



The City of Seattle

# Landmarks Preservation Board

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LPB 760/17

## MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4<sup>th</sup> Avenue

L2-80, Boards and Commissions Room

Wednesday, October 18, 2017 - 3:30 p.m.

### Board Members Present

Deb Barker

Russell Coney

Kathleen Durham

Garrett Hodgins

Robert Ketcherside

Kristen Johnson

Nicole McKernan

Julianne Patterson

Steven Treffers

### Staff

Sarah Sodt

Erin Doherty

Genna Nashem

Rebecca Frestedt

Melinda Bloom

### Absent

Jordan Kiel

Vice-Chair Deb Barker called the meeting to order at 3:30 p.m.

### **101817.1 APPROVAL OF MINUTES**

August 16, 2017

MM/SC/JP/RC

6:0:1 Minutes approved. Mc. McKernan abstained.

### **101817.2 SPECIAL TAX VALUATION**

101817.21 Fort Lawton  
4000 Washington Ave W

Ms. Nashem provided photos of work done and noted the submitted and eligible rehabilitation costs were \$476,589.00; there were no disallowed costs.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Certification: 4000 Washington Ave W. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; 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/GH/JP 7:0:0 Motion carried.

**101817.3 CERTIFICATES OF APPROVAL**

101817.31 Alki Homestead / Fir Lodge  
2717 61<sup>st</sup> Avenue SW  
Proposed change in color for roofing

Ms. Doherty provided recent history of the building – fire, vacancy - and the new owner, Dennis Schilling, who is renovating it. She explained that brown shingles were previously proposed and approved, and now they've asked for a broader approved selection of colors so they can choose which works the best in the field.

Ms. Johnson arrived at 3:35 pm.

Matt Schilling explained they want as many options as possible to choose which looks best.

The applicant showed the Board the eight samples that the ARC thought were all reasonable.

Ms. Barker said ARC was fine with the option of approving a larger color selection. She said originally the roof was real wood shingles, which are not an option for the owner now.

Public Comment: There was no public comment.

Board Discussion:

Ms. Durham thought it was reasonable.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed change to the asphalt roof shingles at the Alki Homestead / Fir Lodge, 2717 61<sup>st</sup> Avenue SW, as per the list of options as noted.

This action is based on the following:

1. The proposed asphalt roof shingles do not adversely affect the features or characteristics specified in Ordinance No. 118235, as the proposed work does not destroy historic materials that characterize the property, and is 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 owner will notify the Landmarks Board Coordinator in writing of the roofing option he has chosen from the Board's pre-approved list.
3. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/KD/RK            8:0:0    Motion carried.

101817.32

Columbia City Landmark District  
4869 Rainier Ave. S. – Island Soul  
Proposed canopy and storefront replacement

Ms. Frestedt explained the proposed replacement of the canopy and storefront renovation. Canopy frame will be constructed to match original. Proposal includes installation of glass panels within the canopy frame and a proposal to include in-swinging accordion-style storefront window system. The proposal also includes storefront stabilization and construction of a temporary plywood wall for protection during construction. Exhibits included plans, photographs and samples. The building, originally called Columbia Confectionery, was constructed in 1928. It is a contributing building located within the Columbia City National Register District. The original storefront system was altered prior to the establishment of the historic district. The Columbia City Review Committee received a briefing on proposed alterations to the canopy, prior to its removal, in December 2016. At that time an option was presented to install glass panels within the frame. CCRC members were supportive of the proposed retrofit. Members stated that the essential contributing qualities of the canopy would remain. Since the December briefing, the canopy further deteriorated and was removed by the owner. The project scope has expanded to replace the canopy and renovate the storefront, to include an operable window.

Ms. Frestedt said that on October 3, 2017 the Columbia City Review Committee reviewed the application. The Committee asked clarifying questions, including clarification about the tile configuration and trim details. The applicant made modifications to the original proposal in response to the Committee's recommendations. A community member gave public comment in support of the proposal. Following deliberations, the Committee members recommended approval of the proposal.

Steve Southerland, Johnson + Southerland, explained that the existing storefront and tiles were installed in the 1960s. He said that the owner had intended to retain the canopy frame and replace the metal panels, but portions of the canopy had fallen and it was removed as a safety measure. He said they propose to replicate the canopy frame with the same tie rod configuration, replicate turnbuckle, attach into brick sidewalls. The depth of the canopy channel will expand from 9 ¾" to 10" to meet structural requirements. He said they will use frosted glass instead of metal panels. He said they will replace existing, non-original tile with checkerboard pattern of

browns and greens, inspired by Jamaican restaurants and colors. He said bi-fold sliding windows will open-up the storefront. They will replace the gutter, and drain to existing downspout. He said they will put transom windows back in. He said an old air conditioning unit will be removed and the opening will be filled with glass. He said that T-bars hold up the gutter, not the canopy.

Ms. Patterson asked if there are other buildings in the district with an accordion-style storefront.

Ms. Frestedt said referred to the Hastings Building, an historical non-contributing building that was recently restored.

Ms. Patterson asked about precedent for glass panels within the canopy.

Ms. Frestedt said there are others in the District. She has heard complaints from the community about how dark it can be under the canopy and concerns about public safety; the applicant was willing to consider options.

Mr. Hodgins asked about proposed tile colors.

Ms. Frestedt said that there are lots of tile color palettes in the neighborhood.

Public Comment: There was no public comment.

Mr. Southerland said the storefront will have large fixed panels, symmetrical around the door.

Ms. Barker said originally the doorway was in the center.

Ms. Patterson said this is a contributing building in a historic district and asked if alternatives were considered.

Ms. Frestedt distributed the alternate design, without accordion windows, that was viewed by the Review Committee.

Ms. McKernan said the door is off center now; the proposal matches the location of the current door.

Mr. Southerland said the interior of the bar is configured around the off-set door. To center the door would require interior alterations.

Mr. Coney asked if they have to remove the tile.

Mr. Southerland said they do in order to install window supports. He said they will cast small concrete curb below the tile, to be painted brown.

Mr. Ketcherside said it has been a while since the building looked like the it did originally. He said interior design led to exterior layout. He said the wood is preferable to the existing aluminum storefront, the new tile is more interesting, the accordion windows are removable and will help with sidewalk interface.

Ms. Frestedt noted that the business owner is also the building owner.

Ms. Johnson said the tile color is not crazy; there is lots of tile in the neighborhood.

Mr. Ketcherside said the color scheme is also cultural; it is not out of place.

Ms. Johnson said the storefront has been changed so the accordion doors are no problem and she preferred wood over the aluminum that is there now.

Ms. Durham said the proposed windows echo what was there originally and they are replacing an aluminum system with wood; she noted they are aligned with transom windows.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for exterior alterations at 4869 Rainier Ave. S., as proposed

This action is based on the following:

The proposed exterior alterations meet the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

**Guidelines/General**

8. Emphasis should be given to maintaining the character of, and enhancing compatibility with, contributing buildings.

**Guidelines/Specific**

**2. Building Materials and Fixtures.**

Integrity of structure, form and decoration should be respected. Building facades should be brick, wood, or other materials that are in keeping with the historic character of the District. Exterior light fixtures shall be in keeping with the historic character of the District.

**3. Building Surface Treatments.**

Approved surface treatments shall be consistent with the historic qualities of the District. No paint shall be applied to unpainted masonry surfaces. Painted surfaces shall be:

- a. Repainted with the original historic color(s) of the building, provided that the business or property owner obtains a professional color analysis; or
- b. Repainted with subdued colors that are appropriate and consistent with the building and other buildings in the District.

**4. Storefront.**

Building facades should have a greater proportion of window and door openings than wall spaces on pedestrian levels. Any exterior façade alteration shall respect the original architectural integrity of the storefront. Recessed entryways and/or alcoves shall be maintained for existing street-level storefronts. Original fenestration shall be preserved (i.e., windows, transom areas, and door design). Storefront materials should be brick, wood, concrete, and tile, or a combination thereof.

**10. Awnings/Canopies/Marquees.**

Marquees, awnings, and canopies will be encouraged at street level. Shiny, high-gloss materials are not appropriate. Distinctive architectural features shall not be covered, nor shall installation damage the structure. Awnings may be installed on upper levels where appropriate.

**Preservation Brief #11 – Rehabilitating Historic Storefronts**

**Secretary of the Interior’s Standards #2, 5, 6, 9 and 10**

MM/SC/RK/KJ            7:1:0    Motion carried. Ms. Patterson opposed.

101817.33

Columbia City Landmark District

Multiple locations within the Right-of-Way

Proposed installation of pay stations and parking-related signs

Ms. Frestedt explained the proposed installation of nine (9) pay stations and related signage within the right-of-way associated with SDOT’s Community Access and Parking Program in Columbia City. Exhibits included plans and photographs. In Feb. 2017, the CCRC received a briefing on the proposal. There was a discussion about the addition of metered parking within the neighborhood. Staff stated that the purview of the Board is on the attachment and location of proposed pay stations and posts, rather than the implementation of paid or time-limited parking in the District. On Sept. 5<sup>th</sup>, 2017 the CCRC reviewed a proposal for installation of pay stations and signage. The Committee discussed the siting and installation of the pay stations and stated a preference for installation of the pay stations within the brick paver area, aligned with other features in the RoW. Members did not support locating the pay stations within the concrete section of the sidewalk. The Committee deferred a recommendation on the proposal pending submission of optional locations and attachment details.

On October 3, 2017 the Columbia City Review Committee reviewed the application. The Committee discussed siting and attachment details for the four pay stations located within the brick paver strip. Following their deliberations, CCRC members recommended approval of the proposal, with the added recommendation that the attachment within the brick paved area will minimize damage to the bricks. Members stated that bolting within the mortar joints is preferred; if a concrete pad is required, the CCRC recommended that the pads have the smallest footprint possible.

Jonathan Williams, SDOT, explained proposed changes to parking and pay stations. He said that 70 existing parking signs will be replaced or modified to reflect the addition of the residential permit zone (RPZ) and that some new signs will be added. He said that nine (9) pay stations and related signs will be installed, including four (4) along Rainier Ave. S. He said they will use utility poles as possible or telespar poles. He said they will be mounted in the brick paver area away from historic lamp posts. They will sit in 1 1/2” of mortar; 3 5/8” concrete bolts will attach into the grout lines. He said the worst case is that they will have to remove small brick area – not to exceed 24” x 36” – to put in the concrete pad.

In response to a question from the Board, Ms. Frestedt said it is non-original brick installed as part of a 1979 streetscape project.

Ms. Patterson asked if they will replace pavers or patch.

Mr. Williams said they will grind bolts flush with sidewalk.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for Street Use, as proposed.

Ms. Barker said that the proposal is reasonable and meets the Standards. It is consistent with other historic districts.

This action is based on the following:

The proposed street use meets the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

**Guidelines/Specific**

**7. Street Use.** Any work that affects a street, alley, sidewalk, or other public right-of-way, shall be reviewed by the Review Committee and Board. Emphasis shall be placed on creating and maintaining pedestrian-oriented public spaces and rights-of-way. Street trees and other plant materials that add human enjoyment to the District shall be encouraged. Decorative treatments within the sidewalk, including special paving patterns and building entryway tiling shall be preserved. The use of alleys for services and public-oriented activities shall be encouraged.

**Secretary of the Interior's Standard #9 & #10**

MM/SC/JP/GH            8:0:0    Motion carried.

*Mr. Treffers arrived at 4:20 pm.*

**101817.4            CONTROLS & INCENTIVES**

101817.41            Firestone Auto Supply & Service Store  
400 Westlake Avenue  
Request for extension

Ms. Sodt explained the request for extension until the second meeting in February, February 21, 2018. She said a full board briefing has been proposed.

Jack McCullough said the approach has not changed and things are moving ahead.

Action: I move to defer consideration of Controls & Incentives for the Firestone Auto Supply & Service Store, 400 @Westlake Avenue, until February 21, 2018.

MM/SC/RC/RK            9:0:0    Motion carried.

101817.42     Ainsworth & Dunn Warehouse  
2815 Elliott Avenue  
Request for extension

Ms. Sodt explained the request for extension until February 21, 2018. She said they should have a signed agreement before that.

Jack McCullough said they will have the agreement back; they want the TDR.

Action: I move to defer consideration of Controls & Incentives for the Ainsworth & Dunn Warehouse, 2815 Elliott Avenue, until February 21, 2018.

MM/SC/JP/RK           9:0:0    Motion carried.

101817.43     Kelly-Springfield Motor Truck Co Building  
1525 11th Avenue  
Request for extension

Jack McCullough requested extension until February 21, 2018 and said the agreement should be done by then.

Action: I move to defer consideration of Controls & Incentives for the Kelly-Springfield Motor Truck Co Building, 1525 11<sup>th</sup> Avenue, until February 21, 2018.

MM/SC/RC/JP           9:0:0    Motion carried.

101817.44     White Motor Company Building  
1021 E. Pine Street  
Request for extension

Jack McCullough requested extension until February 21, 2018.

Action: I move to defer consideration of Controls & Incentives for the White Motor Company Building, 1021 E. Pine Street, until February 21, 2018.

MM/SC/RC/JP           9:0:0    Motion carried.

101817.45     Federal Reserve Bank Building  
1015 Second Avenue  
Request for extension

Ms. Sodt said she has received positive feedback.

Jack McCullough said they are waiting on the MUP and then will be back.

Ms. Sodt said she is waiting for the Certificate of Approval application.

Action: I move to defer consideration of Controls & Incentives for the Federal Reserve Bank Building, 1015 Second Avenue, until February 21, 2018.

MM/SC/KJ/GH           9:0:0    Motion carried.



101817.46     Franklin Apartments  
2302 4th Ave  
Request for extension

Jack McCullough said they submitted the MUP and are in the first stages. He said they have gotten good feedback and will be back with details. He requested extension until February 21, 2018.

Action: I move to defer consideration of Controls & Incentives for the Franklin Apartments, 2302 4<sup>th</sup> Avenue, until February 21, 2018.

MM/SC/RC/KJ           9:0:0   Motion carried.

101817.47     Lloyd Building  
901 Stewart Street  
Request for extension

Jack McCullough said they are talking about the building being part of a larger project and will be back in December. He requested extension until February 21, 2018.

Action: I move to defer consideration of Controls & Incentives for the Lloyd Building, 901 Stewart Street, until February 21, 2018.

MM/SC/RK/KJ           9:0:0   Motion carried.

101817.48     Century 21Coliseum / Key Arena  
305 Harrison Street  
Request for extension

Ms. Doherty explained the request for a three-month extension. ARC has seen a briefing.

Action: I move to defer consideration of Controls & Incentives for the Century 21 Coliseum / Key Arena, 305 Harrison Street, for three months.

MM/SC/RK/JP           9:0:0   Motion carried.

101817.49     Bressi Garage  
226-232 1<sup>st</sup> Avenue North  
Request for extension

Ms. Doherty explained the request for three-month extension. Proposed design being briefed together with Key Arena proposal.

Action: I move to defer consideration of Controls & Incentives for the Bressi Garage, 226-232 1<sup>st</sup> Avenue North, for three months.

MM/SC/RK/ST           9:0:0   Motion carried.

**101817.5       DESIGNATION**

101817.51

Mount Zion Baptist Church

1634 Reverend Dr. S. McKinney Avenue (19<sup>th</sup> Avenue)

Ms. Doherty said at nomination meeting the board asked for more background information. The applicants are prepared to provide more information on the Civil Rights Movement as it relates to the subject property. Ms. Doherty said that she addressed the Board's request for more information regarding Afrocentric Architecture, and sent this to the Board in advance of the meeting.

Sam Cameron provided context of the site and said lots include 14, 15, 16, 17, 18, 5, and 6; he said the church owns nearly the entire block. He noted the architecture of the buildings, mansard roof, shapes and chevron patterns, which were interpretations of Reverend Dr. McKinney's vision following his trips to Africa. He noted the bell tower, elevator and sanctuary, and vivid color palette and said they all have meaning. Reverend McKinney envisioned a very unique sanctuary in which the cultural expression and heritage of African Americans could be manifested through an African theme and motif.

Reverend Dr. Phyllis Beaumonte explained that Dr. McKinney brought the concept of Africa and African-American experience to have a place to worship. She said the fellowship hall was built in 1962 as a meeting place for African American and entire community to meet about social issues and civil rights. Currently, Mount Zion Baptist Church has a multi-racial and multi-ethnic congregation that reflects the family of God. Students from Seattle Pacific University visit Mount Zion very often. Sometimes it is to fulfill a theology course requirement and some end up joining the church. In spite of the shift in demographics due to the gentrification of Seattle, Mount Zion ministries, community groups and other organizations continue to use the building for weekly, monthly, annual meetings, and various events:

- Grandmothers Against Gun Violence meet monthly either in the Jessie L. Shields Fellowship Hall or the church parlor.
- The Washington Rhinestone Club often holds its annual educational scholarship luncheon at Mount Zion in the Spring.
- The Mount Zion Feeding Ministry under the umbrella of the Christian Board of Education, continues to prepare and feed hundreds of homebound and street people since the 1980s.
- The Mount Zion "Helping House" provides slightly used clothing, books, and furniture to those in need.
- The Helping House is open on the 1<sup>st</sup> and 3<sup>rd</sup> Saturdays of the month from 11:00am -1:00 p.m.
- Team Issachar is a youth mentoring Ministry at Mount Zion, which reaches out to young boys beyond those who are members of the church. They meet each Saturday morning in the Fellowship Hall.
- The National Council of Negro Women meet monthly at Mount Zion Baptist Church.
- The Seattle Alliance of Black School Educators holds its annual scholarship dinner during the month of June at the church in the Jessie L. Shields Fellowship Hall.
- The Mount Zion Baptist Church Veterans Ministry meets at the church once a month. its mission is to provide counseling, resources, and other services

for veterans, who are not only members of the church but all veterans in need of help who live throughout the city of Seattle. Each year, there is also a program and luncheon honoring veterans.

- The First Lady's Chari-Tea, meets monthly to plan for their event to raise money to purchase toys, food, and clothes for those throughout Seattle, who are in need. The items are given out on Mount Zion's Christmas Day of Caring.
- The Christmas Day of Caring is held each year during the month of December. At this event children, parents, grandparents, and friends are invited to come and receive gifts of toys, clothing, and food. In addition, there is a special program designed to honor those in need. This event is open to the entire community.
- The Seattle Central Community College's annual observation of Reverend Dr. Martin Luther King Jr.'s birthday, is held at Mount Zion Baptist Church on the Friday prior to Dr. King's birthday. The program at this event is dedicated to the memory and work of Dr. King. Pastor Emeritus, Reverend Samuel B. McKinney, a classmate of Dr. King, also presents his annual scholarship to a deserving student.
- Mount Zion considers itself to be a crossroads for the community; multicultural, multi-faith and other groups working toward issues of social justice regularly meet at the church.

Dr. Samuel B. McKinney, Pastor Emeritus, put it this way "somebody has to speak a word of hope, and love in word and deed in a world of darkness and despair. Mount Zion must continue to speak a word of judgment when and where necessary to systems insensitive to the needs of people. Along with the Great Commission, this has been the role of the church and it must remain the role of the church..."

Reverend Beaumonte said Mt. Zion achievers include:

Samuel J. Smith, two five-year terms in the Washington State Legislature; 24 years on the Seattle City Council, eight years Seattle City Council President; Mayor Pro-tem; President, Mt. Zion Brotherhood Ministry; taught Sunday School.

Charles M. Stokes, the first African American in King County elected to the state Legislature; the first African American appointed to Seattle District Court.

Clara J. Bonner, the first president and organizer of the Sojourner Truth Home for Missionaries as well as the first president of the Seattle Federation of Colored Women's Clubs. Because of her spiritual insight and leadership, she served as Chairperson of the Mount Zion Baptist Church Deaconess Board, President of the Women's Missionary Society, and president of the Women's Convention of the General Baptist Association of Washington State.

Ron Sims, was licensed to preach the Gospel of Jesus Christ by Mount Zion Baptist Church. In 1985, he became the first African American in history to be an elected official to the King County Council and later as County Executive. He was appointed Deputy Secretary of the United States Department of Urban and Housing Development.

Norman Rice, 11 years on Seattle City Council; Seattle Mayor; a Christian and public servant.

Rosalind Woodhouse, served on the Board of Christian Education. In 1977, Dr. Woodhouse was appointed by Governor Dixie Lee Ray to be the Director of the State Department of Licensing making her the first African American woman in the state of Washington to hold a cabinet level position. Her outreach work included: serving twice as president of the Seattle Women's Commission, a Trustee at Central Washington University, and a charter member of the Board of Directors of the National Association of Minority Trusteeship in higher education. Dr. Woodhouse has served in numerous other capacities including the Chief Executive Officer of the Seattle Urban League.

Phyllis Beaumonte, President Seattle Church, President Church Council, Former President of Seattle Church Women United, Past President of the Church Council of Greater Seattle, Past President of Church Women United of Washington and Northern Idaho, former President of the Black Heritage Society of Washington State, Inc., past president of the Board of Directors for the Central Area Senior Center, Board member and 2<sup>nd</sup> Vice president of the Washington, Oregon, Alaska, Regional Unit of the NAACP and a recipient of numerous Education awards. Reverend Beaumonte is currently an Associate Minister at Mount Zion Baptist Church, and Chairperson of the History and Archives Ministry.

Reverend McKinney became the 22<sup>nd</sup> pastor of Mount Zion Baptist Church. A visionary, Dr. McKinney has led Mount Zion, a church with humble beginnings, to a place of prominent service to God and His people. He led the completion of a \$300,000.00 Educational Wing; it was completed in order to house a program of Christian Education, the Mount Zion Preschool and Kindergarten, the Mount Zion Ethnic School, and to provide space for Civic and Civil Rights groups seeking a facility that would accommodate their meetings. The new sanctuary was completed in 1975. Through Dr. McKinney's leadership the church established Washington State's first Protestant Church Credit Union, a full-time Pre-school, Kindergarten and Day Care Center, a radio ministry, the purchasing of property surrounding the church, building the Samuel B. McKinney Retirement Manor for seniors which was completed in 1998, and the Russel L. Gideon Bell Tower, completed in 1999. In demand for his skill and leadership qualities in the greater faith community, Reverend McKinney has served as President of the Board of Directors of the Greater Seattle Council of Churches; President of the Mount Zion Baptist Church, 19th and East Madison Street Baptist Ministers Conference of Seattle and Vicinity, Vice-president of the Washington-Northern Idaho Council of Churches. Past president of the North Pacific Baptist Convention, past Board member of the National Baptist Convention USA Incorporated, former member of the Board of Trustees of the American Baptist Churches of the Pacific Northwest, and in many other capacities. Locally, Reverend McKinney's civic involvement included: Board member of the Seattle Branch of the NAACP; Board member of the East Madison Branch YMCA, and serving on the Seattle Human Rights Commission. The congregation is also active in the Seattle Plymouth Church Partnership, Vacation Bible School, Feeding Program Ministry (both home and street centered) which serves the homeless and shut-in, a Chore Ministry that provides assistance to those who are disabled, a tutoring program for public school children, a Charity Ministry for those who are in need monetarily, and Senior Citizen and Women's Ministries. Mrs. McKinney, a well-known educator and Specialist in Early Childhood Education, founded the

Scholarship Ministry at the church. Hundreds of members of the church are the recipients of thousands of dollars to assist them to reach their educational goals. During Dr. McKinney's tenure, the congregation grew to over 2,000 members. He retired in 1999 and became "Pastor Emeritus" in April 1999 after more than 40 years as the Pastor of Mount Zion Baptist Church. She said Dr. McKinney was a friend of Dr. Martin Luther King's – they went to Morehouse College together. Dr. King came here at Dr. McKinney's request. Coretta Scott King was a pianist and performed at Mt. Zion.

Dr. Beaumonte said that the ministry was extended beyond the walls of the church. She said Mt. Zion is known all over the United States for civil rights work. She said that Dr. McKinney's social gospel work exemplifies what the gospel is about and the legacy is all over the United States and beyond. She said the church has been here for over 127 years; it is a beacon of light for everyone seeking hope and restoration and faith that will carry them through any obstacle.

Ms. Barker said the nomination report was detailed and thorough; she went on the tour and reported that pictures don't do it justice.

Dr. Beaumonte explained that Dr. King spoke at the red brick church; one of the impetuses to build a new building was the growing congregation. She said that Mrs. King played the piano later in the Fellowship building.

Mr. Coney asked about design of the church.

Mr. Cameron said that Durham, Anderson, and Freed was the firm used; McKinney came with distinct design ideas. He said this was their interpretation of what McKinney saw in Africa – hut, pole structures, textures, and shapes. The twelve wood beams represent the twelve tribes of Israel. They also represent the twelve Apostles and the unfinished nature of humankind. The wood posts of the African motif are from the natural Northwest. The skylights represent the four gospel writers of the New Testament. They also represent the light of Jesus Christ to every believer.

Public Comment:

Jennifer Mortenson, Washington Trust, supported designation on all criteria. She said that it is unique and wonderful to Seattle and Washington State. She appreciates when a property owner nominates their property and embraces the landmark program and documents their history. She said that historic preservation suffers from a lack of diversity and it is time to turn that around. She said there is a variety of cultural history and perspectives worthy of preserving.

Michael Herschensohn, Queen Anne Historical Society, noted the significance of the church. He said that the James Washington, Jr. statue alone is good reason for designation; he was a critical figure in the civil rights movement. He was the only African American sculptor in Seattle; his house and studio are landmarks. His wife, Jane, taught in the church school.

Ms. Patterson disclosed she works for the Washington Trust. Neither the board members nor the owners had concern about her participation.

Mr. Treffers thanked the owners for bringing the property through the process and appreciated the opportunity to learn about the important history, which he found enlightening. He said too often we see only a specific part of history; he appreciated learning more about the social, political, culture experience of the African American community. He said that all criteria are met and noted the Civil Rights movement, the architecture, significant people. He agreed with the Staff Report.

Ms. Barker asked if the lobby was included.

Ms. Doherty clarified that at nomination the Board included the interior of the sanctuary not the lobby; as well as the building exterior, the bell tower, and the portion of the site as noted.

Mr. Hodgins supported designation on all criteria and noted his agreement with Mr. Treffers' comments. He appreciated hearing about the church's African-centered design and the meaning behind it.

Ms. Patterson supported designation on all criteria and echoed other board comments. She thanked the owners for bringing the nomination forward. She said it is an opportunity to learn more about Afrocentric architecture. She said she did more research and reviewed additional information sent out by Ms. Doherty and noted there is not much information on Afrocentric architecture. She said expression should be representative of African American heritage. She said principles have been documented and this building clearly represents significance in a way no other landmark in the City does. This building, property, and community represents so much more. She said that everything has a purpose and is special. She noted Criterion A, connection to significant historic event and had questioned if the Civil Rights movement was an event or a period. She decided that it met that Criterion. She noted the history of redlining in Seattle and how Reverend McKinney spoke out; the congregation couldn't get a loan. Finally, they were able to get a loan from American Baptist Bank in Pennsylvania.

Mr. Coney thanked the owners for nominating the building and embracing the landmark process. He supported designation on all criteria. He noted the significance that the church has survived on this site for a century, despite all the changes in the area. He said that lots of churches are for sale. He said the church is unique for the stained glass, bell tower, education wing, James Washington sculpture, twelve supports, etc. He said the site is prominent but he noted the significance of what the church has done in the community and what members have gone on to do.

Ms. Durham said she wholeheartedly agreed; she supported designation on all criteria. She said it is a rare opportunity to designate something so unique culturally and architecturally. She said more scholarship is needed in this area of preservation.

Ms. Johnson supported designation on all criteria. She said it is a pleasure to learn more about the building and community. She noted vernacular buildings were the design inspiration, chosen to represent Afrocentric architecture as a style. She said that Reverend McKinney sought to define the community.

Mr. Ketcherside supported designation on all criteria. He said the building stands as a clear embodiment of Dr. McKinney's clarity and strength of vision. He said the leaders of the church impacted outside the church walls. He said the church reflects that and is a

reflection on Dr. McKinney's clarity and vision. He noted the visionary design and loan. He said the Civil Rights movement is reflected in Criterion A which talks about a significant event, not a single moment in time. He noted the significance of all the activity centered at the church.

Ms. McKernan supported designation and said it clearly meets all criteria. She noted the church's role in facilitating Civil Rights movement and she noted there are few examples of Afrocentric architecture.

Ms. Barker supported designation on all criteria. She said she went on the tour and noted the original stained glass windows in the vestibule, the floor to ceiling stained glass windows, the two-three story space in the sanctuary hold up by twelve trees – whole trees. She said pictures don't do it justice. She noted the skylights depicting Matthew, Mark, Luke, and John and commented on the colors and rich details. She said the meeting space / lounge has one wall containing a mural of the building history, honor to the heritage. She said the sanctuary speaks volumes.

Mr. Ketcherside said that it looks like 2 – 3 stories outside but inside you experience the entire single volume of space.

Action: I move that the Board approve the designation of Mount Zion Baptist Church at 1634 Reverend Dr. S. McKinney Avenue as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards A, B, C, D, E and F; that the features and characteristics of the property identified for preservation include: the site; the exteriors of the church building, educational unit, and bell tower; the interior of the sanctuary; the James W. Washington Jr. sculpture "Oracle of Truth"; and exempting all elements of the building and site that are liturgical in nature.

MM/SC/RC/JP 9:0:0 Motion carried.

*Ms. Barker left. Mr. Ketcherside continued the meeting as Acting Chair.*

## **101817.6 NOMINATION**

101817.61 Century Building  
400 Queen Anne Avenue North / 10 Harrison Street

Abby DeWeese, Hillis Clark Martin & Peterson, explained the owner is Arts Fund and discussed their mission. She explained the concrete sunshade panels were removed for life-safety reasons. She said they do not support nomination and want to enjoy highest and best use of the building to honor the donor's intent.

Full report in DON file.

Ellen Mirro, The Johnson Partnership, provided context of the neighborhood and site. She provided a virtual 'walk around' the site and buildings. The building is divided into three components: a four-story office tower located on the western portion of the site, a four-story enclosed connecting bridge accessing a central five-story stair and elevator tower, and a two-story parking garage located on the eastern portion of the site. She said the concrete structure is clearly expressed and she indicated where the

panels were removed and where shotcrete infill was applied. She said the main entry is on the south façade. She said the interior is open office style. From an architectural rendering she said the ground floor was designed for transparency. It was built as a bank and in 1966 the Seattle Times noted it for design excellence. In 1991 King FM moved in and NBBJ did improvements and the initial transparency was lost and the entry door was closed off. She said in 2001 structural issues started; bays were infilled with shotcrete to address seismic concerns. She said a structural engineering report has been provided and detailed affected areas.

Ms. Mirro said the building doesn't meet any of the criteria for nomination. Regarding Criterion C she reported significant aspects of Queen Anne neighborhood included the construction of the counterbalance, Denny Hill Regrade, and the 1962 World's Fair; this building doesn't have any significant associations. She said the building is not a good example of Modernism or Brutalism and said there are better examples such as Rudolph Hall / Yale Art and Architecture Building, Richards Medical Research Building at the University of Pennsylvania, the recently demolished More Hall Annex at the University of Washington. She said the Brutalist style was usually applied to institutional buildings. She said the Brutalist style was much more responsive to the Cold War than the future. She said that necessary structural modifications changed the defining features and it can't convey the style.

She said that Carl "Arnie" Bystrom and James Grecco designed the building. She reported they designed the Carsten Lien residence, K. M. Robertson offices, Stuart Anderson Black Angus restaurants, Raft River Retreat for which they received a national honor. She said that many magazines cited them. She said that Mr. Bystrom wouldn't have been happy with the changes made. She said this building is not one of Bystrom's best; he was at his best when working with wood and she provided photos of many of his works. Andersen, Bjornstad and Kane was the engineer on the project; other projects by the firm include Community Civil Defense Shelter, West Seattle low bridge, More Hall, and the Boren Building. This building is not an outstanding work of either firm and doesn't meet Criterion E. She said Criterion F was not met. The building doesn't stand out in the neighborhood in form, mass, scale or age; it has similar mass as others.

Mr. Coney disclosed that Arnie Bystrom was his father's neighbor, and designed some structures for him. Neither the board members nor the property owner had issue with his participation.

Ms. Mirro explained that the engineering report was in the report and also provided to SDCI.

Mr. Treffers asked about an award the building received for pre-stressed concrete.

Larry Johnson, The Johnson Partnership, said the award was for its use of concrete; it was an industry award.

Mr. Hodgins asked how other buildings of this type have held up. He said the Richards Building has not held up well; lots of retrofitting was done to make it habitable.

Ms. Mirro said the primary consideration is the low cost.



Mr. Coney asked when the shotcrete was installed.

Ms. Mirro said it was in 2001. King FM moved in and the building was reinforced seismically.

Ms. Patterson asked where the sunshades went after being removed.

Mari Horita, ArtsFund, said she didn't know.

Mr. Treffers asked about other Brutalist examples.

Ms. Mirro said Freeway Park. She noted the style is used in more academic settings; it is not popular or beloved.

Mr. Hodgins asked staff if the sunshade removal was permitted, and why SDCI did not refer this to DON.

Ms. Doherty she believed it would not have qualified for SEPA, and was therefore not referred DON.

Public Comment:

John Treutsch, ArtsFund Advisory Committee, said the building doesn't meet the designation criteria. He said he was familiar with Arnie Bystrom who was better known for residential and wood projects. He said this is a one-off type he never revisited. It is not significant.

Michael Herschensohn, Queen Anne Historical Society, wrote a letter (in DON file). He was disappointed that the sunscreens were removed in anticipation of the nomination. He said it is disingenuous to say the building was insignificant; it was an early work of Bystrom's career. He noted the relationship of the garage to the office building. He noted the association with Don Johnson of the Krellsheimer Foundation; he was instrumental in supporting ArtsFund and gave this building to ArtsFund.

Sandy McDade, lower Queen Anne resident, thanked the board and staff. She said the building is neither significant nor attractive. She said the building was donated as a gift to benefit the arts; there was no restriction on future use. She said the original design was flawed and the building required extensive retrofitting to the exterior. She said the structural engineering report called out problems with the shades as a hazard and liability. She said landmark designation would impair its value; it is not a landmark.

Nicole Demers-Changelo, Queen Anne Historical Society, supported nomination on criteria D and E. She said brick infill is part of the portfolio of the building and expresses the structure. She said the seismic retrofit could be fixed. She said that architecture also is an art.

John Bradshaw, Seattle Shakespeare Company, said his group is a beneficiary of ArtsFund, who is the bedrock for many arts organizations. They provide funding, leadership, training, database and more. He was opposed to nomination.

Mr. Ketcherside asked public speakers to speak to the Designation Standards and integrity as this is the Board's purview.

Alice Ikeda, production company, Seattle Youth Orchestra, spoke of the value and impact ArtsFund provides. She was opposed to nomination.

Leanne Olson, Queen Anne Historical Society, said she is intrigued by the building. She said the first priority was to nominate the building; Mr. Herschensohn wrote a nomination and reached out to the owners. She said she is disappointed with what transpired. She said she appreciates ArtsFund but noted that architecture is art, too. She said it is incongruous that that an important work of an architect would be demolished to provide funding for the arts.

#### Board Discussion:

Mr. Hodgins said it is an interesting example of Brutalist architecture but now it doesn't convey that. He said the sunshades were an important part of the original feel and design of the building. He said the 2001 seismic bracing had an impact. The building was not built to last; it is falling apart. He said he appreciated the public comments but it doesn't help to know about ArtsFund; comments need to stick to the designation criteria. He did not support nomination.

Ms. Patterson supported nomination on criteria D and E. She said one reason not a lot of people like Brutalist architecture is that it is not a friendly style. She said maybe that is why this is the only one that Bystrom did. She said it is not a popular and beloved style and the style and rarity should be recognized. She said it makes sense the sun shades needed to be removed. She said it is still Brutalist; the shades were only one aspect of the building. She said you rarely see a building in a Downtown urban area with a garage integrated with the style of the building. She noted the impacts of the auto on its design.

Ms. Durham said it meets Criterion D but she struggled with integrity concerns related to the loss of the sunshades. She appreciated the rarity of the example and said it is not the most outstanding work of Bystrom.

Ms. Johnson said she appreciates Brutalism which lends itself to monumental buildings. She said it is a nice building. Bystrom was a great architect but this is not one of his best. She said when designed it was a good example; the shotcrete affects the visibility of the ground floor. She did not support nomination.

Mr. Coney said the in the original photos you can see the Brutalist style. He noted the segregation of the stairs, and elevator and parking. He said the building has been degraded; something went wrong in its engineering. He noted the removal of the sunshades. He said it is not an outstanding work of Bystrom's; he did not do others like this. He said the building has reached the end of its life. It has lost integrity. The building was economically built and that had a likely impact on the condition now.

Mr. Treffers appreciated the comments about ArtsFund which is hugely important but said the board looks at the building and the criteria and can't take ArtsFund into consideration. He said the board looks at the building as it is, not as it was. He appreciates why the sunshades were removed. He said he had concern about the ability of the building to convey what it is. He wanted to know more about Brutalist buildings in Seattle and the rarity of the resource. He said it is not an outstanding work of Bystrom but it is notable work in his career. He supported nomination on Criterion D.

Mr. Ketcherside said the board is governed by Ordinance which looks not at condition, but integrity. He said it is not punitive. It is not about the owner unless the owner is part of the historic significance. He said the board gives no consideration about the future of the building. He said that Queen Anne Historical Society was planning to pursue the nomination even with the shotcrete, and the loss of sun shades. He said the loss of integrity is clear; it can't convey significance as architectural design. He said the argument about its rarity makes him willing to vote for nomination.

Mr. Hodgins said it would be ironic to nominate and recognize a failed Brutal building. He did not support nomination as a way to have more time to review it. He said the Board has too much other work to consider.

Ms. Patterson said the building had a seismic upgrade; it was not because it failed.

Ms. Johnson noted Code changes.

Ms. Doherty said the Board should be clear about the areas of control if making a motion in support of nomination.

Action: I move that the Board approve the nomination of the Century Building at 10 Harrison Street / 400 Queen Anne Avenue North for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the site, and the exterior of the building and parking garage; that the public meeting for Board consideration of designation be scheduled for December 6, 2017; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/JP/ST                      3:5:0    Motion failed. Messrs. Ketcherside, Hodgins, Coney, and Mmes. Johnson, Durham opposed.

*Ms. Durham left at 7:15 pm.*

101817.62                      Residence at 2703 East Yesler Way

Curt Altig, owner, said he purchased the house in January 2016 to develop seven units.

Full report in DON file.

Susan Boyle, BOLA, provided context of the site and neighborhood. She said the area is largely residential. It was platted in the 1870s. She said it has a rich demographic history over the years – Scandinavian, Japanese, Ashkenazi Jews, Catholics, African American. She noted the practice of redlining which excluded minorities from owning property elsewhere. She noted the lack of development in the 1970's and 1980's and said the area continued to be affordable. She said the area was subject to urban renewal project; properties were cleared and the project never happened.

Sonja Molchany, BOLA, explained that the original property was wider than it is today. The house was built in 1900 for William Rodgers, Superintendent of Construction for Seattle City Rail. The Rodgers family had moved out by 1907 and it became a rental property. In 1916 two narrow houses were constructed on the property as well as a three-bay concrete garage. In 1919 Morris Levy, a Turkish-born tailor and his extended family lived there. His widow was there until 1960. Hilra Preston owned the house from 1961 – 80; and, Ulysses Phillips from 1980 – 2016. The east portion of the property where the two narrow houses were, is no longer part of this property.

She said that the Queen Anne Pre-Classic style was the dominant residential style from the 1880 to the early 1900's. She noted the steep pitched irregular roof shape and dominant gable; the asymmetrical façade; full-width porch; classical porch columns; gable and returns. She said the garage is poured in place concrete with three bays. It was originally built into the slope; the driveway was cut in. Glazed doors were replaced with plywood. She said other area examples of the Queen Anne style include Nelson Steinbrueck house, Yesler Houses, 23<sup>rd</sup> Avenue Rowhouses.

Ms. Boyle said there are 245 extant examples of the Queen Anne subset in the Central Area. She said there are almost 400 in Seattle; this house is representative rather than distinctive.

Ms. Johnson asked about the windows.

Ms. Molchany said they have all been replaced.

Mr. Treffers asked about the addition to the rear.

Ms. Molchany said it was built in 1938-40.

Mr. Treffers asked about the Sanborn dates.

Ms. Molchany said the porch was there but it was not enclosed.

Mr. Coney asked if there is a basement.

Ms. Boyle said yes.

Responding to clarifying questions Mr. Boyle said they used the survey database and searched by Queen Anne style.

Ms. Molchany said it is within areas inventoried.

Public Comment:

Ms. Doherty said that letters of public comment were received (in DON file).

Board Discussion:

Mr. Coney said that there are many better examples of the style in the neighborhood and he did not support nomination.

Ms. Patterson supported nomination and commented that it embodies the Free Classic Queen Anne. She noted how few of the house in the neighborhood were owner-occupied. She said the house retains integrity. She said that there are not enough landmarks recognized in this neighborhood.

Ms. Johnson did not support nomination. Although she noted that this is an under-represented neighborhood. She said the windows have been replaced and there are a number of Queen Anne buildings in the neighborhood.

Mr. Hodgins did not support nomination. He said it did not have significant character. He wished more houses were brought through the process. He said the house is ordinary and has had changes over time.

Ms. McKernan said she is a strong advocate of designating residential buildings. She said this area of the city is rapidly changing and many have changed to mixed-use. She said it is an example of a middle-class vernacular house of its era.

Mr. Treffers said it is a good example of a middle-class vernacular house. He said the area is rapidly changing but that each building is looked at on its own merit. He said it doesn't meet the criteria and he noted that there are a decent number of this property type now. He said there are other better examples and he didn't support nomination.

Mr. Ketcherside did not support nomination. He said it would be easier if there were other criterion to hang his hat on.

Action: I move that the Board approve the nomination of the residence at 2703 East Yesler Way for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the site and the exterior of the house and garage; that the public meeting for Board consideration of designation be scheduled for December 6, 2017; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/NM/JP                      2:5:0    Motion failed. Messrs. Treffers, Hodgins, Coney, Ketcherside and Ms. Johnson opposed.

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator