



The City of Seattle

## Landmarks Preservation Board

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LPB 68/15

### MINUTES

Landmarks Preservation Board Meeting  
Seattle Municipal Tower  
700 5<sup>th</sup> Avenue, 40<sup>th</sup> Floor  
Room 4060  
Wednesday, February 3, 2015 - 3:30 p.m.

#### Board Members Present

Deb Barker  
Nick Carter  
Aaron Luoma  
Jeffrey Murdock, Vice Chair  
Valerie Porter  
Matthew Sneddon  
Alison Walker Brems, Chair

#### Staff

Sarah Sodt  
Erin Doherty  
Melinda Bloom

#### Absent

Robert Ketcherside  
Sarah Shadid  
Mike Stanley  
Elaine Wine

Chair Alison Walker Brems called the meeting to order at 3:30 p.m.

**020315.1**

#### **APPROVAL OF MINUTES**

December 17, 2014

MM/SC/NC/AL

6:0:1 Minutes approved. Ms. Walker Brems abstained.

**020315.2**

#### **CERTIFICATES OF APPROVAL**

020315.21 Interlake School / Wallingford Center  
4416 Wallingford Avenue N. / 1815 N. 45<sup>th</sup> Street

Withdrawn.

**020315.3 NOMINATIONS**

020315.31 KING Broadcasting Building  
333 Dexter Avenue North

Jack McCullough, McCullough Hill Leary, said that the new owners are planning to redevelop the site.

Susan Boyle, BOLA, said the building lacks integrity and is not a landmark. She prepared and presented the nomination report (full report in DON file). She provided context of the building and neighborhood and its association with the regrade. She said that Furniture King store on Aurora was purchased in 1952 by “King Radio and TV Center”. Dorothy Bullitt brought TV to Seattle starting with radio and then to TV. She purchased this building and turned it into KING Broadcasting. Dorothy Bullitt was widowed young and took over family’s real estate holdings. In 1961 she started the company and then turned it over to her son Stimson Bullitt under whom it didn’t go well; eventually she and his sisters took it back.

Ms. Boyle explained that expansion took place from 1981-83 and the station operated 24/7 during remodel so there is a lot of redundant space. She said the drawings are littered with changes. She said they were continuously changing the building and there is not a lot of thoughtfulness in the design. She said the building is set back and with the landscaping the building is unseen. She pointed out the glazed sloping over the main entry and the atrium with Tsutekawa fountain (not part of building). She noted the heat gain from the black glass. She said the weather center took over Bullitt’s offices after she left.

She provided photos of other local broadcasting buildings – KOMO, an art deco style later became Fisher Plaza; and KIRO, a 1968 Bassetti precast concrete building. All are in the regrade area.

Architect David McKinley was once a partner of Paul Hayden Kirk and provided examples of his work from that time. He later joined Mahlem and built One Bellevue Center, Symetra Financial, 1113 3<sup>rd</sup> Avenue. She said that this building with its shed style, big black glass was inexpensive to make and impressive with its massing. She said that the tradition of speculative office buildings didn’t last long. She said the forceful geometry and reflective glass are from a unique era.

Ms. Boyle said the building did not meet any of the criteria for nomination. It is not associated with any event. King TV has a significant association with Dorothy Bullitt but she retired before this was constructed. She said the Bullitt Building is more connected with the Bullitt family. She said that the architectural design has no merit and is not representative of McKinley’s work. She said the building is set back and does not stand out.

Mr. McCullough said it is a pastiche of buildings covered with a glass shroud.

Board Questions:

Mr. Murdock asked if it is intact.

Ms. Boyle said it is intact from the 80's although not from the interior; she said that so much has changed.

Ms. Shadid asked when the surveys were done.

Ms. Boyle said it was updated in 2014; the building went through SEPA in November 2009 and September 2013.

Public Comment: There was no public comment.

Mr. Luoma said that while KING and Bullitt have provided significant contributions to the City the building does not have the ability to convey what it is. He did not support nomination.

Ms. Barker said the report was interesting but noted the number of alterations and said she would not support nomination.

Mr. Carter did not support nomination; he said it doesn't have the ability to convey what it is.

Mr. Murdock said that it is not pretty but that is not a criterion. He noted adaptations or 80's elements and said it has taken a long time to appreciate post war modernism. He said he was 'on the fence'.

Mr. Sneddon said that the background context of Criterion C is compelling and noted the importance as one of three major networks. He said it is hard to convey history with the changes to the site so would not support nomination on criterion C. He said that buildings of this genre are vulnerable to being easily passed over. He said that it is difficult to find another similar in genre and typology and is quintessential of the 1970s – 1980s. He said it would be hard to find a larger expression of corporate architecture and that he would support nomination on Criterion D.

Ms. Porter said it is an interesting building and noted the shed style design; she said it is not a landmark. She said that it is not an outstanding work of the design and the design is not cohesive. She did not support nomination.

Ms. Walker Brems said the shed is energetic and alarming and the building stands out. She said that the building is a mash-up and is otherwise anonymous. She said there is no cohesive design and that she did not support nomination.

Action: I move that the Board not approve the nomination of the KING Broadcasting Building at 333 Dexter Avenue North as a Seattle Landmark, as it does not have the integrity or ability to convey its significance, as required by SMC 25.12.350.

MM/SC/MSN/JM 2:5:0 Motion failed. Mmes. Walker Brems, Porter, Barker, Messrs. Luoma, and Carter opposed.

020315.32 Loyal Heights Elementary School  
2501 NW 80<sup>th</sup> Street

Ellen Mirro, The Johnson Partnership, prepared and presented the nomination report (full report in DON file). She provided context of the site and neighborhood. She said that Floyd Naramore designed the building. Via PowerPoint photos she ‘walked’ the board around the building and pointed out building features including the entry with original doors on the north side; she said windows on north side have been replaced. She said that the east side windows have been replaced but remain in the original configuration. She said that at the entry the transom and wood sash are original. She said that the 1946 addition has had all the windows replaced. She said that the courtyard is U-shaped and the cornice wraps the west façade and stops. She said that the 1940’s addition south façade is original and the space contains utility spaces, boiler etc. She said that the former boys’ play court wall was rebuilt in 1983. She said that the terracotta over the west and east entries is identical.

Ms. Mirro said that the interior entry has ‘stock’ Naramore details. She said that in the auditorium there are ‘lattice’ style steel trusses and concrete corbels (which have a different shape/character at each school). She noted the proscenium arch with the dash swag star pattern that is repeated in a few places. She noted the arched windows. She said that the kindergarten class room has a bay. She said that the upper floor class rooms and hallway are original.

She went over changes to the building – the laterally symmetrical building was altered in 1940s; segregation of girls and boys was less important. She doesn’t think that the building met any of the standards for designation. She said that it doesn’t meet A or B. She said that while the school was associated with the development of the education system as well as the neighborhood, and the association with Loyal Treat, it doesn’t rise to double significance. She said that Floyd Naramore reused plans from school to school and is better associated with the larger schools including Roosevelt and Garfield among others. She said the style was typical of the period and doesn’t stand out. She said that the building is not outstanding and is consistent with others he did. She said that the school occupies a city block which makes it stand out.

Ms. Walker Brems said it is one of a few with meeting rooms lower in scale.

Ms. Mirro said that aspect seemed atypical. She said it might be like this at Highland Park as well; the meeting rooms tended to be one-story.

Mr. Murdock asked if this building is more stripped down.

Ms. Mirro said that when you look at the progression, Daniel Bagley was moving toward Art Deco, and this one regressed back to Colonial Revival.

Eric Becker, Seattle Public Schools, said there project is representative of what was done in the past, and they want to meet current education specifications. He said they will be proposing a large addition, and thinks they can do this while preserving the entirety of the exterior building.

Public Comment: There was no public comment.

Board Discussion:

Ms. Barker asked if the PTA knew about proposed work.

Steve Moore, Heery (SPS consultant) said they did present it to the PTA.

Ms. Barker said that even with the sympathetic window replacement it is intact. She supported nomination and said it was constructed in the height of the depression. She said it reads well; it is a testament to the architect as well as the maintenance.

Mr. Carter said he was torn but would support nomination. He said there are a lot of similar schools.

Mr. Luoma supported nomination and agreed with the Staff Report. He said that the addition is compatible and doesn't detract. He said he would like a tour. He said that it is a big city with lots of schools but that this one is significant to the Loyal Heights community as a landmark. He said it holds its own.

Mr. Murdock supported nomination, despite loss of windows it still retains integrity. He said that the building is significant to the community even with the full body of Naramore's work.

Ms. Porter noted the terracotta and kindergarten bays are strong architectural elements. She said that it is not outstanding but that she would support nomination.

Mr. Sneddon said he is a big fan of Naramore school designs. He said that after WWI with compulsory education laws there was an explosion of students and a need for buildings. He said that buildings expressed common values. He noted Naramore's impact on fireproofing, light, circulation, as well as gender

segregation, dropout rates and the development of junior high schools. He said the spaces reflect those changes. He noted Naramore's ability to standardize building construction, while employing ways to individualize each school. He supported criteria C for history of education, D for Naramore, and F because of the importance of the building to the local community.

Ms. Walker Brems supported nomination and said it is a landmark particularly to the neighborhood.

Action: I move that the Board approve the nomination of Loyal Heights Elementary School at 2501 NW 80<sup>th</sup> Street for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the site; the exteriors of the 1932 building and 1946 addition; and the interior corridors, stairways, classrooms, and auditorium/lunchroom; that the public meeting for Board consideration of designation be scheduled for March 18, 2015; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/DB/NC 7:0:0 Motion carried.

#### **020315.4 CONTROLS & INCENTIVES**

##### 020315.41 Schoenfeld Building 1012 First Avenue

Ms. Sodt thanked the owners for the very fast process and proceeded to go through the document which she said was pretty standard.

Public Comment: There was no public comment.

Action: I move to approve the Controls and Incentives for the Schoenfeld Building, 1012 First Avenue.

MM/SC/NC/JM 7:0:0 Motion carried.

##### 020315.42 Montlake School 2409 22<sup>nd</sup> Avenue East

Ms. Doherty explained the signed agreement and said the language is similar to that of McGilvra.

Public Comment: There was no public comment.

Action: I move to approve Controls and Incentives for Montlake School, 2409 22<sup>nd</sup> Avenue East.

MM/SC/NC/AL 7:0:0 Motion carried.

**020315.5 BRIEFING**

020315.51 Woodrow Wilson Junior High / Wilson-Pacific School

1330 N. 90<sup>th</sup> Street

Briefing on proposed commemorative space and interpretive exhibits

Ms. Doherty explained that there are no controls on the property. She said the briefing is about proposed mitigation to help offset the loss of actual school building. She said the presenters have developed a design for a commemorative gathering space and interpretive exhibits for each school.

Eric Becker said they have had one public outreach meeting with more to go.

Johnpaul Jones went through the January 14, 2015 packet (in DON file). He said another outreach session would take place on February 18th. He said that they have two concepts for the honoring circle and they will be more defined. He said they will listen to the community and then come back to board. He said they have had positive community comment/input.

Ms. Barker asked if the murals will be visible.

Mr. Jones said they will be visible and directed board to page 8; he noted where the honoring circle will be located and the visibility of murals. He pointed out where the two schools will be and where the interpretive information will be inside the common areas. Responding to board questions he explained that the courtyard is closer to four large murals and the community liked that location. He said that they are working to make the exhibit designs age-appropriate for elementary and middle school children; they have distributed the murals that way as well. Mr. Jones said they want the Clear Sky program to continue to be at the new school, and that they are looking at integrating into the academic programs.

Ms. Doherty asked Mr. Jones to speak to the scale of the exhibits.

Mr. Jones said they will be whole walls and there are good locations for that. He said that Andrew Morrison found some objects and they asked the community for donated items. He said there will be less text and more objects for the elementary kids and more text and less objects for the middle school kids. He said there will be themes from kids who went to the school that will be part of story. He said the district is committed to being open to ongoing programs there.

Mr. Luoma asked how design will work with middle school students' energy.

Mr. Jones said he has done a couple and there are plenty of opportunities to damage and it is hard to exact an answer. He said that is why they circled things that were important to the students who went to school there. He said they want to gear messages to work with that idea, and hopefully that will discourage vandalism.

Mr. Jones said that Andrew Morrison's background is in spray painting, and his talking and sharing with kids is doing something positive with it.

Ms. Barker asked about the picture on page 6.

Mr. Jones said that most of the murals are on pre-cast tilt-up concrete panels and that the other four are on concrete block walls. He said the walls were x-rayed so they know where the supports are. He said they will find the right contractors to move them. He said they will not be marginalized and will be kept out front.

Public Comment:

Christ Jackins read from a letter he submitted to the board (letter in DON file). He was opposed to the demolition of the existing school.

Mr. Carter said what was presented looks good so far.

Ms. Barker said she hopes the district will maintain the openness as proposed in the drawing and doesn't put up walls or heavy bushes. She said to maintain the use of the gathering circle by all kids.

Ms. Walker Brems said the board had asked for public outreach and thanked the presenters for doing that; she asked that they continue doing so. She said she appreciated the walls being integrated in and said the sight lines are even better than currently.

Ms. Porter appreciated incorporating heritage in the design and the openness of the design.

**020315.6 STAFF REPORT**

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator