



The City of Seattle

## Landmarks Preservation Board

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

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LPB 768/17

### MINUTES

Landmarks Preservation Board Meeting  
City Hall  
600 4<sup>th</sup> Avenue  
L2-80, Boards and Commissions Room  
Wednesday, November 1, 2017 - 3:30 p.m.

#### Board Members Present

Deb Barker  
Russell Coney  
Kathleen Durham  
Garrett Hodgins  
Jordon Kiel  
Kristen Johnson  
Nicole McKernan  
Julianne Patterson  
Steven Treffers

#### Staff

Sarah Sodt  
Erin Doherty  
Melinda Bloom

#### Absent

Robert Ketcherside

Chair Jordan Kiel called the meeting to order at 3:30 p.m.

**110117.1      APPROVAL OF MINUTES**  
September 6, 2017  
Deferred.

## **110117.2 SPECIAL TAX VALUATION**

110117.21

### Fort Lawton

Fort Lawton Condos

4426 / 4428 / 4420 / 4422 / 4414 / 4416 / 4410 / 4412 Montana Circle W

Four contributing buildings in the Fort Lawton Landmark District

Ms. Nashem said the four buildings were organized into condominiums. She reported that submitted and eligible costs were \$1,278,695; there were no disallowed costs. She said that work for designated portions of the property was performed in conformance with Certificates of Approval issued by the Landmarks Preservation Board.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 4426/4428/4420/4422/4414/4416/4410/4412 Montana Circle W, 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/DB/KJ 9:0:0 Motion carried.

110117.22

### Fort Lawton

4004 Washington Avenue W

Ms. Nashem explained that costs incurred prior to two years ago are not eligible. She said that submitted rehabilitation costs were \$533,788 and eligible costs were \$531,644. She said that work was performed in conformance with Certificate of Approval issued by the Landmarks Preservation Board.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Certification: 4004 Washington Ave W., 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/JP/KJ 9:0:0 Motion carried.

## **110117.3 CERTIFICATES OF APPROVAL**

110117.31

### Loyal Heights Elementary School

2501 NW 80<sup>th</sup> Street

Proposed changes to previously approved building rehabilitation and addition.

Jonah Jensen, BLRB Architects, explained two minor modifications to the approved submittal: 1) instead of sectional door at the service yard, install coiling door with vision panels in a waterfall effect or in rectilinear pattern; 2)

install 1 ½” pipe guardrails, bolted to concrete wall and floor at top landing of two designated stairwells. He said the stairwell intervention is minimally invasive and easily reversible.

Ms. Patterson asked why they would create guardrails in front of wall instead of on top of it.

Mr. Jensen said they looked at adding above, but didn’t want to attach on top of the decorative wood cap which has a canted profile.

Mr. Treffers noted it was just at the top of two stairs.

Public Comment: There was no public comment.

Board Discussion:

Mr. Coney noted the safety aspect made it acceptable. He preferred the linear orientation of glass on the roll up door but said it is hidden, obscured by trees.

Mr. Treffers concurred. He preferred the rectilinear door option which is reflected in the language of rest of the building.

Ms. Johnson preferred the waterfall orientation on the roll up door. She said that this door is new and different from the historic building.

Ms. Barker preferred the waterfall orientation as well, and said it is friendlier and faces residential buildings.

Ms. McKernan preferred the waterfall orientation and commented that it is friendlier for kids and pedestrians.

Action: I move that the Seattle Landmarks Preservation Board approve the application for changes to the proposed building addition, including door glass Option 1 and interior stair guardrails, as previously approved under Certificate of Approval (LPB 573/16), at Loyal Heights Elementary School, 2501 NW 80<sup>th</sup> Street, as per the attached submittal.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in the Report on Designation (LPB 171/15), as the proposed work does not destroy historic materials that characterize the property, as per Standard #9 of the *Secretary of Interior’s Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/GH/JP

8:0:1 Motion carried. Mr. Kiel recused himself.

110117.32

Magnolia School

2418 28<sup>th</sup> Avenue W

Proposed changes to previously approved site improvements, building rehabilitation and addition.

Mr. Kiel recused himself.

David Mount, Mahlum Architects, explained the need to find cost savings resulted in changes to previously approved improvements. He said that the access ramp at the main entry has been removed from project; they will maintain proposed landscape and mirror it. He said there is an ADA ramp adjacent to the bus area. He said that they will eliminate the new exit stair tower but will maintain the broad overhang at the new addition; they will use columns to support it. He said that there are two exits out of the library. He said proposed brick cladding will be changed to cementitious cladding on the upper level; it is in line with the 'new' architectural language. He said that the existing wood floors in upper classrooms will not be refinished; linoleum will be overlaid on the wood. He noted the change in tackable wall panels; he said they found a more economical panel that is just a slightly different color.

Mr. Treffers asked about the wood floors.

Mr. Mount said they plan to glue down, not use nails. He said that they will do some repairs before laying the linoleum but some areas will need new subfloors.

Mark Siwek, Mahlum Architects, said that two rooms next to light wells will get MDF subfloor; the rest will get a light sand as preparation for overlay.

Mr. Coney asked what the savings will be.

Mr. Mount said it is in the \$80,000 - \$100,000 range.

Ms. McKernan asked if casework will be removed.

Mr. Mount said only in the new addition, not in the landmark building. He said that landscape design has been modified, some has been removed.

Ms. Patterson asked why they don't just remove the overhang on the back.

Mr. Mount said they are keeping the overhang because if they need to add more classrooms the stair tower will have to go back in.

Public Comment: There was no public comment.

Ms. Johnson said in general, it is understandable, and the changes aren't dramatic. She said the hardest part is the change to the wood floor restoration.

Ms. Barker said it sounds like the floor was torn up.

Mr. Treffers was concerned about the floors because it really isn't reversible; he said the Board has already given up a lot of historic fabric at the interior.

Ms. Patterson asked if they looked at painting the floors instead.

Mr. Mount said they would have to be refinished first to do that and a couple rooms would have to have new wood floors.

Ms. Johnson said painting isn't a durable solution.

Action: I move that the Seattle Landmarks Preservation Board approve the application for changes to the site, building interior, and proposed building addition, as previously approved under Certificate of Approval (LPB 356/17), at Magnolia Elementary School, 2418 28<sup>th</sup> Avenue West, as per the attached submittal.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in the Report on Designation (LPB 435/15), as the proposed work does not destroy historic materials that characterize the property, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/JP/KJ            7:1:1   Motion carried. Mr. Coney opposed. Mr. Kiel recused himself.

Ms. Barker said to restore the wood floors if they find that it's possible.

#### **110117.4            CONTROLS & INCENTIVES**

110117.41           Lincoln High School  
4400 Interlake Avenue N  
Request for extension

Tingyu Wang, Seattle Public Schools, explained the request for a 12-month extension for each of the five schools being reviewed today. Responding to clarifying questions she said that they want to wait until the project construction is complete for each before negotiating the Controls and Incentives.

Ms. Doherty said the process has started; they agreed to negotiate. She said they prefer no back and forth until the project is done.

Ms. Barker said work is being done under approved Certificate of Approval.

Action: I move to defer consideration of Controls and Incentives for Lincoln High School, 4400 Interlake Avenue N. for 12 months.

MM/SC/KJ/GH 8:0:1 Motion carried. Mr. Kiel recused himself.

110117.42 E.C. Hughes Elementary School  
7740 34<sup>th</sup> Avenue SW  
Request for extension

Ms. Wang said the school is under construction and will open September 2018.

Action: I move to defer consideration of Controls and Incentives E. C. Hughes Elementary School, 7740 34<sup>th</sup> Avenue SW, for 12 months.

MM/SC/KJ/RC 8:0:1 Motion carried. Mr. Kiel recused himself.

110117.43 Magnolia Elementary School  
2418 28<sup>th</sup> Avenue W  
Request for extension

Action: I move to defer consideration of Controls and Incentives for Magnolia Elementary School, 2418 28<sup>th</sup> Avenue W, for 12 months.

MM/SC/KJ/JP 8:0:1 Motion carried. Mr. Kiel recused himself.

110117.44 Loyal Heights Elementary School  
2501 NW 80<sup>th</sup> Street  
Request for extension

Action: I move to defer consideration of Controls and Incentives for Loyal Heights Elementary School, 2501 NW 80<sup>th</sup> Street, for 12 months.

MM/SC/KJ/GH 8:0:1 Motion carried. Mr. Kiel recused himself.

110117.45 Daniel Webster Elementary School  
3014 NW 67<sup>th</sup> Street  
Request for extension

Action: I move to defer consideration of Controls and Incentives for Daniel Webster Elementary School, 3014 NW 67<sup>th</sup> Street, for 12 months.

MM/SC/KJ/ST 8:0:1 Motion carried. Mr. Kiel recused himself.

110117.46 Mama's Mexican Kitchen Building  
2234 2<sup>nd</sup> Avenue  
Request for extension

Jack McCullough said they have seen ARC twice and gotten good feedback. He said they are watching what is happening next door; it may create options. He requested an extension to February 21, 2018.

Ms. Barker asked if the space is occupied; she asked if there is any issue with people getting in.

Mr. McCullough said the restaurant is operating. He said he will check back in.

Action: I move to defer consideration of Controls and Incentives for Mama's Mexican Kitchen Building, 2234 2<sup>nd</sup> Avenue, until February 21, 2018.

MM/SC/ST/RC 9:0:0 Motion carried.

## **110117.5 DESIGNATION**

### **110117.51 Broad Street Substation 319 6<sup>th</sup> Avenue North**

Rebecca Ossa, Historic Resource Manager, Seattle City Light, provided photos of the nominated structures from various viewpoints. She explained that Ivan Palmaw designed the Control Building in the Moderne style and noted the architectural details, panel doors, and painted handrails. She described the west elevation of the Crane Building and noted the way the dead-end tower is placed to work together with the office portion to fulfill needs of the operation. She noted the geometrical shapes, windows, curved office space, and indicated the south elevation faces the switchyard.

She provided a history of City Light (detail in DON file) from the first hydro plant in 1904, City Light becoming its own department in 1910, and becoming the sole provider of electricity in 1951. She reported that between 1946 – 56 there was a burst of construction with multiple substations built. She explained this substation and one in Bothell were built at the same time.

She said that utilitarian architecture derives its character and design from its purpose and is often plain and ordinary. She said the architecture can reveal information about what it does. She said the starting and end point of transmission lines are arranged around the switchyard. She said the style depends on the era in which the building was built; many are in the Moderne style.

She said that crane buildings are un-tanking towers. The narrow vertical volumes provide transformer maintenance function; they serviced oversized equipment which required extreme height. She said characteristics of the style / typology are symmetrical facades, flat roofs, plain wall surfaces, windows,

giant overhead doors, and a crane. She said to function, men and equipment are required.

She said there are only two City Light substations with crane towers remaining in the city: the North Station's crane operation is in the front and has synchronous condensers. She said that more effort was spent on the Broad Street substation. She said the Bothell substation has more space – it is on a 100-acre site - with office, shop, and maintenance area. The building has corrugated siding.

She noted the architectural detailing on the Broad Street substation; the medallion, concrete fluting. She said it is one of five major substations built after WWII; only two were built concurrently; and this is the only one with a concrete station crane building. She asked that the switchyard and equipment not be included in the designation to allow operations to continue to run unimpeded.

Ms. Barker asked why SCL built a large facility outside of City limits.

Ms. Ossa said that the transmission lines from Skagit run through three counties; Bothell facility was needed to connect to the system.

Mr. Treffers asked when crane towers ceased to be used.

Ms. Ossa said by the 1950's they phased out of use; they were used over a ten-year period.

Mr. Coney asked if they maintained transformers or replaced them.

Ms. Ossa said they are replaced when they outlive their life space; all are custom-designed.

Mr. Coney asked how they are decommissioned.

Ms. Ossa said they get rid of equipment through a surplussing process.

Maureen Barnes, Real Estate Manager at Seattle City Light, explained that the pads are concrete with rebar 18 – 24" thick with copper grounding; there is extensive underground material.

Mr. Coney asked about the art installation fencing.

Ms. Ossa said it is on the annex.

Ms. Patterson said 1951 is the only year when two substations were built. She asked if that was related to SCL becoming the sole provider of electricity.



Ms. Ossa said there were two competitors then; the substations were designed and built by SCL to meet needs. She said there was increased demand related to post-war growth in housing and industry.

Mr. Coney asked about the new Denny-Stewart substation.

Ms. Barnes said it will be significantly different. The new Denny substation will tie in upgraded grid for western interconnection.

Mr. Coney asked if the subject property is still functional.

Ms. Ossa said yes, and will remain so.

Ms. Barker asked if everything is utilized now or if there is space for a museum or visitors.

Ms. Barnes said not at Broad but there will be at Denny.

Ms. Ossa said the substation must remain functional, special clothing and hard hat are required.

Mr. Treffers asked about the dead-end tower.

Ms. Ossa said it is the end point of transmission lines. It is distinctive in that the connection point is centered on the wall which required close coordination of the architect and engineer.

Public Comment: There was no public comment.

Board Discussion:

Mr. Treffers supported designation on Criterion D and said it is a unique typology. It is only one of two and was specialty-built for its function. He said the application of Moderne embodies a typology unique within the city as applied to substation with a crane. He appreciated the need for continued functionality and said designation should be limited to portions in Staff Report. He was undecided on the dead-end tower.

Mr. Hodgins supported designation of the Control Building on Criterion D. He said the other buildings are more 'form follows function' and not consistent with Streamline Modern. He said the entry to the Control Building is great but it loses him after that.

Ms. Patterson supported designation; she agreed with the Staff Report that criteria C, D, and F were appropriate. She said the dead-end tower is a

contributing feature of the crane tower. She appreciated the additional history of Seattle City Light and how this fits in with the growth of Seattle. She said it was built to meet increased demand. She said even with growth and development in the area you can see the building. She said it stands out and is so distinctly different. She said with all monolithic structures around you can't help but notice it.

Ms. Johnson was unsure. She said that it is associated with the growth of the City. She wasn't sure if the building embodies its style but noted the reveal on the Control Building and the frame around its entry, and the square panel on the Crane Building.

Mr. Coney supported designation on criteria C, D, and F. He said building the substation was a huge undertaking at the time; it was the biggest in Seattle and vastly improved their power delivery. He said the building is a 'little-A form follows function' and 'big-A' aligning architecture with function'. He said the substation is still operational and is doing what it was built for. He said the siting directly across from the 'brains of the tunnel' and exhaust units is a unique juxtaposition. He didn't want to hamper any operation of the substation when identifying designated features.

Ms. Barker said it is an invisible building – you aren't supposed to notice it. She said criteria C and D are appropriate, but not F. She said it is not noticeable because of the area's construction, but it does tell the economic heritage and development at the time it was built. She was unsure.

Ms. Durham supported designation on criteria C, D, and F. She noted the uniqueness and said it is one of two left. She said she always notices the substation. She said the significant scale of development in the area makes it more unique. She said it represents an explosion of growth in the post-war period. She said architecturally, by the 1950's, utilitarian buildings dropped their pretense for style.

Ms. McKernan supported designation of the Control and Crane buildings and the dead-end on Criterion D. She said the dead-end tower is an integral part of the crane building; the details of the façade are designed to relate to tower connection. She said it is almost a nod to the Bauhaus style. She did not support criteria C and F.

Mr. Kiel did not support designation. He said that all buildings built in the 1950's represent the growth of the City. He said the surge in use comes with population and economic growth and is not special. He said that the building is 25 – 30% Art Moderne and is almost a façadectomy; it is an applied façade. He said it is a non-descript building.

Ms. Patterson said that comparing this building to all buildings built in the 1950's is not a fair comparison. She said it is a utility and was built to service all the others built. She said the crane building does have physical characteristics.

Mr. Treffers supported designation. He said it is limiting to look at Criterion D – method of construction, period, reflection of changes of technology. He said to look at what buildings tell us about the past and what it reveals. He said this is the only substation that looks like this; the one in Bothell is made of corrugated steel. It doesn't look like the one in Bothell although they were built at the same time; this building has an architectural style. He said this is on par with vernacular buildings and those parts of our history don't get enough attention. He said buildings like this were needed to serve the people.

Ms. Patterson said comparing this building to a façadectomy is comparing apples to oranges.

Mr. Kiel said it doesn't meet Criterion D, this is only a façade.

Ms. Patterson disagreed and said that every side is significant.

Mr. Coney said Criterion F is important; he said it dominated the neighborhood until recently.

Action: I move that the Board approve the designation of the Broad Street Substation at 319 6<sup>th</sup> Avenue North as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C, D and F; that the features and characteristics of the property identified for preservation include: the exteriors of the Control and Crane Buildings; the switchyard tower directly west of the Crane Building and the trussed armature that connects this tower to the west face of the building.

MM/SC/JP/RC            6:3:0   Motion carried. Ms. Johnson and Messrs. Hodgins and Kiel opposed.

## **110117.6            NOMINATION**

### **110117.61            White Garage 1915 3<sup>rd</sup> Avenue**

Mr. Treffers disclosed that he had worked with Ms. Heideman at SWCA but is not involved with the nomination. Neither board members nor the presenters had issue with his participation.

Full nomination report in DON file. Eileen Heideman and Poppi Handy presented the report.

Ms. Heideman provided context of the site and neighborhood. She said the garage was built directly underneath where the Denny Hotel was. She reported that development shifted north after the Regrade. She said the building was constructed in 1929 and is connected to the heart of the shopping district. She said the concept of the garage evolved from one – two-story timber frame structures used more as storage, to reinforced concrete structures that served as daily use parking. By the 1920's garages were becoming larger and new ramp design allowed owners to drive in and park themselves. The White Garage was designed as one of the first fire-proof garages in Seattle.

The White Garage was designed by Architect Henry Bittman for owner William E. Grimshaw in 1928 and was in use by the following year. Bittman was born in New York in 1882; he moved to Seattle in 1906, working for a year with architect William Kingsley before starting his own structural engineering practice in 1908. Bittman's early work in Seattle focused on designing steel structural elements for buildings in Seattle's rapidly growing commercial and industrial districts

By 1923, Bittman was licensed as an architect in Washington State and had a thriving practice focused on designing large commercial buildings in rapid-growth areas at the north end of downtown Seattle. His work from this period is defined by the rectangular urban block. Many of these buildings were designed around the basic form of a two- or three-part vertical block, with façades divided into distinct lower and upper zones, with the upper zone characterized by vertical design elements connecting the upper floors. His designs from this period often show the influence of the Chicago Style, with applied ornamentation and Chicago-style windows. Other work by Bittman includes the Mann Building, Olympic Tower, Terminal Sales Building, Eagles Auditorium, Senator Apartments, and the King County Courthouse.

Ms. Handy said there are three significant time periods: White Garage, 1928 – 1951; Bon Marche Budget House, 1951 – 1968; and as a mini storage facility, 1978 – present. She said originally there was a car elevator and a turntable that was removed in 1978. She said the parapet top and original canopy are gone. She said when the Bon Marche moved in, they removed the canopy, infilled the central area / garage entrance; and added an egress stair / door. She said there were significant interior changes when converted to mini-storage use. Exterior modifications were made as well. The car elevator and turntable were removed and replaced by freight elevator. A mezzanine was added. She said significant columns and shear walls were installed to handle gravity loads. She said most windows in the alley have been replaced / infilled. The windows on the north and south have been infilled.

She said changes were made to the parapet, original sash windows replaced, openings are the same but the windows are different; the canopy was removed; the middle storefront up to the underside of eyebrow was removed, the band doesn't go all the way across anymore; all storefronts have been changed. She said that the façade has been painted now.

Mr. Treffers asked if all the upper levels were parking.

Ms. Handy said yes.

Mr. Treffers said it was one of the first fireproof garages and asked how it compared to others.

Ms. Heideman said the Fox Garage was taller by one story and had a larger footprint. She said this one is later and was wedged onto a small infill lot. Responding to questions she said that most garages in the 1920's used elevators.

Mr. Coney asked if terracotta was still under the paint.

Ms. Handy said there are so many layers of paint you can't even see the joints.

Mr. Coney asked if terracotta above the 2<sup>nd</sup> floor is intact.

Ms. Handy said it is.

Ms. Heideman said everything below the eyebrow has been replaced.

Ms. McKernan asked if there were upper floor changes for Bon Marche.

Ms. Handy said she thought there were, going from parking to furniture sales.

#### Public Comment:

Steve Hall, Friends of Belltown, supported nomination and said it is a cool building. He said it is a 1928 building and changes happen. He said it is intact and beautiful. He said it meets Criterion C as one of the first parking garages. The terracotta was associated with fire proofing and fire proofing was important. He said it met Criterion D and said the terracotta was a distinctive look of the period. He said the entire block is significant; it is amazing all the buildings are still there – they go together. He noted the context of the location and said it contributes to the neighborhood.

#### Board Discussion:

Ms. McKernan supported nomination and said that except for the storefront area the terracotta is intact. She agreed that the building contributes to the identity of the neighborhood. She was interested in seeing the upper floors during the 1950's conversion of the space.

Ms. Durham supported nomination. She said there have been significant changes. The building was designed to mask that it was a parking garage; it was meant to fit into the retail core with terracotta and ornament. She said the integrity is there; the terracotta is all there. She wanted a tour of the building. She said it is remarkable the entire block is intact.

Ms. Barker supported nomination. She said it is five floors, just like the building to the north. All the features are still there – the bones and skin are there. She didn't care about budget-land but she was curious if there were pictures of people going in there shopping.

Mr. Coney supported nomination. He said it is terracotta row there, the buildings to talk to one another. He wondered who manufactured the terracotta; its condition and

why it was painted. He noted that some terracotta at the Frederick & Nelson Building is painted.

Ms. Johnson supported nomination. She noted the small site. She said the building is unique and had fancy storefronts for a garage but the storefronts don't say that anymore. She said Bittman was a great architect.

Ms. Patterson supported nomination. She said that parking patterns change and there are not many of these left. She didn't support Criterion C but did support D. She said it has integrity and although it has had changes over time it still embodies the style and method of construction. She said there is an interesting argument for Criterion F, the whole block still exists as a collection. She said the building could qualify for F based on contrast in scale.

Mr. Hodgins said there are integrity issues. He said the building was built to blend in with its surroundings. He said it is magnificent and you can see the form there inside as a Bittman classic.

Mr. Treffers supported nomination with reservations. He said the storefront changes are significant and it no longer reads as a parking garage. He wanted to hear more about extant examples for garages and the integrity threshold for them. He said the terracotta is intact and remarkable.

Mr. Kiel supported nomination to learn more about the terracotta.

Action: I move that the Board approve the nomination of the White Garage at 1915 Third Avenue for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the exterior of the building; that the public meeting for Board consideration of designation be scheduled for December 6, 2017; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/JP/GH      9:0:0    Motion carried.

## **110117.7      STAFF REPORT**

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator