



The City of Seattle

Landmarks Preservation Board

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LPB 637/08

MINUTES

Landmarks Preservation Board Meeting

Seattle Municipal Tower

700 5th Avenue, 40th Floor

Room 4060

Wednesday, November 19, 2008 – 3:30 p.m.

Board Members Present

Stephen Lee

Alyce Conti

Henry Matthews

Tom Veith

Vernon Abelsen

Marie Strong

Christine Howard

Mark Hannum

Mollie Tremaine

Sean Peterfreund (not confirmed by Council as of this date)

Staff

Elizabeth Chave

Sarah Sodt

Melinda Bloom

111908.1 APPROVAL OF MINUTES

Meetings of October 1, 2008

MM/SC/HM/CH

7:02 Minutes approved as amended. Ms. Conti and Ms. Strong abstained.

October 15, 2008

MM/SC/CH/MH

8:01 Minutes approved. Ms. Tremaine abstained.

111908.2 CERTIFICATES OF APPROVAL

111908.21 Bon Marche/Macy's

300 Pine Street

Proposed revisions to café signage

Sarah Sodt presented the application on behalf of the applicant and passed drawings out to Board members. She explained the existing café occupying this space, the La Brea Bakery, applied for signage, which was approved in April. The La Brea Bakery has backed out of their lease and now Macy's will open a café and will use the same

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

signage attachments but with new faces. They will remove the vinyl window film related to La Brea and will replace that with their own logo.

Mr. Lee stated that ARC saw no issues with this application.

Public Comment: There was no public comment.

Board Discussion:

Mr. Veith stated it conforms with all requirements on the previous application which was approved.

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

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance # 114772 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/VA 9:0:0 Motion carried.

111908.22

Fremont Library
1731 N.35th St.
Proposed exterior signage and lighting

Ms. Chave explained the request for exterior signage and lighting and said the applicant's have reduced the scope of the project.

Morgan Elliott, project architect, explained the reduced scope of the project. He said there is adequate lighting in the driveway. She referred to a dark area and said step lights would be changed to LEDs which would last longer.

Mr. Veith thought the revised proposal was a much more elegant proposal; he said there is a streetlamp at the end of the driveway so there is no lack of lighting at the corner.

Public Comment: There was no public comment.

Board Discussion:

Mr. Lee agreed with Mr. Veith that this was a more elegant solution; he said ARC had talked about the pathway lighting.

Mr. Abelsen thought it was a great solution.

Mr. Veith thought it a good idea to re-utilize the lighting already there but with improvements.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior signage and lighting, as per the submittal. This action is based on the following:

3. The proposed change does not adversely affect the features or characteristics specified in Ordinance #121103 as the proposed exterior signage and lighting does not destroy historic materials that characterize the property, and is 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*.

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

MM/SC/MT/CH 9:0:0 Motion carried.

111908.23

Lake City Library
12501 28th Ave NE
Proposed exterior signage and lighting

Morgan Elliott explained the plan to add pathway lighting and a sign at the entrance. The sign is at the 125th arterial where it is not real visible; they propose to move it to the historic entrance and cast light on it. He said the fixtures would play off the Tsutekawa gates; the fiberglass bronze will be painted,

Board Questions:

In response to Board questions about the proposed combination of uses for the sign for both the Library and the Department of Neighborhoods Mr. Elliott explained the DON Service Center was located at the back. Mr. Elliott answered questions about the lights and stated they are 11' 4", painted bronze.

Mr. Veith thought the signage change was a big advantage.

Public Comment: There was no public comment.

Board Discussion:

Ms. Howard supported the idea of relocating the existing sign.

Mr. Lee supported the request and said ARC had no issues with it.

Ms. Tremaine agreed the dual signage was a good idea.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior signage and lighting, as per the submittal. This action is based on the following:

The proposed change does not adversely affect the features or characteristics specified in Ordinance #121105 as the proposed exterior signage and lighting does not destroy historic materials that characterize the property, and is 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*.

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

MM/SC/MH/MS 9:0:0 Motion carried.

111908.3 NOMINATIONS

111908.31 Sunset Bowl
1400 NW Market St

Owner representative Derek Bottles explained the owner's desire to demolish the building. He said that there had been no requests to save it. He said the prior owner had sold off all the fixtures, signage etc. before the current owner took possession of it. He introduced David Peterson of Nicholson Kovalchick Architects who would present information on the building. Melody McCutcheon, legal representative for the owner, was also present.

Mr. Peterson provided contextual information on the site and stated the building was built in 1956 as "Sunset Bowling and Recreation", designed by Decker, Christensen and Kitchin with Alfred Croonquist. He said the building fronts three streets and faces three rights of way and the west elevation is at the property line.

Mr. Peterson explained that bowling was reasonably popular at the time. Technological advances in pin setting equipment and urethane balls brought about an explosion in popularity of the game and bowling alleys were built all over the country. This coincided with the growth of suburbs and the development of automobile culture with a tendency to build bowling alleys in the suburbs. Entertainment complexes were combined with billiards, restaurants, cinemas and some had nurseries; they were family oriented. Bowling is still popular today but its peak has past. He said the past owner of Sunset Bowl, Bernard Harrington, had set up the company and as the owners died their shares were sold; by the time it was sold in 2008 there were 31 shareholders.

Mr. Peterson said the main entrance was to the south; originally there was a portico on the west side. He said the previous owners added a canopy where the parking lot had been. The original entry portico had 4 bays; in the 1970s the restaurant was expanded and the portico was enclosed. The west elevation is on the property line; a mural by Tom Yagle was added in 1980. He said the free standing sign was removed in the 1980s and the "Sunset" was removed during the previous owners' auction of the building contents.

Mr. Peterson explained the building was constructed of tilt up concrete construction which was a common form of construction in the 1950s. The roof was built of heavy timber and steel trusses by PACCAR.

The architectural firm, Decker, Christensen and Kitchen, was long-lived and did a wide variety of building types and won numerous awards. In 1953 they received an AIA award for Vernell's Candy Company building which remains on Westlake. Most of their work was Modernist. This building is not a remarkable work of the architects. He said in his opinion it does not meet landmarks requirements. He said it does not have integrity of original structure with the expansion of the restaurant and the interior renovations; the previous owners auctioned everything off.

Board Questions:

Mr. Veith noted that Clark's, who operated the restaurant, had a long association with Roland Terry; he asked if Terry had any connection to this building.

Mr. Peterson stated he did not; Decker, Christensen and Kitchin did four or five Clark's restaurants and there is no indication that Roland Terry was involved.

Mr. Veith asked if the previous owner had already developed a contract to auction the equipment

Mr. Bottles stated when the building was offered for sale the previous owners said they were selling just the building and the land and that they wanted the other items.

Public Comment: There was no public comment.

Board Discussion:

Mr. Veith expressed concern that the landmark nomination came after the interior was demolished.

Mr. Bottles said they nominated it to remove any unknowns.

Mr. Peterson explained he was surprised to discover that the building was a clear space for someone else to come in to install "fixtures" of lanes etc. The building was just a shell to accommodate the equipment which changed over time. He said the most recent equipment was not original.

Ms. Conti explained the Ballard community was aware of the auction. She said the owners auctioned everything off; the community came and purchased items. She said the equipment is considered like appliances or fixtures and is removable.

Board Discussion:

Ms. Conti, Mr. Matthews, Mr. Hannum and Ms. Tremaine did not support nomination as the building had no integrity and did not meet the standards.

Ms. Strong complimented the applicant on the well-written report. She did not support nomination.

Mr. Abelsen did not support nomination and agreed with the Staff recommendation.

Mr. Veith stated the building did not meet any criteria although D was the closest. He said the building is very unremarkable architecture and there is nothing distinctive about it. The architects are not noteworthy.

Mr. Lee agreed and said the building does not meet the threshold requirement for a landmark.

Action: I move that the Board not approve the nomination of the Sunset Bowl at 1400 NW Market Street as a Seattle Landmark, as it does not have the integrity or ability to convey its significance, as required by SMC 25.12.350.

MM/SC/MH/CH 9:0:0 Motion carried.

Mr. Veith explained he understands the auctioning process – parts of value to community. He was not concerned about nefarious activity but said it is not a good argument to say because something is a furnishing it doesn't affect the character of a place. To take a defining characteristic and treat it as removable is a mistake. He did not want anyone to think that it is acceptable in future landmark discussions.

111908.32

Washington Hall
153 14th Ave.

Brandi Barleycorn and Flo Lentz from 4Culture presented the nomination report (full report on file). Ms. Lentz explained that 4Culture became involved when they heard of the impending sale and possible loss of the building. She said that Ms. Barleycorn and Zola Mumford prepared the nomination. They heard from many arts groups that were concerned.

Ms. Barleycorn provided the architectural context of the building that was built for the Danish Brotherhood by Victor Voorhees. Victor Voorhees, 1904-1930, 110 Building, apartments, Vance and Marqueen hotels; Washington Hall was his only fraternal hall. Washington Hall is a three story wood frame Mission Style building with brick veneer with distinctive finials, eaves and shed roof. Ms. Barleycorn cited the parapet, finials and arched fenestration among character defining features of the building. Built as a fraternal lodge the building also had a performance/dance hall on the 2nd floor as well as boarding rooms for newly arrived immigrants; for 65 years it served as a lodge and center of social and cultural community activities. The Danish Brotherhood owned the building until 1973 when it was purchased by the Sons of Haiti. The 2nd floor dance hall was rented out to community groups and from 1910 the room was used by many ethnic groups: Sons of Israel, Universal Negro Club, Croats and the NAACP. For 100 years Washington Hall has anchored the neighborhood.

Ms. Lentz went over the social and political associations of the building which, as a rental hall, housed events early 20th Century and was socially progressive. The large open space was used for assemblies and had a large kitchen that served the space. Early black empowerment and civil rights groups met there and many speakers and events are yet to be documented by date: W. E. B. Dubois, M. L. King, Black Panther Groups, NW Enterprise Paper, SW Civic and Progressive, Warren Magnuson, Union meetings, meetings of the Communist party (which were under surveillance).

Ms. Lentz explained the use of the second floor dance hall for musical events and the Sons of Haiti continued that after purchasing the building. The auditorium is intact and is used by an Ethiopian Church on Sundays. It is documented by jazz historian Paul Debarros's book as hosting William Smith's Jazz Band. It hosted local dances through the 1920s and 1930s and in the 1950s Garfield High School's Bon Temps Club booked it for dances. According to strong oral traditions, many more famous African American artists played there: Marion Anderson, Duke Ellington, Count Basie, Mahalia Jackson, Dinah Washington, Lionel Washington, Billie Holliday and Jimi Hendrix played one of his first gigs there. "On the Boards" played from 1978 – 1998. Washington Hall has a richly layered history that touches many aspects of the community.

Ms. Lentz summarized the building's historical and architectural significance. She explained Washington Hall has social, cultural and religious significance. It was a neighborhood fraternal hall with settlement space.

Board Questions:

Mr. Veith asked why building details were ascribed to Mission Revival.

Ms. Barleycorn explained the parapets on the east and south elevations and the Mission Style covered metals tiles in the eaves speak to that.

Mr. Hannum asked if the building sustained any other damage – aside from the east parapet – from the 1949 earthquake.

Ms. Barleycorn noted there was a crack in the south wall. The east wall parapet rests against the roof line; the east side parapet didn't have that same structural support. The finials were probably lost at the same time. The sign remained on the building until 1994.

Public Comment:

Dorothy Cordoba, Director of the Filipino American Association said Filipinos didn't have a space until 1970; from 1930 – 1970 Washington Hall was their place. She said the whole family would go; the parents would sit in the balcony watching the kids dancing below. They thought of Washington Hall as theirs; they were not allowed too many places. They used to go dancing at Washington Hall and Finnish Hall. Washington Hall has a long history with Filipinos – about 40 years. She strongly supported nomination.

Olaf Kvamme, Nordic Heritage Museum, stated that an article about the building is coming out in two weeks. Danes prepared the article. He didn't think Martin Luther King, Jr. was ever at Washington Hall, according to Samuel Kinney.

Chris Moore, Washington Trust, stated the building was listed in the Washington Trust 2008 most endangered properties. Changing ethnicity and change over the years of the neighborhood and the different communities that have been part of this building. Also significant is that this is the only fraternal hall built by Voorhees. Washington Hall meets several criteria. In regards to integrity, the south parapet is

gone but the east elevation remains; massing and fenestration are all there. The Washington Trust supported nomination.

Nicole Richardson, Central District Forum, supported nomination. She cited the rich NW African American Museum, Langston Hughes and Wing Luke and said Washington Hall fits in with all of those. The Central District doesn't have anything else. There is potential for arts and cultural groups to use the facility as well as a place the whole Central District can use. She said the building is a landmark for the Central District.

Amber Flame supported nomination and noted all the great artists who have played there.

Bill Zosal, Squire Park neighborhood, supported nomination and said the building is clearly a landmark. He said one day it is used by an Ethiopian group another day, Korean Senior Center lunches. He said it is and has been a gathering place for many groups.

Laura (last name?) immigrant from Zimbabwe, supported nomination and said it is used a lot by African groups.

Ken Steiner, jazz historian, supported nomination and said the building is beautiful and lends itself to the history and place. He said nothing could be more economically viable than Washington Hall. As an historian he has been intrigued by Washington Hall's jazz scene; the first documented jazz group played here in 1918 which is very early and very significant.

Board Discussion:

Mr. Matthews thought it a good example of an eclectic building. The applicants did an excellent job of bringing out the history of the building. He recalled all kinds of activities that took place at Washington Hall and said it is very important to keep it. He supported nomination based on C and D.

Ms. Conti agreed and supported the nomination based on C and D.

Ms. Howard agreed; the building is architecturally significant and the history is amazing. She thought it highlighted the importance of fraternal organizations and promoting culture and the building has served many people.

Mr. Hannum strongly supported nomination based on C and D and perhaps more.

Ms. Tremaine supported nomination and said the building is fun with a gaiety to it. She appreciated community members coming to support it.

Ms. Strong agreed and supported the nomination based on C and D.

Mr. Abelsen supported nomination. The 1949 loss was unfortunate; he would like to know more about the building, particularly about the housing portion. In regards to the jazz historian's comments, he said that the Board recognizes economic and political significance.

Mr. Veith said the building is very distinctive in its environment and the scale is correct for the neighborhood. Its character is distinct and it might qualify for Criterion F. He expressed curiosity at how the writers arrived at the conclusion of this as a Mission rather than Eclectic style. The building has a strong presence without needing to be a particular style. He was less sure about Criterion E and didn't think this building was one of Voorhees' best works. He supported nomination based on C, D, and F.

Mr. Abelsen noted two historians saw a connection to Dutch architecture and Voorhees was Dutch; he thought this worth further exploration.

Mr. Lee strongly supported nomination; it is significant of eclectic style which matches its eclectic use. He appreciated the perpetuation of cultures.

Action: I move approval of Washington Hall at 153 14th Avenue 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 and interior of the building, and the site; that the public meeting for Board consideration of designation be scheduled for January 7, 2009; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/HM/AC 9:0:0 Motion carried.

111908.4 CONTROLS & INCENTIVES

111908.41 Sorrento Hotel
900 Madison St.
Request for extension

Ms. Chave explained the request for an extension of 60 days.

Action: I move to approve an extension of 60 days.

MM/SC/TV/CH 9:0:0 Motion carried.

111908.42 Fischer Studio Building
1519 Third Avenue
Request for extension

Ms. Sodt explained the request for an extension of 90 days.

Action: I move to approve an extension of 90 days.

MM/SC/MH/CH 9:0:0 Motion carried.

111908.5 BOARD BUSINESS

111908.6 STAFF REPORT

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator