



The City of Seattle

# Landmarks Preservation Board

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LPB 244/19

## MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4<sup>th</sup> Avenue

L2-80, Boards and Commissions Room

Wednesday May 1, 2019 - 3:30 p.m.

### Board Members Present

Deb Barker

Manish Chalana

Russell Coney

Alan Guo

Jordon Kiel

Kristen Johnson

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

### Absent

Kathleen Durham

Rich Freitas

Garrett Hodgins

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

### **050119.1 MEETING MINUTES**

February 20, 2019

MM/SC/DB/RC

4:0:1 Minutes approved. Ms. Johnson abstained.

March 6, 2019

MM/SC/DB/KJ

4:0:1 Minutes approved. Mr. Coney abstained.

**050119.2 CERTIFICATES OF APPROVAL**

050119.21 Roy Vue Apartments  
615 Bellevue Avenue E  
Proposed removal of leaning tree at courtyard

Exhibits provided included arborist report, photos of tree and a site plan.

Ellen Mirro, The Johnson Partnership, said they are working on an overall stewardship plan. She said that plants 1, 2, 4, 5, 6, and 7 were administratively approved. She said Tree #3, a small pine, is leaning and the root plate is uplifted due to heavy snow and there is an insect infestation; the arborist recommended removal. She said the tree was planted in the 1970s and will be replaced in the same location with the same species.

Ms. Doherty said other plants were less significant and clearly damaged. They were replaced in kind as part of maintenance.

Public Comment: There was no public comment.

Board members were supportive.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed removal of one tree at the Roy Vue Apartments, 615 Bellevue Avenue East, *and replacement in kind.*

This action is based on the following:

1. The applicant has demonstrated that the tree is failing and cannot be saved.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/KJ/DB 5:0:0 Motion carried.

*Mr. Guo arrived at 3:40 pm.*

050119.22 Century 21 Coliseum / Key Arena & Northwest Rooms & International Fountain Pavilion  
305 Harrison Street  
Proposed additions, alterations and rehabilitation

Summary of proposed changes: Final design of a new 35,700sf glass addition to the south side of the Arena with below-grade parking garage. Final design of new above-grade perimeter buildings to accommodate Arena egress, exiting, ticketing, and garage elevator; including an addition to the south end of the Northwest Rooms, and the deconstruction/reconstruction of the south end of the International Fountain Pavilion. Reinstallation and restoration of the Arena's west, north, and east curtain wall framing and glazing. Reinstallation of pre-cast concrete architectural panels from the south end of the International Fountain Pavilion and the upper north plaza. Reinstallation of artwork in the upper north plaza. Site improvements, paving,

landscaping, handrails, guardrails, perimeter security bollards, lighting and furnishings. Arena exterior lighting and painting; select modifications of curtain wall; and alterations of gutters and downspouts.

Ms. Doherty reported that the board approved the preliminary Certificate of Approval four months ago for height, bulk, and scale. She said today the board would review the rest.

Presentation via PowerPoint, details in DON file.

Geoff Cheong, Populous, introduced the team: Todd Spangler, Populous, Gareth Loveridge, Swift, and David Riffel, ME Engineers.

Mr. Loveridge went over overall site design, site circulation, accessible routes, site grading and ramps, site security – bollards, and site walls.

Mr. Riffel explained lighting intent and detail and noted that taller poles will be used on the west; they want to maintain views through the site. He provided image of arena with interior glow during an event.

Mr. Loveridge went through post fair renovation layouts to current state. He said they want to maintain the upper courtyard grove of trees; they will move three to allow for future access route and circulation path for vehicles. He proposed removal of seat wall around pylon that was a vent stack for bathrooms below and is no longer needed. He said it provides more functional space and opens it up.

Mr. Loveridge said the bas relief panel will be saved, salvaged and restored in the vicinity. He said there will be three light poles behind the “Atom” wall. He said the raised planting bed will be removed. He went over light pole locations. He said a small outdoor performance area will be accommodated by opening up the space; it will activate the space. He said plantings will be coordinated with the Seattle Center Garden League. He said cast-in-place walls will serve as hardscape, 12’ ‘pencil’ light poles will be used. He said that Thiry Pylon bas relief panel will be installed on concrete base. They will remove seat wall metal edge.

Mr. Riffel said that overall, shorter 12’ poles will be used in upper northwest area. At the northeast, they will maintain open views and circulation. Taller poles will be introduced in the lower area northeast area. There will be some low-level light elements – toe kick, handrail, along wood top of seat wall, and lighting will project away from Atoms so as not to compete. He said lighting accent on tripod structure with accent on columns will meet foot candle requirements.

Mr. Loveridge provided views of the north courtyard and noted the 12’ light pole datum line, concrete paving, and Atoms. At the east plaza he indicated the Katsura tree, evergreens and season mix, smaller scale seat benches instead of benches, and same lighting as other areas.

Mr. Riffel said the lighting continues the same themes as the north and noted bench lighting, hand rail, and accent lighting.

Mr. Loveridge said the south plaza has cast in place concrete throughout, wood-top seating, longer benches at edge, some group seating, guard rails and hand rails. He said as a grove the trees will look uniform. He noted the circulation and gathering area and large-scale spaces throughout.

Mr. Riffel said the biggest difference to lighting is the change to 12' pencil poles but otherwise the themes are the same.

Mr. Loveridge indicated plantings, intake, egress tower at the West Plaza. He said the rail will match others on the site. He said the circulation remains the same, linear benches will be installed and concrete and wood stage and seating.

Mr. Riffel said lighting is similar, but the west plaza is deeper, so taller poles are pushed back to the edge; integrated lighting into seating element.

Mr. Loveridge said concrete seat object will prevent skateboarding.

Mr. Riffel said curtain wall lighting will be minimal and they will keep symmetry and minimalism.

Mr. Loveridge noted the cast-in-place concrete, flexible porous pavement in areas, gravel and mulch, trench drain, and green screen that is only attached to lower wall. He noted the smooth finish concrete walls.

Mr. Cheong did a virtual walk around four sides of the site and indicated proposed materials. He said the southern 40' of the International Fountain Pavilion will be disassembled and rebuilt for mechanical. He said they will recreate the curtain wall on the east, and on the south and west walls they will reinstall the original Thirty panels. He said the new curtain wall system will be slightly different from existing at the southeast corner of the arena, and will be butt glazed to differentiate. He went over proposed materials and noted on the Arena, the dark green on the curtain wall will be replaced with dark grey. He said the south end south buttress is captured within the new Atrium. He said retractable bollards are proposed. He said they will keep the Atrium scale minimal to respect the historic structure. He went over glass detail and said that the lower 1/3 will be clear with the upper portion darker. He said supported monolithic structure will be painted. He said the interior of the ticket office will be painted white and the curtain wall system will wrap all four sides. He said a 20' extension on south end of Northwest Rooms (KEXP) will handle mechanical and egress. He said the Donor panels will be relocated 20' to the south.

Mr. Spangler said the fascia detail on the northeast is 5 1/2" now; new will be 8". He explained how they matched up the bottom datums on the paneling.

Mr. Cheong said the historic railing that wraps the edge of the northwest stair is not in great shape. He said they provided analysis that shows whether or not it could be preserved. He said there is not enough lineal footage to recreate where they need it; he noted to make it code compliant they would need an infill panel addition. He said they decided to create new rail at that area; he said it is visually minimal.

Mr. Spangler proposed to mimic the 1” woodblock profile at the northeast International Fountain Pavilion with painted aluminum. He said historic curtain wall interventions – had to make replica of existing mullions for seismic replacement.

Mr. Cheong indicated patch material on page 101.

Mr. Spangler said two-part metal filled epoxy patch material; Y-column attachment to replace mullion. He said tempered glass, bottom row of glass will match color and character. He went over existing and proposed curtain wall details. He said the east side 36” tall wall will act as street barrier. He went over Y-column lighting. He said National Park Service looked at how they are capturing the south pylon; he noted it now fully engages with upper concourse. He said the Atrium floor paving changes to delineate new from old.

Mr. Cheong thanked the board and said they retained visibility through the site while restoring original intent of the facility.

Ms. Barker asked if placards to explain historic components (e.g. Atoms, Thirty panels) are planned.

Mr. Cheong said no.

Ms. Doherty said it may come up in signage/art package.

Ms. Barker asked about graffiti protection.

Jill Crary said they use their own clear sealer coating.

Mr. Coney asked about light pole color.

Mr. Loveridge said light gray silver powder coated.

Mr. Coney asked if the bollards are stainless steel.

Mr. Loveridge said they are.

Mr. Chalana said the green wall is not sitting right with him and asked what the inspiration for it is.

Mr. Loveridge said that historically courtyards had vines growing on them and this is an effort to soften some edges and create pockets of green. Plants will be planted in ground and watered; it will not be a living wall.

Mr. Chalana asked if the 1992 fountain will be retained.

Ms. Doherty said it is being maintained as-is, but it may come back to the board if Seattle Center proposes changes.

Mr. Chalana said it is an odd fountain.

Mr. Coney asked if the KEXP door and gas valve will remain where they are now.

Applicant said yes.

Mr. Chalana asked if they made any attempt to blend the lighting with a more Modernist style.

Mr. Riffel said the tall 35' poles are intended to reflect that time period.

Ms. Doherty asked about the lighting color temperature.

Mr. Riffel said it will be 3500 Kelvin across the site; all white light will be consistent. The roof lighting can change color.

Public Comment:

Leanne Olsen, Queen Anne Historical Society, said she appreciated the attention to detail and the responsiveness to community. She said she regrets the addition of the atrium because it obscures the roof and Northwest Rooms, but she said she understands and that it is reversible. She said the advantages outweigh the negatives.

Scott Bell, KEXP, was appreciative of the work and excited about the project. He said he loves the north courtyard and northwest courtyard, Thiry pylon.

Board Discussion:

Mr. Kiel thanked the team for their responsiveness and said they had navigated the process well with the right big and small moves. He said it is a great project.

Ms. Johnson concurred with Mr. Kiel. She said over the course of the design process the presentations have been focused and clear, graphics have been clear, and the team has been responsive and flexible.

Ms. Barker appreciated the detail and the team's willingness to do and explore what was asked. She said she would like more seating in the west plaza.

Mr. Chalana said it is looking pretty good. The spirit of the plaza has been retained except for the Atrium intervention. He said the work has been done in a nice, subtle way.

Mr. Coney echoed Mr. Chalana's comments. He appreciated the team's responsiveness and the hard work. He noted the compromise on KEXP and was not happy with the loss of Thiry panels; he said it is a missed opportunity. He said he didn't like the changing colors and prefers the spires of the coliseum being red like they used to be. He didn't like the change in mullion color. He said they minimized the out buildings and the lighting is interesting.

Mr. Guo appreciated the design which he said enhances the space. He noted ADA compliance and reduction in number of bollards.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Final Certificate of Approval for the proposed additions and

alterations to the building exteriors and site of the Century 21 Coliseum / Key Arena, and Northwest Rooms & International Fountain Pavilion, at 305 Harrison Street, as per the attached submittal.

This action is based on the following:

1. The scope of this application does not include approval of exterior building signage, site signage, new artwork, video displays and/or other related equipment.
2. This approval does not include the vehicle tunnel, proposed to be mined beneath the Bressi Garage buildings, nor any proposed alterations to the designated features of the Bressi Garage. The tunnel scope of work may not proceed until the Landmarks Board Coordinator has reviewed a fully engineered design and the proposed construction monitoring plan and has confirmed that the work does not appear to adversely impact the designated features of the landmark, and that reasonable measures are proposed to mitigate impacts to the landmark.
3. 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 No. 124584 and 125642.*
  - a. While the proposal includes a major addition to the south side of the Coliseum/Arena, the design of the addition is subservient to the iconic form of the landmark. Except for removing the original south curtainwall and some non-historic glazing and louvers, the exterior building envelope will be preserved, and the plaza relationship returned to its original form.
  - b. While the proposal includes an addition to the Northwest Rooms, the original concrete bas-relief panels on the south end will remain intact, in the event the addition is removed in the future.
4. 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 provided extensive information to the ARC and Landmarks Board throughout design development. The team demonstrated the programmatic need for additional interior space at the Arena and showed that an above-grade addition at the south end was the only suitable location. They mitigated further programmatic expansion by locating these spaces beneath the plaza level.
5. 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. The applicant explained the necessity for the quantity, size and distribution of exits and mechanical ventilation, and presented options and alternatives to the ARC and Landmarks Board for the proposed above-grade portals. They were responsive to the Board members' feedback for ways to mitigate impacts to the Landmarks.
6. The factors of SMC 25.12 .750 D and 25.12.750 E are not applicable to this application.

7. 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 #5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

*Standard #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*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/KJ/DB            6:0:0    Motion carried.

**050119.3            DESIGNATION**

050119.31            (original) Van Asselt School  
7201 Beacon Avenue South

Mr. Kiel disclosed that his firm has active projects with Seattle Public Schools; he is not involved with this one and can remain impartial. He said the Office of Ethics and Elections determined that his participation is not a conflict of interest.

Board members had no issues with his participation.

Seattle Public Schools had no issue with his participation.

Ellen Mirro, The Johnson Partnership, provided context of the site and neighborhood. She said the original building (Building 1) was designed by Edgar Blair and was constructed in 1909; it has good integrity. She conducted a virtual walk around the building and pointed out later additions: 1940 classroom addition, 2002 elevator addition. She noted the original classrooms and the original windows. She said the 1950 building (Building 2) was designed by Jones and Bindon and has had significant alterations including 2006 and 2011 window replacements, 2012 seismic brace frames, addition of roof insulation). She noted the last remaining original windows and original roof profile remain on north facing north wing. She said the exterior of the 1909 building without the 1940 additions is worthy of designation.

Ms. Mirro indicated a 1929 Sanborn map showing the original site and the site today; she noted the site has expanded significantly.

Mr. Kiel asked why the original building doesn't face the road.

Ms. Mirro said the orientation faced ordinal directions (due east); specifications were developed about the design of the buildings. She showed early platting and how open everything was. She said surveys were later done and the site was expanded. She said the School District supports designation of the exterior of the 1909 building without 1940 additions but does not support designation of the 1950 building because there have been too many alterations.

Ms. Mirro said the building(s) didn't meet criteria A, B, or C. She provided a supplemental report on wood school building typology (in DON file) and noted Aki Kurose, Asa Mercer, Rainier, Dearborn, Wing Luke, African American Academy school among others in Seattle. She said a 1908 school fire impacted school design with fire proof construction required. She said lots of schools were demolished to build brick schools. She said there is history of schools being demolished and replaced. She said this school and one other are the only Seattle wood schools not landmarked. She went over Post WWII schools and said this is the only school by Jones and Bindon. She noted the landmarked Eckstein, Ingraham and Cedar Park schools. She said Edgar Blair who was the best of the school district architects; he started in 1906 under James Stephens. She said the 1909 building is not highly visible.

Jessica Clawson, McCullough, Hill, Leary, said the 1909 building merits designation but the 1950 building does not. She said the site has changed a lot and designation should be limited to the 1909 building only.

Public Comment:

Jennifer Kovach, Assistant Principal, Van Asselt @ the African American Academy, noted the significance of Van Asselt contribution to Seattle. She said by 1950s the building served an under-represented and diverse population. She said the 1950s building is the one people think of because it is visible. She said not many buildings look like the is in the area and that she is proud of everything that happened here.

Eric Becker, Seattle Public Schools, said there are no plans to demolish the 1950s building; it will continue to be used as interim facility. They propose to relocate the 1909 building.

Jeff Murdock, Historic Seattle, spoke in support of designation of both buildings, per staff recommendation. He said the buildings have high integrity and there is an interesting contrast between the two styles. He said the window infrastructure on the 1950 building is still there and the lower third are still intact. He said one complete wall of glass block is intact. He said the protective wall along Beacon keeps the site from the busy road.

Board Discussion:

Mr. Kiel asked about the remaining glass block.

Ms. Mirro said the openings are still there, but window frames are new; the clear glass is all gone.

Ms. Barker said the 1909 building is fantastic to see and it is so distinctive. She said it has the most generous stairway all the way up. She agreed with the Staff Report and supported designation of both buildings, definitely the 1909 building. She said the additions don't help or hurt. She said the 1950 is an excellent example of Mid-Century Modern looking to the future, it stretches forever. She noted the huge play area to the west. She said the window changes don't destroy the integrity and are reversible. She wondered why the new building was put right next to the other and said it gave an interim feel with no clear destination. She supported including the interior of the 1909 building.

Ms. Johnson said it was interesting to read about other wood buildings in the report. She said the 1909 building is intact; she supported designation. She didn't support designation of the 1940 and 2002 additions or the 1950 building. She noted the orientation for natural light. She said the 1950 building form is of its time but is not the best example. She said the glass block is not appropriate but is distinctive. She said the distinction between the two is part of the history of the school

Mr. Coney supported designation of the 1909 building, including the interior. He said that there are not many extant buildings like this in this neighborhood. He wasn't sure about the 1950 building and noted it isn't the best example.

Mr. Guo supported designation of the wood school but not the 1950 building. He said the architecture is not impressive and it feels almost generic. He noted diverse teachers and kids in the photo.

Mr. Chalana said the history of the site and progression of schools is reflected in both buildings on the same site. He supported designation of neither or both; the 1950 building is representative of its time; its generic-ness is true to its period. He said ordinary is extraordinary. He said the 1909 is not a standout building. He agreed that the interior should be included.

Ms. Barker said the ceiling height alone was staggering.

Mr. Kiel said the 1909 building is as close to Van Asselt as you can get; it is the quintessential building of its period. He said the 1950 building as it relates to the community – if you apply that logic you would landmark every school. He said to meet Criterion D it must mean more than checking off boxes for a style. It is not a good example of the style; it is not notable or worthy of designation. He said the glass block loss is major.

Ms. Barker asked if it was not extraordinary because of the neighborhood, Beacon Hill always getting a little less, unlike north of the ship canal.

Ms. Johnson said 1950 was a lot about the economy; it was meant to be cheap. If it is just generic, then the integrity should be great.

Mr. Chalana said there is integrity of form there, they windows could be put back in.

Mr. Kiel said that is not the way to evaluate, there is no difference between the quality of materials.

Ms. Barker said the changes are reversible.

Mr. Chalana said the 1950 building is true to its time; the mass, form, and spatial integrity are there. He agreed with the Staff Recommendation and supported designation of both; and said Criterion D is relevant for both buildings.

Mr. Kiel said if you apply that reasoning, to only meet a couple criteria, mostly everything would be a landmark.

Mr. Coney said there is more than that here. He said there is more history to the site. He noted the potential plan to move the 1909 building.

Ms. Johnson did not support designation of the 1950 building.

Discussion ensued about what parts to include in designation; one member supported designation of 'neither or both'. There was support for the interior and exterior of the 1909 building, referring to the original site.

Ms. Doherty said the 'original site' can be defined as part of the Controls and Incentives Agreement.

Action: I move that the Board approve the designation of the (original) Van Asselt School at 7201 Beacon Avenue South as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C and D; that the features and characteristics of the property identified for preservation include: the site, the interior and the exterior of the 1909 school building (excluding the 1940 and 2002 rear additions).

MM/SC/KJ/RC            5:1:0    Motion carried. Mr. Chalana opposed.

**050119.4            NOMINATION**

050119.41            West Woodland Elementary School  
5601 4<sup>th</sup> Avenue NW

Jessica Clawson, McCullough Hill Leary, said the building doesn't meet any of the criteria for designation.

Audrey Reda, The Johnson Partnership, provided context of the site and neighborhood. She conducted a virtual walk around the 1990 building which was designed by Olson Sundberg. She noted the eyebrow roof, exposed double columns, lintel, and two-color brick. She said the building doesn't meet any of the criteria for designation.

Mr. Coney asked why the building was nominated.

Paul Wight, Seattle Public Schools (SPS), said will modernize the commons and the gym.

Ms. Barker asked why the building was nominated.

Richard Best, SPS, said that recently community members brought forth nominations of schools. He said they have self-nominated to prevent potential permit hold ups.

Public Comment:

Jeff Murdock, Historic Seattle, said he had no opinion. He said that at 25 years old there is no reason it can't be eligible, if it is significant and can convey that. He said bias of age and aesthetics don't play into the decision and focus should be on the Standards.

Board Deliberation:

Mr. Coney said the board should consider form, structure and criteria but today is not that day; this building's time hasn't come.

Board members did not support nomination.

Mr. Kiel said the building has Post Modern characteristics but is not great.

Action: I move that the Board not approve the nomination of the West Woodland Elementary School at 5601 4<sup>th</sup> Avenue NW as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350.

MM/SC/DB/KJ            5:0:0    Motion carried.

**050119.5            BOARD BUSINESS**

050119.51            Most Worshipful Prince Hall Grand Lodge  
306 24<sup>th</sup> Avenue South  
Request for continuance

Ms. Doherty said the owners have asked for a continuance, not a termination. She said she has been in regular contact. She said they are struggling to prepare a designation presentation and have chosen to present at the last meeting of the year, December 18. She said she understands their unique situation.

Action: I move to provide a continuance for the Most Worshipful Prince Hall Grand Lodge, 306 24<sup>th</sup> Avenue South, until December 18, 2019.

MM/SC/DB/KJ            5:0:0    Motion carried.

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator