



The City of Seattle

Landmarks Preservation Board

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

LPB 94/07

MINUTES

**Landmarks Preservation Board Meeting
Seattle Municipal Tower
700 5th Avenue, 40th Floor
Room 4060
Wednesday, March 21, 2007– 3:30 p.m.**

Board Members Present

Mark Hannum
Tehut Getahun
Henry Matthews
Stephen Lee
Molly Tremaine
Ron Martinson
Vernon Abelsen
Tom Veith

Staff

Elizabeth Chave
Sarah Sodt
Joanne Walby
Rebecca Frestedt

Absent

John Schwartz
Virginia Wilcox

Stephen Lee, Board Chair, called the meeting to order at 3:33 pm.

032107.1 APPROVAL OF MINUTES

Meetings of February 7, 2007

Moved to approve the minutes as presented.

MM/SC/VA/HM 7:0:1 Minutes adopted. Ms. Getahun abstained.

Meetings of February 21, 2007

Moved to approve the minutes as presented.

MM/SC/VA/HM 6:0:2 Minutes adopted. Messrs. Veith and Matthews abstained.

032107.2 CERTIFICATES OF APPROVAL

032107.21 4916 Rainier Ave S. – Columbia City Theater

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

"Printed on Recycled Paper"

(Columbia City Landmark District)
New paint colors

Application: The applicant is seeking retroactive approval for paint color changes to exterior façade of the building along Rainier Avenue.

Staff Report: Applicant was sent a compliance letter regarding the unapproved color changes in September 2006. A Notice of Violation from the Department of Planning and Development followed on January 16, 2007.

Ms. Frestedt reported that two members of the Columbia City Landmark District Review Committee reviewed the proposal and recommended approval of proposed façade alterations. There were no objections from the Columbia City Review Committee.

Ms. Frestedt said a thin column of the former paint color remains exposed on north facing edge of the building. This section was not painted when the cream colored paint was applied. A Review Committee member asked that the column of the exposed former color be painted to match the rest of the exterior façade along Rainier Ave. She stated that Tutta Bella is owned by the same owner.

Mr. Hannum stated that some members of the community had brought their concerns to him about the paint color change, stating that the lighter color is quite noticeable.

Board Questions:

Ms. Tremaine asked what the guidelines say about painting over brick.

Ms. Frestedt said the guidelines discourage painting over unpainted brick.

Mr. Veith asked what the original paint color of the building was.

Ms. Frestedt said that according to statements made by the owner, the proposed color is close to the original color, although no historical paint color survey is available.

Ms. Sodt stated that she believes it was unpainted brick originally.

Ms. Frestedt agreed.

Mr. Veith asked if the proposed paint color is part of the approved historic pallet.

Ms. Frestedt confirmed that the color is included on the manufacturer's historic color palette.

Public Comment: There was no public comment.

Board Discussion: Most Board members agreed that they did not like the proposed paint color because but since it is in conformance with the guidelines and they would defer to the decision by CCRC.

Mr. Veith stated that he felt the color was “unnatural” and felt he did not think the Board should approve a bad decision.

Mr. Hannum noted that a nearby business, Geraldine’s, is painted a similar color.

Mr. Lee restated that the proposed color is part of the approved historic pallet.

Ms. Frestedt reiterated that members of the CCRC reviewed and approved these paint colors.

Mr. Matthews suggested that the Board approve the application on the condition that the portion of Tutta Bella’s building be repainted along with the area on the north facing corner.

The Board members stated that they would like to remind the building owners to submit an application for a Certificate of Approval prior to beginning any future design or use revisions.

Action:

I move that the Landmarks Preservation Board approve a Certificate of Approval for the proposed alterations, for the property located at 4916 Rainier Ave S., the Columbia City Theater, conditional upon the applicant repainting the strip of the north-facing edge of the neighboring building (occupied by Tutta Bella Restaurant) the previous color or a color closely matching the existing brick, and to paint over the thin column of the former color on the north-facing wall of the building. This action is based on the following: The proposed alterations meet the following section of the Columbia City Landmark District Guidelines: 3 a) and b).

MM/SC/MH/VA 7:1:0 Motion carried. Mr. Veith
opposed.

032107.22 4859 Rainier Ave. S.
(Columbia City Landmark District)

Application: Façade alterations - The applicant is seeking to restore the recessed entry and original fenestration pattern of the storefront located at 4859 Rainer Ave. The door of the proposed entry would be 48” from the

building line/sidewalk. The trim, molding and tile work will match the adjacent entry at 4857 Rainier Ave. The new door will have the same dimensions as the door at 4857 Rainier (42" W x 84" H) and be made of fir. Ms. Frestedt presented photographs for the Board's review.

Staff Report: Ms. Frestedt reported that two members of the Columbia City Landmark District Review Committee reviewed the proposal and recommended approval of proposed façade alterations. Mr. Hannum recused himself, since he owns the property under review. There were no objections from the Columbia City Review Committee.

Board Questions:

Mr. Abelsen asked if the proposed depth is the original depth.

Ms. Frestedt said that the proposal tried to match the original depth and explained that the entryway for this storefront historically has been shallower than the one next door (4857 Rainier Ave).

Public Comment: There was no public comment.

Board Discussion:

Mr. Veith noted that storefronts were designed to be modified overtime and this is a return to original storefront design. He said he approved of the application.

Action:

I move that the Landmarks Preservation Board approve a Certificate of Approval for the proposed exterior alterations. This action is based on the following: The proposed alterations meet the following section of the Columbia City Landmark District Guidelines #2 and #4.

MM/SC/RM/MT 7:0:1 Motion carried. Mr. Hannum recused.

032107.23

Camlin Hotel
1619 9th Avenue

Application: Proposed new signage

Applicant Comment: Mr. Tim Hayes from Sign Associates reported that Trend West was purchased by Windham Vacation ownership and the new owners want signs with their logo. He said there will be two buildings illuminated signs on the north and south elevation and two canopies will be recovered with the same fabric but with the new logo.

Ms. Sodt said this signage was previously approved and the only change today will be the fewer signs, less the paper airplane design.

Board Discussion: Mr. Lee stated that the ARC found it to be an elegant solution.

Public Comment: There was no public comment.

Action:

I move that the Seattle Landmarks Preservation Board approve the application for the proposed new signage.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance # 119470 as the proposed work does not destroy historic materials that characterize the property, and are 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/MT/RM 8:0:0 Motion carried.

032107.3 NOMINATION

032107.31 Dearborn House
1117 Minor Ave.

Applicant Comment: John Chaney, Executive Director of Historic Seattle introduced Christine Palmer, Historic Seattle's Preservation Advocate and Larry Johnson, architect, to present the nomination report. He said that Historic Seattle's Preservation Development Authority was created in 1974 and has saved 45 buildings since that time. He said they acquired Dearborn house in 1995 and use it as their headquarters. He said this building was originally a residence of real estate developer Henry Dearborn, until it was converted to office space in 1954. He said the upper floors were mainly used for storage space. In the 1980s a second owner made some changes to the office space and converted the basement into a beauty salon. He said the Carriage House was renovated for the first time in 1985 and he said there were reports that livery was still hanging in the Carriage House before it was gutted and windows added.

Mr. Chaney said that Historic Seattle has future plans to return the crest to the roof, change the landscaping to make it more complementary, restore the metal work and make small alterations to the chimneys to restore its original

height and lost details. In addition, he said they would return the Carriage House to a more authentic look and the second floor could be re-developed beyond its current storage use. He said Historic Seattle supports the nomination of the Dearborn House.

Larry Johnson showed the location of the Dearborn House on maps of First Hill and photographs of the neighborhood's development over the years. He showed slides of mansions on First Hill, including Dearborn house, its carriage house, and notable details including the leaded glass and the crest on the roof. He said the house has been repainted its original color. He said the alterations to the building include the main floor interiors, except the dining room, and the removal of the fireplace trim.

Mr. Johnson reviewed the landmark criteria and stated that he believes it meets criterion B because of its association with Henry Dearborn, who purchased and in-filled Seattle's tide flats. He also said he believes the house meets criterion D because it is a good example of the Foursquare design. Further, he said it is one of four remaining major historic residences on First Hill and is a prominent feature of the neighborhood and meets criterion F. He said one could also make a case for criterion A, C and E, noting that it was one of many large homes important in the development of First Hill, and that the architect, Henry Dozier, designed other buildings including the Cabrini Hospital three apartment buildings and other foursquare-style residences around Seattle. He said that when it was built, the Dearborn House was known as "the Japanese House" because of its upturned eaves, which have since been removed. He noted that its interior detailing with wood paneling is of good quality and a notable feature.

Board Questions:

Mr. Hannum asked when the porch was enclosed.

Mr. Johnson said it was done in 1912 by the second owner.

Mr. Chaney said there were few alterations after this owner made some changes in 1912.

Public Comment:

Christine Palmer, Preservation Advocate with Historic Seattle, added her support for the nomination of the Dearborn House, and invited Board members to their Open House on April 4th, 2004.

LeeAnn Olsen, of Queen Anne Historical Society, said she supports the nomination and applauds Historic Seattle for their efforts in preserving Seattle's historic buildings.

Char Eggelston, of Queen Anne Historical Society, also said she supports the nomination noting that the house still has great integrity.

Board Discussion: It was the consensus of the Board that the Dearborn House met some of the Landmark criteria and agreed to nominate it.

Action:

I move approval of the Dearborn House at 1117 Minor Avenue for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include the site, the exterior of the building, and following elements of the interior: the reception area/living room, the music room and the dining room; that the public meeting for Board consideration of designation is scheduled for May 2, 2007; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/VA/RM 8:0:0 Motion carried.

032107.4 CONTROLS AND INCENTIVES

032107.41 Eitel Building
1501 Second Ave.

Ms. Sodt reported that the owners, Mr. and Mrs. Nimmer, requested an extension for the consideration of the Controls and Incentives Agreement for six months.

ACTION:

To approve a six month extension for consideration of the Controls and Incentives

MM/SC/TV/VA 8:0:0 Motion carried.

032107.42 Cooper House
225 14th Ave E

Ms. Chave said she has not received a letter requesting an extension of the consideration of Controls and Incentives, but she said she has received several such requests from this applicant over the years. She suggested the Board extend the Consideration of Controls and Incentives for one month or until the next meeting.

ACTION:

To approve an extension of consideration of the Controls and Incentives Agreement for one month.

MM/SC/MT/TG 8:0:0 Motion carried.

032107.5 BOARD BUSINESS

Ms. Chave announced that there is a new coordinator for the *Get Engaged* program that encourages persons under 30 years old to serve on City volunteer Boards. She asked Board members to notify her if they know of any interested parties.

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator