



The City of Seattle

Landmarks Preservation Board

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LPB 285/22

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday, July 20, 2022 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Roi Chang

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Lawrence Norman

Marc Schmitt

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Absent

Lora-Ellen McKinney

Acting Chair Kristen Johnson called the meeting to order at 3:30 p.m.

Meeting participation is primarily via the WebEx Event link or telephone call-in line provided on agenda, although in-person attendance is an option.

ROLL CALL

072022.1

PUBLIC COMMENT

Barry Fisk, principal at Sacajawea Elementary spoke against nomination of the School. He said it is a special education continuum school where almost all the services that are provided across the spectrum in Seattle. He said because of that there are a lot of students who have some physical limitations; the current building is not ADA compliant resulting in kids having to navigate stairways that are very difficult for them as well as staff at times having to even carry kids out of the building during safety drills on their backs. He said they need a building that's ADA compliant. He said they have kids in wheelchairs, and they can't get around the building in any reasonable fashion. Because of their programs they have a very high staff to student ratio in other words we have a lot of staff members, even though they have a very small population of students, because a lot of the students require extra assistance and there isn't enough room for the staff they have. He said they finished the year at 177 students and are looking at about 204 next year and still have 40 staff members. He said they have many staff that have to share spaces that are literally spaces that are meant to be supply closets. He said the condition of the building is not good; the roof and some of the classrooms have been leaking off and on for upwards of 30 years and that continues to this day despite repeated attempts by the maintenance department of the schools to come and fix it.

Karen Murphy, parent and PTA co-chair, and family support coordinator at Sacajawea School said the community thrives because of the people and not the building, and asked the board to not nominate the building because a new building would help us meet goals. She said she is unable to house support items in one space, instead they are scattered throughout the building: extra coats for families; parent or families have donated extra food for weekends that they send home with children that have that need; gift cards for groceries; gloves for cold days and more like things are all over the place and my day is spent kind of pulling all of that stuff together. If a student in a wheelchair needed access between the upper and lower floors they would have to either be carried up the central stairwell or leave the school premises and go around the building on the streets where there are no sidewalks. The building now shows signs of major wear and tear the roof in the sunroof; the central hallway leaks in the winter and children need to navigate buckets to go through the building. She said the community signed a letter urging the preservation board to not assign landmark status to the building.

Mr. Norman joined the meeting at 3:40pm.

072022.2 MEETING MINUTES

June 15, 2022

Tabled.

072022.3 CONTROLS & INCENTIVES

072022.31 Franklin Apartments

2302 4th Avenue

Ms. Sodt walked through the signed agreement which she said was straightforward

and excluded from a certificate of approval is in kind maintenance and repairs. For administrative review we have our usual list of items, so mechanical systems equipment for the normal operation of the building, we have installation alteration or removal of signage installation alteration or removal of lighting the same for security lighting video cameras and security equipment, we have replacement of non-historic windows and exterior doors, and then exterior paint colors and that really just applies to the trim the window trim and other wood trim on this masonry building. As some of Board member may recall, you approved a rehabilitation and incorporation of this building into a larger adjacent project and that included a lot of rehabilitation work and window replacement already on the building.

Jack McCullough provided an update on the project and said they originally started this on behalf of an owner from China who came in and bought the asset years ago during the bubble. He said they worked through everything and moved the tower totally off of the Franklin so the Franklin will be freestanding when it's all done. It was sold to Toll Brothers who does mainly single-family housing but has an urban development arm. They've never done anything in Seattle, they were kind of bullish but then they I think they just started to focus on other markets, so they have sold the project to Greystar which is actually good news. Greystar just finished the new tower across from Denny Park and they've done a lot of projects in Seattle. He said they know how to do this stuff they're very excited their current plan is to start this fall. The project across the street to the west just started a couple months ago so everything's looking good and there is a capable competent well-financed entity that is in there now and wants to move forward so and they were the ones Sarah thank you for your help they're the ones who signed this.

Ms. Johnson appreciated that it could be moving along soon and it's and pleased that the new owner has already gotten this sometimes you wait until all the construction is done so nice that this is going through any other comments

Action: I move that we approve the controls and incentives agreement for the Franklin Apartments at 2302 4th Avenue.

MM/SC/MI/HW 8:0:0 Motion carried

072022.4 CERTIFICATES OF APPROVAL

072022.41 Building 5D
7501 63rd Avenue NE
Proposed selective covering of windows for thermal performance

Mr. Inpanbutr recused himself.

Pia Westen, SHKS Architects proposed interior thermal window coverings on the fourth floor of Sandpoint Building 5d. She said the University of Washington completed a tenant improvement on the south half of that fourth floor converting 30,000 square feet of warehouse storage to temperature-controlled storage for their library materials to

ensure long-term responsible stewardship of their distinctive and valuable collections. She said they did a similar project on the third floor that was completed in 2007-2008. The cold storage on the fourth floor was built as a box within a box so that they would have as little impact as possible on the original exterior walls and envelope. She said around the entire perimeter of that box there is a hallway that separates the cold storage from the exterior wall. She said to reduce the solar heat gain through the original single pane steel windows and transferring that heat to the cold storage they propose to install foil faced rigid insulation on the inside face of those windows on a portion of the fourth floor on the south, east, and the west elevations to essentially just block the sun from coming in. She said for installation the intent is to friction fit the insulation behind those windows and then tape them in place, so that we have a continuous thermal barrier that's fully reversible if this ever changes to something other than storage or cold storage. She indicated on photos that most of the windows on the second and the third floor already have foil-faced insulation on the interior face of those windows essentially for the same reason. She said they propose it on the fourth floor to improve thermal performance without permanently altering the exterior; indicated as the darker gray on the elevation drawings, essentially the south half of the building on the east south and west elevations. She said their intent is to be visually consistent with the other floors, to propose matching insulation that's foil face and the unmarked face is going to be facing out towards the exterior. She explained that she followed up after the presentation to the Sand Point ARC, and went back on site to look at the windows on the third floor and the fourth floor to see if there were any signs of visible degradation on the windows, where the insulation had already been installed in 2007. They do not see damage.

Ms. Doherty said the Sand Point ARC had shared those concerns and the applicant has followed up with some photographs to document the conditions. She said it appears that the windows that have been covered don't look bad. She said there is more degradation on the windows that have not been covered yet. She said that there isn't moisture being trapped and the building is probably breathing pretty well because it's leaky. She said she didn't think moisture will get trapped in there and recommends a condition in the Staff Report and motion about "prior approval and review with the coordinator". She said she would prepare a memo that addresses that aspect of it and will include some language saying that the property owner needs to monitor the issue and look at it once a year or so to see what's happening. Adjustments can be made if needed.

Ms. Westen said in essence they looked at the windows; the third floor looked quite a bit better than the windows on the fourth floor, so they feel confident that the insulation on the interior face is not having any adverse impact on the existing windows. She noted that the insulation on the interior face is a reversible approach to those windows.

Ms. Wasserman appreciated that they went back and looked at the windows to make sure that this approach is not creating any obvious problems. She said the thing that impressed her was that it's removable if there were problems later it could be changed. She supported the application.

Mr. Schmitt agreed.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed insulation at Sand Point Building 5D, 7501 63rd Avenue NE, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. This approval is conditioned upon coordination with and approval by the Landmarks Board Coordinator prior to start of work, including confirmation that moisture will not be trapped between the insulation and glazing, and identify an acceptable means to mitigate the potential problem as needed.
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 foil faced insulation will change the exterior appearance of the windows by eliminating transparency. However, the reflectivity of the glass and foil faced insulation is somewhat similar.
3. 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. Replacing the windows with a higher performing assembly would result in the loss of historic fabric, and may still not achieve the required thermal criteria for the cold storage use.
4. The factors of SMC 25.12 .750 C, D and E are not applicable.
5. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (or cite other applicable standards):

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/MS/DB 8:0:0 Motion carried.

072022.42

Building 2

7727 63rd Avenue NE

Proposed selective removal of skylights; and selective replacement of broken glass panes at roof monitors using acrylic glazing

Tabled.

Ms. Caton joined the meeting at 4:00pm.

072022.43

Bryant Elementary School

3311 NE 60th Street

Proposed installation of a small storage building

Ms. Doherty oriented board members to the site via aerial photograph and indicated location of proposed storage building. She indicated the original historic entry of the school which is on the north end of the property and said it is the opposite of where this proposed work is. She indicated where the shed will be located and provided a photo of it. She said Mr. Macleod asked at ARC that construction material be confirmed. She said the applicant confirmed it is wood siding on this little shed building and there are two colors available. They have proposed red but it also comes in brown coffee color. The school district is open to either of those options, but they prefer red.

Ms. Johnson said ARC saw this project.

Ms. Wasserman said ARC noted "it's a shed". It is removable and it is easy to restore the condition, and they need it. She said ARC didn't discuss the color a lot but hoped that the red wouldn't be a conflict with the brick color. She said they were assuming that the people that are looking at it and that chose the red had decided it would work with that and so we didn't make a big statement about that. She said ARC supported the application and said it is a little storage shed which is completely hidden on the playground. She said Ms. Doherty very carefully showed views of the site, and that it isn't visible very visible from the street.

Ms. Chang said it is a good point that it is very temporary, and doesn't appear to have any lasting impacts on this historic building.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the storage structure at Bryant Elementary School, 3311 NE 60th Street, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 120916.*
 - a. The proposed structure is quite small compared to the school and is in a location that has no adverse impact on the building exterior site.
2. The factors of SMC 25.12 .750 B, C, D and E are not applicable.

3. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (or cite other applicable standards):

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

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/RC/DB 7:0:2 Motion carried. Ms. Caton and Mr. Inpanbutr recused themselves.

072022.44

Lake Union Steam Plant

1201 Eastlake Avenue E

Proposed stairwell enclosures on adjacent garage addition

Austin Kovach proposed an addition to the new garage addition that's at the north end of the lake union steam plant. He said the garage was completed last year and there has been a lot of activity in the open stairwells. He proposed enclosing, putting on a roof and metal panels on the north and east stairways to secure access and keep passersby out of the stairwells. He shared renderings to provide context. He proposed using punch metal panels at the east enclosure that are reminiscent of the ones that being used along the Fairview Avenue façade.

Jody Elsom said the driving force for having to add in these enclosures on top of this stairwell after just having completed the garage is really from a safety and security standpoint. She said they tried to make them as minimalist and transparent as possible so that they pretty much blend in and go away.

Ms. Wasserman said ARC reviewed the project; ARC thought that they really have to do something that the situation and the threat of you know danger and so on it requires we thought they did a very good job of planning it so that that would be the least impact on the view and the look we were especially happy with sort of the way it coordinated with the view along the side and we look carefully at the sort of the height and the fact that the top is transparent so you don't see through it we thought they did the best possible job they could planning this to be unobtrusive and decided it would be necessary and was tastefully and practically done that it didn't harm the historic building and we should go.

Mr. Macleod said that summarized what was said during ARC but it looks nicer than what was built and that he liked the punched metal. He supported the application.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed insulation at Sand Point Building 5D, 7501 63rd Avenue NE, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. This approval is conditioned upon coordination with and approval by the Landmarks Board Coordinator prior to start of work, including confirmation that moisture will not be trapped between the insulation and glazing, and identify an acceptable means to mitigate the potential problem as needed.
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 foil faced insulation will change the exterior appearance of the windows by eliminating transparency. However, the reflectivity of the glass and foil faced insulation is somewhat similar.
3. 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. Replacing the windows with a higher performing assembly would result in the loss of historic fabric, and may still not achieve the required thermal criteria for the cold storage use.
4. The factors of SMC 25.12 .750 C, D and E are not applicable.
5. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (or cite other applicable standards):

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/IM/HW 8:0:1 Motion carried. Ms. Caton recused herself.

072022.45

Wagner Floating Home

2770 Westlake Avenue N – Unit 10

Proposed replacement of windows and doors, and removal of chimney

Grace Crofoot, JAS Design noted the rich history tied to both the Wagner family and the Seattle wooden boat and floating home community. She said the exterior appearance and the log floating platform are what's protected. she noted the charm of this houseboat comes largely from the collected nature of the exterior

elements which evolved over time, as the owners including the Wagners adapted the structure to suit their family and the community. She said the changes proposed on behalf of the new owner are intended to be respectful of this character preserving the continuity and spirit of the landmark, while introducing thoughtful changes which will increase the usability and thus the lifespan of the home. She proposed removal of the existing masonry hearth fireplace and chimney in the interest of extending the lifespan of the floating structure. The weight of the chimney and hearth are causing stress and bending in the floor; she provided a letter from the structural engineer. She provided historical photographs showing the brick chimney was a later addition; in 1912 it was a small metal stove pipe. She said she believed the brick fireplace and chimney were added when the home was relocated in 1946. She said Colleen Wagner rebuilt the brick chimney that appears on the exterior today; it may have gained significance over time but understand that its removal will mitigate the risk to the structure and increase the life of the floating home.

Ms. Crofoot proposed to replace the windows and doors on the exterior of the building, noting that the windows have a variety of shapes and sizes and visual characteristics. She said they are all painted wood single pane windows, those which were originally operable have been painted shut many have warped or bowed over time and others were installed as fixed windows. She said in effort to maintain the form, order, and materials of the existing building they have cataloged each window including the sash, sizes, daylight openings, mullion sizes configurations and profiles and chosen to work with long-time associates at Cherry Creek Windows in Wallingford. She said with their help they have determined that Marvin brand windows will offer the flexibility to be faithful to the existing windows and the quality that will provide a long lasting and energetic efficient replacement. She said shop drawings for these windows have been provided. She proposed a hybrid model from Marvin that will have aluminum cladding on the window sashes themselves but a painted wood frame. She said the aluminum cladding will increase the longevity of the windows while the wood frames allow to better match the existing wood window aesthetic and be able to replicate the window to trim conditions of each existing window.

She said per a request after the ARC meeting they provided a comparison of the mullions from the proposed to the existing and proposed glass types. She proposed a combination of Cardinal Low-E glass with clear glass on the interior and two windows have for privacy reasons have one layer of the patterned reed glass from Marvin. She said regarding the decision to replace the windows versus repairing them, several were in for repair and from the perspective of a skilled carpenter the practicality of repairing them to a useful level of operability was not particularly practical, but more importantly we do feel strongly that the advantage of making these select changes to the materials namely replacing the windows with historically sensitive, but energy efficient windows, outweigh any potential perceived loss of historic character, as it will help make the Wagner Floating Home more livable energy efficient and ultimately increase the longevity of the landmark.

She said there are a few specific slight visual deviations for a few choice windows. She said the windows on the second story of the building are currently installed as fixed windows and lack the divided lights that many of the other windows have around the house that add so much to the character. She proposed to replace them with operable awning style windows with a single sill and this calls back to a few windows you can find elsewhere on the exterior.

None of the windows in the houseboat meet egress requirements, they're all too narrow. In order to comply with safety requirements but maintain the character defining features she proposed to replace these two windows with a French casement style window so they'll be joined together and the full width will open. But you can see we do propose to maintain the same pattern of mullions in those two windows but meet emergency escape and rescue requirements. She noted a very large window on the side of the houseboat with the horizontally oriented divided lights which is currently a fixed unit, and propose to replace it with a large sliding window unit using those same window proportions, but dividing it into two lights. Functionally it better supports the indoor-outdoor living that is so fitting for the houseboat lifestyle and of course will help allow ample airflow.

She showed glass sample and said due to its large size in relationship to neighboring houseboats they propose to use that vertical reed glass in windows noted for privacy. She said they would like to use these windows as they are up to contemporary energy code which greatly increases the efficiency of the house's envelope, making it much easier to heat and cool while their operability will allow for air flow. She said this will increase the thermal comfort inside the home particularly as Seattle's summer temperatures increase.

Ms. Crofoot proposed to replace the two existing painted wood doors on the exterior and both the door units themselves are very warped as are their frames so replacing them will be the best way forward. She said they will be working with Frank's Door Store to make in-kind replicas there so should be able to maintain that character very well.

Mr. Barnes appreciated the presentation and noted that as he was reading through he was a little a bit confused about the brick chimney and when it was installed.

Ms. Crofoot said originally there was a smaller pipe that was likely a small stove pipe as she indicated on photo. She said it was later replaced with a brick fireplace with this metal chimney. She said the current one is at least the third iteration that they are proposing to remove.

Mr. Barnes clarified that the brick fireplace inside as well as the chimney will be removed.

Ms. Crofoot concurred and said that's due to the weight; there's significant bowing of the floor where this is pushing down on the structure.

Ms. Chang wondered if there was an overall structural assessment of the building performed or just specifically review of the chimney since there are some floor issues and how that all came about.

Ms. Crofoot said they have taken a look at the structure particularly underneath with the log platform, and hope to do some isolated repair under where the chimney or the fireplace is removed, but it shouldn't interfere at all with the logs and won't be visible from the exterior.

Mr. Norman asked if there are pontoons under the house and if the floating logs are original.

Ms. Crofoot said a floating home is different than a houseboat, it doesn't have to move.

Ms. Chang asked for a clarification on her earlier question regarding a full structural report for the whole building or just the chimney.

Ms. Crofoot didn't have a report for the entire building; she said they discussed it but determined that the chimney was the relevant item.

Mr. Inpanbutr asked about proposed door replacement and said it looked like they were matching in style. He asked if the intent to replace the glazing with insulated glazing matching the windows.

Ms. Crofoot said it would be the double pane clear glazing with the same glass that they are proposing.

Mr. Macleod said he thought ARC members were all mostly on board with this. The only questions were of mostly about that chimney and its provenance and it sounds like it has been mostly sorted that out, it is old but not original. He said ARC members were all okay with its removal. He said the windows are a pretty spot-on replacement and that no one had any objections to that.

Ms. Wasserman concurred and noted she didn't think anyone did object at ARC. She said ARC members had some questions about the beaded glass and talked about how it would look and realize that you need something, as it's very close to neighbors there. This is like a boat; it needs to float, it needs to be weatherproof. It's a boat and we have to treat it like a boat and take care of it. I'm glad that some of the questions of the chimney got answered. My other comment at ARC was that I was overjoyed to see that they've chosen Cherry Creek as their window consultant. The designers are artists. Ms. Wasserman said she has a 1909 house with some leaded glass and she added big panels to coordinate with the old. She said you can't tell what's old what's new and it's beautifully done. She said she has seen other work from them, so you couldn't pick somebody better to advise you. She said it's always sad to see anything change on these old things but the fireplace is sinking the boat, and the windows are falling apart. She said the applicant has done a good job planning for improvements.

Mr. Macleod appreciated all the research that was contributed and said he agreed with Ms. Wasserman. He said it is interesting that the fireplace and the chimney are not original but old enough to be contributing. He said it would be great if there was a little metal stove pipe coming up again, but like Ms. Wasserman said it's better to look at this in the whole and if it is a structural liability, down it comes. He said he was impressed with the and said it's a good project and if it keeps it afloat that's what's important.

Mr. Norman said it looks good.

Ms. Johnson concurred and said we want to keep it floating. She said that while well there is something charming about the stove pipe, if there's not a stove there it seems silly to add something back.

Mr. Macleod clarified that his comment in favor of a stovepipe returning would only be predicated if there was an actual stove connected to it, not false historicism.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior alterations at the Wagner Floating Home, 2770 Westlake Avenue N (Unit 10), as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 126576.*
 - a. The proposed replacement of wood doors is essentially in-kind.
 - b. The proposed replacement of wood windows with aluminum wood clad sashes and insulated glass assemblies within the existing openings is similar in size and profile, with some changes to window operation, and minor dimensional differences.
 - c. The other changes to the windows do not detract from the character of the house.
 - d. The brick chimney dates to the 1980s, and is no longer functionally necessary.
2. With regard to SMC 25.12.750 C, *the extent to which the proposed alteration or significant change may be necessary to meet the requirements of any law, statute, regulation, code or ordinance.*
 - a. The proposed changes to some of the windows are necessary for improved natural ventilation, and means of emergency egress.
3. The factors of SMC 25.12 .750 B, D and E are not applicable.

4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (or cite other applicable standards):

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

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

Ms. Doherty clarified that the existing fireplace and chimney is definitely from the early 1980s, and the Wagners tried to recreate it to look like the one from the 1940s, which was put in 30-40 years after the original structure was created. So this one is definitely from 1981.

Ms. Johnson appreciated everybody's work to track down all the details.

Ms. Doherty credited Sarah Martin for the information. She is the historian who wrote the nomination, did all of the research and worked with the Wagner family.

072022.46

Metropolitan Press Printing Co. Building

2107 Third Avenue

Proposed mural on portions of the south and west elevations.

Mike Norman, Samis Land Company proposed putting a mural on the south side of the Metropolitan Printing Press Building. He said the prominent architecturally rich side of the building is 3rd Avenue; the mural is proposed on the east side of the building we are not proposing any changes to this side of the building and the alley behind. He said the area has been a hot spot for graffiti for a number of years but particularly since Covid started. He said it has been rampant throughout the city, but this happens to be a particularly hot spot. He said their building engineers are painting out graffiti at this building every single week. He said building tenants are in high favor of this project. He said neighbors on both sides of the alley to the north have put murals in the alley. He said they have piggybacked on their idea and the artist that they have gotten hooked up with actually did some work in this alley as well so he's familiar with the area.

Kristen Orien explained the artist did some work in the alley already just a few years ago and it's been a real boost to the feel of the alley and just helping to deter graffiti in general down there. She said the mural will be on the south side of the building which is just like a solid brick wall that's pretty much been painted from head to toe. She said the mural will not affect the east side of the building which is more of the historical highlight of the building. She said they are not going to be touching that side at all. She said the point is to deter graffiti that we're getting from we're

getting a lot of graffiti on the bottom area but also people are climbing up and tagging all over the top as well. She said on the west side there are some electrical boxes that will be getting a similar kind of design. That design isn't going to be on any brick that is original it's only going to be going on to the electrical boxes and it's going to be going on a little bit of brick that has already been painted multiple times.

Douglas, artist explained the concept behind the mural. He said there's no literal message or narrative, that he is more interested in what the public viewer has to engage with it. He said he recently completed one in Miami, and it was amazing to hear the public's interaction with it and elements that they started to see in it kind of like watching clouds and finding different characters in it so forth. He said the material is a base coat of exterior latex paint that will be primed and then it will be worked there it is the subject matter will be rendered with spray paint. He noted Joe Nicks from Jupiter bar donated an anti-graffiti coating that will also be a good deterrent to help the mural last and deal with maintenance.

Mr. Barnes asked about maintenance and graffiti deterrents.

Douglas said Mural Shield is the name of the product okay it's kind of like a rubber cement it's like it's like a rubber material that paint won't bond to so it can be wiped off or pressure washed off if someone paints over. He said there are already layers of paint over the brick so it's just an additional layer of latex over the brick.

Ms. Johnson said there was a public comment that mentioned there might be a ghost sign visible on this brick wall like a painted sign that you know an old painted sign but it sounds like this wall has pretty much all been painted over. She asked for clarification if there some old painted sign on there or really has the entire wall been painted over.

Mr. Norman said there used to be a painted sign kind of on the top right corner of that building it was his understanding that it is not a super old kind of historic sign it definitely predates his time down here. He said it got painted out after there was a rash of heavy graffiti. He said people that climb the buildings they spray paint all over roof, they deface the HVAC units, they reach over the side and paint the parapet wall or they or they stand back and spray the entire side of the building with like a water gun filled with paint so that's how these that's how these walls are getting completely covered rather than just kind of ground you know ground floor stuff. He said he thought the sign was painted over in 2015.

Ms. Orien said that ghost sign is not a historic ghost sign; it's probably for a business that was there in the late 1990s.

Mr. Norman said in that same public comment letter that Ms. Johnson is referring to they were indicating that the ghost sign might be part of a larger series. He was curious to know if that has broader significance or not. He said that's the only it's the only sign that he's ever been aware of I've never seen a picture of another sign.

Mr. Macleod, also referring to that same letter of comment they brought up the same issue I brought up at the arc meeting as for painting over unpainted brick and I think you countered with the building is already; he asked for more detail.

Mr. Norman said somewhere around 2011 or a little before, there was paint done on a portion of the building and then in the years past it there was just much more aggressive defacing graffiti added.

Ms. Orien noted on photo that the building has a brick-colored paint but it's completely covered from head to toe with paint already.

Mr. Inpanbutr asked if it is that on both elevations that you're proposing both the south and the west is it so this the south side

Ms. Orien said it is from head to toe the west side if you're talking about the electrical boxes yeah those have been painted over as well if you're talking about the south side which is that little garage extension which was a coffee shop that's not actually a landmark building.

Ms. Wasserman said it was very helpful because it's hard to tell that it's been painted because they used a brick color. She said that was her first question after reading the comment letter was, was that really brick that we're looking at. She said the applicant said it's painted a brick color so not painting on unpainted brick is irrelevant because it's painted brick. She said it's important to remember what our charge and our ability to comment properly really is we're not art critics we shouldn't critique the art or the design that's not what we're about. She said the commenter who didn't like the design doesn't seem to like mural or want more of them and I don't have any problem with that. The board's problem is protecting the building and its history and I think the wall is already painted. He said more paint is being added; if you remove paint, you can remove more paint. She said it is a reasonable solution to the graffiti problem and it's probably a good thing for us.

Mr. Norman said he understood that they are painting a mural to hopefully stop graffiti but is there that much honor among graffiti artists? He asked if they have some data that that works.

Louis Jensen said he has a long history in the graffiti culture and has been very fortunate that it's not very often that graffiti artists paint on his murals. He said he is actually respected in that sense. He said he plans on working with some of the local younger graffiti artists to help give them some ownership in it hopefully protect it or he would be hiring them to clean it and fix it. He said there's a bit of politics and graffiti.

Ms. Johnson appreciated the comments and said board members are not art critics. She said the design is very attractive but it's not really up to the board necessarily what it looks like and what the content is, just the questions about just when the building was painted. She said this building was meant to have another building built up alongside it and she loves when those kinds of sidewalls are used for

murals. She said it may be in response to graffiti, but I actually think whatever the reason it's a really nice community use of that blank wall.

Ms. Sodt said she thought a part of what the community member is responding to is folks going out and painting out graffiti without approval on primary elevations of landmarks and other buildings within Belltown and really across the whole city. She said it's important for property owners to get approval from the Board to paint unpainted masonry and she sees this application as trying to correct that. This is one solution that they have proposed but she thinks it's important for the board to know that we as a department are trying to address the widespread graffiti issues across the historic districts and downtown in Belltown in particular. She said a lot of folks who are going out there with cans of paint and just painting sometimes with the property owner's permission sometimes without. She said she didn't think that's the case here because the primary elevation was not painted out, but she wanted to address that concern from this community member that the intent as a department trying to actively find solutions and address that and work with those community groups or doing the painting without permission. She said again she didn't think that's the case here with this building but there are a number of other landmarks in Belltown that have been painted without approval on primary elevations.

Ms. Johnson said that's helpful context and noted painting unpainted masonry is not recommended by the Secretary of the Interior Standards which is noted in the Staff Report. She said the wall is painted so that's where we're moving on from and board members need to decide whether they are going to prove this or not.

Mr. Macleod appreciated the mural itself and his only concern was the issue of painting over unpainted brick. He appreciated that clarification as Ms. Wasserman said it makes that contention a moot point. He said he was very much in favor of this. He suggested that the motion should say that no paint should be painted on unpainted masonry. He said there's still some unpainted on that alley and they're not proposing to paint it but maybe that clarification should be made.

Mr. Norman concurred.

Mr. Inpanbutr concurred.

Mr. Norman appreciated the mural and it's a way for them to deal with graffiti. He hoped getting a little more community outreach in a way that helps the fabric down there.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for proposed painted mural at the Metropolitan Press Printing Co. Building, 2107 Third Avenue, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 124550.*
 - a. The proposal includes painting a mural on brick masonry, portions of which had been previously painted as a wall sign dating prior to designation, and portions have been painted more recently to cover graffiti.
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. Given that the brick masonry has now already been painted and that graffiti is a constant issue, a mural is reasonable means to deter graffiti in this instance.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

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

072022.5 NOMINATION

072022.51 Sacajawea Elementary School
9501 20th Avenue NE

Mr. Inpanbutr and Ms. Caton recused themselves. Mr. Inpanbutr left the meeting.

David Peterson said Sacajawea Elementary is a modern style school designed by the architecture firm of Waldron and Dietz and was constructed in 1959 for the Seattle School District. He said this 33,500 square foot building currently serves grades Pre-K through 5, and 13 classrooms, and there are about five portable classroom buildings on the property as well. He provided context of the site and neighborhood.

He provided the Burke Museum Water Lines project map talked about at the Alki Elementary School nomination a few months ago. He said it shows the indigenous settlement patterns and landforms prior to the mid-19th century, prior to the non-indigenous colonization of the area. He said these indigenous settlements were primarily along saltwater bodies so for example today's Elliott Bay Puget Sound and freshwater bodies such as the Duwamish River. He provided an image showing Lake Washington, Lake Sammamish, and Lake Union. He noted the approximate subject property location and top village sites identified on the map include Little Crossing Over Place which is today's Pioneer Square or corresponds to that area, Herring's House which was talked about at the Alki presentation at the mouth of the Duwamish River on the West Seattle side, and tucked away inside which corresponds to Salmon Bay. What is now North Seattle there was a village site called Little Canoe Channel which corresponds to where Ravenna Creek enters Union Bay. He said other identified sites in north Seattle include Green Lake which was a notable fishing site and a site of mineral springs now called **Líq'təd** / Licton Springs

and that as we know is a Seattle landmark due to its association with and significance for Native American people in the area and the Duwamish and related peoples. He said a plat map shows that much of north Seattle in 1909 around this site was platted; these plats were installed in the 1800s in the late 1800s. He said there's a 1936 aerial photo showing the site outlined in yellow and a 1923 photograph showing Bothell Highway or Lake City Way just at what was called Morningside Heights just about half a mile from this site so it provides a sense of what the site was like in 1923.

Mr. Peterson said Bothell Highway was originally connected Ballard to Bothell and went around the west side of Green Lake. He said the road was paved between 1911 and 1918. He said the highway had been developed in the 1890s but it was finally paved right before WWI and was briefly called Victory Way and at the same time they reoriented the Bothell Highway later called Lake City Way. Once it was paved as with brick it really opened up northeast Seattle for development from the 1920s and beyond. He noted the Seattle city limits line shown on the map where so city services ended so streetcar lines ended at that line usually 85th sometimes 65th.

He said the Maple Leaf Reservoir was installed in 1910; it was part of the Cedar River water supply that was developed in the 1890s and first filled the reservoir on capitol hill, this reservoir and the adjacent Green Lake Reservoir which is located half a mile south served the north end of the city. He said the Maple Leaf Reservoir is one of the few kinds of major civic elements in this neighborhood; it ; was covered in 2011 so that is now a park where the and the reservoir is under underground. The Maple Leaf neighborhood is almost entirely single-family homes developed piecemeal by smaller home builders between about 1910 through the 1970s but especially it especially grew after WWII. Roosevelt Avenue runs down the center of the neighborhood and became the main commercial spine with one story neighborhood shops by about the mid-century.

Mr. Peterson said city limits were just above Green Lake at the time of the map being shown, but there was a Green Lake Japanese American community from about 1900 to 1942, so these rural areas north of the Seattle city limits were home to Japanese Americans who established farms and businesses in the area including a few near Maple Leaf. The Green Lake Japanese association called the Nihonjinkai had a central community hall located at the northeast corner of 100th Avenue Northeast and Northeast Corliss Avenue, which is now the site of North Seattle Community College. In 1936 there were estimated to be 50 families or about 300 persons that formed this community. He said one source noted that the first-generation Japanese immigrants who settled in the Green Lake area, and he noted that this entire north Seattle area was referred to as Green Lake from Puget Sound to Lake Washington even though it wasn't really clustered directly around Green Lake. He said the community came from different prefectures of Japan so no exclusive groups formed. He said they were probably more integrated into the dominant white population and culture of Seattle through daily school and business interactions in contrast to the more insular and self-contained Japanese community in the Nihonmachi / Japantown community in the Chinatown International District area. These businesses were often the north end Seattle Japanese community often

operated die works and dry cleaners, small vegetable and flower farms many with extensive greenhouses. He noted the 1936 aerial photo of north Seattle notice there are large numbers of greenhouses there. He said one of these largest horticultural operations was called Oriental Gardens which was two blocks east and downhill from the subject site at 95th and Lake City Way and operated from about 1912 to 1973.

Mr. Peterson said it was an extremely large facility operation running there in 1942. The Green Lake Japanese American community disintegrated when President Roosevelt issued Executive Order 9066 and most of the community was incarcerated in internment camps, and their property was frequently unrecoverable. He said in the case of Oriental Gardens the family was able to keep their property, but after about 1942 this community dissolved and then in the 1950s and 60s the interstate was built along the side of Green Lake and up north, and so that removed a lot of the homes and businesses that were in that path.

In December 1956 the Seattle architecture firm Waldron and Dietz was hired to design a permanent facility, Sacajawea Elementary School. It opened it opened to 364 students in September of 1959 and then the formal dedication services were held later that year in November 1959 and also at this time the eight portable buildings were removed from the site.

Mr. Peterson said demographics in the area was largely white, as was north Seattle. He said looking at the census tract which surrounded this area it's a limited view with a population of ranging from about 1700 over the decades to as many as 3,700 in 2020 it started out as 99.8 white and after about 1970 it starts to becoming a more racially and culturally integrated school.

He went through original drawings and said the upper two thirds of the image shown is the main floor and the lower is the lower strip of what shows the classrooms are underneath the main floor so there's a main floor and then a lower floor. He said the building is oriented east west and it's oriented in a very rational and simplified boxy kind of a plan having all of the classrooms on the north side; in section you can see that that becomes a two-story stack of classrooms and then everything else to the south of that is a corridor running through the center where the main entry and the secondary entry are located at the east and west ends of the building. He said on the south side of that corridor are the major spaces that are typically double height spaces - the auditorium and lunchroom, the covered play court, which is an exterior space but covered, the gymnasium which is an interior double height space, and then the offices which are not double height space but they still have that appearance on the outside. He said there is a plenum area and mechanical space above that and above part of the lunchroom as well. At about the middle point of the corridor between the classroom and the library two classrooms with the middle wall removed. He noted the staircase which is the only way to get down to the lower-level classrooms. He said you have to go outside and down the stair into a covered walkway and that's how you access those lower level classrooms.

Mr. Peterson said the school building itself is a boxy one- and two-story volume with a roughly rectangular footprint. The building's exterior reflects its interior layout and the building structure consists of steel frame system with masonry infill walls on concrete strip footings, glu-lam beams spanning between steel columns typically on a 10 foot structural grid support, flat roofs as well as the intermediate floor on the north end of the building. He noted original exterior cladding materials include brick veneer or exposed marblecrete aggregate stucco; depending on location windows throughout are largely the original aluminum sash. He indicated the covered walkways at the entry and then you will see them on the south and north facades as well. He said the walkways with slender outboard posts are very evocative and then the covering pulled in from the post in a classic modern walkway design. He said there is a high level of integrity of the building it's almost entirely intact with all of its original with except for one or two locations.

He said the north facade has a double stack of classrooms and four seismic braces were added by 2002; they were distributed across the north façade. He said because all of the classrooms are on this side it's the only completely glazed façade is so it's very different from the other three facades of the building. He noted that the walkway that forms this first-floor apron allows kids coming down from the staircase - they have to go down the staircase and outside under this walkway to access the lower-level classrooms which are for the most part identical except for one that's a larger classroom that's used for kindergarten. He noted the paved playground on the north side of the school and the one portable that's on the north side which dates to the 1940s or 50s. He noted that the covered walkway has cutouts in the roof part of the walkway to allow light to penetrate the lower levels.

Mr. Peterson said the south façade faces the large, paved playground on the south side where the other portables are visible. He provided a 1959 image of one of the main approaches to the school. He indicated the walkway that's used sort of as an apron to break up the scale on the south façade. The gym form holds that corner and then noted the covered play court and more of the corrugated panels. He pointed out the upper level where it's a double height space and hanging corrugated panels that help allow light but also keep out windblown rain. Below that is a chain-link fence to keep balls and so forth inside the play court and then the walkway below that to the right of all of that is the kitchen and support spaces. He noted a brick screen wall, some storage and support spaces and then the offices. This is the one location where the exterior cladding was altered in the last 30 years or so.

Walking in the door there's lockers along the wall and a really great skylight. He said a great big window allows views into the offices. The auditorium lunchroom is a flex space used for holding assemblies and plays. He said it's a really nice space with lit from above on the side and then there's also a continuous line of windows. He noted the school offices which are some of the spaces have been updated with new carpeting and so forth but the look and feel remains largely intact.

Mr. Peterson showed the covered play court in images which provided a sense of the space. He said at the center there's a CMU wall and it's divided into two spaces

with the wall in the middle so you can get the idea of two classes using the CMU wall to bounce things off, play ball games and so forth. He said it's supported by this really nice tongue and groove ceiling and noted the translucent panels that are hung from the soffit. He noted there's chain link below that so because it's covered but exposed it's you know cold in the wintertime, but it remains dry. The stair which is a straight run stair is very wide because of course it has to potentially accommodate the entire first floor that may be coming down. He said it's actually a nice stair space under at the bottom of the stairs underneath. He said there's black fabric that's been hung to help keep the sun out the solar gain for the where the translucent panels are but otherwise it's a relatively straightforward space with exposed glu-lam ceilings and a polished play court.

The building was designed by Waldron and Dietz who did a lot of work for all of the school districts in Puget Sound after WWII. He provided photos to provide an idea of how they started: in 1954 - Normandy Park Elementary, and in 1963 - Broadview Thompson. He said about more or less ten years later, in north and northwest Seattle they won many awards for their schools and local and national design awards as well. They were recognized in magazines but this gives you a sense of kind of where they started. He said it is interesting to look at the Normandy Park Elementary in 1954 which was five years before the completion of the Sacajawea School you can see they're doing kind of the same things. He said certainly all of these firms that did school designs in this post-war period clearly had a kit of parts that they needed to use because they had to build things very quickly or design things very quickly and get them built very quickly.

Mr. Peterson said the school is similar to John Rogers Elementary School in the sense that there are some nice qualities about it for example the highly glazed north façade. He said the seismic retrofitting actually fits in fine and that facade is actually very nice but it's an overly boxy and heavy looking and feeling building especially when viewed from uphill. He said the architects could have designed something a little lighter and less harsh in the neighborhood that it surrounds. He said it is directly near a very heavily treed and vegetated part of the city and across the street from or directly adjacent to what became a play field. He said he didn't think the building meets the threshold requirement to meet any of the criteria for nomination.

Jessie Clawson, McCullough Hill Leary PS representing the Seattle School District said she agreed with Mr. Peterson that the building doesn't rise to the level of a landmark. She said owners often self-nominate because they think it's important to go through the process. She said they are planning to demolish this school and build a new one.

Mr. Norman said he was not too thrilled by any of the photos. He said the glass element is okay but it's not unusual. He said he didn't really understand how the interior exterior piece fit in with the layout of the school and where the light was coming in through the hall. He said he didn't see anything redeeming.

Mr. Peterson said his point about the corridor with the skylight was simply to show that they had used it in other projects; they had a similar theme that they pursued in other elementary schools including the central corridor the light the skylight.

Mr. Norman said that he actually started mixing up one of the other school pictures with something a little more notable from the firm.

Mr. Macleod said he was intrigued by this architecture duo and has been looking through their work. He asked if Mr. Peterson has any photos of other schools that they did, and are any still standing.

Mr. Peterson said there were several other ones, like Crestview Elementary. He said he thought most of them were actually demolished. He wasn't sure which ones are still intact but many of these have been altered over the years. He said Broadview Thompson is still there, originally it was named Broadview. He said it's up on Greenwood and 120th, or so.

Ms. Chang thanked Mr. Peterson for this presentation and said it's really nice to have a really thorough overview of a building like this that's been in Seattle for a very long time. She said it's a great documentation whether or not it does get nominated. She appreciated and said she usually tries to look for whether it is a representation of a specific architectural style, and that this is strongly representing the modernist style. She appreciated that that gym area has laminated wood roof that's exposed with exposed beams, and noted the long space and entry with the windows. She said she hasn't been to visit the building herself but that highlights some of the best parts of it, possibly. She didn't support nomination and said it doesn't meet any criteria.

Mr. Schmitt said the building doesn't meet the nominating criteria. He appreciated hearing from the people who actually use the building and rely on it, and how it's inhibiting their growth. He noted rainwater leakage and the lack of accessibility or meeting accessibility needs. He said for all those reasons that it doesn't meet the bar.

Ms. Wasserman agreed. She said she tries hard to focus as on what the board is charged with looking at. She said the board can't really talk a lot about the use and how well it serves people, but as a human she can't help always wanting school buildings to work. She said it's just in the back of her head that schools need to work. She said this school doesn't meet the criteria.

Mr. Barnes said he concurred with all the previous board members' comments and said he didn't see that how this could be worthy of nomination at this time.

Mr. Macleod said it's important to consider again how well it serves the community and there's a special case for schools especially as a community asset. He said his bar has definitely been raised as they've seen more and more schools. He said if the board did not landmark so many old schools we'd miss out on some very lovely ones from the turn of the century or thereabouts. He said those schools generally were of

a different caliber of architectural quality. But he said there are some really lovely moments in this building. He said the corrugated plastic is just a really unique and interesting design element that probably was responding to some budgetary constraint and it did so in a really effective way, at least maybe 50 years ago before the fungal growth on it. He said considering the practical deficiencies it takes it down a notch. Looking at other school projects that Walter and Dietz had done and regardless of whether they still exist or not – per Mr. Peterson lot of them do not - this is definitely not their best work. He did not support nomination.

Ms. Johnson concurred. She said the presentation was wonderful going back so far as the one considering Greenwood. Thinking of Greenwood as the whole of Northern Seattle is interesting, knowing about the Japanese community that lived north of the Montlake Cut. She said there are so many interesting facts, and interesting details, maybe more so than this building. She noted that there are some really nice moments in the building like the exposed decking, and the slender structure everywhere, the openings and roof to let the light down - there's some really nice parts, but it doesn't add up to something that meets the bar of a landmark.

Action: I move that the Board not approve the nomination of Sacajawea Elementary School at 9501 20th Avenue NE as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350.

MM/SC/MS/DB 7:0:1 Motion carried. Ms. Caton recused herself.

072022.6

BOARD BUSINESS

Ms. Sodt said there is the tour of Western Neon on Friday. She has heard from a couple members and asked anyone planning to attend let her know.