



The City of Seattle

Landmarks Preservation Board

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LPB 74/18

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday, February 7, 2018 - 3:30 p.m.

Board Members Present

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

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Jordon Kiel

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

020718.1 **APPROVAL OF MINUTES**
December 6, 2017 Deferred.

020718.2 **CONTROLS & INCENTIVES**

020718.21 Seattle Tower
1218 3rd Avenue

Ms. Sodt explained the building was designated years ago and had a signed agreement. She said there were issues with the agreement and the property changed hands numerous times.

Jack McCullough, McCullough Hill Leary, said he discussed incentives with the new owners who decided to move ahead.

Ms. Sodt said there may be appoint where Special Tax can be used. She said the exterior and the interior of the 3rd Avenue lobby are controlled. She went over the agreement.

Ms. Barker noted a recent briefing.

Ms. Sodt said window repair and masonry work, and cleaning were done; it is an important building and the board was briefed on all work.

Mr. Coney asked about the difference between this agreement and the earlier one.

Ms. Sodt said there was a lot less available for administrative review in the 1980's and 1990's; now more is reviewed administratively.

Mr. McCullough said administrative review is optional.

Ms. Durham arrived at 3:40 pm.

Ms. Sodt explained that this new agreement points to current code.

Ms. Barker said this is one of the best buildings in Seattle.

Action: I move to approve Controls and Incentives for the Seattle Tower, 1218 3rd Avenue.

MM/SC/KD/JP 8:0:0 Motion carried.

020718.3 DESIGNATION

020718.31 P.J. Sullivan House
1632 15th Avenue

Ms. Barker explained the procedures and the designation criteria.

Applicant's Presentation:

Ellen Mirro, Marvin Anderson, Jim Castanes, and Jordan Cowhig presented. Full report in DON file.

Ms. Mirro presented additional information on the development of the neighborhood. She said that in 1885 Madison was just developing and pushing east; the streetcar system was well developed at this time. In 1889 the Renton Addition was platted; development of the street car probably motivated platting.

There were dozens of other homes there at the time. She said that by 1905, density was increasing, institutions were developing including T. T. Minor school and the African Methodist Church. By 1915 the streetcar was very well developed in the neighborhood and city. By 1950 there was more density with more apartment development. She said that by 1950 quite a few of the large Queen Ann style homes in Renton Plat were starting to be demolished; this is the only one left. She said many apartments that were being developed early on are still there.

Ms. Mirro noted elements of Queen Anne style which include asymmetrical compositions with wings, verandas, porches, gables, and towers, horizontal wood siding, small roof overhang, large interior stair hall, sliding or pocket doors at interior, interior fireplaces. She said that compared to the Thompson/LaTurner and the Charles Bussell Houses the Sullivan House is of comparable or better design quality. She said that the Ramsing House is more vernacular; the Sullivan House is more high-style. She said the Ankeny Gowey House is a free style variant. She said the designated house groups convey significance of how the City developed and are more working class than high style. She said the Sullivan House is one of the best examples in the city.

Mr. Anderson provided history of Patrick and Joanna Sullivan. Patrick was born in Canada in 1860, moved to Michigan, attended school until 7th grade and then worked as a wood carver. He worked in boiler making. He moved to Seattle after a brief time in Portland and purchased the Queen City Boilerworks. He lost the business in the great Seattle fire and promptly set up business in a tent where they functioned until a building was erected. In 1892 he went back to Michigan to marry Joanna and they returned to Seattle where she purchased the lot on Renton Hill in her name. The Sullivans lived at the house for 25 years during which they hosted many parties; they sold the house and moved to an apartment in 1924.

Mr. Anderson said the house changed hands numerous times and in 1949 the house was converted into five housekeeping flats. In the late 1950's the shed was added on back and doors punched in; the house was still in good shape. He said that Elaine Thorson purchased the house in 1968 and more changes were made; fresh wood shingles were added on the west facade, new doors were punched in, a new exterior staircase added on the south side. He said that despite changes, the house retains the distinct characteristics of the style. He said that in 1975 it was one of Capitol Hill's significant buildings and a newspaper photo called it the 'Castle on the Hill'.

Mr. Castanes said the building has stood the test of time; 120 years of weather and earthquakes and it still stands proud. He said it is one of the few left and is a great example of Queen Anne architecture. He said the quality of the materials was top notch. He noted the gables, decorative fascia boards, tower, and the bell-shaped roof on 45° corner which is the first major element you see. He noted the oval window, trim pieces, monumental corbel, massing, belt course, water table. He said the fenestration is all original; one has been changed into a door and a staircase was put in. He said the free classic balustrade is intact, the raised

columns are there, as is the original cedar siding. He noted the classic gable. Balustrade, turrets, bell roof and pyramidal piece remains on the west elevation. He said that on the south elevation a staircase was installed, and he noted a glass panel was placed between balustrade and porch. He said the east elevation has original fenestration, wood siding, pyramidal roof, gabled front.

Ms. Cowhig explained there is a difference between integrity and condition and there is often confusion between the two. She cited the seven aspects of integrity per the Secretary of Interior's Standards:

- Location: the house has stood here for 120 years
- Design: you can still read style elements – they are all there
- Setting: development has occurred all around; the house maintains its original setting
- Material: unique wood detail, needs paint
- Workmanship: material ties into workmanship; it has been under-maintained but still stands
- Feeling: it is still the 'Castle on the Hill'
- Association: significant architects, owned by the Sullivans, still listed on tax assessments as P. J. Sullivan House

She said the house meets them all, and despite its condition, it has integrity.

Mr. Castanes said the house meets criteria B, C, D, E, and F. He said time has taken its toll, but the true character of the Queen Anne style is recognized.

Mr. Hodgins asked about windows.

Mr. Anderson said that neither the frames nor exterior trim were destroyed; the original pattern of windows remains. The sashes have been replaced.

Mr. Treffers asked if there are similar examples of this style in the neighborhood, and how rare this house is.

Ms. Mirro said there are other Queen Anne style houses in Capitol Hill; the ones shown as examples are not in Capitol Hill.

Mr. Coney asked about extant examples of residential work by architects Josenhans and Allen.

Mr. Anderson said there were originally about 100; half were single family and of those, only 13 remain today. He said that many were small; only the Polson and Sullivan Houses remain of the larger homes.

Owner's Presentation:

Ann Gygi, Hillis, Clark, Martin and Peterson, represented the owner, Ann Thorson. She said the house is the primary asset of Elaine Thorson's estate; Ann Thorson is the executor and wants to sell the house. She does not support designation.

David Peterson, David Peterson Historic Resource Consulting, prepared and presented on behalf of the owner and noted his presentation was intended to be supplementary and respond to questions the board had at nomination. He said the house was constructed in 1898 in the Renton Hill neighborhood. He said a review of the houses in the area found several thousand houses; between 1900 and 1910 there was a huge boom. He said the Northern Pacific Railroad came to Seattle in 1881 and precipitated a large population boom. He said that Renton's Addition was platted in 1889 and was designed to take advantage of views; the neighborhood was filled in within a decade. He reported that in the 1890's, the Madison cable car went all the way to the lake and several street cars went to the suburbs. He said there was an economic collapse in 1893 and things picked up in 1897. He said the Gold Rush boom was in 1910. The house was built when the economy was recovering, and the Gold Rush was about to hit.

Mr. Peterson said he didn't think only of Capitol Hill, but that he thinks of development happening as a whole city – downtown, Green Lake, Denny. He said the James Moore development was not done yet – it came years later and has more and better Victorian architecture. He said that, along with the Renton Plat, Broadway, all merged together to become what we know as Capitol Hill. He said by 1903 the area was completely filled in.

He said that the Queen Anne style was popular in the entire country, especially here, the wealthy elite liked the eclectic picturesque style. He said the Free Classic came toward the end of the period. He said the best example was the Stacy House; it was too big and couldn't last when downtown took over. He said that early, there were houses with turrets all over; many were in the Renton Plat and were for the normal middle-class families. He said the full turret is the main identifying feature of the style, along with repeating motifs. At the time it was typical.

Mr. Peterson said the Free Classic exhibits a subdued ornament rather than the spindle. He said the best example is in the James Moore development in an exclusive neighborhood. He said there are examples in Madrona, Leschi, and Lower Queen Anne. He said the Bussell House is high end eclectic; the Thompson house, much simpler. He said the Renton Plat had developed exclusive mansions, many occupied by institutions: the Galland House, German Retirement Home, Galbraith house (demolished), Carmelite Convent, and the Polish House.

He went over photos and indicated alterations: alterations to the turret came after 1937, leaded windows were removed, some windows made smaller. In 1975 Steinbrueck Nyberg photos significant alterations are noted. He said new windows were added, window altered into door, leaded glass is gone, shed addition in back, turret wall changed, and door added, siding replaced, chimney altered, front door side window removed. He said the last time the house was cared for was in 1959. He said things have been added and removed. He said when repairs were made it was without technical expertise – it was always by a handy-man, materials were poor quality and flimsy. He said there has been no overall maintenance. He said the porch railing is still there but is in poor condition. The enclosure built inside the porch was poorly done. He said

elements are beginning to fail and he noted the use of plywood, corrugated panels. He said no care was taken to weather proof; windows are cheap replacements. He said it is remarkable that some elements are still intact. He noted the original finial and brackets on the turret.

Mr. Peterson said that no designation criteria apply, with the exception of possibly D. He said that P. J. Sullivan was one of eight boilermakers in the City; typical rather than significant. He said the street car line connection was not significantly connected to this house. He noted the Free Classic style and said the overall massing is still there, plus the turret and oval window. He said the condition is bad. He said that Josenhans and Allen built a lot at this time and were busy with University of Washington project; this house was 'off the shelf'.

Ms. Gygi said there have been many intrusions to the house and it doesn't meet criteria A or C. She said regarding Criterion B there is no evidence P. J. Sullivan was anything than a successful businessman; he did nothing significant. She said the Free Classic is the least ornamental of the Queen Anne styles; the turrets are the only element remaining. She said one chimney is gone, leaded glass is gone and there are better examples of the style in the neighborhood. She said the house is not an outstanding work of Josenhans and Allen; there are better examples and she noted the Blethen House. She said the Sullivan House doesn't meet Criterion F; it is not prominent or distinguished. It is identified by its bad condition and it detracts from the neighborhood. She said it lacks integrity and the ability to convey what it is. She said it is a good example of when poor condition affects integrity. She said that rot affects the few attributes it does have and there are holes that impact the integrity of the turret. She said the supplemental written material by Ellen Mirro contradicts her December 1st comments in which she said the house is in poor condition without integrity, and that it compares poorly with others in the City. She said it was designed as a handsome house but there have been many unsympathetic alterations. She said it is not due to intentional neglect and there is no blame associated with the condition.

Ms. Gygi said the board has discretion whether to designate and she noted the hardship on the owner if that happened. She said Ms. Thorson has used her savings to buy out the other beneficiaries, and she had a purchase offer when the nomination was submitted. She said it would cost a million dollars or more to repair the house and the owner doesn't have money to make repairs. She said the owner will suffer the devaluation of the original inheritance. She said the house doesn't meet any of the criteria for designation and the board should look at the house as it stands today and not designate it.

Ms. Patterson asked for Mr. Peterson's thoughts on the NPS definition of condition as it relates to location, siting and design.

Mr. Peterson said that the location is still there. He said it is a weird time warp building; there are many elements that are in degraded condition and almost unrecognized. He said the house is not exceptional as it is now.

Ms. Durham asked what Mr. Peterson mean by ‘builder house’ designed by Josenhans and Allen.

Mr. Peterson said it is almost out of a pattern book. He noted the Powell’s house which was complicated enough that it required more oversight. He said this house, with turret, gables, is straightforward design like that out of a catalog. He said pattern books allowed houses to be built as fast as possible. This house is typical rather than exceptional.

Ms. Gygi said the SOI Standards said it must retain most of physical features; location, feel, and site are less important.

Public Comment:

Kathryn Nelson said she lives nearby and the house is an eyesore. She expressed concern for the financial considerations of the owner who has no resources to fix it. She said she isn’t aware of anyone who wants to buy it and fix it. She was concerned that, if designated, it will just stay as it is and will continue to deteriorate. She said she doesn’t want a pile of kindling sitting there. She said if people move out there could be squatters. She did not support designation.

Eugenia Woo, Historic Seattle, supported designation. She thanked the team who volunteered their time and care for the City and the preservation of historic resources. She supported their supplemental report of expanded information, that the Board had requested at nomination. She said Sullivan was important; you don’t build that kind of house if you are not real successful. She said the house is not ‘off the shelf’. She said the Sullivans built the house for themselves. She said of the 45 residences designed by Josanhans and Allen only 13 are left. She said Historic Seattle owns one – the Double House. She said they can attest to the quality and craftsmanship and the materials; the Double House was in horrible condition when they purchased it. She said the Sullivan House is an outstanding example of Josenhans and Allen; it was their first residence and it was not thrown together. She noted the neighborhood context and said all the early houses are gone. She noted the association with the early development of Capitol Hill. She said it is a classic Queen Anne style; its form, mass and detail are mostly there. She said that alterations have been made but it is there. She noted the difference between condition and integrity.

Brooke Best said she submitted written comment (in DON file). She supported designation and said the house is significant under several criteria. She said integrity is not about condition and is not about the percent of historic fabric remaining. She said it still sits above the streetscape. She quoted architect Marvin Anderson, who said the Sullivan House is in better condition than the Polson House was before it was renovated; Mr. Anderson worked on the Polson House.

John Randall, said he is familiar with the property; he knew Elaine Thorson and worked on the house for her. He said the house is in bad shape and has dry rot. He said the design is compared to an off-the-shelf, cookie cutter design. He said

that nothing original inside remains. He said there are some corbels, no edging. He said this house is a far cry from being a landmark.

Nathan Rosenbaum said he looked at this house to purchase and rehab it. He said he toured the house and did a proforma. He said he would pay market rate but determined he could not purchase it for that amount due to the work it needed.

Board Discussion:

Mr. Treffers noted he was not at the nomination meeting but that the Board has received lots of additional information from the applicant and owner since. He said the house is significant; it is not off-the-shelf or cookie cutter. He said the house meets Criterion D and is an excellent example of Queen Anne style. He said the house meets Criterion E for Josenhans and Allen. He said he knows the difference between condition and integrity and struggled with the integrity. He said it has large mass and scale and the large character defining features are there. He said lots of smaller elements are not there. He said the balustrade and porch are iconic elements and are compromised. He noted the removal of leaded windows and said that some openings have been altered, new windows added, a door was added to the turret, and stairs were added.

Mr. Hodgins agreed with Mr. Treffers about integrity. He said alterations have been made over time and he noted the struggle to convey its significance. He said the turret is a big part of conveying the style. He noted the door added to the turret and the added stairway. He said you can't just designate the turret. He didn't support designation. He said he didn't appreciate hearing about the owner's economic hardship. It isn't relevant to the standards, and the Board cannot consider that issue at this time.

Ms. Durham said integrity is a big issue. She noted it meets Criterion D for style. She reviewed the National Register bulletin on integrity as a starting place and said the style is a restrained Queen Anne style and should not be compared to more florid Queen Anne examples. She said its condition is terrible. She said the photos show that the porch and balustrade are mostly there, and the glass enclosure somewhat protects the porch. She said the stairs into the turret are a problem, and the loss of leaded glass is significant. She was unsure and wanted to discuss integrity some more.

Ms. McKernan appreciated the supplemental reports. She noted the architectural features and the condition/integrity. She wasn't sure.

Ms. Johnson did not support designation and said it would be landmarking it as it stands. She said it was beautiful and it could be again, but you can't compel an owner to restore it. She appreciated the supplemental information. She said it was a significant house but what exists today is not distinctive and cannot convey its significance.

Mr. Coney said lots of material has been presented, pro and con. He said regarding Criterion D, the Queen Anne elements are all there. He said the style is

one of early Seattle and it was built by a prominent businessman. He said it was designed by Josenhans and Allen which was a significant firm at the time; both men were listed on 'leading architects of Seattle'. He said this is the first house built by them. He noted its contribution to Capitol Hill and said he goes by it every day; the condition is poor, but it has integrity. He noted the lack of maintenance and said the fact that it is still here is testament to the materials and workmanship; it survives after 120 years. He said it meets criteria D, E, and possibly F. He said the economic issues are not applicable at this time.

Ms. Patterson supported designation on criteria D and F. She said that all the elements of the style are there -asymmetrical design, steep pitched roof, front gable, bay windows, turrets, tower, porch and decorative elements. She said condition does factor in. She said the enclosure is there, but it is clear that it is not original. She said the stairs on the south side are a big impact. She said it speaks to the house being cut up and used as multi-unit rental speaks to its history. It is not ideal but is the only other real change that impacts the house. She said the house is prominent; it is still the 'castle on the hill' since the 1970's and people know it. She said the age is rare; it was built at the beginning of a booming time in the City and there are only a handful left.

Ms. Barker supported designation per D, E, and F. She said it is an outstanding restrained example of the style. It contributes to the area. She said there were hundreds of these houses and now we are down to a few. She noted the age and said the house contributes as an identifying visual feature of the City.

Mr. Treffers said the rarity of the resources provides greater room for alteration per the NPS Guidance for integrity. He said he didn't have a great grasp on rarity in this neighborhood. He wanted to understand what spurred development. He noted the restrained style and asked how rare it is or isn't.

Ms. Patterson responded it was reported there are nine left.

Ms. Durham said Ms. Johnson made compelling argument against designation. She said the house has integrity of location, design, workmanship and material; she said the original setting has been lost. She noted the feeling and association are not strong.

Mr. Coney walked by the house and said the siding is mostly intact. He said you can see the house's originality and most window openings are intact.

Ms. Patterson said you can see where the stairs to the porch were; you can read how you originally got up to the porch. She said the siting on the corner lot is an anchor of the block. She said it is a huge lot. She said the neighborhood around the house has changed.

Ms. Durham said the house does meet criteria despite condition. She noted its age and relative rarity and said it meets Criterion D.

Ms. McKernan said walking by it is clear the house is late 19th century. She said you can't rebuild this; it is one of a kind in the area. She said it meets Criterion D as intact Queen Anne example, and possibly Criterion F.

Mr. Treffers said he supported designation. He said the primary features are the turrets, massing, scale. He noted the rarity given its age. He said it predates other examples given. He said it contributes to the area and said it meets Criterion F due to its prominent corner location and its age as one of the oldest buildings it contrasts with newer construction. He said the house contributes to the quality of the neighborhood.

Action: I move that the Board approve the designation of Patrick J. Sullivan House at 1632 15th Avenue as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standard D and F; that the features and characteristics of the property identified for preservation include: the site and the exterior of the building.

MM/SC/NM/JP 6:2:0 Motion carried. Mr. Hodgins and Ms. Johnson opposed.

020718.4 NOMINATION

020718.41 Spud Fish & Chips
6860 East Green Lake Way North

Ellen Mirro, The Johnson Partnership, presented the nomination report (full report in DON file). She provided context of the site and neighborhood. She indicated on the map the original location of the building and that it was moved to its present location in 1967. She noted a structural evaluation which indicate some deterioration of the glu-lam panel system. She said the building was built in 1959 and is similar in design to the Spud Fish & Chips in Alki. She said when the building was moved in 1967 the corner was opened with glass and a second entry added. She said beyond that there was not much alteration. She said the west façade relationship to 2nd Avenue changed and instead of being on the corner it now faces the driveway. She said the east façade is now a primary façade and she noted the addition of vents and louvers.

She said there is no association with Criterion A. She said that Jack and Frank Alger, born in England, immigrated to Canada in 1914 and moved to Seattle in 1917. She said Jack started selling British style fish and chips in a garage style building in West Seattle. In 1945 he opened the Green Lake restaurant; it was a Streamline Moderne building. In 1961 Spud moved into a new Alki building which was remodeled in 1984. She said that the Alger brothers helped Ivar Hagland open his first restaurant in 1938. She said the three Spud locations are under three different ownerships. She said the building may or may not meet Criterion B.

She said the building is tangentially associated with the development of Green Lake, which was a streetcar suburb. She noted the Green Lake Aqua Theater,

another Moderne structure. She said in the 1950's there was very little commercial development in Green Lake. She said the construction of I-5 created a hard eastern border. She said there is no double significance to meet Criterion C.

She said that Googie architecture was a futuristic, eye catching form that made expressive use of new materials and took advantage of the growing car culture. She said Googie was big 1950 – 1968 and noted buildings of this style: Twin Teepees (demolished) and Hat n'Boots were built in 1954; Dick's Drive In, Zips, Dag's, Sambo's on Aurora, Ying's Drive In, Canlis, and the Space Needle. She noted the uplifted roof, futuristic shapes, glazing and transparency and signage. She noted the evolution of the butterfly roof. She said the building may or may not meet Criterion D.

Regarding Criterion E, she reported that the building was designed by Edward Cushman. Cushman attended the University of Minnesota and graduated in 1942 with a Bachelor of Architecture. He moved to Seattle in 1944 to work at the Boeing Company. Starting in 1945, he worked as a draftsman for several Seattle architectural firms including John Graham and Company; Young & Richardson, where he received an honorable mention for a house plan submitted to the Small Home Prize Competition sponsored by the Washington Chapter of the American Institute of Architects; George W. Stoddard; Naramore, Bain, Brady & Johanson; Bassetti & Morse; and Mallis & Dehart.

Cushman also worked for his friends, husband and wife team Jack and Audrey Van Horne, between 1950 and 1953. Working for Van Horne & Van Horne, he designed the Charles and Meribah Smith residence in Bellevue (1950). The Van Hornes also assisted Cushman by selling a portion of their property near Portage Bay on Shelby Street to him, despite (now illegal) restrictive covenants preventing Jewish people from buying property in the area. In 1953 Cushman designed his own house on the property, where he lived with his wife and parents.

Cushman went into private practice between 1953 and 1954 and completed only a handful of larger projects in the greater Seattle area. These include Herzl Religious Building in Seattle (demolished), Temple Beth Israel in Aberdeen (demolished), two branches of Spud Fish & Chips, and the 20-unit Alki Sands Apartments.

Cushman is better known for his simple rectangular modern flat-roofed wooden and glass houses including his own house (1953, 1108 E Shelby Street) in Seattle's Roanoke Park neighborhood. Cushman was an avid arts collector, specializing in contemporary Northwestern artists, including works by Guy Anderson. Cushman joined the American Institute of Architects in 1946, and received his architectural license in 1949, and the same year took coursework in urban planning at the Massachusetts Institute of Technology. He was an advocate for disabled people, co-founding the Public Service Committee of the American Brotherhood for the Blind in 1950. After suffering a debilitating stroke around 1972 that left him partially paralyzed, he advocated for the installation of wheelchair ramps in curbs at crosswalks throughout Seattle.

Ms. Patterson asked why the building was moved.

Spud business owner Patty Cordova said someone else previously owned the parking lot and when it became available they purchased it and moved the building over.

Ms. Mirro said that Cushman was the architect of record for both original building and the relocation. Responding to questions she noted deterioration issues; she said they had an engineering report and cited rot to plywood and roof members, and glulam.

Ms. Doherty noted there was a letter from Swenson Say Faget forwarded to the Board.

Ms. Mirro said that because it is on a corner they took out a solid wall and put in glass. It was exterior space covered by roof. She showed the 1967 addition, glazing and door addition.

Public Comment:

Eugenia Woo, Historic Seattle and Docomomo WeWa, supported nomination and submitted a letter (in DON file) and noted the association with commercial, architect and development of the area.

Ms. Mirro noted the association with development all around the lake.

Ms. Woo noted the evolution of the butterfly roof. She noted the discussion of Modern versus Googie and said that Spud is the classic Modern style with Googie elements. She said it's Googie, maybe not "High-Googie". She said this is an outstanding example of Cushman's work.

Brooke Best read her 'ode to Spud;' she was in support of nomination.

Jim Berry said he has been going to Spud for a long time and the business will not survive if the building has to stay.

Pam Cordova, Spud business owner, said she and her husband sold the property and have a long-term contract to come back as a tenant in a new building. She said she has worked at Spud for 39 years, and they have no money to renovate the building. They only have a license to do business at Green Lake.

Mr. Coney said lots of public response and sentiment was received. He said there is often more love for the Deco and Moderne styles and not as much for Googie. He said he was leaning toward supporting nomination. He said Cushman didn't have too many commercial buildings.

Ms. Mirro noted that Cushman was not a prolific architect.

Ms. Durham supported nomination and said it is a nice example of Googie related to roadside restaurants. She wondered how many are left in Seattle and where they are.

Mr. Hodgins said when he thinks of Googie and roadside attractions he thinks of Lake City Way. He said this is more of a neighborhood restaurant. He said that

Green Lake is a destination. He said it is a unique building, kind of Googie, or Classic Modern with Googie. He noted the spatial location and said he remembers the name, and thinks the sign is more significant than the building. He noted the last vestige of a surface parking lot. He wasn't sure if he would support nomination.

Ms. Johnson supported nomination but hesitantly. She wondered how many more buildings like this there are in Seattle. She noted the roof, and said the sign feels integral to the structure. She would support site and building exterior.

Ms. McKernan said she was leaning toward not supporting nomination. She said that this building doesn't rise to the standards and if Spud was gone it would be hard to say it is a Seattle landmark. She wondered why this building would be significant to Googie and would like to have more information.

Ms. Patterson supported nomination and said she has always recognized and loved the building. She noted the neon sign and said the roof is amazing. She said it is a slam dunk for architecture. The building has also always been Spud; it is serving the same use in the same building and is a legacy business. She said it meets criteria D, E and F.

Mr. Treffers supported nomination and said the board doesn't consider use; only architectural or cultural significance. He said it meets multiple standards. He said it is identified in commercial context as an excellent example of a drive-in restaurant; it is one of Seattle's best examples of roadside diners. He noted the association of Googie-Modern with car cultural and significant events across the country. He said lots of these buildings don't exist anymore. He said the building does embody the style of that period. He said it is associated with how the country was changing at that time. It stands on its own and speaks to the neighborhood. It was built for this location. He wanted to know more about development and connection to Green Lake in the 1950's and when the amphitheater was built. He supported nomination of the site and the building exterior. He said the building was altered in the 1960's to take advantage of the site.

Mr. Coney said he would support nomination of the site, exterior of the building, and sign.

Mr. Hodgins did not support nomination.

Ms. Barker supported nomination of the site, exterior of the building, and sign. She said it embodies Googie. She said criteria D and F apply.

Action: I move that the Board approve the nomination of Spud Fish & Chips at 6860 East Green Lake Way North for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the site, the exterior of the building, and the sign; that the public meeting for Board consideration of designation be scheduled for March 21, 2018; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/ST/JP
opposed.

6:2:0 Motion carried. Mr. Hodgins and Ms. McKernan

020718.5 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator