



The City of Seattle

Landmarks Preservation Board

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LPB 102/11

MINUTES

Landmarks Preservation Board Meeting
Seattle Municipal Tower
700 5th Avenue, 40th Floor
Room 4060
Wednesday, March 2, 2011 - 3:30 p.m.

Board Members Present

Alison Walker Brems
Mark Hannum, Chair
Christine Howard
Betsy Jacobson
Patrick King
Aaron Luoma
Jeffrey Murdock
Steve Savage
Marie Strong
Meredith Wirsching, Vice Chair

Staff

Elizabeth Chave
Melinda Bloom

Absent

Elaine Wine
Jerry Finrow

Chair Mark Hannum called the meeting to order at 3:32 p.m.

030211.1 APPROVAL OF MINUTES

Meeting of February 2, 2011

MM/SC/MW/CH 7:0:3 Minutes approved as amended. Messrs. Luoma and Murdock and Ms. Walker Brems abstained.

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

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030211.2 CERTIFICATES OF APPROVAL

030211.21 Seattle Center House
305 W. Harrison St

Proposed exterior alterations, including alterations to the south entrance, and new windows and new decks on the east and west elevations.

Ms. Chave explained that this project had been reviewed by the ARC several times.

Joan Rosenstock, Seattle Center, explained the proposal to open the building up to allow in more visibility from outside. She explained the Center's 50 year anniversary will be next year.

Dennis Forsythe, project architect at SRG, explained details of proposed changes via a PowerPoint presentation. He pointed out typical windows openings on the east and west facades and said that center concrete section that separates two windows within the opening will be removed to create one large window. He said that not-controlled additions on the east side will be removed and windows opened up. On the south side the character of the multi-paned windows above will be brought down to the lower three windows. He said that decks will be added to the east and west sides. He said the color of the windows will match existing.

Mr. Forsythe went over mullion details noting that they will be the same on windows on other parts of the building. He said that the decks will be concrete with a 2 x 2 scoring pattern; they looked at other materials but preferred to keep it simple.

Mr. Savage expressed concern that pouring the concrete right up to the existing building was not easily reversible and suggested they simplify the connections to the building.

Mr. Forsythe noted the proposed railings will be similar to others on the campus.

Ms. Chave explained that the existing awnings and signage would remain.

Ms. Wirsching went over ARC comments and said that what is being proposed is the result of a long process of the applicant working with ARC. She said the ARC had no problem with changes on the south side noting it would be brought back to its original character. She said that given the constraints the proposed location for wider openings makes sense; even though they don't align with those above they speak to the original openings. She said the ARC looked at alternatives for mullion spacing and that the wider

spacing as shown made more sense and created visual difference. She said the decks were kept simple with concrete being used. She said that ARC talked about the connection of the decks and had no problem. She said it is interesting to discuss how to connect the decks to the building.

Mr. Savage said that it would be easy to support the deck with a ledger or by putting a building paver between the deck and building wall. He expressed concern that if removed it would cause damage to the face of the building.

Mr. Luoma asked how the deck on the west side will relate to the existing glass canopy.

Ms. Rosenstock said that the existing canopy will be coming down.

Mr. Forsythe said that the some of the original steel windows were replaced a few years ago with LPB approval.

Public Comment:

Char Eggleston, Queen Anne Historical Society, spoke in support of the proposal. She said the applicants have done a great job of saving the building and the changes are needed to survive. She noted the upcoming 50 year anniversary.

Board Discussion:

Mr. Luoma said that the size of the mullions makes sense and lightens up the concrete structure.

Ms. Wirsching said the application is reasonable and that it is not a major modification to the building. She said the changes will not negatively impact the building.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alterations, including alterations to the entrance and windows on the south elevation, and new windows and decks on the east and west elevations, with the condition that an alternate method of disconnecting the new concrete from old concrete be brought for Staff Review. This action is based on the following:

1. The proposed work does not adversely affect the features or characteristics specified in Ordinance # 123298 because the proposed alterations do not significantly alter historic materials that characterize the property, and are compatible with the massing, size, scale and architectural features of the property, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.

The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/SS/CH

10:0:0 Motion carried.

030211.22

Colman Building

811 First Avenue

Proposed catenary lighting between the Post Avenue elevation of the Colman Building and the proposed new development adjacent.

Brian Steinberg said they looked to get greater detail for attachment points on the Colman Building and that they did two surveys with one inside the building to verify as-builts are correct. He said a survey crew did a digital scan survey of the elevation.

Dan Foltz said they amended the lighting plan to show photometrics and the points of contact with the Colman Building.

Mr. Steinberg said that the Board had earlier preferred attachment points at logical mid-point or column locations.

Mr. Foltz said that the proposed options are similar but one is in a straight line and the other is attached in a randomized pattern of mounting heights.

Mr. Steinberg stated their preference is for Option 1. He said that attachment would be at the midpoint of the window but noted there is a little wiggle room.

Mr. Foltz said that Option 1 has more fluctuation on both sides but is a more consistently thick veil which provides more depth. He noted the montage of 'funky' conditions on the elevations and that he thinks their proposal is in cadence of the evolving façade over time.

Ms. Wirsching said that the applicants are doing the best they can to ensure minimal impact to the brick and said that the connection is a little wider than the joint. She said the applicants have made an effort to keep the connection as minimal as possible.

Ms. Walker Brems preferred attachment on the column with a common datum line that would create a stronger juxtaposition between new and old. She said that Option 1 would add to the clutter on the back of the building; Option 2 would be nice to bring calmness back to the façade.

Mr. Luoma said that he preferred Option 1 and that a more randomized attachment would not bring as much attention to the façade. He said that in

the renderings the plates are dark but that in reality they won't stand out as they are rendered.

Public Comment: There was no public comment.

Ms. Jacobsen preferred Option 1.

Mr. Savage noted that he liked the eclectic look of Option 1.

Ms. Walker Brems thanked the applicants for the research. She said that centering in between the windows is good and that the plates on the Colman building could have been higher. She said that she preferred the horizontal datum line and preferred Option 2.

Mr. Luoma preferred Option 1.

Mr. Murdock said he had no strong preference in options; his concern was about the attachment.

Ms. Strong said she loved the concept, calling it a fun way to unite the two buildings and bring playfulness to the site. She preferred Option 1.

Ms. Howard thanked the applicants for the care they took in researching attachment methods. She said she preferred Option 1 and noted that it is not on a primary façade. She expressed concern that imposing uniformity would draw attention to the utilities.

Ms. Wirsching preferred Option 1.

Mr. King preferred Option 1.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior light fixtures Option 1, for the Colman Building at 801 First Avenue, per the application submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. **114993** 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/MS/AL

10:0:0 Motion carried.

030211.23

Joshua Green Building

1425 Fourth Avenue

Proposed revisions to previously approved storefront and signage design for the corner storefront location.

Colin Brandt explained they had run into some challenges necessitating some changes in what was previously approved by the Board. He oriented board members to the packet of drawings provided noting that the top row of the drawing depicts the east façade and the north facade existing conditions, the middle band, what had been earlier approved and the lower section what is proposed now. He said that attaching the blade signs through grout lines is financially infeasible. He explained that the sign facing east will be mounted to steel assembly and attached to band that is tapped into the concrete column; they will not touch the terracotta.

Mr. Brandt said that instead of using steel they will replace the storefront with an extruded aluminum store front system that will be painted the same color that they were going to paint the steel. He said the profiles are the same as what were there before. He said that they were going to use cross-reebed glass all the way across but now they will use the cross-reebed glass only in the doors to the spaces. He said they will put in an oak door; he said that the vestibule sits 4 ½' back from the face of the façade. He said that the storefront on the north side would be replaced with steel and will match existing. He said the storefront systems are not original; the Kawneer aluminum system will be a more standard profile but will have the same profile and glazing as what exists.

Public Comment: There was no public comment.

Ms. Wirsching said that it is a vast simplification but it probably wouldn't hurt the restaurant. She said that the benefit to the new signage and canopy attachments is that they will not impact the terracotta. She said that historically this corner had been different so being different with the oak door is in keeping the historic character of the building.

Ms. Howard called it a clean solution.

Mr. Hannum said it is a simpler solution.

Ms. Walker Brems asked for confirmation that the proposed storefront will match what is there.

Mr. Brandt said it will match the trim profile but they will be using a different trim cap in one bay only.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed storefront alterations and signage, for the Joshua Green Building at 1425 Fourth Avenue, per the application submittal.

This action is based on the following:

3. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 122778 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*.
4. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MW/CH 9:0:1 Motion carried. Mr. Savage abstained.

030211.3 DESIGNATION

030211.31 Chamber of Commerce Building
215 Columbia Street

Kate Krafft prepared and presented the information (full report available in DON file). She said the building was completed in 1924 and dedicated in 1925. She said it was the office of the Seattle Chamber of Commerce until 1983. She said that Pacific Northwest Title purchased the building in the 1990s. She said that it is an outstanding work of Harlan Thomas and Shack, Young and Myers. She said that the building was an integral part of the downtown financial district that was centered on 2nd Avenue.

Ms. Krafft went over context of the site noting that the entire block is intact with the Dexter Horton Building, the Chamber of Commerce Building and the Seattle Bank Building. She said the three-story side faces 3rd Avenue and the 4-story side that faces Columbia is evocative of 12th century basilica churches and Northern Italian Romanesque architecture.

Ms. Krafft said that the building is directly associated with the 1920-30 major modern commercial development and with the financial district on 2nd Avenue. She said the Chamber was founded in 1882 and played an instrumental role in the overall industry and commercial development of the City. She said the Chamber's role was to promote commercial and economic interest and to support regional commerce. She said that the Chamber was an advocate in the completion of the Intercontinental Railroad, promoters of the "Gateway to Klondike", and built the first major Post Office in 1902 and

improved mail service, and in 1906 worked in collaboration with the YWCA on the recovery of San Francisco following the earthquake.

Ms. Krafft said the Chamber originally met in the homes of members and by 1909 occupied the entire upper floor of the Central Building. She said that they wanted their own building and constructed this building on leased land kitty corner from the Central Building.

Ms. Krafft said the building was designed by Harlan Thomas and was designed to have two more floors added. She noted the 4th floor banquet facilities that accommodated 700 people as well as the assembly hall, exhibit space and offices. She said that the building meets Criterion D noting that the architectural features and detail are Italian Romanesque on 3rd St. and architecture and pavilion evocative of 12th Century Basilica on the Columbia Street portion. She called attention to the cast stones with grooved finish to look like hand-cut stone. She said the two wings are fully unified by arched elements, spandrel elements and cornice and rake details. She said that the alley is more utilitarian and was altered to connect to a building to the west. She said that the segmental arched windows with mezzanine level multi-pane sash have been altered and new cast stone was fabricated to match existing (but is slightly different) was added. She noted that the spandrel elements and overall fenestration pattern are still intact as is the pavilion portion of the building.

Ms. Krafft elaborated on the intact rosette window, two-story recessed entrance portal, compound arches, engaged columns, cast iron gate/screen, pink marble and intact lanterns. She noted that the doors are not original and went on to say that there is no historic fabric left on the interior. She pointed out the terracotta panels depicting animals indigenous to Washington. She said that art panels by Padelford and Shumer flank the entrance and depict Native American industries on one side and modern industries on the other.

Ms. Krafft said that the building meets Criterion E and went over Harlan Thomas's career. He was department head of the architecture department at the University of Washington from 1926 - 1940. He was fascinated with Italian Architecture and travelled the world. She explained that he was an accomplished artist and she provided watercolors that he had done. She went over other buildings designed by Thomas including the Sorrento Hotel, Chelsea Hotel, the Corner Market building, the original wing at Harborview Hospital, Queen Anne Library, Columbia City Library, and Bagley Hall at the University of Washington.

She provided information on Myers and Shack of Shack, Young and Myers. She noted that Myers designed the College Club, AYP buildings and Bogue Plan drawings. Shack design the Melhorne, the Arctic Club, and First United Methodist Church. Ms. Krafft was that Shack, Young and Myers were a

prolific firm that designed many important buildings in Seattle and in the region. She noted that Shack, Young and Myers did the engineering on this building.

Owner's representatives Gary Lindsay and Chris Rieland noted their support of designation. Mr. Lindsay explained that through Controls and Incentives they will work out the need to install signage for retailers and for Pacific Northwest Title. He explained that the signband exists between arches and they want to be able to continue to use it in a controlled and cohesive way. He noted that the "G.O. Guy" sign anchors are still there. He noted problems with glazing issues and that they want to work with Board staff on those.

Public Comment: There was no public comment.

Board Discussion:

Mr. Luoma supported designation based on criteria C, D, and E. He said that the Seattle Chamber of Commerce was a significant aspect in the cultural, political and economic history of the City. He said that Thomas travelled in Italy and the architecture is reminiscent of that. He noted there is much detail, cohesion and the building comes together nicely. He said that the changes to the store fronts are too bad but it draws a nice line of original versus new. He said this is an outstanding work of the architect.

Ms. Walker Brems commented on the great presentation and said the building does follow designation standards C, D, and E.

Ms. Jacobson said the integrity is there and she supported designation based on criteria C, D, and E.

Ms. Howard commented that it is an honor to be involved in designating the building. She thanked the owners for their stewardship and thanked Ms. Krafft for the great presentation. She supported designation on criteria C, D, and E. She said that the cast stone color match was unfortunate, but did not affect the ability of the building to convey its significance, and that the replacement of the windows would be more troubling if there weren't so much surface decoration on the facade.

Mr. Murdock supported designation based on C, D, and E.

Ms. Strong supported designation based on C, D, and E and said that it is a joy to have involved property owners participating in the process.

Ms. Wirsching supported designation based on Criterion D. She said that integrity would have been an issue if the basilica portion didn't exist or had been altered. She said that the alterations are unfortunate and noted that the

building doesn't meet criteria A, B or F. She said it is a unique building but not one that you would recognize uniquely itself until you were walking by.

Mr. King supported designation based on criteria C, D, and E.

Mr. Savage concurred with comments about integrity; he said that the entry portal is fabulous and supported designation based on criteria C, D, and E.

Ms. Howard noted she has always been aware of the building and thought it would also meet Criterion F.

Mr. Hannum agreed and said it is a wonderful building and the owners are great stewards. He said the decoration element over-rides the integrity issues and the basilica portion is a key element. He said it is interesting to see a church-like building being used in this context.

Action: I move that the Board approve the designation of the Chamber of Commerce Building at 215 Columbia Street a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C, D and E; that the features and characteristics of the property identified for preservation include the exterior of the building.

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

Ms. Rieland noted that due to indoor water infiltration repair is currently being done.

030211.4 NOMINATION

030211.42 Standard Radio Building
1028 Northeast 65th St.

Mimi Sheridan, architectural historian, prepared and presented the nomination report (full text available in DON file). She explained context of the area and said that it had been an important commercial district. She said the building exterior is largely intact and noted the curving canopy, three large windows and two doors. She pointed out the entire front is recessed. She said the last business to occupy the space was J n S Phonograph Needles which, she said, was famous. She noted the beige-pink Vitrolite bordered by black. She said that Vitrolite is a glass product that was used in hospitals in the 1920s and 1930s; by the 1940s and 1950s its use had come to an end.

Ms. Sheridan reported that the interior has been altered noting the acoustic tile ceiling. She pointed out a curved workbench in the back of the space that looks to be original. She noted the listening booths had been removed but the outline of where they had been can be seen on the floor. She reported a

storage loft above the ceiling; there were no furnishings or features. On the west store front side she pointed out alcoves and small spaces and a sales bench.

Ms. Sheridan went over the history of radio from the first wireless transmissions in the late 19th century, the first commercial broadcast and first station in Seattle to the rise of television over radio use in the late 1950s. She provided the history of the business noting that Millard and Kay Smith started the radio repair business in the late 1920s and had this building designed and built by Jesse Warren in 1947. Standard Radio occupied the space until it evolved to J n S Phonograph Needles in 1990; Standard Books took over the larger space from 1990-95; Videophile occupied the space in 1995 and in 2010 the building was sold to Sound Transit.

Ms. Sheridan said the building is an example of Streamlined Moderne which was primarily used for industrial and municipal buildings; she noted other Seattle buildings – City Light substation and a couple fire houses, the Guild Theater and the original Paramount Studios building.

Representatives of the building owner, Sound Transit, had no comment.

Board Questions:

Responding to clarifying questions Ms. Sheridan explained the building to the east sells sheet music and is a fairly new business and was likely not associated with this building. She said that on small Streamlined Moderne buildings adornment was just added on the front noting the canopy. She explained that at some point the neon “radio” was removed from the sign and replaced by “books”.

Ms. Wirsching asked about the use of Vitrolite on other buildings.

Kate Krafft noted a couple downtown buildings had Vitrolite storefronts and noted the Seaboard Building.

Public Comment:

Ms. Chave noted letters of support were received from Historic Seattle and from Larry Johnson.

Board Discussion:

Ms. Howard supported nomination on D and possibly F noting that it stands out in the neighborhood. She said it is a small building yet a striking statement of the style.

Ms. Jacobsen agreed and said that it is a great example of Streamline Moderne.

Mr. King supported nomination and said that it is not what one typically thinks of as a landmark but he said he is familiar with the neighborhood and sees the building every day; he said it stands out on the small commercial strip.

Mr. Luoma said it is interesting to hear from the neighborhood that it was more well-known. He said that it is a small expression of Moderne style, distinctly visible, unique architectural style and the connection of the Moderne style to its use. He supported nomination.

Mr. Murdock agreed and said it is a great example of the Streamline Moderne style and that he supported nomination.

Mr. Savage said that based on the nomination report he would not support nomination but he wanted the chance to look at it further.

Ms. Strong commented that she had spent time in the record booths as a student. She said she loves the building noting its strong presence. She said that the building is still intact and has a strong street presence. She noted the angle, set back and curved canopy. She said it is great that it is so intact.

Ms. Walker Brems supported nomination noting the integrity of the awning, siding, signage all help give the building strength. She said the building stands out and has a lot of street presence. She said it is better designed than the condos going up around it.

Ms. Wirsching said the identity of the building is related to signage which has been changed. She said she may be convinced but that she didn't see that it architecturally has enough character to merit landmark status.

Mr. Hannum supported nomination noting it was a unique building and use of materials; he wants to take a closer look at the building.

Action: I move approval of the Standard Radio Building at 1028 NE 65th Street for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the exterior of the building; that the public meeting for Board consideration of designation is scheduled for April 6, 2011; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/MS/CH

9:1:0 Motion carried. Ms. Wirsching opposed.

Ms. Krafft noted that Vitrolite cladding is very vulnerable and breakable; when cracked it is unpleasant looking. She didn't know if it is replaceable.

030211.5 CONTROLS & INCENTIVES

030211.51 Villa Costella
348 West Olympic Place

Ms. Chave explained the Controls and Incentives Agreement has been signed. She noted that landscaping is all new (1990's) – that none is original.

Action: I move to accept Controls and Incentives for Villa Costella at 348 West Olympic Place.

MM/SC/CH/MC 10:0:0 Motion carried.

030211.52 Bel-Roy Apartments
703 Bellevue Ave E.

Ms. Chave said the agreement has been signed and non-original elements have been excluded. She said that administrative review would address the alteration of existing garage door. She said that administrative staff review can always refer to the full Board. She said the walkway material is not original.

Action: I move to accept controls and Incentives for Bel-Roy Apartments at 703 Bellevue Ave. E.

MM/SC/MW/CH 10:0:0 Motion carried.

030211.53 Admiral's House
2001 W. Garfield St.

Ms. Chave reported the agreement has been signed and noted a Clause C was added to allow emergency action to protect property because of the known landslide hazard.

Michael Nanney, owner's representative, said that the Admiral's House is known as "Quarters A"; a landslide took out Quarters B. Clause C gives the property owner the opportunity to protect the home. He explained the unique potential landslide conditions and showed photos of past landslides.

Ms. Chave said they wanted the new owner to be aware as well. Responding to questions she said that the interiors do not need to be included citing Section 1.A.1, that interiors are not mentioned.

Action: Action: I move to accept controls and Incentives for the Admiral's House at 2001 W. Garfield St.

MM/SC/SS/CH 10:0:0 Motion carried.

030211.54 George Washington Carmack House
1522 E. Jefferson
Request for extension

Ms. Chave presented the request for an extension.

Action: I move to extend the period for consideration of Controls and Incentives for the George Washington Carmack House at 1522 E. Jefferson for a period of three months.

MM/SC/CH/MW 10:0:0 Motion carried.

Board members expressed concern for the protection of the house during this process.

030211.54 YWCA Building
1118 Fifth Avenue
Request for extension

Ms. Chave presented the request for a three month extension.

Action: I move to extend the period for consideration of Controls and Incentives for the YWCA Building for a period of three months.

MM/SC/CH/SS 10:0:0 Motion carried.

030211.6 BOARD BUSINESS

Ms. Chave reported that tours of Sand Point Naval Air Station were being set up for March 9, 2011 at 3:00 pm or March 14, 2011 at 11:00 am.

030211.7 STAFF REPORT

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator