



The City of Seattle

# Landmarks Preservation Board

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LPB 210/22

## MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday, June 1, 2022 - 3:30 p.m.

### Board Members Present

Dean Barnes

Taber Caton

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Lawrence Norman

Marc Schmitt

Harriet Wasserman

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

### Absent

Roi Chang

Russell Coney

Lora-Ellen McKinney

Acting Chair Kristen Johnson called the meeting to order at 3:58 p.m. after technology issues were solved.

**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

**060122.1 PUBLIC COMMENT**

Bryce Seidl spoke in support of designation of the Caroline Horton House. He said he lives nearby and noted the wonderfulness of the property. He appreciated the owners' investment in the property. He noted the house meets Criterion B for its association with Caroline Horton. He said it is extraordinary that she lived here 118 years ago. He said Criterion F applies as well as the house serves as the opening portal to Millionaire's Row Historic District. He said while it is not the most stunning, when you see it, you know you are entering a special area. He noted the owners' concerns and said it is great that the house functions as it does, and it should continue to do so.

Jeff Murdock, Historic Seattle, supported designation of the Caroline Horton House. He said it is a contributing house in the Millionaire's Row Historic District. He said the house meets Criterion B for Caroline Horton as she had it built for herself and for the rare association with women's history. He said Criterion D is relevant as well as it is a handsome example of the style and has integrity. He thanked the nominators and the owners for providing affordable housing.

**060122.2 MEETING MINUTES**

April 20, 2022

MM/SC/IM/DB

6:0:2 Minutes approved. Messrs. Inpanbutr and Schmitt abstained.

**060122.3 FAR COVENANT**

060122.31 Villa Camini  
1205 NE 42<sup>nd</sup> Street

Summary of proposal: Ms. Doherty explained the FAR transfer, an incentive used for landmarks. She said it is similar to the TDR/TDP program but a little different in this instance. She said SDCI confirmed the number of FAR that can be used; it is being send to another parcel in the same block. The Board is requested to verify the eligibility of Villa Camini at 1205 NE 42<sup>nd</sup> Street for the transfer of Floor Area Ratio (FAR); the Board is also requested to approve the required covenant. The code provisions require:

- Designation of the building(s) as a City of Seattle Landmark, pursuant to SMC 25.12;
- Execution of a Controls and Incentive Agreement regarding the Landmark and recording of same against the property;
- Receipt of a Declaration and Agreement between developer and SDCI, which establishes the amount of FAR available for transfer from the sending site;
- Provisions of security to assure completion of any required rehabilitation and restoration of the landmark, unless such work has been completed.

- The owner must also execute and record an agreement in the form and content acceptable to the Landmarks Preservation Board providing for the maintenance of the historically significant features of the building, per SMC 23.48.620. The owner has completed, and the City Historic Preservation Officer has recommended, subject to final approval by the Board, a covenant that includes the commitment of the owner to maintain Villa Camini consistent with Ordinance 126171.

Board members received a copy of the covenant and its attachments, which includes the Declaration and Agreement between the developer and SDCI.

Ms. Doherty said the property owner performed a building condition assessment in September 2022. The owner is proposing to repair the exterior stucco, windows, chimney, wood porch and columns, gutters, downspouts, exterior stairs, and railings as needed. This scope of work was reviewed by the Landmarks Board coordinator and determined to be consistent with in-kind maintenance and repair as outlined in memo LPB 178/22. *This in-kind repair work has started but is not yet complete.*

Action: I move that the Seattle Landmarks Preservation Board make the determination that Villa Camini at 1205 NE 42<sup>nd</sup> Street has fulfilled the requirements for transfer of Landmark FAR pursuant to SMC 23.48.620 – that the building is a designated Landmark with a Controls and Incentives Agreement pursuant to Ordinance 126171; that the Declaration and Agreement between the developer and SDCI has been received and has identified the number of transferable square feet to be 40,924.90; and that the designated features of the landmark shall be in overall good condition once the in-kind maintenance identified in LPB 178/22 is complete.”

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

Action: I move that the Landmarks Preservation Board approve the agreement entitled “COVENANTS FOR LANDMARK TRANSFER OF FLOOR AREA” as submitted to the Board as the legal agreement required as a condition to the transfer of FAR from Villa Camini at 1205 NE 42<sup>nd</sup> Street, per SMC 23.48.620; provided that the covenant will not be fully executed by the Department of Neighborhoods until the Landmarks Preservation Board coordinator has visually verified that the repair work identified in LPB 178/22 appears to be complete.”

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

**060122.4 CERTIFICATES OF APPROVAL**

060122.41 Good Shepherd Center  
4647 Sunnyside Avenue N  
Proposed alterations to roof at northern classroom building and former garage

David McClain, Historic Seattle oriented board members to the site and buildings via photos. He explained the 1980s North Annex roof is at the end of its useful life and

noted ponding problems. He proposed adding a tapered insulation system and membrane to give a positive slope. An elastomeric coating would be applied on north and west walls. Several design approaches were investigated that would change appearance on the perimeter roofline. He said this design will built up 13” on the classroom building and slope down.

Tom Cuevas, RDH Building Sciences described the drawings and said a scupper would be added to capture some of the water. The north and west walls will receive elastomeric coating. He went over scupper detail and said height of garage roof edge will not increase so it will match main roof.

Ms. Doherty said the coating will be administratively reviewed. The color will be submitted, and she would make sure it matches. She said today review is of the rigid insulation roof overlay.

Mr. Macleod asked if the flashings would be coated.

Mr. Cuevas said they would be.

Mr. Macleod asked the expected life span.

Mr. Cuevas said 20 years with maintenance and upkeep. He said the membrane lifespan varies and they hope to get the most out of it.

Ms. Wasserman said ARC reviewed the project and noted favorable comments. She said she is familiar with the property which is huge. She appreciated that an economical solution was found. She said it is hard to see the difference and 13” is not obvious. She was glad this solution was chosen. She said it is a well-thought out project.

Mr. Inpanbutr said the solution is the appropriate response. He said the original roof edge is visible and the problem has been mitigated.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the changes to the roof profiles at portions of the Good Shepherd Center, 4647 Sunnyside Avenue N as per the attached submittal.

#### **EXPLANATION AND FINDINGS**

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 111882.*

- a. The buildings' roof profiles will be impacted by the added tapered insulation. But the proposed measure is to mitigate water intrusion that would ultimately have more of an adverse effect on the historic building.
- 2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
  - a. The alternative approach to add perimeter gutters and downspouts to the classroom building would have more of an adverse effect, as the building was designed for internal drainage.
- 3. The factors of SMC 25.12 .750 C, D and E are not applicable.
- 4. The added insulation may not exceed 13" as measured above the original roof parapet at the classroom building and will have the lower height illustrated for the garage building.

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

**060122.5                      DESIGNATION**

060122.51                      Caroline Horton House  
627 14<sup>th</sup> Avenue E

Ms. Doherty explained the nomination was done by an outside party. The owners' comments will follow the nominators' presentation.

Nomination Report in DON file.

Nominator Presentation

David Kurlander said he has been a resident to 14th Avenue East for, for over 25 years with his wife, Catherine. Catherine's great grandmother was a maid in the Eldridge Stewart house on this same street. He said he wrote the nomination that resulted in the street becoming a national historic district, a district for which the Caroline Horton house is a supporting structure. For several years he has been researching the people who built their homes on Millionaires Row. They were the titans of Seattle industry whose impact on the city is still felt today. However, of all these owners, Caroline Horton stands alone as the only woman, and her story struck me as particularly remarkable. She was the daughter of a pioneer without which Seattle would not exist in its current form. She worked closely with her father during his lifetime. After her father's death Caroline Horton took care not only of her father's family, but her father's business. Despite the numerous barriers at the time for women in business Caroline Horton succeeded becoming the most prominent woman in commercial real estate. In this endeavor, she competed directly with many of the men on the street and successfully prevented the financial district from

moving into their territory. She was responsible for the largest construction project in the Pacific Northwest at the time and its largest office building. She was a role model for women, not just in Seattle, but in Washington state, and the central Washington Chamber of commerce meeting about whether women could actually succeed in business Caroline Horton was hailed as an exemplar Washington businesswoman. He said woman at the time had to be chaperoned by male bosses. He said the street is a public park described in guidebooks. It would be a shame if people walking down Millionaires Row in the future, only saw the houses of the men and Caroline Horton was forgotten.

He introduced Marvin Anderson, one of the co-authors on the nomination who would describe the history and significance of Caroline Horton and her house. Marvin is both an architect and an architectural historian. He's been working on projects on Capitol Hill since the mid-1990s, including the historic preservation of the Parker-Fersen house, which is a landmark house on Millionaires Row. Marvin is an expert on the history of Millionaires Row. He volunteered his time to work on this nomination and is doing this work out of the goodness of his heart, because he believes the Caroline Horton house should become a Seattle landmark.

Marvin Anderson said the 1906 Horton house is located on 14th Avenue, East on Capitol Hill, just south of volunteer park. He provided context of site and neighborhood. The house is two story with a hip roof and projecting porch. The first floor is slightly elevated above grade. It is clad in cascade granite and the upper floor is shingles. The house is set back approximately 20 feet from the sidewalk and it's on a lot that is roughly 90 feet wide and 100 feet deep. The property is relatively flat in the front, sloping down in the back towards the West. He noted the corbel of the window that support the flared shingles of the second floor and how the rustic granite turns into the window of opening. And how mortar joints in the granite are tooled to accentuate the irregular pattern of the stone. The front porch is centered on the house even though the steps to the front door are off center. The front door and side lights with beveled glass are original. The broad overhanging eaves of the porch repeat detail of the main roof. The flow of the second-floor shingles continues around the entire house and supported by a collection of painted wood molding. The original board underside of the roof is still visible. Gutters, which were most likely wood when the house was built, have been replaced, as have been the downspouts. Dormers on the front and sides feature "broken" pediments in which the horizontal cornice breaks back between the corner "piers". The dormer at the center of the front elevation is rich in detail scroll supported dentilated frieze. This dormer pediment is almost a textbook example of proper classical detailing. On the South elevation the carved panel between the second-floor windows is still visible from the street. On the north side of the house, you can see the original back porch projecting from the main block of the house.

When it was converted from single family use first for Martha and Mary Hall in 1931, a Catholic home for girls, and then into apartments in the 1940s. At the north

side of the front porch is a new set of concrete steps that leads to a new exterior door. On the North elevation is one of several fire escapes that have been added. On the rear or West elevation is an added shed dormer on the roof and stairs down from the 2nd floor balcony. He noted the original West facing gable dormer and said that when the house was first built Caroline Horton had a clear view across downtown to Puget Sound and the Olympic mountains. On both sides of the property are driveways.

The detached garage at the end of the driveway was most likely added in the teens while Caroline Horton still owned in the house. It first appears in 1917 Sanborn fire insurance maps and seems to have been converted from a garage into an apartment in the 1940s. The structure has not been a single-family house since the 1930s. Today, the Caroline Horton households affordable apartments. He applauded the current owners for providing this housing while also maintaining the building's historic integrity. Via photos he showed the house today looks much the way it always has. The house has long been recognized in 1975 the inventory for Capitol Hill identified it as a building significant to the community, the Department of Neighborhoods online database states that the property appears to meet criteria of the Seattle landmarks ordinance and goes on to say that its exterior is amazingly intact given its history. He said the house retains the integrity necessary to convey its historic significance.

The 1891 area map, which takes some license shows the north end of Capitol Hill still largely wooded. The prolific developer, James Moore purchased the land that became Millionaires Row. Moore owned land in other areas of the hill and sold lots to developers and builders and set aside 14th Avenue. He never recorded an official plat and never sold lots on the open market. Rather he sold the lots often, two and three together to acquaintances and prominent businesspeople. They built large houses. Residents were all white, several were Jewish. Caroline Horton was the only woman who built a house on the street. Today, Millionaires Row is listed as a historic district on the National Register of Historic places. The Caroline Horton house is one of the original homes on Millionaires Row and is a contributing building to the historic district.

14<sup>th</sup> Avenue is much more than a street of large houses. When John Charles Olmstead began planning Seattle's park system in 1903, Volunteer Park is the most formal of Seattle's parks. He also saw that the route along the ridge, the one recognized in the 1900 bicycle map. He designed the concourse and Volunteer Park as an extension of 14th. Following the ridge of the hill in 1865 when asked his opinion as to where, where the new standpoint for water tower should be located, he strongly recommended it be at the end of 14th. which to him was the formal and symmetrical entry to the park. Today, 14<sup>th</sup> Avenue from Volunteer Park down to the southern boundary of Caroline Horton's house is managed by Seattle Parks & Recreation. Its name is Volunteer Parkway, recognizing its history and this is the formal entry to Volunteer Park.

Millionaire's Row and Volunteer Parkway became a showcase, a popular entry to the park and a popular street for strolling. It was also popular on postcards as the formal entry to the park. It was the parade route when President Warren Harding

visited Seattle in 1927. It's interesting that today, more than a century later, 14th remains a popular walking street and a preferred entry to the park. He said the house has always had a strong presence on 14<sup>th</sup> Avenue. He said more than 40 letters sent to the board and supporting nomination and designation. Everyday joggers, walkers, dog owners, make their way up 14th to the park admiring the historic architecture along the way. As the southern anchor of Volunteer Parkway, the Caroline Horton house is easily identifiable visual feature of the neighborhood and contributes to its distinctive quality and identity.

In 1852 Dexter Horton traveled West by wagon train to Oregon and one year later, moved north to the Puget Sound. After moving to the small town in Seattle, he established a store. He was known as so honest and so trusted that people began asking him to hold on to their valuables and money while they were away. This eventually developed into Seattle 1st Bank. In 1871, his wife Hannah died. In 1873, he married Caroline Parsons and in 1878 welcomed a daughter into the world. Caroline Horton was named after her mother. But one month after giving birth, Caroline, his second wife died. He married his third wife Arabella in 1882 who then became a mother to four-year-old Caroline.

In 1889 Horton sold his bank to become a real estate investor. And only months later, Seattle had a great fire that burned much of downtown. He started by building the New York block, just three months after the fire. At the time it was one of Seattle's finest office buildings. After Dexter Horton's death in 1904, Caroline Horton became an heiress and ran her father's large real estate concerns. She built the Caroline Horton House, and moved there with Arabella Horton, Dexter Horton's third wife, and Eliza Hammond, the niece of Dexter Horton's first wife. Since Caroline was the daughter of Dexter Horton's second wife, all three of his marriages were represented in her house. The Caroline Horton House is associated with the Dexter Horton family more than any other house still standing. As Caroline managed the estate and real estate holdings after her father's death she was also taking care of the family.

As the daughter of one of Seattle's leading citizens Caroline Horton had what can be considered a privileged upbringing. But she did not rely on this and was a path breaking woman with many accomplishments. In 1899, she was awarded an undergraduate degree from the University of Washington, followed two years later by a master's degree and after graduation, she worked alongside her father. The title of bookkeeper only begins to describe her role for she was involved in every bit of her father's real estate investment business.

When Dexter Horton died in July 1904 Caroline was 26 years old. She was one of four executors named in Dexter Horton's will. The others were Caroline's half-sister, a cousin, Charles, and a local minister. And she could have taken her inheritance and entered the social world. That was probably what many people expected. Instead, she stepped deeper into business and managing the family estate. She was instrumental in incorporating the estate. She was the principal shareholder in the estate, which had major real estate holdings. To manage the New York block and other buildings, and she took care of managing the shares of the estate belonging to



her relatives. Perhaps, because of her modesty, but probably more because a man was needed to be seen running things Caroline Horton took the titles secretary treasurer. Her cousin, Charles who had served as a janitor for Dexter Horton and who had less education than Caroline became president. Charles often stated he took the title only because a man would have access to clubs and meetings closed to women. It's important to step back and recognize how extraordinary Caroline's choice to enter business truly was.

In 1900 a little more than 20% of American women worked outside the home; very few of whom were millionaires. In Seattle, only 15.3% of women worked. And out of the Seattle, and of the women in Seattle who did 44% were in domestic and personal service, 21% were in manufacturing and 20% one trade most often the shopkeepers. In 983,000, Americans were officers of a bank or company but only 1.7 or 1,271, were women. So important was one of those women, remarkable as she was Caroline did not just maintain the status quo. She contributed significantly to her family and to shareholders and to the city.

The largest and most ambitious real estate undertaking of the Dexter Horton Estate was the brainchild of Caroline Horton. It was her idea to replace the New York and Seattle Blocks – the most profitable real estate in the Estate's portfolio, which could not be sold separately - with a new building named after her father. The building would be amongst the very largest on the west coast, 15 stories tall, and provide almost six acres of office space. A *Seattle Post-Intelligencer* article entitled "Dexter Horton Building Due to One Woman" is paternalistic in its tone, and it begins:

*"The creator, the moving spirit, the guiding force behind the erection of that majestic structure – the new Dexter Horton Building – was a woman. She is Miss Caroline Horton, daughter of the late pioneer banker and secretary-treasurer of his estate. It was her vision and foresight that made the great structure now standing on this site possible. So says Charles A. Horton, her cousin, who is president and manager of the Dexter Horton Estate. Together, they brought her dream to a realization. In conceiving the idea of the building, Miss Horton had in mind, first, to erect a structure that would stand as a monument to the memory of her father, and secondly, to house the bank, which he had founded, and which now bears his name. Since Dexter Horton's death in 1904, she has worked with that idea constantly in the foreground, and after years of planning, with the help of her cousin, the desired result has been accomplished. Miss Horton is the principal stockholder in the Dexter Horton estate.*

*She is a native daughter of Washington and was graduated from the state university. She modestly refuses to take the lion's share of the credit in the construction of the building, even though all who are associated with the estate concede that she is responsible for this signal achievement. But, her interest in the structure is apparent and she knows every foot of the building from the basement to the little sky-parlor, overlooking Puget Sound, on the roof.*

Caroline Horton managed the building she created until she died in 1950. Sadly, when the Dexter Horton building was nominated and designated the city of Seattle landmark Caroline's name was nowhere to be found. It's interesting to look at Caroline Horton and the next cohort and building in the context of other

development in downtown Seattle. To the north of the Dexter Horton building on the track of land once occupied by the University of Washington the Metropolitan building company was erecting what they referred to as a new business center. Skinner, Cobb and White all erected buildings named for themselves and all four with Caroline's neighbors on Volunteer Parkway. Just, as Caroline was the only woman to build a house on 14<sup>th</sup>. She was the only one we know of to build a large office building in downtown Seattle. The largest and most ambitious real estate undertaking of the Dexter Horton Estate was the brainchild of Caroline Horton. It was her idea to replace the New York and Seattle Blocks – the most profitable real estate in the Estate's portfolio, which could not be sold separately - with a new building named after her father. The building would be amongst the very largest on the west coast, 15 stories tall, and provide almost six acres of office space and 1000 offices. With more multiple floor area than the combined space afforded by the White Henry and Stewart buildings.

Mr. Anderson said at the nomination hearing one of the board members asked what Caroline Horton did in addition to building the subject property. Ms. Horton actively bought and sold real estate. She personally earned considerable money to support downtown development. She was involved in various and supplied over 8,000 cubic yards of dirt to finish the 1,217 Denny Regrade. She converted the Occidental Hotel to offices and established a 10 to 12,000 volume legal library produced by the tenants. She connected the Occidental to the New York building by an elaborate system of bridges. And in 1908, when 3rd Avenue was being widened, she responded not by removing nine feet from the face of the New York building but by cutting a 9-foot section out of the middle, and then rejoining the two halves. The building was moved west atop 528 steel roller system over a 24-hour period. Amazingly tenants remained in the building during the move. Since the cut occurred at a light court, little rental office space was lost. The cost for the work ended up far less than demolition and reconstruction of the building. It was unique and that she worked in real estate development long a man's world. Fortunately, we are slowly learning more about women's roles in early Seattle real estate through the work of historians like Diana James. Most of these women were involved in selling real estate. Others developed and owned small apartment buildings. But very few Seattle women, perhaps only one engaged in real estate development, comparable to the scale of Caroline Horton. She was also very involved in civic affairs. In 1926, she was on the campaign committee and was treasurer for Bertha Knight Landes mayoral campaign which not surprising had its offices in the Dexter Horton Building. Bertha Knight Landes was not only Seattle's first female mayor, but she was also the first woman elected mayor of any large American city. Caroline likely met Bertha Knight Landes in one of many clubs to which they belonged. It's difficult to fully grasp the importance of women's clubs at the beginning of the last century. Bertha Knight Landes credited clubs for her political success and for knowledge of the city and its people. Stating in a speech "club work, offers the woman, the best method of advancing themselves". Caroline Horton was a founding member of the Women's University Club and the Seattle Chapter of a national organization established by female executives from various businesses to raise standards and to help them and succeed in business. She was treasurer of the University of Washington Alumni, and Daughters of the Pioneers, and an active member of the

Ladies Relief Society, Seattle's oldest charity. She was also a member of several literary clubs where in 1916, according to Seattle Times, she presented a paper on Feminism at home 1916. Not only in business, but in civic life, Caroline Horton was a quiet leader. An inspiration to women, which is probably why in 1925 she was hailed by the president of the business in professional women's clubs of Washington as one of very few examples of successful businesswomen in the state.

Mr. Anderson said William Van Siclen, the architect for Caroline Horton's house designed a great number of houses and seems to favor the hipped roof box sometimes called the Foursquare. He designed houses that were simple and houses that were elaborate such as the lavish home built for Corinne Simpson who, like Caroline Horton was a successful businesswoman. A comparison of Caroline Horton's house with that designed for Corinne Simpson brings to the fore stylistic choices Horton made in her home's design. Both houses were designed by architect W.D. Van Siclen, both are two-story, both have projecting porches, and both have the hipped roof that Van Siclen preferred. Where the Horton house is three bays wide with one dormer on the front, the Simpson house is five bays wide with three dormers on the front, giving the Simpson house a larger size but also a grander physical presence. Both houses can broadly be categorized as "Colonial Revival" in style although the Simpson house is more recognizably so, from the broken pediments of the dormer roofs to the balustrade encircling the roof line and the columned, neo-classical front porches. Both houses were designed for single professional women of financial means. And both can be seen as reflections of their clients: Horton, a banker from a family that shunned ostentation, commissioned from Van Siclen a simple yet dignified Colonial Revival home whereas Simpson, a self-promoting real estate professional, commissioned the same architect to design a home that was grander, even "showy."

As David Williams wrote in a letter to the board, the house is a splendid example of Pacific Northwest, colonial revival, making use of local building materials to create an elegant and understated home. It is an effect, a reflection of its first owner and this remarkable woman Caroline Horton, who was born to a father who was a leading businessman, and banker who was to be trusted with money rather than lavish and spending it. Caroline was similar. When the house was built, Caroline, her cousin, and her stepmother were still in mourning, and a lavish house would have been unseemly. Caroline Horton was modest, like her house, which is why many of never knew her story.

To summarize, we've seen the role that Caroline Horton played in Seattle's business and civic affairs. She was a quiet leader for women throughout the state of Washington. He said the house is significantly associated with her life and looks much as it did when Caroline Horton moved in, although it has not been used as a single-family-residence for 90 years. Despite minor changes, it retains a very high degree of historic integrity. The Horton house is an easily identifiable feature, marking southern and the Volunteer Parkway. It contributes to the distinctive quality and identity of the neighborhood. He said this house and its original owner Caroline Horton are important and deserve to be recognized.

Mr. Barnes asked about modifications to the building.

Ms. Anderson said there is a new door north of the entry, a new stairway added and a fire escape added to the north elevation; these are the only changes visible from the street. He said on the west elevation a shed dormer was added and a balcony/porch and stairway were added.

Mr. Barnes asked if windows have been changed.

Mr. Anderson said all windows except the kitchen window are original. He said one south of the first-floor entry was replaced.

Mr. Barnes asked about interior.

Mr. Anderson said the interior has alterations.

Ms. Doherty said the owners can speak to interior changes but noted the Board did not nominate the interior, only the site and exterior.

#### Owner Presentation

Ian and Anne Brown said they appreciate the nomination and that they would not stand in way of designation. They expressed concern about Controls and Incentives and maintenance of the property. They were surprised no one reached out to gain access to the interior.

Ms. Doherty said a tour was not arranged because one was not required, as the interior was not included in nomination.

#### Board Deliberation

Mr. Inpanbutr supported designation on criterion B; he didn't support criteria D or F. He appreciated the added detail Mr. Anderson provided.

Mr. Schmitt supported designation on Criterion B and said the house is still humble in terms of what it provided. It fits in with how Caroline Horton lived her life. It is a significant place.

Ms. Caton supported designation on Criterion B. She said she was interested to see what Controls and Incentives can provide.

Mr. Barnes supported designation on Criterion B. He said Caroline Horton was significant.

Ms. Wasserman supported designation strongly and called the house a gateway to the park. Caroline Horton was undeniably important and was the only woman to build a house here. She appreciated the owners' support. She supported Criterion B but said she wouldn't oppose others.

Mr. Norman agreed with Ms. Wasserman’s comments and supported designation on Criterion B. He hoped the owners get support to maintain the property. He noted Capitol Hill houses get mowed down left and right.

Mr. Macleod supported designation on Criterion B and said it is an outstanding contender for B. He said he could see other criteria as well but was excited to have property representation of a significant woman in Seattle. He said it still pains him that the Inouye-Aquino house was not designated. He said this house had a good level of engagement from the community. He was interested to see how Controls and Incentives shake out.

Ms. Johnson supported designation on Criterion B. She appreciated the presentation and noted the buildings that were adjusted during the regrade. She appreciated the owners’ support and care of the house and hoped the relationship would be a constructive one.

Mr. Barnes suggested Criterion D because it is similar to other buildings on the street, but that Criterion B was enough.

Mr. Macleod said the strongest case is for Criterion B.

Action: I move that the Board approve the designation of the Caroline Horton House at 627 14<sup>th</sup> Avenue E for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standard B; that the features and characteristics of the property identified for preservation include: the site, and the exterior the house.

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

**060122.6            BRIEFING**

060122.61            Montlake Elementary School  
2409 22<sup>nd</sup> Avenue E  
Briefing on proposed building addition and site alterations

*Ms. Caton and Mr. Inpanbutr recused themselves and left the meeting. Ms. Doherty confirmed the Board still had a quorum, even though it was not needed for an informal briefing as no action will be taken.*

Erica Ceder, DLR Group explained the expansion project for Montlake Elementary School. She provided context of the site and neighborhood. Montlake Elementary School was one of a batch of schools designed by Floyd Naramore after World War II, to respond to population growth that happened in Seattle at that time. The modernization of this school is part of the BEX V capital levy that that was passed in 2017 or 2018. It is part of a batch of schools within the system that are being updated and modernized and improved. The proposal is to increase capacity to accommodate up to 500 students.

Ms. Ceder said the existing building is 22,447 square feet. The addition that is planned is going to be approximately 80,500 square feet. On April 15th, the project was presented to the Architectural Review Committee. She said they just finished schematic design and noted they are looking at the proposed site layout and placement for the addition, proposed areas of demolition and proposed massing in height of that addition, and some preliminary thinking about proposed material character and facade and window articulation.

Kelly Mabry, DLR Group explained additional program that is proposed for the site and historic building, so that the new school can meet and participate in 21st century learning currently on site. There are 14 classrooms, this includes classrooms within the historic structure but a handful of classrooms that are also situated on portables on the site. The new program would include an additional set of classrooms, so instead of 14 classrooms, they would have 25 additional classrooms on site with the new addition and these classrooms would be larger in size in the new addition. To accommodate more space needs for 21st century learning in addition to more classroom space. They propose dedicated special education spaces and this includes two self-contained classrooms and associated support programs, such as resource rooms, access, psychology, speech, etc. She said the addition would be providing a new gym which would nearly double the size of the existing gym that they have now to provide more run around space, and community assets to the school.

Dining space size would be increased, and a dedicated kitchen provided. Currently the dining area is a portable and they do not have a dedicated kitchen to make food and serve food for the students. Currently, the art space and the library center would be doubled or tripled in size to provide proper space for art and project and hands on learning such as STEM education or maker space project areas, and the media library center would be tripled in size from what they have now to accommodate larger book collection and digital media teachings that could occur in that space. Two new program elements to which space will be provided on the site would be dedicated music and stage classroom music which is currently in a portable and it's a shared space as the program rotates throughout the year.

She said there would be a dedicated after care program or childcare program, which currently functions in whatever space is available at the time throughout the school year. Students would be supported before and after school in a dedicated space, which will be a great addition for teaching and learning to the school.

Ms. Ceder provided an overview of the existing site noting areas of the building are currently part of the landmark ordinance which consists right now of the main two-story brick school building as well as a one-story wood-framed covered play area. There are six portable buildings, a detached wood-framed cafeteria building and a modern era greenhouse building just the south of the school. She conducted a virtual walkthrough of the existing conditions. She said the historic building is a fairly modest building for Naramore and is very much oriented towards the façade that faces 22nd Avenue. The ends of the building are particularly sparse because this

building was originally designed to accommodate in the future two flanking additions. This was a building that was designed to separate girls and boys with two different entries. She said the arched windows and the entry doors and their entablatures are the key character defining architectural features of this school. She said the building was raised up on the site and the front doors are only accessible by a series of stairs. She noted the wood-framed play area, gymnasium and portable buildings. She noted the site is rife with accessibility challenges and the district has been struggling making this school more usable and more universally accessible to their student population. She noted the main building is raised up on a plinth and the sloping sidewalk. She noted there is no way a student with mobility issues can get on to the site to enter the historic building without having to navigate stairs. She said there is no elevator.

She said part of this project is to remove some buildings and portions of the existing building in order to accommodate that growth and accessibility. She proposed removal of the non-contributing portable buildings, the non-contributing cafeteria and greenhouse buildings. She noted the proposed removal of the landmarked single-story structure that houses that play area, gymnasium, and boiler room. The covered play areas and gymnasium are not currently at the same level as the site grade. They are also not at the same level as the interior floor levels. This building has multiple steps and floors that don't align that really contribute to some of these challenges and the school is the second, smallest site within the system. She said that anything that the team can do to maximize the build out of this school will contribute to the ability to provide more open play area for the children.

She provided views of the existing gymnasium and pointed out it is not a full-sized gymnasium and maybe not even a half-sized gymnasium by current standards. It is incredibly small, and it doesn't currently suit the needs for a lot of what the district physical education program would call for, or fit with current standards. She noted the flight of stairs and said it is not a space that is accessible to students who have any sort of mobility issues. She acknowledged that that the one-story portion at the back of the building is part of the listed landmark and said removing it opens up space that the team needs in order to accommodate the school program. She said it helps solve some of the accessibility challenges to make a more equitable experience for the students.

Ms. Mabry went over site and massing schemes and explained and how they related to existing building and site. She said they are exploring where the new addition will sit on the site so that it allows for an equitable access to all students, staff and visitors.

Option A: it really looks at more of a lopsided connection to the historic building and we did not feel like that was respectful enough towards the façade on East at 22nd. It also didn't really allow for enough play space at the outdoor level. It really kept a lot of things in shadow which is not optimal with Seattle weather. She said the main concern was lack of the program adjacencies.

Option B: some similar issues with not allowing the efficiency of programming, it also started to encroach on play area and started to reduce the outdoor play area in sunny spots, lopsided connection to the existing building which didn't speak to the symmetry on the significant facade that sits along 22nd street.

Option C: if the new addition connects on two sides of the historic building being reminiscent of the proposed historic wings that were intended to be built, but never were on the North and South Side of the building. This option provides the most efficient place, space outside and gave us some of the most efficient school adjacencies in terms of program for teaching and learning but they felt like it was encroaching too much on the historic façade and massing of the historic building.

Ms. Mabry went over the current proposed option and said the addition connects to the historic building at the courtyard. The connection is as simple as possible and is respectful of the street view. She said the design maximizes outdoor play space program. She provided comparison of new addition height to existing building. She said the new addition was pushed down into the site to provide at grade access. The three-story addition will match the height of the new addition. The first level would be pushed down into the site at grade level and access to the historic building would be provided at the second and third floors.

She proposed a classroom wing at the north side with a penthouse. She said they would make sure it is set back from street view as much as possible. The gym sits on the southwest side of the street which is a lower volume to help with the scale and the corner of that portion of the site. The play area is in the sunniest part of the site. She said the new school entry will be at grade off the northeast corner of the site and this entry level would be one floor level down from the current first level of the historic floor. It allows for accessible entry and a warm and welcoming entry plaza. She said the design allows the addition to sit back and allows that historic building to breathe and have the presence that it deserves in the neighborhood. She said it provides a glassy entry into an administrative space that improves the security of the building and improves visibility of staff to see who is near or around the school property. But also creates a very warm and welcoming environment that allows equitable and accessible access into the school which is currently lacking in the existing building.

Ms. Ceder said the two existing entries to the building would no longer be used as regular entries. The new entry would be a consolidated single point especially in light of recent continuing events to ensure that they have control and visibility over a consolidated point of entry.

She provided renderings of the proposed design and noted one that best demonstrates the preservation strategy is for the school which is to focus on that primary contributing façade as the experience view that they are trying to preserve for the school. Across 22nd Avenue, there would still be an unadulterated view of the way the school was when it was originally built and how the how the experience starts to unfold as you go around the site and how the scale of everything relates to the existing school. She said they have tried to keep that mass as down as low as



possible to make that experience fit in to a single-family residential context without anyone really feeling like there's an overwhelming mass being introduced to the site.

Showing the Calhoun Street elevation, Ms. Ceder indicated the new entry point between the historic building and new addition. She noted the strategy of trying to keep that connector piece as clear and transparent and make as light of a touch as possible between those two pieces of building. She noted trying to integrate the brick colors, and to find something that's picking up on all of those existing brick tones but trying to do it in a slightly differentiated way. She said the window pattern being explored used patterning from the historic building as a fenestration guide. She provided prospective view and said the ramp and stairs provide access to the play area. She said there is access to a play area for neighbors. She said terraces will be used for outdoor learning environment. She provided elevation views showing fenestration pattern and articulation compared to historic building.

Ms. Wasserman said she was always sorry to see any landmark element taken away and would have some unhappiness about losing anything landmarked. She said on the other hand it doesn't seem to add much in the way of beauty, or use to the school. She said all the space that is there is needed to accommodate 500 students and she would willingly support removing that landmark piece. She said one really has to think about that every time because they don't come back but it looks like the applicant has done a beautiful job of reflecting the character of the building in the new one. Accessibility issues are just horrendous now and must be fixed. She said it is a reasonable plan. It's a huge challenge to make that site work for that many people and hoped the rooftop gym could be done as it is badly needed.

Mr. Barnes concurred with Ms. Wasserman and said he thought what they are doing with the space is outstanding. He particularly liked the play area and noted he has grandkids and has been disheartened to see so many schools now with asphalt for play areas. He appreciated the play equipment. It is a big upgrade. He agreed with Ms. Wasserman in terms of the landmarks part of it, but for what they are trying to accomplish they are doing a really good job.

Mr. Macleod agreed and said it was really nice to see this taking shape from the last time when the board viewed very conceptual diagrams and massing. He liked the direction and that move to go down below grade on the primary facade is great; it solves a lot of issues and makes the site more dynamic. He liked the way it pulls away to reveal the secondary elevation of the historic structure. He said it is always hard to see some portion of the historic building go away but it was shocking to see interior photos of the gym and how small it is. He hoped to see the rooftop play area. He appreciated the variegated brick façade; material details that often get overlooked. There's always a brick always goes in and it never really compliments or matches the historic structure, but intending to reflect that variation is really important. He appreciated the attention to detail.

Mr. Norman supported the changes and said it looks really good. He was glad to see some Seattle public schools get some needed upgrades. He noted Seattle Academy

has put in elevated space as well over the years and it is nice to see a public school get some nice features like this.

Ms. Johnson said it's nice to see the development. It is a great way to add on. She concurred with other board members that it is too bad when something goes away but that covered place structure isn't nice. It is incredible how much space has been added on this site. She said it is actually quite a lot of brick in the addition you're showing and she appreciated that. She said it is not cheap and it is nice to go with the historic building, and keeping the datum at the roof line. The historic building is still legible and it is astonishing how much has been added to the building.

Mr. Schmitt said it is a great example of the built environment changing to meet the needs of the community. He supported what was proposed.

Mr. Macleod said it's amazing how much new programmatic space has been added on such a small site and still has room for an outdoor space. He said he is really impressed with the efficiency of usage on the site that was definitely one of the key challenges.

Ms. Johnson noted there is no vote today and the board would look forward to seeing where this goes next.

Ms. Ceder thanked the board for time and feedback and said they will certainly keep working on this and bring back to the board.

#### **060122.7 BOARD BUSINESS**

Ms. Doherty thanked board members for their patience with the technology at today's meeting, and that it's probably good that the board is still virtual because the experience in the room on the screen is still problematic. She said staff was grateful that people are giving time to get technical things sorted and the virtual experience was a better one than in the meeting room.