



The City of Seattle

# Landmarks Preservation Board

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LPB 112/22

## MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday, April 6, 2022 - 3:30 p.m.

### Board Members Present

Dean Barnes

Taber Caton

Kristen Johnson

Ian Macleod

Lora-Ellen McKinney

Lawrence Norman

John Rodezno

Harriet Wasserman

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

### Absent

Roi Chang

Russell Coney

Matt Inpanbutr

Acting Chair Kristen Johnson called the meeting to order at 3:30 p.m.

**In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx Event link or the telephone call-in line provided on agenda.**

## ROLL CALL

Agenda reordered.

**040622.2 MEETING MINUTES**

January 19, 2022

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

February 2, 2022

MM/SC/HW/TC 8:0:0 Minutes approved.

February 16, 2022

MM/SC/IM/HW 7:0:1 Minutes approved. Ms. McKinney abstained.

**040622.1 PUBLIC COMMENT**

Deb Barker spoke in support of designation of the Fire Station which she called a 'beautiful little building'. She thanked board members for their work on the board.

**040622.4 CONTROLS & INCENTIVES**

040622.41 Hotel Elliott/Hahn Building

103 Pike Street  
Request for extension

Ms. Sodt explained the request for extension to July 20, 2022, and noted she was okay with that.

Ian Morrison said they are still working with architects, evaluating options. He said they hope to bring information to Ms. Sodt soon and asked for extension to July 20, 2022.

Mr. Barnes asked for a quick summary of complications.

Mr. Morrison said the building was denied landmark designation previously and a hotel is planned for the site and has a MUP. He said they are looking at preservation of the façades of the existing structure and are working with structural engineers. He said they are investigating the feasibility of that plus closing a street in a major corridor.

Action: I move to defer consideration of Controls and Incentives for the Hahn Building / Hotel Elliot, 103 Pike Street until July 20, 2022.

MM/SC/DB/HW 8:0:0 Motion carried.

**040622.3 CERTIFICATES OF APPROVAL**

040622.31 Gilman House – 14<sup>th</sup> Avenue W House Group

2016 14<sup>th</sup> Avenue W  
Proposed alterations to rear yard including small structure

Ms. Doherty presented the application in absence of the owners. Photos, landscape plan and planting specifications were discussed.

Mr. Macleod said ARC reviewed the proposal and all were enthused. He said the plan looks fantastic and it doesn't obscure the house.

Ms. Wasserman said it was interesting to hear from the owners, and ARC was happy with the plans. She noted the lovely feel and lovely plants which she said do not interfere with the historic nature of the property.

Mr. Rodezno noted the homeowners' enthusiasm and said they were responsive to ARC. The work is not intrusive nor does it obscure historic features.

Mr. Norman said the proposal looks good.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed landscape improvements at the Gilman House, 2016 14<sup>th</sup> Avenue W, 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. 108211, 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*, and in compliance with SMC 25.12.750.A.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/HW/DB            8:0:0    Motion carried.

**040622.5            DESIGNATION**

040622.51            former Fire Station #26 / South Park Neighborhood Center  
8201 10<sup>th</sup> Avenue S

Karen Gruen, City of Seattle Finance & Administrative Services (FAS) representing the owner said she had no comment, and said if Andrew Lu, Chief Operating Officer joined the meeting he may want to speak.

Spencer Howard and Katie Pratt, Northwest Vernacular prepared and presented the designation for consideration.

Mr. Howard said this is a city owned building. Located in Seattle's South Park neighborhood, Fire Station No. 26 stands at the location of the town center prior to South Park's 1907 annexation by Seattle. The 1920 building and the non-historic 1981 south addition occupy four full lots at the southwest corner of S Southern Street and 10<sup>th</sup> Avenue S. The front, east facade faces 10<sup>th</sup> Avenue S. The main north side facade overlooks S Southern Street. An asphalt paved parking area extends west of the building into an adjacent tax parcel. A concrete-paved 10-foot-wide alley runs along the building's south side. The building's walls are unreinforced Flemish bonded brick, having alternating headers and stretchers in each course. Decorative brick pattern work occurs at the top of the walls and in the stepped east gable end and on the north facade's west end. The two gable end locations consist of cast stone and high fired red brick. Shingles clad the roof dormers and the portion of the central tower that extends above the roofline. Exterior finishes remain intact. The building retains its original wood 6:1 double hung windows. Window placement is regularly spaced and organized to provide day lighting and ventilation for interior spaces. The engine bay door is not original. He indicated photos of the building's northwest corner and the cross-hipped roof and of the rear west facade looking north shows the brick bonding pattern, the original wood windows and decorative cast stone blocks at window and door headers.

Mr. Howard said all original window openings feature wood brick moldings with a decorative rounded profile, wood sills with painted cast stone lug sub-sills, steel lintels with soldier course red brick headers flanked by square cast stone blocks. Original interior casings consist of painted wood with decorative raised inner and outer profiles and mitered corners. The roof has broad open eaves with exposed sheathing and rafter ends with chamfered lower edges and a fascia board and frieze molding wrapping the top of the wall. He noted the 1981 south addition showing the retained original exterior wall. The brickwork and windows that remain intact provide an important visual feature of the addition's community space.

Mr. Howard said the interior layout corresponds to the functional role of the building as a fire station and has been altered to support ongoing community functions. The first floor is the primary function space with secondary mechanical and storage functions in the basement and the attic. Photo views of the original bathroom show intact marble wainscoting and looking west through the former dormitory space towards the rear doorway. Overall, the building exterior retains a high level of integrity, and the interior has been altered to support changing programming needs.

Ms. Pratt explained the South Park neighborhood is located within ancestral land of the Duwamish Tribe. Since time immemorial, they have called the land around South Park home. The arrival of Euro-Americans in the greater Puget Sound region in the early 1800s led to the colonization and settlement of the present neighborhood land area.

She indicated a map showing the first land claims in the area, which occurred between 1851 and 1852 and noted claims of George Holt, John Buckley, and Augustus Hograve. More Euro-Americans arrived and converted land to agricultural

use. In 1889 I. William Adams and his wife, Frances, purchased property and platted a townsite for South Park—the South Park Addition—and filed it with the King County Auditor in January 1890. This plat encompassed the entirety of Hograve’s donation land claim and consisted of 49 blocks.

Ms. Pratt said a second plat was filed in 1891, the River Park, which abuts the north edge of the South Park plat and extended to an oxbow in the Duwamish River. The River Park plat encompassed portions of the Holt donation land claim and consisted of 52 blocks of varying sizes. The fire station is located in the River Park Plat in block 3. During the next decade, South Park grew to have a post office, public school, Catholic School, railway service via a wooden drawbridge over the Duwamish River at Eighth Avenue S.

She said in 1902, South Park incorporated as a town. Soon after incorporation, the town petitioned Congress to dredge the Duwamish River to improve navigability to and from the town. The 1905 Sanborn maps of South Park depict the area as still sparsely developed with commercial development concentrated along Valley Road (present day Dallas Avenue S), with numerous stores, a drug store, a lodge hall, and warehouses. The Town hall was located at the northwest corner of Southern Avenue, Washington Boulevard, and Valley Road at the first town center – adjacent to where the fire station would later be built.

Ms. Pratt said South Park’s independence as a town was short-lived when they were officially incorporated within the city of Seattle in 1907. Annexation provided residents with access to water from the Cedar River, along with sewer, electrical, and fire services. The town’s school was also incorporated into the Seattle school district. The school district then constructed a new school for South Park, Concord School (723 S Concord Street, Seattle Landmark), in 1914.

She said the neighborhood’s first fire station—no. 26 in the city—was established in 1910 at 8201 10<sup>th</sup> Avenue S. The fire station was constructed near the South Park community’s original town hall and its earliest commercial corridor. The fire station was established in a former furniture store building – this is that building prior to the conversion. On the 1917 Sanborn Map, the two-story, wood-frame station is identified as “South Park Hose Company No. 26,” and service was provided by 8 men, 2 horses, 1 hose wagon.

Ms. Pratt said dredging the Duwamish River began in 1913 and was complete by 1918, with significant impacts on South Park, from physical to political. The dredging project filled in the oxbow along the eastern edge of the neighborhood and added over 66 acres to the neighborhood. The river’s deep channel encouraged industrial uses along its new route, creating tension with the neighborhood’s agricultural and residential uses that continues to the present. New bridges provided increased access to the neighborhood, including a steel, low level swing bridge (Oxbow Bridge, then First Avenue S Bridge) at First Avenue S in 1911, and a new drawbridge at Eighth Avenue S between 1914 and 1915 – seen on the right of the screen.

By the 1917 Sanborn, a second town center or commercial core had begun to develop in South Park—where the streetcar line turned at Eighth Avenue S and S Cloverdale Street. But the largest concentration of non-residential buildings in South Park continued to exist along Dallas Avenue S near the fire station and former Town Hall.

Ms. Pratt said there are only 2 Seattle landmarks in South Park: Concord School and the Querio House. Concord School was that first school building the district constructed in South Park after annexation. It was landmarked in 1998 and then renovated between 1999 and 2000. The Querio House was built in 1908 and was owned by Peter Querio a truck farmer who sold his fruit and produce at the Pike Place Market. The house is also referred to as the Witch's Hat or Hat House. The house was landmarked in 2004 and was moved to its current location. The house was designated under designation standard D.

She said efforts to construct a new fire station building in South Park began as early as 1916. The city applied for a building permit in August 1920 to build a new station for Fire Station No. 26. H. J. Allan was listed as the contractor and the city as the Architect. Drawings for the fire station list Daniel R. Huntington as the architect. Upon its completion, the new Fire Station No. 26 provided fire protection services to South Park for the next 50 years. Early fire stations were sited close to the downtown core but fanned out as the department grew. Access to municipal services—including the fire department—was one reason why voters approved annexation. Fire stations were added to these areas over the next several years, some in new buildings and others in repurposed structures until funds could be allocated to build new.

Ms. Pratt said ten new fire stations, eight of which replaced previous structures, were constructed between 1921 and 1930, many designed by city architect Daniel Huntington. Mediterranean-influenced styles dominated this period, and some designs were repeated with only slight modifications. Despite the wave of new construction, the fire department struggled with housing their equipment in their station houses as firefighting equipment modernized.

She said Huntington designed three fire stations in the 1920s with similar designs: No. 26 in South Park, No. 29 in West Seattle, and No. 12 in Madrona. Of the three, No. 26 and No. 29 were the most alike and practically identical. The Huntington-designed Station No. 29 was demolished in 1969 and replaced with a new station in 1970. Station No. 12 became a public library in 1973. It was remodeled in 2008.

Ms. Pratt said this 1920 Fire Station No. 26 served South Park for over 50 years. In the Fire Department's efforts to modernize facilities in the 1960s and 70s, plans were made to acquire land and new fire apparatus to construct a replacement station by 1976. The new fire station was constructed for the South Park neighborhood at 800 S Cloverdale Street ahead of the anticipated 1976 completion date. This building was decommissioned as a fire station when the new fire station No. 26 was constructed. The new station was dedicated on May 22, 1973 and was said to be the first major capital improvement in South Park since 1928.

She said the City of Seattle continues to own the former fire station, but in 1972 the building became the South Park Neighborhood Center. The city remodeled the building in 1976 for use as a neighborhood center. In 1981 the city hired architects to design the south addition to the building to provide a large main hall at the east end, with a commercial kitchen, associated storage and a greenhouse at the west end of the addition. This work also remodeled the original building, converting the apparatus room to a classroom, the dormitory space into a game room, and the small kitchen into an office.

Ms. Pratt said as the Neighborhood Center, the fire station building has continued and expanded its legacy as a community building. The South Park Neighborhood Center is managed by the South Park Area Redevelopment Committee and hosts community meetings as well as recreational and community services. The committee's activism pushed the city to more carefully consider South Park, whose residents often felt forgotten with increasing industrialization threats. The South Park Area Redevelopment Committee uses the Neighborhood Center to provide resources for people with limited means, in one of Seattle's most diverse communities. Another key role of the South Park Area Redevelopment Committee is serving as a fiscal sponsor for other groups in the South Park neighborhood.

Ms. Pratt said the Neighborhood Center hosts a weekly food and clothing bank on Thursdays and Saturdays, operated by Providence Regina House. The Neighborhood Center is also home to the South Park Senior Center which serves King County residents 50 years and older. The Senior food bank has operated from the building since 1981. The Senior Center hosts a bi-lingual community connection program to explore social services and resources available to seniors. They have fitness classes, Vietnamese karaoke, a book club, bingo nights, community parties/events, and deliver meals to homebound seniors. Villa Comunitaria, a Latinx led organization, which started as South Park Information and Resource Center in 2005, has operated from the building since 2013 and provides education and leadership development, assists residents with citizenship, civic and community engagement, and provides community support.

She said they concur with staff that the South Park Fire Station no. 26 should be considered under designation standards C and D. It is one of only a few examples of early municipal investment in the South Park neighborhood after the town's annexation. And despite alterations, it continues to read as a fire station from a significant period of expansion for the Seattle Fire Department. Although it is no longer used as a fire station, its continued community use as the South Park Neighborhood Center reflects its significant role within the cultural, political, and economic heritage of South Park.

Ms. McKinney said she was excited about repurposing of the building. She grew up two blocks from a fire station in Madrona. She said it is wonderful to have space continue in community.

Ms. Johnson noted the thorough report.

Ms. Doherty asked if representatives Karen Gruen or Layne Cubell from FAS had any additional comments.

Ms. Gruen said their comments were made at the nomination meeting.

Ms. Doherty said a letter had been received from FAS as well and shared with the Board members.

Mr. Macleod said he supported designation on what he called a great example of early municipal investment. He said it is a fantastic opportunity for a landmark in the neighborhood. He appreciated that the building continues to serve the community. He hopes landmarking the building can invoke more investment in it. He cited criteria C and D.

Mr. Barnes agreed and said the building represents an early fire station and noted he was glad it has been repurposed. He noted the former fire station in the Central Area that is useful in the community. He cited criteria C and D and appreciated the fine job the presenters did.

Ms. Wasserman supported designation on criteria C and D. She said to include the former exterior brick wall that is still part of the original building but inside the later addition. She was glad the building has been repurposed and she commented on the nice presentation.

Mr. Norman supported designation on criteria C and D and said he hopes the owner can work with the tenants navigating and maintaining the landmark.

Ms. Caton said the building is a landmark in its own right. She said it has been serving the community since it was a fire station and still does today. She hoped continued work with owners and tenants will open up additional funding to help maintain the building.

Mr. Rodezno agreed and said he supported designation on criteria C and D. He said it is nice to see this building added. He said he hoped the repurposed fire station would continue this history. He cited Criterion D and said the building embodies the style. He said Mission revival style is rare in the south end.

Ms. Johnson supported designation based on criteria C and D. She said the building has been used as both a fire station and community center. She said the building is a particularly nice one. She noted the big doors and the big internal spaces that lend themselves to adaptive reuse. She said it is a nice building with a positive re-use.

Action: I move that the Board approve the designation of former Fire Station 26 at 8201 10<sup>th</sup> Avenue S for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C and D; that the features and characteristics of the property identified



for preservation include: the site, and the exterior the 1920 building (including the portion that is now part of the contemporary addition's interior).

MM/SC/LE/IM            8:0:0    Motion carried.

**040622.6        BOARD BUSINESS**