



The City of Seattle

# Landmarks Preservation Board

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LPB 333/22

## MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday, August 17, 2022 - 3:30 p.m.

### Board Members Present

Dean Barnes

Taber Caton

Roi Chang

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Lora-Ellen McKinney

Marc Schmitt

### Staff

Erin Doherty

Melinda Bloom

### Absent

Harriet Wasserman

Lawrence Norman

Acting Chair Kristen Johnson called the meeting to order at 3:30 p.m.

## ROLL CALL

### **081722.1**

#### **PUBLIC COMMENT**

There was no public comment.

### **081722.2**

#### **MEETING MINUTES**

June 15, 2022

MM/SC/IM/TC 4:0:3 Minutes approved. Ms. Caton and Mr. Inpanbutr abstained.

**081722.3 SPECIAL TAX VALUATION**

081722.31 Seattle Labor Temple  
2800 1<sup>st</sup> Avenue

Ms. Doherty explained the Special Tax Valuation program. She said submitted rehabilitation costs were \$15,131,010 and eligible costs were \$15,092,529. She said work for designated portions of the property were performed in compliance with the *Secretary of Interiors Standards for Rehabilitation* and received a Certificate of Approval from the Landmarks Board. Photos of the completed refurbishment were reviewed.

Mr. Barnes said the refurbishment was outstanding. He asked how the ADA entrance was handled.

*Ms. Chang joined the meeting at 3:45pm.*

Ms. Doherty said she understands that there are two entries, one on the west and one on the south. She believed the at-grade entrance is on the south side. She noted that Ms. Sodt reviewed work and that it met the requirements. She responded to questions about valuation of the building and land and noted the land is valued more than the building by King County.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Seattle Labor Temple, 2800 First 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/IM/DB 8:0:0 Motion carried.

**081722.4 CONTROLS & INCENTIVES**

081722.41 former Fire Station #26 / South Park Neighborhood Center  
8201 10<sup>th</sup> Avenue S

Ms. Doherty read through the signed agreement.

Ms. Johnson noted the fast turnaround.

Action: I move to approve Controls and Incentives for the former fire Station #26 / South Park Neighborhood Center, 8201 10<sup>th</sup> Avenue S.

MM/SC/LM/IM 7:0:1 Motion carried. Mr. Schmitt abstained.

081722.42 Caroline Horton House  
627 14<sup>th</sup> Avenue E  
Request for an extension

Ms. Doherty explained a draft agreement was provided to the owner who has requested a three-month extension. She supported the request.

Action: I move that the Board provide a three-month extension for the negotiation of Controls and Incentives at the Caroline Horton House.

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

**081722.5 CERTIFICATES OF APPROVAL**

081722.51 Sand Point Naval Air Station Landmark District - Building 2  
7727 63<sup>rd</sup> Avenue NE  
Proposed selective replacement of roof monitors panes w/ acrylic glazing

Ms. Doherty explained the application for selective replacement of broken and missing roof monitor glass windowpanes with clear acrylic. *The local SPNAS Landmark District Application Review Committee showed unanimous support for this proposal at their July 12, 2022, meeting.* She noted the proposed re-roofing, replacement of missing coping flashings, and re-glazing of the skylights will be reviewed separately as in-kind maintenance and repair.

Kelly Gould, Seattle Parks and Recreations (SPAR) proposed using acrylic in clerestory windows as it would be more durable.

Ms. Doherty said SPAR decided to repair the windows and noted that some glazing was painted black during WWII. She said SPAR is proposing to replace glass with acrylic panes; the local committee supported the change in material.

Ms. Johnson said the scale of the building is large and the change in panes won't change the window character.

Mr. Inpanbutr said acrylic is an appropriate replacement in this case.

*Ms. Johnson left the meeting. Mr. Macleod chaired the meeting.*

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed selective acrylic panes at Sand Point Building 2, 7727 63<sup>rd</sup> Avenue NE, as per the attached submittal.

**EXPLANATION AND FINDINGS**

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 124850.*
  - a. The select acrylic panes at the rooftop will appear similar to glass.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
  - a. The owner has proposed acrylic as a safety measure.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior’s Standards for Rehabilitation as listed below:

*Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

MM/SC/LE/TC                      7:0:0    Motion carried.

081722.52

University Branch Library  
5009 Roosevelt Way NE  
Proposed removal of a tree

Andreas Baatz, SHKS Architects explained the request to remove a dead tree.

Mr. Macleod said ARC reviewed the proposal and supported it.

*Ms. Johnson rejoined the meeting*

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the removal of one tree at the University Branch Library, 5009 Roosevelt Way NE, as per the attached submittal.

**EXPLANATION AND FINDINGS**

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 121104.*
  - a. The site should not be adversely impacted by the loss of the tree, and the applicant has demonstrated the need for removal due to the poor health of the trees and potential safety issues.

2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*

a. There is no reasonable alternative to removing the tree.

3. The factors of SMC 25.12 .750 C, D and E are not applicable.

MM/SC/MS/RC 7:0:1 Motion carried. Mr. Inpanbutr recused himself.

**081722.6 DESIGNATION**

081722.61 Elephant Car Wash Sign  
Previously located at 6<sup>th</sup> Avenue & Battery Street

Susan Boyle, BOLA provided context of the original location at the south end of Aurora, a place where people came into the city and left the city. She provided a historical context of neon and noted it started in the 1920s when mass production made it affordable. She said neon really took off after WWII when there was a change in culture and the car wash was part of that. She noted the rise in the roadside attractions such as Hat 'n Boots; she provided example photos of neon used on restaurants and noted the magic of using tubes with different gasses to do different colors. She said people loved driving 99, the city's earliest highway. She said it was all part of the exuberance related to Americana or vernacular. She said it could look like chaos but represented vitality.

She said the sign was part of auto culture. She provided a map of auto rows which followed roadway systems and she noted the establishment of dealerships. She said Eldon, Archie, and Dean Anderson were from Whidbey Island; they were self-taught, invented the machinery and opened the carwash. She said they invented the spinning mechanism that disperses soap and the conveyor system that pulled the car through the wash. She said Dick Hanna in Portland made additional improvements to the technology. She noted the inventiveness of northwest individuals who advanced the industry.

Ms. Boyle said sign designer Beatrice Haverfield was a self-taught artist. She joined with Campbell Neon and was known as the "Queen of Neon" for her artistic capabilities. She said the Elephant sign is one of many Haverfield is known for and her presence in this field preceded "Mad Men", pop art, and Andy Warhol. The signs are part of American inventiveness. She noted the original Elephant sign design sketch of the elephant with a pill box hat and spray of water. On the larger of the signs are four small elephants, representing Haverfield's children. Ms. Boyle said Haverfield was an important Northwest artist.

Ms. Boyle said the carwash operated until the pandemic and noted that 13 carwashes were eventually established. She said the sign is being refurbished at Western Neon by staff who are dedicated to preservation, maintenance, and conservation of signs. She noted the humor and suggestiveness of the design. Ms. Boyle supported designation of the sign and was pleased with the criteria suggested in the Staff Report.

David Ho said he is excited to share the journey of the sign to its new location.

Mr. Macleod asked about location and installation details.

Mr. Ho said the sign would be installed at the northeast corner of 7th and Blanchard. The neon will face north as a little bit of homage to its original location; it is small and lit on only one side. The site is outside, open to the public.

Mr. Schmitt asked what the height of the sign would be in final installation.

Mr. Ho said the sign itself is around 10' and will be on a 12-15' pedestal which will site in a planter that is 4' off the ground. He shared a rendering of sign placement at new location and its context in the open plaza. He said it will be visible from afar by vehicle and by pedestrians walking by.

Ms. Boyle said there is a large plaza between the two buildings and within that there are three other pieces of art. The plaza is public and is never closed to the public. She said Mr. Ho is in the process of seeking a Certificate of Approval for installation.

Ms. Chang asked how to distinguish this sign from to the one at MOHAI or 4<sup>th</sup> Avenue or if they are interchangeable.

Ms. Doherty said the 4<sup>th</sup> Avenue South sign is still at that site. She said the larger one of this pair will be at MOHAI and only the smaller one is being considered for designated.

Mr. Ho said the large sign was donated to MOHAI before Amazon was given this one. He said the one on 4<sup>th</sup> Avenue has recently been removed by that owner.

Ms. Doherty said there is precedent in the city for objects to be relocated and noted the P I Globe, street clocks and historic vessels have been relocated. Once relocated, the designation information is updated.

Ms. Boyle said there are other Elephant Carwash signs although each is different and the newer ones are more contemporary and reductive in their shaping.

Ms. Chang asked if there was any opposition to neon signs.

Ms. Boyle said not specifically and noted signs were put up by private companies and were allowed at the time. She said neon was popular for restaurants and bars and by the post war period the signs were pretty worn. She said by the 1940s neon was connotated with the seedier part of life and was evocative of a film noir world and because of these associations signage in general was part of Lady Bird Johnson's beautification of highways program. Federal highway administration began to limit signs on major highways so the freeway experience was supposed to be this kind of ideal world that was completely controlled with the modern and reductive aesthetic, limited view of commerce and lined by beautiful landscaping.

Dr. McKinney said she learned about Ladybird Johnson's plan at some point in school and one of the kids in her class made a poem - "Dear Ladybird Johnson, we admire your plan to beautify America. We think it's just grand to wipe out the cigarette ads... and something about dirty old fads...but what about Vietnam? The country that is brown? Its houses are dirty. That living is down... Maybe clean highways would do as well". She said it just went on for a while and it is nice to learn about things and put them into context.

Mr. Macleod supported designation under C, D and E. He said he had mixed feelings on F because it will be moved from its original site. He said it is fantastic that the sign will be restored. He said it is so important to have these urban elements that are not architecture per se become landmarks. He agreed with Ms. Boyle who called this the original pop art. He said it is critical to recognize the artist and said the bio on her in the Seattle Times was a great read.

Mr. Barnes enthusiastically supported designation on criteria C, D, and E. He said because it is moved, F is not as high as the other criteria.

Dr. McKinney concurred and noted the importance of preservation of history in all of its forms and to the degree that we can in its original form. She said that children in particular should be delighted by this. She remembered the toe towing sign when she was a child and the memories and sense of place that elements like this provide. She said they are really essential.

Ms. Caton supported designation on criteria C, D, E and that she agreed with everything that board members have said thus far. She said she had the pleasure of going on the Western Neon tour.

Ms. Chang said she agreed that these are the elements that help define our city as a unique place. She said she agreed with other board member comments and the Staff Report recommendations of criteria C, D, and E except for Criterion F because it is no longer at its original location.

Mr. Schmitt supported designation on criteria C, D, and E. He appreciated how it is going to contribute to the rebuilding of that streetscape and add back color and vibrancy of the sign to the streetscape.

Mr. Inpanbutr supported designation on criteria C, D, and E.

Ms. Johnson supported designation on criteria C, D, and E and concurred with her colleagues on the board. She appreciated the presentation which she thought felt like it ought to be an episode of a TV show or a podcast with the history of car washes, and the Queen of Neon and the association with Seattle as a dark city in the winter. She said it has been a pleasure to listen to the presentation and hear all the comments during nomination.

Action: I move that the Board approve the designation of the Elephant Car Wash Sign, the small version sign formerly located at 6th Avenue and Battery Street, for

consideration as a Seattle Landmark; that the designation is based upon satisfaction of Designation Standards C, D, and E; that the features and characteristics of the property identified for preservation include: the sign.

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

**081722.7            BOARD BUSINESS**

Ms. Doherty said the next ARC meeting is cancelled because it falls on Labor Day weekend.