



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 619/17

MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4th Avenue

L2-80, Boards and Commissions Room

Wednesday, September 6, 2017 - 3:30 p.m.

Board Members Present

Deb Barker

Russell Coney

Garrett Hodgins

Robert Ketcherside

Jordon Kiel

Julianne Patterson

Matthew Sneddon

Steven Treffers

Emily Vyhnanek

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Kathleen Durham

Kristen Johnson

Chair Jordan Kiel called the meeting to order at 3:30 p.m.

090617.1 APPROVAL OF MINUTES

June 7, 2017

MM/SC/DB/JP 8:0:0 Minutes approved.

June 21, 2017

MM/SC/DB/RK 7:0:1 Minutes approved. Ms. Vyhnanek abstained.

090617.2 CERTIFICATES OF APPROVAL

090617.21 Wallingford Police & Fire Station
1629 North 45th Street
Proposed exterior painting, and new guardrails

Laura Maman, Miller Hayashi, explained they will install a new handrail and paint the exterior. She believes the wood shingle siding is original; they were probably left unfinished originally. The trim will be white, and the doors and shutters will be red. She said the handrails will be dark gray and the trellis, white. She said the new rail will match existing. They will replace shingles in-kind where needed.

Public Comment: There was no public comment.

Ms. Barker said it is reasonable.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed site improvements at the Wallingford Police & Fire Station, 1629 North 45th Street, as per the attached submittal.

This action is based on the following:

1. The proposed exterior painting and new guardrail do not adversely affect the features or characteristics specified in Ordinance No. 111888, 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/RC/DB 8:0:0 Motion carried.

090617.22 Seattle First Baptist Church
1111 Harvard Avenue
Proposed entry alterations

Darren Hofsettler proposed to install framing, telescoping doors to protect porticos. He said this is the only solution. He said the doors will be open during the day and will be closed from 10:00 pm – 6:00 am; the framing won't be visible but one panel of the door will be.

Ms. Barker said the design evolved to be minimal and exiting needs to be maintained. She said ARC reviewed several times and it has been pared down. She said this is on the inside of the vestibule and attaches into mortar joints; only a little bit of the gate is visible when open.

Mr. Hofsettler said it is an 800-seat auditorium so they need safe existing.

Ms. Doherty said Ms. Sodt talked to SDCI to understand Code issues. A gate can't be used per SDCI. It is glazed all the way up.

Mr. Hofsettler said there are four entrances: two on Harvard and two on Seneca. They will use a bronze color metal to match.

Ms. Patterson asked about the space above the door.

Mr. Hofsettler said it is glazed with a single pane.

Ms. Barker said it prevents people from climbing over.

Mr. Sneddon said it is reversible.

Public Comment: There was no public comment.

Board Discussion:

Mr. Sneddon noted SDCI constraints.

Mr. Coney said it is not the first choice but it is reversible.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed alterations Seattle First Baptist Church, 1121 Harvard Avenue, as per the attached submittal, with the condition that attachment points are made at the mortar joints where ever possible (and if not possible, Board staff can review alternative attachment details).

This action is based on the following:

1. The proposed exterior alterations do not adversely affect the features or characteristics specified in Ordinance No. 114772, as the proposed work is reversible and 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/RK 8:0:0 Motion carried.

Mr. Hofsettler thanked staff with whom he worked a lot.

090617.23

Lincoln High School
4400 Interlake Avenue North
Proposed building rehabilitation, accessible entry addition,
and site improvements

Mr. Kiel recused himself.

Ms. Doherty said there is a full window inventory available for reference.

Rebecca Pheasant-Rheis, Bassetti Architects, presented an overview of the project and design elements. She said they propose to upgrade energy, seismic, ADA to current code.

Lorne McConachie, Bassetti Architects, provided a summary of program requirements.

Ms. Pheasant-Rheis said on the west façade they will reinforce the main entry and keep new access entry. They will regrade a small portion and will minimize tree removal. On the north side, there will be parking revisions and a drop off location. On the south, they will remove canopy and trees. She said new trees, shrubs and ground cover will be added along accessible routes. She went over material and said that all light fixtures will have soft black finish; there will be surface mounted and recessed in walking surface. She said that guard rails will be painted black and grating will be aluminum. She said concrete will be used for walking surface with accent elements of dark concrete. Most elements will be black or stainless steel. She said that signage and external devices will be surface-mounted using mortar joints.

She said that the new primary entry will be recessed into a connecting link between the two buildings (Blair and Stephen portions). The historic entry has steps which do not work for ADA. She showed precedent for identification of entry. She said glassy entry will be used to allow visibility of connector / entry and will be similar in scale to the original entry. She said they will line up elements with mullions. She noted the change in concrete paving color leading to the new entry. She showed the development of the design and said it will provide a secure entry to the school.

Ms. Pheasant-Rheis said that mechanical and service addition – elevator, loading dock, and service uses – will be east of the entry addition and on a secondary façade. The service addition is recessive and set apart by a block wall. The historic fence will be removed. This is barely visible from the street.

Mr. McConachie said the openings align with the fenestration below.

Ms. Pheasant-Rheis said the central courtyard connects all buildings on site and creates a safe place. She said they will remove defunct and hazardous buildings to create a safe outdoor gathering space. She said ARC expressed concern with removing the boiler building and stack. She showed alterations to the chimney over time. She said they will add a new glass door to the commons / courtyard.

Mr. McConachie said the boiler building is in bad shape and is hazardous; it needs to be removed. He said the original 1914 boiler is in bad condition and there have been three other boilers over the years.

Ms. Pheasant-Rheis went over the proposed courtyard rendering. She said they will clean and restore the building exterior. On the north façade they will infill louvers, salvage brick, do a seamless infill, infill historic opening with new brick setback.

Mr. McConachie said they will verify color match of brick after cleaning.

Ms. Pheasant-Rheis said they will add bars to the north side cast-iron fence to meet Code requirements. They will replace doors. She said the at the 1950's vestibule hall on the west façade they will replace the doors. She said on the interior they will add new hand rails and guard rails and will remove the magnesite. The risers and stairs will remain with new concrete treads. She said they will remove the 1990s skylights and upgrade seismic and lighting.

Mr. McConachie said they will get rid of the Masonite guard rails. He said on they will require an energy exemption; they will not insulate the exterior wall in order to keep the historic detail. He said that they will use recessed cans on floors and landings and will use pendant lights above. He said they will infill the north corridor. He said a new glass and steel continuous handrail meets code and provides maximum visibility of historic rail. He said the non-designated library / auditorium will be opened up to showcase the grand steel window and plaster ceiling. He explained the need to demolish the boys' gymnasium; there are code and safety issues, and it is not accessible. He said that old gyms were not sized for any current requirements; they propose to use this space for class rooms and infill the floor. He said the windows align well for daylighting. He said they need this space for teaching to meet educational specifications. He said they will commemorate the track; stanchions and rails will be made into a seat with diagrams, drawings and photos of the gym and track.

Ms. Pheasant-Rheis said the Batchelder tile drinking fountain will remain.

Mr. McConachie said they did a window survey; 70% of the windows are non-original and were replaced with residential type that are failing, and 30% of original windows remain. He proposed replacement of all wood windows with aluminum-clad wood, and steel windows for the original steel. He noted there were major water penetration issues on the north elevation, causing the terra cotta to spall off the building face.

Ms. Pheasant-Rheis said that there are a variety of sills which won't be impacted. The aluminum-clad wood windows closely match the original windows. She said the steel will replicate original profiles. She said the muntin patterns are 3/1. They will restore wood doors and transoms at central and south entries.

Mr. Hodgins said the boys' gym is significant and asked ARC's thoughts.

Ms. Barker said it is not functional or viable without a lot of work.

Ms. Patterson said there was hesitance to designate it because it is not usable.

Ms. Barker said the volume was discussed and options; the track was so much a part of the designation.

Ms. Patterson asked about the educational specs.

Mr. McConachie said the district has written specs for 1600-student schools including the number of classrooms, labs, size for commons, library, etc. He said there are no other solutions to add classrooms.

Ms. Barker cited page 21 and asked if grass is on either side of walkway.

Ms. Pheasant-Rheis said grass is adjacent in regraded area; the chips will go away.

Ms. Barker asked how much mechanical is visible from the south right of way.

Mr. McConachie said page 26 shows view from street.

Ms. Patterson asked about the glass addition at the new entry.

Mr. McConachie said visitors will come into the vestibule space to check in to the office.

Ms. Barker said this was the cleanest of options.

Mr. McConachie said they need to have the vestibule to deal with heat loss and it is required for security. He said the mechanical equipment is behind the vestibule.

Mr. Hodgins asked about the guard rail on the north.

Ms. Pheasant-Rheis said they will retain what is there and add the pickets where they are missing.

Ms. Patterson said the vestibules open to the courtyard and asked if there is enough space to put those on the inside; she asked if they could get an energy exemption.

Ms. Pheasant-Rheis said they have to be at the exterior.

Public Comment: There was no public comment.

Ms. Barker said there is one energy exemption at the stair; they will restore existing wood doors and transoms; exiting will happen out of vestibules.

Mr. Coney said ARC reviewed a lot and they have been diligent and respected the landmark. He said he had no concerns, but it would be nice if the exterior vestibules on the east could be eliminated.

Mr. Hodgins said the boys' gym is a major character defining feature which he said is locked in time; he did not support demolishing it.

Mr. Sneddon said what was proposed is a massive impact on historic materials. He said the gym is character defining and there are no elevated tracks left in the city schools. He said he didn't understand the demolition of the boiler room and stack – it could be adapted for classrooms or have an addition on top. He said two historic elements are being removed which is a major impact. He noted the major entrance is being re-routed. He said he would not support the proposal and noted that in 15 years who knows what the programmatic requirements will be.

Ms. Doherty said that the landmark Ordinance states that the school district needs to meet educational specifications. They have outlined their analysis of the classroom program and there are no workable alternatives that preserve the Boys' Gym.

Responding to clarifying question Mr. McConachie said there were minor upgrades in 1959; if they did major work they would have had to bring it up to code and that would have blown the budget.

Ms. Patterson said that she struggled with the demolition of the Boy's Gym but noted it is not usable and making it usable would require significant alterations to historic material.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed site improvements at Lincoln High School, 4400 Interlake Avenue North, as per the attached submittal. The Board also recommended an exemption to SDCI that would eliminate the addition of two exterior vestibules on the east elevation.

This action is based on the following:

1. Proposed demolition of the boiler plants and chimney affect the features or characteristics specified in the Report on Designation LPB 102/16, as the proposed work removes historic materials that characterize the property. However, the applicant has demonstrated the need to make these alterations to address existing safety issues and programmatic needs.
2. Proposed demolition of the Boy's Gymnasium affects the features or characteristics specified in the Report on Designation LPB 102/16, as the proposed work removes historic materials that characterize the property. However, the applicant has demonstrated the need to make these alterations in order to meet their educational specifications for required number of classrooms.
3. The proposed 3-story addition, site improvements, and remaining exterior and interior building alterations, do not adversely affect the features or characteristics specified in the Report on Designation LPB 102/16, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
4. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/RK/EV 6:2:1 Motion carried. Messrs. Sneddon and Hodgins opposed. Mr. Kiel recused himself.

090617.24 Bon Marche/Macy's
300 Pine Street
Proposed exterior alterations

Jack McCullough, McCullough Hill Leary, provided a project update.

Brian Gowers explained the top floors of the building were sold and will be used for office space; alterations will support the new use. Changes include addition of elevators, ground floor lobby, roof deck for office tenants, addition of skylights, clerestory, and alteration of street level corner to match other corners. He said they will add two more elevators for a total of four; one blocks windows. He said they will refurbish windows and where mechanical is located they will convert windows

to louvers. He said the north side will have two main entries; one will be restored for office tenant access one to access sub-basement; they will use Kawneer 190 narrow style system with 10" toe kick at bottom of door. They will replace door leaves on east end - Olive St. – similar to what was done on the southwest corner on 3rd. He said the hardware will be bronze flat plates with modern door pull.

He said the roof elevator pop up comes through; the second elevator will serve the roof. He said the mass of the elevator is as high as adjacent cooling tower.

Mr. McCullough said the elevator is further inboard to be perceived as part of the mechanical penthouse.

Mr. Gowers said the 2nd, 3rd, and 4th floor windows have sheer walls behind them and will be disguised per prior Certificate of Approval. The windows will be blocked by elevator. He walked through the packet details page by page (in DON file).

Ms. Barker asked about timing of 2nd floor work.

Mr. McCullough said it will be right away.

Mr. Treffers arrived at 5:16 pm.

Ms. Patterson asked about doors on elevator E.

Mr. Gowers said that only one pair is operational.

Mr. Kiel asked how they restored windows but added thicker glass.

Mr. Gowers said they milled the wood stops down for the larger glass.

Mr. Ketcherside said on page 21, you can't see thru the structure below.

Mr. Gowers said it is part of the penthouse; it comes out toward parapet.

Public Comment: There was no public comment.

Board Discussion:

Ms. Barker said ARC reviewed and thought it made sense. She appreciated photos of the existing building showing what has been done thus far.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed alterations at the Bon March Building, 300 Pine Street, as per the attached submittal.

This action is based on the following:

1. The proposed exterior alterations do not adversely affect the features or characteristics specified in Ordinance No. 114772, 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/RK/EV 9:0:1 Motion carried. Mr. Treffers abstained.

090617.3 CONTROLS & INCENTIVES

090617.31 Colonnade Hotel/Gatewood Apartments 107 Pine Street

Ms. Sodt explained the agreement was signed quickly. She noted it was straightforward and read through the agreement. She said language was added about the registered billboard on the south wall.

Public Comment: There was no public comment.

Action: I move to approve Controls and Incentives for the Colonnade Hotel/Gatewood Apartments, 107 Pine Street.

MM/SC/DB/RK 9:0:0 Motion carried.

090617.4 DESIGNATION

090617.41 Shannon & Wilson Office Building 3562-3670 Woodland Park Avenue N. / 1101-1111 N. 38th Street

Susan Boyle, Docomomo WeWa, presented (full report in DON file). She provided context of the site and neighborhood and reported that Fremont was a blue-collar neighborhood filled with taverns, lumber mills, industry on the water's edge and working-class residences. She reported that NBBJ is noteworthy for many projects including the Federal Reserve Bank, Swedish Hospital Eklund Hall, and Battelle-Talaris campus among others. She noted Jack Christiansen's importance to this project and the use of thin-shell concrete.

Tyler Sprague, Docomomo WeWa, explained that Jack Christiansen had national importance as a structural engineer. He said that Christiansen emerged as an expert in thin-shell construction whose re-use of forms maximized economy of the system and saved money. He said Christiansen recently passed away.

Ms. Boyle explained that Stanley Wilson invented the slope indicator; he and William Shannon were Harvard grads and entered into a partnership in 1954. She reported that their work was international in scope and they worked on a wide variety of projects. She said that Shannon & Wilson was a progressive company for its time that was later employee-owned. They employed women and minorities, and started a credit union, and Terra insurance.

She said the single story square shape building is enclosed by a screen wall that encloses taller windows. She said the roof comes to projections beyond the wall. She noted the engineer's interest in economy and the contractor's input in the process. She said the structural slab projects up and out. She said the neighborhood is now a mix of older multi-family and mid-century and new buildings. She said at the northeast corner some of the block wall was removed to allow a setback patio. She said on the back elevations some windows were added.

Mr. Sprague said that Ingraham High School is another example of thin shell modernism by Mr. Christiansen.

Mr. Kiel asked if there are patents held by the firm or examples of national significance.

Mr. Sprague said that Shannon was a member of the National Academy of Engineers, one of the highest honors one can get, and was at the forefront of the field. He said the slope indicator shows how a large mass might be shifting and cause landslides or failures. He also invented the aluminum casing, drop tube, and they conceived of and manufactured the equipment in the subject building. He said a giant company came out of that.

Ms. Barker asked why they chose Seattle.

Ms. Boyle said one was born in Seattle and had family here.

Mr. Sprague said it was a time of rampant building activity in Seattle.

Ms. Boyle said Christiansen arrived in 1952 and had ideas about thin shell technology.

Mr. Sprague said coming here to work for Worthington Skilling enabled Christiansen to do his thing.

Public Comment:

Toby Thaler, Fremont resident, read from a letter (in DON file) and supported designation. He said it is a sound building in a prominent location and a visual quality anchor. He noted the orientation of the community toward the mill and said many buildings that predated this are gone. He said it is a working monument to Christiansen and NBBJ. He said Shannon & Wilson are still in the neighborhood.

Brooke Best, Historic Seattle, supported designation. She thanked Docomomo WeWa for their advocacy and reporting. She said this is an important early collaboration of architects and structural engineers. She said that Shannon & Wilson operated here a long time. She said successful integration of design / engineering disciplines was important in this era. She noted the importance of thin shell concrete design and Jack Christiansen. She said the building was sited as an object and the perforated concrete screen was so deliberately designed. She noted the lofty tent-like spatial quality of the interior and roof form. She said the building has integrity and conveys its significance.

Board Discussion:

Mr. Ketcherside supported designation and thanked the presenters and the public for their comments. He said it is a great building to proactively designate. He supported Staff Recommendation and suggested adding Criterion C for the building itself and said that Shannon & Wilson meet Criterion B as individuals. He said they played a critical role in geotechnical applications.

Ms. Vyhnanek supported designation based on criteria B, C, D and F. She said Shannon & Wilson meet Criterion D. She said it is a distinct thin shell building with a fascinating history. She said it is a unique building.

Mr. Sneddon supported criteria B and D. He said that Shannon & Wilson was a pre-eminent firm in its field; they built a business, invented the slope indicator. He said the building reflects the client input and you can see the company values in the building. He noted the lab element. He noted the significance of Jack Christiansen's work and the connection to NBBJ. He said it was northwest technology and was suited to the client. He said this technology was not seen much after a certain period and it was indicative of its time.

Ms. Barker supported designation. She said she was sad about the loss of the rustic landscape and would have liked to see the precise nature of the original landscape design. She said it meets criteria B, C, D, E and F.

Mr. Treffers agreed B, C, D, E and F were relevant. He said the building is architecturally and economically significant. He noted the significance of association with Shannon & Wilson and said it is remarkable the work they have done which includes Key Arena, and Hanford etc.

Mr. Coney supported designation and said it is corollary to Pacific Architect & Builder in Eastlake; it is comparable as a business that supports construction. He said they sought out architects and engineers that showcased the avant garde of the time. He said Shannon & Wilson were significant to the industry on a national level. He supported criteria B, C, D, and F.

Mr. Hodgins supported designation based on criteria B, C, and F. He questioned if the building was part of Wallingford or Fremont but noted it adds to the neighborhood.

Mr. Kiel supported designation based on criteria B, D, E. He said it is important to rule narrowly. He said the building doesn't meet F – it wasn't meant to. He said it doesn't meet the double significance of Criterion C.

Mr. Sneddon said it is significant to the community; it doesn't have to be nationally significant.

Mr. Hodgins said with regard to Criterion F, it doesn't have to be a star. He said it contrast with its surroundings and is easily identifiable. He said it is subtle and it is separated from everything around it.

Ms. Barker concurred.

Ms. Doherty recommended that Board members discuss their intent for the designated features.

Mr. Sneddon said the design is not meant to be experienced from the exterior only, but the interior as well. He said it would be a shame if that were altered, and being part of controls doesn't mean it could not be covered.

Mr. Kiel said interior tenant improvements remain for only 5 – 10 years. He said the interior is not public and it is not important to control.

Mr. Coney said the interior roof form should be included.

Ms. Vyhnanek said the interior is not as important.

Mr. Ketcherside said the interior is not as important.

Ms. Barker supported including the interior in designation.

Mr. Treffers said not to include interior as it is not seen by the public; the overhang is defined and can convey what it is.

Mr. Coney said not to include interior.

Mr. Hodgins said not to include interior.

Action: I move that the Board approve the designation of the Shannon & Wilson Office Building at 3652-3670 Woodland Park Avenue N / 1101-1111 N. 38th Street as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards B, C, D, E and F; that the features and characteristics of the property identified for preservation include: the site, and the exterior of the building.

MM/SC/ST/RK 7:1:1 Motion carried. Mr. Kiel opposed. Ms. Patterson recused herself.

090617.5

NOMINATION

090617.51

Mount Zion Baptist Church
1634 19th Avenue

Ms. Doherty explained that churches are different types of historic resources because there is case law and legal precedent for freedom of religion. She said that when the congregation comes to us, it is their choice to participate. She thanked the presenters for their work.

Reverend Phyllis Beaumonte said the church is 127 years old; the oldest Black Baptist church in Seattle. She has been part of the congregation for 65 years. She Mt. Zion has a social gospel focus. She reported that in 1890, African Americans from Mississippi, Tennessee, Alabama, and Virginia migrated to Seattle. She said

they came with a priority of having a place of worship. She said First Baptist Church was instrumental in helping them find a place. She said that in 1890 they used the Naturalization Building that was part of University of Washington. She said in 1916 the small building they used was demolished. She said they bought land and built the old red brick church in 1920. She said in 1963 they added the educational unit.

She said that there were a series of pastors over the years with some having longer tenure: Austin Anderson, W. D. Carter, F. Benjamin Davis, Samuel McKinney. All believed in social gospel for those oppressed or in need. She said that Dr. Carter purchased a lot on 19th near Madison and built the brick church that preceded what is there now. She said that Reverend McKinney was the 22nd pastor and had the educational unit built to house Christian education to complement their services. The building houses classrooms, library, youth lounge, and a nursery. She said the building blends modern architecture, art, and function. She said it is named for two women: Mabel Leola Fraser, and Jessie Shields. She said that under Reverend McKinney, membership grew. She said the building fund grew and they built a larger church and sanctuary that remains today. She said that different racial and ethnic groups contributed to the development of the sanctuary.

Samuel Cameron, Rolluda Architects, provided context of the site and said that Reverend McKinney hired the architecture firm Durham Anderson and Freed. He said that Reverend McKinney had strong design ideas about the church he envisioned, based on his travels to Africa. He said that the Gideon Bell Tower, designed by architect Donald King, is a prominent feature that picks up on original motifs and colors of the sanctuary building. He said there are residential buildings – the Deacon’s House and the Helping House also on the larger property. The Mt. Zion campus occupies almost the entire city block. He noted the importance of the color palette used and said they all have meaning. He said the east entry provides access via an elevator and stair tower; there are many stairs and this provides ADA access.

Reverend LaVerne Hall said she had been a church member for more than 50 years. She said that people from all over the nation come to tour Mt. Zion after they have read about it in magazines or seen it on television. She said students from UW and SPU come to do research, and elementary students tour and write papers. She said the church has maintained national significance for its Afrocentric architectural style and form, vision of the church, and art inside and outside. She noted the importance of art in the church. She said the Oracle of Truth sculpture by James W. Washington, Jr. was dedicated in 1987 to ‘children seeking the truth’. She said that Mr. Washington was a member of Mt. Zion. She said that Dr. McKinney stated that “art enhances the worship experience” and “art is an indispensable part of worship”.

Reverend Hall said that the Gideon Bell Tower is decorated with African motif and red, green and purple; the bell rings to call people forward. She said the tapestry over the baptismal pool was given to the church by members; it was designed and made by Larry Metcalf, Professor of Art at Seattle Pacific University. She said the church is in the shape of the cross. She said there are 18 stained glass windows in the sanctuary that were custom designed for Mt. Zion by the only Black manufacturer of stained glass in the United States, Douglas Phillips. She said when the sun shines through the windows are a worship experience; even from outside the walls become a canvas.

She said that people come to Mt. Zion to tour and do research. She said it is a unique space during the gentrification of Seattle. She said it is a living and breathing repository of Black history and the blood, sweat and tears of much of the Black experience. She said that Dr. Martin Luther King was a friend of Reverend McKinney, they attended Morehouse College together.

Dr. Beaumonte said there have been many significant church leaders and members. She said that Samuel J. Smith was a Washington State Legislature who served five two-year terms. He was on the Seattle City Council for 24 years and was Seattle City Council President for eight years. He was Mayor Pro-Tem, a park was named for him, and he was a Mt. Zion minister who taught Sunday School for 30 years. She said that Ron Sims is licensed to preach here; he is not a pulpit minister but works to feed the poor and preach to the oppressed and homeless. He was the first African American King County Executive, appointed to Urban Housing by President Obama. She said that Norm Rice was on the Seattle City Council for 11 years; he was elected Mayor of Seattle in 1989. Rosalind Woodhouse served as Director of the Department of Licensing, appointed by Governor Dixie Lee Ray, and was the first African American to hold a cabinet position in the state. She said that Dr. Woodhouse served in various capacities including Chief Executive Officer of the Urban League.

Dr. Beaumonte said Mt. Zion was the place to come during the Civil Rights Era and was a meeting place, and for organizing freedom rallies. In the 1970-80s people came to hear Jessie Jackson, Ralph Abernathy, Andrew Young, John Conyers, Benjamin Hooks, Berniece King, who all preached at Mt. Zion. She said they hold an annual citywide observance of Martin Luther King's birthday. She said in the mid-1970s-2005 the Seattle Church Women United monthly meetings were held here. She said the church has Ecumenical, non-denominational, social justice and reconciliation focus. She said the ministry serves the community of Seattle and noted many groups that were born here and/or meet here including Grandmothers Against Gun Violence, Washington Rhinestone Club, Mount Zion Feeding Ministry, Mount Zion Helping House, Team Issachar, National Council of Negro Women, Seattle Alliance of Black School Educators, Mount Zion Baptist Church Veterans Ministry, First Ladies' Chari-Tea among others.

She quoted Dr. McKinney, who was a classmate of Dr. King's: '...somebody has to speak a word of hope, and love in word and deed in a world of darkness and despair. Mount Zion must continue to speak a word of judgment and where necessary to systems insensitive to the needs of people. Along with the Great Commission, this has been the role of the church and it must remain the role of the church....'

Mr. Treffers asked about design inspiration for buildings.

Reverend Beaumonte said the design was inspired by the African hut.

Mr. Cameron said the interior was as well; the ceiling is expressed inside with car-decking and vertical rough-hewn timbers. He said everything is exposed. He said twelve unfinished beams / trees represent the unfinished lives of people as well as the twelve tribes of Israel. The four skylights are Matthew, Mark, Luke and John.

Ms. Patterson asked when the buildings were constructed.

Mr. Cameron said the fellowship and educational building in 1963, and the sanctuary in 1975.

Ms. Barker asked about the stained-glass windows in the outside lobby.

Reverend Beaumonte said these were salvaged from the old 1920 sanctuary before it was demolished.

Ms. Vyhnanek ask about the educational unit as it relates to Baptist Churches elsewhere.

Reverend Beaumonte said it is not unusual; there are not many African American churches that don't have an educational wing.

Reverend Hall said it holds an ethnic school, Saturday school, and a nursery. She said they play chess, do tutoring. She said that historically the Black church is the center of the African American experience.

Ms. Patterson asked about the congregation size.

Reverend Beaumonte said it is 700 now; it was 2500 when Reverend McKinney built it up.

Reverend Hall said people came from all over the region.

Reverend Beaumonte said it is a Mother Church. She said unfinished wood posts are an affirmation of tasks left to be completed. Carving was done by Native American artist. She said they have a kindred program and partnerships with other churches and pastors.

Mr. Treffers said it was an investment when built; it is a unique and notable building.

Reverend Beaumonte said that Dr. McKinney was nationally and internationally known; he was a professor and created a blueprint for young churches to begin. She said they had a vocational educational venture for those not going to college. She said that that they built new as an upgrade to what was needed to handle capacity.

Mr. Cameron said Reverend McKinney did research on architects to get what he wanted to realize his vision.

Ms. Barker asked how the sanctuary vision evolved.

Reverend Hall said Reverend McKinney made several trips to Africa. She said he was a visionary and had leadership skills and was able to translate that to the design of the sanctuary.

Reverend Beaumonte said it was a concept and he was able to blend history of Africans prior to coming to United States. He didn't want to lose the heritage of

either Africa or the US and synthesized those concepts to what you see now. He was a driver and a visionary and conveyed that vision to the architects.

Public Comment:

Winona Hollins Hauge said she was a 45-year member and served on many of the committees and ministries there. She said they have grants to study breast cancer in African American women. She said the church is open to all: the LGBTQ community, and non-church members. She said the church encompasses the width and breadth of the community. She noted that Desmond Tutu spoke there. She said there are 127 years of leadership; the church is a beacon of hope and it is a hub of broad connections.

Brooke Best, Historic Seattle, thanked the presenters. She said the church has incredible history and significance and she supported nomination. She recommended a tour and said experiencing it is a must; she noted the unique architecture, signs, and symbols of the building and materials. She said it is associated with Seattle, Pacific Northwest culture, political, economic heritage. She said it has served as a gathering place over the years. She said it established the Mt. Zion Baptist Credit Union, a school; she noted the significance of Dr. McKinney's leadership. She said the architecture is unique and she noted the significance of the 18 stained glass windows. She supported nomination.

Board Deliberation:

Mr. Coney supported nomination and said there has been a lot of change in the neighborhood. He supported nomination and said they were 'preaching to the choir'.

Mr. Ketcherside supported nomination and thanked the presenters for 'opting in' to the Landmarks process. He noted the value placed in the preservation system and the value of benefits that come with designation. He said he would like more information regarding Criterion A. He said this is clearly a landmark.

Mr. Treffers appreciated the presentation and that they opted to participate in the process. He said he enjoyed the nomination report and presentation and said he learned a lot. He said it is significant and important and he would support nomination. He asked for more information on Criteria A and noted that B – C were easy.

Mr. Sneddon said he is happy this is the last resource he would be able to weigh in on as this was his last Board meeting. He supported nomination and noted Criterion C for the African American cultural heritage. He said the institution spans the history of African American presence in Seattle. He said the architectural moment is powerful and relates to the civil rights movement. He said the architectural design shows connection to Africa and Ghana and Malcom X. He said the location at the connection to the Central District was result of choice and discrimination. He said the population boomed after WWII; the area was more than 70% black in the 1960s. He said it has a broad heritage of its residents. He said Mt. Zion is a place of influence; he noted it was a meeting space and influential people spoke at the pulpit.

Ms. Patterson supported nomination. She appreciated the owners' being good stewards of the buildings and bringing forward the nomination. She noted the passion in its community. She said she would love a tour and a copy of the art brochure. She noted the significance of the design, the visitors. She wanted to know more about what draws people in. She wanted to know more about the Afrocentric architecture, its simplicity and permanence, and how this fits in.

Mr. Hodgins echoed earlier comments and said it is a rich history. He supported nomination, criteria A – F.

Ms. Vyhnanek supported nomination and said this was her last meeting on the Board. She noted the undercurrent of social gospel and how that interweaves with community. She said with redlining, even acquiring the land was a huge accomplishment.

Ms. Barker thanked the presenters and appreciated the self-nomination. She said she hopes they can inspire other congregations to do the same. She supported nomination on criteria A – F.

Mr. Kiel supported nomination and said it is obviously a landmark.

Action: I move that the Board approve the nomination of the Mount Zion Baptist Church at 1634 19th Avenue for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: a portion of the site, including Lots 5, 6, 14, 15, 16, 17 and 18; the exteriors of the church building, educational unit, and bell tower; the interior of the sanctuary; The Oracle of Truth, and exempting all elements of the building and site that are liturgical in nature; that the public meeting for Board consideration be scheduled for October 18, 2017; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/MSN/EV 9:0:0 Motion carried.

090617.6 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator