



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 41/19

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday January 2, 2019 - 3:30 p.m.

Board Members Present

Deb Barker
Manish Chalana
Russell Coney
Rich Freitas
Alan Guo
Jordon Kiel
Kristen Johnson

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Kathleen Durham
Garrett Hodgins
Steven Treffers

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

010219.1 CERTIFICATES OF APPROVAL

010219.11 The Exchange Building
821 2nd Avenue
Proposed mechanical louver

Mike Timmons, Enviromech, said they proposed to do what was done on the first floor. He said the area will be an amenity space of the corner store / drugstore. He said it will be renovated to make a coffee / sandwich shop; the need supply and exhaust air. He said there is one louver on Marion for intake. The new one will act as exhaust; there is no other way to exhaust.

Ms. Barker asked if they could use the same louver.

Mr. Timmons said they can't, the intake and exhaust have to be 10' apart.

Ms. Sodt said they were asked to look at different scenarios including removing and retaining the entire stone piece rather than cutting it. She said what they are proposing has been done elsewhere.

Mr. Timmons said they will remove two segments of stone and carefully store it. They turn the stone over to the building, it is stored in basement.

Ms. Sodt said the board can request confirmation on storage.

Mr. Freitas said the new louver will match existing.

Public Comment: There was no public comment.

Mr. Kiel said it is fairly hidden and is reasonable. He said he remembered when the other louver was installed.

Ms. Barker said storage should be confirmed.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alteration.

This action is based on the following:

1. The proposed change does not adversely affect the features or characteristics specified in Ordinance # 115038, as the proposed exterior alterations and interior alterations are compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/RC/DB 7:0:0 Motion carried.

010219.2 CONTROLS & INCENTIVES

010219.21 Mount Baker Community Club Clubhouse
2811 Mount Rainier Drive South

Request for extension

Ms. Doherty explained the request for two-month extension and noted this is the first request for an extension.

Ms. Barker said the owner self-nominated and she understood they needed time.

Action: I move to defer consideration of controls and incentives for two months for the Mount Baker Community Club Clubhouse, 2811 Mount Rainier Drive South, for

MM/SC/DB/RC 7:0:0 Motion carried.

010219.22

Highland Apartments
931 11th Avenue East
Request for extension

Ms. Doherty explained the request for two-month extension and noted the owners self-nominated. She noted this was the first request for extension and there were numerous people involved.

Action: I move to defer consideration of controls and incentives for two months for Highland Apartments, 931 11th Avenue East, for

MM/SC/RF/KJ 7:0:0 Motion carried.

010219.23

Battelle Memorial Institute / Talaris Conference Center
4000 NE 41st Street
Request for extension

Ms. Doherty explained the request for one-year extension.

Ms. Barker asked for context and rationale of the one-year request.

Ms. Doherty said Quadrant Homes is looking to purchase the site and has done informal briefings that explored demolition of two buildings and add single family homes, remove trees. She said they have just started the Certificate of Approval process and are not complete. She said their legal representation doesn't want the owner to sign agreement until the project is approved by board. She in the absence of agreement the board reviews all alterations to the site and building exteriors. She said she supports the extension knowing they are continuing to brief the ARC and Board on the proposed project. She said similar extensions have been granted for the School District's large projects.

Mr. Kiel said there is not a strong connection between length of extension and size.

Ms. Barker said they have not responded to ARC.

Public Comment:

Janice Sutter, Friends of Battelle – Talaris, expressed concern that the site was landmarked in 2013 and Controls and Incentives usually happen early on. She said they have requested multiple extensions. She said she was worried SDCI has started review of a wetlands survey, steep slope survey. She said she has had difficulty getting information from SDCI. She suggested shortening period of extension to three-four months, so it is on record. She said when inspections are done, they will be mindful of what can and can't happen. She worried that it would be too late. She said this is a valuable landmark that needs to be preserved. She handed out letter from Colleen McAleer (letter in file).

Mr. Coney consulted with the Seattle Ethics and Elections Commission. He said he has a small interest in Quadrant Homes and is recusing himself.

Ms. Barker did not support one-year extension; there have been so many. She said one-year is too long without coming back to ARC and she was only comfortable with 3-months. She said she has requested an updated tree maintenance plan.

Ms. Johnson said last briefing focused on architectural style.

Ms. Doherty said the briefing looked at an architectural vocabulary of massing and roof form but did not address the siting.

Ms. Johnson said they showed more footprints. ARC asked for more studies, and 3-D view on how massing works because it was hard to tell with what shown.

Ms. Doherty said view studies were provided; architectural and more topographic views were outstanding requests.

Ms. Barker said now there is a California architect.

Ms. Doherty said there is a full new inventory of campus, exceptional trees, tree grove, lots and how to lay out to be responsive to this.

Mr. Freitas asked if there is correlation between length of Controls and Incentives and how often they come before the board.

Mr. Kiel said Controls narrows the scope of board review. He said he is not a fan of perpetual extension but there is movement here, although it is glacial.

Ms. Barker said she wished Nathan Rimmer, the owner's representative was in attendance to respond.

Mr. Chalana said it is a large, elaborate project. He suggested 4-6-month extension since there has been demonstrated progress.

Mr. Freitas asked about tree removal.

Ms. Doherty said that Ms. Barker asked for a tree maintenance plan; Mr. Rimmer said there is no budget for one, and there are other constraints from SDCI. Ms. Doherty noted that some previous tree removal Certificate of Approvals have not gone smoothly, but others have.

Mr. Kiel suggested six months.

Nathan Rimmer arrived.

Ms. Doherty explained the board felt 12-months is too long and recommend six months.

Mr. Rimmer said they are in a defined process and making regular progress with Quadrant. He said the Landmark process is moving ahead of the MUP. He said they submitted MUP responses on 9/20/18 and have not heard back from SDCI. He said comments are accepted through end of January. He said a six months extension is OK for them, but they will likely need six months more after that.

Ms. Barker noted the SDCI process without hearing from whole board and said they may not have support to take down both buildings.

Mr. Rimmer said six months to a year would be OK and they will come back to ARC soon.

Action: I move to defer consideration of controls and incentives for the Battelle Memorial Institute / Talaris Conference Center, 4000 NE 41st Street, for six months.

MM/SC/KJ/DB 7:0:1 Motion carried. Mr. Coney recused himself.

010219.3 DESIGNATION

010219.31 Shearwater Community Center / Decatur Annex
7725 43rd Avenue NE

Ruth Fruland went over context of neighborhood and site. She said this was one of two WWII off-base housing projects in Seattle; only portions of Shearwater remain. She noted the relation of the community center to the existing school. She said the west and east portions of the subject building were constructed in 1945 and the eastern portion constructed in 1961. She provided a virtual walk-around the building indicated current conditions and noted changes over the years. She said the central portion is where the dances and social events took place. The eastern 1961 addition was used for storage of lawn mowers.

She said the building meets Criterion A for its connection to WWII; it is 1 ½ miles to Sand Point Naval Air Station. She explained the need for housing for military and civilian defense workers in 1945. She said business and industry started growing. The labor force and population exploded. She noted the change in demographics and said Filipinos who served seven years in Navy and were honorably discharged were offered U.S. citizenship. She said by the end of the war, 13,500 people came into Seattle. Black and white populations increased between 1940-1960.

She said the building meets Criterion C. She said desegregation was not smooth and there was systemic discrimination. The Navy wanted integration and along with Seattle Housing Authority and the School District set an example for the nation. She said it was an example of significance “Beyond Integrity”. She said it is an ordinary building with significant meaning to cultural minorities. She said the practice of redlining withheld loans from minority families and prevented families from accumulating wealth through property. She said there were sunset laws requiring people of color to be in their residential neighborhoods by sunset or risk arrest. She said bussing didn’t solve problems nor did Wedgewood Community Club’s pushback to restore the neighborhood to whiteness.

Cynthia Mejia-Giudici explained that her family lived at the housing project from 1956 – 62. Her father was Chief Petty Officer at the Sand Point Naval Air Station. She said her mother later purchased the house they lived in from the Navy. She contacted other Filipinos who lived in the Naval housing to see if their recollections matched her own. She also reached out to the African American community but did not receive a response. She said there was a strong contingent of Filipino sailors who would come visit for a home cooked meal and to speak their language; she remembers carving roses out of radishes. She said it was a non-white identity and community in a white section. She said the experiences and stories of several non-white families are important. She said when families shipped out, she remembers thrown rocks and shots from BB guns; a window was shot out. She noted sunset laws and redlining. She asked the Board if there any landmarks attributed to non-whites living north of the ship canal. She said Seattle Public Schools have offered to install a plaque but with no mention of size, text, placement; there is no sincerity in that. She noted the importance of recognizing the impact of the families who were here, those who came before.

Pio de Cano, Jr. said his family has been in Seattle over 100 years, so he is familiar with construction and destruction that goes on. He said it is sad to see so much destruction in the City. He said he recently went on the original viaduct with his former math teacher in his 37 LaSalle. He said this is my family home. He said his father was responsible for a landmark decision: de Cano v. the State of Washington in 1941; he won. He said he took the local courts to task, they voted in his favor, got to the Supreme Court so that Filipinos were able to legally own land. He said they had been a ‘very critical’ part in the liberation of the Philippines from the Spanish. He provided a picture of his two aunties who came from the Philippines right after WWII; they came to his house, it was one of the places they were able to come to and feel safe, and move from there to California and build their own lives. He said it is so important to preserve these kinds of locations for memories that Cynthia has. But also for the preservation of individuals who are looking for a safe place to stay whether it be a clubhouse, or whether it be Filipino

Clubhouse, or the International District which is a great example of trying to preserve some cultural connection in a physical way. It is really important to be able to go down and get...he said in his activist days they started a food voucher program for Asian Pacific Americans that were living in the International District to use in the restaurants down there. For food they wouldn't be able to get anywhere else. He provided another photo with respect to integration, and the kinds of cultural bonding that took place between African Americans and Filipino families, that were both in the service with kids that were going to school together – he noted the photo showed signs “Blacks” and “Filipinos”. He said that is the way they separated out the two groups...or brought them together. He said in the process of ‘integration’ there is this bonding that happens between majority and minority folks. Bonding is so important with respect to a physical place, where cooking takes place, where dancing takes place, where interaction between different groups within that specific ethnic group takes place. He said you are inundated with different dialects that go on. He said he lost both of his dialects. He said coming back to Seattle in 1961 he was in the Marine Corps; he got a call from his mom – I guess I'm still grieving – my family member had died in an accident. He said I came home flying into Sand Point, and jumped on the bus to my house, it was very very important to be home. He said he came back that year after he had been assigned and was shipped out to Lima, Peru. He said he came back to Seattle again, landing at Sand Point, seeing those familiar buildings – that was critical; he said he will never forget it. He said ¾ of a century ago he started elementary school at Leschi School. He said he is now involved in a project there, they kept original structure there despite the many changes they kept the original structure there. They have the highest rate of homeless elementary school kids in the City of Seattle. He said that is the kind of thing, when you go to elementary school, or something that is in your roots like that, you want to give back. He said that memory stays with you. He said that with respect to Decatur, and the Shearwater project, please, please do not destroy them – it is important.

Mr. Freitas asked if he is in the photo.

Mr. de Cano said he is the little kid on the far right.

Mr. Freitas asked where his family home is located.

Mr. de Cano said 207 Leary Avenue. He said he will be in touch with Ms. Doherty again possibly – but the original house is gone, replaced.

Mr. Freitas asked where the picture was taken.

Mr. Chalana asked where the Filipino community resides now.

Ms. Mejia-Giudici said the community is all over; there are a lot in the south end, central district. They have all moved out. She said because of the colonization they were taught English and were able to socialize more in the community – they weren't in little pockets. She said that primarily in the Capitol Hill, south end.

Mr. Chalana asked about associations with this building.

Ms. Mejia-Giudici said they have the Filipino Association and Community Center on Martin Luther King, Jr. Way.

Mr. Chalana asked if they all associate with this building in the same way.

Ms. Mejia-Giudici said a lot of these people were Navy, and were later shipped out. She said her family lives across the street from the old Shearwater project now.

Mr. Freitas asked if they had demographic information from 1947-61.

Ms. Mejia-Giudici said they asked but didn't receive it. She said if there are not a lot of people still living there, then it is not very important. The story of why that happened – there was push-back; that is part of the history. It is not the happy part of the history, but it is part of the history.

Mr. Chalana asked if this was the only non-white community north of the ship canal because most of the communities of color were south of the ship canal for all the reasons mentioned.

Ms. Mejia-Giudici said here and at Magnolia Manor.

Mr. de Cano said going to high school – Garfield High School, class of 1957, that, if there is a game over in Ballard, 'oh you got your passport?'. Those were the kind of issues they had to face growing up.

Mr. Freitas asked how the sunset laws played out there given that people were living north of the ship canal.

Ms. Mejia-Giudici said it is what made Shearwater so unique because of the connection between that and the Navy. She said they were Navy, in Navy housing.

Mr. Freitas asked about the line in the report "...the outcomes for first successful experiences of racial integration in US."

Ms. Fruland said it was in that area. She said she looked for other places that had done it this early. She said it was in the 1940's and it didn't cause any

major problem. She said that is why the school district has to take some credit for this because it took three institutions to make it happen and they just expected the people to do it. It was war time experience and people were willing to come together and work together and that was part of the strategy, doing this in the northwest. She said there were other communities, and civilian workers were also integrated. It was on-base versus off-base.

Mr. de Cano said they integrated Leschi Park neighborhood and that wasn't even south.

He said that all military housing was integrated.

Ms. Mejia-Giudici said it was the difference between on-base and off-base housing. She said the housing at Fort Lawton was not integrated.

Mr. Coney asked about integration – was it all white?

Ms. Mejia-Giudici said they were separated. They had a black social club.

Mr. Coney asked - they were there?

Ms. Mejia-Giudici said they were, but they were not integrated.

Mr. Coney said it was a policy of the neighborhood to integrate, this wasn't a test project.

Ms. Mejia-Giudici said they were working it very hard, the Navy imported black musical bands from Chicago. They were working the problems.

Ms. Fruland said we are talking about the 1940s, a time when – that is partly why this building is important because it is a physical presence in the neighborhood.

Ellen Mirro, The Johnson Partnership, provided a letter from Tom Quackenbush, City of Seattle, Historic Preservation Section 106 coordinator, which stated the building was deemed non-significant. She went over the Secretary of Interior Standards for integrity and said the building did not have integrity and noted the poor construction and workmanship. She said the building doesn't meet any of the criteria for designation. She said at the time the city was 31% non-white and Shearwater was never recognized for integration. She said with surrounding apartments gone, it is difficult to convey what this building was used for.

Mr. Chalana questioned the demographics that suggested the minority population didn't match the rest of Seattle.

Mr. Freitas asked about evolution of three sections.

Ms. Mirro showed the original building and noted the additions.

Mr. Freitas asked if SHA managed it.

Ms. Mirro said the Navy managed it the majority of the time.

Mr. Guo asked about the census tract.

Ms. Mirro said that is immediate area around tract 8.

Mr. Freitas said that some of the housing construction was ‘temporary’ but that the community center was more permanent construction.

Public Comment:

Scott Mingus, neighbor with a student at the school, opposed designation (letter in file). He said it is not a significant structure.

Rina Geoghagan, Principal at Decatur Elementary School, said the building is a safety hazard and she did not support designation. She said they are interested in preserving cultures of people in the neighborhood and she was interested in ways to recognize history.

Kathy Koska, neighbor, did not support designation and said the space is not maintained. She said preservation should not pose a hardship on neighbors.

Naomi West, Historic Seattle, supported designation and provided a letter with Eugenia Woo comments (in DON file). She supported criteria C and D. She noted local efforts to push back against redlining and sunset laws. The building was constructed to be the meeting center; it is the last building standing and merits protection. Plaques don’t protect places, people do. She thanked Mmes. Fruland and Mejia-Giudici, and Mr. de Cano and said this is why this place matters.

Tristan Osborne, neighbor, did not support designation and said the building met no criteria. He supported a community project to commemorated history.

Mike Alexander, neighbor, did not support designation. He said the nomination report was overblown and didn’t relate to the building. It was built by SHA, not the Navy. He thought Yesler Terrace was more significant.

Kathy Reedy Leerman, neighbor, did not support designation and said it didn’t meet any criteria. She said it is an attractive nuisance.

Tammy Eldridge, neighbor, did not support designation. She said it is a run-down building. She said there is lots of sentimentality for a specific group of people but not for people now. She said it should be repurposed and given a sculpture or plaque to mark its history.

Marvin Marish did not support designation. He said it is a dilapidated building, not a landmark. It can't convey things that are gone. He said kids want to have outdoor space. He said there should be some other way to mark its history.

Dana Phelan, 4Culture, noted "Beyond Integrity" and said the building is modest but it is significant as the last structure of Shearwater community. She said it has social and cultural significance. She noted racial restrictive covenants. She it speaks to SHA racially integrated housing and military housing. She said the building outlasted the housing and continued as community space. She said the property is associated with under-represented communities who are less likely to be represented in designations. She said it met criteria A, C, D.

Price Norman said during WWII Shearwater housed enlisted men who couldn't live on base, people of color – Filipino and African Americans. He said a new school is productive for community but noted the historic and cultural significance of the site to the City and continued inclusivity.

Board Discussion:

Mr. Coney appreciated comments and reports. He said he was born and raised here, and it is worthy to note it was a positive experience with good neighbors. He said the whole north end was lily white and not all were racists. He said white people are victims of racism too. He said the building's connection to integration in the city is tenuous. He said Yesler Terrace is a more original property that expounded these principles. He said Shearwater policies didn't have impact on rest of city. He said he was sensitive to Beyond Integrity but that it did not apply in this situation. He said condition didn't affect his decision. He said the Navy policy was systemwide and this didn't more the needle. He did not support designation and said he hoped the school district will do more than a plaque.

Mr. Chalana said he was struggling and said that he recognized designating ordinary buildings is OK. He said the school's lack of maintenance impacted the condition of the building; they never wanted to retain it so didn't invest in it. He said historic preservation is larger preservation of rich, white, straight men – not women or minorities. He said we have to look at the larger picture of properties associated with minorities. He noted the impact on desegregation. He said the building condition is bad, but we should make an

effort to preserve history of minorities. He said many properties connected with minorities were never built grand. He supported designation of the vernacular, ordinary building on criteria C, D and perhaps A.

Mr. Guo said he was on the fence; it was not significant for WWII. He said that the small percentage numbers cited are important; even though the number is a small percentage, the surrounding area was almost zero, so that is significant. Seattle got sued over creating the ship canal dividing line. He said the history should be mentioned and acknowledged. He supported designation on Criterion C.

Ms. Johnson struggled with her decision. She appreciated participants and community comments. She cited 4Culture's Beyond Integrity program and said she looked outside of Criterion D. She said in considering C, condition is less important; she noted the relationship to history of integration and the structural racism. She said it says a lot to what was going on in the city. She noted integrity and said the building has changed. She said it is hard to make a close tie. The building was a community center for a short time. She did not support designation.

Mr. Freitas said he echoed Ms. Johnson's comments but noted the nomination was community-driven, which is important. He said it is more important to have the thing itself than a commemoration of the thing. He said Filipino or African American community importance doesn't have to be impressive architecture. He said it is difficult to connect to the theme of racial integration in public housing. He said he is sensitive to the idea that we need to accept the community's words of what is important. There was not much public comment about that. He wanted more context from census data, but it wasn't available. He said he was conflicted and would give the benefit of the doubt to the building and supported designation on Criterion C.

Ms. Barker said she was a Navy brat and lived in military housing. She said for some it is great housing. She said it was off base and you were surrounded by people that were all in the same boat. She said once dismantled, or the stint is over, it is all left behind. She said it happened here, when it transitioned away from military use. She said she looks back on her time in military housing as the best place ever for a kid. She noted the on-base/off-base clear distinction, even if just across the street. She said the low roof form and cheap materials is typical of base housing – it wasn't Thiry. She said she it's unfortunate that the property, building and history ended up on a block site needed by the school district; they have a completely different mission which this building was never a part of. She said deferred maintenance doesn't negate the history or that the building had purpose. She supported designation on Criterion C.

Action: I move that the Board approve the designation of the Shearwater Community Center / Decatur Annex at 7725 43rd Avenue NE as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standard C; that the features and characteristics of the property identified for preservation include: the exterior of the entire building; and a portion of the site where the building resides with the west edge defined by adjacent wall of the school. The portion of site as described is comprised of: a portion of lot 8 and all of lots 9 & 10 in block 61, and a portion of lot 8 and all of lots 9 & 10 in block 62, and a vacated portion of 42nd Avenue NE.

MM/SC/RF/MC 4:2:0 Motion failed. Mr. Coney and Ms. Johnson opposed.

010219.4 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator