the building, addressing the "scar tissue" left where the 1950s-60s addition would be removed.

The presenters indicated a desire to replace some of the original windows. The Board requested a condition survey and a more detailed explanation of the need for replacement, as well as an understanding of the potential replacement windows.

Chair Ian Macleod concluded that the board agreed regarding the chimney, noting that its removal would be acceptable if needed and reiterated his support for the project's massing and the relationship between the new and existing structures, particularly the opening of the courtyard.

Chair Macleod added that he was concerned about the monolithic nature of the new building as currently shown, and like other board members, he looks forward to reviewing more detailed information on materials, windows, and other design elements as the project develops.

BM Pheasant appreciated the direction they were going and happy to see the reduction of new window openings on the north façade.

BM Zinsky supported the proposal and looked forward to further development of the design, reiterating his concern about the east entry court and preserving the driveway form in some way.

SM Doherty reminded the design team to avoid direct communication with individual board members, noting that any coordination with a board member should be routed through staff to prevent future potential conflicts of interest.

020426.5 BOARD BUSINESS

Meeting adjourned at 5:23 pm