



The City of Seattle

## Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

LPB 283/07

### MINUTES

**Landmarks Preservation Board Meeting**  
**Seattle Municipal Tower**  
**700 5<sup>th</sup> Avenue, 40th Floor**  
**Room 4060**  
**Wednesday, August 15, 2007– 3:30 p.m.**

#### Board Members Present

Mark Hannum  
Molly Tremaine  
Ron Martinson  
Tom Veith  
Stephen Lee  
Tehut Getahun  
Vernon Abelsen  
Alyce Conti  
Christine Howard

#### Staff

Elizabeth Chave  
Sarah Sodt  
Joanne Walby

#### Absent

John Schwartz  
Henry Matthews

Stephen Lee, Board Chair, called the meeting to order at 3:32 pm.

### **081507.1 APPROVAL OF MINUTES**

Meeting minutes of June 20, 2007

Mr. Veith made corrections to the draft meeting minutes.

#### Action:

To approve the minutes as corrected.

MM/SC/MH/CH 8:0:0 Minutes adopted.

Meeting minutes of July 18, 2007

Mssrs. Veith, Lee and Ms. Howard made corrections to the draft minutes.

#### Action:

**Administered by The Historic Preservation Program**  
**The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

To approve the minutes as corrected.  
MM/SC/MT/TV 7:0:1 Minutes adopted.  
Ms. Getahun abstained.

**081507.2 CERTIFICATES OF APPROVAL**

081507.21 Black Manufacturing Building  
1130 Rainier Ave S

Application: Installation of electrical transformer, and associated landscaping, including removal of two trees.

Ms. Chave introduced Eric Richardt of Mulvaney Architects who represents the building owner. She reported that the applicant has applied for a Certificate of Approval for installation of an electrical transformer on the Black Manufacturing Building Site that is currently located on adjacent property across the alley from Black Manufacturing Building. She said the pine trees would be not visible from Rainier Avenue South.

*Vernon Abelsen arrived at 3:45pm*

Applicant Comment: Mr. Richardt explained that the owners plan to redevelop the adjacent property and the transformer will need to be moved. He said City Light assisted them in finding a new location for it. He said they are proposing to locate it in the lower courtyard north of the Black Manufacturing Building. He said they would like to drop it in a recessed area and have it be surrounded by retaining walls.

Board Questions:

Mr. Abelsen asked if two trees would be replanted to replace those removed.

Mr. Richardt said no because City Light clearance requirements won't allow it, but he said they would plant ground cover instead.

Ms. Tremaine asked if they had alternative plans in case this application was not approved.

Mr. Richardt said they could put the transformer in a vault in the building, but he said this would be difficult and they have been discouraged from doing so.

Mr. Abelsen asked if the size of the transformer would be adequate for future use.

Mr. Richardt said yes.

Public Comment: There was no public comment

Board Discussion:

The Board was in agreement that this was a reasonable proposal.

Action:

I move that the Seattle Landmarks Preservation Board approve the application for the proposed installation of an electrical transformer and associated landscaping, including the removal of two trees. This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance # 113601 as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/TV/RM 9:0:0 Motion carried.

081507.22 3829 S. Edmunds Street  
(Columbia City District)

Application: Proposed signage for new business: Villa Victoria

*Ms. Chave explained that the applicant asked that this item be deferred until a future meeting.*

**081507.3 NOMINATIONS**

081507.31 Fitch/ Nutt House  
4401 Phinney Avenue North

Ms. Chave explained that the nomination meeting has been postponed at the request of the property owner until September 19, 2007 meeting.

She said a notice has been sent to citizens who have submitted written public comments.

Mr. Lee said that citizens who are interested in receiving notice can sign up on a list that is circulating at today's meeting as well.

081507.32 Freedman's Loans Building  
1206-1214 First Avenue

Staff Report: Ms. Sodt explained that in the recent downtown building survey this building was determined to have been so altered that it would not qualify

as a landmark, and it does not have the integrity or ability to convey its significance, as required by SMC 25.12.350. She said Staff does not recommend the nomination of the Freedman's Loans Building.

Applicant Comment: Larry Johnson, of the Johnson Partnership, presented the nomination report on behalf of the owners, Samis Land Company. He said the owner wants to be certain of the building's landmark status.

Mr. Johnson said the Freedman's Loans Building was originally part of three buildings built between 1890 and 1900 as the Ester Hotel, the Hotel Nicolette and a two story masonry commercial building. He said during a 1959 renovation the top two floors of the Hotel Nicolette were removed and the original façade was lost and only two original windows openings remain. Because of the changes to the exterior facade, Mr. Johnson said he agrees with the Staff Report that this building is not eligible for designation.

Board Questions:

Mr. Veith asked about the quality of the southern-most building's façade. He asked if the modern façade was intentional.

Mr. Johnson said this façade change was a result of the top two floors being removed and other alterations done over time.

Mr. Abelsen said he was curious as to whether any remnants remain of historic building fabric.

Mr. Johnson said no.

Public Comment: There was no public comment

Board Discussion:

Mr. Veith said it was difficult to argue that this building has any integrity.

Other Board members agreed that it did not meet the integrity threshold requirement.

Action:

I move that the Board not approve the nomination of the Freedman's Loans Building at 1206-1214 First Avenue as a Seattle Landmark, as it does not have the integrity or ability to convey its significance, as required by SMC 25.12.350.

MM/SC/TV/CH

9:0:0 Motion carried.

**081507.4**

**CONTROLS AND INCENTIVES**

081507.41 Dearborn House  
1117 Minor Avenue

Ms. Chave reported that the building owner, Historic Seattle, has requested that the consideration of Controls and Incentives agreement be deferred for one month.

Action:

Moved to approve deferral of the consideration of the Controls and Incentives agreement for one month.

MM/SC/TV/MH 9:0:0 Motion carried.

**081507.5 BOARD BUSINESS**

Ms. Chave reported that the owner of the Rainier Cold Storage in Georgetown will offer a building tour on Friday August 17, 2007 at noon. She explained that the new owner, Sabey Corporation, has discovered some significant structural problems related to the thawing permafrost underneath the site.

Christine Palmer of Historic Seattle said that she has been invited by the owner to join the tour.

Ms. Chave and Ms. Sodt invited the Board to sent discussion items to them for a Board retreat.

*Meeting adjourned at 4:30 pm*

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator