



The City of Seattle

Landmarks Preservation Board

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LPB 315/20

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday August 19, 2020 - 3:30 p.m.

Board Members Present

Dean Barnes
Russell Coney
Matt Inpanbutr
Jordon Kiel
Ian Macleod
Harriet Wasserman

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Manish Chalana
Roi Chang
Kristen Johnson

Chair Jordan Kiel called the meeting to order at 3:32 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 the agenda.

081920.1 APPROVAL OF MINUTES

July 15, 2020

MM/SC/DB/RC

5:0:1 Minutes approved. Mr. Kiel abstained.

081920.2 PUBLIC COMMENT

John Feit, Pike Pine Urban Neighborhood Council did not support designation of either 909 E. Pine or the Booth Building. He said neither had integrity. He said the façades will be retained per the Pike Pine Overlay.

Marvin Anderson provided additional information on Thompson and Thompson, Booth Building architects. He said the firm had a prolific career. He said that Lawton and Thompson were competent designers of all types of buildings. He said that the Booth Building is an outstanding example of the firm's work although not the largest. He said the subject building is not a background building; it was designed for its unique location. He said it is a special and outstanding building. He said Criterion E is met.

Jeff Murdock, Historic Seattle supported designation of both buildings. He said the Booth Building has significance and integrity. He said it had been a cornerstone of the neighborhood since 1906 and met Criterion F as well as B, C, and D. He noted the association with Nellie Cornish who established the Cornish School of the Arts and established the curriculum there. He said the roots of Cornish School are in the building. Cornish had a significant impact on the arts. He noted the form, detail, and hipped roof tower continue to convey its style. He said that 909 E. Pine was not a high style building, but it still helps tell the complete story of auto row. He supported designation based on Criterion C for its association with auto row.

081920.3 CERTIFICATE OF APPROVAL

081920.31 L'Amourita
2901 Franklin Avenue E
Proposed selective replacement of windows

Owners Olivier Wevers and Petr Horach proposed replacement of some of the windows in their unit. Mr. Wevers proposed replacement of four windows in the bedroom: three non-original casements on the west and one fixed in the breezeway between units. He said many occupants in the building had changed windows over the years. He said the building exhibits a variety of operation types of window and it is not known what the original windows were.

He said the existing single pane wood windows would be replaced with Marvin Infinity Fiberglass which has a longer warranty, is paintable and is more durable. He said the glass will have low e coating. He said exterior paint will match existing. He said they will match the beauty and character of old windows.

Mr. Kiel asked if the existing windows were non-original.

Mr. Wevers said there is a hodgepodge of windows on the building as a whole. They do not believe these metal sashes are original.

Mr. Inpanbutr asked if other windows on this elevation been replaced.

Mr. Wevers said they have and what exists is a hodgepodge. He said they matched the operation of what was installed in the 1950s so they can continue their clear view.

Mr. Coney said he was OK with the proposal as they are replacing is generally in-kind. He said what was proposed was consistent with the rest of the back building elevation for this floor. He said the windows are high quality and durable.

Mr. Kiel agreed. He appreciated the use of inserts. He noted a good product was proposed.

Ms. Wasserman and Mr. Barnes concurred.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed alterations to the building exterior of L'Amourita, 2901 Franklin Avenue E, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 122594, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MI/HW 6:0:0 Motion carried.

081920.32 Century 21 Coliseum / Key Arena
305 Harrison Street
Proposed roof signage

Geoff Cheong, Populous said the proposed height, bulk and scale were aligned with the City's sign ordinance. He said per board direction they waited to hear back from the National Park Service (NPS) for input / review which took six months. He said this is the first part of the signage proposal and they will be back with the remainder.

Marshall Foster, City of Seattle Office of the Waterfront said he spoke on behalf of Seattle Center Director Robert Nellams and noted appreciation for all the work of the board staff, design team and Seattle Center staff. He noted preservation of arena's historic roof and façade elements and said the proposed signage is reflective of relationship that will help bring financial plans forward. He said the sign plan allows leverage of funds to sponsor preservation of roof and associated elements.

Mr. Cheong said the sign will be symmetrical on all sides. He provided NPS approval letter which recommended the sign be smaller and provided size detail. He said the naming rights partner – Climate Pledge - will be announced after approval. He said the allowable size for rooftop signage per the Ordinance is 43' w x 16' high for each side.

Christine Lazzaretto, Historical Resources Group indicated on page 6 of the presentation document what had been approved, and the current iteration. She said

the roof is a character-defining feature and NPS was concerned with proposed rooftop signage. She said NPS wanted to maximize visibility of the roof monitor. The team reduced the size of the sign while retaining visibility. The width was reduced, and individually mounted letters will expose more of the roof monitor while added height would obscure mechanical equipment.

Mr. Cheong noted that images of proposed signage was missing the Space Needle image by accident but provided the same vantage point.

Kelly Holton, Populous presented sign design details as shown on page 7 of presentation document. Existing Key Arena sign was compared to NPS approved proposed signage and new Climate Pledge proposed signage. She said the new proposed Climate Pledge signage is narrower, conceals rooftop mechanical equipment and 'Arena' length is decreased. She noted the open channel letter forms with LED lighting. She went over colors and materials and explained faux neon resin tubes will be used rather than neon.

Julia Levitt, Seattle Center provided a synopsis of precursor work including designation, preliminary and final Certificate of Approvals (CofAs) approval. She said Climate Pledge fits in with the theme of cutting-edge technology of the site.

Rico Quirindongo, DLR Group said there is more signage yet to come, an art plan for site, and proposed sustainability improvements. He noted upcoming Seattle Center projects including the DuPen Fountain, and the Northwest Rooms breezeway.

Mr. Macleod asked if signage in a single line of text had been explored.

Ms. Holton said the length of the name necessitated stacking.

Mr. Kiel asked if they explored letters sitting on top of monitor.

Mr. Cheong said the Code says that any new sign could not be taller than mechanical equipment.

Julie Wilson McInerny said nothing can go on top of monitor or mechanical structure.

Mr. Coney asked if the proposed roof signage was 'it' for this location, and that there would be no logo at this time.

Ms. Holton said yes, this is the brand.

Mr. Coney asked if Amazon is a naming partner.

Ms. Holton said yes, Amazon is co-founder of the Pledge.

Mr. Coney asked why signage was being done in a piece meal fashion.

Ms. Doherty said the team wanted to move forward and there didn't seem to be negative comments to date about the proposed roof signage. She said the Board has always known that the Key Arena sign would be replaced, so she saw no problem with this coming first, followed by the rest of the signage package.

Mr. Coney asked if any other signage attachments would be placed on roof.

Mr. Cheong said as presented and approved in CofA there are lightening spikes at the roof monitor. This is consistent with what has been seen in the past and approved. He said there will be perimeter roof lighting – low profile approach using LED to provide a wash; nothing else. These items were all previously approved.

Mr. Coney suggested painting the roof truss beams red as it had been in 1962.

Mr. Macleod asked the rationale for sign colors.

Ms. Holton said the brand is green, and blue was chosen as a secondary color to break up the scale.

Mr. Inpanbutr said the changes are an improvement and the subtle shift improves the readability of the building.

Mr. Macleod appreciated the use of faux neon and said it ties to historic elements; you can't tell from a distance.

Mr. Barnes agreed and said the signage will be more readable than what was previously proposed.

Ms. Wasserman said it is an improvement over the Key Arena sign and the color is an improvement. She said the signage is neater and crisper.

Mr. Kiel said he supported the propose signage and noted it is a modest improvement over Key Arena signage. He said it is just signage and doesn't detract from the building in this location.

Mr. Inpanbutr asked why there is no vertical on the letter 'E'.

Ms. Holton said the sign is right-justified and all bars align. She said the symmetrical stack honors the roof.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed roof signs on the Century 21 Coliseum / Key Arena, at 305 Harrison Street, as per the attached submittal.

This action is based on the following:

1. The proposed signs do not adversely affect the features or characteristics specified in Ordinance No. 125642, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/IM/DB 6:0:0 Motion carried.

081920.4 DESIGNATIONS

081920.41 909 E. Pine Street

Jessica Clawson, McCullough Hill Leary asked the board not to designation the building. She said it is an auto row building but doesn't reflect that. She said it is not an outstanding work of Voorhees. She said it is a cute building but not a landmark.

Rhoda Lawrence, BOLA presented (full report in DON file) with a focus on additional information provided per Board members' request (supplemental information in DON file). She provided context of the site and neighborhood and noted its mid-block location in the Pike Pine Conversation Overlay District.

Ms. Lawrence noted auto-related businesses clustered in the Capitol Hill neighborhood and created the first auto row. She said auto showrooms and auto-related businesses sprung up in the area in fire-proof buildings. Some of the larger and more ornate dealerships included White Motors, Liebeck Garage, Eldridge Tire, Packard Seattle, Boone and Company Pontiac, and Graham Motor Cars.

She said the building is a modest two-story unreinforced masonry (URM) building with flat roof. The first owner was Ed Hamlin who ran a salmon brokerage. The building was developed as an investment and house Triangle Electric which specialized in auto electrical.

Ms. Lawrence said Victor Voorhees designed over 100 local buildings, ranging from cottages and large residences to apartment and office buildings, commercial structures, auto dealerships, and industrial buildings. She said Voorhees designed the Crescent-Hamm Building, Campbell Building, Marqueen Hotel, Washington Arms Apartments, Washington Hall, Vance Hotel, and Vance Building among others. She said he is best known for his book of house plans. She said the subject was done in the middle of his career and is a modest building.

Ms. Lawrence said the original floor plans show an open floor plan for use as a service bay. She noted the post and beam construction of the simple vernacular building with a small footprint. She said the original parapet with flanking pilasters was removed in 2002 and plate glass windows were replaced on the first floor. She said the service bay doors were replaced with aluminum storefront system. She said the true divided lights remain. She provided side by side comparison photos of the building as designed, in 1937, 1959, 2002 and as it is today. She said the north, primary elevation is clad in dark red rough texture brick with decorative brick panels. She noted exterior steel brick and said the interior one was removed. She noted an infilled opening on the south façade. She said all first-floor windows had been changed but all original true divided wood windows and transom are extant.

She said Triangle Electric occupied the building from 1919 until at least 1922. From 1925 to the early 1980s the building was occupied by auto-related businesses. A florist operated in the building from 1983 – 1996. Seattle Central Community College acquired the building in 1996 and used it for classroom and administrative purposes.

Ms. Lawrence said the building did not meet any of the criteria for designation and with the changes to parapet and open bay the building does not have integrity.

Mr. Barnes asked about the subject building's original use.

Ms. Lawrence said it was built for Triangle Electric which did electrical systems for automobiles. She said after Triangle it was an auto service building.

Mr. Inpanbutr did not support designation. He said it is a cute building but doesn't meet criteria. He said changes eroded integrity.

Mr. Macleod supported designation and said it was a shame the features were removed. He said that the building still has integrity to read as an auto row building and qualified under Criterion C. He said other buildings are bigger and dramatic, but it is important to retain this within the district. He said it is smaller and more vernacular and it can tell it's part of the story as much as the larger buildings can.

Mr. Barnes said it was a tossup and he noted concern with the aging building. He said the building represents auto row but that there are many similar buildings. He said the building adds to the continuity of the block and could meet Criterion C. He noted concern with loss of integrity, and he was leaning toward not supporting designation.

Ms. Wasserman did not support designation citing lack of integrity.

Mr. Coney said he considered the building a landmark and noted it is intact. He said the loss of parapet is minor and storefront can be replaced. He said overall, landmarks are rarely intact. He said the building contributes to the overall neighborhood. He said the building reminded him of the Bressi Garage and is more intact than that one. He said the building conveys its significance. He said the building is over 100 years old. He said it has survived, upper windows intact and has integrity. He noted the Eldridge Garage building around the corner which is another vernacular auto building. He said criteria D and F are met. He said the whole area should have an overlay; these buildings should be preserved. He didn't support Criterion C. He said landmarking building would protect it and provide benefits the whole block can benefit from.

Mr. Barnes asked if just a façade is ever designated.

Ms. Sodt said that it would set a precedent. She said the board looks at the whole building, all parts of a building.

Mr. Coney noted Seattle Times Building which just has one façade left. He said the whole building should be kept and they should build around it.

Ms. Sodt said the board looks at a building's current, not future, condition.

Mr. Macleod said the building has integrity. He said finite elements have been lost but the whole of the building can convey its significance. He said the form reads well as an auto row building.

Mr. Kiel disagreed and said the building doesn't read as an auto-related building. He said it is old and an infill building. He said it is a small retail building.

Mr. Macleod said it is a small building that retains its transom windows and the rhythm of its bays and reflects the rhythm of others in the area. In its context it related to and reinforces the changing architecture.

Mr. Inpanbutr and Ms. Wasserman did not support designation.

Action: I move that the Board approve the designation of the 909 E. Pine Street, as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C and D; that the features and characteristics of the property identified for preservation include: the exterior of the building.

MM/SC/IM/RC 2:4:0 Motion failed. Messrs. Barnes, Inpanbutr and Kiel and Ms. Wasserman opposed.

081920.42

Booth Building
1534 Broadway Avenue

Jessica Clawson, McCullough Hill Leary said the building is not significantly associated with Nellie Cornish; there are other buildings in the City that convey the association better. She said there are better examples of Mission Revival Style in the City such as the earlier reviewed L'Amourita.

Rhoda Lawrence, BOLA presented report (full report and supplemental information are in DON file). She provided context of the site and neighborhood and noted the variety of buildings surrounding the subject building. She said the unreinforced masonry (URM) building three stories tall. She said it was built in the Mission Revival style and has some elements remaining. She said the style came out of California in 1893. She noted elements of the style including heavy tile roof, arches, eaves, rafter tails, limited surface ornamentation usually wrought iron, and porches that help break up mass. She said originally, the building had some features of the style including hipped roof. She said the ground floor lacks stylistic elements.

She said the Booth Brothers owned the building as an investment property.

She said father-son architecture firm Thompson and Thompson practiced until 1927 when the elder Thompson died. She said they designed a large number of residences, apartments, hotels and many buildings in the International District. She appreciated the additional information on the Thompsons provided by Marvin Anderson.

She said the subject building is not a good example of the style and provided photos of other examples in the City, including L'Amourita. She provided supplemental information (in DON file) about music and arts education nationally and locally. Nellie Cornish was included amongst other local women's clubs and teachers. She said in 1914 there were 285 music teachers, 65% of which were women. She said private arts instruction was established in the early 1900s and included dancing, drama and music. She said the subject building was not designed as an arts building but as a store and apartment house. She said Cornish was one of the foremost arts innovators in Seattle and there are other buildings with better associations with Cornish. She said in 1915 Cornish opened school which provided opportunities that had only been available in New York.

Ms. Lawrence said that by 1919 they were bursting at the seams and moved to a dedicated building in 1921. She said Cornish received national recognition and the school is a highly regarded institution. She said the building continued to be used for music and dance and later the Art Institute of Seattle.

Ms. Lawrence said the building originally had three retail bays with access on the north side. She said the storefronts have been altered, parapets and cartouches, and fire escape are gone. She said tile roofing has been replaced with asphalt, denticulated coping, quatrefoils, projecting windowsills are all gone. She said interiors were typical.

Ms. Lawrence said the building didn't meet any of the criteria for designation. She said that Carrie Hall is better associated with Nellie Cornish. She said that although Cornish started in Booth Building it is not significantly associated with other aspect of arts in Seattle. She said the building has lost integrity to convey its style and there are better

examples of Thompson's work. She said that although the building is on a corner it is altered.

Melinda Giovengo, CEO, Youth Care said they are partnering with Capitol Hill Housing on this project. She said preservation seemed secondary and they have been active and engaged neighbors. She said the buildings are not landmarks. She recognized their importance to the community and said they will maintain the façades. She said the building anchors the corner. She said they will build affordable housing and a Youth Care educational center. She said they will restore the vibrancy of the corner and said the building had been vacant for years.

Mr. Kiel said the board must stick to Ordinance and criteria; future plans are not relevant.

Mr. Barnes asked if there are other buildings of this style landmarked in Seattle.

Ms. Lawrence said there are very few Mission Revival style buildings in Seattle and no others by Thompson and Thompson.

Mr. Barnes asked if Cornish started there.

Ms. Lawrence said Cornish was there seven years, from 1914-1921. She said Cornish has been in two other studios.

Mr. Inpanbutr asked who the building was designed for.

Ms. Lawrence said it was identified in newspaper article as retail and apartments but early on advertisements were listed for dance and music studios there.

Ms. Wasserman supported designation.

Mr. Barnes said he was struggling with integrity issues but noted the unique architecture for the area. He said it is old – 1914, and Cornish started there, and it was the beginning of the College of Arts. He said he supported designation.

Mr. Macleod supported designation and said that Criterion B is very clear, Cornish started there. He said Criterion C is met and although Cornish was there seven years, it was an important center of arts on Capitol Hill. He said it is missing details, its form still reads, and it meets Criterion D. He said it meets Criterion F.

Mr. Inpanbutr said he was torn. He said much had changed and there was a gradual erosion over time. He said it may meet criteria B and F.

Mr. Coney supported designation on criteria B, C, D, and F. He said it occupies a prominent corner in the neighborhood. He said the degradation did not diminish its significance. He said the building has integrity from all angles.

Mr. Kiel did not support designation. He said the building has no integrity. He noted how important the scalloped parapet was to the Mission Revival style and the rhythm and composition of the façade. He said there is not enough left to meet Criterion D. He said other buildings are better associated with Cornish. He said the building didn't meet Criterion F.

Ms. Wasserman supported criteria B and F.

Mr. Barnes said he supported criteria B for Cornish, and F.

Mr. Inpanbutr asked if the missing elements were gone or covered over by stucco coat.

Ms. Lawrence said all were removed in 1964 when a bank moved in.

Mr. Inpanbutr said he could support Criterion B.

Mr. Kiel asked for a motion.

Mr. Coney said he received an emergency phone call and was leaving the meeting.

Mr. Kiel asked if he could hang on for one minute as it would change the outcome.

Mr. Coney did not respond.

Ms. Doherty confirmed that Mr. Coney was no longer in the Webex meeting, and noted the time as 6:06 pm.

Mr. Kiel confirmed that this was unexpected, but confirmed that the Board still had a quorum. He asked for a motion.

Action: I move that the Board approve the designation of the Booth Building at 1534 Broadway, 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 exterior of the building.

MM/SC/MI/HW 4:1:0 Motion failed. Mr. Kiel opposed.

081920.5 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator