



The City of Seattle

Landmarks Preservation Board

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LPB 613/09

MINUTES

Landmarks Preservation Board Meeting

Seattle Municipal Tower

700 5th Avenue, 40th Floor

Room 4060

Wednesday December 16, 2009 - 3:30 p.m.

Board Members Present

Tom Veith

Vernon Abelsen

Marie Strong

Meredith Wirsching

Steve Savage

Alyce Conti

Jerry Finrow

Elaine Wine

Mark Hannum

Christine Howard

Patrick King

Staff

Elizabeth Chave

Sarah Sodt

Melinda Bloom

Karen Gordon

Absent

Aaron Luoma

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

Board members welcomed new Board members Elaine Wine, architecture representative, Patrick King, at-large representative, and returning member Jerry Finrow, Planning Commission representative.

Public Disclosure/Disclaimer Statement

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

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121609.1 BOARD OFFICER ELECTIONS

Board members elected Vern Abelsen as Chair and Tom Veith as Vice Chair.

121609.2 APPROVAL OF MINUTES

Meeting of December 2, 2009

MM/SC/TV/MS 7:0:4 Minutes approved as amended.

121609.3 SPECIAL TAX VALUATIONS

121609.31 William Tell Hotel
2327 2nd Ave.

Karen Gordon explained the Special Tax Valuation Program. She gave the staff report noting that the applicant had met the required criteria.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: William Tell Building, 2327 Second 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/MH/MW 11:0:0 Motion carried.

121609.32 Cooper House
225-227 14th Ave. E.

Ms. Gordon gave the staff report, noting that the applicant had met the required criteria. She said the building has been recently sold but the Dwelling Company (former owner) is still involved in the ongoing process.

Public Comment: There was no public comment.

Mr. Veith noted that the character of the building has been maintained.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Cooper House, 235 14th Avenue East, 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/SS/MH 11:0:0 Motion carried.

121609.4 CERTIFICATES OF APPROVAL

121609.41 West Seattle Library
2306 42nd Ave. SW
Proposed handrails for front entry

Ms. Chave presented the application on behalf of the applicant and explained that the proposal is to remove one of the lower set of exterior handrails and to install two new exterior handrails with in-rail lighting. She explained that the exterior steps at the perimeter are poorly lit; street lighting does not provide adequate lighting of the exterior steps and she noted the existing rails are not original.

She said the proposal meets the *Secretary of the Interior's Standard #9* and does not negatively affect the designated features.

Ms. Wine asked if there were standards that addressed light quality.

Ms. Chave said the railing is a new product and an appropriate non-intrusive feature. It would be mounted into the concrete.

There were Board questions about how the electrical would get to the railing and discussion ensued on the best way to accomplish this without damaging the large cedar trees' root-balls or the surrounding concrete.

Public Comment: There was no public comment.

Board Discussion:

Board members discussed the issue of getting electrical service to the railing and determined that an approval motion could be conditioned on staff review and approval of the electrical issue.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the lighted railing at the West Seattle Library, 2306 42nd Ave. SW. This approval is conditional upon the applicants submitting a plan for providing power to the railing, to be reviewed and approved by Board staff. This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance # 121102 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/TV/MW 11:0:0 Motion carried.

121609.42 Medical Dental Building
509 Olive Way
Proposed storefront alterations

Ms. Wirsching recused herself.

Miriam Hinden explained that Bartell Drugs will expand into adjacent space formerly occupied by Coldstone Creamery. She provided material samples from a previously approved application for a new storefront and signs for reference purposes. She explained three changes they are proposing: 1) lower the horizontal mullions to 3'5" above the finished floor to match existing Bartell storefront; 2) a door will be removed and replaced with full width storefront; and 3) three bays of glass will be changed to four panes of glass to match the other storefronts.

Meredith Wirsching explained the floor will be infilled so that the floor at the former Coldstone location will meet up with the Bartell's floor. They are basing their guess on where the floor will be on a 1925 drawing but won't know definitively until they go through the wall. Currently there are four different storefronts and the proposed changes will reduce the number of styles to one. She added that none of the storefronts are original. Responding to clarifying questions she noted that a line on the drawing on the north elevation represents a curve on the sign and that the previously approved signage is not changing.

Public Comment: There was no public comment.

Board Discussion:

Mr. Abelsen said that ARC reviewed the application and called the more uniform storefront design proposed a positive change.

Mr. Veith supported the application since they were matching what was there already and it would be unlikely for it to change much if there was to be a shift in floor level.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed storefront alterations.

This action is based on the following:

3. The proposed changes do not adversely affect the features or characteristics specified in Ordinance # **122316** 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/MH/SS 8:0:1 Motion carried. Ms. Wirsching abstained.

121609.5 CONTROLS & INCENTIVES

121609.51 (former) Seventh Church of Christ, Scientist
2555 8th Ave. W

Ms. Chave explained the signed Controls and Incentives agreement. She said that the agreement includes exclusions in regard to the new landscaping which includes site furnishings in the plaza. She said after her recent on-site meeting with Rev. Kelly she revised the agreement.

Public Comment:

Char Eggleston, Queen Anne Historical Society(QAHS), said she was thrilled to be at this point in the process and said they (QAHS) are working with the church to obtain funding to get an appropriate sign for the building. She stated that the City of Seattle system worked for saving a great building and she was supportive of the signed agreement.

Board Discussion:

Mr. Veith asked for clarification on the interior controls.

Ms. Chave explained that the italicized items on the agreement will go through staff review but that staff can always refer it to the Board if that is deemed appropriate.

Action: I move to approve the signed Controls and Incentives agreement for the (former) Seventh Church of Christ, Scientist at 2555 8th Ave. W., as presented.

MM/SC/MH/CH 11:0:0 Motion carried.

121609.52 Naval Reserve Armory Building
860 Terry Avenue North

Ms. Wirsching and Mr. Savage recused themselves.

Ms. Sodt explained the details of the Controls and Incentives Agreement noting she worked closely with Kathleen Conner, Parks, and Leonard Garfield, MOHAI. The exterior of the building and various interior spaces are designated as well as the site – except for a portion that is over water. She explained they set up a protocol on how exhibits will be attached if they need to be for seismic reasons noting that the floor is a designated feature. She explained that the location of temporary banner signs would require Board approval but from then on no approval would be needed for change out of the banners. She explained that under Administrative Review fell HVAC and systems, replacement of the pier pilings and decking and signage not excluded under Section A2. She said that the monument sign they want to put in front of the building will need to be reviewed by the Board.

Responding to Board questions she explained that it is her understanding that all interior exhibits are considered temporary, short and long-term. MOHAI wants the ability to move exhibits around. She said if there is something being permanently installed within the building that would come to the Board for review but most items won't if they follow the outlined protocol.

Mr. Veith noted the salient feature being that when temporary features are removed the integrity of the designated features will not be impaired.

Ms. Sodt explained the need to secure exhibits because of seismic requirements.

Mr. Veith said that several multi-faceted exhibits structures in the drill hall will connect to the underside of the balcony and noted that the soffit will be altered to make the attachments.

Ms. Sodt said that some of the interior changes will be permanent and said that the Board will review those changes.

Kathleen Conner, Parks Department, explained she had worked closely with MOHAI and that Parks was comfortable with their plans. She said the Controls Agreement provides flexibility but still protects the building.

Public Comment: There was no public comment.

Board Discussion:

Mr. Veith said he had a good sense of the changes and said the agreement was appropriate and contains all features.

Ms. Sodt said applicant will come back for Board review of any permanent interior changes that support temporary exhibit installations.

Mr. Finrow noted the character of MOHAI exhibits is pretty diverse and he said he would like to seek the layout and would like to have input.

Action: I move to approve the Controls and Incentives Agreement for the Naval Reserve Armory, 860 Terry Avenue North.

MM/SC/TV/CH 8:0:2 Motion carried. Ms. Wirsching and Mr. Savage abstained.

121609.53 The Baroness Apartment Hotel
1005 Spring Street

Mr. Veith recused himself.

Ms. Sodt explained that the exterior of the building was designated and went over the items that will require administrative review (HVAC, ducts, fire escape) and items that would require no Certificate of Approval (security lighting and equipment). She explained that with regard to exterior painting it is limited to the base only which has already been painted.

Ms. Wine asked if it is typical to exclude security lighting and expressed concern that this could impact materials because of method of attachment or that exposed conduit strung across the face of a building could impact the character of it.

Public Comment: There was no public comment.

Board Discussion:

Action: I move to approve Controls and Incentives Agreement for The Baroness Apartment/Hotel at 1005 Spring Street.

MM/SC/MW/SS 10:0:1 Motion carried. Mr. Veith recused himself.

121609.54 Harborview Medical Center—Center Wing of the East Hospital
325 Ninth Avenue

Ms. Sodt explained the request for an extension until the February but noted there will likely be an agreement by then.

Action: I move to extend the period for consideration of Controls and Incentives for Harborview Medical Center – Center Wing of the East Hospital until the first meeting in February, 2010.

MM/SC/TV/MS 10:0:1 Motion carried. Mr. Savage abstained.

121609.55 Eitel Building
1501 Second Avenue

Ms. Sodt explained that additional information had been provided for review and an extension to January 20, 2010 had been requested.

Action: I move to defer consideration of Controls and Incentives for the Eitel Building, 1502 Second Avenue until January 20, 2010.

MM/SC/MH/JF 10:0:1 Motion carried. Mr. Savage abstained.

121609.56 Kenney Seaview Building
7125 Fauntleroy Way SW

Ms. Chave presented the owner's request for an extension to the first meeting in March.

Action: I move to extend the period for consideration of Controls and Incentives for the Kenney Seaview Building, 7125 Fauntleroy Way SW, until the first meeting in March 2010.

MM/SC/TV/JF 10:0:1 Motion carried. Mr. Savage abstained.

121609.6 STAFF REPORT

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator