



The City of Seattle

Landmarks Preservation Board

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LPB 142/07

MINUTES

Landmarks Preservation Board Meeting

Seattle Municipal Tower

700 5th Avenue, 40th Floor

Room 4060

Wednesday, May 2, 2007– 3:30 p.m.

Board Members Present

Mark Hannum
Tehut Getahun
Henry Matthews
Molly Tremaine
Vernon Abelsen
Tom Veith
Virginia Wilcox

Staff

Elizabeth Chave
Rebecca Frestedt
Joanne Walby
Sarah Sodt

Absent

Stephen Lee
Ron Martinson
John Schwartz

Vernon Abelsen, Vice Chair, called the meeting to order at 3:33 pm.

050207.1 APPROVAL OF MINUTES

Meeting of April 18, 2007

Moved to approve the minutes as presented.

MM/SC/MT/MH 6:0:0 Minutes adopted.

050207.2 CERTIFICATES OF APPROVAL

050207.21 Windham Apartments
420 Blanchard St.

Application: Proposed paint colors

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Applicant Comment: Rhoda Lawrence, project architect with BOLA Architecture, presented the application. She said this proposal is to repaint the painted concrete on the west and north elevations a dark beige and paint the cast stone elements on the south and east elevations using both light and dark beige. She presented samples of the new colors. In selecting the colors she said she aimed to paint the window surrounds light beige to match the existing sash and jam. The front entry columns, including the base and capitals would be painted the light beige along with a portion of the interior of the front entry per the ARC's suggestion. The entry surround will be painted the darker beige color.

Board Questions: Mr. Veith asked for clarification on how the interior front entry would be painted.

Ms. Lawrence said the inner part of the entry would be painted to accent the darker color on the exterior.

The Board discussed other options that would help the columns stand out more.

Ms. Lawrence said this proposal today was in keeping with the ARC's recommendations that aimed to lighten the vestibule.

Public Comment: There was no public comment.

Board Discussion:

Mr. Veith stated that the columns would probably stand out more if the wall behind was a darker color, but he said he would support the application nonetheless.

Ms. Lawrence agreed.

Mr. Matthews commented that the top of the columns look disassociated from the columns because they are painted a different color.

Ms. Wilcox said that although the building was not originally painted, this would be an improvement upon the existing appearance.

Mr. Abelsen and Mr. Hannum agreed.

Tehut Getahun arrived at 3:43pm

Action:

I move that the Seattle Landmarks Preservation Board approve the application for the exterior paint colors as proposed.

MM/SC/VW/TV 6:0:1 Ms. Getahun abstained.

This action is based on the following:

1. The proposed changes 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, 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.

050207.3 DESIGNATION

050207.31 Dearborn House
1117 Minor Ave.

Applicant Comment: John Chaney, Executive Director of Historic Seattle introduced Pete Mills, Historic Seattle Board member and Larry Johnson, architect and Historic Seattle Board member to present the designation report.

Mr. Johnson said the interiors have been altered, except for the dining room. He said the two main doors had been replaced and the caps on the chimneys had been lost.

Public Comment: There was no public comment.

Board Questions: Ms. Wilcox asked what future plans they had for the carriage house.

Mr. Chaney said the second floor is virtually unchanged from when it was used to store hay and the first floor was renovated for the first time in 1985 into a surgery room. He said they returned the original windows

Mr. Veith asked if the carriage house would be designated would it only be protected above the [second floor] band. He noted that the corbelling is distinctive.

Mr. Chaney noted that only the two main doors and the caps on the chimneys had been replaced on the exterior, but the rest is original material.

Mr. Johnson added that the music room had been subdivided and its windows removed. He said its volume has since restored and it retains 90% of its crown molding, but its other details were removed in 1954.

Mr. Chaney said there is insufficient documentation to do a full restoration of this room.

Board Discussion: Mr. Matthews and Mr. Hannum agreed with the criteria cited in the staff report and said they would support the designation.

Ms. Wilcox said she supports the designation and cited criteria D and F.

Ms. Tremaine agreed with Ms. Wilcox.

Ms. Getahun cited criteria D, F and B in her support of the designation, noting that Henry Dearborn was an important local figure.

Mr. Veith said he believes the property meets criteria D and F and although the interior has changed, these changes could be considered historic in their own right.

Action:

I move that the Board approve the designation of the Dearborn House at 1117 Minor Ave. a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards D and F; that the features and characteristics of the property identified for preservation include the site, the exterior of the building and the carriage house, and the following elements of the interior of the building: the reception area/living room, the music room and the dining room.

MM/SC/HM/MH 7:0:0 Motion carried.

050207.4 NOMINATION

050207.41 Waldo Hospital/Camp Fire Headquarters
8511 15th Ave NE

Vernon Abelsen, Vice Chair, said the Board will hear two nomination reports today: one from the property owner and one from a community group. He said the Board can ask questions after each report and then there will be time for public comment before Board discussion.

Applicant Presentation: Camp Fire (owner) and Prescott Homes: Jane White Vulliet, Executive Director of Camp Fire USA Puget Sound Council, said they provide co-ed programs for 3-18 year olds in leadership, compassion and inclusion and serve 600,000 kids nationwide. She said their administrative offices have resided in this building for 40 years and they need to sell to Prescott Homes because they can no longer afford the maintenance costs for this building, which she said reach \$60,000/year. She said the proposed upgrades to the building would cost an additional \$2,000,000. She said Prescott Homes proposes to make low-rise housing on this site.

Ms. White Vulliet said this building was originally built in 1924 as a sanatorium and then converted to a hospital in 1929. A wing designed by NBBJ was added in 1959 and in 1968 it was converted to office use and Camp Fire moved into. She stated that this building does not have enough history to mandate any landmark controls and the interiors have no particular character or value that should prevent redevelopment. She introduced architect and consultant, Larry Johnson to present the nomination report.

Larry Johnson presented photographs that show the location, surrounding neighborhood, the entry portico and the 1959 addition. He reviewed the landmark criteria and stated that it does not meet criteria A. He said that although Dr. Waldo was a prominent osteopathic doctor active in civic affairs he was only one of many prominent citizens and he said it is up to the Board to determine if this association is significant enough to warrant landmark status. Mr. Johnson said criterion C has a weak association because this was the second osteopathic hospital on the west coast. He noted that osteopathic doctors were not allowed to practice in regular hospitals within the city limits and has been re-absorbed into the mainstream medical profession. He said the hospital relocated in 1967 and its association with the building is not immediately apparent. He said this property is associated with Camp Fire because it was their administrative headquarters, but their Camp Sealth is a more significant site in the history of the Camp Fire organization in the Pacific Northwest.

Mr. Johnson said the building does not meet criterion D because it is not a good example of Colonial Revival/Georgian architecture. He showed the original sketches that called for two wings that were never building. He said the building designer as Paul Richardson of the architecture firm, Albertson, Wilson and Richardson. Mr. Richardson also designed Cornish School of the Arts, buildings at the University of Washington, the YMCA downtown, the Smith House and St. Joseph's Catholic Church. Mr. Johnson said the northern wing was designed by NBBJ and he said he does not believe this is an example of any of their best work.

Regarding criterion F, Mr. Johnson said the building is hidden by a stand of mature trees and is therefore not a prominent feature in the neighborhood, although the stand of trees does contract with the surrounding single family neighborhood.

Amy Kosterlitz, attorney for Prescott Homes, referred to a letter written by consultant for Camp Fire USA, architectural historian Mimi Sheridan, consultant to Camp Fire, who opposed the nomination. Ms. Kosterlitz stated that she does not believe this building rises to the level of double significance required for landmark status. She said Dr. Waldo's association with the building is not at the level of requisite significance and that osteopathy is not a

historically significant movement and furthermore, she said there is no connection between the building and the profession. She added that there have been no previous attempts to designate this building a landmark until now.

Board Questions:

Mr. Veith asked how Mr. Johnson attributed the building designer.

Mr. Johnson said he found a newspaper article through the widow of one of Dr. Waldo's sons, whom he found in the phone book.

Ms. Tremaine asked if the location outside the City limits was chosen because of the prejudice of the other medical doctors

Mr. Johnson said he could only speculate on this. He added that the land in this area was cheap at the time.

Mr. Hannum asked if the east entrance had been the main entrance in the past that people would drive up to.

Mr. Johnson said the people would get off the street car and walk up the east entrance until 1939.

Mr. Abelsen noted the clean lines and lack of ornament of the building and asked if it was an efficient design for a health care facility.

Mr. Johnson said it was a 25 bed complex and other hospitals built in the 1920s had this colonial style. He said the bathrooms had tile presumably for cleanliness.

Mr. Abelsen noted that the International style should have little ornamentation.

Mr. Johnson said NBBJ had experience building medical facilities and he said he felt it was unfortunate they made the new wing in the International style.

Mr. Veith asked when the shutters and the trellis work were removed.

Mr. Johnson said they were removed in 1959 as part of a "modernization" process of the building.

Mr. Abelsen said that the other nomination presentation would now be given.

Applicant Presentation: Maple Leaf Community Council.

David Miller said he is a resident of Maple Leaf and together with Barbara Maxwell and Gerald Hansmire, would present a report in favor of nominating the building.

Mr. Miller stated that Dr. William E. Waldo was a person of local, regional and nation prominence and this hospital is a significant building because of its connection with osteopathy. He added that because of its siting and design is a distinctive feature in Maple Leaf and Seattle. He said Dr. Waldo was born in 1885 in Indiana, graduated from medical school in 1910, joined the American Osteopathy Association (AOA) soon after and became its president in 1920.

Mr. Miller said that osteopathy aims to treat the whole body, without drugs, instead of just symptoms of sickness as allopaths did. He said osteopathy was discriminated again by allopaths and in the early 1900s osteopathy were suffering from a identity crisis having do with whether or not they would prescribe drugs. At their annual 1914 meeting of the AOA, they enacted a ban on teaching the use of drugs in osteopathic schools. As a result, many osteopaths couldn't be licensed to practice and in the early 1920s solidarity within the osteopathic community was strained. At this time, Dr. Waldo's leadership as the President of AOA is credited with helping the profession survive, by promoting the modernizing standards of the new "Professions Policy" and by leading a nation-wide outreach campaign in 1921 called "Waldo: the Wonder of the West" that reached eight million people. The journal *Western Osteopath* stated in an article, "never has the profession gotten so much out of their President." Mr. Miller said osteopathy is the fastest growing medical profession and has eight new schools, and there have been no new allopathic schools in the past 15 years. He noted that the top medical schools are osteopathic institutions. He noted that the location of the hospital outside the city limits was required because of the ban on training new osteopaths within the city limits. He said this hospital, with 24 beds, was on of the largest osteopathic hospitals at the time and was necessary in order to provide training for new osteopaths. He said the surrounding landscape was integral in providing a healing atmosphere for their patients.

Gerald Hansmire, architect, said he formerly served on the Pioneer Square Preservation Board, was a past-president of Allied Arts Board and served on the Design Commission. He said the hospital's design and purpose was characteristic with the hospital's context. He noted that the site's obscurity is related to its function but it has remained a focal point in the neighborhood for over 80 years.

Barbara Maxwell, a neighborhood resident and co-author of the Maple Leaf Community report in support of the nomination, said she has also served on the Design Review Board. She revised Waldo's significance to local history, noting that local historian Bagley said Dr. Waldo's "influence was on the side

of progress...and advocated for the general good.” She said Dr. Waldo received many accolades for his service, including being congratulated by President Eisenhower for his fifty years of service with Rotary International. Ms. Maxwell noted that when the new wing of the hospital opened, the Seattle Post-Intelligencer published an editorial on Dr. Waldo’s life. She also read from his obituary that cited Dr. Waldo as an “outstanding national figure who gave his time to civic affairs.” Ms. Maxwell presented a petition signed by 1138 people in support of the nomination of Waldo Hospital.

Mr. Miller stated that he believes the property meets criteria B because of Dr. Waldo’s prominence in the community. He said it meets criterion C because the hospital is closely associated with the new type of osteopathy and the siting of the building and its design reflect this profession. Mr. Miller said he believes it meets criterion F because it is a prominent and well-known feature of the local neighborhood. He said most elderly people in this area have stories related to Waldo Hospital. He passed around letters in support of the nomination from Richard Haag and Jason Haxton curator of the largest osteopathic museum in the world and Dr. Witryol, professor at New York Institute of Technology.

Board Questions:

Mr. Veith asked how the building signifies Dr. Waldo’s prominence.

Mr. Miller stated that if a site tour was offered by an osteopathic physician, they would surely notice the significance of the surrounding and the simply designed building.

Mr. Hansmire said the siting tends to raise one’s curiosity and is a unique element in the neighborhood.

Ms. Maxwell added that the setting with its large stands of trees and landscaping lends it self to a healing and restorative atmosphere.

Ms. Getahun asked to what degree there is a complement between the solarium on the second floor, which she noted is small, but didn’t change much.

Mr. Matthews asked why Dr. Waldo left this site to move to Northgate.

Mr. Miller stated that Dr. Waldo had died a few years before the hospital was moved but he guess that the hospital need more space for their expanded surgery and other modernization efforts. He noted that during WWII most people’s family doctors were osteopaths because only allopaths were serving in the Army.

Ms. Maxwell noted that after WWII there was a significant surge in modernization and the move to Northgate was probably a result of this.

Mr. Veith asked how this building contrasted with other sanatoria in the region.

Mr. Hansmire said he had not done a study of other sanatoria but noted that it is probably smaller and its design more simplistic.

Ms. Tremaine asked if the simple façade might be related to the fact that Dr. Waldo financed construction himself.

Mr. Hansmire supposed this might correct.

Ms. Tremaine asked if he though without the site, this building may still be significant.

Mr. Hansmire said the site and the building are integral and if they stood alone they would be less valuable.

Mr. Abelsen asked Mr. Hansmire to describe the integrity of the NBBJ addition, since he said he had noticed rust on the steel windows.

Mr. Hansmire said it is a wood frame building with stucco finishes with simple, banded windows.

Public Comment:

Bob Ferguson said he is a representative of District 1 on the King County Council and a Maple Leaf resident. He said he is very familiar with the site and believes it meets criterion F, noting its dramatic views are the center of the neighborhood. He said many neighbors have told him of their connection with this site.

John Barker said he is a landscape architect and student of Richard Haag. He noted that the landscape designer for this site was Cassius Beardley, who also designed the wartime camouflage for Boeings' airplane plants.

Marlo Mitty said she is a Maple Leaf resident with a background in forestry field survey. She said she did a tree survey of the site and presented a sketch of the various trees on the property, noting the Douglas fir trees and the rhododendrons arranged around the building as particularly significant. She said she believes this should be a City landmark.

Marjorie Rhodes said she is a Maple Leaf resident and supports the nomination. She recounted a story of her personal connection of the hospital

from her childhood. She said she knocked on many neighbors' doors to collect the signature presented by Ms. Maxwell and she said many people told of their connections with the staff that used to work at Waldo Hospital.

Jill O'Hara said she had been a Maple Leaf resident for 18 years with a background in public health. She said Waldo Hospital is visually distinctive. She noted that osteopathy plays a significant role in the current health care system especially because people in the Baby Boomer generation are seeking out alternative treatments for their health problems. She noted that there are several "complementary" medical schools that have clinical work in osteopathy. She said an increase in osteopathic doctors could have a positive impact on the short of primary care physicians in rural areas, the majority of whom she said are women. She said she supports this nomination of this building as a landmark because it will celebrate osteopathy's roots in Seattle.

Donna Hartmann-Miller said she is a local resident and works in the neighborhood video store. She said everyone in Maple Leaf loves this building and site. She said she was impressed to learn about Dr. Waldo today and is appalled that anyone would suggest that he "wasn't that significant". She said he was a pioneer in mind/body medicine and treated people like human beings. She added that Dr. Waldo's family deliberately chose to sell to Camp Fire USA because they are a non-profit that also benefits the community.

Dale Marston said she owns the adjacent property. She said many birds also call this site home and the destruction of this site would result in the loss of important bird habitat. She said she saws two bald eagles on this site, in addition to hawks and killdeer. She noted that Dr. Dennis Paulson, Directory Emeritus at University of Puget Sound's Museum of Natural History wrote a letter in support of the nomination.

Susan Boyle, architectural historian and consultant to the Maple Leaf Community said challenges exist for preservation initiatives outside of urban areas. She said the property's addition may raise questions on integrity, but reminded the Board that they have nominated properties where the various components have been considered additions over time with significance in and of themselves, such as, the New Richmond Laundry and the Queen Anne High School. She said it is important for the Board to look at the holistic property and components of cultural landscape.

Mimi Sheridan, architectural historian and consultant for the Camp Fire USA agreed with need to look at this building in context but she said the Board should remember to use the landmark criteria. She said hospitals by definition are important to a community. She said having an international style addition is quite common for hospitals and she would not consider this addition to be significant. She said this hospital was built as a sanatorium and its siting as

such is not unique. She said although the trees and the site are notable, she does not believe the building itself, or Dr. Waldo, are significant enough to warrant a landmark nomination.

Jim Greenfield, legal counsel for Puget Sound Camp Fire, said he is familiar with the desire for maintaining open space in Seattle since he previously ran the King County Open Space program, but he noted that keeping open space is not within the Board's purview. He said he believes it is impossible to separate the plans proposed for new development. He said the new development would be within the zoning restrictions. He noted that although people drive by the site and wonder what it is, it does not automatically bring to mind an association with Dr. Waldo or express the history of osteopathy and its relation to the City. He said this discussion was interesting, but not part of the Board's charge. He added that Dr. Waldo may have been a prominent member of the community, but so are many people and this alone does not warrant a nomination. He said the community should explore other avenues to protect this site, but he said he believes it does not meet the landmark criteria.

Chris Moore, Washington Trust for Historic Preservation, referred to his letter submitted in advance to the Board in support of the nomination and reiterated his point that a building does not necessarily need to demonstrate its significance and furthermore, he believes the building and site stand on their own. He added that Dr. Waldo had local, state and national significance.

Board Discussion:

Mr. Hannum said he was somewhat undecided because although there is strong neighborhood support for the nomination, he had concerns about the building's integrity and whether Dr. Waldo's association with the building was strong enough to warrant a nomination. He said it could meet landmark criteria B and C.

Mr. Matthews said the building meets criterion D; he said the Colonial Revival style was very popular in the 1920s. He said it is not a particularly good example of this style, but noted that its history gives a context to its simplicity. He noted that he believes Dr. Waldo was significant enough to warrant a nomination and it may meet criteria C and F.

Mr. Wilcox said she believes the building conveys its significant and the city's osteopathic heritage and she would support its nomination under criterion F. She noted that hundreds of signatures were impressive.

Ms. Tremaine said she would support the nomination under criteria B, D and F. She said although it was not a stunning example of Colonial Revival architecture, there was something charming in its simple, vernacular style. She addressed a previous comment by the developer's attorney, noting that it

is not abnormal for a building to only be nominated for Landmark status when it is threatened with re-development. She noted that its landscape offers rare green space in this part of town.

Ms. Getahun cited criteria B and F in her support of the nomination.

Mr. Veith said he would support the nomination under criterion F, but asked for more information on how the building signifies its association with Waldo or osteopathy. He also asked for more information about other similar buildings built as sanatoria in the area.

Mr. Abelsen noted that the siting is obviously important to the community and he noted that the main building's structure is in good shape and has few coats of paint and has a durable exterior finish, while the addition has shown signs of deterioration. He agreed with the owner's statement that the siting reflects its osteopathic use of the building.

Action:

I move approval of the nomination for the Waldo Hospital/Camp Fire Headquarters at 8511 15th Avenue NE 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, and the site; that the public meeting for Board consideration of designation be scheduled for June 20, 2007; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/TG/TV 7:0:0 Motion carried.

050207.5 CONTROLS AND INCENTIVES

050207.51 Seattle First National Bank Building
566 Denny Way
Request for extension

Ms. Chave said the applicant has requested an extension because there has been a change in ownership and a subsidiary of BRE has purchased the property.

Action:

To approve the request for a two month extension of the consideration of Controls and Incentives Agreement.

MM/SC/MT/VW 7:0:0 Motion carried.

050207.6 BOARD BUSINESS There was no Board Business.
Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator
Sarah Sodt, Landmarks Preservation Board Coordinator