



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 910/17

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday, December 6, 2017 - 3:30 p.m.

Board Members Present

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

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Steven Treffers

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

120617.1 APPROVAL OF MINUTES
September 20, 2017
MM/SC/GH/RK 8:0:0 Minutes approved.

120617.2 SPECIAL TAX VALUATION

120617.21 Fort Lawton
4200 Washington Ave W

Ms. Sodt reported that costs not within the 24-month period of rehabilitation were removed; the process was started by a private developer. She said that furnishings and appliances were also excluded. Submitted costs were \$736,552; eligible costs were \$696,671. She said that work was performed in conformance with Certificate of Approval issued by the Landmarks Preservation Board.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 4200 Washington Ave W, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

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

120617.3 CERTIFICATES OF APPROVAL

120617.31 Decatur Building
1521 6th Avenue
Proposed entry and canopy alterations

Hailey Urban explained alterations the restaurant, bar and ping pong hall. She proposed to re-skin the existing canopy and add the new logo. The Spin sign on the face of the 6th Avenue canopy will be halo lit; on the sides, non-illuminated letters will be applied. Can lights will light under the canopy. She proposed to replace the wood door with a black storefront door and sidelight in line with the rest of the building; the door will have faux muntins.

Mr. Kiel asked if the marble cladding will be removed.

Ms. Urban said it will not.

Ms. Sodt reported that clarification on the Spin sign was requested by ARC and the applicant provided that. She said the storefront level has been altered and what is proposed is consistent in terms of material and will make this storefront more consistent with others on the building. She said there is some original stonework on other storefronts.

Mr. Coney noted glass canopies on the rest of the building and asked if there is any plan to add that here for consistency.

Ms. Urban said this is the only area without that.

Mr. Coney asked if they have valet.

Ms. Urban said they do.

Mr. Coney said he is not a fan of illuminated signs; it is a distraction from the rest of the building.

Ms. Barker asked if the United by Ping Pong will get light.

Ms. Urban said there are down lights under the canopy.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed storefront alterations to the Decatur Building, 1521 Sixth Avenue, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics as specified in Ordinance No. **112275**, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/JP/RK 8:0:0 Motion carried.

120617.32

University Library

5009 Roosevelt Way NE

Proposed fence between upper and lower parking areas

Matt Inpanbutr, SHKS Architects, explained the 8' drop in elevation between the parking lot on the west and the lower parking on the east is a safety concern. He proposed installation of a fence and indicated on the drawing it won't touch the building. He said it is reversible and he noted it straddles the roots of an exceptional Beech tree.

Ms. McKernan arrived at 3:45 pm.

Mr. Inpanbutr initially proposed fence in different location but adjusted placement to not impact stone retaining wall and the exceptional tree.

Ms. Barker said ARC noted the feature is not character defining and she appreciated efforts to not impact the tree.

Public Comment: There was no public comment.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed fence at the University Library, 5009 Roosevelt Way NE, as per the attached submittal.

This action is based on the following:

1. The proposed fence does not adversely affect the features or characteristics specified in Ordinance No. 121104, as the proposed work does not destroy historic materials that characterize the property, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

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

120617.33 Nathan Eckstein Middle School
3003 NE 75th Street
Proposed alterations to two brick chimneys

Mr. Kiel recused himself.

Paul Dorn, Rolluda Architects, explained the work is part of a seismic upgrade. He proposed reduction in height of two chimneys to 6'-8", several feet above the roofline.

Public Comment: There was no public comment.

Board Discussion:

Ms. Johnson said ARC found the proposal reasonable and she noted the chimneys are not character-defining for this landmark. She said they are also not the same brick as the rest of the building.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed chimney alterations at the Nathan Eckstein Middle School, 3003 NE 75th Street, as per the attached submittal.

This action is based on the following:

1. The proposed chimney alterations do not adversely affect the designated features or characteristics, as the proposed work does not destroy historic

materials that characterize the property, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.

2. The other factors in SMC 25.12.750 are not applicable to this application.

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

120617.4 CONTROLS & INCENTIVES

120617.42 Ingraham High School
1819 North 135th Street
Request for extension

Mr. Kiel recused himself.

Tingyu Wang, Seattle Public Schools, explained the plan to build an addition to add capacity. She said the building is under construction and it will be complete in 2019. She requested a 24-month extension, until construction is complete. She said they are re-drawing the project boundaries and they may have to add portables; they want the project complete before negotiating. She said no work is planned for the landmarked portion.

Ms. Doherty said she had recently administratively approved proposed seismic improvements to the gym exterior.

Mr. Coney asked if there is precedent for 24-month extension.

Ms. Sodt said it doesn't prevent them from negotiating before that.

Public Comment: There was no public comment.

Action: I move to defer consideration for Controls and Incentives for Ingraham High School, 1819 North 135th Street, for 24 months.

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

120617.41 Seven Gables Theater
911 NE 50th Street
Request for extension

Jack McCullough explained that the owners run a theater business and had not planned on the building being designated. He said they are trying to figure out what to do next; they also own the parcels next door to the west. He requested an extension to March 21, 2018.

Ms. Barker asked about zoning in the area.

Mr. McCullough said it is NC-3P-40, NLR3; it is in an urban village.

Ms. Barker asked what they are doing to keep the property safe; there are several entry points.

Mr. McCullough didn't know and said he would report back to Ms. Doherty.

Action: I move to defer consideration of Controls and Incentive for the Seven Gables Theater, 911 NE 50th, until March 21, 2018.

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

120617.5 DESIGNATION

120617.51 White Garage
1915 3rd Avenue

Poppi Handi and Eileen Heideman, SWA, presented the report (full report in DON file).

Ms. Heideman provided context of the site and neighborhood. She said the building was designed by Henry Bittman for William Grimshaw. She said it was fire proof design for a parking garage. She said it is a late example of the construction type with elevator use; elevators were replaced by ramps in the 1920s. She said the building was converted to the Bon Marche Budget House in 1951 and significant modifications were made at ground level storefronts and iron work. She said the canopy was modified, center bay garage entrance was infilled, and an egress stair was added.

She said the space was converted to mini storage; storefronts were altered, the center entrance was re-opened, concrete and steel beams were added for gravity loads, windows were replaced on primary facades, and north and south alley windows were infilled.

Remaining original features include terra cotta, street level garage entrance, canopy, original pivot windows on main façade, large steel frame window on north, south, and alley facades, and the fire escape at the north end of the alley. She said the canopy has been modified, as has the eyebrow above the storefront transom. She said the storefront wraps into the center bay at the garage entrance. She said there have been significant modifications to the ground level storefront and iron work. She said the south door was infilled with storefront. She said the center bay of modified storefront was converted to an office.

Ms. Heideman said ornamentation was removed from the canopy, storefront was removed and replaced with infilled storage units, steel beam and concrete columns were added for gravity loads, the original terracotta design is somewhat

altered, windows have been replaced, terracotta has been painted and some detail obscured, and bulk head has been painted.

Ms. Handi said the character of the building has been changed by the loss of deep shadow lines and installation of new windows.

Ms. Barker asked about infilled windows.

Ms. Handi said they are covered with plywood and there are some steel sash remaining.

Public Comment:

Steve Hall, Friends of Belltown, said he was disappointed the developer hired specialists to downgrade the building and said it is an asset in the community. He said it is a beautiful building. He said that some alterations were made 50 years ago. He said it is a landscape building that you notice from different perspectives and still it conveys its significance. He said there is a set of buildings here. He said the building meets Criterion F; it contributes to the quality of the neighborhood. He said it has integrity to convey what it is; the texture and history are still there. He said the building has a distinctive quality and he reiterated the historic group of buildings. He said that criteria D and F have been met.

Marvin Anderson said that despite changes you can still see the texture and ornament. He said it is a wonderful example of terracotta and he encourage the board to designate the building.

Board Discussion:

Mr. Hodgins supported designation on Criterion D only. He said the street level has been altered but that as a complete building it holds its significance. He said the detail work is thoughtful. He noted the intent for the building to function as a garage, but not read as one.

Ms. Patterson supported designation. She said it is a simple building with ornament and is a purpose-built garage. She supported Criterion D. She noted the change in use over time and said it is hard to read it as a garage, but it was designed to not read as a garage.

Mr. Hodgins said the building compares to Bittman's other works but is not worthy of Criterion E.

Ms. Durham supported designation on Criterion D; she said it conveys its significance with detailing despite use change. She said you can still enter the building with a car. She said the building is an important component to this area.

Ms. Johnson supported designation on Criterion D. She noted it was a parking garage with an elevator and terracotta; it was meant to fit into the fabric of the neighborhood. She said it is unfortunate that it was painted. She said it is part of the time of this neighborhood.

Ms. Barker supported designation and noted the building connection to the new use of the auto and the need for a place to put it. She said that buildings in Belltown have been adaptably used for decades. She said the building has retained its architectural features; she noted the vertical piers, eyebrows. She said it was built for cars and built to blend in. She said the building has done what it set out to do. She supported criteria C, D, and F. She said it is an anchor on the block.

Mr. Coney supported designation and said that while the pedestrian level has been altered, the building as a whole has integrity and shows its original character and significance. He said the block is a ‘walk back in history’. He said the building sits on the site of the old Denny Hotel and is part of the Denny regrade. He said it is an interesting story about the garage elevator. He said the building meets criteria C, D, and F. He said the terracotta has integrity and is durable; he hoped it would be restored like the Firestone Building terracotta has been.

Mr. Ketcherside supported designation; he thanked the presenters and public. He said Criterion D is easy – the building is a nice piece of architecture. He said Bittman had a great career and designed great buildings. He noted Bittman’s ability to so thoroughly cloak the building and said it shows his skillfulness. He said it meets Criterion C for its automobile era connection but that it did not meet Criterion F. He said the street level façade is highly altered. He noted that elevator garages are not common here but are in Japan.

Ms. McKernan supported designation and agreed with public speaker, Steve Hall’s comment that the building is part of a landscape of buildings. She said the building conveys a simple Beaux Arts style and terracotta ornament and meets Criterion D. She said the shell was built to fit in and why viewing the building as part of a cohesive block is important; she said it meets Criterion F.

Mr. Kiel supported designation on criteria D and E; he said it is a nice work of Bittman’s.

Mr. Hodgins said despite alterations the building still has great integrity; he supported designation on Criterion D.

Ms. Barker supported designation on Criterion E and noted the successfully cloaked use of terracotta that a lesser architect could not have been successful at.

Action: I move that the Board approve the designation of the White Garage at 1915 Third Avenue as a Seattle Landmark; noting the legal description above;

that the designation is based upon satisfaction of Designation Standards D and E; that the features and characteristics of the property identified for preservation include: the exterior of the building.

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

120617.6 NOMINATION

120617.61 Bonney-Watson Funeral Home
1732 Broadway

Jack McCullough said the building is not a landmark; it is ordinary and uninspiring.

David Peterson prepared and presented the nomination report (in DON file). He provided context of the site and neighborhood and noted the mix of residential and commercial. He said that historically the site has held a mix of buildings; in the 1880-90s there was a wood frame house on the north parcel; by 1912 it was a brick auto-related building. He said this is the oldest funeral home company in the City and the longest in continuous operation in the City. He said it was founded in 1868 by O. C. Shorey, a cabinetmaker who built caskets. Shorey was an early partner in the company; by 1903 Watson partnered with the Bonney family and the business became Bonney-Watson. The business occupied the McIntosh Mansion from 1907-1912; they built a building on a different parcel on Broadway in 1912.

Mr. Peterson said most funeral homes were family companies; O. C. Shorey was the oldest, and the profession developed. Funerals used to be handled by the family at home. He explained they accommodated people in their homes by renting furniture and chairs; a horse and flatbed were used to move the furniture which, being a furniture maker as Shorey had. He also carried the coffin to the cemetery. He said the business also became an ambulance service.

He noted the Butterworth Funeral Home and said it became a mortuary with a mortician; it began to be a profession where everything would be handled, including embalming. He explained that embalming was developed during the Civil War to allow transport of bodies home for burial. He said that Butterworth was the first modern funeral home; it had an elevator, lots of storage and the largest fleet of vehicles and carriages. Butterworth expanded to Capitol Hill. He said that Bonney-Watson constructed a Mission style building with apartment upstairs for caretaker; it was in a wealthy neighborhood.

Mr. Peterson said Bonney Watson built the current building in 1962; it was designed by William Bain and Harrison Overturf. He said it was a simple windowless mass wrapped by perimeter colonnade. He said the building was cast in place concrete with party wall and colonnade. He said the new building had a smaller footprint. He said it has a wrap around driveway to the entry porch. He

said the high two-story mass contains offices and a 1 ½ story chapel space that is not expressed on exterior. He noted the view over the park and said you enter the chapel from the back. He said it is not a good example of Bain and Overturf's work.

He said that this building is not prominent and is overshadowed by the college; it is somewhat hidden. He said the glazing is covered by film. He said the basement level housed preparation rooms and space for vehicles. He said the lobby and chapel are on the main floor; the upper floor houses the caretaker apartment and casket display. He said the fencing is not original. He said the parking lot and tower across the street were demolished in the 1990s. The lobby is a glass box that projects out with a view of the garden; the 1980s renovation took away the original finishes. He said there are some original elements in the chapel. He said the building doesn't meet any criteria for nomination.

Mr. McCullough said the building is a box and not worthy of nomination; it was dumbed down from the original design and doesn't read 'funeral home'.

Cameron Smock, President, Bonney Watson, said the carport was for private family entrance; guests came in from Broadway.

Public Comment: There was no public comment.

Ms. Barker said the original concept was great but what exists is a sad example.

Mr. Coney said this is a practical building with a practical driveway; it wasn't designed to be a monument. He said the neighborhood has changed a lot and it doesn't fit it. He said that this is not the original location for Bonney-Watson nor the original building. He did not support nomination.

Mr. Ketcherside did not support nomination. He said the building tried not to draw attention to itself at all and didn't try to join in the neighborhood. He commended Mr. Peterson's report and said the neighborhood context statement was well-written. He said he touched on the period and set the stage in the proper way.

Ms. McKernan did not support nomination but noted that the driveway design is intriguing. She noted the amount of usable square footage allocated to privacy for the family is special. She said it is not an outstanding building.

Mr. Hodgins did not support nomination. He thanked Mr. Peterson for the history of funeral homes and information on Bain and Overturf. He said it is not a great architectural work; it is underwhelming.

Ms. Patterson did not support nomination on criteria A, B, E, or F. She said the building is not significant enough to meet Criterion C although she would have supported the original building that is no longer extant. She said it doesn't meet Criterion D alone.

Ms. Durham did not support nomination and said the building was unremarkable. She would have supported nomination of the original building as well.

Mr. Johnson did not support nomination and noted it was cheaply made.

Mr. Kiel said the building was non-descript.

Ms. Barker did not support nomination and noted Docomomo WeWa's silence on the subject property.

Action: I move that the Board not approve the nomination of the Bonney-Watson Funeral Home at 1732 Broadway as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350 (or give other reasons).

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

120617.7 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator