



The City of Seattle

Landmarks Preservation Board

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LPB 355/21

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday July 21, 2021 - 3:30 p.m.

Board Members Present

Dean Barnes

Russell Coney

Kristen Johnson

John Rodezno

Harriet Wasserman

Staff

Sarah Sodt

Melinda Bloom

Absent

Roi Chang

Matt Inpanbutr

Jordan Kiel

Acting Chair Kristen Johnson called the meeting to order at 3:55 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

072121.1

PUBLIC COMMENT

Jeff Murdock, Historic Seattle spoke in favor or nomination of Blackford Hall and Cassel Crag Apartment Building and said he agreed with the Staff Report. He said the apartment buildings contribute greatly to the character of the First Hill neighborhood and span the decades from the earliest apartment building constructed in Seattle and twelve buildings currently in construction. He said Cassel Crag has been on this corner for 96 years. He noted the courtyard form and the Tudor Revival style. He said it is an example of 1920s apartment design. He said Blackford Hall is a unique example of 1940s Modernism design by the significant Seattle architect, John Graham, senior. He said the building is important for its original use as a nursing home and educational facility, helping to convey the history of the development of the nursing profession. It is also significant for its association with one aspect of women's history in Seattle.

072121.2 MEETING MINUTES

June 2, 2021 Deferred.

June 16, 2021

MM/SC/RC/HW4:0:1 Minutes approved. Mr. Barnes abstained.

072121.3 NOMINATIONS

072121.31 Blackford Hall
1200 Terry Avenue

Nomination and presentation documents in DON file.

David Peterson, Historic Resource Consulting prepared and presented the nomination report. He explained that Blackford Hall and Cassel Crag are situated next to one another. He said his presentation on Blackford Hall would contain more information about Virginia Mason and the campus context and building scale compared with others around it. He said the next presentation will focus more on the apartments.

He provided context of the site and neighborhood. He said the building was originally a residential building, it was a dormitory for the school of nursing at Virginia Mason. He said it appears to be three stories with the residential levels on the upper two stories. He said the lower level is technically a basement so that is how he would refer to it.

Mr. Peterson said the basement is primarily accessed off Terry Avenue and is where the classrooms originally were. The residential component was reached through the porch element. He said the building originally was built to house nursing students; he noted the courtyard that the dorm rooms overlooked.

Mr. Peterson provided photos and maps that show the Virginia Mason campus and noted the boundaries fluctuate. He said the site was right in the heart of what had been considered First Hill. He said in Seattle, as people began to move out of downtown, the wealthier families established large homes at the top of the hill

because of the fantastic view due to clear cutting in previous decades. He said as the neighborhood developed rapidly it attracted a lot of institutions, churches as well as residences. He indicated on photos historic buildings that remain including the Sunset Club, Christian Science Church, and St. James Cathedral. He said the neighborhood was the first intensely developed in the city. He said apartment building has continued throughout every decade, in the 1920s they began to get larger.

Mr. Peterson said the neighborhood also became closely associated with hospitals, the earliest was T. Minor Hospital; the building still exists but it is part of First Baptist Church now. He said that Swedish Hospital, which now occupies so much square footage there, started in 1910 on Capitol Hill and then moved to First Hill in 1911. He said that Virginia Mason began in 1920. He said the original building was designed to look like an apartment building so that if the hospital didn't work out, it could be used for apartments. Doctors / hospital founders Blackford, Mason, and Dwyer had a practice together. Dr. Blackford worked at the Mayo Clinic before coming to Seattle in 1917. He wanted to develop a hospital based on the Mayo Clinic model where patients could have all their needs met at one facility. In 1922 the nursing program was started.

He said the 1928-44 additions were designed by John Graham senior. He said the 1928 addition includes an entire floor just for the nurses' program for nurses housing because nurses were such an integral part of the program of running a hospital. He said additions were built to take advantage of views to the water to the west. He said in 1945, Blackford Hall was built as part of the campus.

He said as the hospital grew, they began to seek additional space to expand their capacity. He noted floors built over Terry Avenue; a few years later Terry Avenue right of way was closed. He said Doctors Hospital was a separate hospital entity built in 1944. He said it was designed by George Welling Stoddard who was a prolific architect in Seattle. He said the building was entered on the University Street side. He noted the bas relief sculptural elements. He continued with the development of the hospital noting the Virginia Mason Master Planning documents from 2014.

Mr. Peterson said Blackford Hall was built to be nurses' housing which is interesting. He said throughout the 1800s sick care took place at home and hospitals were run by religious organizations and were where people went to die. He said hospitals were places for people who had nowhere else to go. He said the attending people there would give comfort, but the medical practices were limited. He said the first hospital in the Pacific Northwest was established in 1858 in Fort Vancouver and it was run by the sisters of charity of Providence which was a Catholic order from Montreal. He said in 1877 three nuns left Fort Vancouver to run the King County poorhouse which was in Georgetown at the request of King County authorities; this was the first hospital in King County. He said it no longer exists. He said it is said that later the sisters established Providence hospital in downtown Seattle and then later that moved to what is now called the Cherry Street Campus.

Mr. Peterson said that nursing developed in the mid-1800s as the result of the efforts of Florence Nightingale in England who was assisting soldiers on the battle front in the Caribbean war. He said those experiences led her to realize that there needed to be a system of instruction for nurses. She developed a system of training of nurses and one of the things that she recommended was that nurses homes needed to be overseen by other nurses and not by the physician staff of a hospital. She said the building should be physically separate from the hospital itself. This was due to practical reasons but also for moral reasons because most nurses were young women, and the Victorian mores of the time were that a young woman needed to be chaperoned. He said students would live in the nurses' home while training to be a nurse in the hospital.

He said that nursing schools were very popular and by 1900 there were approximately 400 to 1800 schools of nursing in operation across the United States. Students received two to three years of training while in the program. Students carried out the majority of patient care activities offered in the hospital, receiving all the modicum of classrooms education in the form of lectures on patient care or related subjects. At the end of the program students received a diploma and were eligible to seek work as a trained nurse. These early nurse education programs were little more than apprenticeship programs that use student nurses for their labor. He said despite the significant shortcomings the programs provided women an outlet and a path to employment where they didn't have a lot of options.

Mr. Peterson said in the late 1800s there were a series of advances in medication and medical techniques so there were more things that a hospital could offer. As such, they needed more nurses to assist with those treatments and to assist with the increase in patients. In Washington state the first nursing school was established in 1892 in Tacoma. There were several more by 1900 and by 1920 24 other hospitals set up schools. He said that before 1909 there was no state oversight of the system. He said the students worked about ten hours a day mostly doing cleaning, washing, and scrubbing, and monitoring patients. He said it was a relatively strict environment; they could be fired for impertinence or over familiarity with patients. It was a rigid profession. In 1909 Washington state passed the first nurse practice law which is one of the earliest in the country. With this law suddenly education became as important as on the job training and hospitals stopped paying allowances to nurses and instead started charging them tuition. He said they began to hire full time instructors and the University of Washington started a nursing department in 1917. Within three decades it developed into an independent professional school with its own Dean. There were other nursing school programs in the state but that would decline by the 1950s. He said what had once been a residential onsite apprenticeship program became more of an education profession and by the 1950s there was no longer a need for nurses' housing.

Mr. Peterson said Providence Hall was designed by John Graham in 1929; it looks like an apartment building and was used to house students that served the Providence Hospital next door. He said the building featured simple decoration; terracotta decoration that harmonized with the hospital to which it was attached. It

could house 200 nurses, had an auditorium and a gymnasium, a roof garden with roof tennis court, classrooms, laboratories, a library, lounge room, kitchen, and reception hall. He said that Harborview Hall was built in 1931 adjacent to Harborview Hospital and housed 72 nurses. By the 1960s it was converted to laboratories and office space.

Mr. Peterson said Eklind Hall at Swedish Hospital was built in 1946, the year after the subject building was completed. He said prior to that, nurses were housed in a circa 1916 structure. Eklind Hall was designed by Perry Johansen in the modern style. He said the character of the entire courtyard was like the one at Blackford Hall. He said over the years the building was converted to research facility. The building has been demolished.

He said that Blackford Hall was completed in 1945. He said the building has concrete frame, masonry infill walls, brick cladding, basement concrete with parge coating, bricks are different hues, courtyard with porch entry to residential levels, basement level for classroom spaces. He indicated the lounge with intact black marble fireplace. He said dorms were on the second floor. The basement has a large L-shaped classroom and lab; in 1971 unexcavated space became built out and turned into basement space and interstitial space.

Mr. Peterson said space was needed for research; he said the most significant accomplishments were in the fields of diabetes, cancer, and bariatric pressure. He said at the time the bariatric facility here was considered to be the most advanced facility on the west coast. In 1987 the MRI building was built in what had been the courtyard because it requires enormous magnetic to ground the equipment. He said this was the only site they could use that would be completely isolated for purposes of the equipment. He said the building comes within 9' of Blackford Hall and it is on the same parcel.

Mr. Peterson called out elements of Blackford Hall noting the concrete basement level and said the windows get smaller at the second and third floors compared to the elongated windows of the first floor. He said most of the windows are intact. He said a concrete marquee comes out and covers the sidewalk and calls attention to the building entry. He said there is a secondary entrance off Terry Avenue. He said a lot of equipment is installed on the north side of the building. He noted the cast stone tripartite belly band that goes around the building.

He said the interiors have been altered completely; he noted the carpet, vinyl flooring and drop ceilings. He said the classroom laboratory is now used as a meeting room, the space where the library was, has been opened up, former dorm rooms are now used for offices and lab space.

Mr. Peterson said Blackford Hall is a modern building. He said the Modern movement developed in the early 1900s under the influence of European architects and educators; the term International Style was coined by Philip Johnson. He said the depression happened in the 1930s, followed by WWII. He said there are not a lot of Modern buildings from before WWII. He noted material shortages during the

war when only government approved buildings could be built and Blackford Hall this fit in that category. Other local Modern building included Yesler Terrace, T. T. Minor school, among a few others.

Mr. Peterson reported the architect John Graham Senior designed an enormous number of projects, a lot of which are city landmarks. Graham came from England and had an early practice with David Meyers; their projects included the Ford Plant, Bon Marche building, and Providence Hospital. He said that Graham retired in 1946 so this would have been one of his last projects. He said his son, John Graham Jr. had begun work in the mid-1940s and took over. When he began heading the firm, they went off in other directions, but they were extremely successful. They were famous for doing malls and the Space Needle. He said the firm still exists as DLR Group.

Mr. Peterson said this is an interesting building, but the integrity was significantly impact by the construction of the MRI building in the former courtyard. He said the courtyard was a clear indicator of the residential nature of Blackford Hall and was used as an amenity by the residents. He said when the MRI building went in, Blackford Hall became very hard to read. He said there are two city landmarks that were nurses' homes. He said the building lacks integrity and doesn't meet any of the criteria for designation. He said Blackford Hall is a Modern building, but it is transitional building and more of a backward-looking building. He said the building is not an outstanding work of John Graham, Sr.

Mr. Barnes noted the interior had been changed and asked about exterior changes that impact integrity.

Mr. Peterson said the main thing was the construction of the MRI building in the courtyard. He said the courtyard was an important part of the building of the site and loss of that impacted the integrity of the site. He said the skin of the building is intact except for replacement of a handful of windows. He said the addition on the north side of the building was done in 1971 during a period when the building was used as a research facility after the nursing students moved out. He said the building's use as a research facility is not significant. He said the importance of the building was its association with the school of nursing and that has been lost with the loss of the courtyard and garden wall and the dorm rooms that overlooked it. He said it doesn't read as a residential building.

Ms. Wasserman asked if the fireplace was still there.

Mr. Peterson said the room has been altered but the fireplace remains.

Ms. Wasserman said the entry way is a nice feature and asked if it is still there.

Mr. Peterson said it is original. He said the porch is still there but now there is a building right up against it.

Mr. Rodezno asked if the MRI building was being considered.

Mr. Peterson said it is not, but it resides on the same parcel.

Ms. Sodt said that the MRI building was constructed in 1987. It was not included in the nomination; it just happens to be on the site; there is no intention to include it. She said it would be wise to explicitly exclude in in the motion.

Ms. Wasserman said she supported nomination and suggested including the fireplace along with exterior, excluding the MRI building and she noted the entry door is part of exterior so would be included.

Mr. Coney supported nomination and said the exterior shows a high degree of integrity. He said he wished it had not been painted. He said the building is worthy of further deliberation. He said the MRI building is of an age that it could be considered. He said he remembers when it was built, and it was kind of an oddity and he said he understands that this was the only location where they could build it. He appreciated Mr. Peterson's report about how Virginia Mason and the other hospitals have grown and expanded.

Mr. Barnes struggled with his decision and said he understood supporting nomination so the building could be considered by more board members. He said the exterior has changed and the original intent of the building as nurses' residence is gone.

Mr. Rodezno supported nomination and said criteria C, D, and E were relevant. He said this is one of the few buildings that acknowledges women's history. He said the building is an early example of the Pacific Northwest Modern style built in 1945-46. He noted the significance of architect John Graham, Sr who gave the city many beautiful buildings. He supported exclusion of the MRI building.

Ms. Johnson said it is interesting to hear that some early hospital buildings were built to look residential in case the hospital didn't work out. She said this residential building doesn't look so residential and it isn't the best example of Modern or international style architecture. She said it is an interesting history of development but said she was 'on the fence'. She said she would consider supporting nomination so other board members can review.

Action: I move that the Board approve the nomination of Blackford Hall at 1200 Terry Avenue for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the exterior of the building, the fireplace in the former living room, and the original entry door; that the public meeting for Board consideration of designation be scheduled for September 15, 2021; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/HW/RC 5:0:0 Motion carried.

072121.32 Cassel Crag Apartment Building
1218 Terry Avenue

Nomination report and documents in DON file.

David Peterson, Historic Resource Consulting said Cassel Crag was built in 1925 for Angus Casselton. He provided context of the site and neighborhood. He provided an overview of the development of First Hill from clear cut to mansions to institutions. He said apartments were developed on the east coast having come over from European precedents in the 1800s. In the first decades after 1900, apartment buildings began to play more of a role in housing Seattle's population, particularly in the denser neighborhoods. In 1907, the City of Seattle building code defined the following multiple-dwelling structures: Boarding houses, lodging houses, hotels, and apartments. Boarding houses were defined by the ordinance as offering five to twenty sleeping rooms. By custom, they generally offered meals in a family-style setting. The typical boarding house operated like a family, and typical tenants of boarding houses might be teachers, gentlemen, families, or sometimes women only. By contrast, lodging houses were defined by ordinance as offering the same number of rooms, but differed in that they offered no food. Meals were taken at restaurants. This low-cost form of housing typically attracted laborers, recent immigrants, railroad workers, and the like.

He said hotels offered furnished rooms to visitors as well as locals, and terms were offered by the day, week, or month, as was typical across the country in the early 20th century. Hotels ranged from luxurious to modest, and every price range. Larger hotels had spaces available to the public, such as dining rooms, reception rooms, or outdoor verandas. Apartments offered an alternative to boarding houses, lodging houses, and hotels, and were defined by the City of Seattle in 1907 as a building containing separate housekeeping units for three or more families, having a street entrance common to all. More specifically, apartment buildings (unlike boarding houses, lodging houses, or hotels) offered the same spaces and utilities that could be found in a single-family house—full bathroom on the premises, a kitchen for preparation of meals, hot and cold running water, standard-sized rooms, operable windows, and a street address. Apartment buildings could also sometimes offer additional semipublic spaces not found in single-family houses, such as foyers or rooftop gardens, to be shared by all the residents.

Mr. Peterson said that there were luxury apartments that were like luxurious homes with servants' quarters and ornate lobbies and finishes. He said there were efficiency apartment buildings which developed in the 19-teens and 1920s, which would have Murphy bed, small living rooms that double as sleeping rooms, kitchenette and sometimes they had lobbies for the residents to enjoy. He said there were middle-of-the-road apartment buildings that were a mix of the two and typically offered more space and efficiencies. He said that Cassel Crag falls into this intermediate category.

First Hill was the city's first intensively developed apartment district. The first purpose-built apartment building in Seattle was the St. Paul, built in 1901 at the corner of Summit Avenue and Seneca Street on First Hill. The building, which still exists but has been substantially altered, was intended to attract the upper classes by featuring a private vestibule, reception room, library, parlor, dining room, kitchen, and two to three bedrooms, per apartment.

In the period of the 1910s-1930s when the subject building was constructed, apartment buildings ranged from three story walk-ups to six or more stories with elevators. Buildings were typically rectangular in plan, with simple layouts that reflect cost-effective use of land and an efficient apartment arrangement. However, apartments also followed E-, H-, L-, or U-shaped plans to accommodate lightwells, entry courtyards, or rear courtyards. A main entry on the exterior front façade typically led to a lobby, and then to double-loaded corridors for access to individual unit entries. Cladding materials were generally brick and terra cotta for newer buildings, or wood for those constructed in the earlier part of the century. The buildings were often ornamented in varying degrees with architectural details following the eclectic styles of the early 20th century, especially the Colonial or Tudor Revival styles which were popular during the 1920s.

Mr. Peterson said Cassel Crag was built by Angus Cassels who was born in Ontario and moved to the United States in the mid-1890s and to Seattle in 1898. He and his wife had two sons. Cassels was a commercial freight agent for the New York Central Railway. He and his wife were active in numerous local associations and were frequently mentioned in Seattle Times society columns. He said that as a side venture, Cassels developed real estate projects such as the subject building and the Browne-Cassel Apartments. He said Cassels hired Harry Hammond to design the subject building which was a typical type of an apartment building for the period. The building features two to five room apartments with Murphy beds in smaller rooms, a modest lobby with a mail room, and a maids' rooms in the basement sharing a bath.

Mr. Peterson said that the Cassels lived in this building in a 4th floor apartment from 1925-35. After the death of their parents, the sons took over management of the building for another ten years and in 1946 sold the building to Herman Conner who lived in and managed the building until 1971 when he put the property up for sale. He said Virginia Mason purchased the property. He said they used it as apartments for a while and then for office space, which it is now. He said the current layout of the building is not that different from the original plan. He noted the corridor separating both wings into two wings of apartments. He said the building is marked by a large courtyard landscape with some built features such as concrete planters. He said the basement level – the maids' quarters, was just four bedrooms, a shared bathroom, and laundry and storage rooms.

He said Cassel Crag was constructed in 1925 as a 42-unit apartment building with Tudor Revival detailing. It is currently used as offices, with slight changes to the interior room arrangement. The structure is four stories of unreinforced masonry on a concrete foundation, with wood floor joists and wood frame interior partition

walls, over a small partial basement. Street-facing facades feature heavily textured rug face brick in shades of dark browns, reds, and tans, with deeply raked mortar joints, typically laid in a running bond. The roof is flat with a high brick parapet; the parapet features decorative brickwork in a repeating diamond pattern on street facing facades. Common brick in pale reds and tans is used at the rear facades, laid in a running bond with thickly set flush mortar joints and lighter-colored header courses every fifth or sixth row, creating a modest decorative effect. Painted and unpainted cast stone is used as architectural ornament on the building, particularly on street facing facades. Horizontal bands wrap the building at the base of the parapet, at the first-floor windowsill level, and at the first-floor base. All windowsills are cast stone, as are quoins at the building corners at the first-floor level. The first-floor windows are further enhanced with a wrapping brick soldier course at the header level and centered cast stone keystones. Stacks of lancet windows centered on the west façades of the wings flanking the entry courtyard are edged with cast stone for a decorative quoining effect and topped with a cast stone panel at the parapet featuring Tudor Revival ornament. A similar stack of rectangular windows with quoins topped by a parapet panel is found on the north elevation, centered above a side building entry with Tudor-style arch, projecting drip cap, and a cast stone panel incised with the word "Cassel Crag" in Gothic lettering.

Mr. Peterson said at the northwest building corner is a small daylighted basement, exposed due to the grade, measuring approximately 20 by 40 feet in plan on the interior. The exterior at this location is scored concrete, finished with cementitious stucco painted white to match the building's cast stone trim. A recessed basement entry is visible on the west part of the north elevation. Windows on the building are a mix of the original single-hung wood sash, and vinyl replacements, which have been installed in recent decades. Typical original unit windows feature 10-over-1 clear leaded glass, or in a few locations, two ganged 6-over-1 clear leaded glass configurations.

He said the main entry is accessed through the landscaped west side courtyard, which is raised above the sidewalk by three concrete steps. The entry is raised on two brick and concrete steps and features an elaborate cast-stone Tudor Revival surround, further emphasized by a full-height projecting bay rising above it. The bay features three ganged 12-lite clear leaded glass casement windows at each floor, diamond-shaped flush decorative brickwork between windows, and a large decorative panel featuring Tudor Revival details at the parapet. The glazed entry doors are original, with bronze hardware. There are original bronze light fixtures flanking the entry, and a non-original fabric canopy providing weather protection.

He said upon entry, three steps lead up to a central foyer with the main stair at the rear, and transverse double loaded corridors leading to residential units in the wings. There are original recessed fire doors in the archways leading to the north and south corridors. The lobby features marble wainscoting and steps, crown molding, and four corner square pilasters with Tudor-style capitals supporting arched concrete beams. The main stair is original, and features turned balusters and an octagonal newel post. There is an elevator adjacent to the main lobby.

Mr. Peterson said some interior alterations have occurred on a piecemeal basis since the building has been adapted to office use in recent decades for example, removing an interior apartment wall to create a larger conference room. However, many of the apartment layouts and features remain largely intact, although currently used as offices.

He said that in the period of the 1910s-1930s when the subject building was constructed, apartment buildings ranged from three story walk-ups to six or more stories with elevators. Buildings were typically rectangular in plan, with simple layouts that reflect cost-effective use of land and an efficient apartment arrangement. However, apartments also followed E-, H-, L-, or U-shaped plans to accommodate lightwells, entry courtyards, or rear courtyards. A main entry on the exterior front façade typically led to a lobby, and then to double-loaded corridors for access to individual unit entries. Cladding materials were generally brick and terra cotta for newer buildings, or wood for those constructed in the earlier part of the century. The buildings were often ornamented in varying degrees with architectural details following the eclectic styles of the early 20th century, especially the Colonial or Tudor Revival styles which were popular during the 1920s. Apartments from this period include the Arcadia, Maximilian, Union Manor, Lowell, Emerson, Biltmore, Phinney, Sheffield, Highland, RoyVue, among others.

He said Hammond was born in New York State in 1876. He graduated from Colorado State College in Fort Collins, then worked for the Denver School Board for many years, in an unknown capacity. He first appears in Polk's Seattle city directories in 1916, listed as an architect and living at 1079 26th Avenue N with his wife Carrie. However, from 1917 to 1921 he worked as a draftsman for J. F. Duthie & Company, and for Skinner & Eddy, both Seattle shipbuilding companies busy during World War I. Between 1922 and 1924, Hammond was employed at the City of Seattle's Engineering Department and at Seattle City Light. During the same period, he and Carrie moved to 4507 W Trenton Street near the Fauntleroy ferry terminal, where they lived for over thirty years. Although working as a draftsman for other entities during this period, Hammond established himself locally by being active in professional organizations. In 1922, he was elected a trustee for the Washington State Society of Architects, a statewide organization formed in the 1910s as an alternative to the larger and older American Institute of Architects. (He served as its treasurer in 1926 and was elected president of the organization in 1938.) In 1925, at age 49, Hammond established his own firm, with an office listed in city directories in downtown Seattle. The Cassel Crag may have been one of his first projects during this period, since the drawings are dated February 1925, and its construction was completed in August 1925. Why Hammond was selected for the project by the property owner is unknown. During the design and construction of the subject building Hammond presumably encountered John Hudson and his brother Harry Hudson, if they did not know each other already. In 1925, John was completing two nearby buildings very close by the Cassel Crag site—the Chasselton Apartments (1925) at 1017 Boren Avenue and the Northcliffe Apartment Hotel (1925, demolished) at 1119 Boren Avenue. Harry Hudson was completing the John Winthrop Apartments (1925) a block away, at 1020 Seneca Street. There is no

indication that the Hudsons were involved in the development or construction of the Cassel Crag.

He said that the John Hudson hired Hammond to co-design the Miramar and Rhododendron apartment buildings. 1930, the two men formed a partnership, Hudson & Hammond, perhaps to better seek work as the economic climate of the Depression worsened. The only project that could be identified for this report was the Montrose (now Rosecrest) Apartments at 7914 Densmore Avenue N near Green Lake, a three-story 15-unit structure built in 1930. After two years, their partnership was dissolved. After 1932 Hammond operated as a sole proprietor designing single and multi-family housing projects, and a store. Hammond died in 1959.

Mr. Peterson said that the building did not meeting any of the criteria for designation.

Mr. Barnes noted not many changes have been made to the interior and wondered about changes to exterior.

Mr. Peterson said some windows have changed on a piecemeal basis, but the interiors are largely intact, some interiors have been altered but the apartment layout is intact. He said there have been minor foundation repairs and he noted that 40% of the wood sash windows have been replaced by vinyl.

Mr. Coney asked if Mr. Peterson thought the building was URM because of the brick layout or if drawings confirmed that.

Mr. Peterson said he didn't find anything as the drawings were almost unreadable. He said he looked at the tax records and said it is an unreinforced masonry building on a concrete foundation.

Mr. Coney asked if other Hudson and Hammond buildings also unreinforced masonry.

Mr. Peterson said a lot of the other 1920 buildings were built with wood frame. He said he can check on it.

Mr. Coney asked what is original and what has been changed of the main entry stairwell.

Mr. Peterson said the stone on stair, wainscoting and columns are original and noted there are many layers of paint. He noted arch, lobby and stairway.

Ms. Johnson said the Staff Report mentions the site; she asked board members to consider whether to include in nomination.

Ms. Wasserman said she has a soft spot in her heart for 1920s apartment buildings.

Mr. Coney said it is interesting that an institution like Virginia Mason owns a building like this. He said the board has seen other examples where the owner is not particularly interested in maintaining things, they just do what they need to do. He noted the intricate brick work and said the entrance is ornate. He said they are not making any more of these buildings and many of them are gone. He said he likes the arch and the intricate details. He said he would love to see it cleaned on the outside at some point.

Ms. Wasserman supported nomination, it is a nice building and has character. She said she concurred with Mr. Coney that these buildings are not made anymore, the ordinary buildings are rapidly disappearing. She said she would like to see this one be landmarked. She said she would like to include the stairway in the very front of the lobby.

Mr. Barnes supported nomination and said there is less structural change here. He said the interior has changed somewhat from apartments to office use but there are still some nice features such as the stairwell, the wainscoting that should be included to discuss further at our next meeting.

Mr. Rodezno supported nomination and said the building is worthy of nomination and agreed with comments from other board members. He said it meets Criterion D as it embodies the Tudor Style. He said the building retains its historical integrity and has not undergone any major alteration to interior. He said the building provides a look into the early development of the First Hill neighborhood as it stands today. He supported inclusion of interior elements as noted by Ms. Wasserman.

Ms. Johnson supported nomination based on Criterion D. She said it is not a shining example of 1920s architecture, it is very typical of its style and time and is in good shape. She said the neighborhood has changed so much the building is distinctive from what is around it now. She supported inclusion of entry stairwell, two arches and entry space.

Action: I move that the Board approve the nomination of the Cassel Crag Apartment Building at 1218 Terry Avenue 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, exterior of the building, the lobby which is from the front door up the three marble steps to the area defined by the four arches and pilasters, the flight of stairs from the first floor to the landing above it; that the public meeting for Board consideration of designation be scheduled for September 15, 2021; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/RC/HW 5:0:0 Motion carried.

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator