



The City of Seattle

Landmarks Preservation Board

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LPB 192/24

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, August 7, 2024 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Roi Chang, Vice-Chair

Matt Inpanbutr

Ian Macleod, Chair

Lawrence Norman

Katie Randall

Becca Pheasant-Reis

Marc Schmitt

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Lora-Ellen McKinney

Padraic Slattery

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

ROLL CALL

080724.1

PUBLIC COMMENT

Abe Santos spoke in support of nomination of the University Way Apartments and Bruce Lee's memory. He said many from all over the world come to visit Bruce Lee's grave and Chinatown and Lee's first and second school locations. He said Bruce Lee

is a world iconic figure who is more famous outside of the United States. He said his home in Hong Kong is gone and this is the only place left where he was. He said that he met the building owner who asked him if he wanted to start a school, but he said no. He wanted to preserve the location so fans could visit every year. He said Bruce Lee and Jimi Hendrix are the most iconic people in Seattle.

080724.2 CONTROLS & INCENTIVES

080724.21 Tolliver Temple Church of God in Christ
1915 E Fir Street
Request for extension

Ms. Doherty said she is negotiating with the church representatives. She said she is working on a new draft and there are revisions to contemplate. She requested a three-month extension.

Action: I move to defer consideration of Controls and Incentives for the Tolliver Temple church of God in Christ, 1915 E Fir Street for three months.

MM/SC/MI/DB
10:0:0
Motion carried.

080724.22 Caroline Horton House
627 14th Avenue E
Request for extension

Ms. Doherty explained she has been in continuous dialog with the property owners who will provide feedback. She said the extension request is for six months.

Ms. Wasserman said she was happy to see movement but that she knew it will take time.

Ms. Doherty said the house is divided into apartments and is occupied.

Action: I move to defer consideration of Controls and Incentives for the Caroline Horton House, 627 14th Avenue E for six months.

MM/SC/HW/DB
10:0:0
Motion carried.

080724.23 Queen Anne Pool
1920 1st Avenue W
Request for extension

Ms. Doherty said the designation is a recent one and she noted she has been in contact with Seattle Parks and Recreation (SPAR) who has agreed to negotiate Controls and Incentives. She said she is waiting to have a tour of the property. She said there are questions about maintenance of the building which she wants to understand to help them in their operations. She requested a six-month extension.

Action: I move to defer consideration of Controls and Incentives of the Queen Anne Pool, 1920 1st Avenue W for six months.

MM/SC/DB/BP

10:0:0

Motion carried.

080724.3 CERTIFICATES OF APPROVAL

080724.31 University of Washington Anderson Hall

3715 W. Stevens Way NE

Proposed building access for construction

Will Ives, Hennebery Eddy Architects proposed to remove a non-historic infill on the south façade to begin structural work on the interior of the building. He said there used to be an entry on the south elevation that connected Anderson Hall to another building that was demolished in 1971. He said they want to remove all non-historic infill material from 1971: two windows were installed in place of two doors. The material will be stored for potential reinstallation should a proposed re-design not be approved.

Ms. Wasserman provided a summary of the ARC meeting and said she had no problem with proposed work as it is all reversible. She appreciated seeing the design possibilities.

Responding to clarifying questions, Mr. Ives said the opening will provide access for building rehabilitation construction activities, daily.

Duncan Howard, Lease Crutcher Lewis said the opening would be closed up when not in operation. There will be a job-built wood enclosure.

Ms. Pheasant-Reis asked if there would be structure to support the stone elements.

Mr. Ives said yes that a concrete beam supports that and will remain in place. He said the decorative elements are all supported.

Mr. Macleod asked if the building will be occupied during construction.

Mr. Ives said they are at the beginning of construction now.

Ms. Pheasant-Reis said the proposal is reasonable.

Ms. Randall said she supported the proposal.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed temporary construction access at University of Washington Anderson Hall, 3715 W Stevens Way NE, 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 Controls and Incentives Agreement, LPB 116/23.
 - a. The construction access is temporary in nature and affects a portion of the building previously altered.
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. There appear to be no reasonable alternatives.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

MM/SC/KR/HW

9:0:1

Motion carried. Mr. Inpanbutr recused himself.

080724.32 former Century 21 Coliseum / Climate Pledge Arena
305 Harrison Street
Proposed installation of two statues

Geoff Cheong, Populous provided context photos of existing art and elements, as well as those from 1960s for comparison. He proposed two new statues on the west side of the plaza in a flat, accessible space. He said the two bronze 7' tall figures will stand on precast formed concrete pedestals. He proposed uplighting in each statue pedestal. The statues will not attach to the plaza but will stand with gravity and friction. He provided detail around conduit to power lights and noted conduit will be trenched in from the planting bed. He said ARC provided helpful guidance. He said abstract and traditional styles were explored with a preference toward the traditional. He said there is a robust art overlay already and they didn't want to compete with that.

Gareth Loveridge, Swift Company explained the pedestal forms reference the Paul Thiry bas-relief panels from the original 1960's architecture. He said both statues will use the same base, but each will be oriented differently. He said siting the statues near planting beds where there is power facilitates connection to power with a 3' – 4' long trench.

Mr. Inpanbutr said ARC was supportive. He said that much thought and analysis had gone into the design and site selection. He appreciated the applicants sharing the evaluation criteria and all areas studied.

Mr. Barnes asked who the statue subjects would be.

Morgan Littlefield, Climate Pledge Arena said the information is not public yet.

Ms. Chang supported the application and appreciated seeing the art and wayfinding in relation to this proposal.

Ms. Wasserman said it was very well thought out.

Ms. Pheasant-Reis said it is a nice logical continuation of what is present, and she had no issue with the proposal.

Mr. Norman appreciated the design.

Mr. Macleod appreciated the presentation. He said the decision matrix was a great way to determine the siting. He said it ties it all together. He appreciated the pedestal idea which ties into Thiry's reliefs around the site.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed two statues at the former Century 21 Coliseum, 305 Harrison 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 125642.
 - a. The proposed statues' scale and location do not appear to have an adverse impact on views of the coliseum/arena, or the character of the site.
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 applicant studied numerous alternative locations and details related to the proposed statuary. This proposal appeared to be the least impactful.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

MM/SC/MI/KR

10:0:0

Motion carried.

080724.4

NOMINATION

080724.41

University Way Apartments

4750 University Way NE

Ms. Doherty said the nominators are not the owners of the property. She said the owner provided an email to the Board.

Philip Lipson, NW Museum of Legends & Lore (nominator) said they researched Bruce Lee's life and met one of his students. He said that Bruce Lee had many talents and attended University of Washington (UW), taking classes in drama and philosophy. Mr. Lipson thought Mr. Lee was one of the most important people to attend the UW.

Charlotte LeFevre, NW Museum of Legends & Lore (nominator) said they started a Bruce Lee fan club to document his history. She said she met with a Bruce Lee student and friends, Lee's first fiancée, Amy, and Taki Kamura his first senior student who helped establish the dojo and continued the school after Mr. Lee moved to California. She said this site is Lee's third dojo, his established studio and where he lived for a time. She said the building was constructed in 1958, and the studio area was used for ballet. She said there has been little change to the building.

She said that Li Fun Fan, 'Bruce Lee' was born in San Francisco, California on November 27, 1940. She said his surname was changed from 'Li' to the Anglicized version 'Lee' on his visa application. She said the family left San Francisco to return to Hong Kong in April 1941. Bruce Lee's father, Li Hoi Chuen apprenticed with the Chinese opera at age 10 in 1911. In 1928 Li Hoi Chuen met his wife Grace Ho; they had five children, Phoebe, Agnes, Peter, Bruce and Robert. Bruce Lee appeared in his first film as a baby girl filmed in San Francisco in January 1941 and made his first major childhood movie in "The Beginning of a Boy" at the age of six in Hong Kong in 1946. In his later years Bruce appeared in 20 more films in Asia.

Ms. LeFevre said that after being beaten up by a street gang, Bruce began to take Kung-Fu lessons at age 13. He trained under Sifu Hip Man, a master of the Wing Chun system of Kung-Fu. He was expelled from La Salle school in 1956 for fighting and enrolled in St. Francis Xavier School in Hong Kong. He left Hong Kong in 1959 arriving in San Francisco in May and moving to Seattle, Washington in September. He enrolled at Edison Technical School which is now part of Seattle Central College. It offered vocational training and adult education to older students who wanted to complete their high school education or pick up a trade. His first residence in Seattle was a former closet under the staircase above Ruby Chow's restaurant where he also worked as busboy, dishwasher and janitor.

She said Lee taught in many locations including a parking garage underneath a medical building which is now part of the Swedish Hospital complex. His first student was Jesse Glover an African American man who noted Lee's willingness to teach anyone was a testament to his desire to help others. Glover grew up in Seattle and was interested in boxing and wrestling, he practiced Ju Jitsu but when he tried to learn Judo at a Seattle dojo, he was told that only Japanese people were allowed to practice there. Ed Hart and Skip Ellsworth also went to Edison Technical School. Howard Hall, Leroy Porter, Pat Hooks and Charlie Woo and James DeMile were also early students of Mr. Lee.

Ms. LeFevre said Lee's first dojo was in the basement of the Ho Ho Restaurant, the second dojo was in the basement of the Szechuan Noodle Bowl building, both located in the Chinatown-International District. She said the third school was the

most popular and well known; it was located at 4750 University Way and was close to the University of Washington where the PE department posted announcements about his classes. Bruce Lee enrolled at University of Washington (UW) and took courses in gymnastics, dance, judo, drawing, and public speaking. Bruce Lee's major was in drama. In Bruce Lee's junior year, he took courses in psychology and philosophy. Bruce Lee attended the UW between 1961 and 1963 and studied theater and philosophy. During his college years he would also demonstrate his martial arts at the University of Washington campus.

Abe Santos said that Bruce Lee was traditional and very strict with uniform and rules; he was referred to as 'sifu' and not by his first name. He said he believes the site looks just the same. He said Mr. Lee loved samurai movies and would mimic the Blind Swordsman because Lee thought him very efficient – in one or two moves and it was done.

Ms. LeFevre said the first-floor site was Lee's dojo and he lived in a back room with no windows. She said it was unusual for a Euro-American woman to date a Chinese man; girlfriend Linda's parent didn't know about their relationship. She said they lived in the back room of the studio until he left for Hollywood.

Mr. Santos said that the back room was about 8' x 10' with a twin-size bed. He said Lee didn't get along with Ruby Chow and he was glad to have his own space. He noted the studio's proximity to the UW and its students. He said that Linda noted Lee's desire to move back to Seattle. He said the Yin Yang symbol symbolizes soft and hard, continuous flow. Wing Chun was started by a woman and is about redirecting the energy of the opponent. He said the student bows to the sifu at the beginning and end of class out of respect. He said Lee was all about respect, loyalty and focus.

Ms. LeFevre said the building façade looks similar to 1964 photo. She said Lee was still bridging two countries and was still an ambassador. He provided great inspiration for this generation and future generations.

Mr. Santos said Lee's influence on the world goes beyond martial arts and is about the individual finding their self and being the best version of it. He said Lee was fighting for equality. He said Bruce Lee is a world class figure with memorials and statues all over the world. He said the studio is a big deal for people because it is where he studied and taught. He said he started the Academy, which is a nonprofit school endorsed by Linda Lee, the only one ever.

Ms. Doherty said representatives for the building ownership are not present at the meeting. She read a letter from the owner, Mr. Chen stating his preference that the building not be nominated as it would affect his ability to sell or modify it.

Mr. Norman appreciated the presentation and said that he studied Wing Chun as a kid. He said he studied under DeMile and his Sifu. He asked how the building would convey its significance. He asked about the building's condition.

Ms. LeFevre said it is vacant now. The section which used to house Lee's studio was retail, and a delivery service. She said they have encouraged the owner to restore the space to a studio with an exhibit and a cultural center. She said Lee's gravesite is the most visited grave site in Washington and regularly receives international visitors. She said she wants to restore the studio to a martial arts studio with classes to continue the tradition and noted that the façade is preserved and there is still room for development.

Ms. Doherty showed more current Google street view images showing that the ground floor storefront has been replaced. She noted the access to the residential portion of the building.

Mr. Barnes asked why the first two dojos on Weller and on 8th aren't recognized, instead of this third location.

Ms. LeFevre said they nominated this property when they heard the building was building sold, and feared it would be demolished.

Mr. Lipson said this was the most active dojo and the first two were basements, one of which had a dirt floor. He thought this was the first real martial arts dojo, and thought Mr. Lee considered it his first real studio plus he lived there.

Mr. Barnes asked how long Mr. Lee lived there.

Ms. Lefevre said October 1963-64.

Mr. Santos said before the dojos, Mr. Lee taught in basements or a park. Responding to questions he said the room Lee lived in at the dojo was 10' x 8'. He said the owners knew he lived there. He said the dojo continued after Lee left. When Lee left for Hollywood in 1964, Taky Kimura took over the dojo.

Ms. Chang asked about changes made to the building and to the retail space.

Mr. Santos said the dojo was on the ground floor. He said the building owners had a bookcase dedicated to Bruce Lee.

Ms. LeFevre said she would research changes to building

Ms. Doherty said sometimes what was permitted isn't what was built. She said it looks like the recessed wall has been straightened across.

Ms. Pheasant-Reis said it is important for the board to understand the building's integrity.

Ms. Randall asked about current materiality of the walls and floors in the ground floor space.

Ms. Lefevre said she has not been back to see, and it is possible the flooring is there. She said restoring it back would be easy.

Mr. Santos said 5-6 years ago there was a pipe leak. He said the walls are intact.

Mr. Macleod asked when the school closed.

Mr. Santos said that after Mr. Lee died, Sifu Taky moved it to his grocery store basement and was there 1973 – 2001 or 2002.

Board members were in agreement that Bruce Lee's legacy is irrefutable but were unsure how best to represent that. Some asked whether or not the building as it stands could convey the significance of the space or Bruce Lee's story.

Ms. Randall said it is not about the brick-and-mortar building but the significance of Bruce Lee. She said the 3-D space inside the studio and the frontage is what tells the story – the volume of the ground floor.

Mr. Inpanbutr expressed concern that Mr. Lee was present at this location for such a short period, and he was leaning towards not supporting nomination.

Mr. Barnes concurred and noted the short duration of time Lee was there. He said this was the third dojo and he wasn't there very long.

Ms. Randall said the duration relative to the brevity of his life should be viewed relative to other places he was at.

Ms. Chang expressed concern about the amount of information provided about the space itself. She said the space as it is now has lost integrity. She said the space is now split in half into two separate retail spaces. She said it is the ground floor of a four-story building. She said the space has changed a lot. She said the history is still there, but the building may not be able to convey it. She requested more information that might show alterations over time. She said she leaned toward not supporting nomination based on integrity issues.

Ms. Wasserman said the board must consider the building as it is now and not what it could be. She said the current state of the building is not good.

Ms. Pheasant-Reis agreed and said if it was currently in use as a studio or dojo or restored or there was a plan to restore it back, she could be easily swayed. She said there is nothing there to landmark, there isn't a space identified. She said the façade is very different, there is not a lot to nominate/designate. She said there is important cultural significance, but the board has no control over use to support the vision of the applicant. She said there is nothing within the landmark structure to support nomination.

Mr. Schmitt agreed with Ms. Pheasant-Reis.

Mr. Norman said there isn't criteria to support. He said he wants to support nomination but that there is nothing there. He said what was reflected were his humble beginnings, but the studio isn't still there.

Mr. Macleod said when he first read through the nomination, he was uncertain. He said Ms. Randall made a good case that Lee's life was short and transient, and the space should be considered relative to that. He said this is the seed of Lee's local legacy. He said the school operated a decade and the dojo was his home. He noted integrity issues and said he could support nomination to allow more time to gain more definitive information.

Ms. Randall said she would support nomination to allow more time to gain more information. She noted integrity issues.

Ms. Caton said she would support nomination and wanted more information about the building.

Ms. Wasserman said that while she would go along with nomination of the building, she is not sure she would designate it.

Mr. Barnes said he struggled with his decision noting the short length of time Lee spent here. He said that maybe a plaque might be more appropriate and noted the plaque at the former Liberty Bank building site. He said he needed more information on the building, but it still might not be enough.

In response to the comment, Ms. Doherty clarified that the owner cannot be compelled to put up a plaque. She explained that Liberty Bank failed to be designated. But the developer of the property worked with the community and took parts from the building to incorporate into the new development interior for an exhibit to share the history of the place.

Ms. Doherty reminded the Board that all features for consideration must be identified at nomination, with further refinement at the designation meeting.

Ms. Chang said she leaned towards not supporting nomination due to lack of integrity and asked if deferral was an option. She said she was hesitant to vote yes when she wasn't strong on nomination.

Ms. Doherty said deferral could be used when there is not enough information to make an informed decision but that it is rare. She said additional information can be requested at this nomination step. In response to a concern from some Board members, she noted that voting for nomination and requesting additional information does not commit someone to voting for designation. She expressed concern that the nomination application had been in process for many months, and she did not want to not prolong the process further for the property owner. She recommended the Board follow the normal process. She said the nominators did a lot of work on their application to tell the board as much as they could.

Mr. Macleod said deferral would not make sense at this stage.

Ms. Wasserman said she would support nomination with no guarantee she would support designation.

Mr. Inpanbutr supported nomination to gain more information.

Mr. Norman supported nomination.

Ms. Caton supported nomination.

Ms. Randall supported nomination with inclusion of the ground floor interior.

Ms. Pheasant-Reis supported nomination with inclusion of interior ground floor space only. She said there is no integrity outside.

Mr. Barnes agreed with Ms. Pheasant-Reis. He wondered if the board would have access to view the space.

Ms. Caton requested more information on the storefront change and the stone façade.

Ms. Chang asked for information on the architect and building style.

Mr. Lipson said Barbara Manning did research about the architect and architecture.

Action: I move that the Board approve the nomination of the University Way Apartments at 4750 University Way NE 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 and interior of the ground floor; that the public meeting for Board consideration of designation be scheduled for September 18, 2024; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/MS/LN

9:0:1

Motion carried. Mr. Barnes abstained.

Ms. Doherty said she would contact the owner, and request a site visit for the Board to see the ground floor interior. She said the board asked the nominators for clarification on the architect and architecture, and what alterations have been made.

Ms. Pheasant-Reis said she wanted to see exactly what the layout was when the studio was there with a comparison to existing conditions.

080724.5

BOARD BUSINESS