



The City of Seattle

Landmarks Preservation Board

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LPB 443/21

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday October 6, 2021 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Roi Chang

Russell Coney

Matt Inpanbutr

Kristen Johnson, Acting Chair

Ian Macleod

Lora-Ellen McKinney

Lawrence Norman

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

John Rodezno

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

100621.1 PUBLIC COMMENT

Tyler Sprague, professor of architecture at University of Washington said he was speaking on his own behalf. He supported nomination of Green Lake Community Center. He said the 1955 pool structure was the first simple barrel vault shell project in Jack Christensen’s large, impactful career and the first such structure in Seattle. He said the modest shell structure is connected to the global rethinking of Modernist works and offered many opportunities for re-use.

Jeff Murdock, Historic Seattle spoke in support of nomination of the Green Lake Community Center and agreed with the Staff Recommendation of criteria C and D. He said the field house has anchored the park since 1929; he noted the Art Deco elements. He said the Evans Pool structure is significant and said the Pacific Northwest was the center for thin-shelled concrete design because of Jack Christensen. He said it is remarkable that a 110’ x 60’ vault is just 3 ½” thick and shows an efficient use of material. He said two different techniques are expressed in the buildings showing two separate moments of 20th Century design.

Elizabeth Riggs opposed nomination of the Green Lake Community Center and said the buildings are ugly and non-functional in a beautiful setting. She said inside is a rabbit warren that is unsafe, is not ADA accessible, nor does it meet seismic code. She said the buildings need to be replaced to better serve community.

David Peterson, architectural historian supported nomination of the Green Lake Community Center. He said he prepared landmark nominations for the Pacific Science Center and the School District Warehouse, both with structural design by Jack Christensen. He said thin shell is complicated technology. He said he spoke to Jack Christensen twice in 2013 about the process; Christensen suggested a landmark nomination for the subject structure.

100621.2 MEETING MINUTES

July 21, 2021 This item was tabled.

100621.3 SPECIAL TAX VALUATION

100621.31 Highland Apartments
931 11th Avenue E

Ms. Doherty explained submitted rehabilitation costs were \$3,672,107 and eligible rehabilitation costs were \$3,669,596; there were \$2,511 in disallowed costs. Percentage Value of Rehabilitation was 110%.

Approval of Rehab Work: Work for designated portions of the property were performed in compliance with the *Secretary of Interiors Standards for Rehabilitation* and received a Certificate of Approval from the Landmarks Board. She said major seismic improvements to the building were made with addition of concrete shear walls. She said the rest of the work was inside but still qualifies for Special Tax;

interior work included new finishes, fixtures, bathrooms and kitchens, new plumbing and electrical, fire alarm system and emergency egress window.

Ms. McKinney asked why the original bathtubs were changed.

Ms. Doherty said the interiors were not included in designated features, only the site and exterior of apartment building.

Ms. Johnson said she thought it was reasonable.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Highland Apartments, 931 11th Avenue E, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/ROC/DB 10:00 Motion carried.

100621.4 CERTIFICATES OF APPROVAL

100621.41

Seattle Labor Temple

2800 First Avenue

Proposed interior and exterior alterations on the northern portion of the building

Jill Bandrapalli provided an overview of the project at the north building. She said the building is currently unoccupied and the use has been changed to a religious building. She noted damage to terracotta would be restored to its original character. She said no change is proposed for the exterior façade, but the entry doors would be modified. She said the lobby would retain its bi-axial orientation. She said door 9 would be re-oriented along the north façade and the door opening replaced with glazed panels. She said the four sets of doors would be changed out, existing lobby wainscot and terrazzo would remain, a walk off mat added and lighting replaced with LED. She said seismic bracing would be installed behind existing parapet. On interior she proposed removal of existing ceiling to celebrate the structure and show the beams and deck above; new lighting will be added in that space. She said new pendant lighting would be added, carpet tile adding to a bright and airy space.

Ms. Johnson said ARC reviewed the project.

Mr. Coney asked if signage or a cross was planned.

Ms. Bandrapalli said not as part of this application.

Mr. Coney said the exterior is landmarked.

John Bugler said they plan to add signage eventually.

Mr. Inpanbutr asked if the parapet coping is existing.

Mr. Bugler said seismic bracing will be concealed behind it, no changes would be made to parapet.

Mr. Inpanbutr asked about vestibule LED.

Mr. Bugler said they will use cove fixtures.

Mr. Macleod asked if the doors to be replaced are original.

Mr. Bugler said they are original but won't be kept. He said they investigated salvaging them but there was no value.

David Parker said that 20 doors are going to the south building.

Ms. Johnson said ARC was comfortable with proposed changes. She said inside changes maintain the assembly use and exterior changes seem reasonable.

Ms. Wasserman said ARC reviewed work on both parts of the building and was satisfied. She said changing the existing doors was discussed and it was determined that change was logical and reasonable and would cause no harm to the building.

Ms. McKinney asked if they plan to acknowledge the labor history of the building someplace in the church building. She said buildings have souls and the work that happened is resident there.

Mr. Bugler said Ms. Doherty passed along that suggestion and they are considering what that could be with the church.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the interior and exterior alterations at the Seattle Labor Temple, 2800 First Avenue, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. The proposed interior and exterior alterations do not adversely affect the features or characteristics specified in Ordinance No. 123345, as the proposed work does not irreversibly destroy historic building materials and will retain the relationship of the lobby to the former Union Hall meeting space, 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/HW 10:00 Motion carried.

100621.42

Volunteer Park

1400 E Prospect Street

Proposed alterations stone plaza at drive aisle

Owen Richards, ORA provided an overview of the project. He said the original 1913 paving condition was abandoned when the art museum was built, and new stone paving was installed at base of entry. The existing stone within Volunteer Park Drive was installed in 1975 based on drawings by Richard Haag as an extension of the paving at the steps and entry to the Museum. He said approximately 230 sf of stone pavers in the primary vehicle path were replaced with concrete 10-15 years ago. He said approximately 410 sf of the remaining stone in the primary vehicle drive area has failed and needs to be replaced. The 640 sf of previously failed and currently failed stone represents 33% of all stonework within the primary vehicle drive area (1950 sf total). The overall stone area within the entire 1975 plaza area is over 7,000 square feet, with relatively minor deterioration in the non-vehicular areas. He said the source of the original stone, Wilkeson Quarry is no longer in operation. Other stone replacements in a thickness appropriate for vehicle driveway would be prohibitively expensive and not recommended given high vehicle traffic.

Mr. Richards provided an overview of controlled features in the park and said the drive was not specifically referenced in nomination as part of the overall character of the site. Using aerial survey photos, he indicated areas of failure. He proposed a holistic repair, repairing center portion of drive with concrete compatible with adjoining areas. He said concrete will maintain original stonework and A-B rhythm and scaled joints.

Mr. Coney said the pink concrete has always been at the park.

Ms. McKinney said she grew up in the area and said she was glad it would be fixed.

Mr. Barnes asked how expansion joints would function.

Mr. Richards said that all concrete roadways require expansion joints and they would be included here. He said expansion joints would be installed at 15' on center to minimize concrete cracking. He said the concrete there has cracked because there were no expansion joints. He said sidewalks have expansion joints, too.

Mr. Barnes asked if they would add etchings into the concrete.

Mr. Richards said the intent is to relate well to the existing stone but without as much exposed stone aggregate. He said they would fine tune with contractor to find a balance.

Mr. Coney said he supports the project and appreciated the team's efforts. He said it has probably always been a maintenance issue.

Ms. McKinney said she is a docent for school age kids and the new surface will be welcomed.

Mr. Inpanbutr said using Wilkeson sandstone was a losing battle. He said he was glad the repair would not be a patchwork and appreciated the durable and appropriate replacement.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the paving alterations at Volunteer Park, 1400 E Prospect Street, 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 125215.*
 - a. The stone paving addition to the roadway and plaza overlook is from the 1970s, and not part of the original Olmsted park design (1910) or of the Gould/Hoggson museum and site design (1932).
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 applicant explored alternatives that included replacing only failed portions of the paving, with either concrete or stone. The Architectural Review Committee's (ARC) feedback on August 13, 2021 was to discontinue the patchwork approach.
 - b. The ARC recommended using a single consistent material, and the applicant followed up to explore an all-stone option. The best quarry to source this stone and a reputable local masonry contractor, both noted that using stone in similar larger slabs is not recommended for vehicle traffic.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (or cite other applicable standards):

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and

architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/IM/MI 9:0:1 Motion carried. Ms. Chang recused herself.

100621.5 CONTROLS & INCENTIVES

100621.51 Lincoln High School
4400 Interlake Avenue N
Request for extension

Jessica Clawson, McCullough Hill Leary explained a one-year extension for all school extension requests.

Ms. Doherty said the construction project is complete and they will continue talking.

Action: I move to defer consideration of Controls and Incentives for Lincoln High School, 4400 Interlake Avenue N. for one year.

MM/SC/IM/LN 7:1:2 Motion carried. Mr. Coney opposed. Ms. Caton recused herself. Mr. Inpanbutr acknowledged his recusal after the vote, as clarification.

100621.52 Ingraham High School
1819 N 135th Street
Request for extension

Ms. Doherty said she has been working on a template for school district controls documents. She said recently documents were signed for Loyal Heights Elementary and the Original Van Asselt School. She said she looks to what has been approved recently as a baseline, but noted that each school is considered individually and may have differences.

Action: I move to defer consideration of Controls and Incentives for Ingraham High School, 1819 N. 135th Street for two months.

MM/SC/DB/HW 8:0:2 Motion carried. Ms. Caton and Mr. Inpanbutr recused themselves.

100621.53 Daniel Webster Elementary School
3014 NW 67th Street
Request for extension

Ms. Doherty explained the request for a one-year extension and noted a major addition project was just completed.

Action: I move to defer consideration of Controls and Incentives for Daniel Webster Elementary School, 3014 NW 67th Street, for one year.

MM/SC/DB/HW 7:1:2 Motion carried. Mr. Coney opposed. Ms. Caton and Mr. Inpanbutr recused themselves.

100621.54 Magnolia Elementary School
2418 28th Avenue W
Request for extension

Ms. Doherty said the school has undergone a major rehabilitation and new construction project. She said the school was occupied this fall.

Jessica Clawson requested a four-month extension.

Action: I move to defer consideration of Controls and Incentives for Magnolia Elementary School, 2418 28th Avenue W for four months.

MM/SC/HW/DB 8:0:2 Motion carried. Ms. Caton and Mr. Inpanbutr recused themselves.

100621.55 E.C. Hughes Elementary School
7740 34th Avenue SW
Request for extension

Ms. Doherty said there has been no major work at the school, just some exterior and site improvements.

Action: I move to defer consideration of Controls and Incentives for E. C. Hughes Elementary School, 7740 34th Avenue SW, for one year.

MM/SC/HW/DB 7:1:2 Motion carried. Mr. Coney opposed. Ms. Caton and Mr. Inpanbutr recused themselves.

100621.56 Daniel Bagley Elementary School
7821 Stone Ave N
Request for extension

Ms. Doherty said the school underwent a major rehabilitation project and opened in Fall 2021.

Action: I move to defer consideration of Controls and Incentives for Daniel Bagley Elementary School, 7821 Stone Avenue North for one year.

MM/SC/HW/DB 7:1:2 Motion carried. Mr. Coney opposed. Ms. Caton and Mr. Inpanbutr recused themselves.

100621.57 Seattle Times Office Building Addition
1120 John Street
Request for extension

Jessica Clawson requested a four-month extension and said they are on the final land use corrections with the MUP for the Office Building. She said it is a very complicated project.

Ms. Sodt said the applicant is close to having a complete Certificate of Approval application for both the Office Building Addition and the Printing Plant. She said they are waiting for SEPA review to be completed before the board can act.

Ms. Johnson said a four-month extension seems reasonable.

Action: I move to defer consideration of Controls and Incentives for the Seattle Times Office Building Addition, 1120 John Street for four months.

MM/SC/ROC/DB 10:0:0 Motion carried.

100621.58 Seattle Times Printing Plant
1120 John Street
Request for extension

Action: I move to defer consideration of Controls and Incentives for the Seattle Times Printing Plant, 1120 John Street for four months.

MM/SC/ROC/IM 10:0:0 Motion carried.

100621.59 Kelly-Springfield Motor Truck Co Building
1525 11th Avenue
Request for extension

Jessica Clawson requested four-month extensions for Kelly-Springfield and White Motor Company buildings.

Ms. Sodt said they are actively negotiating and will hopefully have outcome soon.

Action: I move to defer consideration of Controls and Incentives for the Kelly-Springfield Motor Truck Company Building, 1525 11th Avenue for four months.

MM/SC/DB/RC 10:0:0 Motion carried.

100621.510 White Motor Company Building
1021 E. Pine Street
Request for extension

Action: I move to defer consideration of Controls and Incentives for White Motor Company Building, 1021 E. Pine Street for four months.

MM/SC/DB/HW 10:0:0 Motion carried.

100621.511 Knights of Columbus
700-722 E. Union Street
Request for extension

Jessica Clawson requested a four-month extension. She said there are graffiti issues at the building. She said they are cleaning once a week and have constructed a fence around the building. She said they plan a mural application that would hopefully help with graffiti. She said they are looking for a tenant. She said there is a working security system and working fire alarm system.

Ms. Sodt said a Certificate of Approval application has been submitted for seismic upgrades; it is still out for corrections.

Ms. Clawson said a security person comes by several times a night.

Action: I move to defer consideration of Controls and Incentives for the Knights of Columbus building, 700-722 E. Union for four months.

MM/SC/HW/DB 10:0:0 Motion carried.

100621.512 The Showbox
1426 First Avenue
Request for extension

Jack McCullough, McCullough Hill Leary said a submittal has been made and the city had questions to which they responded. He said they are focused on keeping the space tenanted. He said there was a dispute that has now been resolved. He said some retail in the front has been re-tenanted.

Ms. Sodt said there is a back and forth with questions; AECOM has been hired to help with financial analysis. She supported a four-month extension.

Action: I move to defer consideration of Controls and Incentives for The Showbox, 1426 First Avenue for four months.

MM/SC/RC/MI 10:0:0 Motion carried.

100621.513 Lloyd Building
901 Stewart Street
Request for extension

Jack McCullough said Kilroy purchased the building. He said they have been to ARC, and they are in process with a planned community development application with SDCI. He said they will submit for preliminary permit soon.

Action: I move to defer consideration of Controls and Incentives for the Lloyd Building, 901 Stewart Street for four months.

MM/SC/MI/LN 10:0:0 Motion carried.

Mr. McCullough said the permit requires public benefit which will be the restoration of the Lloyd Building.

100621.514 Donahoe Building / Bergman Luggage
1901-1911 3rd Avenue
Request for extension

Ms. Sodt said the owner died recently and she has been working on finding contact person for the estate. She supported a four-month extension.

Action: I move to defer consideration of Controls and Incentives for the Donahoe Building / Bergman Luggage, 1901-1911 3rd Avenue for four months.

MM/SC/DB/HW 10:0:0 Motion carried.

100621.515 White Garage
1915 Third Avenue
Request for extension

Jack McCullough said the owners had the Donahoe/Bergman site under contract and had a design in process. They are still interested in that site but are exploring options and have started the MUP process.

Ms. Sodt supported a four-month extension.

Action: I move to defer consideration of Controls and Incentives for White Garage, 1915 Third Avenue for four months.

MM/SC/HW/DB 10:0:0 Motion carried.

100621.516 The Center for Wooden Boats
1010 Valley Street

Ms. Doherty read through the signed Controls and Incentives document. She noted the controlled features and said the document contains unusual language to address the need for the 'living buildings' to adapt as they go. She noted unique language related to maritime nature of the buildings.

Mr. Coney said it is a unique property and a unique document is needed.

Ms. Doherty said she was grateful to the Center for Wooden Boats as they were easy to collaborate with and interested in getting the agreement completed.

Ms. Wasserman said it is nice to see this done so quickly.

Ms. Johnson noted how quickly it happened.

Action: I move to approve Controls and Incentives for The Center for Wooden Boats, 1010 Valley Street.

MM/SC/ROC/DB 10:0:0 Motion carried.

100621.517 University National Bank
4502 University Way NE

Ms. Doherty explained the completed document and noted the owners were motivated to complete it quickly; she said they were good collaborators. She said the document is short and straightforward and she noted language addressing a comprehensive sign plan and addition of photovoltaic panels.

Mr. Coney said the owners are veterans of preservation and he was glad they were motivated to complete controls document so quickly. He asked in the future to clarify PV panels on roofs.

Ms. Doherty said the owners will do a Certificate of Approval application to recreate the original corner display case, and relocate the ATM to the NW corner.

Action: I move to approve Controls and Incentives for University National Bank, 4502 University Way NE.

MM/SC/MI/LN 10:0:0 Motion carried.

The Board took a 5 minute break. After returning it was confirmed that they had achieved the quorum of 6 Board members present.

100621.6 NOMINATION

100621.61 Green Lake Community Center
7201-7359 E Green Lake Drive N / 6601-6701 E Green Lake Way N

Ms. Chang departed the meeting during the presentation.

Ellen Mirro, Studio TJP said that although the entire parcel was included in the nomination description, they would like to reduce the consideration of the site to the areas adjacent to the building itself. She provided a photographic tour of the site.

Katie Jaeger, Studio TJP said the site was under water until 1911 when the City lowered the lake 11 feet which was almost three times what was originally called for in Olmsted 1908 plan. A planting study by the Olmsted Brothers from 1912 showed no sign of the formal twin rows of trees separating the ball field from the lakeshore walk. The planting study called for trees planted informally throughout much of the ball field, with the southwestern portion of the field left empty. With the exception of walking paths by the shore and curving around the edge of Green Lake Way, no other paths or landscaping are indicated for this portion of the park. A 1926 map by the Seattle Parks Department, titled "Proposed Plan for Development of Green Lake," shows a bath house on the approximate site of the field house, a proposed curving allée of trees extending from the easternmost portion of the park as far as the northernmost portion of the park, at the approximate location of the wading pool. She said the field house opened in 1929.

Ms. Jaeger said that a 1930s aerial photograph shows the newly constructed field house with a formal allée of trees extending in a straight path directly east towards Green Lake Way, and a curving path leading to the field house from the northeast. Photographic evidence shows that by 1935, the allée visible in the 1930s aerial had been further developed, with two footpaths running east-west from Green Lake Way to the field house. These paths were flanked by two formal rows of trees, framing the field house. Between the footpaths were straight rows of planted vegetation and a lawn. By 1936, a round driveway with space for parking had been added just north of the field house, leading to and from Latona Avenue N and East Green Lake Way N.

Asphalt tennis courts were added north of the subject site in 1945. The fishing pier at the northeastern corner of the lake was also built that year. In 1946, the concession and boat rental building was constructed immediately west of the tennis courts. By 1946, the east-west rows of vegetation between the footpaths had been removed, and lampposts had been added along the footpaths. By at least 1947, a teardrop-shaped driveway had been added just north of the field house, leading to and from Latona Avenue N and East Green Lake Way N.

Ms. Jaeger said the plan for the pool was approved in 1954 and the Evans pool addition with thin shelled roof designed by Jack Christiansen and was completed in 1955. The Evans Pool addition consists of a rectangular pool room oriented lengthwise north-to-south, and a flat-roofed building containing circulation, locker rooms, and offices. This latter portion connects the pool addition to the original field house and contains the main entry to the complex at the north. The circulation area flows from the main entry to a secondary entry at a lower level on the south.

She said the Evans Pool addition, comprising the vaulted pool room and the flat-roofed connecting portion, measures approximately 134' east-west by 112' north-south. The single-story structure with partial basement is built with reinforced concrete, concrete pilasters, and a concrete foundation. The pool's ceiling vault is a concrete shell, reinforced vertically, horizontally, and diagonally with rebar extending 1'-6" into the wall. The shell is thickened to approximately 6" at the end wall and tapers to 3" thick at the center. The basement contains pool equipment.

Ms. Jaeger said the northern façade has two parts: that of the flat-roofed connector in the open courtyard, and that of the vaulted end of the pool room. The roof over the main circulation area is flat, while the roofline of the northern exterior wall to the indoor pool curves to follow the barrel-vault concrete shell. Both portions of the roof are capped with metal coping. A large 18-light window, equally divided by mullions into three parts, is surrounded by a concrete frame. The upper portion of window is transparent, while the lower portion is a translucent architectural cast-glass mural titled *Seven Figures* (1989) by Paul Marioni and Ann T. Outner. The mural features swimmers in a pool. Below the window is a debossed mural of wavy lines and a centered smiling face. The exterior wall has a sawtooth concrete veneer. The water table transitions to a painted concrete planting bed ornamented with embedded horizontal striations at the pool portion.

She said at the eastern façade, the roof flattens eastward, away from the lowest point of the barrel vault, with detailing similar to other portions of flat roof and several round scuppers for drainage. At this façade, a rectangular portion of the pool area extends eastward, flanked by matched concrete stairs protected by flat metal awnings. A portion of the main pool area with barrel-vaulted roof is visible beyond. This façade includes no windows however, concrete framing indicates an area near the roofline that appears to be former windows, now filled in with painted CMU. Detailing from the northern façade continues on this façade, including the sawtooth concrete veneer, and water table with horizontal striations.

Ms. Jaeger said the Evans Pool addition connects to the field house at the southern façade, which is similar to the northern façade. The main circulation portion has four windows: a large 4-light transom, a small 3-light rectangular window, a large 5-light rectangular window set just beneath the interior ceiling, and an 8-light basement window. A double door with a flat, shallow awning leads to the interior lobby. A small, cast-in-place maintenance area with flat roof partially conceals a set of concrete stairs leading to a vented double door with a transom at the basement level. Former window locations on the pool are identified by the remaining concrete frames. This area is filled and patched with painted concrete texturing, with mural below. The exterior has a sawtooth concrete veneer and the water table transforms at the pool to a painted concrete planting bed ornamented with embedded horizontal striations.

Ms. Jaeger said the interior plan of the pool addition is also irregular, with small rooms clustered together on the southern side, and the large indoor pool space pushed to the east. Circulation is "L"-shaped in the center portion of the building connecting the former field house and the pool addition. Upon entering the building through the main entrance, visitors can move eastward toward the pool or continue south, down a half-flight of stairs, to exit the building to reach the basketball courts and playfield. Public spaces include the indoor pool, pool view area, restrooms, locker/changing rooms and administrative offices, all of which can be accessed from the main hall. At the eastern wall of the pool space is a wooden sauna dedicated to the "Sauna Lizards Band." The building's only ADA-accessible restroom is located at the end of the hall near the pool. The location is not easily or intuitively found, as visitors must first go through a set of double doors and enter the pool's viewing area

to reach it. Typical interior materials for this portion of the building are similar to those found in the field house portion, but also included painted CMU walls. She said ongoing filtration issues and bad acoustic issues meant the pool was often closed.

She said in 1926, the parks department built the Green Lake Field House under permit no. 95281. The field house was one, two, and three stories at different locations, with 12 rooms and four toilet rooms. The roof was constructed with John's Manville Built-Up Asbestos Roofing on concrete slab. Due to the hazardous nature of asbestos, this roofing material would require replacement, but it is unclear from the permit history whether the asbestos roof has already been replaced or whether a roof replacement still needs to occur. The building originally contained 990 square feet of steel skylights, and the gymnasium had oak wood flooring that has since been replaced. Other areas of the building which now have exposed wood flooring may have been replaced or had the original carpet or tile flooring removed. Although the building was constructed in 1926, newspaper articles indicate that the interior of the recreation rooms were not finished and open to the public until at least July 1, 1929.

Ms. Jaeger said at some point after initial construction, an addition was made at the northern façade of the field house, directly accessing the gymnasium from a patio at the northwestern corner. The addition originally contained a café, was subsequently made into a weight room, and now serves as storage.

Ms. Mirro presented a timeline of building additions and significant alterations as highlighted on plans. She said the Field House building has lost integrity. She said the upper floor was added during the original construction but there were no plans. The north addition caused the original doors to move one bay creating a feeling the building has changed with the addition of the Evans Pool building. She said interior changes impact integrity and noted addition of offices, sauna and that windows had been bricked in. She said they gym still has the original volume of space. ADA ramps were installed in the early 1980s to create a barrier-free facility. Using elevation diagram, she indicated where windows were bricked in and where post and beam that defined the northern courtyard were removed.

Ms. Jaeger said that neither criterion A or B were met. She said the pool building was named for Ben Evans who worked as a volunteer and was later Director of Recreation. She said in 1919 Lou Evans ran the Collins Field House. She said their contribution to the development of the Parks Department was not significant.

She said the body of water that would come to be known as Green Lake, along with North Seattle's Bitter and Haller Lakes, was formed 50,000 years ago by the Vashon Glacial Ice Sheet. Prior to colonization by white settlers in the late 19th Century, Indigenous tribes fished in the lake, which was known by the Duwamish name *dxWTLusH*. The lake was fed by a stream originating one mile north at *liq'ted* (Licton Springs), which was a sacred medicinal, ceremonial, and community site for Coast Salish tribes throughout the region. At its easternmost edge, the lake emptied into a stream that came to be known as Ravenna Creek, which ran through the park of the

same name, passed through a fishing weir at the Duwamish village of *shLoowééhL* (Little Canoe Channel, in the approximate location of today's University Village mall), and emptied into what is now called Union Bay.

Ms. Jaeger said the lake was first surveyed by David Phillips for the Surveyor General in 1855. In their field notes, Philips and his team referred to the body of water as "Green Lake," presumably due to the dense algae blooms that remain a notorious feature of the lake. She said white settlers made claims in 1860s and the area developed rapidly adding store, dedicated school, streetcar line and a Carnegie Library.

Ms. Jaeger said throughout the 20th century, the neighborhoods of north Seattle were overwhelmingly white. An exception to this was a Japanese American community reaching from what is now the Lake Washington Ship Canal to what is now the Pinehurst neighborhood. Its members referred to it as the Green Lake community, the lake itself being the mid-point of the region. While the first Japanese immigrants would have arrived in the 1890s, the first two decades of the 20th century saw several dozen Japanese individuals and families move to the north end. By 1935, the *Japanese American Courier* newspaper estimated that there were approximately 300 Issei—first-generation Japanese immigrants—living north of the city (downtown). Many Issei residents farmed vegetables and fruit, to be sold at Pike Place Market or to nearby wholesalers. Prior to the late 1930s, the area just northeast of Green Lake—around N 82nd Street and between First and Eighth Avenues N—contained a clutch of Japanese-run farms, many of which produced strawberries. Another prominent industry in the community was flower farming, with more than 20 families in North Seattle owning or running greenhouses in North Seattle prior to 1942. Many other Japanese American families in the area tended to make a living owning and running flower shops, grocery stores, dye works, and dry cleaners.

Ms. Jaeger said the community included various cultural institutions, the most prominent of which was the Green Lake Japanese Association, or Nihonjinkai, which provided a community center and cultural programming. In 1919, Shoji Kumasaka, proprietor of the Green Lake Gardens Company, donated a building on his land for the Nihonjinkai to hold gatherings and serve as a tangible center for the community. The Green Lake Community Hall, located at the corner of N 100th Street and Corliss Avenue N, was home to Japanese language classes for *Nisei* (second-generation Japanese immigrants), Sunday School for the Japanese Baptist Church, and activities for children and teenagers of the Seinenkai (Young People's Club).

She said in 1942, the Japanese community of Green Lake and its environs was changed overnight, in response to President Roosevelt's Executive Order 9066, ordering the incarceration of Japanese and Japanese Americans throughout the West Coast. Many farmers were forced to sell their land and equipment in haste, and after World War II Japanese-owned farms never revived as an industry in the area.

Ms. Jaeger said despite this community, by 1940, no census tract within the Green Lake neighborhood had a nonwhite population exceeding 0.4%. At least two plats within the neighborhood had racial restrictive covenants barring nonwhite people from owning or renting properties, and the Winona Park plat, at the northwestern shore of the lake, was advertised as a "restricted district."

Ms. Jaeger said the history of Seattle's public parks—and parks department—began in 1884, when David Denny donated a six-acre portion of his 1853 land claim to the city. The land had been used by the City as its municipal cemetery, but in the 1870s most of the graves had been relocated to Washelli Cemetery, on City-owned land atop what would come to be known as Capitol Hill (later Lake View Cemetery and Volunteer Park). Originally known as Seattle Park, in 1887 the spot was renamed Denny Park, as it is still known today. An ordinance passed by the City Council in July 1884 established the tract as a public park and established a three-member Parks Commission administer the final conversion from cemetery to park. Around 1887, the city removed and consolidated graves at the land atop Capitol Hill (thus forming Lake View Cemetery) and established the remainder of the 40 acres as City Park, later known as Volunteer Park. In 1889 real estate developer George Kinnear sold the city—for a single dollar—14 acres of his land claim, reaching from Queen Anne Hill down to the shore of Elliott Bay. The Board of Parks Commissioners was established in 1887.

Ms. Jaeger said the late 1880s and 1890s saw the development of various private "trolley parks"—recreation sites, far enough from the city's core they necessitated taking a trolley. These tended to be owned and run by real estate developers, who needed a way to lure potential buyers away from the city core to see the land they were selling. Leschi, Madison, and Woodland parks offered attractions such as landscaped gardens, fountains, roller-rink, bandstand, casino, vaudeville stage, baseball field, and boat rental. Green Lake became a trolley park as well. By 1892 the city's parks included Denny, City (Volunteer) and Kinnear parks, as well as five smaller parks.

Ms. Jaeger said in 1902 the Seattle Board of Parks Commissioners decided to hire Frederick Law Olmsted of Brookline, MA to design an elaborate, and unified parks system. Olmsted was commonly known as the nation's best landscape architect, having designed New York's Central Park and Prospect Park and citywide park systems and college campuses. The Olmsted Plan, as it was known, proposed a continuous, 20-mile park and boulevard system that linked the existing big city-owned parks—Woodland, Volunteer, and Washington ("The Arboretum")—with smaller private and municipal parks, including shorelines of Lake Washington, Elliott Bay, and Puget Sound. She noted Volunteer Park and the Arboretum as the crown jewels in the system.

Ms. Jaeger said the Olmsted Plan also called for the development of playgrounds throughout the city, with the goal of "locating small parks and playgrounds, oriented toward young children and women with babies, within half a mile of every home. The Olmsted Plan called for the construction of field houses, which would allow for indoor activities at all times of year, with programming developed and taught by a

staff of instructors. This was endorsed in 1910 by Director of Recreation J. Howard Stine, the following year the Parks Department built its first park field houses, at Hiawatha in West Seattle and at Ballard Playfield. These year-round City-run recreation centers were the first of their kind on the west coast, and among the first in the nation.

Ms. Jaeger said in 1931, the City released a ten-year parks plan, aimed at improving and expanding existing parks, and establishing new parks in developing neighborhoods. This plan was part of the public works program initiated by the federal government in response to the Great Depression. Seattle received \$2.2 million in Works Progress Administration funding to improve its park system. Parks projects funded by the WPA included the development of Camp Long and the West Seattle Golf Course and the Washington Park Arboretum, construction of a half-dozen new field houses in the Tudor Revival style, several new playgrounds and playfields throughout the city and improvements to numerous existing ones, various new habitats at Woodland Park Zoo, and improvements and new construction at Green Lake.

In the 1950s and 1960s there was much planning and strategizing over parks improvement and development, which often ran up against a lack of funds or political will to implement. Voters approved a \$2.5 million parks bond in 1948 and went on to reject four parks bonds in the 1950s, until approving a \$4.5 million bond for parks improvements in 1960. With the approval of the Forward Thrust bond a major funding package approved by vote in 1968, of which \$65 million was slated for Seattle Parks. Within eight years of the bond's passing, the department had acquired more than 40 new properties, slated to become parks.

Ms. Jaeger said because of Seattle's location amidst so many bodies of water, swimming has been a part of Seattle's history from the city's founding. The Young Men's Christian Association (YMCA) established the city's first pool in 1884. By at least 1890, the Woodland Park swimming beach at Green Lake had combined bath house and children's bathhouse and, by at least 1897, an enclosed pool—open-air but encircled by a wooden walkway with benches. The first municipally administered saltwater bathing beach was established at Alki in 1911. By 1917 the city had three swimming beaches: at Mount Baker, the west shore of Green Lake, and Madrona Park, with plans for a fourth one at the northeast corner of Green Lake. In 1922, the parks board established a swimming beach at Atlantic City Beach (now Beer Sheva Park in Rainier Beach). From 1919 until 1933 the parks department offered free swimming lessons to children at beaches throughout the city.

In 1926, an open-air saltwater "tide pool" was established at Lincoln Park in West Seattle, with sandy bottoms and sides. In 1941, Kenneth Colman, resident of West Seattle and grandson of sawmill engineer James Colman (namesake of Colman Park and the former Colman School in Beacon Hill), donated \$150,000 to build a finished pool, to be named for his father, Laurence Colman. The Colman Pool remained Seattle's only public swimming pool until the subject building, Evans Pool, was constructed in 1955.

Ms. Jaeger said the history of public swimming pools in the United States is rife with explicit and implicit racial discrimination, and Seattle is no exception. In the 1920s through the 1940s, construction of municipally owned swimming pools exploded throughout the country. Racial segregation was already entrenched in southern states, but the rise of mixed-gender swimming pools came with an attendant racial panic, and many northern and western states imposed racial restrictions at public pools. Seattle, opening its first public pool in 1941, was relatively behind the curve compared to other cities, although public swimming beaches had been established as early as 1911. Due to the implicit nature of discrimination, there are few official sources codifying or documenting segregation at Seattle's parks and pools. However, anecdotal sources ranging from the 1930s through the 1960s suggest that nonwhite visitors were commonly excluded from swimming at public and private pools. In oral histories collected by Densho.org, Japanese American elders tell of being denied entrance to swimming pools, and of avoiding pools on the understanding that they would not be welcomed.

Ms. Jaeger said the opening of the new Coleman Pool in July 1941 brought much of this implicit discrimination to light. In the first few days of the pool being open to the public, Japanese visitors were allowed admission, but within days, pool staff were turning away Black and Japanese attendees. Director of Recreation Ben Evans (namesake of Evans Pool Building) admitted to ordering pool staff to deny entrance to nonwhite visitors, claiming "[w]e are simply trying to regulate attendance at the pool and we will work out some solution which will be satisfactory to all groups."

Ms. Jaeger said in the following decades there is little record of exclusionary policies at Seattle's pools, but also little evidence that the pools were well integrated or welcoming to all visitors. This is likely in part due to Seattle's historic de facto segregation, particularly the north-south divide of the Lake Washington Ship Canal. Segregated neighborhoods beget segregated pools, and until 1969 the only two public pools were in the predominantly white neighborhoods of West Seattle and Green Lake.

She said the City may have been attempting to address this disparity by choosing the Central District as the location of the City's third swimming pool, and the first of seven pools funded by the Forward Thrust initiative. In requesting advance funds to initiate construction of a pool adjacent to Garfield High School, Mayor Braman admitted that public improvements to the neighborhood "have not been too numerous in recent years." The pool was named for assassinated civil rights leader Medgar Evers and was dedicated in April 1970.

Regarding Criterion D, Ms. Mirro explained the subject building has been classified stylistically as being in the Streamline Moderne style, owing to its massing, scale, and both interior and exterior detailing. The Streamline Moderne or Art Moderne Style is an outgrowth of modern architecture, and a later derivation of the Art Deco style generally used between 1930 and 1945. She said elements of this style include smooth, rounded wall surfaces and rounded edges, asymmetrical façades, one-story buildings with flat roofs with small ledge or string course at parapet or wall coping, a horizontal, ground-oriented emphasis, horizontal grooves or lines in walls,

utilitarian, functional metals and stainless steel used for metal balustrades and trim, glass block windows and walls, curved canopies, occasional circular porthole and references to ocean. She said the light tower element on the subject building is more Deco than Moderne and doesn't reflect the style.

Ms. Mirro said in the mid-1920s Europe experimented with thin shell concrete structures, especially for long spans. The first was an experimental planetarium developed by engineer Walther Bauersfeld in German between 1922 and 1923. Other early thin-shell constructions included Eduardo Torroja's 1935 grandstand for the Zarzuela racetrack in Madrid, and pier Luigi Nervi's 1938 Orbetello Aircraft Hangar, begun in 1938. A patented method was exported to the United States in the 1920s and 1930s. She provided examples of thin-shell construction from 1955 Mexico City and 1955 Saarinen work in Cambridge, Massachusetts. She said the Pacific Northwest was known as the center of thin shelled concrete design and construction because of the work of Jack Christiansen. She said Christiansen is attributed with more than 60 thin-shelled standing structures in the state including the now-demolished Kingdome.

She said that the subject building is not the best example of thin-shell concrete. The building was for a pool and the concrete work was more about method of construction than style. She said the building does not meet Criterion D.

Ms. Mirro said Eugene Hoffman was the designer of the Green Lake Field House. Hoffman is best known as the Superintendent of Seattle City Light, the successor to J. D. Ross, serving between 1939 and 1953. Hoffman served as the Seattle Parks Engineer between 1928 and 1932. Hoffman was appointed Parks Engineer in February 1928, after four months of filling the role in a temporary capacity. Several residents objected to his appointment because Hoffman had not resided in Seattle for more than 12 months prior to his appointment. Notable park happenings during Hoffman's tenure included the 1930 erection of a memorial to Judge Thomas Burke in Volunteer Park, the placement of "19" in honor of early Seattle park superintendent Edward O. Schwagerl, and, most significantly, the 1932 construction of the Gould-designed Seattle Art Museum (now the Seattle Asian Art Museum, City of Seattle Landmark). In 1931, the park department acquired the property for the Cleveland Playfield at 13th Avenue South and Lucile Street, immediately west of Grover Cleveland High School. Hoffman was released from his position as Park Engineer in 1932, due to Mayor Dore's restructuring of the department for budgetary purposes.

Ms. Mirro said in 1939 Hoffman was chosen to head Seattle City Light as the successor to J. D. Ross. His most notable work as the head of City Light included supervising the construction of the Skagit dams, managing the utility during the increased demand for power caused by production increases for World War II, supervising the buyout of Puget Power & Light, the post-war promotion of electric domestic power, and the 1951 removal of the railway to the Skagit Dams and replacement with a highway. Ross Dam in the Skagit Valley, developed in part under Hoffman's leadership, was dedicated in 1949 and named for J. D. Ross. After his

resignation as head of City Light Hoffman went on to become president of the Union Federal Savings & Loan Association, later the Great Western Savings & Loan.

She said the architectural firm of Lamont and Fey designed the 1955 Evans Pool addition; Daniel Lamont signed the drawings. In 1942 Lamont and Fey formed a partnership. In the 1950s the firm worked on alterations and additions to industrial buildings in the Cascade neighborhood south of Lake Union including alterations to the Supply Laundry. Additional projects include construction of the Cascade Natural Gas Corporation office building in 1961 and Seattle School District Warehouse.

Ms. Mirro said John "Jack" Christiansen was born in Chicago in 1927. He grew up and was educated in Illinois, spending his childhood in Chicago and Oak Park. He obtained a Bachelor of Architectural Engineering from University of Illinois Urbana-Champaign in 1949, and a Master of Civil Engineering from Northwestern University in Evanston, Illinois in 1950. After graduation Christiansen was employed at two separate Chicago architecture firms with-in house engineers: Perkins & Will and Shaw, Metz & Dolio. An early experience with Anton Tedesko in Chicago led Christiansen to an interest in thin-shell concrete design. She said Christiansen's early shells were simple barrel vaults; from 1956-60 he designed free standing hyperbolic paraboloids; and from 1962-70 he designed space enclosing hyperbolic paraboloids. She said Christiansen taught at University of Washington until 1987.

Ms. Mirro said in addition to engineering, Christiansen made contributions in mountaineering, remaining on of the only mountaineers to have climbed over 100 of the tallest peaks in the Olympic Mountain Range. She said that the subject building was one of his first thin shell projects but should be contextualized within the firm's international portfolio.

Ms. Jaegar said that the buildings are in a prominent location but doesn't contribute positively or in a meaningful way to the park and may not meet Criterion F.

Mr. Macleod asked what other Christiansen work is landmarked that is still standing.

Mr. Mirro noted the Shannon and Wilson office building and the Pacific Architect and Builder office building.

Mr. Barnes asked about integrity and noted cracks on exterior, areas with significant alterations / additions, trees that are too close.

Ms. Mirro indicated on site plan where trees are too close to foundation. She indicated where primary entrance had been moved.

Mr. Barnes asked if any structural repairs had been made to the pool building.

Maaik Post, Miller Hull Architects, said structurally the pool building roof is in good shape. She said there are issues with the building's ability to meet energy code.

David Graves, Parks, said the building does not meet current seismic code.

Ms. McKinney noted the discussion of history of racism and swimming and how some of the pools were named. She said that had nothing to do with the structure of the buildings, that type of thing. She said she was wondering, when we have that kind of story that reflects a shift in culture over time. Pools were all white in the 1940s and in the 1970's they start to get integrated. Sometimes there are problems. But there is a Medgar Evers Pool. How is that kind of shift other than the naming used in landmark? She asked if it is possible that something shifted that might not meet some other standards. How is the story, culture change reflected in landmarking.

Ms. Mirro said it falls under Criterion C, and this is something architectural historians have been dealing with, especially since recent Black Lives Matter movement and the removal of confederate statues and how to tell stories that are uncomfortable and how to acknowledge markers of history that are harmful. She said one of the reasons for Criterion C is for the board to consider if the story makes sense, it is important to preserve.

Ms. McKinney said she swam there as a child, he was her father's friend. She said they had police sitting in their driveway so that her father wouldn't get killed. She said she has a connection to the place, and the building and the story and she wondered if it is about more than a name. She said it is a hard thing to fix.

Mr. Coney asked about seismic stability of barrel vault roof.

Mr. Graves said the whole building would have to be brought up to current seismic code.

Ms. Post said a study was done on both buildings and each has seismic deficiencies. Neither building has had seismic upgrade since built, and while the condition is OK, work is needed.

Mr. Norman asked if the roof is architecturally significant.

Ms. Mirro said it is the earliest thin-shell concrete work of Christiansen's career. She said Christiansen was significant in Seattle and internationally.

Mr. Coney said the clear span is an engineering feat.

Mr. Macleod said it is 3" thick – an incredibly thin shell.

Ms. Mirro noted the roof is thicker at the edges.

Mr. Macleod said he supported nomination. He said Jack Christiansen was a prolific and experimental engineer here and around the country. He thanked Tyler Sprague and Jeff Murdock for their extensive knowledge of Christiansen. He said you don't see much thin shell anymore; it was intended to be mass-produced but that never came to be. He said some of Christiansen's more experimental work – Tetrapod,

Kingdome, Seattle Public Schools warehouse – have been lost. He said one of the most significant things about this building is that it is an early and small project of Christiansen's. He said it is easy to get caught up with negatives such as acoustics, seismic issues, and problematic policies but the building is significant for its engineer's history and its construction.

Mr. Coney said he supported nomination and wanted more time to consider it. He said the building has a tough road to follow. He said he understood the significance of Jack Christiansen. He said the subject building is not beautiful not it is a whole complex. He said the building is not aesthetically pleasing and it is hard to know how to enter it. He said there are subsequent works of Christiansen's – Shannon and Wilson, Ingraham High School, and Pacific Science Center, but this was his first. He said it is a conglomeration of disparate parts.

Ms. Wasserman said she echoed Mr. Macleod's comments and noted support for nomination for both buildings per the Park's Department's outline. She said the building is not gorgeous but meets the criteria without it. She said the building is an early work of Jack Christiansen's and is a significant building and worthy of notice. She supported nomination for exterior only.

Ms. Doherty said a reduced amount of site was suggested by Parks and illustrated in the nomination application. She asked board members when deliberating to state exactly what is included in nomination – pool and field house, only one or collective – portion of site.

Mr. Macleod said the Parks Department proposal scope of site is OK.

Mr. Barnes said he was conflicted and noted that both buildings are important. He has been a regular user of the building and recreational areas. He said he agreed with Mr. Coney, and it maybe an uphill battle to meet designation due to integrity, with changes to the building and deterioration. He said he understands Christiansen's significance and it is an early work, but it is not one of Christiansen's most significant buildings. He said there may be another way to recognize history, like the site of Sick's Stadium where they have a sign. He also noted the Liberty Bank Building story where the history was told in other ways. He said is hard pressed to say the subject property should be landmarked.

Mr. Inpanbutr supported nomination on Criterion D, for method of construction. He said he gets Mr. Norman's impression that it is not as majestic as other works by Christiansen. But it was his first example of this type. He said the building is difficult to upgrade seismically but there is enormous potential; buildings are adaptable. He would nominate just the Pool building.

Mr. Norman said he was on the fence but that he was open to support nomination to get more information. He said the building is not in great shape. He supported nomination of the Evans Pool addition as the rest just looks tacked on, but not sure about designation.

Ms. McKinney concurred with Mr. Norman and said the building doesn't meet any category that stands out to push it forward, but that some parts are worthwhile. She said that the building doesn't entirely knit together. Not sure if there is a lot more to see.

Ms. Caton supported nomination and said she wanted to know more. She noted structural issues. She said there are some beautiful pieces – the significance of the thin shell concrete is not lost on her. Would like to hear more.

Ms. Johnson said she was torn but leaning toward not supporting nomination. She said it is amazing to think that a roof that big is only 3" thick. She said it may not be an exciting building, but it was a step toward Jack Christiansen's other expressive buildings. She agreed with Ms. McKinney, if there was something else that pulled her strongly she would lean toward nomination, but tonight she is not there.

Ms. Wasserman suggested nominating both buildings and noted that it can be cut back at designation. She suggested using the site area outlined by Parks.

Action: I move that the Board approve the nomination of the Green Lake Community Center and Evans Pool at 7201-7359 Green Lake Drive N for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the exteriors of the buildings, and a portion of the site defined as the site boundary illustrated by Parks Department in Figure 15 of the landmark nomination and presentation; that the public meeting for Board consideration of designation be scheduled for November 17, 2021; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/RUS/IM 5:4:0 Motion carried. Messrs. Barnes and Norman, and Mmes. McKinney and Johnson opposed.

Ms. Doherty asked board members to email her with any additional information desired – clarification, seismic info, etc.

100621.7 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator