



The City of Seattle

Landmarks Preservation Board

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LPB 295/24

MINUTES

Landmarks Preservation Board Meeting
City Hall, Room L2-80
Hybrid Meeting
Wednesday, October 16, 2024 - 3:30 p.m.

Board Members Present

Dean Barnes
Roi Chang, Vice-Chair
Ian Macleod, Chair
Lauren Miles
Lawrence Norman
Katie Randall
Harriet Wasserman

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Taber Caton
Matt Inpanbutr
Lora-Ellen McKinney
Becca Pheasant-Reis
Padraic Slattery

Chair Ian Macleod called the meeting to order at 3:40 p.m.

ROLL CALL

101624.1 PUBLIC COMMENT

Elizabeth Rudrud spoke in support of the Stewart House nomination, noting the unique architectural design that is intact.

Al McKenzie said he was disappointed in the proposed shell house restoration project and said that it misses the mark. He said the proposed design does not capture the vision for preserving the history of the shell house.

101624.3 MEETING MINUTES

August 21, 2024, and September 4, 2024. Tabled.

101624.4 CERTIFICATES OF APPROVAL

101624.41 Bressi Garage
232 1st Avenue N
Proposed signage

Ms. Doherty presented on behalf of the applicant. She explained the proposed signage would go on new penthouse addition, one on the south façade and one on the west façade at the north end. She said ARC was supportive of the application and said it was visually calm.

Ms. Doherty said the applicant is offering to separately revisit previously approved lighting that will be located above the south façade sign, to potentially reduce the number of fixtures and change the color to blend with the wall. This was to respond to conversations at the ARC.

Mr. Barnes said most buildings in the area don't have a lot of signage and he expressed concern about the size of the proposed signage relative to others in the neighborhood.

Ms. Doherty said there is lots of signage at the arena across the street and that the proposed signage is allowed by code. She said it is beneficial that is proposed to be located on the addition and not on the historic building.

Board members supported the signage without issue because it would not be on historic fabric. SDCI will review aspects of the signage code.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed signs at the Bressi Garage, 226 1st Avenue N, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 125643.

a. The proposed signage will be located on the contemporary penthouse addition.

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. The proposed design has changed for a new tenant. No alternatives were provided, as none were requested by the Board.

3. The factors of SMC 25.12 .750 C, 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:

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

MM/SC/KR/DB
7:0:0
Motion carried.

101624.42 Wallingford Center / former Interlaken School
4416 Wallingford Avenue N and 1815 45th Avenue N
Proposed signage

Vicky Chu, Cascade Pharmacy proposed new signage to the right of the pharmacy entry, and banners on existing poles along the adjacent sidewalk. She provided context of the site and indicated placement of proposed signage and noted channel letters on a one single raceway will be same size and type as former sign. She said points of penetration and connection to power were indicated on rendering. She said if new penetrations are needed, they would be located in mortar joints. She said 54" x 60" blue and white vinyl banners would match size of existing banners.

Ms. Wasserman said that questions ARC had about penetration were answered. She said existing penetrations would be used and if more were needed, they would be in mortar. She said there would be no damage to the building, and she supported the proposal.

Board members appreciated use of existing mounting points.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed signs at Wallingford Center, 1815 N 45th Street, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in the Report on Designation, LPB 100/81.

a. The proposed wall signage and banner will replace similar retail signage in the same locations.

2. With regard to SMC 25.12.750 B, the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.

a. No alternatives were provided, and none were requested by the Board.

3. The factors of SMC 25.12 .750 C, D and E are not applicable.

4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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/HW/RC

7:0:0

Motion carried.

101624.43 Fremont Crossing / former Bleitz Funeral Home
316 Florentia Street
Proposed fencing and playground equipment

Ian Morrison, McCullough Hill said the building and east yard were designated. He said the Goddard School is a first-floor tenant in the new building and

intends to use the eastern yard as an outdoor play area. He said the play area must meet state requirements and be historically compatible.

Ryan Hitt, SKB Architects oriented the board to the site and indicated how the play area would be accessed from the new building. He said there would be no impact on the historic structure. He proposed play equipment and went over materials and structures, black metal fencing, turf, and lighting. He said the fencing is specifically designed for childcare facilities. He said originally proposed 20' tall light fixtures were reduced to 16' per ARC comments.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed landscape alterations and fencing at the former Bleitz Funeral Home, 316 Florentia Street, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 126017.

a. The proposed fencing and play areas do not diminish views of the historic building.

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. A lighting alternative was provided, as requested by the Architectural Review Committee.

3. 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 other law, statute, regulation, code or ordinance.

a. Safety fencing, gates, and surface materials are necessary to satisfy regulations for outdoor childcare spaces.

4. The factors of SMC 25.12 .750 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:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old

and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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/KR/DB

7:0:0

Motion carried.

101624.5 CONTROLS & INCENTIVES

101624.51 Steinhart Theriault & Anderson Office Building

1264 Eastlake Avenue E

Request for extension

Ms. Doherty explained the request for a six-month extension. She said the owner is exploring development potential and has done a briefing.

Mr. Macleod noted the owner had mentioned security concerns at one point and asked if fencing was considered.

Ms. Doherty said it appears the issue is not on-going, as no related alterations have been proposed.

Action: I move to defer consideration of Controls and Incentives for the Steinhart Theriault & Anderson Office Building, 1264 Eastlake Avenue E for six months.

MM/SC/HW/KR

7:0:0

Motion carried.

101624.52 U.S. Immigration Station and Assay Office

815 Seattle Boulevard South

Request for extension

Ms. Sodt explained the request for a four-month extension and said draft documents have already been exchanged. She said the state has to review the documents as well because of the covenants and she is working through that at the same time.

Action: I move to defer consideration of Controls and Incentives for the U.S. Immigration Station and Assay Office, 815 Seattle Boulevard South for four months.

MM/SC/HW/DB

7:0:0

Motion carried.

101624.53 Daniel Webster Elementary School
3014 NW 67th Steet

Ms. Doherty explained the details of the signed agreement.

Action: I move to approve Controls and Incentives for Daniel Webster Elementary School, 3014 NW 67th Street.

MM/SC/DB/HW

7:0:0

Motion carried.

101624.54 E.C. Hughes Elementary School
7740 34th Avenue SW

Ms. Doherty explained details of the signed agreement.

Action: I move to approve Controls and Incentives for E. C. Hughes Elementary School 34th Avenue SW.

MM/SC/RC/DB

7:0:0

Motion carried.

101624.55 Lincoln High School
4400 Interlake Avenue N

Ms. Doherty explained details of the signed agreement.

Action: I move to approve Controls and Incentives for Lincoln High School, 4400 Interlake Avenue N.

MM/SC/KR/DB

7:0:0

Motion carried.

101624.6 NOMINATION

101624.61 Stewart House
10455 Maplewood Place SW

David Peterson Historic Resource Consulting provided context of the site and neighborhood which was the original home of the Coast Salish peoples including Duwamish and Suquamish. He noted significant places near the subject site including “the Place of Scorched Bluff” which was a sort of wayfinding due to the black markings on the bluffs. To the north is Brace Point which was called “it Has Changed Its Face” which was believed to be inhabited by an enormous orange snake spirit that was very important to the healers of the local community. A 1915 excavation to widen Fauntleroy Way discovered a burial ground and shell middens.

Mr. Peterson described the topography and landforms and the challenge to develop. He said the area was platted in the 1920s and there wasn’t much there. He said the area developed with the rise in automobile use. He shared photos of the house and site and said that nothing has changed, all the built components are still there. He noted the pathway with steps and terraces to the water. He indicated the two-story wood frame construction structure with trowled finished stucco over a concrete partial basement that is clad in brick. He said the stucco and brick are painted an off-white color. He noted the gable roof with red clay barrel tiles and said that all windowsills have angled brick sills. He said the windows were replaced in 2024 and are as close as one can get replacements of what the original windows look like with divided lites.

He shared photos of original elements including landscaping, bottle glass windows, custom hardware, glazed tile, wrought iron balconies, arched doorways. A 1934 newspaper article about the house commented the grounds are set in terraces with contrasting virgin timber which was carefully preserved when the estate was laid out. He said the landscaping plans were carried out at great expense under the supervision of a nationally recognized landscape designer of the time who was not named. He noted the sunken garden and water features connected by a real or little canal. He pointed out the original urns sited on retaining walls throughout the site.

The architects were William Bain and Lionel Pries. Together they mostly did residential projects, mostly houses and a few apartment buildings. They had significant careers together and with other firms. Pries spent time in Santa Barbara following an enormous earthquake there. The city passed a code requiring that all new buildings be in the Spanish Colonial Revival style, so he became very experienced in that style. He moved to Seattle to join Bain in practice.

Mr. Peterson shared a photo of Bain and Pries' Bel-Roy Apartments laid out in an unusual zigzag design so that every unit can have a view of the water. He explained that Spanish Colonial Revival was developed in the 1880s in California as an attempt by California architects to have a more 'authentic' style of architecture in the time prior to the advent of modern modernism. He said it is called academic eclecticism, the idea that you would take the best ideas of the past to solve the problems of the present. He said you had to have a good extensive understanding of historical architectural designs and historic buildings and layouts and materials and then you would piece those together to come up with something new. The style was popularized at expositions in 1893, 1905 and again in 1915.

Mr. Peterson cited Jeffrey Ochsner's letter about the choreography of moving through the space and he provided drawings to illustrate that design element. He noted on the first floor the transverse entry hallway and double-height circular stair hall with views through the windows of the sunroom, the dining room, living room, kitchen, breakfast room. The second floor houses a sewing room, two bedrooms and an unfinished space. He said the stair hall is has a conical roof into which wood beams have been built in the shape of a twelve-pointed star. The living room has an elaborate wood grid ceiling, oak mosaic parquet floors and three steel sash pointed arch window doors. He noted the use of Batchelder tile, custom handles and hardware on doors, and fireplace metal detail.

Mr. Peterson said the original garage had just enough room to hold a car. The footprint was expanded in 1952, and a second story was added in 1969. He said it houses three apartments that have high ceilings and beautiful views of the water.

Mr. Peterson said the original owners of the home were Ralph and Evelyn Stewart who lived there from 1931 to 1934. Ralph was a fuel retailer of home heating fuel, coal and oil and he also owned the Stewart Lumberyard. He said Stewart commissioned Bain and Pries to design an addition to Stewart Lumber Company building in 1930 the next year commissioned them to design this house. He said the depression hit and the Stewarts had to sell the house. There were numerous tenants over the years. Ralph and Shirley Anderson owned the house from 1960-61. Ralph was an important Seattle architect who was important in the Northwest Regional Style. He said he is known as 'the father of Pioneer Square' as he began to personally acquire and rehabilitate buildings in Pioneer Square. He said Pioneer Square didn't become a historic district until 1970, so he was at the forefront of this. He said when Pioneer Square was full of dilapidated buildings whose owners were waiting for someone to buy them and tear them down. His position was the buildings were viable. He said the house was too large for Anderson and his family, so they bought the cottage

next door to live in while he designed and built a home. Anderson sold the house to Richard White who lived an interesting life and went on to open his own art gallery. In 1973 he sold the gallery to Donald Foster, and it became the Foster White Gallery. Dr. and Mrs. Chinni Ramamurti purchased the house in 1973.

Jeffrey Ochsner said this house exemplifies a remarkable case of stewardship throughout a series of owners. He appreciated that Carolyn Ramamurti chose to seek protection for this house so it will survive as an example of Bain and Pries's work and of this kind of architecture from that period.

Carolyn Ramamurti thanked Messrs. Peterson, Anderson, and Ochsner and the others who wrote to support the nomination. She said she worried about what would happen to this house since she was a child but because there is an opportunity to protect it, she knows it will be OK. She said it is the best way to keep all the beauty and the features forever and now someday she can die in peace. She supported the nomination and hoped the board would as well.

Responding to clarifying questions from the board, Mr. Ochsner said the house is essentially unchanged other than the garage additions. He said the roof, entry, various detailed features of the windows, tile details, exterior landscape elements. He said the windows have been replaced with new, built from original drawings and from historical photographs but made to modern energy standards. He said they are new but an appropriate restoration under the Secretary of Interior Standards. He said the only change was the kitchen. He said that they did paint chips off the historic windows to get to the historic paint which was the turquoise color.

Ms. Randall asked if there had already been discussion about inclusion of interior elements.

Ms. Ramamurti said the Staff Report is consistent with what Ms. Doherty recommended and she said she is comfortable with that.

Ms. Doherty explained that she recommended including the garage and its additions because the alteration was done in a compatible way and because it is connected to the original house. She said she thought the board might want to have the ability to approve changes that are made to it in the future. She said if it was a standalone, she would likely not have included it.

Ms. Ramamurti said she hoped the board would keep the garage because it is part of the footprint of the property. She said she thought of all the monstrosities that could be built there if the garage were to be torn down; it

would ruin the site as a whole. She asked the board to include the garage apartments.

Ms. Wasserman said the house is amazing and she wanted to live there. She supported nomination.

Ms. Randall supported nomination and agreed with the Staff Report.

Mr. Norman supported nomination.

Ms. Chang supported nomination and wanted more information about Criteria E. She said more interior elements should be included with further discussion at designation.

Ms. Randall said she agreed with Ms. Chang.

Mr. Barnes supported nomination and said he agreed with Ms. Chang's comments.

Mr. Macleod appreciated the detailed presentation and wanted to hear more about Pries's history and how he enacted the Southern California School style here.

Ms. Wasserman, Mr. Barnes and Ms. Miles supported Staff Report verbiage.

Action: I move that the Board approve the nomination of the Stewart House at 10455 Maplewood Place SW for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the site; the exterior of the house, the exterior of the garage/apartment, and the covered porch that connects them; and portions of the house interior, including the main entry hall, the two-story cylindrical stair tower, the sun room, the living room, the breakfast room, the dining room, and the halls and doorways that connect them (as illustrated); that the public meeting for Board consideration of designation be scheduled for November 20, 2024; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/DB/RC

7:0:0

Motion carried.

101624.7 BRIEFING

101624.71 ASUW Shell House / former US Navy Hangar

3655 Walla Walla Road NE

Julie Blakeslee, University of Washington (UW) explained the intent to renovate the shell house and then to activate it with uses that will allow its continued maintenance and support.

Dustann Jones, Mithun provided context of the building and site and noted existing conditions. He said the structure was a seaplane hangar and later a shell house for the rowing team. He said the volume, truss work and slope of the lower walls are landmarked elements. He went over site and building history and noted its use as rowing shell house from 1920 – 1950 and then canoe house for rented watercraft. It was renovated in 1980 with elements from that era including rebuilt large sliding doors, some of the windows. He pointed out areas that were reconfigured over time including adding locker rooms, the Pocock shop, and caretaker apartment that use to exist in the southeast corner of the building.

He proposed new north entry plaza and entry, fenced equipment and trash enclosure, gravel overlay of existing west lot, fire access with bollards, ADA connection and drop-off space, new observation desk and course overlook. First floor interior alterations include restrooms, storage, mechanical spaces below Pocock shop; elevator and stair access to existing Pocock shop, elevated viewing and exhibit platform at upper level with event space below, glazed connection to the site and water. Proposed exterior alterations include mechanical louvers, restoration of outermost hangar doors, shell house signage repainted. He proposed new asphalt composition roofing on lower roof area, new sloped windows, new cedar shingle siding on east and west façades. Exposed interior wood trusses, framing and historic interior surfaces would be maintained. He proposed seismic upgrade of all truss connections and overlay concrete floor with structural slab, retrofit foundations with drilled pilings and pile caps. New exterior rigid insulation to meet energy code performances was proposed. He said the intention was to take a light touch and not to bring in new brace frames or other large structural interventions.

Mr. Jones said structural upgrade of truss system will take a light touch – there would be no braces. He said they are working with structural engineer. He proposed installation of louvers on the north façade with two louvers with options to install either below windows or within sash. He provided rendering of each option and asked for board input. He provided three options for the hangar doors with the preferred option being a glazed wall with slide and fold doors. He said with the doors open it will read like a recess and gives the feeling of the building being open again.

Ms. Randall supported the preferred option for the glazing as it best hearkens to the past uses as shell house, hangar, etc. She preferred the louver option that uses the existing window frames which she said was preferable to creating new voids in the façade. She asked about siding choice.

Mr. Jones said the original drop siding leaked so shakes were added to east and west façades early in the building's history.

Ms. Wasserman preferred the third door option. She appreciated the access to outside.

Ms. Chang preferred the third option. She said it provides the most access to the outside. She said the design is headed in the right direction.

Ms. Doherty said the proposal to put the insulation outboard of the building envelope rather than inside is an unconventional approach. She said the team has done a good job of explaining why they want to approach it that way and showed that they are going to try to minimize the thickness of that. She said it is an important issue and the board should offer feedback.

Mr. Macleod said putting the insulation on the outside of the envelope is a more involved process. He said he agreed with the intent of preserving the experience for the inside of the shell house and he appreciated how the exterior insulation is being pursued as an option. He said it is important to listen to the stakeholders on this project and while he may not understand their concerns, he said it is important for the design team to.

Ms. Wasserman agreed that people working on this project should be aware and consider stakeholder comments. She said she likes the idea of putting the insulation on the outside of the building as it preserves the interior experience.

Mr. Jones explained that a gender-neutral bathroom sits behind the windows on the north façade so putting louvers within the windows will hide the partition wall.

Mr. Macleod said he supported louvers within the window frames and no further penetrations in the façade.

Mr. Jones provided an overview of the truss strengthening approach and said they are working with a structural engineer to determine the actual sizes required.

Ms. Chang said she supported strengthening the trusses. She said so many buildings have been seismically retrofitted that the public is used to seeing it.

She said over time materials degrade and connections weaken a bit. She supported putting the louvers in the windows and noted she didn't want new penetrations in the facade.

101624.8 BOARD BUSINESS