



The City of Seattle

Landmarks Preservation Board

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LPB 566/09

MINUTES

Landmarks Preservation Board Meeting

Seattle Municipal Tower

700 5th Avenue, 40th Floor

Room 4060

Wednesday November 18, 2009 - 3:30 p.m.

Board Members Present

Tom Veith

Vernon Abelsen

Marie Strong

Aaron Luoma

Meredith Wirsching

Steve Savage

Alyce Conti

Stephen Lee

Mollie Tremaine

Mark Hannum

Staff

Elizabeth Chave

Sarah Sodt

Melinda Bloom

Absent

Christine Howard

Chair Stephen Lee called the meeting to order at 3:30 p.m.

111809.1

APPROVAL OF MINUTES

October 7, 2009

MM/SC/TV/AC

9:0:1 Minutes approved. Ms. Conti abstained.

October 21, 2009

MM/SC/MW/MS

8:0:2 Minutes approved. Mmes. Conti and Tremaine abstained.

Public Disclosure/Disclaimer Statement

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

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November 4, 2009
Deferred.

111809.2 SPECIAL TAX VALUATION

111809.21 5307 Ballard Ave. NW
(Ballard Ave. Landmark District)

Karen Gordon presented the staff report. She explained the Special Tax Valuation Program and explained how the applicant met the criteria.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 5307 Ballard Ave NW, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based upon the recommendation of the Ballard Avenue Landmark District Board which made the following findings at its meeting of November 5, 2009, that the property is a contributing building located in the Ballard Avenue Landmark District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Ballard Avenue Landmark District; and that the property has been issued Certificates of Approval as required in the District; and has been substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/MH/VA 10:0:0 Motion carried.

111809.22 5313 Ballard Ave. NW
(Ballard Ave. Landmark District)

Ms. Gordon presented the staff report. She explained the Special Tax Valuation Program and explained how the applicant met the criteria.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 5313 Ballard Ave NW, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based upon the recommendation of the Ballard Avenue Landmark District Board which made the following findings at its meeting of November 5, 2009, that the property is a contributing building located in the Ballard Avenue Landmark District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Ballard Avenue Landmark District; and that the property has been issued Certificates of Approval as required in the District; and has been substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon

the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/MS/MH 10:0:0 Motion carried.

111809.23 5425 Ballard Ave. NW
(Ballard Ave. Landmark District)

Ms. Gordon presented the staff report. She explained how the applicant met the criteria.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 5425 Ballard Ave NW, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based upon the recommendation of the Ballard Avenue Landmark District Board which made the following findings at its meeting of November 5, 2009, that the property is a contributing building located in the Ballard Avenue Landmark District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Ballard Avenue Landmark District; and that the property has been issued Certificates of Approval as required in the District; and has been substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/MT/MS 10:0:0 Motion carried.

111809.24 Joshua Green Building
1425 4th Ave.

Ms. Gordon gave the staff report. She explained that expenditures were 120% of improvement value. Responding to clarifying questions she explained that while the interior was not protected monies spent on the interior are allowed for Special Tax Valuation.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Joshua Green Building, 1425 Fourth Avenue, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/MW/TV 9:0:1 Motion carried. Mr. Savage recused.

111809.3 CERTIFICATES OF APPROVAL

111809.31 Washington Athletic Club
1325 Sixth Avenue
Proposed banner sign replacement

Dennis Williams explained the existing anchor pieces would be reused. The material proposed will be the same and will have reinforced fabric on edges so holes can be punched in where needed.

Ms. Sodt noted that drawings had been updated to show the existing anchor pieces.

Public Comment: There was no public comment.

Board Discussion:

Mr. Lee said they complied with the Guidelines and the request was straightforward.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed banner signs.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance No. **122948** as the proposed work does not irreversibly destroy historic materials that characterize the property, and is compatible with the massing, size and scale 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/MS/AL 10:00 Motion carried.

111809.32 Washington Hall
153 14th Ave.
Proposed temporary stabilization of south wall

Messrs. Abelsen and Savage recused themselves.

Eugenia Woo, Historic Seattle, provided background on the building and explained the planned rehabilitation work. She said that the proposal was revised slightly to respond to suggestions by the ARC. She said that Phase I will focus on stabilizing the building, updating restrooms and getting the building ready to lease. She said that Phase II will be a full rehabilitation funded by a capital campaign. She explained that part of the south wall is failing.

Andrew Phillips, project architect with SMR Architects, explained that chain link will be installed for temporary protection of the wall and is attached with metal straps with bolts going through mortar joints. He said this is in the area where brick is bulging out.

Ms. Woo explained this is temporary until they complete the capital campaign.

Ms. Wirsching she understands that there are no residential units in the building so there would be no issue with egress.

Public Comment: There was no public comment.

Mr. Veith noted it was a more elegant solution than the one shown at ARC.

Mr. Lee agreed with Mr. Veith.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed temporary stabilization of the south exterior wall, as per the applicant's submittal. The attachments into the wall are to be installed into the mortar joints. The Board defers review and approval of any proposed changes to the temporary stabilization system to the Architectural Review Committee. This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in the Designation Report as the proposed temporary stabilization of the south exterior wall does not destroy historic materials that characterize the property, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*, and the work can easily be removed without harming the historic structure, as per Standard #10 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/AL/MH 8:0:0 Motion carried. Messrs. Savage and Abelsen recused themselves.

111809.33

Naval Reserve Armory
860 Terry Avenue North
Proposed exterior and interior alterations

Mr. Savage and Ms. Wirsching recused themselves.

Project Architect Sam Miller went over the drawings describing proposed alterations by floor. On the west side – the main entry elevation – a new terrace will be added that will meet the Terry Avenue pedestrian walkway. It will be built up over the

existing stairway and will become the new “front door” to the museum. He pointed out a new entry to the café and the new entry for groups and the proposed canopy system above that will provide shelter. Mr. Miller noted the poles that will provide space for banners and signage.

He explained the intent to utilize light fabric for the canopies as a contrast to the heavy massing of the building. They are working with vendors to get the canopies as thin as possible. The canopies will be free standing and will not touch the building. He explained the gap between the building and the terrace will be filled with river rock, low grasses and wood decking to mimic the pier.

The doors at the north and west entries are not original and are not ADA compliant; they propose to change those out to transparent glass doors. The northeast and southwest doors will feature a fritted pattern of circles to mimic pattern on relites. The café and group entries will be new and will fit in with the existing bay structure. The sill piece will be removed and a storefront system installed; the storefront system will read as contemporary.

Mr. Miller went on to describe the need for a loading dock to accommodate large truck delivery/pick up of exhibits – which would likely occur after hours. They propose to create an opening by demo of a bay and installation of a moveable element that will mimic the sill elements and match the current window assembly. From a distance this opening will be indistinguishable from the others. The existing loading dock has a low head height and the proposed design will raise the head height so there is enough clear height to get through.

Mr. Miller explained that a significant amount of mechanical equipment will be required for the museum; equipment will go onto the low roof. He said the units will themselves act as a screen and they will add custom panels between. They have yet to finalize a color selection but white is preferred at this point.

Mr. Miller described the proposed roof terrace and explained the intent to minimize the appearance of the stairs. The stairs from the Bridge to the terrace will be tight to the building. The railing will be painted pipe and will be code compliant; he showed different views pointing out that it is not real visible.

He went over interior changes noting the west entry lobby will be untouched; he pointed out the historic plaster and terrazzo work. The stair off the west lobby area will be reconfigured slightly to open up to the Drill Hall. A glass partition will be added and will be attached delicately and will be reversible.

Mr. Miller explained the drop ceiling and the guard rail in the Drill Hall will be removed. An elevator and stair will be added to serve all floors – especially 3 and 4. Both will have contemporary detailing review of which will likely be deferred to a later meeting. The guardrail will be a contemporary stainless steel with infill panels; infill material has not yet been selected but they want it to be “invisible” yet meet code.

Mr. Miller explained they dropped ceiling will be removed from the Drill Hall and the wood decking cleaned. He noted there was some moisture damage behind the drop ceiling. Acoustic panels will be attached and will allow for visibility of wood

behind. Panels will be run on top of the 12” deep perlines. He explained the Level 2 balcony projects out 10” and has a low plaster ceiling. The plaster will be removed to expose the structure beneath. The corners will remain exposed and the other areas will receive acoustic ceiling system which will allow running conduit without being visible.

Board Questions:

Mr. Veith verified that both signage and exterior lighting are excluded from this application, as well as the temporary exhibit spaces/towers/conduit feeding pieces. Mr. Miller responded in the affirmative.

Mr. Veith asked about the color of the exterior stair rail on the roof. He also said that he preferred that the mechanical be painted white.

Mr. Miller said it would be painted blue to match. He said white is best for painting out the mechanical.

Mr. Lee asked about the west wall and the floor of the Ward room. Mr. Miller said the wall will be removed and the floors will be refinished.

Ms. Strong agreed the white paint choice is the best for the rooftop mechanical.

Mr. Luoma agreed that white is the best choice, and he said that the gap between the terrace and the building is nicely designed.

Public Comment:

Leanne Olson, Queen Anne Historical Society said the plan for the building is wonderful.

Char Eggleston, Queen Anne Historical Society agreed that the plan for the building is fabulous.

Board Discussion:

Mr. Lee asked the Board if there were problems with deferring aspects of the application to ARC; the Board indicated there were none.

Mr. Abelsen noted the applicant’s positive work with the Architectural Review Committee.

Mr. Luoma expressed appreciation for the presentation.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior and interior alterations; however, review of the final construction details for the new drill hall stair, elevator and balcony guard rail, as well as the final construction details for the proposed exterior terrace canopy system will be deferred to the Architectural Review Committee for final approval.

This action is based on the following:

Ms. Chave presented the owner's request for an extension until August of 2010.

Action: I move to extend the period for consideration of Controls and Incentives for the Seattle Japanese Language School at 1414 S. Weller St. until August 2010.

MM/SC/MH/MS 10:0:0 Motion carried.

111809.45 Wilsonian Apartments
4700-4720 University Way NE

Action: I move to extend the period for consideration of Controls and Incentives for the Wilsonian Apartment, 4700-4720 University Way NE for two months.

MM/SC/MT/MS 10:0:0 Motion carried.

111809.46 Eitel Building
1501 Second Avenue

Action: I move to extend the period for consideration of Controls and Incentives for the Eitel Building for a period of one month.

MM/SC/TV/MH 9:0:1 Motion carried. Mr. Savage recused himself.

111809.5 BOARD BUSINESS

111809.6 STAFF REPORT

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator