



The City of Seattle

Landmarks Preservation Board

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LPB 776/18

MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4th Avenue

L2-80, Boards and Commissions Room

Wednesday December 19, 2018 - 3:30 p.m.

Board Members Present

Deb Barker

Manish Chalana

Russell Coney

Kathleen Durham

Rich Freitas

Jordon Kiel

Kristen Johnson

Steven Treffers

Staff

Sarah Sodt

Erin Doherty

Genna Nashem

Melinda Bloom

Absent

Alan Guo

Garrett Hodgins

Chair Jordan Kiel called the meeting to order at 3:40 p.m.

121918.1 APPROVAL OF MINUTES

October 3, 2018

MM/SC/DB/KJ

6:0:1 Minutes approved. Mr. Treffers abstained.

121918.2 SPECIAL TAX VALUATION

121918.21 Bedford Hotel Building
One Yesler Way

Ms. Nashem explained that submitted and eligible rehabilitation costs were \$416,534.68. She said that work was performed in conformance with Certificate of Approval issued by the Pioneer Square Preservation Board.

Action: I move that the Pioneer Square Preservation Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Valuation Certification: Bedford Hotel, 1 Yesler Way; that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based on the findings at the meeting on December 19, 2018: that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Pioneer Square Preservation District; and that the property has been issued Certificates of Approval as required in the Pioneer Square Preservation District; and has been substantially improved in the twenty-four month period ending October 3, 2018, that the recommendation is conditioned upon the execution of an agreement between the Local Review Board (Landmarks Preservation Board) as required by Title 84 RCW, Chapter 449.

MM/SC/RF/KD 6:0:1 Motion carried. (Ms. Johnson recused)

121918.22 Theater Building
95 S Jackson Street

Ms. Nashem explained the submitted and eligible rehabilitation costs were \$11,274,016. She said that work was performed in conformance with Certificate of Approval issued by the Pioneer Square Preservation Board and interior work did not require a Certificate of Approval.

Action: I move that the Pioneer Square Preservation Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Valuation Certification: Theater Building, 91 S Jackson St; that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based on the findings at the meeting on December 19, 2018: that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Pioneer Square Preservation District; and that the property has been issued Certificates of Approval as required in the Pioneer Square Preservation District; and has been substantially improved in the twenty-four month period ending September 17, 2018, that the recommendation is conditioned upon the execution of an agreement between the Local Review Board (Landmarks Preservation Board) as required by Title 84 RCW, Chapter 449.

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

121918.3 CERTIFICATES OF APPROVAL

121918.31 RKO Distributing Company Building
2316 2nd Avenue
Proposed awning

Jeff Babienko proposed installing a red and white stripe awning and indicated on drawing the location. He noted the attachment detail and said it is all reversible / repairable. Responding to questions he said attachment is in the existing window header. Awning is a lightweight, retractable awning. He provided a representation of what it will look like.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Barker had reservations with the stripes, but the installation is reversible, removable and the building will not be harmed. She said it goes with the branding and she supported the application.

Mr. Treffers said it is reasonable.

Mr. Chalana said it was not his aesthetic, but it is removable.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed retractable canopy at the RKO Distributing Company Building, 2312 Second Avenue, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 124551 as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale 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/DB/KJ 7:0:0 Motion carried.

121918.32 Pacific Telephone & Telegraph Garfield Exchange
1529 4th Avenue West
Proposed building rehabilitation, penthouse addition and site alterations

Matt Aalfs, BuildingWork, said he has been working with ARC while going through public process and MUP. He said they have the SEPA determination. He said it is a common infrastructure building; he noted it has a twin building in Wallingford. He said housing is a good use for this building as it is robust.

Ms. Doherty noted there is another building like this on Rainier Avenue S.

Mr. Aalfs said the building has a nice façade. He said the building was constructed in 1921 as a two-story building; in 1929, the third story was added. He said the building will be converted to 25 units of multi-family housing. He went over diagram of the existing building with small courtyard on the south. He said there will be a top floor addition with stair, elevator and seismic system in courtyard addition. He said they will lower some window sills to add residential units at the basement. He said they will create an opening for parking in the original basement.

Mr. Coney arrived at 3:55 pm.

Mr. Aalfs said a window that was changed to a door will return to a window. He said they will infill a portion of the courtyard with board-form concrete textures. He proposed a rain screen siding system. The cornice will be replaced; it will be off-white. He provided views and noted the minimal-to-no visibility of the penthouse.

Karen Kiest | Landscape Architects, went over site design and noted the great heritage and beautiful plantings around the building. She said the Stewartia Tree was the largest one she has ever seen and noted the large Pacific Coast Redwood, Magnolias and Horse Chestnut. She said the current lawn will remain. She said there will be private terraces and an amenity terrace on penthouse level; there will be landscape setbacks. She said a hedge element will be added to keep people away from edge; it will be 5'9" deep in plan. She said contemporary landscape will be used on roof. She went over planting palette.

Mr. Aalfs said it is a challenging garage; it is limited by the tight structural grid. He said the layout will follow the rhythm of the windows; units will be loft style. He said they will preserve interesting interior stair. He said there will be lots of vent hoods, duct intake for fresh air, and elevator overrun. He said they will enlarge lower level entry and enclose in glass to provide a safe and bright accessible entry. He said they will remove retaining wall and regrade site to lower window sills. He showed existing and proposed conditions. He said they will add code compliant rails and handrails; he proposed laser-cut art panel inspired by switch gear. He proposed an Oko-skin rain-screen panel system in horizontal panels in neutral off-white. He noted the blend of rough, medium and smooth surface. He said replacement windows will be metal by Wausau and are designed for historic building

renovation projects. He said it will be close to the original system. He said the muntin detail will have same sightline and profile as original.

Ms. Durham asked penthouse total setbacks.

Mr. Aalfs said it varies: 12' on the north, 10' on the east.

Mr. Chalana asked about the height of the penthouse ceiling.

Mr. Aalfs said it is 9'.

Mr. Freitas asked how much of courtyard lightwell is being filled.

Mr. Aalfs said approximately two-thirds.

Mr. Freitas asked the current condition of courtyard, and if there are interior exits.

Mr. Aalfs said there is access from outside only. He said it has functioned as a lightwell for daylighting and is not a programmed space.

Mr. Kiel asked about the fire shutters.

Mr. Aalfs said they are going away as they are sprinkling the building.

Mr. Freitas asked about west side penthouse setback.

Mr. Aalfs said they brought it flush to alleyway which is a secondary façade and has less of human noise impact on the neighboring properties.

Mr. Chalana asked if they are re-using historic materials on south side.

Mr. Aalfs said most original windows have obscured glazing. He said they are re-using those with wire glass for transoms over the unit entries.

Ms. Barker said it is an amazing building and noted the water fountain and soldering niches.

Mr. Chalana asked how he knew the building was designed for four floors.

Mr. Aalfs said it was per the original drawings.

Janell Eckrich, BuildingWork, said the columns extend up through the roof deck for a future story.

Mr. Coney asked about the window colors.

Mr. Aalfs said the terracotta sills are a yellow cream color and are prominent. He said an off white window color doesn't work well with that. He said they thought it would be better to have windows match that the penthouse.

Ms. Eckrich said the grout joints in the existing brick are deep and charcoal color.

Mr. Coney asked about the original window sash color.

Mr. Aalfs said there are multiple paint layers – pale mint green, and off white.

Mr. Kiel asked about the use of GFRC to get the original cornice profile.

Mr. Aalfs said PGRG is proposed; they have original drawings and the new cornice will be based on the drawings. He said the Wallingford sister building has the same cornice. He said the product is similar to that being used on the Eitel Building. He said it will have strong character and is paintable.

Public Comment:

Leanne Olson, Queen Anne Historical Society, said they have been closely following the project and noted the design team has been responsive to feedback. She noted hesitance about window replacement but understands why; she supported the project.

Mr. Aalfs said the windows are unique and mostly have obscure glass. He said they have asbestos putty and lead paint. He said they can't modify them to accept insulated glass, metal sections are riveted and screwed together and would not be water and air tight after modification, size is limiting. He said they wanted metal and they explored manufacturers and found WAUSAU who is able to work with them and get custom shapes, frames, windows, muntins.

Ms. Doherty said she had the opportunity to administratively review the windows but brought this to the Board because the original windows are unusual; steel sashes that are designed to look like wood profiles.

Mr. Chalana asked for old / new window images for comparison.

Mr. Aalfs said the new are not an exact match but are close. He said windows are custom and showed an image of a 3-D printed window section adjacent to the historic window.

Mr. Kiel said the design is a nice light touch to the building and he noted they are bringing back the cornice. He noted the modification to lower sills and said what is proposed seems like improvements to a beautiful old building. He supported the project.

Mr. Chalana said it is nicely done. He said there is some loss of fabric – the windows – but a trade off to give it life and contemporary use.

Ms. Barker said it is an industrial building in a residential area and she noted the design challenges.

Mr. Freitas said it is a nice rehabilitation, nice rooftop addition. He said the sight views were helpful. He said there is some loss of historic material, but it doesn't violate the standards and is necessary in order to do the rehab. He supported the project.

Mr. Treffers supported the project and noted it was a compromise. He said options were explored and the window representation is good and there is no loss of character for the building. He said the infill of lightwell is a gain of structural stabilization.

Mr. Chalana asked if they discussed with ARC reduction of lightwell.

Mr. Kiel said a shear-wall on a small portion of the plan is doing all the structural seismic work.

Ms. Johnson said it is unusual. She said it is a robust building and they could easily add on top without messing up the inside. She said the courtyard still works.

Ms. Barker said they are keeping the volume of space.

Mr. Kiel said the character-defining feature is the front entry stair. He said the way they address accessibility with at-grade entry is good.

Ms. Durham said the lightwell is tertiary space. It is a tradeoff of unimportant space to benefit the overall building.

Mr. Freitas asked about tree protection.

Ms. Doherty clarified public comments forwarded were from 2017 and re-shared with the Board because it had been so long ago.

Mr. Coney supported the project and appreciated the effort to replicate the windows which was needed to change the use from industrial to residential. He was not happy about the proposed window color. He appreciated the responsiveness to community input and reuse of historic materials. He said the panel material is a nice touch.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed building rehabilitation, alterations and additions

at the Pacific Telephone & Telegraph Garfield Exchange, 1529 4th Avenue West, as per the attached submittal.

This action is based on the following:

1. The proposed replacement of the original windows affects the features of the landmark, but the applicant has demonstrated the need for replacement due to the change in occupancy and the difficulty to alter this type of steel sash window.
2. The proposed alterations and additions do not adversely affect the features or characteristics specified in Ordinance No. 125214, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
3. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/KJ/ST 8:0:0 Motion carried.

Second Action: I move that the Seattle Landmarks Preservation Board approve the proposed expansion of non-conformities including 1) Building Height and 2) Rear Yard Setback, as detailed in a memo from Hillis Clark Martin & Peterson P.S. dated November 13, 2018; and directs their staff to prepare a written letter to the Director of the Department of Construction and Inspections.

This action is pursuant to SMC 23.42.118, and is consistent with the Certificate of Approval as submitted to and approved by the Landmarks Preservation Board on December 19, 2018.

MM/SC/KJ/ST 8:0:0 Motion carried.

Agenda re-ordered

121918.4 TRANSFER OF DEVELOPMENT POTENTIAL

121918.41 Trinity Parish Episcopal Church
609 8th Avenue

Sarah Sodt explained the Transfer of Development Potential program. She said the Board is requested to verify the eligibility of the Trinity Parish Episcopal Church at 609 8th Avenue for the transfer of development potential (TDP); the Board is also requested to approve the required covenant. The code provisions require:

- Designation of the building(s) as a City of Seattle Landmark, pursuant to SMC 25.12;
- Execution of a Controls and Incentive Agreement regarding the Landmark and recording of same against the property;
- Receipt of a TDP authorization letter from SDCI, which establishes the amount of TDPs available for transfer from the sending site;
- Provisions of security to assure completion of any required rehabilitation and restoration of the landmark. The building is not in current need of rehabilitation.
- The owner must also execute and record an agreement in the form and content acceptable to the Landmarks Preservation Board providing for the maintenance of the historically significant features of the building, per SMC 23.58A.042K(1). The owner has completed, and the City Historic Preservation Officer has approved, subject to final approval by the Board, a covenant that includes the commitment of the owner to maintain the Trinity Parish Episcopal Church building consistent with Ordinance No. 106087.

The board received a copy of the covenant and its attachments, which included the SDCI TDP authorization letter.

Abby DeWeese explained there was some damage after the earthquake. She said the church wants to see airspace above.

Ms. Barker asked to whom the rights will be sold.

Ms. DeWeese said it is a private transaction.

Darel Grothaus said it has to be within First Hill.

Action: I move that the Seattle Landmarks Preservation Board makes the determination that the Trinity Parish Episcopal Church building at 609 8th Avenue has fulfilled the requirements for transfer of Landmark TDP pursuant to SMC 23.58A.042 – that the building is a designated Landmark with a Controls and Incentives Agreement pursuant to Ordinance No. 106087; that an authorization letter from SDCI has been received and has identified the number of transferable square feet to be 90,869 square feet; and, the building is not currently in need of rehabilitation, therefore no security is required.

MM/SC/KJ/ST 8:0:0 Motion carried.

Action: I move that the Landmarks Preservation Board approved the agreement entitled “COVENANTS FOR LANDMARK TRANSFERABLE DEVELOPMENT POTENTIAL” as submitted to the Board as the legal agreement required as a condition to the transfer of development potential from the Trinity Parish Episcopal Church building at 609 8th Avenue, per SMC 23.58.042K(1).

MM/SC/KJ/RC 8:0:0 Motion carried.

121918.33

Daniel Webster Elementary School

3014 NW 67th Street

Proposed building rehabilitation, selective demolition, gymnasium addition and site alterations

Mr. Kiel recused himself.

Ms. Doherty provided amended packet materials to board members.

Brian Ho, TCF Architecture, explained the demolition, addition project, alterations to interior, exterior, and windows. He said they will rehabilitate the windows of the 1930s building; he said they are in varying conditions and if they find some that are not repairable, they will replace in kind with wood window sashes and single panel glazing to match. He provided context of the site and indicated proposed site changes to accommodate parking, delivery, and play areas, and the new addition.

He said the designated features of the 1908 and 1930 building are the dining hall, library, 1908 building second and third floor common areas and stairs. He provided existing conditions photos and said the 1930 play courts have been heavily modified and will be demolished, restoring view of the 1908 building. He said they explored gym location options and there is not enough depth where the play court is. Pushing it back is a better solution.

He went over landscape changes and said they will remove one tree and will keep a historically significant Cherry tree. He said they will plant one to match on the other side of the historic south entry. He said they will thin vegetation at south street front. They will put in a new lawn area, retaining wall, prune street trees, and retain mural on one side of wall.

Mr. Treffers asked for clarification on gym location.

Mr. Ho said the landscape diagram is more accurate and directed board members to page 14. He said they have used the minimum dimensions to get a driveway in. He said the vegetation is overgrown; they will remove trees; at east and west they will replace vegetation with lawn; on the north side they will maintain street trees. He noted the proposed plantings and bio-retention. He said 8' fencing is proposed at the play area; 4' fencing is proposed along

south and east. He said fencing will be covered in black coated vinyl. He said the south stairs will be replaced; the east stairs will be cleaned up and repaired. There will be a new main entrance on the north side. He went over play equipment for 1st – 5th grades and proposed striping to be painted on asphalt. He said trash enclosure will be in the north side delivery space. He said they will repoint brick and concrete and stone and then seal with anti-graffiti coating. Roof will be replaced, and cornice and decorative capitals will be repaired and repainted. He said new gym will have “plum color” CMU at top and “charcoal color” at the bottom; it will continue water table line and cornice line at top. He said the west side will be covered play area.

He went over exterior materials and proposed to replace south facing non-original windows on 1908 building. He said that the north side patterning will match 1908 patterning – single hung 1/1 window with transom above. He provided a window survey. He said the new main entry will be on the north side; they can get accessible entry there. He said dining room will get new floor; knee braces will be moved in. He said they will add a chair rail, maintain proscenium wrap, and he said that one duct runs through the space. He proposed to open up the library; they will reuse some existing casework in a feature wall in the new library. He said the schoolhouse fixtures run down spine. Community learning areas will have same volume; they will be cleaned up – systems on ceiling; doors will be retained; they will replace lighting and systems; capture utilities in soffit area. He said the 1908 stairs will remain; they will be cleaned, refinished and a new metal mesh guard rail will be installed.

Mr. Treffers asked which interior spaces were designated.

Ms. Doherty noted the spaces.

Mr. Ho said in the dining room the proscenium wrap, wood beams with terracotta corbels.

Mr. Chalana asked if the exterior of the 1930 building is landmarked.

Mr. Ho said it is. Mr. Freitas asked how the existing play courts are used.

Mr. Ho said they are vacant now; they play courts were outdoor covered play areas.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Doherty clarified that public comment related to flowering Cherry tree donated by the Matsuda family will be maintained; the other Cherry tree at the southeast corner is documented as unhealthy and will be removed.

Mr. Treffers supported the project and noted per ARC discussions, the placement of the gym is in the most reasonable location given the constraints of the site. Regarding the removal of the 1930 addition while it was part of designated property its original use and integrity (outdoor sheltered space, infilled), he said it didn't convey significance. The profile is substantially lower than 1908 building and removal is still compliant with standards, reads as secondary.

Ms. Barker said that toning colors down on the building addition helps it to fade into the background.

Ms. Johnson appreciated adding the cornice line and said it is a nice treatment.

Mr. Freitas said he was skeptical of the project and noted the elimination of building, wholesale demolition of historic resource.

Mr. Chalana agreed and said it is not sitting right that part of a landmarked building can be demolished. He said he understood that it is insignificant, but it is historic layer of school over time.

Mr. Ho said they studied the use of the building. He said the site area needs – stormwater, deliveries, it has an already undersized playground; they have maxed out the square footage of the site.

Ms. Johnson said the first thing talked about at the ARC briefings was the proposed playcourt removals. She said it is reasonable given the options they have. The floors don't line up and the later addition covered the original building.

Mr. Treffers said the Secretary of Interiors Standards for Rehabilitation allow flexibility if the building can still convey what it is; the other 1930s addition that will remain speaks to school's expansion over time.

Mr. Coney noted programmatic needs and there are no other options. He said the play court is a loss, but it will open up that side of the 1908 building completely. He said it would have been a no to the dining room and library.

Ms. Doherty said the removal of the play court was discussed early in the briefings and she noted other schools – Loyal Heights, Magnolia, John Hay – where the Board approved removing them.

Ms. Durham said it provides more clarity to remove them and noted the gains in a programmed neighborhood school.

Ms. Barker said the play areas had a different use when built, the use has morphed over time. She said the original qualities were destroyed with infill, storage.

Mr. Chalana said that he was not convinced that demolition was required, that it was an artificial polarity. He said the building was designated as a landmark and demolition is not rehabilitation. He said one piece of the 1930's addition is being demolished. He said he was conflicted.

Mr. Treffers said it is a portion of that building; if this were anything other than a school, it would not be an issue.

Mr. Coney appreciated the effort to preserve the windows on the 1930s building.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed building rehabilitation, alterations, additions, and selective demolition at the Daniel Webster Elementary School, 3014 NW 67th Street, as per the attached submittal.

This action is based on the following:

1. The proposed selective demolition of a portion of the 1930 building addition affects the features of the landmark but restores the original character of the north 1908 building façade.
2. The proposed replacement of the altered windows in the 1908 building affects the features of the landmark but is sympathetic to the original character of the 1908 building window configuration.
3. The proposed removal of the flowering cherry tree (#259) affects the features of the landmark, but the applicants have demonstrated that it is in poor health. The second flowering cherry tree also donated by the Matsuda family (#248) will be preserved.
4. The remaining proposed alterations and additions do not adversely affect the features or characteristics specified in the Report on Designation (LPB 384/15) as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
5. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/ST/KJ

5:2:1 Motion carried. Messrs. Freitas and Chalana opposed. Mr. Kiel recused himself.

121918.5 DESIGNATION

121918.51 Donahoe Building / Bergman Luggage
1901-1911 3rd Avenue

David Peterson summarized his presentation from the nomination meeting (report in DON file). He provided context of the site, history of Belltown, and the impact of the Denny Regrade on the site and area. He said the building was constructed in 1921, not 1916 as noted in survey. He said it was built for Anna Mallory Donahoe by Charles Lyman Haynes. He said the building is prominent on two sides.

Michael Donahoe purchased the site while the area was still being regraded. He said that Donahoe worked in Montana in mining and became wealthy. The family moved to San Francisco. After the earthquake, they moved to Seattle. When he purchased the site, the Josephinum was being constructed at the time, modeled after a building in San Francisco. He said the area didn't take off as quickly as thought. Donahoe died in 1910 and his widow, Anna, dealt with the properties, including those in San Francisco. In 1921 she had this building built for a Ford dealership for Alfred Ayers; the building was designed for him as a dealership. The garage was built for storage rather than public use. He said that Ayers was bought out by a large Ford dealership after a couple months and they were there only a couple years.

In 1924 Charles Haynes subdivided the space as offices and shops. Later, the building was used for a school, church, with a variety of uses upstairs. In 1950-60s the lower portion was occupied by People's National Bank; the terracotta was removed, and red granite modern elevation was added. Stucco was installed in the 1980s and the bank elevation was removed. Original transoms exist in a few locations; original windows on the south side have been removed. He said that the garage entry is on the alley. He said that no original interiors are left. He said it is a URM building; the upstairs has been sealed off after two roof collapses.

Mr. Peterson said that other local terracotta auto showroom buildings include White Motor Building, Ford McKay, Ames Building (from which all terracotta was removed), Hard Rock Café, and two buildings on Capital Hill. He said Haynes did everything, including recently designated Roy Vue Apartments. He said the Spanish Eclectic Style was popular with auto showrooms.

Mr. Peterson, in response to board requests for more information at the nomination meeting, said that Anna Donahoe developed this building, but he didn't find much else on her beyond hosting a tea, arts and music groups. She was executor of her husband's will and developed this property. He said that the parapet, roofline, and terracotta are intact. He said the building could meet criteria D, E, and F.

Jack McCullough, McCullough Hill Leary, said more than 50% of the building has been modified and it doesn't retain what it was. He said the stucco was hand

scored and tricks the eye. He said there are elegant parts, but at what point is integrity gone.

Mr. Treffers asked if the openings changed.

Owner Brook Barnes said they have been; a vault had to be removed and the corner entry has been raised. He said that the roof has fallen in.

Mr. Kiel asked about condition one bank façade was removed.

Mr. Barnes said it is brick. He said the shape and size of the storefronts were there, but they had to recreate some. He said he stucco'd the elevation.

Public Comment:

Leanne Olson, Queen Anne Historical Society, said that despite alterations it has retained its ability to convey its significance. She said it meets criteria D and F.

Eugenia Woo, Historic Seattle, supported designation. She said it is the same building and still has retained integrity and ability to convey what it is. She said Charles Haynes designed the building. She said windows and storefronts have been changed; most storefronts have been changed – it is very common. She said the openings are there, terracotta is there, parapet and finials are intact. It still reads as the same building and meets criteria D, E, and F. She said it is not tall; it is a transition from downtown to Belltown and is a gateway to Belltown. She said it stands out on the site in relation to everything else. The whole block is significant.

Board Deliberation:

Ms. Barker supported designation. Changes have been made but they don't destroy integrity. She said the parapet, tile, form, and roofline are there. She said many buildings have ground floor changes. She supported criteria D and F but was unsure on E.

Mr. Coney supported designation on D and F but was unsure on E. He said the picture tells the story – the building reads the same. He said it is a gateway building. He said there is a whole row of buildings of that era with terracotta.

Ms. Durham supported designation on criteria D and F. The building demonstrates its original character. She noted the volumes, rhythms, iconic cornice and terracotta. She said the building is a critical component of the entire block. She said that it is a significant part of Seattle development that is rapidly disappearing.

Ms. Johnson supported designation on criteria D, E and F. She said the building is about the second floor and the roofline remains. She said the terracotta structure is simple but with flash added. She said it is a corner building and it was decorated to make it stand out.

Mr. Freitas supported designation based on criteria D and F. He said there is enough integrity to convey its significance. He said he loves the building and its vernacular life – layers upon layers of life and layers of owners.

Mr. Treffers supported designation on criteria D and F. He said it still reads as a 1920 terracotta Spanish Eclectic commercial building, auto related. He said despite alteration, the building is visually prominent. He noted the roof and scale of the building and its location as a gateway between downtown and Belltown. He said it is a two-story building on the cusp with higher density.

Mr. Chalana supported designation on criteria D and F. He noted the spatial prominence of the building.

Mr. Kiel supported designation on Criterion F and has always been aware of this building.

Action: I move that the Board approve the designation of Donahoe Building / Bergman Luggage, at 1901-1911 3rd Avenue, as 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 exterior of the building.

MM/SC/RF/KJ 8:0:0 Motion carried.

Mr. McCullough said the building is a mess; they will be back before board.

Mr. Chalana left at 6:25 pm.

121918.6 NOMINATION

121918.61 Most Worshipful Prince Hall Grand Lodge
306 24th Avenue South

Ellen Mirro, The Johnson Partnership, presented the nomination on behalf of DEP Homes, who represented the interests of the property owner the Most Worshipful Prince Hall Masonic Lodge. Ms. Mirro provided context of the site noting that it is in the Atlantic section of the Central District near the Jackson Urban Center and Africatown. She provided a virtual ‘walk around’ the building. She said the Prince Hall Masons was incorporated in 1906 and met in Washington Hall and other places. Rainier Lodge was built in 1912; in 1920 they sold to the City. She said the subject building was sold to the Prince Hall Masons in 1975 where it became a cornerstone of the community.

She said the building didn’t meet criteria A or B. She said there were various prominent members of the lodge including James C. Purnell, Co-founder and banker at Liberty Bank & Sentinel Credit Union.

She reported that in 1882, African American pioneer William Grose acquired a 12-acre tract of land and encouraged other African American families to come.

Ms. Mirro said that in 1891 the First African Methodist Episcopal Church was founded, and Mt. Zion Baptist Church in 1890. She said for World War II workers, the Central area was one of the few locations where African Americans could purchase property; the area was affiliated with the black community. She said cable cars encouraged the development of the Central District. She said redlining was the practice of identifying areas as 'hazardous' to investors.

The Central District grew into an area of mixed nationalities. She said in the 1950-60s urban renewal targeted the area. Residents vetoed projects in 1964 and 1965. She said the City purchased land; the neighborhood resisted. She said there was displacement and loss.

She reported on the importance of social organizations for residents. At the time there were many organizations, but just one hall. She said by 1940 there were more than 60 halls. She said that clubs played a lot of roles in the community – social, cultural, religious, labor. She said the Fraternal Order of Eagles was founded in Seattle by Theater Arts community. Seattle's oldest Masonic group was St. John's Lodge No. 9, founded in 1860; they met at 2nd and Pike. She said that African Americans in Seattle established a variety of social clubs and organizations. In the years leading up to World War II the city had at least ten African American-specific churches, three religious auxiliaries, 20 social clubs, ten fraternal orders, eight sororal orders, three meeting halls, one veteran organization, two athletic clubs, three social service agencies, and four civic betterment clubs. The Masons was the largest group.

She said that Prince Hall lived from 1735 – 1807 and was the first Grand Master of this Masonic Order. She said that their charter was recognized and rescinded although today the lodges are recognized by most states in the nation. The first African American Masonic lodge in Washington State was founded in the town of Roslyn in 1889. In 1944 the name of the Grand Lodge was changed to Most Worshipful Prince Hall Grand Lodge F. & A. M. of Washington, which is the entity that owns the subject building today.

Ms. Mirro said that by 1952 members of the Prince Hall Lodge of Washington were saving money to establish an African American-owned financial institution. They founded the Sentinel Credit Union in 1958, which ten years later led to the establishment of the Liberty National Bank.

She said the building may or may not meet criteria A, B, C.

She said the building may or may not meet the Criterion D. She said the Beaux Arts style is a subset of classical architecture. Characteristics of the style include elaborate detailing and ornamentation, massive plans, attention to symmetry, and the classical forms of column, arch, vault, and dome. Due to the large scale and heavy use of ornamentation, the style was generally reserved for large public buildings. She said the proportion was interrupted by the removal of doors and windows.

Architect J. L. McAuley was born in 1879 in Iowa and moved to Seattle in 1908. McCauley is the architect of record for several significant buildings in Seattle including the Bush Hotel in the International District, the Masonic Ark Lodge #126 in Columbia City, the Governor Apartments in the International District, and the

Publix Hotel in the International District. She said newspapers at the time described the building as a two-story reinforced concrete building. She said that Evvian Willis was the architect for the 1975 interior and exterior alterations. Willis was born in 1917 and was active in Seattle and surrounding areas from at least 1957 until at least 1977, under the company name Evvian Willis & Associates. She said the building may or may not meet Criterion E.

Regarding Criterion F, Ms. Mirro said there are other landmarks nearby including Douglass-Truth Library, Fire Station 6, and the 23rd Avenue Group Houses. She said it may or may not meet Criterion F.

Ms. Durham asked if Rainier Lodge was the first African American group.

Ms. Mirro said the Prince Hall Masons were the first African American group in the building. The Rainier Masonic Order that constructed the building was white.

Mr. Freitas asked when the group left the building.

Ms. Doherty said the Prince Hall Masons still own and occupy the building.

Ms. Mirro said the Rainier Masons are located in Greenwood now.

Ms. Barker noted the material change of stucco on one side and brick on the other and asked if other halls were like that.

Ms. Mirro said no. She said often retail was at ground floor with upper floor hall; here the main hall is on the back. The upper floor level is delineated from the main floor entry by a painted three-panel wooden spandrel with a wooden diamond pattern at the center panel.

Ms. Barker asked if there are photos of the property in the municipal records.

Ms. Mirro said there is nothing in the municipal archives.

Mr. Coney asked if there is a secret society.

Ms. Mirro said the masons are strong in the African American community.

Ms. Barker asked why the hall wouldn't want windows.

Ms. Durham said that is common in masonic halls.

Mr. Treffers asked about history of Prince Hall Masons in Washington state and if this is one of the first.

Ms. Mirro said they didn't own the building until 1978.

Ms. Johnson said that Capitol Hill has a number of fraternal organization and asked if there is a physical grouping of these buildings.

Ms. Mirro said Washington Hall was close by.

Ms. Barker asked if redlining was still going on at the time the masons acquired this building.

Ms. Mirro said in the 1960s there were still some property covenants in place.

Mr. Coney asked about membership in organizations that met here.

Public Comment:

Kabibi Monie, New Black Arts Theater, said she used to be a member of the Eastern Stars, one of the oldest and strongest and most attended lodges was Prince Hall; this was the biggest in Washington state. She asked Ms. Mirro why the history of the Central area was not done. She said the district was redlined which was a representation of institutional racism. She said they lived in the only area they could live in. She wondered why anyone would represent the community and not have knowledge of it. She asked that research on the Central Area be done. She said that generations of African Americans have lived here. Prince Hall is the oldest established Masons hall and elders should have been at meeting. She said Ms. Mirro should have spoken with a historian, asked the number of blacks in the organization, what has the organization done. She said they were a community fundraiser for the homeless and the needy; at Christmas they had a black Santa Claus. She said the community should be represented better. She said there is so much rich history, many great people were involved. She said to please do your homework and don't throw us away.

Allynn Ruth said she lived through segregation and the lack of respect when black people were being swept out of the neighborhood. She said it has different names but to say 'I don't know' is disrespectful. She said her dad was a Prince Hall Mason and that was a big deal. The group's philanthropic nature was well-known. She said it is hard to explain, and knows how it is to not be accepted. She said there was official redlining and then the banks would not give a loan. She said the Masons were mentors. She said black people couldn't be in a hotel, or rent space for baptisms, proms – they weren't welcome. She said the Masons were the only ones in the neighborhood where you were welcomed. She said it is an embarrassment – the city claims to be progressive – and Ms. Mirro doesn't have answers to their questions. It is not respectful of citizens. She said there is historic and cultural significance her. She said the Masons were a soft place to land – whatever happened 'out there' you came back to a safe place. She said gentrification is still happening now.

India Clark said she is a representative of the Prince Hall Masons, and said that gentrification is happening. Ms. Clark said the Masons plan to sell the building because of functional obsolescence. She said they have an aging population that can't do stairs. She said in order to save the organization and make an impact, they have to sell the building and move south to where the community is now.

Leanne Olson said there are many levels to explore and suggested more research. She supported nomination. She said there is a Masons Hall on Queen Anne, and it is an early example of adaptive reuse. She said they are selling this building because it is not sustainable. She supported preserving history.

Eugenia Woo, Historic Seattle, said they own Washington Hall; it was in bad shape when they bought it. She said the subject property is an important building. More people need to know the stories and connections to the social fabric. She said the area has been rezoned and there are many impacts to the community. She said this is an opportunity to recognize the significance of Prince Hall Lodge. She supported nomination. She said now is the time to ask questions and get the stories into the public record.

Heidi Jackson, 4Culture, spoke on behalf of Dana Phelan, 4Culture, in support of nomination. She strongly recommended nomination Criterion C. She said they have been invested with Washington Hall since Historic Seattle purchased it, in the capital campaign, rehabilitation and now in activation of the space. She said there is historic significance of what happened in Washington Hall. She has gone all over the state and came across hundreds/thousands of people with a connection to that place. She said these are people who are now being displaced from the Central District and don't live in the Central District. As an organization connected to that building, it is a powerful thing in the area of gentrification when the entire neighborhood was changing. Washington Hall was sold to Historic Seattle by the Sons of Haiti and now are aligned with the Sons of Haiti, who moved south to where the community like (Prince Hall Lodge) was and bought a building down there to move their operations there but they are very interested in this building and being able to go back to their home and still being able to go back to the Central District and have a place that is accessible to their grandchildren of the elders who sold the building to have events and activities. She said that having these spaces that still are available to the community, that has been this place by the seemingly unstoppable gentrification it is extremely important. As a community member she encouraged the board on that level and as a 4Culture staff person, 4Culture strongly supports this nomination.

Norward Brooks said he has been here a long time. He lived in the Central District which is no more. He came here in the military and couldn't live in Seattle. He said they couldn't even rent where they were based. They couldn't live in Bellevue. He said when the Black Panthers came, Jewish community were taking advantage of the community; the Jews left and went to Bellevue and all those houses were available. Then they redlined the black people into the Central area. He said as soon as black people got the houses, urban renewal came in and said the homes were not meeting codes. The owners needed to borrow money to bring up to code. People who bought the houses were stretched...it took all their money. He said then there were inspections...they said houses were not to code, we'll lend you money to bring it up to code. Then people lost their houses. He said the homeless moved into the houses. The City bought the houses back and bulldozed many that had been people's homes. Now, it is so convenient to live in the Central area – tech people need homes and are taking the land in the Central District, moving black people down south to Kent where there is 'convenient' bus service. He said look what happened at Liberty Bank, black people owned it and now there is an apartment building there. He asked if you are ashamed of what you have done. He said people lived there and it was taken away. He said they could stay and pay increased taxes and have the house taken away or sell it. So now you take a facility and call it historic. He said he wanted a copy of the nomination report. He said to think about what you are doing. Masons are great, don't doubt them. He said to study it further and is the most significant thing you can do is to say that black people once lived here, made a contribution and then moved out? Give them a monument?

Ms. Jackson said many community members were unable to make it.

Ms. Doherty said she received many letters of public comment that were shared with the Board. She said Mayor Norm Rice called to voice support for the nomination.

Ms. Durham asked about the lodge members related to Criterion B.

Ms. Mirro said there is more detail in the written report.

Mr. Treffers supported nomination and thanked the public for their comments. He said it is a challenging conversation and he commented on the makeup of the Board which will be making the decision. He said this played out with the Liberty Bank nomination. He said it is appalling that this history is not recognized. He wished the City could develop a historic context statement. He said there is equity talk about inclusiveness, but he didn't see funding to identify resources and see that history is not clearly documented. He said historic preservation needs to do more to understand cultural significance. He said he shared the frustration and wished there was a better way to tell a story. He said he said this is one of many and today, this is what is being reviewed. He said it clearly meets a number of the designation criteria. He requested more history on where Prince Hall Masons met and to clarify if this the first building they owned in Washington State. He said he hoped to learn more.

Ms. Johnson supported nomination and said it means a lot that people came and spoke. She said this nomination has sparked so many different discussions. She said it is frustrating how application come to this board – the ones about to be torn down. She said 4Culture has talked to community about what is important and what is worth saving. The Prince Hall Masons said it is important. It is more about their occupation; appreciate the discussion. Think about this process and the City, and gentrification and what it means.

Ms. Barker supported nomination and thanked public commenters, letters. She said the report was light on substance. She wondered why Ms. Mirro featured a picture of the Squires, she said it's insulting. Ms. Barker asked for more information about the real community, including when the Prince Hall Masons moved to the subject property. She said she was curious about the intent of the remodel. Although it's changed it still has integrity.

Mr. Freitas supported nomination and said the building is the physical manifestation of cultural heritage and representative of African American community. He said he wanted to hear more of the personal stories connected to the property.

Ms. Durham supported nomination and said she appreciated the public comment. She said she visited the site. She said she has lived in Seattle for 15 years and the changes are breath-taking, and not in a good way. She said development is going on in this neighborhood. She said the Board has purview over historic character and deciding what the building represents. She thanked Ms. Mirro and said the nomination report is much more detailed than her presentation was. She wanted to know more about community uses and events, and how the building was or is special to the community. She said the building changes relate to the ownership of Prince Hall Masons; the changes were made 40 years ago and convey the significance of

ownership. She said the report detail members directly related to Liberty Bank. She wanted more information to be broadcast more broadly to the entire City.

Mr. Coney supported nomination. He said his mother grew up in the district. He said real estate is a bundle of rights. Gentrification is happening across the city. He said up-zoning is going on and it affects owners and it is a common theme. He said he gets a feel for what the owners want. He said public comment is very important. He said there are two good examples – Washington Hall and Mt. Zion Church.

Mr. Kiel said his personal belief was that the Landmark Board’s decision on Liberty Bank was a poor one. He said their Board cannot stop gentrification; there are limits of what they can do. He hoped that accurately acknowledging the city’s past will help build up a body of written history within the City archives. He said it doesn’t bring back Liberty Bank, but it shouldn’t happen again.

Mr. Kiel suggested including everything for nomination and then pare back at designation. He said having a better idea of what happened at the lodge is important and suggested that Ms. Mirro interview community representatives and elders.

Action: I move that the Board approve the nomination of the Most Worshipful Prince Hall Grand Lodge at 306 24th Avenue South 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; the interior and exterior of the building; and the interior of the second floor lodge room; that the public meeting for Board consideration of designation be scheduled for February 6, 2019; that this action conforms to the known comprehensive and development plans of the City of Seattle.

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

Following the vote, Ms. Clark approached staff and said the record should reflect that the Prince Hall Masons do not want their property to be a designated landmark.

121918.7 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator