



The City of Seattle

Landmarks Preservation Board

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LPB 444/18

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday August 1, 2018 - 3:30 p.m.

Board Members Present

Deb Barker
Russell Coney
Rich Freitas
Jordan Kiel
Kristen Johnson
Nicole McKernan
Steven Treffers

Staff

Sarah Sodt
Erin Doherty
Genna Nashem
Melinda Bloom

Absent

Kathleen Durham
Manish Chalana
Garrett Hodgins

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

080118.1

APPROVAL OF MINUTES

June 20, 2018

MM/SC/KJ/DB

6:0:1 Minutes approved. Mr. Freitas abstained.

Councilmember Kshama Sawant thanked the board for the opportunity to speak about the rally around the Showbox. She said that a petition to save the Showbox has received 85,000 signatures. She said the Showbox is an iconic music venue that is a metaphor for

the City. She noted the overwhelming cultural and social significance of this space to community and City.

Jay Middleton, author of the petition that had received 85,000 signatures, noted the artists that have performed at the Showbox and left a mark on Seattle. He said losing the Showbox is losing a piece of Seattle.

Harlow Morgan, Rise Up Belltown, said they all have the same goals. The city has suffered over-development. She noted negative changes to the City and said to stand up to developers.

Mr. Kiel said the board appreciated the comments and community engagement. He asked that written public comments be sent to Sarah Sodt, City Historic Preservation Officer. He said an email list has been created and those wishing to receive updates should add names to sign in list.

080118.2 CERTIFICATES OF APPROVAL

080118.21 Fort Lawton Landmark District
4212/4216 S Washington Ave W
Proposed tree removal

Amelia Evans said the plum tree is diseased; it is filled with fungus and needs to be removed as soon as possible. She said the tree is at the end of its 45-50-year lifespan.

Mr. Freitas said it is reasonable and there is another plum tree next to it.

Ms. Evans said the HOA will pay for it.

Public Comment:

Alex Zimmerman said to stand up to fascism now. He said he can't go to Council Chambers. He said the Showbox is for people and the City is destroyed already. He said the Council acts like a political prostitute. He said to stop Amazon.

Marguerite Boushard said she was concerned about intimidation and hostility before she came in. She said people used profanity against Alex Zimmerman. She said the land should be used for housing. She said not to take away from artists. She said the security guard is intimidating. She said the whole building is hostile.

Action: I move that the Seattle Landmarks Preservation Board issue a Certificate of Approval for removal of one diseased plum tree with the stump to be ground down at 4212/4216 S Washington Ave W in the Fort Lawton Historic District.

The proposed exterior alterations meet the following sections of the District ordinance and The Fort Lawton District Guidelines:

District ordinance

The proposed tree removal plan as presented August 1, 2018 does not adversely affect the special features or characteristics of the buildings as specified in Ordinance #122750.

The other factors of SMC25.12.750 are not applicable

The Fort Lawton District Guidelines

DISTRICT-WIDE GUIDELINES

Landscaping

Preserve existing trees.

Mature trees are a distinctive element of the District's character.

If replacement of a tree is necessary, a species similar in form and size must be used.

Note: The Districtwide Guidelines refer to two documents; Fort Lawton Historic District Landscape and Restoration Report (1991), or the Discovery Park Vegetation Management Plan (2002). These documents are specific to the Park property.

Per Park policy if a tree on the park property is removed it is replaced. Otherwise the Guidelines do not determine when a replacement is required.

Zone 3: WASHINGTON AVENUE (OFFICERS' ROW)

Description of Building and Site Characteristics

This residential zone is characterized by the views toward the west and toward the buildings themselves, the elegance and harmonious nature of the buildings and the mature trees in the open landscape.

Landscaping

Maintain lawns, foundation plantings and planting beds with appropriate, non-invasive plants.

Foundation plants should be small in scale and spaced so that the porches and the building foundations remain largely visible. If replacement of plants and/or shrubs is necessary, use plant materials similar in size and form, as far as possible.

MM/SC/RF/NM 7:0:0 Motion carried.

080118.22

E.C. Hughes School

7740 34th Avenue SW

Proposed mural at the northeast retaining wall

Mr. Kiel recused himself.

Sue Sperry said they received a DON grant to create a playground and mural at the school. She said they did extensive outreach and had 80 volunteers.

Henry Luke, mural artist, said extensive outreach was done. He said he will use spray paint and will use anti-graffiti varnish. The mural will be 10' x 50'.

Gretchen DeDecker, Seattle Public Schools, said the mural will be on the corner retaining wall facing Holden and 32nd. She said that Roxhill is moving to the E. C. Hughes school building.

Mr. Freitas said ARC found it reasonable; the concrete wall is already painted, and historic fabric will not be destroyed.

Ms. Barker said anti-graffiti coating is good and she noted the good public process.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed mural at E.C. Hughes Elementary School, 7740 34th Avenue SW, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in the Report on Designation (LPB 433/15) 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/KJ/ST 6:0:1 Motion carried. Mr. Kiel recused himself.

080118.23

Volunteer Park

1400 East Prospect Street

Proposed alterations to drainage system around the tower/standpipe

Fernando Platin, Seattle Public Utilities (SPU), explained the drainage improvement project. He said that SPU is the owner/operator of the stand pipe / tower. He explained maintenance issue with sidewalk drainage and went over the proposed alterations. He said they evaluated the existing system and are unable to repair it. He noted the water pools around the base of the tank and in the winter, it freezes. He said they propose to install new collection drainpipes at the lowest gravity point; new pipes will collect water and take it out the street through vegetative area. He said the work will be done in the most economical manner with minimal impact. He said they will remove the sidewalk and put it back in-kind as close as possible. He said they met with Volunteer Park Trust and worked with Seattle Friends of Olmsted Parks. He said they will leave the existing system in situ, so they won't damage root systems. He said they have been working with an arborist.

Mr. Platin said the original drainage system ties SPU into Parks' system. He said the proposed fix is to keep it separate from Parks' drains.

Mr. Kiel said they are routing to avoid impacts to historic landscape and matching pigment in concrete. He said they can't sheet water due to contamination issues.

Mr. Platin said they will remove contaminated soil and replace with clean. He said they will install 4" drain pipe, preserve mature landscape, trees, and boulders. He said the Trust prefers mulching the area. They will work with park gardener on plantings

and mulch. He said there are blackberry bushes that will be removed. The arborist will be on site during all of their work.

Mr. Freitas said he went to the site; he asked if they are using existing catch basins at top.

Mr. Platin said they will use current downspouts, gravity will carry water to new lower points at the upper walkway.

Mr. Freitas said the original draining system is clever.

Mr. Kiel asked if they are dumping substantial amount of roof drainage to sidewalk.

Mr. Platin said when pipe bursts, they need a larger pipe. They are trying to do this in an open way to see roots and not cause damage. He said engineers have looked at the site and identified the problem.

Mr. Coney said he wanted to see it on a plan.

Ms. Doherty said the four drain covers are located in the existing runnel.

Mr. Platin said they are not randomly in the sidewalk but would fit within the runnel space.

Mr. Kiel said they identified on plan where the lowest point is.

Ms. Doherty said if SPU encounters a problem during construction they will need to communicate with her about a proposed resolution.

Mr. Kiel said he was OK that they will find a path underground to avoid tree roots.

Mr. Platin said worst case scenario would be not being able to find a route; in that case they will abandon work. He said they have identified other needed maintenance including repointing of standpipe masonry. They will communicate with Ms. Doherty.

Public Comment: There was no public comment.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed drainage alterations at Volunteer Park, 1400 East Prospect Street, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 125215 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/ST/RC 7:0:0 Motion carried.

080118.3 CONTROLS & INCENTIVES

080118.31 Francis Skinner Edris Nurses Home
2120 1st Avenue North

Ms. Doherty went through signed agreement. She said most work will be administratively reviewed.

Public Comment: There was no public comment:

Action: I move to approve Controls and Incentives for Francis Skinner Edris Nurses Home, 2120 1st Avenue North.

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

080118.4 DESIGNATIONS

080118.41 Rhodes Brothers/Heiden Building
1925-1929 3rd Avenue

Jack McCullough said the presentation would focus on board request for additional information at the nomination meeting.

Nomination application in DON file.

David Peterson provided context of the site and neighborhood. He said real estate was booming in the area between the regrade and the 1920's. He said there are no site plans from the time, but he provided a 1917 bird's eye view. He said it took a while to get the area developed. He said from a rendering in the 1920s Seattle Times shows it to be close to what was built. He said that the Rhodes were an important in Seattle and Tacoma and were known for their ten cent stores. He said they occupied and expanded the Arcade Building but never occupied this building which he called an investment property. He said that the Knights of Pythias occupied the second floor. The group was popular in Seattle but pretty much died out by the 1920's. He said the best location built for the group is the Tacoma Grand Lodge.

He said architect Victor Voorhees was a prolific local architect who designed houses mostly. Commercial buildings designed by him include buildings for the Vance Company – Lloyd Building and Vance Hotel; Washington Hall, Great Western Motors Building among others. He said the building is constructed with tuff building stone which is a volcanic stone and looks like cinder block. The only other building with this stone is in Portland, Oregon. He said that one of the Rhodes brothers was a partner in a tuff stone venture and may be why the stone was used.

Mr. Peterson said the building design was straightforward with three shops at the bottom and at the top a two-story space with auditorium, stage, club rooms, moldings

and skylights. He said the façade is intact, but the interior is altered. He said the third bay was converted to stairway. He said the escutcheon is still there, parapet is cast stone from repair work and doesn't match what was there. He noted the two-part commercial block typology in Georgetown, Belltown, and along First Avenue and said there is a clear separation between upper and lower parts of the building.

He said DHAP said the building could meet National Register criteria but that he didn't think it met any of the criteria for designation. He said it was just an investment building which they sold in 1931; the Knights of Pythias were there just a short time; the building isn't exceptional nor is it an exceptional example of Voorhees' work; and the building is mid-block and is not prominent on its own.

Mr. McCullough noted integrity issues and said the building had little ornament and had lost what it did have. He said the building did not meet any criteria for designation.

Mr. Freitas ask why designated space was created for the fraternal organization if it was just an investment building.

Mr. Peterson said that one of the Rhodes brothers was a member of Knights of Pythias in Tacoma. He said there is no mention of the Rhodes family having anything to do with the lodge.

Mr. Kiel asked about the double-height space.

Mr. Peterson said when it opened it was supposed to open for State Life convention, but it wasn't completed in time. He said there was no other comment.

Mr. Freitas asked if neon lighting was part of original design.

Mr. Peterson said it was added in 1931 for Heiden, which was a mailing list service.

Ms. Barker asked if there were many other lodges built for fraternal organizations.

Mr. Peterson noted other area lodges including one in Columbia City, Elks near the library among others. He said they were social organizations and are dying out.

Mr. Barker noted the Fraternal Order of Eagles Auditorium.

Public Comment: There was no public comment.

Board Deliberation:

Mr. Freitas noted the National Register qualification by DAHP. He noted the context of the neighborhood and the period of significance in which they built a store and loft building. He supported Criterion C, noting the role the building played in the dynamic development of the neighborhood. He supported Criterion D and said the building has integrity and still conveys its significance within the scale and massing in the neighborhood. He said the use of Tuff stone is unique.

Mr. Treffers supported designation and noted Criteria D. He said it is not exceptional and it doesn't need to be; it just has to have significant character. He noted the history of the Denny Regrade and the development of the block in the early 20th Century. He said the building has integrity; the parapet is a minimal change and was a sensitive correction. He said the storefront bulkheads are intact and he noted the recessed entry and transoms. He said the neon was not original to the building. He said it is a good example – not outstanding - of a well-designed, two-part commercial block building by an architect who knew what he was doing. He said it meets Criterion F and contributes to the neighborhood.

Mr. Coney supported criteria D and F and said the whole block is a cohesive set and this building is part of that. He said the building has high integrity and the Tuff stone shows through. He said the building doesn't convey any significance related to Rhodes Brothers or the Knights of Pythias.

Ms. McKernan supported designation on criteria D and F. She noted the building is part of a cohesive group. She said integrity is evident in overall massing and the windows and storefronts are intact.

Ms. Johnson said the best argument was with Criterion D; the block tells the story of the City but wasn't sure it embodied it. She said the parapet was adjusted; the storefronts are original; and the building is painted. She was leaning toward not supporting designation.

Mr. Kiel said it didn't embody the style.

Mr. Treffers said 'embody' is wide-ranging and this building adds character, interest, and value to the City.

Ms. Barker supported designation and cited criteria D, C, and F. She said the building does contribute to the quality of the neighborhood, block, and as a stand-alone building as well. She said it is a visual of what was going on at the time. She said that Rhodes brothers were playing catch-up during Regrade and this building filled in. She said the building shows Voorhees' flexibility; not everyone was using this material.

Mr. Kiel said it is an ordinary building.

Mr. Treffers said it speaks to significant character, interest, and value. Value is part of the development of the City in this area. It speaks to the growth of the City after the Regrade and was built before the zoning shifted. He said the street speaks to a different time in the City's history.

Mr. Freitas said being ordinary is OK; it doesn't need to be high-style quintessential store and loft to be significant. He said Criterion C was relevant because of the development of the neighborhood at this time. He didn't support Criterion F.

Mr. Coney said this is the original building on this site post-Regrade, as is the rest of the block and it contributes.

Action: I move that the Board approve the designation of Rhodes Brothers/Heiden Building, at 1925-1929 3rd Avenue, 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 exterior of the building.

MM/SC/DB/ST 5:2:0 Motion failed. Mr. Kiel and Ms. Johnson opposed.

080118.5 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator