



The City of Seattle

# Landmarks Preservation Board

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LPB 277/24

## MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, October 2, 2024 - 3:30 p.m.

### Board Members Present

Dean Barnes

Taber Caton

Matt Inpanbutr

Ian Macleod, Chair

Lauren Miles

Lawrence Norman

Katie Randall

Becca Pheasant-Reis

Harriet Wasserman

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

### Absent

Roi Chang

Lora-Ellen McKinney

Padraic Slattery

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

## ROLL CALL

### 100224.1

#### PUBLIC COMMENT

Ruth Danner said the owners of the Hahn Building want no controls; she said the owners have not responded to her critique of the materials they submitted regarding economic hardship claims.

**100224.2 MEETING MINUTES**

July 17, 2024

MM/SC/MI/TC

8:0:1

Minutes approved. Ms. Miles abstained.

August 7, 2024

MM/SC/MI/TC

8:0:1

Minutes approved. Ms. Miles abstained.

**100224.3 SPECIAL TAX VALUATION**

100224.31

Bloch House

1439 E. Prospect Street

Ms. Doherty explained the Special Tax Valuation program as before and after photographs were shared. She said the submitted rehabilitation costs were \$2,824,193.30, and the qualified rehabilitation expenditures were \$1,733,972.06. She said that it appears that the work for designated portions of the property was performed in compliance with the Secretary of Interiors Standards for Rehabilitation, and/or are consistent with in-kind maintenance and repairs. The rehabilitation work occurred before the property was designated as a Landmark.

Mr. Macleod commented on the beautiful work.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Bloch House at 1439 E Prospect Street, 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/BP/LM

9:0:0

Motion carried.

**100224.4 CONTROLS & INCENTIVES**

100224.41

Bullitt House

1125 Harvard Avenue E

Request for extension

Ms. Doherty explained the property is owned by Seattle Parks and Recreation (SPAR) with whom she is actively negotiating. She explained the request for a six-month extension.

Action: I move to defer consideration of Controls and Incentives for the Bullitt house, 1125 Harvard Avenue E for six months.

MM/SC/DB/HW

9:0:0

Motion carried.

**100224.42**     Daniel Webster Elementary School

3014 NW 67th Street

Request for extension

Ms. Doherty explained the request for a three-month extension.

Action: I move to defer consideration of Controls and Incentives for Daniel Webster Elementary School, 3014 NW 67<sup>th</sup> Street for three months.

MM/SC/HW/DB

9:0:0

Motion carried.

**100224.43**     E. C. Hughes Elementary School

7740 34<sup>th</sup> Avenue SW

Request for extension

Ms. Doherty explained the request for a three-month extension.

Action: I move to defer consideration of Controls and Incentives for E. C. Hughes Elementary School, 7740 34<sup>th</sup> Avenue SE for three months.

MM/SC/KR/DB

9:0:0

Motion carried.

**100224.44**     Lincoln High School

4400 Interlake Avenue N

Request for extension

Ms. Doherty explained the request for a three-month extension.

Action: I move to defer consideration of Controls and Incentives for Lincoln High School, 4400 Interlake Avenue N for three months.

MM/SC/BP/DB

9:0:0

Motion carried.

**100224.45**     Seattle Times Block

1120 John Street  
Request for extension

Ms. Sodt explained the request for a four-month extension. She said work related to Certificate of Approval is ongoing. She said she is OK with extension and noted she has sent drafts for each building and is waiting for information from the ownership.

Action: I move to defer consideration of Controls and Incentives for the Seattle Times Block, 1120 John Street for four months.

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

**100224.46**      Baker-Linen Building  
1101 E. Pike Street  
Request for extension

Ms. Sodt explained the request for a four-month extension.

Action: I move to defer consideration of Controls and Incentives for Baker-Linen Building, 1101 E. Pike Street for four months.

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

**100224.47**      Knights of Columbus  
722 E. Union Street  
Request for extension

Ms. Sodt explained the request for a four-month extension. She noted the struggle to find a tenant for the building.

Action: I move to defer consideration of Controls and Incentives for the Knights of Columbus, 722 E. Union Street for four months.

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

**10024.48**      Hotel Elliott/Hahn Building  
103 Pike Street  
Request for extension

Ms. Sodt explained the request for a four-month extension. She said she is waiting on their response to questions she submitted to them regarding economic claims.

Action: I move to defer consideration of Controls and Incentives for the Hotel Elliot / Hahn Building, 103 Pike Street for four months.

MM/SC/HW/DB

9:0:0

Motion carried.

**100224.5      DESIGNATION**

100224.51      5<sup>th</sup> Avenue Court  
2132 5<sup>th</sup> Avenue

Ellen Mirro and Katy Jaeger from Studio TJP presented.

Ms. Mirro provided context of the area and conducted a virtual tour around the building. Using a site plan, she noted the light court on the south side of the building. She pointed out the single main entrance to apartments which are arranged on a double loaded corridor. She noted the terracotta detailing and sheet metal cornice that has been painted. She indicated the shell-like terracotta inserts into the windows and other nice terracotta details. Plaques on either side of entry cover holes from where lighting fixtures were removed. She said the leaded glass windows are original, and she noted the original marble in the vestibule. She indicated the Blanchard Street elevation grade line on early photographs as well as Denney Regrade activity around the building. She pointed out alley elevation changes that may relate to removal of hill of dirt.

Ms. Jaeger said the building was constructed in 1922 and was known as Sibella Court after owner Sibella Davis. The building has had several owners over the years. She said the building meets Criterion A for its relationship with the Denny Regrade, sitting at the easternmost edge in 1911 and at the westernmost edge in 1930. Early photographs show how close the building was to the regrade activities over a six to seven-year period. She said the building meets Criterion B for first owner Sibella Davis who was representative of women who owned commercial property. She also owned the Wilshire and was proprietor of the St. Charles. She said the building meets Criterion C for its role in Belltown's development and she noted the density of hotels and apartments in the area.

Ms. Mirro said the building meets Criterion D for the period and method of construction. She noted the development of the apartment as a new housing type that was focused on Belltown. She said the building is one of three apartment buildings in Belltown designed by Lawton and Moldenhauer.

Ms. Jaeger said the building is prominently sited on a corner visible from the monorail.

Andrew Ellis, owner representative, spoke in support of designation and noted the efforts they have made to preserve the building. He said the building has been tuck

pointed and windows restored. He hopes to access preservation incentives for future maintenance and preservation projects.

Mr. Macleod asked for more information about Sibella Davis.

Ms. Jaeger said she found nothing about Davis beyond the building ownership information.

Ms. Mirro said the board asked for more information on women in real estate when this building was constructed. She said that it was common for women to own commercial property, so Criterion B wasn't met.

Mr. Inpanbutr appreciated the presentation. He supported designation and cited criteria D and E with inclusion of the vestibule.

Mr. Barnes appreciated the presentation. He supported designation and cited criteria D and E with inclusion of the vestibule.

Ms. Wasserman supported designation and cited criteria D and E with inclusion of the vestibule.

Ms. Randall supported designation and cited criteria D and E, addition of the vestibule and Criterion A for the regrade association.

Ms. Pheasant-Reis supported designation and cited criteria A, D, and E for the way the building was designed to respond to the regrade especially the alley façade. She said she would be OK with Criterion C for the story of change and regrade.

Ms. Caton supported designation and cited criteria A, D, and E for the same reasons mentioned by Ms. Pheasant-Reis. She noted how the moment in history is marked on the building.

Mr. Norman supported designation and cited criteria A, C, D, and E.

Ms. Miles supported designation and cited criteria C and D.

Mr. Macleod supported designation and cited criteria A, D, and E. He noted the last physical trace on the alley elevation of the mountain that disappeared. He agreed with inclusion of vestibule.

Ms. Wasserman agreed with inclusion of A, but not C.

Board members agreed to include criteria A, D, and E with inclusion of entry vestibule.

Action: I move that the Board approve the designation of the 5<sup>th</sup> Avenue Court at 2132 Fifth Avenue for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation

Standards D and E; that the features and characteristics of the property identified for preservation include: the entry vestibule, the exterior of the building.

MM/SC/KR/BP

9:0:0

Motion carried.

**100224.6      NOMINATION**

100224.61      Woodin House  
5801 Corson Avenue S

Sarah Martin provided context of the site and the Georgetown neighborhood. She said the house was constructed in 1904-05. She noted the small wood frame garage from the 1930's, fruit trees in the side yards. She said the house was moved within the property in 1966 to make way for the Corson South exit ramp, and was set on a new foundation. She said the house reflects all the hallmarks of the American Foursquare or Classic Box style. She noted the boxy form, two stories, low pitched hipped roof and hipped dormers. She said the Woodin House is not a true box, it is slightly elongated and rectangular which was to make room for a fifth room on each of the two stories. She noted the belt course between the two stories and said all windows are original, several have leaded glass. She noted the integrity throughout the house and pointed out the original wood stove, wood floors and panel doors and hardware, built-in china cabinet that passes through to the dining room, the dining room plate rail, original light fixtures, pocket doors in dining and living rooms, fireplace, and second floor examination room. She said integrity even extends to the second floor.

Ms. Martin provided 1904 context of Georgetown. She said the once-winding river was important to the Duwamish people who lived there. She said the railroad and streetcar replaced river travel and the area became a transportation hub for industry. She said from 1904 to 1920 Georgetown was an independent municipality. During this time Woodin built this house and worked as the Community Health Officer. The area was annexed into Seattle in 1920 and soon after the city began the project to straighten and dredge the Duwamish River to encourage and help industry develop in the area. The city opened a municipal airport in Georgetown and the Boeing Company expanded operations there. World War II brought workers and housing for the influx of all the wartime workers. Georgetown emerged from the war a rapidly changed community. Most of those wartime workers moved on. The housing project closed in 1954, and all the businesses that had sprung up to kind of help those, new residents shuttered as well.

The King County Hospital building closed and was demolished in 1956, and it was that year the City of Seattle's comprehensive plan called for phasing out the remaining residential areas in Georgetown and the completion of I-5.

Ms. Martin said the 1960s brought a lot of change to the area although pockets of residential area remained due to advocacy of residents including Imogene Wooden. She said while a few larger houses in the neighborhood remain, most are small one-story four to five room residences. She said compared Capitol Hill residences, the

Woodin House is less grand but in its context of Georgetown it was a grand, high style residence.

In 1904, Imogene Huntsman purchased those three undeveloped lots at auction from King County. She and Dr. Woodin were married later that year and by early 1905, they had moved into the residence. Scott and Imogene were colleagues at King County Hospital where he was a doctor, and she was a nurse. The Woodins had one daughter who went by her middle named Diadama, and they had one grandson Scott Boone. The Woodins were well-known Georgetown figures, Scott Woodin was a medical doctor. He served as Georgetown's first health officer and worked on civic sanitation issues such as rat problems. He successfully pushed for a civic cleanliness ordinance and community-wide fall house cleaning.

Ms. Martin said that in 1908 Dr. Woodin and others chartered a new organization called the Washington Association of Local Health Officers to encourage coordination among communities in setting health policy. He maintained a private practice out of his home office and was an early adopter of x-ray technology, and he had an x ray machine in that home office. His use of this technology may have been a contributing factor in his death.

Imogene Woodin was active in the Georgetown community and was kind of a typical club woman. She advocated for the creation of a public play field in Georgetown where none existed. She signed the petition for a park in 1916, and once the city approved the request, she monitored the play field's progress from her window across the street. Years after her death and in honor of her efforts to help establish the park, the Georgetown South Seattle Improvement Club successfully petitioned the city to name the park Imogene Woodin Play Field. A sign with her name on it has been hung in the park for many years.

Ms. Martin said the garage was partially demolished in 1956 when the house was moved back on the lot. Following Dr. Woodin's death in 1929, the residence became the property of their daughter Diadama, and often over the next twelve years, the residence was rented to boarders, some of whom included nurses who worked at the nearby King County hospital. Diadama married in 1931 and later returned to live at the residence with her family. During World War II there was tremendous housing pressure placed on Georgetown and the local housing authority required them to take in another family due to the dire housing shortages. The Woodins' grandson, Scott Boone recalled the stories that his mother relayed to him about that family, and then also the temporary trailers that were parked along the alleyway to make more housing available for wartime workers. Diadama was an outspoken advocate for Georgetown, after the war, that change reached her doorstep in the 1960s when development forced the relocation of their house. There's NO doubt that the house is still standing because of her activism.

Ms. Martin said the house meets designation criteria B, D, and F. She cited the history of Georgetown and annexation to Seattle, Dr. Woodin's work as the community health officer and Mrs. Woodin's work as a community advocate for whom the Georgetown Playfield for standard B. Mrs. Martin said the residence is a well-



preserved example of an American four square, with a mix of classical and craftsman embellishments both inside and out, as related to standard D. It was built in 1904 and 1905 and reflects a period of tremendous optimism in the months following Georgetown's incorporation. Under standard F, she noted that the residence stands prominently along one of Georgetown's busiest corridors, and has witnessed 120 years of South Seattle history. She said it's siting, age and scale make it an easily identifiable visual feature on the Georgetown landscape.

John Bennett said Georgetown really is the birthplace of Seattle with the original Luther Collins claim in 1856. He said Collins later sold part of his claim to Julius Horton who was Dexter Horton's brother. Julius Horton sold some of the land to the Seattle Brewing and Malting Company and then decided that the real estate business was probably better than the farming business, and so ended up platting all of Georgetown and selling out the lots for uses. Unfortunately, Georgetown was kind of forgotten about after prohibition and went downhill. Mr. Bennett said so many beautiful Victorian homes were lost to tilt up concrete warehouses and there's only a handful of homes left to Georgetown that really qualify to be landmarked and this is definitely one of them. He said he hoped this can be landmarked and saved because it's not a big piece of property and those shoebox townhomes are going up just sprouting like weeds everywhere. He said the other amazing thing about this house is that when you walk into it, you're walking into the past. He said Scott Boone's mother's and grandfather's stuff is up on the mantle on the fireplace. It's just all original. Dr. Woodin worked in that house with his doctor's office upstairs and all his doctor's equipment is still there in the basement. He said it is like walking into the past. He encouraged the board landmark the house and said it is just it's just a wonderful house and Georgetown needs all the help it can get from just being destroyed.

Ms. Randall noted the change in direction for Georgetown in the 1950s and 1960s from a city planning level, the construction of I-5, a lot of the time those sorts of changes and desire to sort of almost devalue the neighborhood that was already there tends to correlate with neighborhoods that were redlined or had significant populations of color. She asked for more information on that. She said the relocation of the house to accommodate I-5 was a fascinating chapter and that she would be interested in hearing more about that.

Ms. Pheasant-Reis asked why Ms. Martin didn't support Criterion C because a lot of the presentation talked about Georgetown at the time where there were actually residences and a school before it became this industrial park. She said this house speaks to the fact that this didn't always used to be an industrial center.

Ms. Martin said that Criterion C didn't honestly jump out. She said she would give it more attention and look into that for the next presentation.

Ms. Randall said she agreed with Ms. Pheasant-Reis and would like to hear more about Criterion C.

Mr. Macleod asked about the naming of the streets in Georgetown.

Mr. Bennett said earlier streets were named by Julius Horton. He said the street names changed right around when the annexation happened.

Mr. Macleod asked for more information about the hospital.

Ms. Martin said she would look at that a little closer.

Mr. Macleod said the owners were part of the movers and shakers of Georgetown. He said that obviously the hospital no longer exists, but he was curious about, about Woodin's work there and his work with the private practice in the home.

Scott Boone recalled his grandfather working at the hospital and also working at home, doing pretty much first aid. He said that workers in those days were not protected very well in the factories and sometimes would come after hours with other serious injuries. He said a story he heard several times is that Dr. Woodin would sometimes specialize in fixing those injuries after hours, and he was on call rather odd hours, in fact, he had to have a telephone in his bedroom, which in those days was very extraordinary. In one instance, he was responding to what apparently was an emergency call and he was driving an old car up on Beacon Hill on a gravel road, dodging around tree stumps, turning the car over on himself, and getting pinned under it. Gas tanks started leaking and caught fire, but he threw gravel on it and put it out. Mr. Boone said his grandmother, Imogene told his grandfather to get rid of the car. He said he didn't know what happened after that, but Imogene passed away in 1923 and his grandfather had a car after that. He said his grandfather did work at the hospital for sure. He said he has a photograph of a hospital as it was originally, but a wing was added later to the north half of it essentially doubled it in size.

Mr. Boone said that at the time that it was closed down, essentially the building was open to the public and people could go in and out. He was a teenager at the time, and took advantage of that and satisfied his curiosity and wandered through the building, three stories, very few private rooms, mostly large wards, which was customary for hospitals. It did have a manually operated elevator, although it didn't work, and he had to use the stair. He said on the third floor of the north wing there were three jail cells, bars, the whole thing. He said he often wondered in the back of his mind what was going on there. But in addition to that, after the New King County Hospital was built, the old hospital was still maintained for a number of years. He thought they took charitable cases. In the basement, there were a large number of wheelchairs that looked like they came out of the civil war, very, very large backs. He said he wished that he had saved some of that equipment, but imagined when the building was razed, it all went away. He said it was an interesting building and suggested if you want to see a similar example, to look at Parrington Hall on the University of Washington campus. He said the north wing of Parrington Hall looks exactly like the north wing of the old hospital, three story brick structure. He said he supposed the same contractor built it, but it's almost identical in this appearance.

Mr. Inpanbutr asked about what looks like an antenna at the roof level.

Mr. Boone said he was told there was a flagpole there although it hasn't been there during his occupancy.

Ms. Randall said it is a very intriguing house, and she would support approving the nomination and moving on to a designation hearing, given the significance of the people who lived there not to mention the integrity of very distinctive turn of the century features. She wanted to hear about what was going on in the neighborhood in the fifties and sixties that prompted the city to feel like it would be ok to completely repurpose the neighborhood and build elements of I-5 right through there. She supported including the interior, exterior and the site.

Mr. Barnes said there's so much original work and noted he would like to include as much as possible in the nomination and streamline it later.

Ms. Wasserman said she would absolutely support nomination and designation. She was happy to see some of the older buildings the commercial ones along Corson Avenue being restored and renovated and made beautiful. She said the town has come to life which is wonderful. She said she wasn't aware how few residential houses are left. She said she has seen a couple that she wondered why they weren't landmarked, so this is the start. She said the board doesn't have to set the criteria today. She agreed that the board should include some of the interior and can later refine it at designation. She said they might settle on the hallway and the stairways to the second floor that are intact and beautiful.

Ms. Pheasant-Reis supported nomination and said she appreciated seeing a Georgetown house come in for nomination especially with so much support from the owner and considering what an incredible spot this one is located in. She said the house has a lot of prominence and the integrity is fantastic both inside and outside, even after having shifted back on the site. She did not think it impacted the integrity of the building. She said it is a little microcosm of how Georgetown and its residents have been pushed around. It's that story put on a single lot; pushed around ,but still there. She wanted to see the house move forward through nomination and include as much as possible on the interior. She said it would be nice if there are any specific locations within the house that are of particular interest.

Ms. Caton agreed and supported inclusion at minimum of the interior entry stair and hall but as much as possible.

Mr. Norman supported the nomination, and said it is amazing that not a single house has been nominated in Georgetown. He appreciated the presentation and the sharing of history.

Mr. Inpanbutr supported nomination and said he appreciated the presentation. He was happy that the owner was so supportive.

Ms. Miles supported nomination.

Mr. Macleod supported nomination and said he was always shocked that Georgetown doesn't have any residential landmarks. He said this is a good start. He supported including some portions of the interior, and suggested including the entire interior and then paring down at designation.

Ms. Wasserman supported inclusion of the entire interior and then paring down at designation.

Mr. Inpanbutr concurred.

Mr. Boone said his main concern is the preservation of the house exterior, interior woodwork, and the general appearance. He said he has seen older houses like this that have been butchered and the woodwork has been ripped out or altered significantly, and some people don't appreciate woodwork where they would say it's a dirty thing and has to be painted. He said 90 % of the people will slap a coat of paint on it, to 'clean it up'. He said it seems to be very important that the exterior appearance and the interior appearance of the woodwork to be preserved. The brass light features, that would be nice for them to be preserved as much as possible. It may be that a new owner would prefer a ceiling fan, and technological aspect of the building no doubt would need quite a bit of updating. That's understood wiring and that sort of thing. Other than that, and the technological updating and so on and so forth it's nice to think that the building will be preserved as much as it's technologically and reasonably possible.

Action: I move that the Board approve the nomination of the Woodin House at 5801 Corson Avenue S 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 interior and the exterior of the house; that the public meeting for Board consideration of designation be scheduled for November 6, 2024; that this action conforms to the known comprehensive and development plans of the City of Seattle.

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

**100224.7**

**BOARD BUSINESS**