



The City of Seattle

# Landmarks Preservation Board

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LPB 182/18

## MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4<sup>th</sup> Avenue

L2-80, Boards and Commissions Room

Wednesday, April 4, 2018 - 3:30 p.m.

### Board Members Present

Deb Barker

Russell Coney

Kathleen Durham

Jordon Kiel

Kristen Johnson

Nicole McKernan

Steven Treffers

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

### Absent

Julianne Patterson

Garrett Hodgins

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

## **040418.1 APPROVAL OF MINUTES**

February 7, 2018

MM/SC/DB/RC

6:0:1 Minutes approved. Mr. Kiel abstained.

February 21, 2018

MM/SC/DB/RC

6:0:1 Minutes approved. Ms. Durham abstained.

## **040418.2 APPOINTMENTS**

040418.21

Sand Point Naval Air Station Landmark District

Ms. Doherty explained the reappointment of two members for the Sand Point Application Review Committee

**Position 2 - Current/Former Landmarks Board member:** *Christine Howard*

Ms. Howard currently serves on the SPARC, and previously served two terms on the Landmarks Board in the At-Large position. She has a personal interest in Seattle’s cultural and architectural history, serving as a longtime volunteer in teaching, art, heritage, and genealogy.

Action: I move that the Seattle Landmarks Preservation Board approve the reappointment of Christine Howard to the Sand Point Application Review Committee for a two-year term ending October 19, 2019.

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

**Position 4 - District property owner, resident, or tenant:** *Tom Ansart*

Mr. Ansart currently serves on the SPARC. He is a tenant of Building 47 (Board of Directors for Seattle Musical Theater) and lives close to the historic district. He is a former state employee who has experience reviewing construction projects. Tom is active in the community and the historic district and is a Naval Veteran.

Action: I move that the Seattle Landmarks Preservation Board approve the appointment of Tom Ansart to the Sand Point Application Review Committee for a two-year term ending October 19, 2019.

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

**040418.3**

**CERTIFICATES OF APPROVAL**

040418.31

Fremont Library

1731 North 35<sup>th</sup> Street

Proposed alterations to exterior lighting

Ms. Doherty said the project was reviewed at ARC. She said the globe for the pendant fixture in the vestibule has been smashed; she noted vandalism issues. She said a new schoolhouse fixture is proposed that is similar in size and configuration; it has a fixed stem, and a shatterproof acrylic globe. She said they were unable to retrofit what was there. It isn’t known if the light is original, but it is historic; if not original, it is likely early in the building’s lifetime.

Ms. Barker said ARC was supportive of the proposal. Mr. Coney concurred.

Public Comment: There was no public comment.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed alteration at the Fremont Library, 1731 North 35<sup>th</sup> Street, as submitted.

This action is based on the following:

1. The proposed alteration removes a historic feature contributing to the characteristics as specified in Ordinance No. 121103. But the applicant has demonstrated the necessity to make this change for improved safety and security. The proposed work 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 other factors in SMC 25.12.750 are not applicable to this application.

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

**040418.4            NOMINATIONS**

040418.41            Francis Skinner Edris Nurses Home  
2120 1<sup>st</sup> Avenue North

Brian Regan, owner, presented the nomination report (full report in DON file). He said the building was constructed in 1923 for housing nurses as part of Children's Orthopedic Hospital (COH). He said it was common practice for nurses to have a dorm. He said that some of the campus has been demolished and some has been rebuilt but what is extant has been there since 1928. He reported that Anna Klise, whose son, Willis, died from Rheumatism, created an association dedicated to children's care. In 1898, while travelling she explored children's hospitals. She organized a board of like-minded women and in 1908 opened an eight-bed facility where all children could be treated. She said guilds raised money through drives and fundraisers. Francis Skinner Edris was a board member of the COH and for whom the nurse's home was named.

Mr. Regan said the Colonial Georgian Revival style building was popular around the turn of the century. He noted the hipped roof, symmetrical pattern, columns at front porch. He said the building was designed by Abraham Horace Albertson. What used to be the COH is now the Queen Anne Manor Retirement home. He said the property was separated from the hospital properties after COH moved to Sandpoint to become Seattle Children's Hospital. He said the front porch remains and he noted terra cotta elements. He said the Nurses Home is amazingly true to when original.

He said other buildings designed by Mr. Albertson include the Cobb Building, Seattle Tower, Downtown YMCA, St. Anne Convent, Cornish School.

Mr. Regan went over original plans and said a lot of the Nurses Home is intact. He noted that interior changes were made when American Cancer Society owned the building: walls removed, reception closed off with reception window wall, south wall removed, and two rooms turned into an office. He said that upper levels have glue down carpet with wood beneath. He said it is an all concrete building and has little wood framing. He provided interior photos showing drop ceiling, fluorescent lighting but noted interior doors are original.

Ms. Durham asked if this was the only nurses' home Albertson built.

Mr. Regan said it is but noted he also designed a convent. He said he couldn't find many examples of nurses' homes.

Ms. Barker asked for information from the 1937 records.

Mr. Regan provided the image and noted building details.

Ms. Barker asked about the material at the bottom of the bay window.

Mr. Regan wasn't certain.

Mr. Kiel asked about original heat supply.

Ms. Doherty said that there are steam radiators throughout the building.

Mr. Regan said that the radiators were likely fed by a central boiler connected with the hospital, originally.

Mr. Coney disclosed he had a business transaction with Mr. Regan 30 years ago.

Board members and Mr. Regan had no concern with Mr. Coney's participation.

Ms. Johnson asked if the windows and roof are original.

Mr. Regan said they appear to be intact.

Mr. Coney said there are standards to be met for nomination and the exterior appears to be eligible. He said that the origins of the COH is significant as well.

Mr. Regan said the exterior should be maintained and restored to the extent possible. He said the Queen Anne Manor in the back use to be the home of COH. He said the site on Queen Anne hill was chosen because it was where there was the cleanest air. He said that Anna Klise surveyed the area from the top of the water tower and noticed this site. He said the guild was started by Ms. Klise who toured a children's hospital in Philadelphia and Syracuse; she came back with a dream to start a similar hospital. He said the guilds were a who's who of leading women. He said all children were to be treated for free. He said the history is significant and he noted this building was constructed as part of the hospital campus.

Ms. Barker asked if the property includes the parking lot.

Mr. Regan said it does.

Mr. Treffers asked if the parking lot was historically part of the site.

Mr. Regan said that historically it was not a parking lot.

Mr. Kiel said the west facade doesn't make sense; it is a weird approach and is not a pleasing composition.

Public Comment:

Michael Herschensohn, Queen Anne Historical Society, spoke in support of nomination; he said it is a really important building. He said it is significant that the owner is doing the nomination. Michael said that he has written two articles, one about the hospital and one about this building. He noted the composition of the buildings and said there is (or was) a basement connection to the hospital. He said the building is significant to the history of women of Seattle; he cited Klise and the role women played in creation of organizations. He noted the closely tied history of this building to a convent and noted that in England, nurses were called 'sister'. He said women had to live here and if they got married they had to quit their job. He said the building is the story of women, women's lib and women's imprisonment. He said the men who worked here – the doctors - lived in fancy houses. He said the building had straight corridors with tiny rooms and he drew a parallel between this building and a convent. He said that Albertson is too important to be disregarded, his Seattle Tower is one of the most important and beautiful buildings in the City. He said it meets Criterion E and F. He said the original fresh air cottage (now gone) was an important building – it was the beginning of what became an institution. It is critical to Queen Anne and to the City.

Ms. Barker asked about Mr. Herschensohn's articles.

Mr. Regan said he included them in the nomination report.

Ms. Doherty provided a drawing showing the recommended portions of the site.

Ms. Durham said she visited the site and that it is remarkably intact and in good condition. She supported nomination and said she would like more comprehensive detail about the nursing home and nursing homes in Seattle. She wasn't sure about the architecture – it could be broadly Colonial Revival – and she wanted a closer look.

Ms. Johnson supported nomination, agreeing with the Staff Report. She wanted more information about the concrete roof, if it was unusual. She said the condition is great with original windows and roof. She noted the association with Children's Hospital and nurses' housing.

Mr. Treffers supported nomination. He concurred with Ms. Durham and wanted more information which may support Criterion C. He wanted more information about the nurses' home in Seattle as a property type and if there are others here. He said that architecturally it is an interesting application of Georgian Revival as it relates to institutional building. He said the private entrance is to the side – it was meant to not openly interact with the hospital.

Ms. Barker noted the intact quality of the building and noted the terracotta, trim, and brick. She supported nomination and said she thought it was already a landmark. She wanted more information about the concrete and any notes Albertson may have about this building. She wondered if use of concrete was related to fire-proofing. She noted the ease of maintenance, it was a safe, utilitarian building that was created for female residents. She wondered what was located on the parking lot site.

Ms. McKernan said she volunteered there when it was the American Cancer Society, and the basement is supposed to be haunted.

Mr. Herschensohn said the hospital building served as the morgue.

Ms. McKernan supported nomination and said the building is a jewel in the landscape. She noted the façade arrangement and said the brick, tile, wood windows, are special. She wanted more information on how the building relates to the hospital, and heritage of the community, and on Albertson. She agreed with the Staff Report and Criterion E as well.

Mr. Coney supported nomination and said he echoed many of the other board member comments. He wanted more info on why it meets the criteria and said that it meets Criterion F as well.

Mr. Kiel supported nomination and wanted more information on how the building related to the adjacent historic building.

Mr. Coney wondered if there is a secret passage.

Action: I move that the Board approve the nomination of the Francis Skinner Edris Nurses Home at 2120 1<sup>st</sup> 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 exterior of the building; and a portion of the site, defined by the north, west, and east boundaries of Parcel A, and the south edge of the easement for Queen Anne Manor; that the public meeting for Board consideration of designation be scheduled for May 16, 2018; that this action conforms to the known comprehensive and development plans of the City of Seattle.

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

040418.42

Anhalt Hall

711 NE 43<sup>rd</sup> Street

Nathan Rosenbaum, owner, said he fell in love with the building and did research on Anhalt. He said he appreciates the style. He noted the U-District up-zone and availability of TDR. He said he values landmarking and preservation of a building. He said he has a new-found passion for preservation.

Ellen Mirro, The Johnson Partnership, explained that Larry Kreisman, Michael Houser and David Rash shared their knowledge of Anhalt for the creation of this nomination. She provided context of the area and noted the proximity to I-5 and noted the building was moved in association with the construction of I-5. She said the main entry, porch and door are non-original. She said original windows are extant on east, west, and north facades; basement windows are vinyl. Changes to south façade include balcony and fire escape retrofit. She said that interior floor and light fixtures have been replaced and the basement is utilitarian. She said the building was constructed in 1928; it was auctioned by WSDOT as part of the I-5 project in 1958, and moved to current site. She provided photos of the building move.

Ms. Mirro said that the building could meet Criterion A for its association with the construction of I-5. She noted that thousands of buildings were relocated for that project. She said Criterion B may be met for the association with Bjarne Moe, who worked with Anhalt and was a tenant in the building. Moe worked for many significant architects. He worked on many residences and was a theater designer. He didn't stay in this building long. She said that Anhalt's in-laws also lived in this building in 1959. She said the building is tangentially associated with the development of the University neighborhood. She noted the Tudor Revival style which was often unique to Anhalt and that it was more in a Storybook style. She noted the half timbers and step cedar pitched roof. She said it embodies the style and may meet Criterion D. She said Anhalt's methods, materials, and construction are evident and the building has integrity. She said that between 1925 and 1930 Anhalt designed seven market and commercial buildings and 16 apartments buildings. She said Anhalt was known for development of courtyard buildings. She said that Anhalt collected salvage items and recycled timber which were cheaper yet provided greater strength and durability. In 1930 he went bankrupt; this building was repossessed and renamed the Acacia. He went into the garden/nursery business and later sold that land to the University of Washington and retired. He died in 1996. She said there aren't many buildings of this vintage remaining in the neighborhood, and meets Criterion F in that it contrasts in age, quality, construction, scale and style.

Ms. McKernan asked if the building is symmetrical around front gable.

Ms. Mirro said yes.

Ms. Barker asked why this building was constructed in this style, when and where it was.

Ms. Mirro said the boundaries have always been controversial, but it was a residential area with some small apartments. She wasn't sure why he would choose this location as it was remote and then he put people associated with himself in it.

Mr. Rosenbaum said the houses in the original location looked similar in style to this building.

Mr. Kiel asked about WSDOT moving all these buildings.

Ms. Mirro said buildings were put on boats and shipped as well.

Ms. Doherty said that some houses were salvaged moved several miles away.

Ms. Barker said it was a cheap way to get a house.

Ms. Mirro said that with all of the Regrade activities construction companies were well skilled at moving buildings.

Mr. Coney asked if this was the northernmost Anhalt building in the city.

Ms. Mirro said there may be a market north of here.

Ms. Barker asked where salvaged brick came from.

Ms. Mirro said from brickyard rejects.

Mr. Treffers asked about two adjacent buildings shown on the Sanborn map at the original location that might have been associated with this one.

Ms. Mirro said there is no evidence that it was part of a complex and this building was addressed separately.

Ms. Barker asked if aerial photos were looked at.

Ms. Mirro said the older they are, the fuzzier they are.

Public Comment:

Leanne Olsen, Queen Anne Historical Society, said she is familiar with the building and thanked the owner for bringing forth the nomination. She said the history of the building being moved is interesting and now she understands the odd siting. She said that Anhalt's memoir is great reading.

Mr. Coney appreciated the owner bringing forth the nomination. He said he is a fan of Anhalt. He said the building looks out of place and now he understands why. He said there are lots of Anhalt buildings on Capitol Hill. He supported nomination based on the Staff Report. He said that as part of the up-zone he is glad TDR is available to the owner.

Ms. McKernan supported nomination and said it is refreshing to see this building in the midst of newer buildings. She said she didn't know the association with Anhalt.

Ms. Barker supported nomination and said it is a jewel of the University District. She thanked the owner for being a good steward and said it is refreshing to see someone who cares about it. She said the building is educating people about the past as they walk by.

Mr. Treffers supported nomination on criteria C, D, and F. He said that it meets Criterion F the most – it stands out. He said that the relocation of this building for I-5 was significant; he noted the odd placement on the lot. He said he was curious if other buildings were part of the development on the original lot.

Ms. Mirro said that advertisements were for this building only.

Ms. Johnson said that Anhalt had a brand. She said the building's condition is great although it is not the most elaborate or biggest Anhalt building. She noted the owner's support of nomination.

Ms. Durham supported nomination and said she echoed her colleagues' comments. She said the connection to I-5 is intriguing and adds to its significance.

Mr. Kiel supported nomination on criteria D, E, and F.



Action: I move that the Board approve the nomination of Anhalt Hall at 711 NE 43<sup>rd</sup> Street 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; that the public meeting for Board consideration of designation be scheduled for May 16, 2018; that this action conforms to the known comprehensive and development plans of the City of Seattle.

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

**040418.5            STAFF REPORT**

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator