



The City of Seattle

Landmarks Preservation Board

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LPB 377/21

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday August 18, 2021 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Roi Chang

Russell Coney

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Lawrence Norman

John Rodezno

Harriet Wasserman

Staff

Erin Doherty

Melinda Bloom

Absent

Lora-Ellen McKinney

Acting Chair Kristen Johnson called the meeting to order at 3:50 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

081821.1 PUBLIC COMMENT
There was no public comment.

081821.2 MEETING MINUTES
June 2, 2021
Tabled.

July 7, 2021
MM/SC/DB/HW 4:0:6 Minutes approved. Mmes. Chang, Caton, Messrs. Macleod, Norman, Coney, Rodezno abstained.

081821.3 CONTROLS & INCENTIVES

081821.31 Hahn Building / Hotel Elliott
103 Pike Street
Request for extension

Ian Morrison, McCullough Hill Leary explained request for extension while adaptive re-use options are being explored.

Action: I move to extend consideration of Controls and Incentives for the Hahn Building / Hotel Elliott until December 15, 2021.

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

081821.32 Mama's Mexican Kitchen
2234 2nd Avenue
Request for extension

Ian Morrison explained they have been to ARC many times and are still working on resolution of massing. He requested extension to November 17, 2021.

Action: I move to extend consideration of Controls and Incentives for Mama's Mexican Kitchen, 2234 2nd Avenue until November 17, 2021.

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

081821.33 The Center for Wooden Boats
1010 Valley Street / Waterway 4
Request for extension

Ms. Doherty explained the request for an extension to October 20, 2021, while negotiation with property representatives continues. She said the center is like a living structure and language is needed about how to adapt and change without coming back to the board repeatedly.

Action: I move to extend consideration of Controls and Incentives for the Center for Wooden Boats, 1010 Valley Street / Waterway 4 until October 20, 2021.

MM/SC/RUS/HW 10:00 Motion carried.

081821.34 Original Van Asselt School
7201 Beacon Avenue S

Using aerial view Ms. Doherty provided context of the site and identified the landmark structure and the original platting plan. She said at designation the board designated the whole site although not including the 1959 building. She said she used a template based on recently approved Controls and Incentives for Loyal Heights and adjusted it to include items unique to Original Van Asselt (OVA). She explained the controlled site area has been reduced to original plat boundary. She said the agreement allows for use of area behind 1909 building for portable classrooms or storage sheds with no review.

Mr. Barnes asked if the 1950's building could be demolished.

Ms. Doherty said the Board placed no controls on it. Typically, if a property is not designated, it can't be nominated again after five years; with schools, it is ten years.

Mr. McLeod asked if any landscape features were controlled.

Ms. Doherty said there are some major trees, but they weren't described as significant in the nomination. She said the building's relationship to the street is important, and the designated site will maintain that.

Ms. Chang noted the school's intention to build addition where additions exist now. She asked who would review the back of the 1909 building once the additions are removed.

Ms. Doherty said she would make that determination based on what is proposed, whether a Certificate of Approval is needed.

Jessica Clawson, McCullough Hill Leary said she represents the school district and would answer questions.

Mr. Coney said Attachment A is awkward and said that the whole site was designated.

Ms. Clawson said the School District is working with Ms. Doherty.

Ms. Doherty said the board expressly said at designation that they did not want to include the whole site but could not define the area needed as related to the 1909 building. She said designating the historic parcel maintains the relationship to the street and controls that site around the building.

Mr. Coney asked if a 20-30' boundary is around the landmark.

Ms. Doherty said they went bigger so it recognizes the full 1909 parcel in metes and bounds. She said it preserves the historic relationship to the street and provides a buffer of influence around.

Mr. Coney said it is not clear. He said that attachments A and B are overlapping, and the agreement is mixed up. He said B is within A and that is a conflict. He said the agreement is premature and he thought agreements were done after construction.

Ms. Doherty said the board and staff prefer to complete agreements before construction. She said that SPS prefers to do it after, but not always.

Mr. Coney said this was dropped on the board and the board needs more time to absorb it in relation to what is proposed. He said Attachment A is not working well.

Ms. Doherty said the proposed project is still the Board's purview and the agreement does not change that. She said the 1950's building does overlap the proposed site, so there is very specific language about what it excluded there and what is no. She said Attachment B identifies the area for portables. Attachment A shows the reduced site in the context of the full school property. There is no conflicting information.

Mr. Coney said he was not happy with Attachment B because there has been no review. He said it is awkward and premature.

Ms. Doherty said the Board asked for a reduced site directly related to the designated 1909 building, so what she proposed is in direct response to the Board's input at the designation meeting.

Ms. Clawson said Seattle Public School's initial proposal was for a reduced site that went around the 1950's building, but it doesn't do justice / protection to the 1909 building's relationship to the street. She said the agreement has a more conservative approach.

Ms. Doherty said the property and relationship of the buildings is awkward, and it is unusual to have a building tucked behind another. She said the proposed boundary is a buffer, just the way it was in 1909. She said the 1950 building interferes, but no review is required unless it is added onto.

Mr. Coney said if 1950's building is demolished, it is gone. He wanted to defer consideration to get more context and said this seems to have been a predetermined conclusion that has been fast tracked.

Ms. Doherty said the Seattle Public School's proposed project is separate from this agreement. She said the proposed project in any form still requires board review.

Mr. Coney said it seems predetermined.

Ms. Doherty said no additions can be made to the 1909 building without approval from the Board.

Mr. Coney asked if the boundary could be pushed 20-30' to the west.

Ms. Wasserman noted the 1940's additions that are not part of the 1909 designation. She said there were several meetings about the 1909 building and talk of leaving building boarded up. She said Ms. Doherty has done a good job. She said by going back to the original site it makes it clear why it is so weird. She suggested moving ahead.

Ms. Johnson said she agreed with Ms. Wasserman. The 1909 building is what is protected, excluding the 1950's building so the 1909 metes and bounds make sense. She said she appreciates, when possible, to include allowance to move portables. She said space is required around the portables, so they won't be against the 1909 building.

Mr. Macleod said it is a reasonable way of drawing boundary; the 1950 building is not protected, but if added to, it would come to board for review. He said no one likes portables but they are a necessity. He said it is reasonable to allow use for this at the back of the property.

Mr. Barnes said he agreed with his colleagues. He said it makes sense to only designate the original school site. He said it seems to be a reasonable compromise and he is not sure they could make it any smaller.

Mr. Inpanbutr and Ms. Caton work on school projects and recused themselves.

Action: I move to approve Controls and Incentives for the Original Van Asselt School, 7201 Beacon Avenue S.

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

Mr. Inpanbutr left the meeting at 4:43 pm.

081821.4 NOMINATION

081821.41 John Rogers Elementary School
4030 NE 109th Street

Ms. Caton recused herself. She remained in attendance in the audience.

David Peterson and Susan Boyle presented. Nomination report and presentation documents in DON file.

Mr. Peterson provided context of the neighborhood and site. He presented the historical context of the development of the Meadowbrook/Matthews Beach Neighborhood. He said Native Americans of the Duwamish tribe were the first residents of the area. The lakeshore provided fishing and hunting grounds. During the winter, tribes lived in large cedar longhouses, each home to 25 – 30 members of family groups. In the mid-1800s there was a large settlement on Ravenna Creek at Union Bay and a smaller settlement at the mouth of Thornton Creek at Matthews Beach. During summers, the families dispersed to collect food, and lived in temporary shelters. He said the first Euro-American to the lake was probably Isaac Ebey around 1850, who called it Lake Geneva but continued on and settled at Whidbey Island. With the Treaty of Point Elliott in 1854, the Duwamish lost their rights to the lake and surrounding land. The Meadowbrook / Matthews Beach area was surveyed in the 1850s and logged into the 1870s, with much of the land owned by the Puget Mill Company of Port Gamble. Early Euro-American settlers colonized the region.

He said access to the area was initially limited to water transport as there were no roads connecting to Seattle. By 1895, historic maps show a single overland dirt road corresponding to NE 105th Street, connecting the Lake Washington shore at LaVilla to the subject area's farming community. In 1896 a school was established in a former bunkhouse for sawmill workers near the mill site; it was called Maple Leaf School. In 1906 the logged off area around former sawmill site were purchased from the Puget Mil Company and platted. The lots sold slowly, and development of the area remained sparse for decades. The valley floor to the west remained farms, dairies and pastures. A purpose-built schoolhouse was constructed in 1910. In 1926 a larger Maple Leaf School building was constructed a few blocks from the old one which was no longer adequate.

Mr. Peterson said that during the 1920s farmland was sold off and platted. During and after World War II, increasing numbers of military workers at Sand Point Naval Air Base and an overall housing demand led to a surge of development in the area. He said that platted lots began to sell and housing developments were built out. He said that increased development in the area led to a need to install infrastructure. He said in 1952 the Lake City Sewage Treatment Plant was constructed to replace septic systems that were commonly in use. He said the plant completely treated the sewage before it was emptied into Lake Washington. In 1956 the treatment plant had to receive an addition which doubled its capacity due to growth in the area. In the late 1960s a new system rediverted sewer lines to the West Point Treatment Plant in Magnolia, and the Lake City Plant was removed as part of regional efforts by Metro to clean up Lake Washington. He said it was the last facility to stop discharging treated sewage into the lake.

Ms. Boyle said the original designer of John Rogers School was Theodore Damm. He studied architecture at the University of Washington for just one year. He left without a degree and began working in Seattle initially as a framing superintendent for architect Floyd Naramore and subsequently Victor Voorhees. She said that at the end of 1928, Damm passed the Washington State registration exam and received a

certificate to practice architecture. He left Voorhees' firm and established a solo office in 1933 in the middle of the Great Depression. During the 1930s he designed several residences and a range of commercial and institutional buildings.

Ms. Boyle said his largest projects were the Seattle Municipal Building and Harborview Hospital addition. She said he was a member of the American Institute of Architects and also served on several AIA committees. She said he was appointed to lead Seattle's Air Pollution Control Board in 1958 after which he drafted an early pollution control ordinance for the city in the early 1960s, reviewed and consulted on the new City Hall, and was a member on the Seattle Zoning Board of Adjustors in the late 1960s. In 1964 he ran unsuccessfully for a position on the Seattle City Council. He retired from his practice in 1973 and died in 1984.

Mr. Peterson said the building is intact and functional. He said the building is a Modern-style school constructed in 1955. Except for three free-standing portable buildings installed on the grounds, the 40,352 square foot facility is contained within a single building. It serves grades K-5 in fourteen classrooms. He said the north part of the building features the main entry, offices, gymnasium, combination lunchroom-auditorium, a two-room kindergarten unit, and support spaces. He said the south part of the building is a long rectangular bar which holds all the classrooms, arranged along a double-loaded corridor. The classroom wing also includes the library, and boys' and girls' bathrooms.

Mr. Peterson said the building structure is wood frame or concrete block with veneer brick walls on concrete strip footings which support exposed glulams or open web joists and the flat parapet-less roofs. He said windows are aluminum sash throughout the building, typically following a gridded lite pattern that varies slightly by location. He said that windows at the kindergarten units are similar but larger, with a 3 x 3 grid of lites and sit at a lower sill level. He said that some building spaces, such as the gymnasium, kitchen, and boiler room, are constructed of tilt-up concrete walls which are exposed on the exterior and have painted finishes. Windows in these spaces where they occur are typically punch openings or skylights.

He said that both face brick and structural brick are used in the construction of the building. At all locations, bricks are laid in a one-third running bond pattern and are painted a pale pink color, a non-original condition. The paint has peeled in a few exterior locations. He said the south façade of the classroom wing is windowless with a center projecting building entry similar to one on the west façade, reached by four concrete steps. He said the east façade of the classroom wing resembles the west façade but without the center recessed entry. He said centered on the east façade is the covered play court. He said the perimeter of the court is a low concrete stem wall with steel columns set in concrete bases at 8' increments at the east side and 10' on the north and south sides.

Mr. Peterson said the main entry lobby opens onto a short corridor that provides immediate access to the school offices, lunchroom-auditorium and two classrooms in the kindergarten unit. He said the easternmost part of the main corridor ramps

up almost three feet then turns southward to reach the classroom wing. There is a narrow corridor leading northward behind the lunchroom-auditorium, providing a rear entry to the auditorium stage, kitchen, boiler room, and deliveries door.

He said the multifunctional lunchroom – Auditorium has a wedge shaped plan. There is a raised platform stage at the east end of the room framed by a birch proscenium and accessed by wood stairs on each end of the stage. The back of the stage includes room for curtains, equipment, and a rear door to a service corridor. The west wall of the space is segmentally curved and entirely glazed, with red quarry tile sills, and roll up shades. He said the gymnasium is windowless except for twelve skylights. The wood decking ceiling is supported by five gently pitched, inverted V-shaped glulams. Floors are polished hardwood court decking. He said the typical classroom has glazed exterior wall consisting of three structural window bays, delineated by two exposed glulams overhead. Three skylights on the opposite side of the room from the window wall provide balanced natural lighting.

Regarding the designation criteria, Mr. Peterson said the building did not meet criteria A or B.

Ms. Boyle said while schools are important as institutions this one is representative rather than significant, as related to criteria C.

Mr. Peterson said that the building is typical rather than significant and did not meet criteria D, E or F. He said the design falls apart at the north and south ends although there are lovely aspects. He said this is not representative of Damm's best work, which he thought was the Harborview Hospital addition. He said the school is hidden from public view.

Ms. Boyle said the entry sequence exposes service components. She said the building doesn't rise to landmark level.

Mr. Macleod asked if any of Damm's other educational projects remain.

Ms. Boyle said Alki and this building.

Mr. Norman asked if there was community support for this building.

Ms. Boyle said the board received letters of public comment.

Mr. Peterson said he didn't find anything regarding community support of preservation. He said that some maintenance issues were noted by people who used the school. He said the building is largely unchanged since it was built and is not relevant to meet the educational requirements of today. He noted that Graham Hill also still stands.

Ms. Chang asked about student capacity.

Mr. Peterson said the use of portables is common to deal with surges in population and deal with peak enrollment. He said drop in enrollment here may be due to the new construction of other nearby schools.

Ms. Doherty said that representatives from school district stated that a lot of families have elected to enroll in the newer schools.

Tingyu Wang, Seattle Public Schools said students are choosing to go to schools with newer buildings.

Mr. Barnes appreciated Mr. Peterson's report and said he appreciated the context. He said he did not support nomination as the building was not landmark-worthy.

Ms. Wasserman did not support nomination and said the building did not meet any of the criteria. She said she appreciated the historic context.

Mr. Macleod appreciated the thorough presentation. He said the auditorium is interesting, but the building did not rise to landmark level. He said there are better examples in the city.

Mr. Rodezno appreciated the good report and said he did not support nomination. He said the building doesn't meet the criteria for designation and is not worth preserving. He said the building has outlived its use and is limited by capacity, layout and siting.

Ms. Chang did not support nomination. She appreciated the thorough presentation. She noted that so many schools were built at once to accommodate growth in Seattle and that they were built for function. She said the building is not an outstanding work.

Mr. Coney appreciated the presentation and said he agreed with other board members that the building has some interesting elements but is not worthy of nomination.

Mr. Norman appreciated the presentation and said the building is neither distinctive nor worthy. He did not support nomination.

Ms. Johnson did not support nomination.

Action: I move that the Board not approve the nomination of John Rogers Elementary School at 4030 NE 109th Street as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350.

MM/SC/ROI/DB 8:0:1 Motion carried. Ms. Caton recused herself.

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator