



The City of Seattle

## Landmarks Preservation Board

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LPB 104/09

### MINUTES

#### Landmarks Preservation Board Meeting

Seattle Municipal Tower

700 5<sup>th</sup> Avenue, 40th Floor

Room 4060

Wednesday, February 4, 2009 – 3:30 p.m.

#### Board Members Present

Stephen Lee  
Marie Strong  
Henry Matthews  
Tom Veith  
Mark Hannum  
Mollie Tremaine  
Sean Peterfreund  
Alyce Conti  
Vern Abelsen

#### Staff

Elizabeth Chave  
Sarah Sodt  
Melinda Bloom

#### Absent

Christine Howard

#### **020409.1 APPROVAL OF MINUTES**

Meeting of December 17, 2008

MM/SC/MH/HM

8:0:0 Minutes approved as amended.

#### **020409.2 CERTIFICATES OF APPROVAL**

##### 020409.21 Good Shepherd Center

4649 Sunnyside Avenue North

Proposed door and window changes to South Annex

Ron Waldman, Meridan School, explained their proposal to straighten the hallway back to the original line of the building; he said it had been changed

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

"Printed on Recycled Paper"

during a remodel. Using photos he pointed out the proposed changes. He said all the classrooms will be on the same side, they will add a door with a header above; they will reuse the same door.

Public Comment: There was no public comment.

Board Discussion:

Mr. Lee explained ARC reviewed the proposal and thought it a straightforward solution.

Mr. Veith agreed with Mr. Lee and said the changes don't significantly change the character of the building. He said they are reusing materials and the proposed changes are probably closer to the original intent than what was there.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed door and window changes to the South Annex, as per the submittal. This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance #111882 as the proposed door and window changes to the South Annex 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*.

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

MM/SC/MT/TV                      8:0:0    Motion carried.

**020409.3            NOMINATIONS**

020409.31        Lake City School  
2611 NE 125<sup>th</sup> Street

Mimi Sheridan, Architectural Historian, presented the nomination (full nomination application in file). She provided the context of the school and explained that the play fields had been sold to the Parks Department so are no longer part of the site. She said there are small 1940 era houses in the area and a landmarked library nearby. She said there was poor infrastructure and few institutions in the area when the school was built. She said the school acted as community center, library and health clinic for the area..

*Ms. Conti arrived at 3:50 p.m.*

Ms. Sheridan presented information on the architects, Stimson and McDonald, who had a nine year partnership. She couldn't find anything else that the pair had done together other than this school in 1931. Using graphics she pointed out the portion of the school that is part of the 1931 building, the 1939 WPA addition and the 1945 two-story section as well as the garage, portables and small gabled section that may have been moved from somewhere else.

Ms. Sheridan said that the entry has a strong Georgian feel. She said the pediment and pilasters are wood and there are very large 8/8 windows throughout. She described the additions to the building. She said the gym was gutted and Post Modern entries were added where there were none before. She said the west end was added in 1939.

#### Board Questions:

In response to clarifying questions Ms. Sheridan explained that money (lack of) was the likely reason the 1945 second addition was only a single story.

Ms. Chave clarified that in reference to the staff report "south annex" included the T-shaped addition in back that included the gabled building and wood frame structure that connects to the gym and where the portables are. She clarified that what was included in the staff report were the two additions, but the one story wood frame annex in the back is excluded.

#### Public Comment:

Dr. Wayne Duncan explained he had an office at the site for ten years. He elaborated on the social history of the school and its importance in the community. He said the additions are seamless. He said in the 1930s the school was the center of activity for the Lake City community. He said there were significant mentions of events at the school noted in the newspaper. He said that the school was the center of the community needs to be considered. He referenced the WPA addition. He said the structure is historically significant and the addition is highly thought of. He said the school has been closed for a long time. He explained that there were two significant alumnae of the school, Gary Snyder, international 2008 Pulitzer Prize winning poet who grew up on a local dairy, and newspaper columnist David Horsey, whose mother was PTA President. He said Mr. Horsey wrote a column about the school in the 1979 Seattle Post Intelligencer.

Dr. Duncan noted there is only one other landmark in Lake City, the Lake City Library. He said the 1931 school, its stature in the community, deserves landmark status.

Don Martin, Lake City Resident and member of the North District Council supported nomination and including the 1945 east wing. He said the main

façade of the school faces the main thoroughfare through town. He said the building makes a strong statement and he supports saving the entire façade. He said it is a beautiful design with large windows and the structure is in good condition.

Cathy Wickwire, representing the Washington Trust supports nomination and supports of including as much as possible of the building.

Board Discussion:

Ms. Tremaine supported nomination based on Criteria C, D, and F. She said the interior has been gutted so there is nothing inside. She said the original building is beautifully proportioned and should be kept although she wasn't sure about the other two buildings; she did not support nominating the gymnasium.

Mr. Veith agreed with the Staff Report and supported nomination based on Criteria C, D, and F. He said the school is remarkable in its singularity in the neighborhood; it is different from everything around it. It is on a main road and is obvious and apparent to all on 125<sup>th</sup> as well. He said the school has a long rich history and involvement with the community. He noted the school was a good candidate (for nomination) and said that none of the interiors should be included, nor should the annex. He wasn't sure about the gym and wanted to look at the exteriors more carefully.

Mr. Lee stated that more should be nominated and they could scale back at designation.

Mr. Abelsen supported the Staff Report and thought the adaptive reuse of the school and the significance to the community as important. He said the building style is a good example of Georgian style.

Ms. Strong supported nomination and agreed with the Staff Report because of the school's role in the community and its style, size appear to be an anchor for the community.

Mr. Hannum supported the Staff Report. He said he wants to study the building more closely; it reminds him of Colonial houses that had a lot of additions to them. He agreed that more should be included in nomination, even the annex, and it could be pared down.

Mr. Matthews supported the Staff Report.

Mr. Peterfreund supported the Staff Report and like Mr. Hannum, did not want to write off the south annex at this point.

Ms. Conti agreed with the Staff Report and agreed to nominate more rather than less.

There was general Board agreement to nominate the exterior and entire site.

Mr. Lee supported the Staff Report and Criteria C, D, and F. He said the school stands out in the community and has been a great link to the community. He said it is a well recognized structure.

**Action:** I move approval of the Lake City School at 2611 NE 125<sup>th</sup> St. for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include the site and the exterior of the building; that the public meeting for Board consideration of designation is scheduled for March 18, 2009; that this action conforms to the known comprehensive and development plans of the City of Seattle.

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

020409.32 Naval Reserve Armory  
860 Terry Avenue North

Leonard Garfield, MOHAI, explained the Naval Reserve Armory is a treasured landmark and soon to be center of heritage in the community for the local and wider Seattle area. The structure was a 1930s WPA project which opened in 1942. Thousand of men were trained there. After WWII it continued its role of naval presence. It was not just a military center but a “people’s place” used for larger community events. It was decommissioned as a naval center in 1998 and is now in City ownership. In 2012 it will be reborn as the Museum of History and Industry.

Susan Boyle, BOLA Architects, presented the nomination report (detailed report in file) and provided background information on architects B. Marcus Priteca, who was known for theaters all over the West Coast and produced buildings during the Golden Age of theater, and William R. Grant who partnered on this project. Priteca, along with Detlie and Peck, designed the Admiral Theater, 1960 Opera House and the 1960 era Temple de Hirsch. Priteca was virtuosic spanning styles; Grant was lesser known and there was not a lot of information about him. The Naval Reserve Armory shows Priteca moving into the modern era.

Sonia Sokol-Furesz, BOLA, said very few exterior changes have been made and went on to describe characteristics of Moderne Architecture. She said the building occupies most of its own site with a 200’ x 150’ footprint and is constructed from reinforced concrete, concrete slab over concrete stub columns on wood piling. It is two-stories and the taller portion corresponds

with the drill hall. There are deeply recessed window bays alternating with concrete pilasters and the building is arranged into the classical arrangement of base, shaft and cap. Geometric patterning provides decorative detailing. She provided detail about the entry ways, the west and north sides which front on Terry Avenue North and Lake Union provide the primary facades. At the center of the north end of the taller portion of the building, a 47'6" wide portion projects nearly flush with the two-story portion of the north façade. It has chamfered corners and small, high rectangular windows. It corresponds to the bridge on the interior, used as a training area to replicate a ship's bridge. The nautical details continue throughout the building with porthole doors; nautical decorative features are typical with Moderne style.

The interior was planned around the drill hall space. Finishes include wood block flooring at the drill hall, terrazzo with inlaid detailing at the west and north entries, polished concrete and linoleum flooring at the balcony and office, ceramic tile and glass block in the restrooms, projecting fireplace in the Ward Room.

Ms. Boyle explained the construction was funded with Senator Warren G. Magnuson's help and reiterated the building's background as a community based building.

Ms. Sokol Furesz passed out a preliminary evaluation and said it was consistent with the Staff Report.

Board Questions:

Ms. Strong asked about the drop ceiling and if it could be removed. Ms. Boyle responded she suspected it was done to provide better light. Mr. Garfield explained they plan to restore the original ceiling height.

Mr. Garfield went on to say the building is over water and if you open the hatch you can see the water; the piers are stable and solid and it has received a clean bill of health.

Kathleen Conner, Seattle Parks, supported nomination but asked that Lot 13 be excluded because it is all new construction.

Mr. Veith looked at the photos online and thought it a handsome building. He asked if the offices are close to original or if they had been altered.

Ms. Boyle said that the individual offices have been altered over time.

Mr. Garfield said Seattle was a great Navy town; the evidence is almost gone and preservation of this building is important for civic awareness.

Ms. Sodt clarified that the landing and stairwell off the west lobby should be included in the nomination.

**Public Comment:**

Mimi Sheridan commented that she did initial research and nomination should include the entire interior with consideration of preservation of the wet training room. She recommended a tour of the building.

*Ms. Tremaine left at 4:50 p.m.*

**Board Discussion:**

Ms. Conti supported nomination based on the Staff Report and suggested adding Criterion E and including the interior. She said the building is a great work of architecture.

Mr. Peterfreund supported nomination based on the Staff Report and agreed the west lobby landing and stairwell should be added and the interior itemized.

Mr. Matthews supported nomination based on the Staff Report and said he is open to adding more of the interior.

Mr. Hannum and Ms. Strong agreed with Mr. Matthews and suggested adding Criterion E.

Mr. Abelsen supported the nomination based on the Staff Report. He said it is a significant building structurally, architecturally and culturally.

Mr. Veith said the statement “the Navy hadn’t done much yet” was interesting because the building was constructed following a naval battle of huge significance. He said this building is associated with more than one aspect of community life. He supported nomination based on C, D, and F primarily and agreed with other Board members to include the entire interior knowing it can be pared down later.

Mr. Lee supported nomination based on Criteria C, D, and F and was shocked to learn that it was not already a landmark. He agreed to include the entire interior.

**Action:** I move approval of the Naval Reserve Armory at 860 Terry Avenue North 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; interior of the building and the site, but excluding lot 13 of the legally described site; that the public

meeting for Board consideration of designation is scheduled for March 18, 2009; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/HM/VA 8:0:0 Motion carried.

020409.33 Edward Wells House  
2222 Broadway Avenue East

Mark Putzke, owner and applicant, presented the nomination via Power Point. He said the house was designed by Fred Fehren and exhibited photos from a plan book of Fehren's work. He said many features have been changed on the Craftsman bungalow including the front entry and door, windows, vinyl siding has been added. He said the eaves have vinyl soffit and the exposed tails have been removed. He said the house is a typical Box Style with hip roof, hip dormer above. He said the house sits at the back of the lot so is difficult to see. He said the attic leaded glass windows are original; coved ceilings remain as do original bookcases and fireplace. He said the house needs extensive work done to bring it back to original condition.

Public Comment:

Larry Hettick, neighbor, said he lives in a Fred Fehren house and is impressed with aspects of the house. He referred to Fehren's Cooper House, which is a Seattle Landmark and stated Fehren published a plan book. He cited many of the house's features – the fireplace and mantle he said are gorgeous. He said the house is in rough shape but he thought it had integrity and many changes are reversible – the vinyl siding and aluminum windows can be changed and the doors and woodwork can be restored. He supported nomination.

Mr. Putzke said the roof system is not salvageable and sags.

Board discussion:

Mr. Abelsen did not support nomination and said while there are some significant features there is not a lot of evidence of the building exhibiting significant architecture.

Ms. Strong did not support nomination and said while charming inside and specifically cited the exquisite leaded glass doors on the bookcases – there are integrity issues.

Mr. Hannum did not support nomination due to integrity issues and its position at the back of the lot.

Mr. Matthews said the plan book and many houses deserve more study. He said the house was derived from a plan book and is not unique or significant. He did not support nomination.

Mr. Peterfreund did not support nomination and while the living room is interesting it is not significant.

Ms. Conti did not support nomination due to integrity issues.

Mr. Veith toured the house and said that all the wood windows are there although he didn't know what was under the vinyl siding. He cited many of the changes that had been made to the house including the kitchen cabinets that look like they are from the 1940s. He said the house doesn't rise to the level of significance and didn't meet any criteria. He did not support nomination.

Mr. Lee did not support nomination because it did not reach the level of significance.

Action: I move that the Board not approve the nomination of the Edward Wells House at 2222 Broadway Ave E. 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/TV 8:0:0 Motion carried.

**020409.4 CONTROLS & INCENTIVES**

020409.41 Garfield High School  
400 23<sup>rd</sup> Avenue

Action:  
To approve a six month extension as requested by the School District.

MM/SC/TV/MH 6:0:2 Motion carried. Mmes. Strong and Conti were out of the room.

**020409.5 BOARD BUSINESS**

**020409.6 STAFF REPORT**

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator