



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 641/19

MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4th Avenue

L2-80, Boards and Commissions Room

Wednesday October 16, 2019 - 3:30 p.m.

Board Members Present

Deb Barker
Manish Chalana
Russell Coney
Kathleen Durham
Rich Freitas
Jordon Kiel
Kristen Johnson
Ian Macleod

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

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

101619.1 SPECIAL TAX VALUATION

101619.11 Eitel Building 1501 2nd Avenue

Ms. Sodt explained the Special Tax Program as photos of completed work were circulated. Submitted rehabilitation costs were \$27,851,171.00; eligible rehabilitation costs were \$26,136,287.21. She said that work related to the designated features of the property were performed in conformance with Certificates of Approval issued by the Landmarks Preservation Board.

Ms. Barker appreciated working with the team during the project process.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Eitel Building, 1501 2nd Avenue, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

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

101619.2 CERTIFICATES OF APPROVAL

101619.21 Columbia City Landmark District
4910 Rainier Ave S
Proposed signage

Withdrawn

101619.22 Queen Anne Library
400 W Garfield Street
Proposed alteration to windows (expired C of A), and new sill treatment

Ms. Doherty said the work was previously approved, but the Certificate of Approval has expired. Certificate of Approvals expire 18 months from date of issue. She said it did not return to the ARC.

Michael Housley, SHKS Architects, said in 2017 they made lots of exterior repairs. Single pane windows were replaced in 1988 with applied lead caning; the caning is now failing. He proposed new windows with fixed exterior panel, true divided leaded panel, and wood perimeter trim that will restore character and add durability. With added film to improve energy efficiency. Thirteen windows at the back of the house have brick sills and water is infiltrating. He said sheet metal flashing over the brick has been temporary. There is plan is to apply a mortar wash.

Mr. Freitas asked about the visibility of divided lites from outside.

Mr. Housley said it will be transparent; they created a mockup to ensure there is no bubbling. He said that for access for cleaning, there is a series of screws that line up with lead caning lines.

Mr. Coney said he was concerned it will bow.

Ms. Doherty said if that were to happen it could be reviewed as maintenance.

Mr. Kiel said it is an interesting and creative solution.

Public Comment:

Leanne Olson said she was happy to see it and supported the project. She thanked the applicant for the sky light and chimney rebuild.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alterations to the Queen Anne Library, 400 West Garfield Street, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics as specified in Ordinance No. 121101, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale 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/KJ/MC 8:0:0 Motion carried.

101619.23

Daniel Webster Elementary School

3014 NW 67th Street

Proposed changes to previous approval for building interior and exterior

Brian Ho, TCF Architecture, proposed refurbishment of two interior wood doors and replacement of eight. He noted variation in materials and unforeseen damage that was previously concealed; he said existing hardware varies widely. He said they cataloged all doors and stored them; doors have modified over time with various types and sizes. They identified eight doors to keep and twenty to replace. He said doors are part of the security measures and they need to provide a transparent panel and have Seattle Public Schools security locks. He said the doors get heavy usage and need to be long lasting and durable. He proposed solid wood doors stained to match, similar to what is there. They will reuse doors at storage spaces and shared learning areas, wherever security use and heavy use is not critical. He said the upper panels on the existing doors vary in height; they need to meet ADA requirement for visibility and new doors allows this; glazing will be tempered. He said they need to replace hardware and hinge locations and match existing trim profiles.

Mr. Ho said a single window was mistakenly removed from 1930 addition during construction and destroyed. He proposed replacement with thermally broken aluminum clad wood window to match the other 1930 historic windows. He proposed repair of penetrations on existing play court wall of 1908 building and paint with latex paint to match existing concrete around rest of building. He clarified this is on the north façade. He said from the top of band down they will paint and will make sure the sheen is not too bright or shiny to create a more consistent finish.

Mr. Coney asked if they would clean the other three sides of the building.

Mr. Ho said they will clean the masonry, seal and apply anti-graffiti coat.

Ms. Barker asked where the first security location is before getting to level 2.

Mr. Ho said there are two landmark stairs. The level 1 new main entry is in the gasket through a secure vestibule and provides access during school entry. There is another entry on the south for pick up and drop off. The east side is egress only. He

said there are multiple layers of security, controlled access, zoning doors; each classroom has a manual lock and existing doors currently don't have hardware – they would have to be cut in.

Mr. Freitas asked if the eight doors being retained need refurbishment.

Michael said they are keeping the best of the lot; they may swap out. He said there are multiple reasons for replacing with new doors – damage to hinges and latches as well as wanting a consistent look.

Mr. Chalana asked when they noted the doors were historic.

Mr. Ho said many faces of the doors were covered and at that time they looked like they could be rehabbed.

Ms. Doherty said the features of landmarks are different depending on the school. At Magnolia there were similar issues with a need for better visibility. A full height side lite was created; there was not as much opportunity to do that here.

Ms. Johnson said that ARC reviewed this; it is unfortunate the window was removed but it's not as much of an impact at this location. There were mixed feelings about the doors; the committee preferred to keep more. ARC asked to see images of the concrete and had mixed feelings there.

Ms. Barker asked how the matte/flat paint would look versus leaving it as it is.

Mr. Ho said they are working with a paint consultant and will check if this latex has rating to do what is needed in a flatter sheen.

Mr. Coney said he preferred the wall be patched and cleaned and fill in elevation grade and just use an anti-graffiti coating because it tells the story of the building.

Mr. Macleod agreed and said while he is not opposed to it, paint should be a last resort.

Ms. Barker and Mr. Chalana agreed.

Mr. Freitas said schools are tricky and are different from other landmarks. They still have their original use and they have special needs. He said they are working buildings and he was OK if painted – it will freshen it up but telling the story is OK too.

Ms. Johnson said there are different conditions and there is enough variety that she didn't mind painting over the wall.

Mr. Kiel said the door proposal makes sense and is less impactful than sidelites; the custom doors will reference what was there. He said they will keep sample doors where possible and the overall feel will be maintained.

Mr. McLeod said the new doors will suit the space and allow continued use of the space.

Mr. Freitas said he appreciated the applicant took ARC comments. He said what is proposed is reasonable given security and ADA needs. He said it is good they are retaining doors. Matching the character of the doors without total replication is acceptable.

Mr. Chalana said it isn't setting right with him. It is a working building, but he is not convinced that many doors would have to be discarded and that they couldn't be retrofitted. A lot of historic fabric is being gutted for convenience. He would like attempts made to retrofit the doors and hear what that would cost.

Ms. Johnson supported replacement doors and said a new stained door is preferred over patched old doors.

Mr. Coney was surprised they couldn't have cherry picked more doors – they could have tried harder.

Ms. Barker concurred.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior and interior alterations at the Daniel Webster Elementary School, 3014 NW 67th Street, as per the attached submittal.

This action is based on the following:

1. The proposed interior alterations affect designated features, but the applicants have demonstrated the need to address safety and accessibility concerns.
2. The proposed exterior alterations do not adversely affect the features or characteristics specified in the Report on Designation (LPB 384/15) as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
3. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/KJ/RF 7:1:0 Motion carried. Mr. Chalana opposed.

101619.4 DESIGNATION

101619.41 líq'təd (Licton) Springs Park
9536 Ashworth Avenue North

Matt Remle stated, “We are coalition of individuals, both Native and non-Native, coming together to bring this application for landmark status for the líq'təd (Licton) Springs site forward. We represent members from the Tulalip, Snoqualmie, Muckleshoot Tribes and other Native American tribes, Seattle residents, Native youth and elders, historians and, most importantly, individuals whose ancestors have been directly tied to líq'təd (Licton) Springs for generations. Partners include the Clear Sky Native Youth Council, the Tulalip Tribes Board of Directors Youth Council, the

líq'təd (Licton)_Springs Community Council and more. This project has been a collaborative effort with the Clear Sky Native youth council, the Tulalip Tribes Board of Directors Youth Council, the Licton Springs community council and more”.

Spencer Howard, Northwest Vernacular provided context of the site and neighborhood and said líq'təd (Licton)_Springs Park is sited on a 7.57-acre parcel. The site contains the iron oxide and magnesium sulfide springs that are the subject of the traditional cultural use. The nominated property boundary encompasses the full park. The nominated features are the four springs within the park.

Mr. Remle said since time immemorial, líq'təd (Licton) Springs, and by association the area within the park (líq'təd in the Lushootseed language), has been a site of historic, cultural, medicinal and economic significance to the tribes of the Pacific Northwest. Historically, it was a place flowing with healing water and was revered as a gift from **ci'd'akqáy**, the female Spirit-Being having power over all the Earth's waters.

Mr. Howard said líq'təd (Licton)_Springs' natural Magnesium sulfide, and Iron oxide springs were regarded as possessing extraordinary healing Spirit-Power. The map at left shows the spring locations highlighted.

Mr. Howard indicated the map / site study prepared by Jones and Jones showing conditions in 1974. The site analysis from Jones and Jones done prior to the design of the current líq'təd (Licton)_Springs Park in 1974 recorded the locations of the four springs, three iron oxide and one magnesium sulfide. These are general photographs of the park context with photograph locations highlighted in yellow on the key map.

Mr. Remle said that from Bellingham to Olympia, **líq'təd** (“Licton Springs”) was also known to Puget Sound's First Nations as a source of sacred Red-Ocher pigment, necessary for spiritual ceremonies and celebrations, and was a valuable trading commodity. For Tribes of the region, Red-Ocher (**líq'təd**) was a sacrament and an essential component of their annual religious traditions. It was also a highly valued and highly desired trade commodity unavailable in many other regions. líq'təd (Licton) Springs was a therapeutic resource for regional Tribes, who built a **wúxwtəd** (sweat lodge) near the springs. A **wúxwtəd** was used to cleanse and revitalize a person's spirit, as well as their body. For spiritual gatherings and ceremonies, local Tribes would paint their face and other parts of the body with Red-Ocher pigment, derived from the reddish mud flowing from líq'təd (Licton)_Springs. The red pigment was also used to decorate their longhouses and other objects with spiritual images. Traditional doctors administered herbs and soothed aching bodies with the healing reddish mud.

Mr. Remle explained that the area was once heavily forested, with cedar, Douglas fir, hemlock, alder, and willow trees along with understory of ferns and salal. The local terrain included numerous mineral springs, bogs, and marshes. Native American tribes from the surrounding region visited the springs to collect the red ochre pigment derived from the iron oxide spring water for use as paint for ceremonies and spiritual activities. West of the springs, was a marsh approximately 85 acres in size, called **sluq'w'ač** or “bald head.” Native Americans from around the region harvested cranberries from the nearby marsh. He noted a 1912 photo of people in spirit dance

regalia and paint and the courage it took to do that at a time when it was illegal to do so. He said a big blessing is that it brings together elders, youth and the community to talk about use of the site.

Mr. Howard said that in 1870, settler David Denny (1832-1903) purchased 160 acres of land in north Seattle from the US government for \$1.25 per acre, including the current Licton Springs Park. David Denny and his family built a summer cabin on this property and spent time there. Denny had the water at liq'təd (Licton) Springs tested in 1883 and it was determined to be healthful. There were two springs in the area at that time; the iron oxide spring to the north, and a magnesium sulfide spring at the south end, pooled as a large bathing area. Denny constructed a two-story frame house at Licton Springs and contemplated building a health resort for invalids and pleasure seekers.

Following her father's death, Emily Inez Denny offered the 81-acre Denny property, which included the current Licton Springs Park to the City of Seattle for development as a public park. The City declined this offer. In 1909, C. R. and Pearl M. Harold and the Licton Park Mineral Springs and Land Company acquired the site and Calhoun, Denny and Ewing, Inc. developed the property.

David Denny purchased 160-acre land inclusive of Licton Springs. Denny constructed a summer residence near the springs by the 1890s. In 1909 C. R. and Pearl M. Harold and the Licton Park Mineral Springs and Land Company, a Washington state corporation, purchased and platted the area as a residential subdivision named Licton Springs Park. Within the 1909 plat, the majority of the park area was designated the Licton Springs Reservation and was not included in the dedication to the public, instead reserved by the above plated landowners. W. M. Elliott was president and T. Jerome secretary of the Licton Park Mineral Springs and Land Company. The plat was filed for record at the request of land developer Calhoun, Denny and Ewing, Incorporated on May 29, 1909.

1920s through 1934 saw the development and use of the site as a picnic area. In 1931 the City diverted water from the springs into storm drains due to pollution from septic systems (and presumably outhouses) in the area. Around 1935 the development of the magnesium sulfide spring as a bathing area began. In 1935 Edward A Jensen opened a spa at the mineral springs, offering thermal baths that purportedly included 19 minerals. In 1960 voters approved the spring site for a park, and the City bought the property in 1961. The City of purchased the 6.3-acre property for use as a park. In 1968, the Forward Thrust bond issue passed, providing funds to build Licton Springs Park. The park was designed by Jones and Jones in 1974, with work completed in 1975.

From the 1950s to 1960s the silting in and discontinued use of the bathing area occurred. Around 1961 the site was purchased by the City and used for depositing soil excavated from Interstate 5 grading, including filling in of the former bathing area. The City demolished Jensen's building, the shed at the iron oxide spring, and the concrete ring at the magnesium sulfide spring. In 1974 park renewal including removal of fill to create the pond and existing topography within the site. The pond was developed as filtering mechanism for drainage water entering the park.

Development of the existing circulation systems, comfort station, and vegetation within the site. Installation of the existing granite ring around the iron oxide spring.

In 1987 additional improvements were made to the park using Seattle 1-2-3 bond funds. These included planting of trees and replacement of the play structure. Around 2016 reforestation and improvements were made with considerable volunteer assistance from the Licton Springs Community, and upgrades to the play area equipment.

Mr. Remle said this is the only publicly known location, which enables a greater interpretive and educational role for this unique site. The sacred site liq'tad (Licton) Springs cannot be re-located, replaced, or re-created. The site remains in active traditional cultural use since time immemorial by Puget Sound tribes for place-based spiritual practice. The location of the springs is inseparable from the land and ongoing traditional cultural use patterns. The springs are dependent on the unique mineral and hydrological conditions of this location with only one other such location in the state. Native plants extant within the park, particularly those that relate to the riparian and wetland site characteristics strengthen the integrity of setting, feeling, and association relative to the traditional cultural use of the springs.

Mr. Remle thanked Chief Andy De Los Angeles, Jackie Swanson, Clear Sky Youth, Ken Workman, Colin Zackuse, Tulalip Youth, Mark Robins, Davide Ingraham, Spencer Howard, Cary Moon, Dakota Keene, liq'tad (Licton)_Community.

Kevin Bergsrud, Seattle Parks and Recreation supported designation. He said he was concerned about what has been called out as character defining features and the ability to maintain the park.

Mr. Chalana asked about Jones & Jones' work on the park.

Mr. Howard said Jones and Jones was hired to design a park. Soil deposited here during I-5 project changed the topography. Jones and Jones did a site survey and identified four springs already known. They included design integration of the springs and water flow. He said Jones and Jones considered all aspects of design and did outreach to Native communities because there wasn't record. The springs are an anchor for that use from time immemorial to present day.

Mr. Chalana asked if they restored the original topography.

Mr. Spencer said he didn't know; there wasn't a cultural study to look at original topography and vegetation to inform landscape design. He indicated some similar elements on a 1936 aerial photo.

Ms. Barker appreciated the nomination. She asked about the granite rings on the springs.

Mr. Howard said there is one at the north spring that ties to 1974 work.

Mr. Bergsrud said as-builts show the rings are concrete not granite.

Mr. Freitas said it isn't compatible or incompatible.

Mr. Howard said it is complex and said the design work was not related to the traditional cultural use of the site.

Mr. Freitas said the board should be deliberate about what is included.

Ms. Doherty said the earliest topographic drawings found are from 1920. She provided them to Mr. Chalana.

Tom Speer noted the north spring photo and said the flow is coming up through the earth; the flow matters, the resource.

Ms. Doherty said the designated features of the site can be discussed in more detail as part of the Controls and Incentives Agreement.

Mr. Chalana asked if Jones and Jones identified anything that should be recognized.

Mr. Howard said that anything beyond the springs distracts from the core relevance and value of the site. He noted the significance of the spring and emphasized the clarity in messaging in traditional cultural use as bedrock.

Mr. Coney said when Denny bought the land the whole thing was clear cut; now it can go back to nature.

Mr. Speer said they called it "bald head" because there were no big trees. He said it was never logged, it was part of an 80-acre marsh. He said Native people gathered berries there, hunted duck and deer. He said they hunted duck with a big net – like a volleyball net. He said David Denny killed the last bull elk at Green Lake; he said Denny was an operator, but he was the "good" Denny. His brother, Arthur, was the bad one. He said in the 1960s at the Seattle World's Fair, he met Joseph Hillaire, a master carver of totem poles and son of the last Chief of the Lummi tribe, who was married to Lena, great granddaughter of Chief Kitsap and who was related to the Duwamish, but was Lummi. He said Hillaire lived in Kitsap, there was nothing there. Like many reservations coming out of the 1950's – era of neglect – they were poor as could be. He said that his role was to be part of Children of the Setting Sun, which was Joe Hillaire's father's cultural group. He said they tried to draw tourism into Suquamish. He said while doing that, Hillaire was always working and made over 100 poles during his lifetime. He said Hillaire told him they used to get their red from liq'təd (Licton) Springs; he was taught this was a resource, before they had commercial red – the lead-based red. He said that this was the place Hillaire was taught by his elders was a resource. Even though he lived up at Lummi in his childhood, they would come down here because they had the right to as a result of inter-marriage. Neighboring First Nations have a material interest in access to and preservation of the sacred site. Family relations would gain permission from local district chief and come to gather because there was no liq'təd up at Lummi or other areas. It was a precious resource with deep historical ties. He said he found a number of people who had ties to this place – who came to gather. One was a Snohomish woman – a high born, aristocratic descent – her dad brought her when she was a child. They gathered water in a bucket and let it dry in the driveway in the summertime. He said you cook the gooey mud on the bottom on a cookie sheet with the door open. He said they would

apply it with baby oil; they used to use salmon roe and apply for spiritual purposes. It is a sacrament; an adult religious obligation and very important to cultural life – weddings, funerals, and baby naming. It was largely taken away by the boarding schools.

Ms. Johnson left at 5:20 pm.

Janice Lichtenwaldt, Licton Springs Community Council, supported designation. She said it is a beautiful property to have in the neighborhood. She said designation will build civic pride and recognize Native neighbors.

Joseph Kiegel, the Friends of Licton Springs Park. Storm water and invasives have had a huge impact to the park. He said two springs are identified but they are not the only ones; it is a dynamic situation and the designation should identify the spring as concept.

Andy De Los Angeles, Chief of the Snoqualmie Tribe said he is Duwamish. He said down the street is Dr. James Zackuse's homestead. He told the anthropologists and historians to go up the road to liq'tad (Licton) Springs to see our red paint. He said it is more important about sharing with the people.

Mr. Speer said Dr. Zackuse, was the main healer at this place. He was renowned in the area and is Chief Andy's great, great, great grandfather. He was removed for failure to pay taxes and had to give up their traditional homestead. He moved to Sammamish and married with the Snoqualmie people and are now Duwamish and Snoqualmie. He recalled settler David Denny's daughter had a skin disease that doctors in town could not cure. Chief Lake John, Chief of all the Duwamish lakes, and Dr. Zackuse, Chief of Lake Union Duwamish District – five villages – had her come up to Licton Springs and gave her something to drink, the disease went away and never came back. From white pioneer perspective and the descendants' stories they got from their families, this place has a lot of meaning for them. He said his mother is fourth generation granddaughter of Chief Seattle from his first marriage to Angeline. He said they are related to this place as well and they are related to the Zackuse family because all the high-born people were cousins. He said your cousin is like your brother or your sister. He said that this is more than a recreational site; it has a lot of meaning for us. He said they have been blessed by Matt and Spencer and half a dozen of others who really know how to do this process. He said we had the desire but not the mechanics to do it. He said he raised his hands to all of them.

Che Sehyun said as a non-Native, she shared solidarity with them. She said she is active in the Chinatown International District and connection with her ancestors is important. The land used to be a rainforest, and land comes back to itself. Opportunity to celebrate and honor and translate to action.

Heather Walker, member of the Chehalis Tribe, representing herself and her family, and spoke in support of designation. She said there is relation there – How people use the area, long history, since time immemorial. The built environment has been here 100 years. Over 14,000 years of continued use of place; traditional cultural properties, landscapes. That there are multiple tribes at the table is incredible. Be creative in how to designate. Opportunity to tie to City race and social justice. How many Native American landmarks does the City of Seattle have?

Board Deliberation:

Mr. Freitas thanked everyone for presentation and comments. He supported designation and called it a cultural ethnographic landscape and said being urban is very special. He said the last time to pursue tradition in cultural property status. It is lucky there are no secondary cultural imprints. Criterion C for cultural heritage is most appropriate. He asked staff about recommendation.

Ms. Doherty said she recommended Criterion A as well for the story of the Native people of this region and their land.

Mr. Freitas concurred and said he supported that as well; their story should be emphasized.

Mr. Coney supported designation. He said it is unfortunate the property feels desecrated, and he hopes it can be healed. It was once a wetland. He said the hydrological system is interesting and encompasses the whole area. He hoped a real complete management plan can be worked out to improve and enhance the site.

Mr. Chalana supported designation wholeheartedly. He said historically Native resources have been managed archaeologically – as if dead and buried. He noted Manifest Destiny – with all land up for grabs. This is a traditional culture and an opportunity to have a Native landmark in the city. It is embarrassing the way the Seattle appropriates Native imagery. It is time to take action.

Ms. Barker said she was proud to support designation and honor a Native spiritual site with so many related family members present. She thanked everyone involved. She said it is another opportunity to come together with the Inouye-Aquino House designation. She supported criteria A and C. She said she hoped Seattle Parks and Recreation is excited deep down for how it will work out; pride should be at the top of the list.

Ms. Durham supported designation and said she shared the nomination report with her daughter's school; they are working on curriculum amendments. It is important to bring the story to the forefront – what was here before white colonization. She said most landmarks are built: houses, buildings. She said this is a unique opportunity to honor a site – used for thousands of years. She supported criteria A and C.

Mr. McLeod said it was his first board meeting, and it was an honor to consider this. He read through all the public comments and was excited to see young people involved. He looked forward to visiting the site. He said there are so many layers of meaning – the hydrological connection, all the family connections.

Mr. Kiel supported designation and said this process is not enough for this; it has been in use for 14,000 years. He supported inclusion of the site with exclusion of the shelter and play equipment; the rest can be worked out in the Controls and Incentives. He said all parties want to work together and to make sure all can do their part.

Mr. Chalana asked if they will change the name of the park.

Mr. Speer said they would like to provide new signage.

Action: I move that the Board approve the designation of líq'təd (Licton) Springs Park at 9536 Ashworth Avenue North as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards A and C; that the features and characteristics of the property identified for preservation include: the park site; excluding the existing shelter and play equipment on the west side.

MM/SC/RC/RF7:0:0 Motion carried.

Ms. Barker left at 5:50pm.

Agenda reordered.

101619.5 CONTROLS & INCENTIVES

101619.51 Sunset Telephone & Telegraph Exchange / QA Masonic Temple
1608 4th Avenue W

Ms. Doherty read through the signed agreement.

Action: I move to approve Controls and Incentives for the Sunset Telephone & Telegraph Exchange / QA Masonic Temple, 1608 4th Avenue W.

MM/SC/RF/KJ 6:0:0 Motion carried.

101619.52 E.C. Hughes School
7740 34th Avenue SW
Request for extension

Ms. Doherty explained the request for a six-month extension; there are no active projects and she has a draft agreement.

Action: I move to defer consideration of Controls and Incentives for E. C. Hughes School, 7740 34th Avenue SW for six-months.

MM/SC/RF/RC 6:0:0 Motion carried.

101619.53 Loyal Heights Elementary School
2501 NW 80th Street
Request for extension

Ms. Doherty explained the request for a six-month extension and said that work was complete.

Action: I move to defer consideration of Controls and Incentives for Loyal Heights Elementary School, 2501 NW 80th Street for six-months.

MM/SC/RF/RC 6:0:0 Motion carried.

101619.54 Magnolia Elementary School
2418 28th Avenue W
Request for extension

Ms. Doherty explained the request for a twenty-four-month extension and said it is consistent with other requests from the Seattle School District with large projects. She said Phase I is under construction now and another phase is coming.

Action: I move to defer consideration of Controls and Incentives for Magnolia Elementary School, 2418 28th Avenue W for twenty-four months.

MM/SC/RF/RC 6:0:0 Motion carried.

101619.55 Lincoln High School
4400 Interlake Avenue N
Request for extension

Ms. Doherty explained the request for a six-month extension.

Action: I move to defer consideration of Controls and Incentives for Lincoln High School for six-months.

MM/SC/RF/RC 6:0:0 Motion carried.

101619.3 DEPARTURE REQUEST

101619.31 Century 21 Coliseum / Key Arena
305 Harrison Street
Proposed emergency generator for parcel south of Bressi Garage

Proposed placement of an emergency generator for the Key Arena, to be located on the south development parcel south of the Bressi Garage buildings. The proposed design will not physically alter the Landmarks and will minimize impacts on their visibility.

Geoff Cheong, Populous, explained the challenge of siting the emergency generator on south parcel site. He said engineering and design analysis of the First Avenue parking garage revealed the structure could not withstand the weight of the added equipment. He said alternatives were explored, ultimately selecting a site at grade south of the Bressi Garage buildings, sitting over the top of the truck tunnel. He said it will be depressed into ground to reduce visual impact. The placement maintains approximately 40' setback from the west property line to the generator enclosure. He went over plan details and said the overall height will be 16'-4", part of which is depressed into a sunken well. The at-grade equipment screen is approximately 8' tall. He provided site views and noted the sloping topography brings the height to 8' total on the north and 10' 9" on the south with variation of 8' to 10' from east to west.

Mr. Cheong said placement will not meet the transparency and blank façade requirements as stated SMC 23.48.040.B.1.a & c. Landscaping is not proposed, as it is a restricted area and they don't want to encourage people to come in and they don't want to obscure the Bressi buildings with plants.

Mr. Coney asked how far they have exceeded code.

Julie Wilson-McInerny said the whole screen is a blank façade; only 40% is allowed.

Ms. Durham asked about the screen material.

Mr. Cheong said it is a light-weight flexible stretched Tencel screen.

Public Comment: There was no public comment.

Mr. Freitas had no problem with what was proposed but wondered if landscaping could be added to minimize the monolithic appearance. He suggested use of Thirty panels that would be removed from Seattle Center or art so it isn't a blank façade.

Ms. Durham supported the blank façade.

Mr. Kiel said it is set back so the blankness is less an issue.

Mr. Freitas said he would have no problem with the concept as part of a larger project; they are sinking it and it is a less visible location.

Mr. Cheong said an 8' high ornamental fence around the lot secures the area and is designed to keep people out.

Ms. Durham said the pedestrian view will be of the fence not of the blank façade; it seems pedestrian friendly.

Mr. Cheong said pedestrians will see the ornamental fence. He said they went into more detail at ARC meeting; they have included a planting plan which includes a 36" high hedge between the sidewalk and ornamental fence.

Mr. Chalana said the drawing detail doesn't show the hedge.

Mr. Kiel said ARC reviewed the proposal and fully sinking the generator is not an option; this is the best solution.

Mr. Coney said it is the best compromise and he would support it.

Ms. Durham concurred.

Mr. Chalana said he wasn't excited about it.

Action: I move that the Seattle Landmarks Preservation Board directs their staff to prepare a written letter to the Director of the Department of Construction and Inspections recommending approval for the following departures as outlined in a

memo from the DLR Group dated October 8, 2019 and as illustrated in Exhibit ‘D’ drawings:

1. Blank Façade and Transparency Requirements (south site)
2. Setback and Landscaping (south site)

This action is pursuant to SMC 25.12.735, and is consistent with the Preliminary Certificate of Approval LPB 612/18, and Certificate of Approval LPB 260/19.

MM/SC/KD/RF 6:0:0 Motion carried.

101619.6 BRIEFING

101619.61 Century 21 Coliseum / Key Arena
305 Harrison Street
Briefing on proposed signage package and art plan

Geoff Cheong explained art elements are proposed for the plaza including signage and art elements. He said the focus today would be on location, bulk, scale, illumination.

Laura Haddad, Haddad Drugan presented (presentation packet in DON file) the conceptual framework of art as collective experience. She said there is \$1.75 million to spend. Art will be located at plaza locations where the public can experience it; position the individual as part of a communal experience, or collective whole; tap into experiences of larger-than-life events, places, and personalities happening at the Arena and Seattle Center; appeal to the collective memories of the Arena; and incite wonder associated with recognition of collective values. The plan will blur inside and outside and add layers of history to the experience and explore the notion of envisioning the future.

Ms. Haddad provided art opportunities: LED lighting to accentuate sculptural quality of the Arena’s north truss; two human-scaled landmark ‘greeter’ sculptures; iconic artwork on south-facing wall adjacent to 1st Ave N; Axis Lounge for vibrant gathering/performance space in northwest plaza; relaxing, passive space in southeast plaza; memory rails for plaza railing tops; and mural treatments for exit corridors and stairwells at two corners of Arena.

Jonathan Mugmon, Populous, provided a site legend noting the types of signage proposed: crown identity, public art, digital reader board, site identity, entry identity, digital light pole banners, digital pedestrian direction, site dynamic display, digital atrium signage, garage parking identifications, wall sign – graphic panel, site identification wall mount sign, parking ramp identification sign, and LED displays. He said digital sign will be video display with changing images. He said digital displays will be on mechanical structures to activate the queuing experience.

Ms. Durham asked the content of the digital banner pole mounted signs.

Jill Crary said it will be sponsorship fulfillment.

Ms. Durham said it looks like advertising.

Morgan Littlefield, OVG, said it will promote other events on campus.

Ms. Crary said there will be no off-premise sponsors and the Code specifies the duration and change of images.

Ms. Durham asked how long the signage will be on.

Ms. Crary said until one-hour after event or 10:00 pm, whichever is first.

Mr. Cheong said the design intent is to highlight the historic arena and elevations. They will push most to corners to maintain the purity of elevations. He said that they should have an artist under contract by mid-November. He said that Populous is in design for signage and will present it to the board at upcoming briefing. He said the content has been shared with north courtyard residents, KEXP, gallery with positive feedback.

Mr. Freitas asked about lighting on columns and seat benches.

Mr. Cheong said columns will have up lighting. East and west cast-in-place elements will have internal lights in the base block; lighting at the north pylon will be set in the ground.

Ms. Haddad said they will replace current white light with theatrical color changing lights on the north pylon.

Mr. Freitas asked if lighting would touch historic structure and how light would relate to it.

Ms. Haddad said they are trying to find the best location for this.

Mr. Kiel said the eave line is a singular element.

Ms. Haddad said the courtyard is dark now; light is needed. East and west buttresses are more visible.

Ms. Crary said the north end is unique; the seats go right to the glass so an image and colored lighting here will be different.

Mr. Cheong said the roof eave lighting is part of building lighting that was previously approved; this briefing focuses only on art / light.

Mr. Chalana wanted to see a bigger picture with light and signage plan. Signs should relate to the pedestrian experience. How design and art speak to each other seem to be in competition: signage, theatrical lighting and color bursts are in contrast with the Brutalist language of the site. He said the designers are having fun without engaging the building, and asked how they weave the building into the project.

Ms. Haddad said they are consciously not putting art on the building. One installation will be on a vent structure; signs on east and west and putting art on blank side; there are places where there is opportunity.

Mr. Mugmon said art will serve as landmarks; pylons will have maps of Seattle Center.

Mr. Chalana said he wasn't convinced.

Ms. Durham asked about the tall green signs – if they are purely wayfinding.

Mr. Mugmon said they will share information on upcoming events, sponsorship.

Ms. Durham said all of the signs create visual clutter and detract from the landmark.

Mr. Mugmon said placement is based on location of trees on site.

Ms. Durham said they are so tall it feels like advertising for the area outside the site and not for pedestrians.

Ms. Crary said the design is not set.

Mr. Chalana said it is set up for advertisement to cars, and not for pedestrians. He asked if all the digital banners will display the same image at the same time.

Mr. Mugmon said yes.

Mr. Littlefield said they are still working through this for the campus.

Ms. Doherty asked them to clarify if all the banners will have the same image at the same time.

Ms. Crary said it is undecided.

Mr. Kiel said the signs are massive and look like lollipops; they are on 10' pole and are too tall.

Mr. Mugmon said they want to keep people moving; they want to keep them above 8'.

Mr. Chalana said to have 4 digital pole banners instead of 14.

Mr. Chalana left at 7:20 pm.

Mr. Kiel said some signs are anchored to elements on the edge of the site and that works. Recommended taking them off of poles and siting them in better locations.

Ms. Crary asked about the digital banners.

Mr. Kiel said maybe some are okay, but don't put it on a pole – find another way. As long as it is low, it is not as visually impactful to the landmark. Signs don't have to have perfect view from every part of the campus. He said to prune them down and find an anchor point.

Ms. Durham said it is visual overload; it feels cluttered and that many signs are not needed. She said they should appreciate the plaza space around the landmark.

Mr. Coney said to think of the Opera House, Intiman – there are not a lot of signs and not at this scale. He said this is too big, too much, too flashy. He said people will already know the event they are going to. What is proposed is not in character with the landmark building and with Seattle Center. He asked if they considered the impacts it would have on people with epilepsy. He recommended eliminating the digital pole mounted signs.

Mr. Macleod said to look at other performance venues – McCaw Hall, Tacoma Dome. He said this is too much. He said wayfinding is an opportunity to use great graphic design and suggested looking at the City of Cleveland which does not use video. He said the light competes with art. He noted controversy over Neptune Theater video board. He recommended they look at examples of classic (historic) arena signs.

Mr. Freitas noted the integrity of the setting – it is a historic Modernist plaza. He said the perimeter is to preserve visibility of the building elevations. He said the green signs on page 22 are incompatible with the character of the designated landscape. He noted the proximity of the signs to public art/mosaic at the southwest vent structure.

Mr. Kiel followed up to Mr. Freitas' comment and suggested scaling back the signage to expose more of the blank wall and give the mosaic room. Suggested it was better to not light the mosaic, so it does not compete with the digital screens at night.

Ms. Doherty said the cladding there is a textured wall panel. It was designed this way so as not to be blank walls.

Ms. Crary said why not on the building. The south end is a new piece and they had the idea of a display inside the new glass. They are open to putting it on building.

Ms. Doherty noted Mr. Chalana's comments and said she did not think he was supporting adding more art or signage to the building.

Ms. Crary said the banners are for sponsorships.

Ms. Doherty asked her to clarify.

Ms. Crary said for the building and for opera; they are part of the program sponsorship. She said OVG has sponsorship rights for the whole campus, the whole 74-acre campus. It will all be integrated.

Mr. Kiel said it would be helpful to understand what 'sponsorship' means.

Ms. Crary said a set of sponsors for the team, facility, and campus.

Mr. Kiel said to an outside observer it looks like advertising.

Ms. Crary said there is a new ordinance that clearly defines sponsorship. The Seattle Center has an obligation and authority to review and approve all signage for content and framework. She said they will create a signage plan to open doors to conversation.

Mr. Kiel asked if there is a limit to number of sponsors.

Ms. Crary said it is geared toward a thanking of sponsors.

Mr. Mugmon said the image on the green signs will change every ten seconds.

Ms. Doherty said they have described it as a "slide show".

Ms. Crary said the Seattle Center will put up a couple images; they will dissolve over time; there will be no flash.

Mr. Coney said it is too much.

Mr. Kiel said it is not facing the right of way, it faces the pedestrian pathway. If they are positioned at entry point and edges, they might be able to reduce the number.

Ms. Doherty asked the Board about the proposed signage on the building and at the garage entry.

Mr. Kiel said it seemed fine.

Mr. Cheong said signs on the buildings are static, positioned over entry doors.

Ms. Crary said they are now thinking of the two exiting areas at the north as potential entrances.

Mr. Kiel said the most exciting art appears to be in the tunnel.

Mr. Cheong said the Board's feedback had been helpful and on-point.

Mr. Coney asked about lighting and signage plans at other new stadiums.

Mr. Freitas said to show examples of other historic, rehabilitated buildings and how they approached signage such as Wrigley Field and Soldier Field.

101619.7 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator