



The City of Seattle

# Landmarks Preservation Board

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LPB 404/23

## MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, December 6, 2023 - 3:30 p.m.

### Board Members Present

Dean Barnes

Roi Chang

Matt Inpanbutr

Ian Macleod

Lora-Ellen McKinney

Lawrence Norman

Katie Randall

Becca Pheasant-Reis

Harriet Wasserman

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

### Absent

Taber Caton

Marc Schmitt

Padraic Slattery

Acting Chair Roi Chang called the meeting to order at 3:30 p.m.

## ROLL CALL

### 120623.1

### PUBLIC COMMENT

Colleen McAleer said she would support the Battelle / Talaris extension if they modified plans to meet the Secretary of Interior

Standards. She said no option has been presented that includes tax credits.

**120623.2 SPECIAL TAX VALUATION**

**120623.21** Colonial/Grand Pacific Hotel  
1119 1<sup>st</sup> Avenue

Ms. Sodt explained the Special Tax Incentive program and noted this is one of several interconnected buildings. Submitted and eligible costs were \$5,784,020.84. Work performed in conformance with Certificate(s) of Approval issued by the Landmarks Preservation Board. Interior work did not require a Certificate of Approval.

Brittin Elaea said the work was a voluntary seismic retrofit.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 1119 First Avenue, 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/IM/HW  
8:0:0

Motion carried. Mr. Inpanbutr recused himself.

**120623.3 CERTIFICATES OF APPROVAL**

**120623.31** Fir Lodge / Alki Homestead  
2717 61<sup>st</sup> Avenue SW

Proposed, enclosed dining structure behind the building

Ms. Doherty explained ARC reviewed the project. She said the owner has been working on code issues and refinements to the drawings. Photos familiarized board members with the site and building.

Matt Schilling proposed a more aesthetically pleasing back patio and noted they have been using a vinyl tarp/tent to service the area. He said they would frame the space with shingles to match the building and use tempered glass. The structure would be 12.5' at the tallest point.

Ms. Chang said her questions were answered in Mr. Schilling's presentation.

Ms. Wasserman appreciated the old tent structure was going away. She said what is proposed does not touch the building and is removable.

Mr. Schilling said the tent is duct-taped and moldy. He said the glass would be clear glass panels with no detail but on the south side the glass will have a header.

Ms. Doherty noted the ribbon of windows with consistent header on three sides.

Mr. Schilling said shingles will go above header.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed structure at the Fir Lodge / Aki Homestead, 2717 61<sup>st</sup> Avenue SW, as per the attached submittal.

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 118235.
  - a. The new structure does not touch the exterior of the building, and will have little impact on the site.
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. No alternatives were shown, but the proposed location behind the building appears to be reasonable choice.
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:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The

new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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/LE/KR

9:0:0

Motion carried.

**120623.32**

Columbia City Landmark District

3806 and 3807 S Ferdinand Street

Proposed R.O.W. alterations for a new "Festival Street"

Ms. Frestedt explained the proposed site alterations for the creation of a festival Street in the right-of-way on S. Ferdinand Street, from the crosswalk on the east side of Rainier to the east property lines of 3806 and 3807 S. Ferdinand St. Proposed work consists of the placement of Corten steel planters (no signage on the planters is proposed at this time) and low plantings; laser cut, black powder-coated aluminum movable fencing; placement of pedestal pavers and rubber curbs; pavement markings; and, tables and chairs and waste receptacles.

Eric Higbee explained the patio was set up during Covid and there is community support to continue the festival street use in that space. He said some parking spaces would be lost. He said the set up would make it easy to close the street for events. He walked through photos and renderings showing proposed use of street and alley and the placement of planters, plants, fencing and pavers to extend the public realm. He said thermoplastic street markings would slow traffic. He said the detail panels on fence will be done in a Coast Salish pattern done by local artist Louie Gong.

Ms. Wasserman appreciated the presentation. She said the board has no jurisdiction over street use or street closure. She said the board's purview is the look and whether it is removable and restorable. She said she is familiar with Louie Gong's 8<sup>th</sup> Generation and was glad he would be doing the fence. She supported the project and said she appreciated the presentation.

Ms. Pheasant-Reis agreed with Ms. Wasserman's comments.

Mr. Barnes asked if seating areas are new or held over from Covid.

Mr. Higbee said they are new but located in the same spot as the Covid canopy.

Mr. Barnes asked about alley access.

Mr. Higbee said the alley “T’s” into another alley which is closed. He said if there is an emergency, items can be removed.

Mr. Barnes asked how the festival street would be used.

Mr. Higbee said there will be additional seating, they will have the ability to close off the street and better support community events. He said the new look will be differentiated from the Covid patio use.

Katie Bond said pre-Covid there was already history of this street being closed.

Mr. Macleod said every month someone plays music there.

Dr. McKinney noted the importance of staying connected and commented on porches on old houses and use of town squares. She said this is a wonderful way to move about and greet one another.

Ms. Frestedt said there are still some questions from adjacent business owners but that is outside the purview of the special district and landmark boards.

Mr. Macleod noted the long history of event use at this site. He asked if any other sites were explored.

Mr. Higbee said there were pros and cons to every site they explored. He noted the natural tree canopy here and the history of use. He said this was the best spot at this time.

Mr. Macleod said parking is a big concern but that is not in the board’s purview. He appreciated the proposal and the proposed use of the alley behind Geraldine’s.

Ms. Randall said she had no conflict from a Landmark Preservation board perspective.

Ms. Pheasant-Reis supported the application and that any revisions be approved by Columbia City Review Committee.

Action: I move that the Columbia City Review Committee recommend that the Columbia City Landmark District Coordinator administratively approve a Certificate of Approval for exterior alterations, as proposed.

The Committee directs staff to issue a Notice of Decision, based on consideration of the application submittal and Committee discussion at the November 7, 2023 and September 5, 2023 public meetings.

This action is based on the **following applicable sections of the Columbia City Landmark District Design Guidelines:**

**GUIDELINES/SPECIFIC**

**1. Scale of Buildings and Structures.** The scale of all structures, in relationship to other structures and spaces is important. The scale should continue to be small and relatively uniform.

**2. Building Materials and Fixtures.** Integrity of structure, form and decoration should be respected. Building facades should be brick, wood, or other materials that are in keeping with the historic character of the District. Exterior light fixtures shall be in keeping with the historic character of the District.

**6. Landscaping.** Landscaping is encouraged but not required. Approval of the use of landscaping, including window boxes and planters, shall be based on the applicant's desire and ability to maintain the landscaping.

**Secretary of the Interior's Standards**

**9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**10.** New additions and adjacent or related new construction will 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/DB/MI

8:0:1

Motion carried. Ms. Chang recused herself.

**120623.33**

Swedish Club

1920 Dexter Avenue N

Proposed exterior mechanical equipment

Mr. Macleod disclosed he was a member of the club but had no affiliation with this project.

Ms. Doherty noted Mr. Macleod is not an officer but asked if there were concerns with his participation.

Landmark Board members indicated they had no concern with his participation. Derek Herndon and Mark Smeltzer from Performance Mechanical Group said they had no problem with Mr. Macleod's participation.

Derek Herndon provided scope of work to add five HVAC units to the roof; they will sit on wood sleepers and 3-sheet metal roof portals. He provided photos of existing units on the roof and existing conditions. He showed explorations not used. He noted the visibility of roof elements and equipment prompted moving equipment inboard and away from perimeter. He said the current HVACV is original to the 1959-60 building and antiquated. He said a holistic replacement using heat pumps and energy recovery ventilator would improve comfort for members.

Ms. Randall asked if they are in for permit.

Mark Smeltzer said they are.

Ms. Randall appreciated the perspective shots and the avenues explored.

Mr. Macleod said the building is due for a new system.

Mr. Smeltzer said two ductless systems and three taller condensing units will serve air handlers on the third floor.

Ms. Pheasant-Reis said ARC reviewed the application and noted support for it.

Ms. Wasserman said ARC asked clarifying questions about what was being done. She said she appreciated seeing the explorations and planning that led to this option which minimizes visibility.

Mr. Macleod said it looks great.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed mechanical equipment at the Swedish Club, 1920 Dexter Avenue N, as per the attached submittal.

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 126303.

- a. There is existing rooftop mechanical equipment, so the proposal is consistent with an existing condition, although increasing the total amount and size of units.
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. Much of the original mechanical equipment is failing and/or not meeting the building's HVAC needs.
  - b. Providing the equipment at grade is a challenge for space and security reasons.
  - c. The applicant studied alternative conduit runs that resulted in fully concealing most of the feeds to the roof, and mitigating visual impacts at the building exterior.
  - d. In response to public comment, the applicant relocated a number of the rooftop units further away from the roof's edge, to be less impactful to ground level views of the building.
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:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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/HW

9:0:0

Motion carried.

120623.4

**CONTROLS & INCENTIVES**



**120623.41**

Seattle Center Playhouse and Exhibition Hall  
201 & 301 Mercer Street  
Request for extension

Ms. Doherty explained the request for a three-month extension. She said they have started the process.

Ms. Chang and Mr. Inpanbutr said the request was reasonable.

Action: I move to defer consideration of Controls and Incentives for Seattle Center Playhouse and Exhibition Hall, 201 & 301 Mercer Street for three months.

MM/SC/MI/DB  
9:0:0  
Motion carried.

**120623.42**

Battelle Research Institute / Talaris Conference Center  
4000 NE 41<sup>st</sup> Street  
Request for extension

Ms. Doherty explained the request for an extension. She said they are still doing briefings on the Certificate of Approval package and there will likely be one more briefing coming. She said she has created a draft document. She said the last extension was for six months; she suggested three months. She explained that negotiations can go on a long time and some owners wait to complete Controls and Incentives until a project is done. She said there are different scenarios.

Ms. Randall asked if finishing a project would impact the Controls analysis.

Ms. Doherty said the language talks about the board and Hearing Examiner's ability and cited SMC 24.12.750B. She said what they are exploring is tied to their economic model.

Ms. Randall asked if board is allowed to ask the ownership to look at incentive in their analysis sans Controls agreement.

Ms. Doherty cited SMC 25.12.750D. She didn't want to offer a legal opinion and said board can revisit this if desired. She said the vote today is purely about extension.

Mr. Macleod was supportive of three-month extension but he was interested in more clarification from legal.

Mmes. Chang, Randall and Wasserman concurred.

Action: I move to defer consideration of Controls and Incentives for Battelle Research Institute / Talaris Conference Center, 4000 NE 41<sup>st</sup> Street for three months.

MM/SC/HW/DB

8:0:1

Motion carried. Mr. Inpanbutr recused himself.

**120623.5**

**DESIGNATION**

**120623.51**

Bloch House

1439 E Prospect Street

Bridget Hembree presented the designation report (full report in DON file). She provided context of William and Minna Bloch's house. She said the house is listed on the Department of Neighborhood's Historic Resources Survey where it meets the criteria for designation. She said the Bloch residence was built in 1908 as a single-family residence. The primary structure of the house is wood frame with a concrete foundation; the exterior elevations are clad in a combination of brick veneer and half-timbering with stucco.

Ms. Hembree said the house exhibits elements of Tudor Revival architecture including varied ridge heights, half-timbering, leaded glass windows with transoms, decorative chimney pots, porch under main roof, overhanging second stories, prominent chimneys, semi-hexagonal bay, attached porch and use of multiple materials. She said the exterior expresses the interior. She noted the secondary public porch on east elevation and said the attached north porch have been infilled with screens and doors. She said there are two gabled dormers in symmetrical proportion. She said the space is divided into three divisions: public, private and service spaces. She noted the quarter sawn oak foyer and primary staircase. The original breakfast room is the only room drastically altered. She noted the living room / sitting suite, pocket doors, French doors and original anaglypta ceiling. She said the mahogany mantelpiece is derived from Doric order, dining room is clad in oak; she noted the French doors, original painted murals, Giannini Hilgart glass tile fireplace surround. She indicated the ground floor staff service area.

Ms. Hembree said there are five bedrooms, two bathrooms and storage on the second floor, a ballroom with inglenook, original floors and lights, and staff quarters on the third floor. The basement rathskeller is accessed only via the service stair. She

noted the parged walls to resemble stone, German sayings carved into walls, substantial fireplace.

Ms. Hembree said the design of the Bloch House was the first collaborative effort by Arthur Loveless and Clayton Wilson. They worked on over 40 buildings including residential work that was featured in national publications. Loveless brought a level of refinement to their work. After their working relationship ended, Wilson was never as busy as he was when he worked with Loveless while Loveless remained busy with lots of residential work.

With his successful Germania Café William Bloch was a figurehead in the German community. German immigrants were the largest immigrant group in the United States arriving starting in 1848. She said there was no tendency for Germans to cluster in neighborhoods. She said Turnverein groups promoted German identity and culture. She said Bloch was the most popular German in the city in 1902. Germans established Seattle as pre-eminent beer producer. Bloch partnered with Alexander Pantages in creating the Lois Theater at a time of Bloch's greatest period of prosperity. Bloch received income from two flat buildings.

Ms. Hembree said the Lois Theater was ruined by fire in 1911; Wilson was hired to reconstruct it. When statewide prohibition was enacted in 1916 Wilson was hired to transform the ground floor and the saloon was converted to retail. During a rise in anti-German propaganda coupled with prohibition, Bloch tried to distance himself from his German roots; the Germania Café was closed and the sign was removed. Bloch was convicted of bootlegging and in 1918 the Blochs sold the palatial Capital Hill residence.

Ms. Hembree said there have been five owners since the Blochs and she noted the remarkable stewardship provided by all. She said the house retains a stunning amount of its original character because of them.

Ms. Randall appreciated the information provided on German-American community. She said she supported designation.

Ms. Wasserman appreciated the additional information provided.

Mr. Macleod appreciated the additional information provided and said the house speaks for itself.

Ms. Pheasant-Reis appreciated the extra information provided and said she noted the importance of the brewing industry to Seattle's growth.

Mr. Barnes appreciated the presentation and supported designation, including the interior of the house. He was impressed by the integrity.

Ms. Pheasant-Reis asked which event Criterion A would link to.

Ms. Doherty said she included Criterion A for the board's consideration because of the history of the Blochs' removal from the property related to the anti-German sentiment. She said it is there for consideration and the board can choose the standards they would like.

Ms. Wasserman said it was an event that took some time; it wasn't a one-day event. She said the philosophy of the meaning fits.

Mr. Macleod said he recognized the removal of the Blochs from the house was tied to the more significant exclusion of German Americans from society in a sense. He noted similar significant bigger events in the history and culture of city, state and/or nation have been considered in landmark designation review.

Mr. Barnes asked about the Bullitt House designation and its association with civil rights issues.

Ms. Doherty said that her recollection was that Dr. McKinney and some others wanted to include Criterion A on that designation. Criterion A was not included but the discussion was had. She put the standards on screen and suggested board members to discuss if necessary.

Ms. Randall said she was supportive of Criterion A but that she thought Criterion C was more appropriate.

Mr. Barnes agreed.

Dr. McKinney agreed.

Ms. Wasserman agreed. She said Criterion C fits better in this case.

Ms. Pheasant-Reis said Criterion C would cover both prohibition and anti-German sentiment. She said both are related to the Blochs' removal from the house.

Ms. Wasserman said the cultural, political and economic heritage certainly messed up Mr. Bloch's life.

Board members supported Criterion C in lieu of Criterion A and inclusion of interiors as noted by owners.

Action: I move that the Board approve the designation of the Bloch House at 1439 E Prospect Street for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C, D, and E; that the features and characteristics of the property identified for preservation include: the site; the exterior of the house; and portions of the interior that include: the entry vestibule, foyer, main staircase, dining room, living room, study, rathskeller, and ballroom.

MM/SC/HW/KR

9:0:0

Motion carried.

#### **120623.6**

#### **BOARD BUSINESS**

Ms. Doherty explained the position of Chair would be filled by Mr. Macleod and position of Vice Chair would be filled by Ms. Chang. She said no one else was in the running but she wanted to recognize the roles in a public meeting to make sure there are no objections. She noted the majority of board members was in attendance and the decision was without objection.