



The City of Seattle

Landmarks Preservation Board

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LPB 328/24

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, November 6, 2024 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Matt Inpanbutr

Ian Macleod, Chair

Lora-Ellen McKinney

Lawrence Norman

Katie Randall

Becca Pheasant-Reis

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Roi Chang, Vice-Chair

Lauren Miles

Padraic Slattery

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

110624.1 ROLL CALL

110624.2 PUBLIC COMMENT

Virginia Dunn spoke in support of nomination of Lake Court Apartments. She said the apartments are a treasure for the city.

Kate Van Dyke supported the nomination of Lake Court Apartments. She noted the rich history and that the apartments represent the solace and sanctuary of the built environment. She said the apartments provide multi-family, mixed income housing. She said the apartments should be protected for future generations. She noted the single-story ground level units.

Colleen McAleer commented that Battelle-Talaris ownership has shown no stewardship of the property, nor have they provided a plan that meets the Secretary of the Interior's Standards. She said it is unacceptable to grant extensions without a security or maintenance plan for the site.

110624.3 MEETING MINUTES

August 21, 2024

MM/SC/MI/BP

8:0:1

Minutes approved. Ms. Caton abstained.

September 4, 2024

MM/SC/BP/HW

8:0:1

Minutes approved. Dr. McKinney and Mr. Barnes abstained.

110624.4 CERTIFICATES OF APPROVAL

110624.41 Original Rainier Brewery / former Seattle Brewing & Malting

5628 Airport Way S

Proposed signage

Ms. Pheasant-Reis recused herself.

Kelly Zarling, SKB presented proposed signage for a new tenant. She said fasteners would be located in the mortar joints.

Mr. Macleod said ARC reviewed the proposal and was supportive.

Ms. Wasserman said the new signs would be neater. She appreciated the gray sign and that installation would be in the mortar.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed sign at the former Seattle Brewing & Malting Company Bottling Plant, 5628 Airport Way S, as per the attached submittal.

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 Ordinance 116973.
 - a. The proposed wall sign is of a modest scale and is easily reversible.
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. No alternatives were provided, and none were requested by the Board.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

MM/SC/LE/DB

8:0:1

Motion carried. Ms. Pheasant-Reis recused herself.

110624.5 CONTROLS & INCENTIVES

110624.51 Tolliver Temple Church of God in Christ

1915 E Fir Street

Request for extension

Ms. Doherty explained she is working with the Tolliver team and the ball is in her court at this time. She requested a three-month extension.

Dr. McKinney noted changing demographics of the neighborhood and the fact there are fewer people of African American descent. She said she is excited about this church and its long-term and multifaith history over time. She said lots of people are supporting it and making certain it remains available to many people, and she values that.

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/HW/LE

9:0:0

Motion carried.

110624.52 Battelle Memorial Institute / Talaris Conference Center

4000 NE 41st Street

Request for extension

Ms. Doherty explained that the Controls and Incentives process is independent of the proposed project for the property. Without a signed Controls and Incentives agreement, everything is reviewed. She explained the request for a four-month extension to the controls and incentives negotiation. She said she didn't know when the ownership would be coming back to the Board with a project Certificate of Approval application or briefing. Their last presentation was in February.

Ms. Wasserman said she shared the public speaker's frustration with how long it has gone on.

Ms. Doherty said there are a number of landmarks in the city without a Controls and Incentives agreement in place. She said the benefit is that it streamlines the process for review.

Mr. Macleod said he appreciates Ms. McAleer keeping tabs on the property's maintenance and security issues.

Ms. Doherty said the problems are ongoing and ownership is doing their best to address them. She said she hasn't been there in two years but noted the challenges with break-ins and tagging.

Mr. Macleod said an extension is reasonable and he appreciated community people keeping an eye on the site.

Action: I move to defer consideration of Controls and Incentives for Battelle Memorial Institute / Talaris Conference Center, 4000 NE 41st Street for four months.

MM/SC/KR/BP

7:0:2

Motion carried. Mr. Inpanbutr and Ms. Caton recused themselves.

110624.53 líq'təd / Licton Springs Park
9536 Ashworth Avenue N
Request for extension

Ms. Doherty explained the Seattle Parks and Recreation (SPAR) concern about utilities running under the park and the need to develop covenants with Seattle Public Utilities (SPU). She said their discussion is ongoing. She said springs are running through the park underground; some are natural which could experience movement and others are in pipes. She noted the need for a visual representation of the resources the covenants refer to. She said it is complicated and suggested a 12-month extension.

Action: I move to defer consideration of Controls and Incentives for líq'təd / Licton Springs Park, 9536 Ashworth Avenue N for twelve months.

MM/SC/LE/HW

9:0:0

Motion carried.

Dr. McKinney left at 4:40pm.

110624.6 DESIGNATION

110624.61 Woodin House 5801 Corson Avenue S

Sarah Martin said the house was constructed in 1905. The property includes three lots and is more than 14,000 square feet. Behind the residence is a small wood frame garage that was added in the 1930s. She said the residence is highly intact with the primary change being the foundation which dates to 1966 when the house was moved back on the lot to make way for the Corson Avenue freeway exit. She said there are ten main rooms on the interior with a total finished area of just over 2,200 square feet. She said the interior, like the exterior, is highly intact and has clearly defined spaces.

Ms. Martin said at the nomination meeting, there was discussion about which interior spaces to include. She said the owner, Scott Boone who is the grandson of the original owners is pro-preservation. If the board wanted to designate everything on the interior, Mr. Boone would support that. She said what is proposed in the Staff Report is acceptable to him as well. She went through interior spaces to remind board members of the integrity. She conducted a virtual 'walk-through' of the house and noted the entry hall and staircase to the second floor. Behind the entry hall is the kitchen where there is an original turn of the century wood stove that is only used now for heating purposes. She noted the built-in cabinet that connects to the adjacent dining room. She said the dining room exemplifies the house's integrity with the built-in cabinet, pocket doors that separate it from the living room, the bay window, original light fixture and plate rail that encircles the entire room. She said the stairs terminate on the second floor in a square center hall that accesses all of the rooms on the floor. She said Mr. Boone is very proud of his home's integrity: the woodwork, tall ceilings, built-ins, light fixtures.

Ms. Martin said the board asked for more information about Dr. Scott Wooden, Corson Avenue, and more on King County Hospital. She said that Dr. Wooden was elected Georgetown's health officer in 1904 and he also served as an assistant physician at King County Hospital. He was in that position for

many years under several head physicians including Dr. Corson. She said Dr. Wooden also maintained a private office on the second floor of his residence. She said he managed all kinds of illnesses in his private practice, some walking in right off the street with traumatic injuries. She noted his early adoption of x-ray technology and that he had an x-ray machine in his home office. She said Mr. Boone told her that Dr. Wooden had a telephone at his bedside to take calls for those who needed him.

Dr. Wooden worked under Willis Corson for a number of years. Corson Avenue was named for him; it was designated as such when Georgetown was annexed into the city in 1910. Dr. Corson later served as King County coroner and then he was at Harborview when it opened in 1931. He has a deep history in Seattle's medical history. She noted the proximity of King County Hospital to the Wooden house, just a block and a half south of the residence. She said King County acquired the property the hospital was on in 1869. It was part of the original Luther Collins claim, and it first served as the King County poor farm. King County Hospital was built in 1893; there were eleven employees when it opened. A wing was added in 1908 during Dr. Corson's tenure and the capacity increased to 225 patients. Imogene Huntsman, later Imogene Wooden served as a nurse at the hospital for several years. Ms. Martin said the hospital closed in 1956.

She said Georgetown which had been its own municipality between 1904 and 1910 was annexed into Seattle in 1910. At that point, King County already had a large presence in Georgetown in terms of property holdings. In 1919 the city began straightening and filling in the Duwamish River channel which resulted in more publicly owned usable land in Georgetown. The city saw the reclaimed land as a prime area for industrial growth and that the area of Georgetown was seen as an industrial zone. She said the straightening of the river had a devastating impact on the Duwamish people who lived in the area and depended on the river for their livelihoods. She said the project displaced Duwamish residents and others living and working in the tide flats almost like an early form of urban renewal. She said portions were redlined with investment and home ownership in Georgetown discouraged.

Ms. Martin said residential areas were phased out and the area was rezoned as commercial and industrial despite push-back by those trying to establish residential zoning. The completion of I-5 changed the look and shape of Georgetown. The Wooden's daughter, Diadama protested the loss of residential in the community. Ms. Martin said the City has always viewed Georgetown as industrial and commercial since its annexation.

Ms. Martin said the house meets Criterion C for its association with economic and cultural development of the area. She said the house was built in 1905

during a period of optimism and Georgetown was incorporated as a municipality. The house was situated near the hospital. She said the house has withstood tremendous industrial and transportation changes. She said the house meets criteria B, D, and F and embodies Dr. Wooden's role in community health, Dr. and Mrs. Wooden's participation in the development of Georgetown, and Mrs. Wooden's community advocacy for the playfield. She said the house meets Criterion D for being a highly intact inside and out example of an American Foursquare. She said the house meets Criterion F for its prominent location and siting.

Dr. McKinney appreciated the report which shared how the city was built and how the house tells a story and contributes to the history of the city. She said it tells a story of land – who owns it and who can own it, how that shifts over time, the use of redlining, impacts of transportation system on the community. She said that where transportation systems have gone in, where interstates have gone in, they have bisected communities and interesting challenges were created for those who remain. She said the house tells a story about healthcare and for whom it was available. She said King County Hospital and Harborview was a place where poor people went. She said part of the history is in the soil beneath this house and built with people who had consciousness and hearts. It is essential to uplift these stories as often as we find them. She said there are so many more that we can't even do that. She said we want a city that tells its story, that tells us who has lived where and why and for how long. She said we'll only know how to maintain certain kinds of community in special kinds of ways, and that is why we do this.

Ms. Pheasant-Reis said the additional context information was helpful. She supported inclusion of Criterion C as the house connects to many aspects of Seattle history.

Ms. Doherty said the Staff Report includes most of the interior, but Mr. Boone is supportive of including more.

Ms. Wasserman agreed that Criterion C should be included. She noted the fascinating Georgetown history.

Ms. Caton supported designation and agreed Criterion C should be included along with the Staff Report.

Mr. Barnes supported designation and inclusion of Criterion C. He said the house should be preserved and there aren't many left in the area.

Mr. Norman said it is rare to find a house so well preserved, it is like a walk back in time.

Mr. Inpanbutr supported designation on criteria B, D and F and was neutral on Criterion C.

Ms. Randall supported designation and supported the Staff Report and inclusion of Criterion C.

Mr. Macleod supported designation and inclusion of Criterion C. He appreciated the information on King County Hospital and the public health history. He said there are so many layers. He said the house defied all odds to be here and he noted it is owned by the grandson of the original owners.

Action: I move that the Board approve the designation of the Woodin House at 5801 Corson Avenue S for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards B, C, D, and F; that the features and characteristics of the property identified for preservation include: the site; the exterior of the house; the interior of the first floor, excluding the pantry, bathroom, and enclosed rear porch; and the interior stair from the first to second floor including the guardrail, balusters, and the second floor hallway.

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

110624.7 NOMINATION

110624.71 Lake Court Apartments 2012-2020 43rd Avenue E

Heather Brammer and Jesse Rice, Friends of Lake Court Apartment prepared and presented the nomination report (full report in DON file).

Ms. Brammer provided context of the site and setting for the five buildings which contain 63 units. She said the owner purchased a home on the property in 1917 where the apartments would later be built. She said the site was adjacent to the ferry terminal which was removed in 1952. She said the two Shoremont buildings were designed by William Bain in 1925; the Lakecrest buildings were designed by Paul Thiry in 1928-29; the Anhalt building was designed by Frederick Anhalt in 1952. She said the earlier buildings exhibit characteristics of Norman and Tudor architectural style with the Anhalt building is in a Spanish Revival style.

She said the Shoremont buildings were built in 1925-26; all are one-bedroom units. She said there are 25 units 17 of which are single story with identical footprints. She said eastern and western-most units are two-story structures that house a one-bedroom unit each on the upper and lower floors. She noted the warm yellow stucco and exterior ornamental iron work, gabled roofs with exposed timber. She said all units have their own entry and exit door with entry door opening to courtyard space. She said two iconic towers frame the Shoremont entry. The north tower houses two one-bedroom apartments. She noted the conical turret with winding exterior staircase that leads to second-floor apartment. She said both towers have ornamental weathervanes.

Ms. Brammer said entryways are unique to each unit. She said most living rooms had Murphy beds which have been removed, leaving a storage closet. She noted the double hallway, bedroom, built-ins, wood floors and tiles.

Mr. Rice said the Lakecrest Building was originally called the Beauville Building. He said there are 30 units, a mix of studio, one and two-bedroom units with mixed floor plans. They are built in the Norman and Tudor architectural style. He said there is clinker brick with cast stone archways throughout the building with multiple courtyard spaces. He said the windows are casement style. He noted original ornamental lighting, steeply pitched roofline and dormered windows. He pointed out a copper awning over one unit's entry, a square turreted column, original planter which is now a planter, crow's nest, ornamental railings, and wood shingles and brick. He noted the sunporches with wrap around windows which set on original ferry pilings. He noted the original lighting with fleur de lis post caps throughout the property. He indicated the interior hallway and triangular doorway, arched doorway, unique cabinets, sloped counter tops, old style refrigerator, and tile.

Mr. Rice said the Anhalt addition is in the Spanish Revival style clad in beige stucco. He said the huge single panel windows are fixed. He noted the terracotta vents. He said each unit has separate entry and exit doors. He said there are eight one-bedroom units with unique floor plans. The original terracotta clay roof tiles were just replaced with modern composite this year.

Ms. Brammer provided the Madison Park neighborhood history. She said the Duwamish inhabited the shores all along Lake Washington. A game trail ran the length of what later became Madison Street. The Lake Washington terminus of this trail was known as 'where one chops' to the Duwamish. Longhouses dotted the shoreline including one near the future site of the Lake Court Apartment. A Duwamish burial ground stretched from the site of the Edgewater to the Washington Park Arboretum. She said Madison Park was settled by in 1862 by White European settlers John McGilvra and his family. It began to become a destination neighborhood with ferry dock established in

1880. Madison Park cable car service that ran from Madison Park to downtown went in in 1889. Recreation and amusements came soon after including a vaudeville theater, bathhouse, swimming beach. The first baseball game in Seattle was played in Madison Park. Pioneer Hall was built in 1910 followed by the Western Washington fairgrounds.

She said the Doxy family acquired some of the property on Lake Washington that later became the adjacent site to the Lake Court apartments. The family had lived in Issaquah but following the great fire of 1889, they moved back to Seattle to help rebuild the city as a building contractor. By 1917 they had established their family home in Madison Park. She said houseboats lined the shore and were mostly summer rentals for wealthy families, not permanent residences. In 1925 the houseboats were put up for sale in preparation for building the Shoremont Apartments which was listed in newspaper article as the only lakeside apartment in Seattle.

Ms. Brammer said the Shoremont opened to much fanfare and boasted modern features such as electric ranges, fireplaces, Murphy beds. She said Paul Thiry lived at the Shoremont with his mother while he finished his architecture degree. Not long after he apprenticed at an architectural firm; he designed the opening day advertisement for the Lake Crest at the request of William Doxy. She said early on there was a public tearoom on site called the Lake Crest Inn. She said there were a lot of mentions in the society columns about people dining there. She said the inn closed, and the space was converted into an apartment.

Ms. Brammer said that John Doxy died in 1936, son William continued management of the property. The apartments were foreclosed on in 1938 and ownership transferred to the Seattle Trust Company. The buildings were renamed Lake Court Apartment. She said the property was sold to the Heathman and Piester families. Harold Heathman sold the property to his son Michael in 1970. She said the construction of the Evergreen Point Floating Bridge caused damaged by changed wave patterns to the underpinnings. The apartment owners sued and were awarded \$50,000 in 1967.

Mr. Rice said that the Lake Court Apartments is the only multi-family housing community in Seattle to be collectively designed by Bain, Thiry and Anhalt, all notable architects. He said that each is individually recognized for outstanding achievements and contributions to Seattle architectural design, Pacific Northwestern design and historical significance to the city. In 2001, the SeattleTimes.com list Anhalt and Thiry as two of the 150 most influential people in Seattle history. William Bain, Sr. was granted the first architecture license in the state of Washington in 1923. He was a notable architect who founded NBBJ which is still in operation today.

Kyle Kite, Kite Properties is the current owner and said their small family-owned company intends on long-term ownership of the apartments. He noted a focus on pre-1950 construction and their desire to provide safe, clean, and well-maintained properties. He noted his appreciation for the architectural designs of the time. He said he supported nomination and preservation of a fantastic community. He noted that they want to preserve this property for generations to come. He said there are major deferred maintenance projects that need to be addressed including windows and siding to prevent water intrusion.

Mr. Barnes appreciated the presentation and supported inclusion of as much as possible of this incredible property. He asked for guidance from staff about what to include.

Ms. Doherty said her colleague Michael de Lange wrote the staff report. She said the staff did not recommend including the interiors, but board members can add that if they want to. She said they recommended the whole site so all outdoor spaces and courtyards would be included. She said a future Controls and Incentives Agreement could address site features in more detail.

Ms. Wasserman said she does not desire to interfere with the maintenance process.

Ms. Doherty said that if nominated, everything would be controlled and would require board approval. She said she can approve general maintenance without a Certificate of Approval. She said in-kind repair or replacement can be approved by staff as well. She said for items requiring a Certificate of Approval, staff will provide guidance on submitting an application. She said Mr. Kite has some work related to a re-roofing project that he has already completed.

Ms. Caton thanked the presenters for the extensive presentation.

Ms. Wasserman supported nomination and said the apartments are lovely. She said it is spectacular to have the three architects involved, including a young Paul Thiry. She said the history of the building and the public comment was fascinating. She said it is fascinating.

Mr. Barnes supported nomination.

Mr. Macleod asked about the Western Washington Fair timeline.

Ms. Brammer said that the fairgrounds had a racetrack, a tiny railroad, vaudeville shows that were country and western re-enactments. She it was

there longer than the amusement park. She said there was also a franchise amusement park that was built. They were all up and down the coast, called White City Amusement Park. She said it was there only two years, 1910-12. She said Madison Park was a destination neighborhood with recreation, concessions, boat rentals, floating bandstands, Seattle's first baseball diamond.

Mr. Macleod asked the reason for the additional buildings on the property.

Ms. Brammer said the expansion in 1928-29 was always intended by the Doxy family. It was very soon after the Shoremont that they began to work with Thiry on the Lake Crest. She said she thought it was always part of the plan to expand. She said not much is known about the Anhalt addition in 1952.

Ms. Caton said she supported nomination of the site, exterior of all five buildings with criteria D and E.

Ms. Wasserman said the board doesn't need to include criteria at this point but she agreed with Staff suggestions. She supported including the site, the exterior courtyards, and the exteriors for each building.

Ms. Randall supported nomination and said the interiors are not necessary to include. She suggested criteria D and E, and possibly F.

Mr. Inpanbutr supported nomination. He noted the triangle shaped door and asked if there was anything else unique like that.

Ms. Brammer said she didn't think there was anything else like that, the triangle door was in one place ,and she had no idea what it went to. She suggested a tour would be helpful.

Mr. Lawrence supported nomination and cited the Staff Report. He appreciated the presentation.

Ms. Pheasant-Reis supported nomination. She said it is a fascinating complex and a very interesting space.

Mr. Macleod supported nomination and said it is a fantastically layered building. He agreed with the Staff Report.

Board members were not in support of including interiors.

Action: I move that the Board approve the nomination of the Lake Court Apartments, 2012-2020 43rd Avenue East 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, exterior courtyards, and the exterior of each building; that the public meeting for Board consideration of designation be scheduled for December 18, 2024; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/HW/DB

8:0:0

Motion carried.

110624.8 BOARD BUSINESS