



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 402/23

MINUTES

Landmarks Preservation Board Meeting
City Hall, Room L2-80
Hybrid Meeting
Wednesday, October 18, 2023 - 3:30 p.m.

Board Members Present

Dean Barnes
Taber Caton
Roi Chang
Matt Inpanbutr
Ian Macleod
Katie Randall
Becca Pheasant-Reis
Marc Schmitt
Harriet Wasserman

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Lora-Ellen McKinney
Lawrence Norman
Padraic Slattery

Acting Chair Roi Chang called the meeting to order at 3:33 p.m.

ROLL CALL

101823.1

PUBLIC COMMENT

There was no public comment.

101823.2 CONTROLS & INCENTIVES

101823.21 former Steinhart Theriault & Anderson Office Building
1264 Eastlake Avenue E
Request for extension

Ms. Doherty explained the request for a six-month extension and noted she was in negotiations with the owner. She said the owner is working on a possible future design/development briefing with a new partner.

Mr. Macleod said that six months is reasonable. He asked about security and fencing.

Ms. Doherty said she hasn't heard about more security issues. She said the property was nominated by an outside nominator; the owner is exploring development options and needs time to make assessments.

Ms. Chang asked if this project was tied to development potential.

Ms. Doherty didn't know and said some owners prefer to wait on completing an agreement until their project is complete. She said the owner is trying to understand possible development options. Any alterations require board review, and a Controls and Incentives Agreement is usually helpful and allows for a more streamlined review; in the absence of that, the board reviews everything. She said the owner intended to be at this meeting but had a conflict.

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

101823.3 CERTIFICATES OF APPROVAL

101823.31 Space Needle
219 4th Avenue
Proposed alteration to stair cladding

Blair Payson, Olson Kundig explained that elevator modernization project was approved and they seek approval to replace the existing chain link enclosure with a stiffer material rather than replace in kind, as previously approved by the board. The proposed replacement material is welded wire mesh with 2" pattern to match existing chain link; thickness of wire mesh will match existing chain link; and welded wire paint color will match existing chain link. Responding to questions, he said the new will be in the same location and plane and will read exactly the same.

Mr. Macleod said it is a big improvement.

Ms. Caton asked if the finish is a powder coat.

Mr. Payson said it will not be powder coated but will be a high-performance paint.

Ms. Randall said it made sense.

Ms. Chang agreed and noted it is good to understand the changes.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the exterior alterations at the Space Needle, 219 4th Avenue, 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 119428.*
 - a. The proposed changes to the screening material are minor in scale and appearance.
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 explained the need for increased stiffness of the material and improved longevity.
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 (or cite other applicable standards):

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

101823.4 **NOMINATION**

101823.41 Bloch House
1439 E Prospect Street

Bridget Hembree, Marvin Anderson Architects prepared the report (full report in DON file).

Mary-Alice Pomputius and Walter Smith, owners supported the nomination and suggested inclusion of exterior, public vestibule, foyer, main staircase, dining room, living room, study, rathskeller, basement, and ballroom on the 3rd floor.

Ms. Hembree provided context of the site and said the Historic Resources Survey found the house met the criteria for designation. She provided a brief history of the area, noting that Native peoples ceded land to the U. S. Government under false promises; they were expelled in 1865, and in 1869 their land was claimed by James Moore. Moore platted the area in 1902 and brought modern amenities – sewer, phone service, adequate water pressure, streetcar.

Ms. Hembree conducted a virtual walk-around and noted the timbering stucco, 3rd floor ballroom with staff residence above, and original brick retaining wall. She noted the Tudor Revival style exhibits symmetry, clinker brick, concrete parge coat; recessed doors, original windows, half timbering, strap work, brick piers, concrete caps, arcade, diamond, tongue and groove attached porch new French doors concrete terrace, original on east side, reconstructed in 2022. Half timber and crown, semi hex windows, carved timber. South side – overall tall mass, three sculpted chimneys with ornate brick work, non-original chimney pots, protruding window boxes and small second floor balcony, eave over two covered porches, porch opening has been filled in with screens, shed dormers, full height brick.

She reported the interior ordered, spatially coherent floorplan and noted the French doors sit on axis. She noted the three divisions: public, private, service. The foyer is quarter sawn oak with seating alcove and built in bench. She said the only drastically altered room is the original breakfast room. She noted the pocket doors on the study and the mahogany millwork, ornate interior mouldings, built-in cabinets, painted mural. She said the center pendant and sconces are original as are the moon and glass tiles. She said the alcove, inglenook and fir are all original on the second floor. She said the rathskeller is accessible only by service stairs. The German quotes were filled in; the current owner removed filler with dental tools.

Ms. Hembree said William Bloch arrived in New York City in 1881. After a brief stint in San Francisco, he arrived in Seattle shortly before the fire in 1889. He was employed as a bartender and later assumed ownership of the saloon with his partner Martin Lutz. Bloch met and married Minna Mischke, a German national. He made several real estate purchases. The evolving buildings on these tracts provided rental income for nearly three decades as well as housing for much of that time.

Ms. Hembree said Bloch established himself as one of the most picturesque and beloved figures of early Seattle. She said his mannerisms were caricatured in the press. Bloch was shrewd and well-connected; he built up a large clientage of friends at the highly successful Germania Café which he was involved in founding. He later acquired the adjacent parcels and built an apartment building which provided additional sources of income. She said Alexander Pantages, emerging vaudeville magnate opened the Pantages Theater in 1904 directly across the street from Bloch's café. Clayton Wilson was hired to convert Germania Hall into the 1000 seat Lois Theater.

She said a fire in the Germania Café kitchen in 1911 caused \$10,000 in damage, and the Lois Theater was a total loss. Bloch was fully insured and they reconstructed the building with the former saloon at the corner converted to rental retail space. Prohibition had a more devastating impact. In 1916 the café was raided –and whiskey was found behind the bar; Bloch and his bartender were arrested. Anti-German sentiment swept the area and with all the propaganda, the image he had created became a problem and he removed it. The residence was sold, and his prosperity came to a rapid end. In 1925, the 6th Avenue properties were sold and Bloch purchased a modest home facing Greenlake. Bloch died in 1931. Ms. Hembree said six owners have provided stewardship of the house, every owner recognized its specialness.

In 1901, Clayton Wilson was a draftsman for Bebb and Mendel, in 1905 he worked on the Public Safety Building and designed Seattle Box style residences for Oscar Lucks in 1905 and the William Allen residence in 1906. He paired with Arthur Loveless on the subject house, and the Pantages, Hiram Kennedy, and James Sparkman residences. Loveless brought a level of refinement that Wilson alone didn't have. Loveless later paired with Daniel Huntington, producing commercial and residential buildings. Loveless began independent practice until retirement in the late 1930s; he designed over 70 single family residences among other projects.

Ms. Hembree said Tudor Revival architecture is an eclectic style tied to the Arts and Crafts movement. She noted the varied ridge heights, half timbering, leaded glass windows with transoms, decorative chimney pots, porch under main roof, multiple materials. It is viewed as an honest style; the inside is reflected outside.

Ms. Randall asked about the breakfast room remodel, noting it had been remodeled by Holmes in the 1920s.

Ms. Hembree said the current Neo Gothic style was done by the current owners

Mr. Macleod asked why the rathskeller was only accessible via the service stairs.

Ms. Hembree wasn't sure and noted it was unusual. She said it may have been added later in the design process. She said the fireplace on the south wall has never worked; the flu doesn't make sense and is full of rubble. She said there are no original plans.

Mr. Macleod said rathskeller is a German term meaning wine cellar of some sort.

Ms. Hembree said the Bloch was an entertainer and restaurateur, the rooms were an extension of the Germania Hall and Café.

Mr. Macleod asked about the tile mentioned.

Ms. Hembree said the house is a masterpiece of materials. She noted the Giannini and Hilgart tiles in the dining room: golden and bronze glass tiles, glass surrounds

and tiles assembled onto glass, hodgepodge of glass assembled in Chicago and shipped. She said it was a fragile construction. She said a chair banged into a tile and it was repaired. The tiles were made to reflect the light back into the room.

Mr. Macleod said it is amazing it is still there.

Ms. Chang asked if the chimney pots had been replaced.

Ms. Hembree said originally they were simple tapered rectangular units of light metal; they have been replaced with ornate chimney pots in light zinc coated copper.

Ms. Chang asked about the enclosed porch.

Ms. Hembree said steel frames, arrow profile, typical of the early 20th Century steel windows were integrated into the fabric. The windows worked within the proportion of glazing; all is reversible.

Ms. Pheasant-Reis asked about landscape changes.

Ms. Hembree said not a lot of attention was paid to early landscaping or paving around the house.

Mr. Inpanbutr appreciated the thorough presentation and noted owner enthusiastic support. He supported nomination.

Ms. Wasserman said the house is a perfect example. She appreciated the presentation and enthusiastic owners. She said she would be happy to include the interior areas per the owners' request.

Mr. Barnes appreciated the presentation. He noted that so much of the original fabric has been maintained. He supported the inclusion of interior spaces.

Mr. Macleod said the interior is amazingly intact, which is fortunate through six owners. He said only one room has been altered. He supported inclusion of the interior. He supported nomination and said it is a remarkable building, and the detailing is amazing. He noted the proportions and said it is an ideal example of the style.

Ms. Caton supported nomination and said it is an exceptional house and example of stewardship.

Mr. Schmitt said the house is intact and he supported nomination.

Ms. Randall commented on the intact craftsmanship and supportive owners.

Mr. Macleod said Bloch had an interesting history and then dropped off the map. He said he would love to hear more about him and the German American population at the time.

Ms. Pheasant-Reis noted the architectural excellence. She was interested in the city's German population and culture at the time, and if Bloch was integral to that.

Ms. Chang supported nomination.

Board members agreed to include the entire interior at nomination and to narrow it down at designation.

Action: I move that the Board approve the nomination of the Bloch House at 1439 E Prospect 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; the exterior of the house; and portions of the interior that include: the entry vestibule, foyer, main staircase, dining room, living room, study, rathskeller, and ballroom; that the public meeting for Board consideration of designation be scheduled for December 6, 2023; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/DB/HW 9:0:0 Motion carried.

101823.5

BOARD BUSINESS