



The City of Seattle

Landmarks Preservation Board

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

LPB 14/07

MINUTES

**Landmarks Preservation Board Meeting
Seattle Municipal Tower
700 5th Avenue, 40th Floor
Room 4090
Wednesday, January 3, 2007– 3:30 p.m.**

Board Members Present

Mark Hannum
Henry Matthews
Tom Veith
Stephen Lee
Molly Tremaine
Ron Martinson
Tehut Getahun
Virginia Wilcox
Vernon Abelsen
John Schwartz

Staff

Elizabeth Chave
Sarah Sodt
Joanne Walby

Stephen Lee, Board Chair, called the meeting to order at 3:40 pm.

010307.1 APPROVAL OF MINUTES

Meeting of December 20, 2006

Mr. Lee pointed out that in the discussion of the Magnolia Library, the addition's façade should be cedar "siding", rather than cedar "shingles" as recorded in the minutes.

Action: Move to approve the minutes as amended by Mr. Lee.

MM/SC/MT/RM 8:0:2 Minutes adopted.
Ms. Getahun and Mr. Schwartz abstained.

010307.2 CERTIFICATES OF APPROVAL

010307.21 Hamilton Middle School
1610 N. 41st St.

Application: Certificate of Approval application for Preliminary Design of proposed renovation and addition

Staff Note: This is an application for Preliminary Design and is subject to Board review and approval of all construction drawings, finishes and details necessary for a final Certificate of Approval.

Applicant Comment: Don Gillmore, project manager for Building Excellence, reviewed the history of this building in the designation process. He said Hamilton School is an international middle school that features foreign languages and an international studies curriculum. He introduced Tom Bates, the project architect, to review the proposal.

Mr. Bates reviewed the building's architectural history, noting that except for the 1970 addition on the second floor interior, the original structure designed by the School District architect in 1927, Floyd Naramore, it remains intact.

Mr. Bates said the proposed changes were designed to make the vehicular approaches to the school more efficient by having the busses drop off children on Densmore Street while the parent pick-up area will be on 41st Street. Also, since parking is a priority, they plan to include underground parking under the play court on the northwest end of the site, which will be accessed off Woodlawn Avenue. He said they would like to install a geothermal heat pump under the play field in order to draw energy from the ground to preheat the building and provide a sustainable heating source. (note: playfield is not designated)

Mr. Bates that in the interior of the building, they plan to demolish the 1970s-era library and create a three story atrium and commons/performance area with a new skylight overhead to the replace the 1970s design. He said there will also be a grand stairway to the second level with a glass wall overlooking the play court and field. He said that on the west side will be counseling offices and the second and third floor will house "core curriculum" classrooms and two of the six "learning communities" that have a foreign language hub. He said the first floor will also have a technology lab and a kitchen to support the commons where breakfast and lunch will be served. The new parking area will have 44 spaces.

Mr. Bates said the exterior qualities remain intact. He said they will restore the wood-framed windows and tuck-point and clean the brick detailing. He said they would change the paint color of the window frames, but would

present that at a later date. He noted the decorative urns above the main entrance had long since been removed, likely, he said for earthquake safety reasons. He said they would look onto replacing those, if possible.

Mr. Bates said the infill construction will be distinguished from the stand alone addition but its windows will have the same proportion and rhythm and the cladding material, known as “Swiss Pearl”, a cementitious board, will attach to furring over a substrate. He said it will be a terra cotta color to match the brick. He said the stand alone addition piece will have more of a curved form with a base made of clay brick masonry to anchor it to the ground. He said although it won’t match the color exactly, but will be sympathetic to historic building. He said it will be clad with the Swiss Pearl cement board in a pearlescent gray color, and a metal roof will cap the building.

Board Questions:

Mr. Veith asked about the west side connection between the garage and gym.

Mr. Bates said the west elevation will have a transition between the historic building and the addition. He said there will be an exit from the parking garage, which will be clad in clay brick but the service yard/exit way will be setback from the historic gym and clad with the Swiss Pearl cement board. He said the new addition will intersect between the historic windows. In added that the seating in the commons would be retractable.

Mr. Abelsen asked Mr. Bates to provide more information about handicap access, the interior doorway to the commons and whether any interior improvements to the west gym might be permanent.

Mr. Bates said there will be on-grade access at the southeast entrance and through the gym lobby which also leads to an elevator that goes to the lower lobby and first floor.

Mr. Lee said he was concerned that the elevator is so far from the southern entrance.

Mr. Bates said the interior doorway to the commons is no longer original, but the plaster arch will remain and they will install new doors across the opening. Regarding the west gym improvements, Mr. Bates said they are all permanent: the volume of the gym remains the same. He said they added cabinetry on the perimeter and some white boards. The existing wood floor, sky light and exposed structure will be retained, but the staging and seating would be removable so the room could be reconfigured to suit their future needs.

Mr. Lee asked about changes to the library on the second floor.

Ms. Chave explained what was designated.

Mr. Veith said there were some modifications to the casework, if he recalls correctly, and that the window detailing was integrated with the casework. He asked if the scheme presented today removes casework.

Mr. Gillmore said they discovered that, similar to the libraries at Garfield and Roosevelt, much of the casework was actually was a plastered alcove with shelving, so there would not be much to retain.

Mr. Lee said the Board will need to have more details on the proposed changes to the library, although many of the library details appear to have already been removed.

Mr. Veith asked whether the skylights at the south end of the building are existing.

Mr. Bates said they are existing but will be replaced with energy efficient skylights.

Mr. Veith asked whether the replacement skylights over the gym will be in the same position.

Mr. Bates said they will replace these skylights with a design very close to the original.

Mr. Veith asked if the connection to the park is set yet.

Mr. Bates said not yet, and that the Parks Department will get neighborhood input on the final design.

Mr. Veith stated that the Board's decision today on the Certificate of Approval should in no way influence any design proposals related to the connection to the park, since the park is not a landmark.

Public Comment:

Sue Raney said she is a neighborhood resident and worked on the School's design committee. She said she is very pleased with the process and she believes the building will meet students' needs.

Mary Heim said she is a parent of a 6th grader and Wallingford resident. She said she is pleased with the outcome and said it maintains the quality and character of the neighborhood.

Don Rowe, a Wallingford resident since 1980 said he approves of the design but said he has concerns about “nightlife” in the park. He said the park design should be changed to eliminate the “closed and confined” southeast corner.

Mr. Lee said since the park is not a landmark the Board has no jurisdiction over its design.

Ms. Chave read a letter to the Board submitted from Greg Flood about concerns about the playfield and bus routes. She noted that neither of these issues is under the Board’s purview.

Jessica Alvarez, Assistant Principal at Hamilton International School, said she is very proud to be at this school and she approves of the design because it will be conducive to the learning environment.

Board Discussion:

The Board agreed that the applicant has responded to the Board’s and the ARC’s previous suggestions.

Mr. Abelsen suggested the Board stipulate that the approval does not include the second floor library, the design of the entry doors to the (new)student commons from the lobby and or connection to the park.

Action:

“I move that the Seattle Landmarks Preservation Board approve a Certificate of Approval for Preliminary Design for the proposed renovation and addition, including associated site alterations, as described in the application submittal and submitted plans. This action is conditional upon Board review and approval of all construction drawings, finishes and details necessary for a final Certificate of Approval. Details for the treatment of specified designated interior features are subject to review and approval in the final Certificate of Approval and are not considered a part of this approval, specifically, the design of the existing second floor library is still to be reviewed and this Certificate of Approval does not include a determination of appropriateness or necessity of work proposed for the Wallingford playfield. This action is based on the following:

1. With regard to *SMC 25.12.750 A, the extent to which the proposed alteration or significance change would adversely affect the features or characteristics described in the Report on Designation:* The landmark school will not be adversely affected by the proposal. Details for the treatment of specified designated interior features are subject to review and approval in the final Certificate of Approval.
2. With regard to *SMC 25.12.750 B, The reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives*

available to achieve the objectives of the owner: The applicant has provided information to the Board that explored in more detail other alternatives that were available in terms of additions. This information was provided to the Board's Architectural Review Committee on July 14, 2006, October 13, 2006, November 17, 2006, and December 1, 2006, and to the full Board on November 15, 2006. The applicant provided information showing that the other alternatives are not feasible and do not meet the needs of the owner.

3. With regard to *SMC 25.12.750 E., For School District property that is in use as a public school facility, educational specifications.* The applicant has provided information to the Board on how the current proposal meets the educational program for the school.

4. The other factors of SMC 25.12 .750 C and 25.12.750 D are not applicable.”

The proposed renovation and addition proposal meets the following Standard of the Secretary of Interior's Standards for Rehabilitation:

Standard #9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing size scale and architectural features to protect the historic integrity of the property and the environment.

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

010307.3 BOARD BUSINESS

Ms. Chave announced that there would be a Harvard Belmont Historic District Review Committee meeting on Friday, January 12, 2007.

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator