



The City of Seattle

Landmarks Preservation Board

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LPB 160/10

MINUTES

Landmarks Preservation Board Meeting
Seattle Municipal Tower
700 5th Avenue, 40th Floor
Room 4060
Wednesday, May 19, 2010 - 3:30 p.m.

Board Members Present

Vernon Abelsen, Chair
Jerry Finrow
Mark Hannum
Patrick King
Aaron Luoma
Steve Savage
Marie Strong
Tom Veith, Vice Chair
Elaine Wine
Meredith Wirsching

Staff

Elizabeth Chave
Sarah Sodt
Rebecca Frestedt
Melinda Bloom

Absent

Alyce Conti
Christine Howard

Chair Vernon Abelsen called the meeting to order at 3:30 p.m.

051910.1 APPROVAL OF MINUTES Meeting of April 21, 2010

Public Disclosure/Disclaimer Statement

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

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MM/SC/TV/JF

10:0:0 Minutes approved as amended.

051910.2 SPECIAL TAX VALUATION

051910.21 1000 First Ave. S.
1000 First Ave S.
(Pioneer Square Preservation District)

Ms. Wirsching and Mr. Savage recused themselves.

Ms. Sodt gave the Staff Report. She reported that the building is located in the Pioneer Square Preservation District whose board had reviewed and approved Special Tax Certification. She provided before and after photos of the building for board review.

Action: I move that the Pioneer Square Preservation Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Certification: 1000 First Avenue South. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; and based on the review and approval of the building exterior renovation by the Pioneer Square Preservation Board; that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Pioneer Square Preservation District; that the property has been issued Certificates of Approval as required in the Pioneer Square Preservation District; and has substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon the execution of an agreement between the Local Review Board as required by Title 84 RCW, Chapter 449.

MM/SC/TV/JF

8:0:2 Motion carried. Ms. Wirsching and Mr. Savage recused themselves.

051910.3 CERTIFICATES OF APPROVAL

051910.31 4873 Rainier Ave. S.
(Columbia City Landmark District)
Proposed placement of merchandise displays against the building, and proposed revision to the load zone on S. Ferdinand St.

Ms. Frestedt presented the application on behalf of the applicant and explained the application to place merchandise displays and shelves on the sidewalk during business hours and a revision to the load zone on S. Ferdinand St. from a 30 minute load zone (24 hours a day/7 days a week) to a 30 minute load zone, Mon.-Sat. from 7 AM – 6 PM. Exhibits included plans and photographs. The Columbia City Landmark District Review Committee recommended approval for the proposed street use. She said the intent of the

load zone change was to allow for longer term parking in the evening hours. She explained that SDOT's position is that a 30 minute time increment is easier to enforce than a 15 minute one so the 30 minute time limit will remain and just the duration would change. The loading zone will move 4' east to allow additional parking and the sidewalk curb will be remarked.

Ms. Frestedt presented the application on behalf of the applicant who was unable to attend. She distributed exhibits, site plans and photos and explained that the merchandise displays and shelves had been in place for over two years and the applicant wanted to formalize the request. She said that no complaints had been received by the Historic Preservation Program and she confirmed that the applicant is working with SDOT on the street use permitting process.

There was a discussion about the location of the property line in relation to the carts. Ms. Frestedt said that the proposal meets the SDOT 6' clearance requirement and noted that this will be confirmed as part of the tenant's street use permit application. She said approval would be granted specifically for these carts and that applications were reviewed on a case by case basis. In response to a question from a Board member, Ms. Frestedt said that members of CCRC did not think the carts obscured the building.

Discussion ensued about the issue of transparency and whether the display obstructed the building. Mr. Finrow noted that the intent of transparency rule is to prevent obstruction of visibility into the storefront, but in this case the shop is coming out onto the street so he didn't see it as an issue.

Mr. Hannum pointed out that the displays are mobile and not in a fixed location.

Public Comment: There was no public comment.

Board Discussion:

Ms. Wirsching agreed with Mr. Finrow and said the displays are an amenity to the store front, visually transparent and encourage pedestrian activity.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for street use for KC's Flowers, 4873 Rainier Ave. S. This action is based on the following:

The proposed street use revisions meet the following sections of the District ordinance and the Columbia City Landmark District Guidelines:

Relevant Code citations

SMC 25.20.070 – Approval of changes to buildings, structures and other property

Relevant Columbia City Landmark District Design Guidelines

7. Street Use. Any work that affects a street, alley, sidewalk, or other public right-of-way, shall be reviewed by the Review Committee and Board. Emphasis shall be placed on creating and maintaining pedestrian-oriented public spaces and rights-of-way.

9. Parking. To mitigate the potential impacts of required accessory parking and loading on the District, the Review Committee and Board may review parking requirements for individual building rehabilitation projects or changes of use in existing buildings.

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

051910.32

Columbia Park

4721 Rainier Ave. S.

(Columbia City Landmark District)

Proposed installation of benches and picnic tables in the park.

Ms. Frestedt explained the proposed installation of eight (8) black steel benches and three (3) black steel picnic tables in the park. The proposal includes the addition of one 8' x4' concrete pad. Exhibits included plans, photographs and specification sheets. Ms. Frestedt explained that the proposed benches and picnic tables were approved by the Landmarks Preservation Board in 2006 as part of a series of park improvements; however, the benches were never installed and the CofA has since expired. This is a request to renew the approval granted in 2006. The Columbia City Landmark District Review Committee recommended approval for the proposed exterior design.

Emily Fuller, Parks Department, said that all pads but one are existing. She explained that two of the tables installed will be ADA accessible.

Ms. Frestedt noted there is community support for the application and that the location of the tables was adjusted to address some concerns about noise and undesired activity. She explained that the benches and tables are reviewed in the district as "street furniture".

Mr. Luoma advised the applicant to be aware of the proximity to tree roots when excavating for the pad.

Ms. Fuller said she would be mindful of the trees during installation of the pad and noted that all benches would be screwed in place on the pads.

Public Comment: There was no public comment.

Board Discussion:

Mr. Veith commented that this application had been reviewed before and was not an issue; he said it was appropriate.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for exterior design in Columbia Park, 4721 Rainier Ave. S. This action is based on the following:

The proposed street use revisions meet the following sections of the District ordinance and the Columbia City Landmark District Guidelines:

Relevant Code citations

SMC 25.20.070 – Approval of changes to buildings, structures and other property

Relevant Columbia City Landmark District Design Guidelines Guidelines/Specific

8. Street Furniture. All elements of street furniture, including but not limited to street lights, benches, trash receptacles, and planters, shall be reviewed by the Review Committee and Board as to their specific compatibility with the District. Street furniture must be appropriately sized and sited to afford generous provisions for pedestrian flow.

Secretary of the Interior’s Standards

2. The historic character of a property shall be retained and preserved. The alteration of features and spaces that characterize a property shall be avoided.

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

051910.4 NOMINATION

051910.41 Safeway/Firestone Building
2915 Rainier Ave. S.

Elma Borbe, Sound Transit, introduced the nomination. She explained that the building is owned by Sound Transit. She said that the building is located next to the Mt. Baker light rail station and there are plans for development at the site. She introduced Eileen Heideman NW Architecture Associates, who prepared the nomination.

Ms. Heideman presented the nomination application (full report in DON file) and began by providing context of the site. She said the building was constructed in 1942 of reinforced concrete and concrete block and clad in stucco and influenced by Art Deco and Art Moderne styles. She said there were major alterations to the building in both 1966 and 1985 after the building

was sold to Firestone. She went over the development of the neighborhood from the start of the Rainier Ave. Electric Railway to the construction of the Mt. Baker tunnel and floating bridge over the lake and the development of light rail. She spoke of the Italian American and Japanese American truck gardens that developed nearby – produce was grown and then loaded onto trucks and taken to Pike Place Market to be sold.

Ms. Heideman explained that the building was a second-generation supermarket marking a new way of selling food where bakery, produce, fish could all be purchased in one store.

Ms. Heideman said the architect was Tennyson (Tennys) Francis Bellamy who designed dozens of supermarkets throughout the Pacific Northwest, and by 1950, he had designed forty of these buildings. Bellamy worked primarily in Western Washington, designing a number of buildings including the Eleventh Christ Scientist, the Theatre School of Dance, among others.

Board Questions:

Responding to Board questions Ms. Heideman said she visited many of the stores still existing but not all of them. She said there were three others that were constructed at the same time with a similar design but the uses had changed.

Mr. Veith questioned if this building was selected as a landmark would it be appropriate to select it as one instance of a generic design or as a representative of a generic design.

Ms. Heideman talked about the lack of integrity of the building.

Public Comment: There was no public comment.

Board Discussion:

Mr. Abelsen noted that the Staff Report did not support nomination.

Ms. Wirsching agreed with the Staff Report and said that the building had no integrity due to so much change over time and that it wouldn't even stand as a representative example of the style.

Mr. Hannum pointed out that the landmarked Seafirst Bank on Denny was entirely intact and that this building doesn't rise anywhere close to that.

Mr. Veith said the Seafirst Bank on Denny was also particularly adjusted to fit to its site. He agreed that the building had changed and was further away from its original form than other examples shown. He said the building

doesn't occupy a special place in the neighborhood or in the life of (architect) Bellamy. He said the building isn't representative of Bellamy's work. He agreed with the Staff Report and would not support nomination.

Mr. Luoma noted the significance of its association with the development of grocery stores, but that since 72 others still exist, this one is not of great significance.

Ms. Wirsching commented on the fascinating history on how grocery stores developed, and thanked the applicant for providing that information.

Mr. Veith said it is interesting that this class of building arose out of a style and period during economic difficulty and that it was interesting that Bellamy built a practice during difficult times.

Mr. Abelsen thanked the Board for their comments and asked for a motion.

Action: I move that the Board not approve the nomination of the Safeway Store/Firestone Building at 2915 Rainier Ave. S. as a Seattle Landmark, as per the reasons given in the Staff Report.

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

051910.5 CONTROLS & INCENTIVES

051910.52 Kenney Seaview Building
7125 Fauntleroy Way SW

Ms. Chave explained the request for an extension to the July 21, 2010 meeting

Action: I move to approve consideration of Controls and Incentives for the Kenney Seaview Building until July 21, 2010.

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

051910.6 BOARD BUSINESS

Ms. Chave went over potential tour dates for the Bloss House and Pacific Science Center.

Public Comment:

Char Eggleston, Queen Anne Historical Society, reported that people sitting in the back of the room have difficulty hearing board proceedings. She asked if copies the staff reports could be available to the public at the meetings.

Ms. Chave said that copies of the Staff Reports could be made available to audience members at future meetings and that the possibility of using a microphone would be explored.

051910.7 STAFF REPORT

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator