



The City of Seattle

Landmarks Preservation Board

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

LPB 240/11

MINUTES

Landmarks Preservation Board Meeting
Seattle Municipal Tower
700 5th Avenue, 40th Floor
Room 4060
Wednesday, June 1, 2011 - 3:30 p.m.

Board Members Present

Jerry Finrow
Christine Howard
Betsy Jacobson
Jeffrey Murdock
Steve Savage
Marie Strong
Elaine Wine
Meredith Wirsching, Vice Chair

Staff

Elizabeth Chave
Sarah Sodt
Melinda Bloom

Absent

Mark Hannum
Patrick King
Aaron Luoma
Alison Walker Brems

Vice Chair Meredith Wirsching called the meeting to order at 3:30 p.m.

060111.1 APPROVAL OF MINUTES

April 6, 2011

MM/SC/JF/MS

5:0:2 Minutes approved. Messrs. Savage and Murdock abstained.

April 20, 2011

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

"Printed on Recycled Paper"

MM/SC/JF/SS 6:0:1 Minutes approved as amended. Ms. Wine abstained.

060111.2 CERTIFICATES OF APPROVAL

060111.21 Wallingford Center
1815 N. 45th Street
Proposed freestanding ATM on the east side of the site.

Kitty Loceff, representative for Bank of America, presented the site plan pointing out where the ATM will be and noted that it won't dominate the historic building. She presented additional photos.

Ms. Chave said that ARC requested photos of the night shots because of the illuminated signage.

Ms. Loceff said that there is 70" hedge in back so the ATM structure will not be visible from the side; it will be somewhat visible from one corner. She explained that light fixtures will be added to match existing lighting; additional lighting is required for the ATM.

Ms. Chave explained that there was no ARC consensus and noted there was concern about context and materials.

Mr. Finrow asked if anything would be removed.

Ms. Loceff said that nothing will be removed and said that the structure is removable and doesn't impact any historical material.

Ms. Strong said that ARC noted the signage on the sidewalk and that she didn't think that was an issue. She said the applicant did a good job of showing everything to scale.

Ms. Wirsching asked if bollards are planned.

Ms. Loceff said there would be and they will be a new design; she said that there are cast iron ones next to the building.

Public Comment: There was no public comment.

Board Discussion:

Mr. Finrow said it was fine and was not unduly obstructive.

Mr. Murdock said that it won't compete with the historic building and that the lighting is separate enough.

Ms. Wine expressed concern about the pre-fab construction but noted that the applicant did a good job of demonstrating the size, mass and scale of Wallingford Center and how the ATM structure won't compete with it. She said that she noted some signage competition but otherwise had no issue.

Ms. Strong called it was reasonable.

Mr. Savage pointed out it is in the corner of the parking lot.

Ms. Jacobsen said it would cause no major impact.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed freestanding ATM structure on the east side of the site of the Wallingford Center at 1815 N. 45th Street, including associated light fixtures, as per the applicant's submittal. This action is based on the following:

1. The proposed ATM structure and light fixtures do not adversely affect the features or characteristics specified in the Designation Report as the proposed work does not destroy historic materials that characterize the property, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*, and the new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired, as per Standard #10 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/MS/SS 7:0:0 Motion carried.

060111.22

Pacific Science Center

200 2nd Ave. N.

Proposed exterior elevator in courtyard, and proposed covered walkway for Building 4, including awning removal.

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

Bryce Seidl, Pacific Science Center, provided an overview of the project noting the need to provide ADA accessibility. He said that adding the elevator will also allow for after hours use. He said it will be a gracious structure and will be kept as transparent as possible.

Elik Grin, project architect with Mulvanny G2, presented the details using a handout provided to board members (available in DON file). He went over site

views noting where the proposed changes will take place. He said the elevator will be within the footprint of Building 5. He said the proposed glass canopy supports will be lined up with the building pilasters.

Ms. Howard arrived at 3:56 p.m.

Mr. Grin said the design was simple and elegant. He went over the canopy details – profile of outriggers, and profile of pilasters on the building showing the similar language used. He went over the details of the retractable fabric screen and said that it will be mostly pulled up but would be down when the weather is bad. He said that the elevator will be as transparent as possible, the columns will be elegant and will match the color of the arches and the building, the elevator car will be glass, door and control buttons will be stainless steel, and the inner mechanics will all be visible and will serve as a vehicle to see how things work.

Mr. Grin explained the details about how the electrical connects to the new elevator. The terrazzo will be sawcut and the slab removed; conduit and electrical will be laid and the slab will be replaced. He provided material samples of the new terrazzo and tile and did a side by side comparison of new and old terrazzo – the new won't be as rough. He noted that the terrazzo changes throughout the campus based on traffic, dirt, etc. He provided a sample of the awning fabric which is somewhat transparent and will allow light to pass through. The canopy glass will be frosted which will reduce maintenance. He said that the clear glass to be used on the elevator will be 3/4" tempered glass. He provided mock ups of the columns – 6" diameter for the canopy and 8" diameter for the elevator frame.

Board Questions:

Responding to clarifying questions Mr. Grin said the only lighting around the elevator will be in the cab. He directed Board members to page 9 of the booklet that provides detail on the columns.

Ms. Strong asked if the terrazzo over the electrical conduit would be removable if repair to electrical be needed.

Mr. Seidl explained that a spare conduit will be installed during this process in anticipation of any future upgrades. Responding to questions he said the previous awning had been removed.

Ms. Strong expressed appreciation for the mock ups of the columns and the awning fabric. She asked if any graphics were planned for the awning.

Mr. Seidl said they preferred no graphics and want to keep it as open as possible. The awning will be put down only as needed.

Mr. Murdock asked about the choice of round columns when all building details and decorative elements are exclusively rectilinear in section.

Mr. Grin said they wanted the columns as slender as possible and with the least presence possible. He noted the grid and the arches and said that the round shape is more elegant, softer and slender. He noted the circular floor patterns and the soft shape of the arches.

Public Comment: There was no public comment.

Board Discussion:

Ms. Jacobsen said that it was an elegant solution. She said that she had no major concerns about the elevator and called it a good solution.

Mr. Savage said that the architecture is so dramatic and agreed with Ms. Jacobsen that this was an elegant solution.

Ms. Strong commented that the solution is good and is as non-obtrusive as possible.

Ms. Wine said that what is proposed doesn't take away from the existing building.

Ms. Howard called the design elegant and said that the public is unlikely to notice. She recalled the long lines to see the King Tut exhibit at the Science Center.

Mr. Murdock said he was troubled by the round sections because it was such a pure building when designed.

Mr. Finrow said it is a reasonable solution. He said noted that the screening could be a maintenance nightmare. He said the color of the screen is reasonable but that the screen seemed narrow; he said it would be better to go the full width. He said he would support the application, calling it reasonable and said that it was nicer than the canopy.

Ms. Wirsching thanked the applicants for the added detail and information and said the design was simple, clean, and elegant. She said that with the round column they create something that tries not to match the historic fabric – it will be sympathetic but will read differently.

Action: I move that the Seattle Landmarks Preservation Board approve a Certificate of Approval for the Pacific Science Center at 200 2nd Ave. N. for

the proposed exterior elevator in the courtyard, and the proposed covered walkway for Building 4, including the removal of the existing awning, as per the application submittal. This action is based on the following:

1. The proposed work does not adversely affect the features or characteristics specified in the Designation Report 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 8:0:0 Motion carried.

Mr. Seidl commented that working with Staff has been great and he appreciated the Board's help in getting to a design that will serve them and the campus.

060111.23 New Pacific Apartment Building
2600 1st Avenue
Proposed new sign copy

Ms. Sodt explained that the application was to change the face of the sign and not the attachment.

Chris Names said that the size of the sign is 34' x 25'. He said that ARC didn't review but that they had reviewed the attachment system.

Ms. Wine said that it is a temporary sign.

Ms. Sodt explained that Mr. Names went in for the required sign permit so Board review was required. She explained that this sign is billboard size so is not a typical temporary leasing sign.

Responding to clarifying questions Mr. Names explained that the sign is meant to be changed out. He said that the window behind the sign still opens and the room used for storage. He said that there is no lighting on the sign.

Ms. Sodt explained to Board members that the applicant needs Board approval for the change in sign face.

Mr. Names explained that this is an on-premise sign and could advertise the multiple things going on in the building.

Responding to clarifying questions Ms. Sodt said that the historic sign is still there behind this signage.

Public Comment: There was no public comment.

Board Discussion:

Mr. Finrow said that this was better than painting noting that it is removable. He called the application ‘reasonable’.

Mr. Murdock agreed with Mr. Finrow.

Board members agreed that the sign was not attractive but was removable.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed new sign copy per the application submittal, at the New Pacific Apartment Building, 2600 First Avenue.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance #108517 as the proposed alterations do 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/BJ/JF 8:0:0 Motion carried.

060111.3 CONTROLS & INCENTIVES

060111.31 Bloss House
4055 SW Holgate St.

Ms. Chave explained that the Controls and Incentives Agreement had been signed and noted that it contained standard language. She said the Agreement excluded and deferred a number of items to administrative review. She noted that the storm windows had been removed and repaired. She said the owners may want to install a plaque. She said that the designation includes the site, exterior of the building, living room, and dining room.

Owner Andrea Ramage reported that much water damage had occurred from a broken pipe – the wood floors buckled, plaster fell off the walls. She said

they did all the renovations – everything was restored in-kind. She said that they will come back to the Board for approval of exterior paint colors.

Action: I move to approve Controls and Incentives Agreement for the Bloss House at 4055 S.W. Holgate.

MM/SC/CH/JF 8:0:0 Motion carried.

Ms. Ramage thanked Ms. Chave for being so helpful through this process noting that she and her husband hadn't understood the process when they started out with the landmarks process.

060111.32 George Washington Carmack House
1522 E. Jefferson St
Request for extension

Ms. Sodt explained the request for an extension noting that the heir to the estate requested a sixty (60) day extension. They are working with Historic Seattle and another non-profit to find a new location for the house or find someone to rehabilitate and lease it.

Action: I move to defer consideration of Controls and Incentives on the George Washington Carmack House for a period of sixty (60) days.

MM/SC/JF/MS 8:0:0 Motion carried.

060111.33 Chamber of Commerce Building
215 Columbia Street
Request for extension

Ms. Sodt explained the owner's request for an extension to June 15, 2011.

Action: I move to defer consideration of Controls and Incentives on the Chamber of Commerce Building, 215 Columbia Street, until June 15, 2011.

MM/SC/SS/CH 8:0:0 Motion carried.

060111.34 YWCA Building
1118 Fifth Avenue
Request for extension

Ms. Sodt explained the request for a three (3) month extension noting that she has been working with the owner.

Action: I move to defer consideration of Controls and Incentives on the YWCA Building, 1118 Fifth Avenue for three (3) months.

MM/SC/SS/CH 8:0:0 Motion carried.

060111.4 BOARD BUSINESS

Ms. Sodt advised that new nominations had been posted to the website and she would send out links to the Board.

Ms. Chave reported that she was setting up a tour of the Barksdale House.

060111.5 STAFF REPORT

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator