



The City of Seattle

Landmarks Preservation Board

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LPB 28/18

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday, January 3, 2018 - 3:30 p.m.

Board Members Present

Deb Barker
Kathleen Durham
Garrett Hodgins
Kristen Johnson
Nicole McKernan
Julianne Patterson
Steven Treffers

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Russell Coney
Jordon Kiel

Vice Chair Deb Barker called the meeting to order at 3:30 p.m.

010318.1 APPROVAL OF MINUTES

October 4, 2017

MM/SC/KJ/GH 7:0:0 Motion carried.

October 18, 2017

MM/SC/KJ/JP 7:0:0 Motion carried.

010318.2 APPOINTMENT

010318.21 Sand Point Naval Air Station Landmark District
Appointment of one member for Sand Point Application Review Committee

Ms. Doherty explained that Marvin Anderson is an architectural historian and licensed architect, practicing in Seattle for the past 30 years. He has an extensive background in the renovation and restoration of historic buildings and understands the application of the Secretary of Interior’s Standards. Mr. Anderson is a resident of northeast Seattle and a regular visitor to Magnuson Park, so he is already well acquainted with the fabric of the Historic District.

Action: I move that the Seattle Landmarks Preservation Board approve the appointment of Marvin Anderson to the Sand Point Application Review Committee to complete his predecessor’s term ending October 19, 2018.

MM/SC/JP/GH 7:0:0 Motion carried.

010318.3 CONTROLS & INCENTIVES

010318.31 Battelle Memorial Institute / Talaris Conference Center
4000 NE 41st Street
Request for extension

Jack McCullough explained the property is on the market and that they are hoping to brief the board at the January 17, 2018 meeting. He said they are in plan development that will preserve most designated buildings, open spaces, ponds. He requested a year extension and said the process will take a while.

Ms. Doherty said a year extension is reasonable and they are committing to a large project.

Mr. McCullough said it will take time to come to fruition.

Ms. Barker asked about uses.

Mr. McCullough said the Institute for Advanced Study will probably continue for now; they are looking at single family on the rest of the site.

Ms. Barker asked the status of a landscape management plan for the rest of the site.

Mr. McCullough said he has no report but will talk to the owners. He said there will be new people; the transaction won’t close until there is an approved plan.

Ms. Sodt said there have been lots of retroactive tree removals and the board had recommended a more proactive approach.

Mr. McCullough said the current ownership will step back.

Ms. Barker said she wants the owner to take responsibility of the tree management issue.

Ms. Johnson requested a tour.

Ms. Doherty encouraged the owners to do an overview and describe context of the project.

Public Comment: There was no public comment.

Action: I move to defer consideration of Controls and Incentives of the Battelle Memorial Institute / Talaris Conference Center, 4000 NE 41 St., for one year.

MM/SC/KJ/GH 7:0:0 Motion carried.

010318.32

Mount Zion Baptist Church

1634 Reverend Dr. S. McKinney Avenue (19th Avenue)

Ms. Doherty explained the Controls and Incentives agreement. Responding to a general question she explained that the Special Tax incentive is only available for a property owner once the designating Ordinance is completed.

Action: I move to approve Controls and Incentives for Mount Zion Baptist Church, 1634 Reverend Dr. S. McKinney Avenue (19th Avenue).

MM/SC/KJ/GH 7:0:0 Motion carried.

010318.33

Shannon & Wilson Office Building

3562-3670 Woodland Park Avenue N. / 1101-1111 N. 38th Street

Ms. Doherty explained the challenges in communicating with the owner who said he did not want to participate. She said she continues to notify him via UW mail and email. She said the agreement is moving ahead. She used the completed Pacific Architect and Builder C&I agreement as a starting point for this one, and noted the similarity between the buildings.

Action: I move to approve Controls and Incentives for Shannon & Wilson Office Building, 3562-3670 Woodland Park Avenue N., 1101-1111 N. 38th Street.

MM/SC/ST/KJ 7:0:0 Motion carried.

010318.4

DESIGNATION

010318.41

55 Bell Street

Vicki Qin said the building doesn't meet the criteria and asked the board not to designate.

Rhoda Lawrence, BOLA, said at nomination the board asked for more information on:

- 1) International Organization of Masters, Mates, and Pilots (IOMMP)
- 2) Architect Thomas Smith
- 3) New Formalism
- 4) Use of tilt-up concrete
- 5) Additional historic images of the building

She said there is not a lot of information about the West Coast Local 90 Union. It is a division of the West Coast IOMMP, seagoing licensed mariners and local operators of tugs and ferries. She said the building was built for the local chapter; IOMMP was headquartered in Los Angeles, California. She said all locals aggregated in 1970 to IOMMP; it moved out in 1980s. She said it was common in the 1950s to lease out parts of buildings to help subsidize costs. She said the current headquarters is in Tukwila. She said there is no local connection between Black Ball Ferry Line and this building.

She said that Thomas Smith graduated from University of Washington in 1935 and worked on bridges design for the Washington Department of Highways. He had his own firm in 1947 and designed over 200 small houses, many of them Seattle Times' home of the month. He designed commercial and industrial projects including IOMMP, Clayton Building, Queen Anne Post Office among others.

Ms. Lawrence said that New Formalism exhibited many classical elements including repetition of architectural motif. She said it is often defined at the top by heavy, flat projecting slab and a monumental presence by emphasizing symmetry. She said there is a significant use of concrete and the style was often used for banks. She said this building is not a high-profile building; there is no formal landing, no high cost materials, and only subtle columnar supports. She said there are better examples of this style including Sailors' Union Hall, International Brotherhood of Electrical Workers building, 2333 3rd, 215 8th, and 501 Dexter.

She said the building is possibly tilt-up construction. She said there are no other historic photos. She said the south end of the building has roman brick pilaster which is repeated on east side by front entry. She said that the aluminum windows have been removed and vinyl put in; the Roman brick was painted to match the field; a roll up door was added; dark graphics painted on building; brise soleil painted black; original entry replaced with symmetrical configuration; IOMMP logo gone – it was an important identifying feature

She said the building doesn't meet Criterion C. It was built in 1957 for the local division; it was their first permanent structure. She said they are no longer in the neighborhood. She said they sold the building and the relationship is general rather than specific. She said the building doesn't meet Criterion D and said that minor changes detract from the original deliberate features; the ribbon windows now seem clunky; the logo was removed.

Ian Morrison, McCullough Hill Leary, said it was a seagoing rather than inland union. He noted the general association to the maritime industry and said it is not a compelling example of New Formalism. He said it didn't meet the criteria for designation.

Mr. Treffers asked how many Category 3 buildings there are and how many labor unions remain.

Ms. Lawrence did not know.

Ms. Sodt said that the El Gaucho building is a category 1; designation was denied over five years ago. She said the Seattle Labor Temple, 2800 First is a designated landmark. She said 2333 3rd is a Category 4; City Church is a Category 1 (it was purchased by a church during the survey); Catholic Seamen's Club is not landmarked, nor is 501 Dexter.

Public Comment:

Steve Hall, Friends of Historic Belltown said it is a plain but cool building. He said the board asked for information about the union relationship to Washington State Ferries; and there was a clear engagement. He said the maritime industry and ferries were essential to Seattle; WSDOT purchased the ferries and had no plan to keep them. He said he thought the union became involved. Hyak was the first super ferry and IOMMP blocked it because they thought it was not safe enough; it went on to ram into the Colman Dock. He said it meets criteria D and F; he said D supports C and it was a union hall. He said it meets Criterion F and is a gateway to Belltown. He said the east-west connection is important to Belltown; cruise ship passengers walk right by it.

Ron Vandervein said he is a fellow AIA member and an architect and that he did not support designation; he said it is an undistinguished example, not well crafted, doesn't follow celebrated tenets of International Style, the brick was painted, glazing infilled, windows changed, it has an awkward neighborhood context. He said he studied the building and history and is familiar with Thomas Smith; this is an unremarkable example of his work. He said the union used the building less than 30 years.

Craig Ponius did not support designation and said the building can't convey its significance due to changes. It is a non-descript building and people won't know what it is.

Jacob Young said his father in law was a ferry boat captain. He said the building doesn't convey what it was. He did not support designation.

Kristen Daughter did not support designation. She said the building is not important for the union or the neighborhood.

Board Discussion:

Ms. Patterson did not support designation. She said the IOMMP is significant but there is no significant connection to the building. She said she can't find International Style or New Formalism in this building. She said painting the brick was a significant loss and impact the balance and the grid. She said the windows have been replaced and the fenestration pattern changed.

Ms. McKernan did not support designation and said it doesn't meet the criteria nor can it convey what it was. She said IOMMP was not significant to the growth of the city.

Mr. Treffers supported nomination but did not support designation. He said there are better examples of other union halls. He said the design is neither remarkable nor significant.

Ms. Durham did not support designation. She noted the importance of the maritime union to the city and said the building can't convey that. She noted the loss of the windows.

Ms. Johnson did not support designation. She said the history of maritime industry is more interesting than the building. She said it doesn't embody a style and she noted the windows are gone. She said there is not enough to connect it to IOMMP.

Mr. Hodgins did not support designation; he said the style is not clear and this is just one location the union occupied.

Ms. Barker said the wall openings remain, the window openings remain, and there is integrity. She said paint is reversible. She said union halls were not designed to be 'in your face'; they were halls to meet in and were not meant to be flashy. She said the building is plain and dependable; it blended in.

Ms. Patterson said the brick pilasters have been painted; she noted they could be restored. She said the windows have a very different fenestration now; they have gone from casement to hung sash which has a different operation.

Mr. Hodgins said even if the windows were the same the building doesn't fit into a style.

Ms. Johnson said the building is utilitarian and that integrity means more.

Ms. Barker supported Criterion D only.

Action: I move that the Board not approve the designation of 55 Bell Street as a Seattle Landmark, as it does not meet the designation standards, as required by SMC 25.12.350.

MM/SC/GH/DB 6:1:0 Motion carried. Ms. Barker opposed.

010318.5 NOMINATION

010318.51 820 John Street

Jack McCullough said the owner did not support nomination.

David Peterson provided context of the site and neighborhood (full nomination report in DON file). He provided an overview of the history of the South Lake Union area, noting the association with the early industrial growth of the City. He explained the proximity for water transport and eventually there was rail connection. In the 1880s it was a horse route. He said early on the area was single family houses and churches with many immigrants of Scandinavian descent. Later ship repair came to the area. He indicated Denny Park before the regrade and the flattening of Denny Hill and noted the lots were developed over time. He said by the 1950s the neighborhood started to fill in with modern style buildings; by this time there were no more residences, it was all industrial.

He said the owners, Guy Stevens and Richard Lea, purchased the property and in 1951 built a one-story Modern building at 818 John; this two-story building was constructed as

an addition in 1954. Both buildings were designed by architect Kenneth Ripley. He said the 818 building was built for the Skil Company, with a showroom in the front and warehouse in the back; Skil occupied the building until mid-1960's. He said the Singer Sewing Company occupied this building until 1964 and then there were various occupants over time.

Mr. Peterson said that today the building is unoccupied, and the first floor is wrapped with plywood; the windows, walls are still there. He said there is curtain wall on three exposures and CMU block wall and parti-wall on the fourth. He said that panels fill in some glazing, and corrugated panels replace Kawneer sheet panel. He noted the more informal pattern on the back side of the building, planter at entry, roman brick at bottom, CMU pattern, painted brick, and original windows. He said there is a rose tint to the windows and he didn't know when the coating was applied. He said there is no original material on the interior. He said curtain wall is a construction type that was developed in 1906. He said the building is supported by structure alone, so the exterior walls are not load bearing and lighter materials can be used. He said the style caught on; companies started to develop window systems and spandrel materials. He said the Norton and Logan buildings developed at the same time and were the first large scale use of the style. He noted other examples of the style: Bardahl Manufacturing Building, 1952; First Lutheran Church School, 1957; 400 W. Harrison; and Washington State Ferries Building, 1963.

He said that architect Ken Ripley attended University of Washington, and worked for William Aitken through 1936 and then established his own practice. He produced small, one-story modern buildings including Pinehurst Drug Store, Burien Medical Dental Building, 4541 California Avenue SW, 5315 4th Avenue S, among others.

Mr. Peterson said he didn't think the building is significant although it is intact and has had few alterations. He said that Ripley has a small body of work, and the one on California Avenue best represents his work. He said the two-story curtainwall doesn't successfully exploit that system. He said the building doesn't meet any of the criteria for nomination.

Mr. McCullough said it is an unremarkable building.

Mr. Hodgins said on curtainwall style it is important to have no structural impact to building itself, but it seems like there rare columns running all the way down on this one.

Mr. Peterson said they are acting as stiffeners. He said there is no expression on outside. He said Bardahl is a better example.

Mr. Treffers asked if the building was surveyed.

Mr. Peterson said it was not listed in the 2011 South Lake Union EIS survey.

Mr. Sodt said it is in the survey inventory which was updated in 2014.

Mr. Treffers said it is an excellent example of Modern Commercial style.

Ms. Barker asked if the windows are still operable.

Mr. Peterson said they are; the uppers open outward and the ones on the first-floor open in.

Ms. Barker asked about the glazing companies that occupied the building and if they offered a glazing material for the tinted windows.

Mr. Peterson said the technology to tint glass was available. He noted a Fentron window system was indicated on the drawing.

Ms. Barker noted the use of venetian blinds in 1955.

Public Comment: There was no public comment.

Ms. Sodt noted that as part of the 2014 South Lake Union survey, 12 buildings were identified as potential landmarks; this is one of them.

Ms. Durham appreciated the report and photos. She said she struggled but noted the high degree of integrity. She said it represents the style of a Modern curtain wall office building and meets Criterion D. She wondered about its significance related to others of its type and was interested in other board member thoughts.

Mr. Hodgins said he was leaning toward not supporting. He said the building is not significant. He said the story is around curtain walls and those are only on two sides.

Ms. Johnson said she was leaning toward not supporting. She said this is bread and butter work; it is a standard building. She said when she hears 'curtain wall' she thinks skyscraper and noted they are done much better now.

Ms. McKernan said she likes the building and noted its similarity to Montlake library. She said there are no integrity issues; and the building embodies the method of construction and meets Criterion D. She said it is not the best example.

Ms. Patterson supported nomination and said the building embodies the style and has integrity.

Mr. Treffers said he was on the fence but he would support nomination. He was curious to understand how many of these still in existing in South Lake Union. He said they all popped up in the area at the same time. He wondered how this compares to others and he noted it was called out in the 2014 survey. He supported nomination on Criterion D for curtain wall style in this area of the city.

Ms. McKernan wondered what similar versions of this style have this level of integrity; she noted the Pinehurst Drug Store has changed.

Ms. Barker supported nomination and noted there were so many, and a lot have been lost. She wondered how many were left and how many have this level of integrity. She said it is an intact example of early curtain wall building. She said it is a nice contrast to the rest of the area.

Ms. Durham did not support nomination and said it is not an architectural standout, even given the potential rarity.

Mr. Hodgins did not support nomination. He said while it is important to celebrate the small buildings, this is not a shining star.

Mr. Treffers supported nomination and said he needs to understand similar properties in the area.

Action: I move that the Board approve the nomination of the building at 820 John Street 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; that the public meeting for Board consideration of designation be scheduled for February 21, 2018; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/JPNM 4:3:0 Motion carried. Mr. Hodgins, Mmes., Johnson and Durham opposed.

010318.6 BRIEFING

010318.61 Firestone Auto Supply and Service
400 Westlake Avenue North
Briefing on proposed redevelopment

Briefing presentation in DON file. Following are board questions and comments.

Jack McCullough explained they have been working with ARC.

Ms. Barker said ARC suggested briefing the full board.

Eric Mott, Perkins Will explained they will restore and refurbish all historic elements of the building. He said they are seeking Petal certification which is the most rigorous there is.

Mr. McCullough said it is important to this adaptive reuse project.

Ms. Patterson asked what ARC thought of the size and massing.

Ms. Barker said the committee struggled with it and had some issue with setbacks.

Ms. Johnson said it seems unique; it is a corner site and looks like a base. She said it can handle a building like this.

Ms. Barker said ARC was generally comfortable with the restoration, glazing, and alley plans.

Ms. Johnson said the restoration is sensitive and good new products are being used where needed.

Ms. Barker said they have done a good job at opening the retail components and where they are activating the pedestrian façade.

Ms. Durham said they are leaving 2' on the front of the alley.

Magda Hogness, SDCI, said it is a zoning call and typically there is an extra 2' each side for loading. She said it is an SDOT decision.

Mr. McCullough said it is a negotiation term. He said they never asked to bring back setback or tapering the building. He said they heard 'uniqueness' and gave strength and presence to deal with the mass. He said that questions about mass came up a couple of times at ARC.

Mr. Treffers said he wasn't entirely on board and that it doesn't connect to meet the standards. He said he was supportive of the restoration of two facades.

Ms. Durham said the modulation of the new building responds to the historic building.

Mr. Mott noted the hyphen and beltline and said there are a series of proportional relationship they are striving for; he said it is more abstract than bay for bay.

Ms. Barker said street level is perfect; but she struggled with what is above.

Ms. Johnson said static historic lines are abstracted in new; if it got smaller the tower would look stumpy.

Ms. Durham agreed with Ms. Johnson. She said as a corner building it has solidity for base; it could be successful. She said 10' set back for one story with then jutting is not a setback. She said a greater setback might make a difference.

Ms. Patterson asked about the storefront extruded inserts.

Mr. Mott said the plate metal creates a frame for the entry door and sidelight; it is in concept at this point.

Ms. Patterson noted page 13 where the glazing is setback 4'3"; she asked if their intent is to have that setback across the building.

Mr. Mott said it is. He said they 15,000 square foot footprint; it is not feasible to get much smaller.

Mr. Hodgins said to figure out the right set back. He said the existing building will be better due to the restoration.

Ms. McKernan said the channel helps make it more proportionate; she suggested increasing or repeating to bring back lower proportion.

Ms. Barker asked for board input on the balconies.

Ms. Johnson said she had no problem with them.

Ms. Patterson wasn't concerned.

Ms. Barker said they are heavy.

Ms. McKernan said it looks like a cavern; sides seem bare.

Public Comment: There was no public comment.

010318.7 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator