



The City of Seattle

Landmarks Preservation Board

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LPB 292/23

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, August 16, 2023 - 3:30 p.m.

Board Members Present

Dean Barnes

Matt Inpanbutr

Ian Macleod

Lora-Ellen McKinney

Lawrence Norman

Katie Randall

Becca Pheasant-Reis

Padraic Slattery

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Taber Caton

Roi Chang

Marc Schmitt

Acting Chair Ian Macleod called the meeting to order at 3:30 p.m.

ROLL CALL

081623.1

PUBLIC COMMENT

Michael Herschensohn, Queen Anne Historical Society spoke in support of nomination of Memorial Stadium. He noted Feliks Banel radio program was critical of the landmark nomination and noted omissions. He said he agreed and said there

is no mention of the history before 1947. He suggested the review be tabled until authors provide more complete information. He said if approved, board should request additional information.

081623.2 MEETING MINUTES

June 21, 2023 Tabled.

081623.3 CONTROLS & INCENTIVES

081623.31 Tolliver Temple Church of God in Christ

1915 E Fir Street

Request for extension

Ms. Doherty explained the request for extension. She said the ownership has agreed to participate in negotiations and she said she thought three months would be enough. She said there is more than one person involved in the conversation so more time is needed.

Mr. Inpanbutr said it is reasonable.

Mr. Macleod agreed.

Action: I move to defer consideration of Controls and Incentives for Tolliver Temple Church of God in Christ, 1915 E Fir Street for three months.

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

081623.4 CERTIFICATES OF APPROVAL

081623.41 Building 12

7737 62nd Avenue NE

Proposed replacement of exterior door

Clark Yoder, OAI Architecture + Planning provided context of the former steam plant at the Sand Point Naval Air Station (SPNAS) Landmark District. He said the building has been abandoned and is need of repair and stabilization before it can be leased to a new tenant. To prevent unauthorized access windows have been boarded up. He proposed interim replacement of the door with a hollow metal one with no glazing or lights that can be locked. The existing door is not lockable, and the glazing is broken out. Eventually a permanent door will be installed using an in-kind replication of the existing door when the building is schedule to be occupied; based on the existing historic door has been photographed and documented. He said that occupancy is years out.

Ms. Doherty said the local committee said it is a reasonable approach and was happy to see the focus on securing the building and being on the path to having a future tenant and use.

Ms. Pheasant-Reis asked if the existing door would be retained on site.

Mr. Yoder said no, there was concern about losing it which is why they measured and photographed it in detail, just in case.

Mr. Macleod asked if the existing door is original.

Mr. Yoder said he didn't believe it was from 1925. He said it is of pressed metal and is considered a historic door.

Mr. Inpanbutr asked if future replacement would have door glazing.

Mr. Yoder said the temporary door has no glazing; the permanent door will have glass and will be a replication of the existing door appearance.

Mr. Norman said it looks good.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed door at Sand Point Building 12, 7737 62nd Avenue NE, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. This approval is conditioned upon replacing the interim door in the future, with one more similar to the historic door, when the building is being rehabilitated and reoccupied. The future will require a Certificate of Approval, unless the Landmarks coordinator determines the work to be consistent with in-kind replacement.
2. 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 flush steel door does not detract from the building's character, and is a reasonable interim security solution.
3. The factors of SMC 25.12 .750 B, C, D and E are not applicable.

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

081623.42

Alki Homestead / Fir Lodge
2717 61st Avenue SW
Proposed, enclosed outdoor dining structure behind the building

Tabled at request of the applicant. ARC reviewed the project, and the applicant is considering making material changes, and is still negotiating code issues with SDCl.

081623.5 NOMINATION

081623.51 Memorial Stadium
401 5th Avenue N

Susan Boyle of BOLA and David Peterson Historic Resource Consulting prepared and presented the nomination report (full report in DON file).

Ms. Boyle provided context of the site on the grounds of the Seattle Center. The area was originally part of the lands inhabited by the Shilshole, Duwamish, and Suquamish Native Americans of the greater Coast Salish Peoples for over 10,000 years. In contrast to the mostly forested lands of early Seattle, lower Queen Anne was originally a relatively flat, open meadow at the base of the south slope of Queen Anne Hill and the northwest slope of Denny Hill (removed by the early 20th century). It was likely kept cleared by the Native Americans in order to snare low-flying waterfowl flying between Lake Union to the east and Elliott Bay to the west. The groups had hunting camps near the base of Queen Anne Hill, and permanent settlements to the south nearer today's downtown.

In the early 1850s, as the first Euro-American settlers landed in the area (prompted by the creation of the Oregon Territory in 1848 and the Donation Land Claim Act of 1850), the US federal government began to negotiate forced treaties with the local Coast Salish tribes in order to consolidate land for white colonial settlers. At that time, the Duwamish were forced to give up more than 54,000 acres (comprising much of today's King County) in exchange for hunting and fishing rights and agreed to remove to reservation land. By 1857, as pressure from white Euro-American settlers increased, the Duwamish and other indigenous people throughout the Duwamish/Lake Washington and Upper Puyallup River areas moved to the Port Madison Reservation in Kitsap County or to the Muckleshoot Reservation near present-day Auburn, although many Native people chose not to move and instead remained in Seattle.

Lower Queen Anne was part of several pioneer donation land claims dating from the mid-1850s by the Denny, Mercer and Smith families and others. The subject site was part of the Denny 320-acre claim. A military road was cut through the area, following a trail used by Indigenous people that wrapped around the east side of the hill. The area was slow to develop, the Denny family began to subdivide their claim to encourage more growth. Residential construction increased and institutional buildings such as churches and schools began to appear. The Warren School was built at 2nd and Republican Street in 1903 two blocks west of the stadium site. The school was demolished in 1959 in preparation for the World's Fair. In 1928 the Civic Auditorium, Ice Arena, and Civic Field was constructed on the Coast Salish, Duwamish hunting lands / Denny Swale. She said the civic field was used by schools

and sports teams. She said the grandstands on east and south sides had a presence prior to replacement.

She said George Stoddard had a specialty with stadiums; she provided rendering of stadium as conceived in 1946 and constructed in 1947. She said at that time no memorial or shrine was planned; the Memorial Stadium name came later. She said the wall was later used for the memorial.

Mr. Peterson said the design took advantage of existing conditions of the site. He said structurally, it is remarkable that four columns support the large 6 x 8 box beams. He said the ribs are above the level of concrete design with the point to have a smooth concrete expanse below. He noted the clear site views and easier maintenance with this design. He said supports go directly to grade. He said the opening of the stadium in 1947 was covered by television which was just taking off at the time. He said it was the first television broadcast in Seattle.

Ms. Boyle shared the history of football which was popular in colleges and universities. It was a rough spectator sport up through the 1920s. Later, it was more popular at the high school level. She said 300 games per year occurred at the stadium per Seattle Public Schools. She said other local high school stadiums at the time included Highline, Bellevue, Port Townsend and Sumner Sunset.

Mr. Peterson provided an overview of Stoddard's life and career and said he had both architectural and engineering degrees. He served in the war and was an active veteran in his later years. He practiced with his father, Stoddard and Sons where they focused on traditional historic design – Metro Printing Press, 777 Thomas, and Mama's Mexican Restaurant Building among others. When his father died, Stoddard formed his own firm and showed interest in unusual solutions such as the transportable school and the Greenlake Aqua Theater. He designed lots of stadiums and athletic facilities and later, lots of elementary schools. He was active in civic and art organizations and was president of the local chapter of AIA 1946-47. He died in 1967.

Ms. Boyle said structural engineer Peter Hostmark worked with noteworthy architects including Stoddard and Thiry. He was known for inventive concrete structural forms. He was Structural Engineer Hall of Fame President from 1957-69.

Mr. Peterson said the part of the Field House is below grade. He noted the linear structure contains locker rooms, restrooms, offices for press and for visiting players. He said part was a blank retaining wall at the eastern edge of the Field House. He talked about the evolution of the design and said that WWII was still going on and there was a moratorium on building materials. The school district looked at sites and there was a proposal to have the stadium next to Greenlake. He said there was a weekly event downtown near the Olympic Hotel which was called Victory Square. Crowds gathered on Fridays for war bond rallies, speeches by famous people and Stoddard designed a replica of Monticello. He said there was a replica of the Washington monument called "the Pylon" where they would update the names of

the war dead. He said Victory Square became a location for cathartic release and grief.

Mr. Peterson said in 1945 the civic field site was selected and the war was over. In 1946, they started to build and named the stadium "Memorial Stadium" in honor of the public high school students who died in the war. He said the plywood pylon was collapsing and there was discussion about rebuilding it in stone. Stoddard suggested it be moved to the stadium site. He said there was concern about what to do with a deteriorating memorial and Stoddard put the pylon in front of the stadium. People wanted to grieve without having to go to a football game so the idea of a monument was brought up with the focus on high school students killed in the war. Marcus Priteca worked with Stoddard on the memorial. There was a competition to design the living memorial; it was won by high school student Marianne Hanson. In 1951, two memorials were dedicated.

Ms. Boyle said Marianne Hanson designed the memorial which was built a year after she graduated. She was hard-working and received a national scholarship to art school. She gave up her work to support her family. She married painter, dancer, musician Milton Simons, the first black art instructor in Washington state. They formed an art co-op and gallery which closed in 1961 and was later used by the Black Panthers. She said artwork by Marianne Hanson has not been found and perhaps subsumed some of her ambitions to marriage. She said the two ends of the wall are convex similar to Seattle Asian Art Museum in Volunteer Park. She noted the unusual aspect of the collaborative effort of the school district finalizing the design; it was built in 1951.

She said the stadium faced onto the plaza, which later became a parking lot before the World's Fair. She said the Fairgrounds took over much of the urban space and this site was adapted for major performances.

Mr. Peterson said the roof was constructed of reinforced ribs / beams which supported box beam. He said the design kept the underside free of birds etc. He said the drainage system became problematic and a membrane roof had to be put in.

Ms. Boyle said the stadium was used for sporting events, concerts, ceremonies, Seafair, high school graduation ceremonies, the Sounders, the Reign; it was used as a sports incubator. She said the President Truman spoke there. She said the capacity is 12,000 people. She noted concerts held there over the years including Screaming Trees, Snoop Dogg, Red Hot Chili Peppers, Pearl Jam, Foo Fighters, and the Grateful Dead among others. She said it was pointed out in public comment that more detail about events needed to be provided.

Mr. Peterson said the site is complicated as it sits on two tax parcels with additional easements to the north adjacent to McCaw Hall.

Ms. Boyle conducted a virtual tour of the site.

Mr. Peterson said steps were added to the concourse and the memorial wall was attached leaving about a 3 – 4’ deep enclosed space between it and the stadium wall. Ms. Boyle described the fountain elements, previous lighting, etc. The grandstand structures are similar to the historic image except for how they meet the ground. Ramps going up to the stadium are new, membrane roof was added over the exposed concrete structural elements. He indicated the north grandstand press box and said the south grandstand has no press box. Stands were made of concrete, the dugout is slightly below grade, wood slats bolted to concrete steps for seating. The tunnels under the stands are reached via the vomitoria. These areas have concession stands, restrooms, etc. He showed interior images of the field House with the press office, team locker rooms, etc.

Ms. Boyle said the stadium doesn’t meet any of the criteria for designation, but the Memorial Wall meets criteria C and D.

Jessica Clawson, McCullough Hill Leary said that Seattle Public Schools (SPS) self-nominated the site and noted the stadium and the wall should be considered as two separate elements as they were designed and built at different times by different people. She said the Memorial Wall is an important element and meets the standards for designation. She said the board does not consider future plans in review, but noted that SPS plans to build a replacement stadium with preservation of the Memorial Wall.

Mr. Inpanbutr disclosed that his architectural firm is at the end of an SPS project that is not associated with this site.

Mr. Macleod asked if there were objections to Mr. Inpanbutr’s participation. No Board members objected.

Ms. Doherty asked if SPS had objection.

Ms. Clawson said they had no objection.

Mr. Inpanbutr asked if the added roof membrane is reversible.

Mr. Peterson cited the last page of the report and said adjustments were made, water routed to back end, struts were added. He said the installation was minor and is reversible.

Mr. Macleod asked if there were any other majors stadiums in the city at the time Memorial Stadium was built.

Ms. Boyle said the Catholic School Stadium was built around the same time but due to impacts of the Depression, other stadium construction was halted until after WWII.

Mr. Peterson noted the 1938 stadium in West Seattle.

Ms. Boyle said the federal WPA program created lots of recreational fields.

Dr. McKinney said Sick's Stadium on Rainier Avenue was used by schools, and lots of other entities used the site which functioned as a community center. She said she learned to drive in the parking lot.

Mr. Macleod noted there used to be a memorial plaque at the former Sick's Stadium site.

Ms. Boyle said the Kingdome was used for outdoor events, as well as the zoo, waterfront piers, wineries, parks and other venues.

Mr. Macleod noted the 2000 Kingdome implosion and Safeco Field going up after. He said it was the only large outdoor venue for some time. He said the grandstand structure is representative with Stoddard and Hostmark's work. He asked what roll the columns played structurally.

Ms. Boyle said there are other stadiums that are free span and noted Highline High School. She said she hasn't seen references of clear span consideration.

Mr. Peterson said the idea was to have the exposed structure on top, box beam and vertical supports. He said the columns are 80' apart.

Mr. Macleod asked why the choice was made to go with concrete.

Mr. Peterson said it was cheaper as well as fireproof and there is less maintenance with concrete.

Ms. Boyle said the structure had to fit into a site with other buildings.

Ms. Pheasant-Reis asked if it was a regional characterization to have covered grandstands.

Mr. Peterson said it is common and noted November is the rainiest month here. He said Civic Field was famous for 5" of mud.

Ms. Boyle said when looking at comparables they focused on Washington state. She said there are sunshades in Texas, but most have covers for weather related reasons.

Ms. Pheasant-Reis said grandstands in Texas are not covered and if they were it was only on one side. She said it is interesting that both the home and away grandstands are covered, giving equal protection. She asked if that is related to two SPS schools playing each other on 'home field'.

Ms. Boyle said they found a few that were serving multiple schools in a district.

Mr. Barnes said grandstands in Spokane were covered because of weather and noted Joe Albi Stadium. He appreciated the presentation and asked which aspects of the field were being nominated. He voiced support for the Memorial Wall but wasn't sure about the field house.

Ms. Doherty said the Board should decide what they may like to include. She explained that the Memorial Wall is attached to the backside of a multi-storied structure field house and relies on that structure in a way. She said there is a chase between the wall for plumbing etc. The Memorial Wall is not a free-standing structure in its present state.

Mr. Norman said it is sad that the Memorial overlooks a parking lot.

Responding to clarifying questions, Mr. Peterson explained that the north end of the stadium was built on an easement off the mail parcel.

Ms. Pheasant-Reis asked if a memorial had always been planned.

Mr. Peterson said the idea to have a stadium came about in the 1940s; with WWII ending in 1945, it was called Memorial Stadium.

Ms. Boyle said it was just the name of the place, but not a memorial.

Mr. Peterson said there was so much focus on Victory Square's memorializing the war dead and there was a need for it to move to a permanent spot.

Ms. Boyle said the students wanted a place to remember their brethren and communicated that to the school board.

Ms. Randall said it is an interesting site and she appreciated the thorough presentation. She said a lot has taken place on this site since the turn of the 20th century including World War II and the World's Fair and the site is associated with both, meeting Criterion A. She said the structure of the stadium is not significantly associated with either but the site's use as a gathering space pre-dates these structures and would meet Criterion C. She said the site, divorced from structures has been used for gathering since the turn of the century. As long as it continues as open-air venue, it is still telling that story. She said there are better examples of a stadium structures and better examples of Stoddard and Hostmark's work so she didn't support criteria D or E. She supported nomination of the memorial wall but not the stadium.

Ms. Pheasant-Reis said the building is not significantly associated with the World's Fair because it was not purpose-built. If it hadn't existed, a large open air place would have had to be created for functions to happen. She said that not being purpose-built doesn't negate its significance.

Mr. Barnes said the stadium structure is not significant. He expressed concern about maintaining the Memorial Wall and the landscape around it but supported

nomination. He noted many schools have their own fields rather than a centralized field like Memorial Stadium.

Mr. Norman said he was thinking of Husky Stadium when he first looked at this. He said music events were held at this place like Bumbershoot because it was a big space not because it was a good venue. Most people did not use the stands. Thinks there could be something more meaningful here. It's sad that the history of the memorial isn't celebrated more.

Dr. McKinney said the eaved areas are used during concerts by people with disabilities because it is accessible. She said we don't learn our history and miss opportunities to celebrate it when the places are gone. Recently in Renton they just knocked down three farmhouses which will be replaced with something not related to the place, and there wasn't much wrong with the buildings that were there. She noted the tension in moments like this, and wants to preserve what is important so that it can be used in some way and appreciated. She said it isn't a pretty place to look but has some importance, and hopes there is a way to preserve that.

Ms. Wasserman said major events were held there but she didn't associate them with the stadium, they were just 'at that place'. She said the site will still be there but the stadium doesn't merit nomination. She supported nomination of the Memorial Wall. Definitely.

Mr. Slattery said there is lots of history with the stadium, too much significance to not nominate it. He supported nomination of both structures.

Ms. Pheasant-Reis commented that the board can't take into consideration future design, use etc. because plans can fall through.

Ms. Randall asked if there was a way to give the structure flexibility to evolve while maintaining it as a 'gathering space'.

Ms. Pheasant-Reis said use is not part of the board's purview, only the actual space and configuration.

Ms. Randall said it is tricky as use or landscape and noted it's very gray area.

Ms. Wasserman said use is not within board purview but if site is landmarked, any structure would need review by the board.

Mr. Macleod said it is one nomination and property, although it is being talked about as two entities. It looks like there is support for the Memorial Wall and wondered how to define the scope.

Ms. Wasserman said the board can subtract at designation but not add. She suggested nomination of the entire site and then scale back at designation meeting.

Mr. Inpanbutr agreed. He noted the upside-down structure of the Memorial Stadium roof that is flat underneath and has ribs on top and asked if that geometry has proven problematic in other like structures. He said it is an impressive structure and he was aware of the problems it has suffered.

Ms. Pheasant-Reis said if the nomination goes through, more information would be needed on all various teams and events that have taken place there over its lifespan. She said that information would be important for Criterion C and is not fully fleshed out.

Mr. Macleod said the Memorial Wall speaks for itself, but he struggled with the stadium structure, how it fits with the code, how to treat it as a cultural landscape. He said Criterion A is relevant for the connection to the World's Fair and the idea of a living memorial seems unique in this city. He said there is some architectural merit to the method of construction. He said the stadium has been a sports field for many teams and as a civic site and all those associations. He said he supported the landscape of the stadium more than the structure. He was unsure how to define the scope.

Ms. Doherty went over the motions provided which included support for Memorial Wall and Memorial Stadium, support for one element and not the other, and support for neither. She said there appeared to be more interest in the Memorial Wall but noted the site may have significance. She said the stadium is a built feature with grandstands and field house. She said the site as a cultural landscape is an interesting question. Reminded the board they can't dictate future use of the property, but if they include the site as a feature, they will be able to review future buildings proposed for the site.

Ms. Sodt said there are a lot of board questions; she said the board could nominate everything and then reduce scope at designation. She said to make sure the motion is supported by the majority so there is not a failed motion. She said the board has no ability to dictate or designate use. If Memorial Wall is designated, the board would have purview about how the wall is incorporated into future development. She said the cultural landscape idea is interesting and there is not an easy answer.

Ms. Doherty recommended a site visit for added clarification.

Board members noted support for including entire property at nomination in order to continue discussion and to refine the features at the designation meeting.

Action: I move that the Board approve the nomination of the Memorial Stadium property at 401 5th Avenue N 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 stadium structure (excluding enclosed interior spaces), and the memorial wall; that the public meeting for Board consideration of designation be scheduled for October 4, 2023; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/MI/DB 8:1:0 Motion carried. Mr. Norman opposed.

Board members expressed interest in additional information about structural elements, Ms. Pheasant-Reis' comments, and how the wall attaches to the stadium.

Ms. Doherty will set up a site tour for the Board members.

081623.6 BOARD BUSINESS