



The City of Seattle

Landmarks Preservation Board

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LPB 214/07

MINUTES

Landmarks Preservation Board Meeting

Seattle Municipal Tower

700 5th Avenue, 40th Floor

Room 4060

Wednesday, June 20, 2007– 3:30 p.m.

Board Members Present

Mark Hannum

Tehut Getahun

Ron Martinson

Henry Matthews

Christine Howard

Tom Veith

Alyce Conti

Stephen Lee

John Schwartz

Staff

Elizabeth Chave

Sarah Sodt

Joanne Walby

Absent

Vernon Abelsen

Molly Tremaine

Stephen Lee, Board Chair, called the meeting to order at 3:35 pm.

062007.1 APPROVAL OF MINUTES

Meeting minutes of May 16 and June 6, 2007 were tabled until the next meeting.

062007.2 CERTIFICATES OF APPROVAL

062007.21 U.S. Immigration Building
84 Union Street

Application: Proposed exterior alterations including replacing the existing non-original entry on the south elevation; new finishes on the windows and on the existing south entry and skybridge railings; and a new elevator penthouse.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Applicant Comment: Steve Yoon of Harbor Properties presented the application. He said this building was built in 1907 and was renovated in 1987 for use as a youth hostel. He said they want to convert the building to a residential use.

James Bradley of GGLO Architects said they have been working with the ARC since last July, and in March they presented the following requests: to rework the lower Union Street entrance and modify the alley wall to allow for mechanical penetrations. Also, he said the previously proposed guardrails are no longer a part of the application, instead the existing rails will be re-painted. He said they propose to paint the wood windows, replace the 1987 metal storefront and add an elevator that will reach the upper residential floors and will result in some rooftop changes. He presented photographs of the visual impact of the elevator shaft from Western Avenue. He said the shaft will be simple and clad in metal siding and painted dark grey.

Mr. Bradley said the ARC had been concerned that proposed designs for lower Union Street entrance was too contemporary. He said the revised design is aimed to be more sympathetic to the historic building. He said they have worked with the National Parks Service to create the design, and will present that today. He said that the proposed entry will be made of wood, with a single door and glazed sidelights and a transom window at the top. He also presented the section details.

Mr. Yoon clarified that this storefront had been originally boarded up when they purchased the building.

Board Questions:

Mr. Schwartz asked if the existing sky bridge structure would be modified.

Mr. Bradley said no.

Public Comment: There as no public comment.

Action:

I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alterations based on the following:

1. The proposed work does not adversely affect the features or characteristics specified in Ordinance #113990 because the proposed alterations do not destroy historic materials that characterize the property, and are compatible with the massing, size, scale and architectural features of the property, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.

The other factors in SMC 25.12.750 are not applicable to this application.
MM/SC/MH/TV 9:0:0 Motion carried.

062007.22 Wintonia Hotel
1431 Minor Avenue

Application: Proposed signage

Staff Report: Ms. Chave reported that the ARC reviewed this application on the previous Friday. She said the sign location relates to the transom sign panel where other tenants have signs.

The applicant said they want the vinyl logo on the door with gator phone letters taped with foam tape. He said according to expert advice, the foam tape residue would not damage the exterior façade, although it might collect dirt over time.

Board Questions: There were no questions.

Public Comment: There as no public comment.

Action:

I move that the Seattle Landmarks Preservation Board approve the application for the proposed signage.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance # 118048 as the proposed signage does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale and architectural features 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/RM/TV 9:0:0 Motion carried.

062007.3 **DESIGNATIONS**

062007.31 Darigold Building
635 Elliott Avenue West

Staff Report: On May 16, 2007, the Seattle Landmarks Preservation Board voted to approve nomination of the subject property and scheduled a public meeting to be held on June 20, 2007.

Applicant Comment: Art Skolnik said he was there on behalf of the building owner, Martin Selig. He said he was asked by Mr. Selig to review the nomination report and other documents and determined whether or not he believes it does not meet the City's Landmark criteria. He said he toured the building, reviewed the documents and compared it with criteria and said he does not believe this building meets the landmark criteria. He said the nomination report was originally done in 2001 and has since been updated. He said because of the building's loss of integrity and change in use he does not believe it is eligible for landmark status. He said this property is not symbolic of the dairy industry. He said the terra cotta is plain and impersonal and not integrated into the overall design, and the loss of the cornice has changed the proportion of the façade, which he said is not attractive from the streetscape. He added that the additional buildings detract from the original design. Furthermore, he stated that he does not believe it represents an outstanding example of John S. Graham Sr.'s design.

Board Questions:

Mr. Veith asked for more information about the building's association with the dairy industry and its prominence.

Mr. Skolnik said the scale of buildings on Elliott Avenue has changed overtime. He said the Darigold Building's utilitarian design no longer matches its use as office space. He said he believes that the terra cotta façade was added "at the last minute" because it doesn't encompass the building. He said there are other more significant buildings associated with the dairy industries in Issaquah and Rainier Valley.

Public Comment: There was no public comment.

Board Discussion:

Mr. Schwartz said although it has a nice façade the terra cotta was not carried around to the building sides. He said the integrity was also lost with the addition of the 3rd floor.

Ms. Conti agreed, but she said she remembers seeing the dairy workers picketing in front of this building. She said it seemed to mark its place in history and she felt it has prominence. She said it might meet landmark criteria C.

Ms. Getahun said because of its structural changes, she felt it did not meet landmark criteria and she was not in support of designation.

Ms. Howard agreed that it would be difficult to support the designation because of the issues related to integrity.

Mr. Hannum said he agreed and although the terra cotta is nice, it is not related to the building in a significant way.

Mr. Martinson said he did not think it met the threshold criteria, although it could meet criterion F.

Mr. Veith said that if one drives north along Elliott Avenue the building is not noticeable, but going south the terra cotta catches the eye. However, he said he would not support the designation because of the loss of the cornice and the third floor addition and the lack of an obvious association with the dairy industry.

Mr. Matthews said although he did not agree with Mr. Skolnik that it is an artifact he did agree that it has lost its integrity.

Mr. Lee also agreed and said he did not feel it met any of the landmark criteria.

Action:

I move that the Board not approve the designation of the Darigold Building at 635 Elliott Avenue West as a Seattle Landmark, as it does not have the integrity or the ability to convey its significance, and/or does not meet any of the designation standards of SMC 25.12.

MM/SC/JS/RM 9:0:0 Motion carried.

062007.32 Waldo Hospital/Campfire Headquarters
8511 15th Ave NE

Staff report: On May 2, 2007, the Seattle Landmarks Preservation Board voted to approve nomination of the subject property and scheduled a public meeting to be held on June 20, 2007. The Board staff recommends designation of the following features or characteristics: the exterior of the building, and the site. This recommendation is based upon satisfaction of the following designation standards of SMC 25.12.350:

B. It is associated in a significant way with the life of a person important in the history of the City, state or nation.

C. It is associated in a significant way with a significant aspect of the cultural political or economic heritage of the community city state or nation.

F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of the neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or city.

Owners' Presentation:

Attorney for Prescott Homes, Amy Kosterlitz, presented the designation presentation on behalf of Camp Fire USA and Prescott Homes. She said they would present additional information on Dr. Waldo and the architectural significance of the building. She said letters distributed to the Board from medical historians would counter the Maple Leaf neighborhood group's claims that Dr. Waldo played a role in medical history locally and nationally. She said these experts believe the claims were made out of context and with unfounded assumptions about Dr. Waldo's role in medical history. She said they have a distorted view from a present day osteopaths that want to read more into what he purports.

Ms. Kosterlitz pointed out that in order for this property to be designated a landmark, it would need to meet the threshold criteria and then the double significance of the criteria. She said she does not believe it rises to this level of significance. She said Mimi Sheridan will state that she does not believe it is distinctive and that it lacks historical significant as an osteopathic hospital. She said Beth Dodrill completed a history of the landscaping plan and determined that the current trees were not part of a historical landscape design. She introduced Lorne McConachie, former Landmarks Board Chair, who did a document review and determined that it did not meet landmark criteria, in part because the original design integrity was compromised. She also stated that Nancy Wilson, Dr. Waldo's granddaughter, was in attendance today and had submitted a letter opposing the designation because she did not believe the building reflects Dr. Waldo's legacy. Ms. Kosterlitz introduced Preservation Consultant, Mimi Sheridan, to present the designation information, followed by Jim Greenfield, attorney for Camp Fire USA and medical history expert, Gunter Riese, and Lorne McConachie.

Mimi Sheridan said that Waldo Hospital does not reflect any particular characteristics or features of an osteopathic hospital or its grounds. She said the hospital has been altered and she said she does not believe it is a good example of a therapeutic setting. She said this is only one of many therapeutic settings in the area and it was the second osteopathic hospital built. She said the first, Teeter's Hospital, was built in Davenport WA, in 1915. Waldo Hospital was expanded in 1959 and then moved to Northgate in the early 1960s. She said Camp Fire moved in and has been there 40 years, about the same amount of time as Waldo Hospital occupied the building.

Ms. Sheridan said Dr. Waldo was active in professional organizations during the first few years of his practice until he started the hospital. She said this

was typical for someone attempting to grow their business. She also said he was well remembered in the community, but this is not unusual because he was a “broad osteopath”, that is a general practitioner and gynecologist who delivered babies.

Ms. Sheridan said the building is an altered example of the colonial revival style and was designed by Paul Richardson of Albertson, Wilson and Richardson, a major architectural firm in Seattle. She said this building was not one of their major works, which included Cornish School, Hall Health on the University of Washington Campus and YMCA. She said the 1959 addition by NBBJ is also not a good example of the international style. Among the alterations, she said, were the removal of the original eight-over-eight sash windows, the shutters and the trellises. She said a sun room was added to the shed roof and this changed the gabled quality of it.

Regarding the landscaping, she said it does not have any specific features that would reflect an osteopathic hospital or setting, not is there a specific landscape design reflected in it. She presented aerial photographs from 1937 and 1980 and pointed out where the parking lot was added, along with a new clinic and the bigger trees. She said some trees were planted when the hospital was built but most are volunteers. She said there is no evidence that Douglas firs were intentionally planted. She said there was a 1947 landscape design plan by Cassius Beardsley that included rounded terraces and a rockery retaining wall, which was not implemented (as seen by a 1960 aerial photograph), except for some landscaping around the parking lot and new clinic. She said the rhododendrons were planted in 1970. Overall, she said the design was not unusual for a hospital setting and sun porches were typical for the period. She said seven of the eight hospitals she studied had sun porches and said it is standard for hospitals to have landscaping. She said Firlands Hospital had orchards and gardens in order to serve healthy food to the patients. She said it is now being used as a high school.

Mr. Jim Greenfield, attorney for Camp Fire USA, said he does not believe this property meets the threshold criteria because it is not associated in a significant way with a significant aspect of the political, cultural, or economic life of the community, city, state or nation. He said determining who is significant in this way is subjective and he said one should not use present-day values to determine what was important in the past. He said in a review of past Board decisions, the Board did not designate any property under criterion B unless there were other factors involved. He said there are three nationally recognized experts who submitted letters opposing the designation, including John S. Haller of University of Southern Illinois, Nancy Rockefeller of University of California, San Francisco and Gunter Reisse of University of Washington, all of whom agreed that Waldo was not important in the history of the city, state or nation. He said he also received a similar letter opposing the nomination from expert on alternative medicine, Dr. James Whorton of

University of Washington. Dr. Whorton wrote that according to his research, Dr. Waldo did not publish any medical research or write any medical books, nor was osteopathy the “well-spring” of naturopathy. He said on the contrary, Dr. Waldo was trying to merge osteopathy with the allopathic system and was criticized for advocating drug use and surgery in osteopathy.

Mr. Greenfield reviewed the credentials and the letter of Dr. Nancy Rockefeller who wrote that Dr. Waldo was not particularly important in the history of the city, state or nation and was not mentioned in the Gevitz History of Doctors of Osteopathy, nor was he a “persecuted” osteopath. Dr. Rockefeller stated that to designate the Waldo Hospital on the basis of Dr. Waldo’s significance would distort the record of medical history.

Dr. Gunter Risse, said he is an expert on the history of hospitals and is a past president of the American Association for the History of Medicine. He said he would normally argue in favor of history, but he said it would be a distortion for Dr. Waldo or his hospital to be called one of outstanding distinction. He said he and the other doctors who submitted letters, reviewed the documents and all independently agreed that Dr. Waldo was not significant in terms of the landmark criteria. He said doctors don’t usually write these kinds of letters and take seriously any requests to give their professional opinions. He said as a historian he aims to put events in context. He noted that three generations have passed since Dr. Waldo was working and he wondered why the issue of making the hospital a landmark comes up now. He noted that Seattle has always been a tolerate climate for alternative medical systems and that is probably why Dr. Waldo settled here.

Lorne McConachie, architect and former Landmarks Preservation Board Chair, said he was asked to conduct a document review and give his opinion on the property’s eligibility for landmark status. He said that the property should have integrity and be able to convey its significance. He said the 1924 design is a straight-forward, utilitarian, Colonial Revival style. He said the building lacks detail and character associated with this style, excepting the portico. However, he said the south, west and north elevations have had additions and changes to the massing that affects their integrity, including the second floor addition that destroyed the gabled quality of the sun porch. Further, he said the original windows were replaced and the shutters and trellis removed. Regarding the 1959 addition, he said the original sketch differs from what was actually built. He said it was originally designed to be a U-shaped building but the additions made it into a lopsided T-shaped building. He said it was an unfortunate addition and what remains is a stripped-down remnant of the original sanitarium significantly lacking in the original design integrity.

John Schwartz left at 5:00 pm

Mr. McConachie said the site has also been altered, noting that the growth of trees obscures the building and much of the site is now devoted to parking. He said the light and open space views have diminished and the circular drive no longer relates to the building. In summary, he stated that despite what the Maple Leaf Community members may say, this is not a significant property as reported by medical history experts. In addition, he said he is concerned that the landmark ordinance's integrity would be diminished if it is used by the neighbors to save open space and to dispute the zoning designation of the site.

Board Questions:

Christine Howard noted that history is often the history of controversy or innovation and asked Dr. Risse what role Dr. Waldo played in it.

Dr. Risse said that osteopathy was considered "sectarian", that is, a sect that started for farmers in rural Missouri who needed spinal massage. He said this practice of massage grew into Osteopathy. He said Dr. Waldo was part of the second generation of Osteopaths and found a niche working in Seattle and worked hard to mainstream and accredit it.

Mr. Veith asked whether Osteopathy was particularly successful in Washington State because of looser licensing standards.

Dr. Risse said yes, and noted that Dr. Waldo was on the Board and that helped loosen these restrictions.

Mr. McConachie suggested the Board consider whether Dr. Waldo or the osteopathic tradition meets the double significance required by the landmark criteria, that is, was Dr. Waldo distinctively associated with a notable aspect of cultural, political or economic heritage of the city, state or nation.

Maple Leaf Community Council Presentation:

David Miller, of the Maple Leaf Community Council, stated that he believes this property meets landmark criteria B and C because Dr. Waldo was of local, regional and national importance and was closely associated with the heritage of the state. Further, he said the property meets criterion F because of its prominence in the neighborhood. He said the historical context of Dr. Waldo's contribution is important to understand. He said a 1910 report by Dr. Flexner reviewed the state of medical training in the United States and only "passed" 20% of the schools. He said this triggered a nationwide effort to rethink medical training. Until this point, osteopaths did surgery and gynecology but prohibited the use of drugs in their practice, while the allopaths required drug training and some states even required drug-training in order to practice medicine. Meanwhile, he said osteopaths continued to prohibit the use of drugs and this caused a fracture within the profession. At

this time, Dr. Waldo was acting in leadership roles within the American Osteopathic Association.

Mr. Miller noted that the expert letters cited by Mr. Greenfield that concluded that Dr. Waldo was not significant were based on citation searches. He said little information on Dr. Waldo can be found this way because there are no reliable electronic indices of these publications from the early part of the century. However, Mr. Miller said he found 200 pages of national publication material on Waldo at the OAO Archives and Library in Chicago. He said he realized that Dr. Waldo was even more significant in the field of Osteopathy than they originally thought. He said by the time the OAO's Professions Policy was distributed in 1920, the drug training restriction was lifted and osteopathy was put on the path to modernization. Mr. Miller said this was in no small part due to Dr. Waldo, who served on the Board of Trustees from 1913- 1916 and was also OAO President in 1920-21 at which time he completed the "Wonder of the West" national tour to educate people on the benefits of osteopathy. Mr. Miller said that Dr. Waldo lead the efforts to standardize osteopathic education and brought osteopathy into the modern age. In 1918 and 1920, he was Chair of the OAO's Bureau of Legislation and developed model legislation that the OAO member groups introduced at the state level. Mr. Miller said that according to Dr. Waldo's own words having this separate licensing board was the only way osteopaths could "control their destiny" and this was his lasting legacy. He said one-third of the states passed this legislation and 14 states, including Washington, still have a dual licensing system. Mr. Miller also said that Dr. Waldo was the President of the AOA at the time when there were nine candidates for the position and according to the meeting minutes, he was chosen for his ability to "heal the profession". As president he restarted the American Association for Osteopathic Hospitals and helped heal a historic rift with chiropractors.

Mr. Miller reported that according Gevitz's 2002 book, osteopathy is the fastest growing medical degree in the country. He presented letters from several doctors that state osteopathy's importance today and in the past.

Gerald Handsmire said he is a past chair of the Pioneer Square Preservation Board, member of Seattle Design Commission and past President of the Allied Arts. He said he believes this property meets criteria A, C and F. He said the tree grove's design was therapeutic and frames the view and was not accidental. He said the alterations to the building are not significant, noting that the shutters can be replaced and the second floor addition is not major. He said 90% of the interiors remain. He said this is an iconic structure that relates to Dr. Waldo and his work and the neighborhood. He said the architect Richardson's philosophy was to have simple lines and little decoration.

Mr. Miller presented a petition signed by 1400 neighbors who support the designation of the property.

Janice Camp presented a review of the historic context of Seattle area hospitals and sanatoria. She said she looked in the 1924 telephone directory and found 51 different facilities listed, up from only six facilities in the phone book from a few years before. She said these homes provided a variety of services ranging from mental health and social issues to nursing and medical care. She said many were converted residence and most were not purposefully built as a hospital or sanatoria, which makes Waldo Hospital unique. She said sanatoria began in Germany as a place of healing and respite. She said using rest and open air as a specific healing strategy started in New York in response to the tuberculosis epidemic. She said historically hospitals and institutionalized care were usually for the indigent, while the upper classes were cared for at home. She said modernization of medicine and diagnostic strategies led the way for more people to go to hospitals for care. She said hospitals were designed to blend into their surroundings and to serve local populations. After WWII, many small private hospitals consolidated into the large institutions we know today. She said Dr. Waldo created his facility as both a hospital and sanatorium and was the only osteopathic facility and had an open door policy that allowed for osteopaths, allopaths and naturopaths to practice. She said Dr. Waldo also brought in modern equipment such as X-ray machines, but also maintained a restful atmosphere associated with sanatoria. She clarified that this hospital did not treat tuberculosis patients.

Ms. Camp said most sanatoria in the Seattle area, including the Teeter's hospital, were demolished but the tuberculosis sanatorium, Firlands, has been transformed into a high school. She said the Waldo Hospital is the only remaining small community hospital in Seattle.

Mr. Miller emphasized Dr. Waldo's work in the community: he said Dr. Waldo provided free treatment to high school athletes and offered one price for obstetric care during the Depression. Also, Waldo Hospital was a center for continuing medical education for osteopaths in Seattle. Mr. Miller referred to a letter from Dr. Pizzorno of Bastyr Hospital which stated that Dr. Bastyr interned at Waldo Hospital, one of few places that would allow him to practice. Emphasizing Dr. Waldo's connection to the local community, Mr. Miller presented a copy of an editorial published in the Seattle PI upon his death, which stated that, "Dr. Waldo is on the honor role of men whose career of enduring significance contributed to the rise of a metropolitan city." In closing he said he believes that this property and Dr. Waldo meet Criteria B, C and F.

Board Questions:

Mr. Veith asked how Waldo's practice would be different if he worked in another state. He said he wanted to know what effect Dr. Waldo had on local history.

Mr. Miller said that West Coast osteopathic practice was more progressive than those in the Mid-West and his leadership and his desire to modernize the movement was accepted here. He added that he was active in civic organizations, including the Planning Commission and the Rotary Club and gave free medical care to patients and training to doctors.

Ms. Getahun asked how osteopathy changed from 1913 to 1921.

Mr. Miller said the OAO had banned the use of drugs in schools in 1914, but Dr. Waldo got them to relax this policy in 1920 while keeping their holistic focus. In his research Mr. Miller said he found a lot of research that told of a competitiveness between osteopaths and how Dr. Waldo encouraged osteopaths to see their growth in numbers as a good thing that would diminish the instances of discrimination against osteopaths. Also, Mr. Miller said he was surprised to learn that the OAO itself was established under Dr. Waldo's leadership.

Mr. Matthews asked if there was any proof that the trees were planted at the time of Dr. Waldo.

Mr. Hansmire said not every tree is from the 1920s, but he said he believes many were planted then. He noted that the view of Mt. Rainier still exists and it is unlikely that this view was accidental.

Mr. Miller said that landscape designer Richard. Haag, reported that he had discussed mimicking the stand of trees on another part of the site with Dr. Waldo.

Ms. Getahun asked what legacy of the hospital remains in the building, especially in regards to physical characteristics.

Mr. Miller said the building remains, for the most part, architecturally intact. He added that investors donated bonds to build this building.

Public Comment:

Richard Ellison, a teacher in Wedgwood, said the trees are important to the landscape and that 1% of the trees is greater than 21" in diameter. He said since Waldo Hospital is adjacent to the park, it would be a great addition to it and is prominent in the neighborhood.

Donna Hartmann-Miller said she supports the nomination because it meets criteria B, C and F and suggested this property could be redeveloped as Queen Anne High School had been.

Nancy Wilson said she is the granddaughter of Dr. Waldo and is opposed to the designation. She said she appreciates the neighbors' nomination but said their intent is misplaced and she wonders where their interest was as the building became more run-down over time. She said Dr. Waldo's true legacy was in the people he helped and he wouldn't want a monument to himself.

Gary Locke, former state governor, said he was opposed to the designation. He wondered if there had been another building associated with Dr. Waldo, if that would be designated instead. He asked rhetorically whether this means one would not want to redevelop the homes of Mayor Rice, Bill Gates, or the home where he [Locke] grew up in Yesler Terrace. He said the proposed new development is in line with the city's priority of increased density and development of open space and would be in keeping with the preservation of Dr. Waldo's legacy.

A member of the public spoke on behalf of herself and Jill Shelly. She said she never noticed this building although she goes past it several days a week. She also read from a letter from Joanne Yashimoto opposing the designation. The letter was distributed to the Board.

Leslie Rice said she was opposed to the designation because she did not believe it met the landmark criteria. Contrary to statements made by Mr. Miller, she said homeopaths also practiced in other places in Seattle, so this hospital was not so unique. She said the building is not visible from 15th and is not a prominent feature of the neighborhood. She also said that Dr. Waldo was not mentioned in a book on medical history published by OAO.

Jill O'Hara said she believes this property meets criteria C because of the significance of Waldo's collaboration with Dr. Bastyr and the fact that 1/3 of osteopaths were women. She said this building should be saved because the first osteopathic hospital, Teeter Hospital, no longer exists.

Chris Moore, Field Director for the Washington Trust for Historic Preservation said he is in support of the designation and believes it meets criteria B, C and F and the integrity threshold. He said it may not be the best work of the architects, Richardson and NBBJ, but it retains integrity nonetheless.

John Barker, landscape architect and former student of Richard Haag, said the original landscape plan for this property was designed by Beardsley and called

for preserving the fire trees as a buffer. He said the landscape provides a classic framed view of the building. He said he supports the designation.

Marjorie Rhodes, Maple Leaf resident, said she has collected signatures in favor of the designation. She said 99% of people she approached signed the petition. She said there is a lot of support in the neighborhood for designating this property.

Susan Boyle, architectural historian, said this building has a simple, purposeful design, similar to the Golden Gardens Bathhouse, or the 1910 Providence Hospital. She said there have been many changes, but other landmarked properties such as Queen Anne High School, the Treat House and Franklin High School have been designated landmarks despite alterations. Also, she added that “precedent” is not relevant in Landmark process because the Board should consider the specificity of historical significance of each property.

Chris Krebbs said her husband worked with Dr. Waldo and said he was visionary but confirmed that osteopaths were ostracized at that time and Waldo’s hospital was one of the few places they could practice. She said the location was important in providing medical services for people in rural areas.

Michael Krebbs, DO, said that osteopathy and allopathy is still merging today, but Dr. Waldo understood the importance of holistic medicine. He said he was in favor of the designation. He said he was disappointed to hear a proposed plan to build 40 homes on this site.

Dmitri Carter pointed out that the over-sized front door was significant because it would allow patients to be rolled into the hospital.

Board Discussion:

Mr. Matthews said he was in favor of the designation because it meets criterion B. He said although the building had been altered, it still demonstrates its integrity and the framing by the trees is distinctive. Also, he said its simplicity of design has great merit.

Mr. Veith said he was not convinced that the property met any of the landmark criteria.

Mr. Martinson said he believes it meets the threshold criteria and criterion F and B.

Mr. Hannum said he was not sure it conveys its significance and he found the alterations to be unfortunate, but he said it could meet criterion F.

Ms. Howard said she would support the designation under criterion B, but was not convinced that it met criteria C and F.

Ms. Getahun said the property may meet criterion B but in her opinion did not meet the threshold criteria because of its lack of integrity. She said she was unsure if it would meet criterion F.

Ms. Conti said it did not meet the threshold criteria although it may meet criterion B.

Mr. Lee noted that most Board members cited criterion B is their discussion of relevant criteria.

Mr. Veith noted that just because the building is out of scale with the surrounding buildings does not mean it meets criterion F.

Mr. Martinson stated that he believes the grove of trees identifies the neighborhood and is distinctive and meets criterion F.

Ms. Conti said the trees are associated with the bucolic feel of the area.

Mr. Matthews said the view of the building is framed by the trees and lends a sense of mystery. He said the property is part of the neighborhood, yet it is set apart by the surrounding trees.

The Board discussed the threshold criterion.

Mr. Veith noted that “integrity” is different from the building’s physical “condition”. He said the loss of the trellis and the shutters reflects its condition, while the loss of the windows is more associated with its loss of integrity.

Action:

I move that the Board approve the designation of the Waldo Hospital/Camp Fire Headquarters at 8511 15th Ave. NE. a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards B, that the features and characteristics of the property identified for preservation include the exterior of the building, and the site.

MM/SC/HNM/RM 3:5:0 Motion failed. Msses. Getahun, Conti and Messrs. Hannun, Lee and Veith opposed.

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator