



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 352/20

MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4th Avenue

L2-80, Boards and Commissions Room

Wednesday September 16, 2020 - 3:30 p.m.

Board Members Present

Dean Barnes

Roi Chang

Russell Coney

Matt Inpanbutr

Jordon Kiel

Kristen Johnson

Ian Macleod

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Chair Jordan Kiel called the meeting to order at 3:30 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.

091620.1 APPROVAL OF MINUTES

August 19, 2020

MM/SC/DB/HW 6:0:1 Minutes approved. Ms. Johnson abstained.

Ms. Chang arrived at 3:33 pm.

091620.2

PUBLIC COMMENT

Ahlaam Ibraahim, Rainier Beach High School (RBHS) staff spoke against nomination. She said designation would force the school district to not build a new building the students deserve. She said the students deserve a new, modern building.

Gian Rosario, RBHS alumni spoke against nomination because it would prevent a new school. Student activists want renovation.

Marty Jackson, RBHS alum spoke against nomination. Any significance gained is because of the people and community and not the building. The community has been fighting for a new building for years. This school still has black chalkboards and not the technology other schools have.

Michele Hasson, Aids Memorial Pathway spoke in support of Horatio Laws' sculpture which is the fourth major artwork for the site. She said the art provides opportunity to reflect and remember those lost in the AIDS pandemic.

Connie So, OCA Advocates spoke against nomination of RBHS. She said they need to remodel the school and the community has wanted it for years. She said safety could be improved and they should take advantage of the view of Lake Washington/Rainier Beach. She said architect John Maloney designed better buildings. She said the Robeson Theater will be retained.

Larry Gossett, former King County Councilmember thanked the board and staff for the meeting and public for comments. He said for 25 years he represented Rainier Beach neighborhood on the council. He supports more culturally appropriate education. He said a new building gives the freedom to look at current cultural makeup of student population and to be reflective of the community, student body, staff, curriculum, innovative education programs. He said the architectural design should be rooted in minority community. He spoke against landmarking the building and suggested CAC and student body have input on the new design. He said the Paul Robeson theater and Crawford Gym, and the library are the foundation of what they want the school to be in the future.

Chris Jackins, Save Our Schools spoke in favor of nomination and said the building meets criteria A, B, E, and F (see letter in DON file).

Michael Bethea, RBHS boys' basketball coach said a new building is a dream and a long, hard fight. He did not support nomination. He said the school condition is embarrassing with its blackboards, old tile, ceiling tiles falling out. He said when college coaches come to meet with him, they come to a rat-infested office and school. He said the kids deserve a new school. He said the alumni all want a new school.

Annie Patu, RBHS Assistant Principal said a new building is needed and spoke against nomination. She said the school is made of cinderblocks reminiscent of the school to prison pipeline. She said she wants the RBHS spirit to be housed in a beautiful building that reflects the students. She respectfully disagreed with Chris Jackins' points.

Carl Livingston, Pastor, King of Christian Center said they first started meeting at Cleveland High School. He spoke against nomination and said the school doesn't meet the requirements. He said people referenced in documents as significant have said 'no' to the nomination; the Black Panthers said 'no'; Jamal Crawford said 'no'. He said the community wants a new school. He said not every school is listed as a landmark; this one shouldn't be.

Virginia Bethea, RBHS employee spoke against nomination. She said the school was excluded from a full renovation and is finally on the BEX levy. She said landmarking the building would be yet another barrier. She said no criteria are met and there would be no benefit to the school or the community. She said she didn't know why Chris Jackins supported nomination. She said the community doesn't want the school to have landmark status. She said the Black Panthers had no historical significance at this site.

Betty Patu, former Director of the Seattle School Board, RBHS 20 years, said they fought to keep the school open and safe. She said the school meets no criteria and does not serve the community. She said to reject landmarking the building.

Tom Rasmussen, former City of Seattle Councilmember and volunteer for AIDS Memorial Pathway asked the board to support the art installation. He said the park is a place of reflection and remembrance. He said the park is associated in a significant way with LGBTQ life. He said Friends of Olmsted Parks and Seattle Department of Parks and Recreation support the project. He said the installation is consistent with Historic Preservation goals and principles.

Monisha Harrell said the Rainier Beach community is passionate and wants a new building that better reflects the school. She said the building was originally under-resourced in design and build. She said the design is poor and the infrastructure is crumbling. She noted the impact on student ability to learn and said that as it stands, the school is of no value to students. She said landmarking the building would be, in effect, redlining the students. She said the school is neither remarkable nor notable.

Gregory Davis, Rainier Beach Action Coalition said the redesign is a critical element in the neighborhood community plan. He said the plan addresses critical issues affecting residents and for that reason he did not support landmarking the building. He said a new school is a critical issue. He said this building is not landmark-worthy. He said this is a 61-year old school that has not been properly renovated. He said reputable, longstanding members of the community say 'no' to landmarking the building. He asked if Chris Jackins (who supports nomination) has seen the building or spoken to the students. He said Mr. Jackins is not tapped into the people or students here, and their needs; the community deserves a new building.

091620.3 CERTIFICATE OF APPROVAL

091620.31 Bon Marche Building
300 Pine Street
Proposed exterior and interior alterations.

Jack McCullough, McCullough Hill Leary said they had a great session with ARC. He noted they have been working on this for four years; the building is 75% occupied with office and retail. He said the changes they propose will accommodate the use. He said this is the first of three Certificates of Approval they will submit.

Sarah Holstedt, Callison explained the overall plan and identified areas of work. She proposed removal of two staircases, removal of existing escalator, installation of new vertical transportation – new escalator and stair. She proposed removal of one beam, coffered ceiling. She said they will remove and store balustrades.

Mr. McCullough said the stairs are not controlled. He said they hope to reuse the handrails.

Mr. McCullough said the existing vertical escalator runs north south and will be removed.

Ms. Holstedt noted ceiling items that are controlled – the capitals, decorative trim, coffered ceiling. She said the plasterwork will be replicated. She said the existing escalator well will be removed, infilled, and existing coffered ceiling grid repaired. She said there is one elevator, one escalator going up, and one stair going up to second floor retail. She said the public concourse will runs from mid-block entry at 4th.

Mr. McCullough said the concourse provides access for shoppers to the second-floor retail.

Ms. Holstedt identified immediate impacts and structural work that will be done.

Ron Wright went over means and methods. He said coffers were installed in the 1950s; they will install them in the same way.

Ms. Holstedt went over details on the drawing set and noted the new tenant demising wall is typical, glass and will be provided by tenant. Using 3-D view in plans, she explained how they will maintain existing chamfered corners. She noted detail where elevator truss will slide in and how it will be tied off to structure.

Ms. Holstedt proposed exterior alterations: installation of new remote read AMR antenna and new NEMA 3 enclosure; installation of 360-degree camera system; and repair of damaged marquee. She said the security camera is an 8” x 8” antenna box with antenna on top; it will be installed into the grout, against building on top of lower marquee near building face. She said the camera will be installed to the underside of the canopy with wiring inside camera. She noted damage to marquee canopy fascia will be replaced with in-kind stamped copper plates on the west elevation. She said damage to the marquee canopy soffit will be replaced with in-kind fabricated copper soffit on the west elevation.

Mr. McCullough said they had good success based on previous replacement of copper plates at loading dock.

Ms. Holstedt proposed removal of storefront and glass door with replacement to continue existing display window across.

Mr. Barnes asked for clarify on removal of stairwell #8.

Ms. Holstedt said the entry will allow access for mezzanine tenant but is separate from the level 1 tenant.

Mr. Macleod said the renderings look good and he appreciated the proposed circulation. He asked when stairs #8 were installed.

Mr. McCullough said they are not a controlled feature, but the railings are.

Mr. Wright said that stair 10 is from the 1950s or 1960s.

Mr. Macleod asked what is happening at the Metro level.

Mr. McCullough said there is no retail there, only office and accessory uses for the building which are private.

Mr. Macleod asked why the escalator will be off the orthogonal grid.

Ms. Holstedt said it is an architectural issue to keep it between the bays.

Steve Dwoskin said there is more space on the diagonal.

Mr. McCullough said they are working with Sound Transit regarding Metro pedestrian enhancement on Pine access.

Ms. Chang asked for clarity on new elevator when there are already elevators along the wall.

Mr. Dwoskin said it functionally doesn't work to use the existing elevators.

Mr. McCullough said the new elevator is for retail tenant ADA accessibility which he said must be intuitive and obvious.

Ms. Chang said she looked forward to hearing more about the Metro impacts.

Mr. Coney asked about upper floor tenant elevator access.

Mr. Dwoskin said upper floor tenant reception area will be at 2nd level; from there they will access elevators to upper floors.

Mr. Coney appreciated they are replicating jamb and sills for corner window and asked if they will make extra material to restore other areas. He asked if they will patina new copper plates.

Mr. Dwoskin said they repaired one panel already and it blends in well.

Mr. Wright said there is a method to pre-patina copper.

Mr. Coney asked if the underside of the canopy is non-original material.

Mr. Wright said that is correct, the panels were replaced. He said the structure will be the same.

Mr. Coney asked about use of the balustrades.

Mr. Dwoskin said the panels have been removed and stored.

Mr. Inpanbutr appreciated the level of detail provided. He asked if they explored putting elevator within two bays.

Ms. Holstedt said several studies were done but the chosen option interfaces best with 2nd floor and various tenants. She said the elevator is two-sided.

Mr. McCullough said they are removing existing escalator and restoring ceiling at that location.

Ms. Johnson provided a summary of ARC meeting and said what is proposed makes sense for flexibility for continued use of this building. She said ARC was OK with proposed exterior changes and were comfortable with escalator opening. She said the location made sense and detail work will be added back in. She said ARC felt the proposed changes were appropriate.

Ms. Wasserman concurred. She said the escalator and elevator discussion focused on multiple tenants and huge spaces; ARC felt this was the best plan. She said proposed changes keep the look of historic columns; the existing escalator is going away and the new one will be less obtrusive.

Mr. Coney said the proposed changes were appropriate and he noted the attention to detail, consistent look of doors, and restoration of trim elements.

Ms. Chang appreciated the presentation. She said the new vertical transportation is set back a bit so will help keep the open space feel. She said she looks forward to the stair bannister, balustrade reuse.

Mr. Inpanbutr said the proposed changes are appropriate and the applicant has provided good documentation. He noted the bulkhead is being set proud of the coffered elements.

Mr. Macleod appreciated the attention to detail, especially on the vertical transportation. He noted the thoughtful design detail on plaster and copper detail.

Mr. Barnes appreciated the effort and time and the detail provided. He noted the historical perspective and proactive approach to the building staying useful.

Action: I move that the Seattle Landmarks Preservation Board approve the application for interior and exterior alterations to the Bon Marche Building, 300 Pine Street, as per the attached submittal.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in the Ordinance No. 114772, as the proposed work does not destroy historic materials that characterize the property, 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/KJ/HW 8:0:0 Motion carried.

Mr. McCullough said they would come back with interior demising concepts. He thanked the board for all the great work because of which Starwood invested in this building. He said it is a fabulous downtown Seattle success story.

091620.32

Lincoln Reservoir / Cal Anderson Park

1000 East Pine Street

Proposed art installations at NW and NE corners of the park, including site improvements

Maija McKnight, Office of Arts & Culture explained the Aids Memorial Path (AMP), community driven and collaboratively funded, will use public art to create a physical place for remembrance and reflection; utilize technology to share stories about the epidemic and the diverse community responses to the crisis; and provide a call to action to end HIV/AIDS, stigma, and discrimination.

Jonathan Morley, landscape architect provided historic legacy of the park. He explained how they are honoring the design of the contemporary park, that he was originally involved in. He went over site plan of existing conditions, showing adjacent streets and buildings and a site plan showing proposed changes. He went over elevations and sections of both the proposed new features and the existing features.

Artist Horatio Law explained “Ribbon of Light” as a series of three stations of laminated glass and granite sculptures to be placed along a landscaped pathway adjacent to the main trail on the North edge of Cal Anderson Park. Stations are entitled ‘Monolith’, ‘Serpentine’, and ‘Lambda’.

Mr. Morley said the pathway is woven into existing path network with thresholds of cobble pavers to tie to existing park artwork by D. Hollis. He said cobble is same as in park but shallower. He said the stations are areas of contemplation and reflection. He said they will work with parks to add plantings that are evergreen based with seasonality to provide interest, and grasses and bulbs. He said trees were assessed as part of original work. There will be no harm to trees; all work will be above root zones.

Corey Gutch said the art will function as connecting elements that ask one is lead through the path to create sensation of reflection and flow.

Gabriel Stromberg explained ‘We’re Already Here’ by Civilization is a series of artist inspired protest signs placed in four different site locations, three in the plaza adjacent to the park and one in the Northwest corner of Cal Anderson Park.

Intended and designed to serve as a connecting element throughout the site, the visible connection of being able to see the next series of artwork from afar is a key element of the artists' intent. He said the signs are designed to float overhead to evoke movement of an actual protest. He said the signs are double-sided. Verbiage is sourced from protest signs. Title of piece is from Seattle Times' coverage of a public demonstration. Brian Day and Cal Anderson commented to residents' fears, 'We're already here'.

Mr. Morley noted paving type in interstitial zone and said they worked with Friends of Olmstead Parks in siting 'We're Already Here'.

Ms. Wasserman summarized ARC review of project noting it is well-planned and a nice project that does not intrude far into the park.

Mr. Coney commented that other Olmsted Parks could look to this site as an example to emulate regarding ¼ rock and cobble and more natural materials. He said the park was built with longevity in mind. He noted concerns about laminated glass and hoped that art will be respected and not defaced.

Mr. Macleod said the work is poignant. He said he appreciated how it engages with pathways. He expressed concern about glass and durability but said it is a great addition to the park. He said it treads lightly physically but weighs heavily emotionally. He said it is a processional element that will help with park engagement.

Mr. Barnes asked if an informational plaque was considered.

Mr. Plourde said there is a plaque at each site with artwork name, explanatory text and digital site and app.

Ms. Chang appreciated the presentation and all the thought that has gone into the project and how it will look. She said it will provide a great history of what the neighborhood was and will continue to be hopefully.

Mr. Plourde said they hope to install by June 2021.

Mr. Inpanbutr asked about precedent for granite seating benches.

Mr. Morley said at any neighborhood entries there are entry walls; this is a split face granite wall. He said it is a combination of granite and cast in place.

Ms. Johnson said it is a nice proposal, thoughtful.

Mr. Kiel concurred.

Action: I move that the Seattle Landmarks Preservation Board approve the application for site alterations at former Lincoln Park / Cal Anderson Park, 1000 E Pine Street, as per the attached submittal.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in the Ordinance No. 121042, as the proposed work does not destroy historic materials that characterize the property, 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/IM 8:0:0 Motion carried.

091620.4 CONTROLS & INCENTIVES

091620.41 Seven Gables Theater
 911 NE 50th Street
 Request for extension

Jack McCullough, McCullough Hill Leary explained that options for reuse are being explored and they will do a briefing in ARC to present options. He said the owner has spent in excess of \$50,000 to clean up and protect the building. He said they installed an 8' fence and the fence was cut. He said all windows and doors have been secured and people have gotten in and trashed the place. He said they have a dedicated contractor to check on it regularly. He said vandals have tunneled through dirt and come up through the floor. He said utilities were shut off and water meter locked; vandals brock the lock and turned the water on. He said they are working with Barb Graff at SDCI to address code requirements for vacant buildings. He said they call the police and this being Seattle, they don't show up.

Mr. Kiel asked if they considered turning the building over to a non-profit such as for the homeless. He said it could be good PR and money could be saved on security.

Mr. Macleod concurred with Mr. Kiel on a non-profit use or occupant.

Ms. Doherty said there is a backlog of briefing requests. She advised Mr. McCullough to submit a presentation package so it can be put in the queue.

Action: I move to defer consideration of Controls and Incentives of the Seven Gables Theater, 911 NE 50th Street, until January 6, 2021.

MM/SC/IM/DB 8:0:0 Motion carried.

091620.42 East Pine Substation
 1501 23rd Avenue

Ms. Doherty said the Board recommended approval of an agreement not that long ago but raised a question about adding standard language for the landscape. Ms. Doherty reached out to Seattle City Light and they agreed that they would like to add to the agreement. Ms. Doherty read through the text added to the previously approved agreement, to include the typical landscape items. She said that Ms. Sord thought it was reasonable to amend the agreement, as it had not yet been codified.

Mr. Kiel said it is reasonable.

Action: I move to approve the Controls and Incentives Agreement for the East Pine Substation, 1501 23rd Avenue.

MM/SC/KJ/MI 8:0:0 Motion carried.

091620.5 NOMINATION

091620.51 Rainier Beach High School
8815 Seward Park Avenue S

Ellen Mirro and Katie Jaeger, The Johnson Studio presented (full report in DON file).

Ms. Mirro provided context of the site and neighborhood. She went over site plan for Rainier Beach High School: Unit A is classrooms, Unit B is the performing arts center, Unit C is the gymnasium, Unit D is the Vocational Training Shops and Unit E is the Auto Shop. She conducted a virtual ‘walk around’ the school. She said Unit A, the classrooms, was first constructed in 1960. It has a concrete structure with painted masonry veneer walls. The plan is arranged around an enclosed courtyard, with the entry on the east, the lunchroom on the south, and a link to performing arts on the north. She noted the main entry, modified in 2006-2007. She noted the administrative area, a typical main floor classroom with typical built-in cabinetry, the lunchroom and a food laboratory, an audio-visual room/practice theater.

Ms. Mirro said Unit B, the Performing Arts portion of the school, was constructed in 1960 and 2000. Only the boiler room, band and choral rooms, and connecting corridor were built in 1960, leaving the main auditorium as a large empty concrete courtyard until 2000, when the current structure was completed. This structure does not meet the age threshold for City Landmarks. Unit C, gymnasiums, was constructed 1960. The structure of the gymnasium complex is poured-in-place concrete walls and columns with hybrid roof framing structure consisting of steel-truss, top-bearing, long-span joists over the main gymnasium. She noted the gymnasium with dividing folding wall and a weight room upstairs above the locker rooms.

She said in Unit D, Vocational & Shops, the floors are slab-on-grade, the roof structure consists of glue-lam beams supported on steel W-section columns. The walls are brick veneer with CMU infill between the steel columns. Unit E is the auto shop constructed in 1967, designed by SPS facilities. Walls are brick masonry and laminated fireproof plastic panels in an aluminum frame system spanning between steel tube columns. Windows are set in the aluminum frames of the panel system. The roof structure consists of free spanning glu-laminated beams.

Ms. Mirro said that Unit A is poured in place with masonry veneer, now painted. Unit B is plain poured in place concrete, with CMU partition walls. Unit C is poured in place walls with long span steel trusses over the gym. Unit D has glu-lam beams supported on steel columns with CMU walls with brick veneer (now painted). And Unit E, from 1967, also had glu-lam beams supported on steel columns, but it had some plastic panel infill along with the brick veneer.

Ms. Jaeger said that the physical integrity of the building is key for a landmark. In 1957 the school district started planning a combined junior and senior high school in

southeast Seattle. The school opened in 1960 and operated as a Junior-Senior High until 1970. Before the school was built, the originally planned auditorium was eliminated from the school construction as a cost-cutting measure. The Speaker of the State House described the omission as “discriminatory.”

Ms. Jaeger reported that in 1959 the general contract for construction was awarded to Johnson-Morrison-Knudsen. Rainier Beach opened in the fall of 1960, with 845 junior high students and 412 high school students. By 1967 the school faced serious overcrowding, with more than 2000 students in six grades, with 19 portable buildings on site.

Ms. Jaeger said Mid-Century high schools tend to be large campuses, with evolving needs. The Indian Heritage School was located in portable buildings on the site from 1974 to 1978. One item affecting the integrity of the building’s interior was the establishment of a health clinic in 1988. In 1992, when a districtwide drop in enrollment led to budget cuts, the principal cut the school's music stipend - \$3,000. Later that year, parents and teachers again petitioned the school board to build a performing arts center at the school, as part of a proposed multimillion-dollar construction and renovation budget.

Ms. Jaeger said that five years later, in 1997, work began on a 600-seat performing arts center. \$5.5 million funding came from the 1995 school building program. Mel Streeter was chosen to design the new performing arts center. The long-awaited performing arts center was finished in 2000. However, by 2006, due to a lack of funding for teachers and programs, the arts center went unused. This is one of the issues addressed by last year's HBO series *Problem Areas* spotlighting Rainier Beach. The play fields were rehabilitated in 2001. Rainier Beach has had a strong sports program since the 1980s. Their track and field team has won nine state championships since 1982.

Ms. Mirro went over alterations at Unit A and compared original plan to current day plan. The library at the second floor has altered the building the most. Many libraries just combined classrooms, this library remodeled the entire eastern wing of the second floor taking over the corridor, altering the circulation pattern of the building. It also added postmodern character to the entry of the building, which does a good job associating the building with Mel Streeter’s design, and also consciously shifts the identity of the building away from the mid-century design. She noted many other seismic upgrades, re-roofing, ADA upgrades, locker room upgrades, computer centers, lunchroom renovations, art and science room renovations, health clinics renovations, and other items that have, in aggregate combined to degrade the original mid-century fabric of the school.

Regarding Criterion A, Ms. Jaeger said in September 1968, the school was the site of racially fraught incidents that culminated in an armed demonstration by Black Panther Party members. The Seattle Chapter of the Black Panthers was founded in April 1968. Throughout '68 and '69 the Panthers staged protests and rallies and provided community services. She said in 1968 alone, at least a half-dozen Black Panther actions were at or related to Seattle Public Schools, for the most part protesting racial inequalities and curriculum gaps, ensuring student safety, and rallying in support of community members. Notable was the Franklin High School sit-in, where participants demanded racial equity and the inclusion of African

American history in the curriculum. Black Panther members helped patrol the halls of Garfield High, along with parents and staff, when a group of non-students was harassing Garfield students. This safety patrol took place the same week as the Rainier Beach incident.

Ms. Jaeger said the Panthers' national party platform included protecting the community from aggression. On September 4 a 16-year-old white boy assaulted a 14-year-old African American boy outside the school, following a hallway altercation. At the time, there were only 100 black students in a student body of 1,200. The next day, the white student was suspended. That same day, several young black men, not students, dressed in the jackets and berets of the Panthers, arrived at the school, were asked to leave, and did so. Rumors swirled, and dozens of parents flocked to the school, creating a traffic jam in the area.

September 6, between 15 and 25 members of the Black Panthers demonstrated outside of Rainier Beach High School, about half of them carrying unloaded rifles. The group then entered the school, demanded to speak with Principal Donald Means. In their meeting with Means the young men demanded assurances that black students not be mistreated or abused at the school and promised to return if they heard of further incidents of bullying or violence. The police were called, but the group departed peacefully before they arrived. She reported that was the totality of the incident as it relates to the building and site of Rainier Beach. She noted that their report (in DON file) contains a detailed overview of the aftereffects, but said that within several weeks of the incident, the City Council signed into law a gun-control measure, and within a few months a similar law was enacted at the state level.

Ms. Jaeger said in both letter and law, these new measures echoed California's 1967 Mulford Act, which was crafted primarily to disarm the Black Panthers in Oakland and end their community "copwatching" patrols. One major supporter of the Mulford Act was, of all groups, the NRA. The Mulford Act and its contemporaries were designed to disarm a group of minority activists. Looking at the broader history of the Black Panthers in Seattle, the Rainier Beach event was one of many actions taken by the group.

Ms. Jaeger said the Seattle Black Panthers' first headquarters was in Madrona and their second headquarters, a house on 20th Avenue, was also the site of their first free health clinic. The house is gone, but the "People's Wall" commemorates events and figures from the civil rights movement. The Panthers' free breakfast program ran for more than ten years, and at locations throughout the south end and West Seattle. At its height, they served more than 400 children each day. She said that the Panthers' longest-lasting legacy is the free medical clinic, which provided care regardless of patients' ability to pay, and developed a statewide testing program for sickle-cell anemia. The clinic operates today as the Carolyn Downs Family Medical Clinic. 2018 marked the 50th anniversary of the chapter's founding. Rainier Beach hosted a summit celebrating the branch, with workshops on activism, creative writing, and the history of the organization.

She said there more than a dozen existing sites where the Black Panthers operated or were involved in significant events. She said the Black Panthers made a huge contribution to the city, and that history exists at sites throughout the Central District

and the south end. She said that the existing Rainier Beach building is unable to memorialize or convey the legacy of the group.

Regarding Criterion B, Ms. Jaeger said Rainier Beach has had many outstanding students, teachers, coaches, and staff, too many to mention for the scope of this meeting. She noted Betty Patu, after whom the library was named, who for years has been advocating for new facilities at Rainier Beach. She said the sports programs at Rainier Beach stand out nationally, especially the championship basketball program, notably Jamal Crawford. Crawford retains ties to the school, and the basketball court is named after him. Nate Robinson is also an outstanding basketball player and alumnus. The accomplishments of these student athletes are not because of the building, but in spite of it. The building is a barrier they have overcome, making their accomplishments even more striking. She clarified Paul Robeson was a trailblazing performer and activist but had no direct connection to the school's Paul Robeson Performing Arts Center.

Regarding Criterion C, Ms. Jaeger said the building is associated with the Rainier Beach and Dunlap neighborhoods, and with the development of southeast Seattle schools and the school district as a whole. Before white settlers colonized the area, a band of Duwamish known as the "Lake People" had enclaves in the region. Closest to the subject site was a cedar longhouse village on the land later called Pritchard Island. She shared a photo of the early development of the neighborhood by homesteaders. She said the railway arrived in Rainier Beach in 1891, and in 1907 the area was incorporated into Seattle. Trolley service ended in 1937.

Ms. Jaeger reported that when the Ship Canal was completed in 1917 Lake Washington dropped nine feet, connecting Pritchard Island to the mainland. The beaches at Pritchard Island and Atlantic City (now Beer Sheva Park) were developed for swimming in 1934. She said redlining circumscribed the area. Within the Dunlap neighborhood, the land near the lakeshore was deemed "good," while the western side was classified as "definitely declining," described as "Very spotted residential district composed of people of various nationalities." Rainier Beach has long been known as a diverse community, but gentrification and economic displacement have become serious issues over the decades. For more neighborhood history, see our report.

Ms. Jaeger went over school development and noted that the Landmarked Old Van Asselt and Dunlap schools show some of the early school development in the area. She said in the midcentury a major building program took place; she shared photos of schools built in the 1960s and 1970s. Between 1971 and 2000, the district constructed no new schools in the southeast, until Mel Streeter designed the African American Academy, probably the best example of postmodern school design in the district. This was part of a building program in the aughts, which included three other new buildings.

Ms. Jaeger said the demographic history of the school mirrors that of the neighborhood. From 1960 to 1980 a steady increase in African American residents shifted the population from majority white to heavily minority. White students fled the school and by 1977 the district's desegregation office recommended Rainier Beach for the Horizon program to attract voluntary "racial transfer" students. Enrollment numbers tell a lot about history of the school, including the results of

white flight and the busing program. Seattle adopted mandatory busing in 1978. One immediate result was that enrollment dropped sharply at Rainier Beach, to the extent that in 1989, students and teachers had to sink time and resources on a recruitment campaign, wooing incoming students to the school. The school's lowest enrollment was in 2007, with 361 students, in a building with capacity for 1500.

Ms. Jaeger said RBHS has a long history of student activism, focusing on local and national social justice issues, and advocating for improvements to their school facilities. She said the students at RBHS have an extraordinary commitment to social justice, questions of equity, an awareness of history, and vision for the future. As early as 1970, students were rallying against racism and repression, activism that continues straight through to 2020's ongoing demonstrations against police violence and in support of Black Lives Matter.

Ms. Jaeger said while advocating for justice at the national level, for decades Rainier Beach students have been demanding improvements to their own school and curriculum. As early as 1972, students were petitioning the school board for the theater that was struck from the original program. Tactics have included sit-ins, walk-outs, petitions, fashion shows, and more walkouts. This has been going on for so long that the first Rainier Beach students to demand better facilities are now in their 50s. When Rainier Beach was being considered for the BEX V program, a group of students spoke before the school board.

Ms. Jaeger said criteria A, C, and C deal with cultural significance. The existing structure embodies none of the values discussed here: sports teams succeeding in spite of their facilities; the Black Panthers using direct action to protect their communities; decades of student activism for a better school.

Ms. Mirro said under Criterion D noted a 1943 article in the Journal of the Royal Architectural Institute of Canada that summarized the change from traditional forms to modern design. She said the most important principals of modern design for high schools were all classrooms are readily accessible to outside, and an excellent location of auditorium for use of the community. She noted the Crow Island School and Corona Schools and their impact at the elementary level and the integration with nature that is so important to the modern design of these schools. She provided photos of other mid-century schools for comparison.

Ms. Mirro said economy at RBHS meant the removal of the performing arts center and auditorium altogether. It was instead replaced with asphalt paving. If we analyze the plan in terms of those modern principles laid out in the 1943 article: the classrooms are not readily accessible to outside, they have a cloistered effect around a paved interior courtyard, giving the classroom wing the panopticon experience of a prison. At first there was no auditorium, but the planned location was never one that was prominent for community use. Even now when searching for the auditorium, one relies only on the signifiers of the post-modern design, signage and the new portico to find the entry deep in the heart of the campus, not conveniently off the street.

Ms. Mirro said three mid-century schools have been landmarked: Cedar Park by Paul Thiry, Eckstein, from 1950 by William Mallis, and the auditorium and gymnasium at Ingraham from 1959 by NBBJ has been landmarked. Another Mid-Century high

school, Nathan Hale is a contrast to Rainier Beach. It has a good example of a well-done interior courtyard, and structural innovation in thin shell roofs. This School had an addition by DeHart and Landis and another in 2011 by Mahlum featured in Architectural Record, where Mahlum celebrated the mid-century design instead of trying to disguise or transform it. In the past few years, the Board has seen two mid-century high school gymnasiums besides RBHS. Both have featured innovative roof forms and significant attention to daylighting; the gymnasium at Rainier Beach has neither of those features. Due to the alterations on Rainier Beach High School, the building no longer embodies the characteristics of the style if it ever did.

Ms. Mirro said only 9 years after it was constructed, Rainier Beach was considered outdated and insufficient in this article called “Our Shoddy Public Schools” from the Journal of Washington Education written by Ruth Wolf in 1970. The article says, “Although the building is only 9 years old, it was constructed with the same uniform box-shaped classrooms and inflexible design that has dominated school architecture since the 13th century.”

Ms. Mirro said RBHS was never a clear embodiment of the mid-century style. Under Criterion D, both Ingraham and Nathan Hale are much better examples of a midcentury modern high schools. Rainier Beach may have a few characteristics typical of the mid-century, but it does not rise to meeting this criterion.

Ms. Mirro said the original designer and builder of the school, Seattle architectural firm John W. Maloney Associates designed the 1960 subject building. He designed the entire campus of buildings at the Perry Technical Institute (1940) in Yakima. Maloney’s design for Blanchet HS in 1954 shares features with the Perry Technical institute design, only Blanchet has a higher proportion of glazing to solid wall. As a devout Catholic, Maloney developed close connections to the archdiocese, earning several church commissions including the truly excellent St. Edward’s Church. Maloney also designed Lind Hall At Central Washington University, which has striking similarities to the landmarked bank building on Denny Way, of which there are at least 3 copies in Seattle alone, one in Greenwood and one on First Avenue S.

Ms. Mirro said the Lemieux Library (1966) on Seattle University campus may be one of Maloney’s most successful designs. Maloney retired in 1970. His firm subsequently evolved into MJR, and later CKA of Portland, OR. Maloney died in 1978. Maloney’s most iconic Libraries for higher education are the Holland Library at WSU and the Lemieux Library at Seattle U, and although his style obviously evolved between 1950 and 1955, both of these libraries share multistory rectangular forms, with exterior facade features which span the floor plates.

Ms. Mirro said Maloney’s outstanding works seem to share repetitive themes, such as the stripped classicism of the banks, the radiused corners of the scholastic campuses, and the long span barrel roofs for St. Edwards and one of the SPS projects. Of those long span barrel roofs, the most outstanding is that of the St. Edwards church, which is the longest-span, long-barrel-vault, thin-shell roof at the time with structural design by notable engineer Jack Christiansen. The engineer for Rainier Beach High School was Joseph F. Jackson of Worthington Skilling Helle & Jackson. The firm was responsible for some of the most innovative engineering of the mid-century. RBHS, however, was not one of those innovative designs. It is obvious that the engineer had

influence on the design in this case. When Jack Christiansen of the same firm partnered with Maloney, the result was a thin shell roof such as at St Edwards. Under Criterion E, it is clear RBHS is not with Maloney's best work or the best work of the engineer.

Ms. Mirro said there is more on Architect Melvin Streeter in our report (in DON file), but didn't elaborate further because his contribution to the school does not yet qualify under the ordinance as it is not yet 25 years old, but he is an architect worth knowing about.

Ms. Mirro provided several site views and said the building doesn't really stand out in the neighborhood for its architecture.

Ms. Mirro said Rainier Beach High School has a history to be celebrated. It is associated with people who have contributed in innumerable ways. But the school building does not represent the history. It does not represent the people. We want to be clear that this building, meager from day one, and clearly insufficient nine years later, could never represent or memorialize the courage and determination of the Black Panthers. It could never represent or memorialize the lives of students demanding new facilities. It could never represent or memorialize the athletes who have set records in a sub-par gymnasium. The design of the building has never been celebrated: subsequent architects have sought to disguise and transform the style rather than enhance it. Maloney just did not live up to his best work at this location, and the 1960 building does not stand out architecturally. The building is associated with the neighborhood in that it's always been an obstacle that people have wanted, asked, and demanded to be better.

Ms. Mirro asked the Board to consider whether landmarking the building is truly in the interest of the prosperity, civic pride, or general welfare of the Rainier Beach Community.

Jessica Clawson, McCullough Hill Leary said much public comment was received and a significant batch was from students, to make sure the school was on the BEX levy. She said people in the community did not support nomination. She said the Black Panthers have better associations elsewhere. She said neither Betty Patu nor Jamal Crawford support designation of this school.

Mr. Coney said this is a process for all schools to act as a check and balance.

Ms. Doherty said under SEPA, any property over 50 years old, proposed to be demolished, meeting thresholds defined by zone and size in the Code, is subject to review. She said the School District brought forth the nomination because they are required to do it for permitting purposes.

Mr. Barnes asked which buildings are covered.

Ms. Doherty said there is a 50-year threshold with SEPA but the board could review buildings at 25 years old.

Ms. Mirro said Unit B, the middle portion of the school is not 25 years old; Mel Streeter's auditorium and the post-modern porch are not old enough for consideration.

Ms. Doherty clarified that the Board is considering all of the buildings except for the performing arts center.

Mr. Barnes said he has spent a lot of time at the school and has been involved over the years. He said new construction is needed. He did not support nomination.

Ms. Wasserman did not support nomination. She said the buildings do not meet any criteria and as noted, any successes were in spite of, not because of the buildings.

Mr. Macleod appreciated public comment. He said the school is not a bright spot in the neighborhood. He said a new school is needed, the existing one is in bad shape. He said equity and intersectionality are important. He noted the history of the site and said that other places better represent historical achievements. He said architecturally, this was never a gem and now it is more of a hodge podge. He said there is not a lot to defend.

Mr. Inpanbutr concurred and said the school doesn't meet any criteria. He said the public comments were helpful for point of reference. He didn't support nomination.

Ms. Chang concurred. She said the historic and significance have more to do with neighborhood and location. She noted the fascinating historical context. She said architecturally, the structure does not stand out. She said the history of the school is significant to the community, the building is not. She said compared to other landmarked schools, this is in stark contrast. She said not as much funding was put into the school and originally the auditorium / performing arts center were removed. She said she hopes the new school will become something more spectacular. She didn't support nomination.

Mr. Coney appreciated public comment. He said this is a volunteer board. He said this is not Cleveland or Franklin high school, which have architectural excellence. He said the school was originally limited by budget constraints. He didn't support nomination.

Ms. Johnson did not support nomination. She noted Criterion C and said that any school and its associations are important. She said the community says the building is not significant to them. She appreciated the outpouring of letters and comments about non-support of building. She appreciated the report and learning.

Action: I move that the Board not approve the nomination of the Rainier Beach High School at 8815 Seward Park Avenue S as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350.

MM/SC/DB/HW 7:0:1 Motion carried. Mr. Kiel recused himself.

Mr. Coney suggested the public look at Van Asselt and look at the original school building.

091620.6 STAFF REPORT

Ms. Doherty thanked Ian Macleod for his service as the Get Engaged member. She noted that this may be his last Board meeting. She said the process to select his successor is ongoing, and she will update Mr. Macleod when his successor's appointment date is confirmed.

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator