



The City of Seattle

Landmarks Preservation Board

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LPB 310/07

MINUTES

Landmarks Preservation Board Meeting
Seattle Municipal Tower
700 5th Avenue, 40th Floor
Room 4060
Wednesday, September 5, 2007– 3:30 p.m.

Board Members Present

Mark Hannum
Molly Tremaine
Ron Martinson
Tom Veith
Stephen Lee
Tehut Getahun
Christine Howard
John Schwartz

Staff

Beth Chave
Sarah Sodt
Joanne Walby

Absent

Henry Matthews
Vernon Abelsen
Alyce Conti

Stephen Lee, Board Chair, called the meeting to order at 3:32 pm.

090507.1 APPROVAL OF MINUTES

Meetings of August 1 and August 15, 2007

Action:

To approve the meeting minutes as presented.

MM/SC/MT/TV 7:0:1 John Schwartz abstained.

090507.2 SPECIAL TAX VALUATIONS

090507.21 542 First Ave S.
(Pioneer Square District)

Ms. Gordon presented the Staff Report. She confirmed that owner, GBS 542 submitted \$ 3,499,270 in rehabilitation costs, all of which were allowed. She said the total assessed value is L - \$ 700,000; I- \$ 4,114,700; T - \$ 4,814,700 and the percentage value of the rehabilitation is 85%. She said the work was performed in conformance with Certificate of Approval issued by the Pioneer Square Preservation Board.

There were no Board questions or discussion.

Public Comment: There was no public comment.

Action:

I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 542 First Avenue South, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based upon the recommendation of the Pioneer Square Preservation Board which made the following findings at its meeting of September 5, 2007, that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Pioneer Square Preservation District ; and that the property has been issued Certificates of Approval as required in the District; and 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/JS/MH 8:0:0 Motion carried.

090507.3 CERTIFICATES OF APPROVAL

090507.31 Bon Marche/Macy's
300 Pine Street

Application: Installation of transit tunnel signage, including one hanging sign and one blade sign at the main tunnel entrance, and one blade sign at the elevator entrance, both on Pine Street. All signs will be attached with bolts through mortar joints.

Applicant Comment: Shawn Bowen of Tube Art Signs said this application is part of Sound Transit's plan to have a consistent way-finding system. He said the signs will be non-illuminated and located at the bus tunnel entrance, one

near the escalator and another by the elevator. He said the signs would be attached with penetrated through the mortar joints.

Board Questions:

Ms. Tremaine asked about the meaning of the crown symbol on the signs

Mr. Bowen said the State Legislature mandated that the way-finding signs use symbols for ease of use for non-English speaking people. He said a consultant firm designed the “Stellar Connections” system that will be in use city-wide.

Mr. Schwartz asked if the plaster header material behind the sign was original.

Ms. Sodt said it was likely not.

The Board discussed the blade sign attachment and noted that it would penetrate through the mortar joint of an original tile.

Ms. Sodt stated that staff has worked closely with the applicant to ensure that all attachments would be through mortar joints.

Public comment: There as no public comment.

Board Discussion: The Board determined that they had enough information to make a decision.

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 #114772 as the proposed work does not destroy historic materials that characterize the property, and are 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/JS/CH 8:0:0 Motion carried.

090507.32 Frederick and Nelson Building/Nordstrom
500 Pine Street

Application: Installation of transit tunnel signage at tunnel entrances, including one hanging sign and one blade sign at the main tunnel entrance on Pine Street and one blade sign at the tunnel elevator entrance on 5th Avenue. All signs will be attached with bolts through joints.

Applicant Comment: Shawn Bowen of Tube Art Signs presented the application.

Public comment: There as no public comment.

Board Questions/Discussion: The Board determined they had enough information to make a decision.

Action:

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

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance #118716 as the proposed work does not destroy historic materials that characterize the property, and are 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/JS/TG 8:0:0 Motion carried.

090507.33

Lyon Building
601 3rd Avenue

Application: Installation of transit tunnel signage at tunnel entrance on James Street, including one hanging sign and two blade signs. All signs will be attached with bolts through mortar joints.

Board Questions:

Mr. Veith said it appears that some of the supporting hardware spans bricks which are setback from the facade.

Mr. Bowen said the hardware would span the brick and it would penetrate through mortar joints into concrete. He said they would use custom brackets on the sides.

Mr. Schwartz asked about the lighting of the signs.

Mr. Bowen said he did not have any information on that.

Mr. Veith asked if the rendering shows exact placement of blade signs because he said two plates attached to the building span a brick reveal.

Mr. Bowen said he can specify that sign should not span the brick reveals--the picture is just an approximate rendering.

Board members suggested that the signs be centered on the existing railing below.

Mr. Bowen said he would have the drawings corrected to show the signage centered on the railing.

Public comment: There as no public comment.

Board Discussion: The Board determined they had enough information to make a decision.

Action:

I move that the Seattle Landmarks Preservation Board approve the application for the proposed signage on the condition that the blade signage shall be centered on the existing railing below, and that the blade signage attachment brackets shall not span the brick reveals on the historic facade.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance #118236 as the proposed work does not destroy historic materials that characterize the property, and are 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/JS/TG 8:0:0 Motion carried.

090507.4 DESIGNATION

090507.41 Packard Motor Company/Foley Sign Company Building
1205 E. Pine St.

John Schwartz recused himself.

Staff Report: Ms. Chave said on July 18, 2007 the Seattle Landmarks Preservation Board voted to approve nomination of the subject property and scheduled a public meeting to be held on September 5, 2007. Staff does not recommend the designation of the Packard Motor Company Building/Foley Sign Company Building at 1205 E. Pine because they believe it does not meet any of the designation standards. Ms. Chave said that the Board members have received the supplemental information recently submitted by BOLA.

Applicant Comment: Susan Boyle and Sonja Sokol Furesz of BOLA Architecture presented the additional designation information. Ms. Boyle said at the previous Board meeting the Board had asked if this building could be the first automobile-related showroom in the Pike Pine area and if there were significant interior features remaining.

Ms. Boyle said the first car was sold in Seattle in 1905 and by 1920, 44,000 cars had been sold. She reviewed the City's survey list of auto-related buildings and showed slides of several buildings built during this time. She reviewed the auto-related businesses in the Polk Directories from 1903 onward. She said in 1910, there were 36 automobile listings, two-thirds of which were in Pike Pine corridor. She said there were two other buildings in the Pike-Pine corridor that may meet the National Register criteria.

Sonja Sokol Furesz showed a photograph of the Packard Motor Company building, built in 1911 at 12th Avenue and Pine Street. She said the architect Charles Haynes moved to Seattle in 1907 and was credited with 80 projects. His other significant buildings were the more finely detailed Tyson Oldsmobile building and the Butterworth Mortuary. She said Olaf Olsen was the original building owner and although it was designed as an auto showroom for Package Motor Company the first tenant was Alton Shriner, was an auto parts wholesaler. She said since 1979 the Foley Sign Company occupied the second floor and a mattress store is on the main floor. She said this building has a two-story reinforced concrete exterior wall with heavy timber posts and beams and concrete slab floors. The primary façade is on 12th Avenue with four arched bays, geometric detailing and a heavy cornice and two bays on the north side. She said the geometric banding and galvanized iron scrollwork are important features of the building. She said the storefronts are either original or very similar to the originals, based on the drawings she has seen. She said the entry bay is in its original location although the original doors had been replaced. Although the interiors were not nominated, Ms. Sokol Furesz showed photographs of the interior, noting its large volume and classical detailing.

Ms. Boyle presented a slideshow of other existing auto showroom buildings built in the early part of this century: Carr Brother's Auto Repair (built 1910), Six Arms Pub, Liebeck Garage (built 1911), Tyson Oldsmobile Company (1912), Melrose Building (1915) and more than a dozen others. She said these buildings were all characterized by their mass.

Ms. Boyle reviewed the landmark criteria. She said it does not meet Criteria A or B in any way, and its association with Pike Pine development was only general, so she said she did not believe it met C. Regarding criterion D, she said it is an intact example of an early auto showroom, but was typical and not "distinctive" in her opinion. Also, she said there are better outstanding examples of the architects work, namely the Butterworth Building and the

Tyson Oldsmobile Company. Although she said 1205 E. Pine has a heavy mannerist quality and the interior retained its detailing, she stated that the arrangement of the space and the way the mezzanine hits into the window didn't seem fully realized. She said it doesn't quite take advantage of its corner location to meet Criterion F in a strong way.

Board Questions:

Mr. Veith asked if the Carr, Graham and Gallagher buildings have double high interior space with mezzanine.

Ms. Boyle said the Carr Brothers is a tall, one-story space with half a mezzanine but the Gallagher building has two stories.

Mr. Veith asked if the 1205 E. Pine building's design was innovative, or simply following a pattern.

Ms. Boyle said it was a typical example of an auto showroom.

Public comment: There was no public comment.

Board Discussion:

Mr. Martinson said based on his review of the report he did not think this building warrants designation.

Mr. Veith agreed and noted that with the additional information provided today there did not appear to be anything significant about the building or innovative in its design. He also noted that the Cosmopolitan building was better example of an auto showroom and had not been designated by the Board.

Ms. Tremaine said she did not believe it qualified for designation.

Mr. Hannum and Ms. Howard agreed that it did not meet the designation criteria.

Ms. Getahun and Mr. Lee agreed.

Action:

"I move that the Board not approve the designation of the Packard Motor Company Building/Foley Sign Company Building at 1205 E. Pine as a Seattle Landmark, as it does not meet any of the designation standards of SMC 25.12."

MM/SC/TV/MT 7:0:1 John Schwartz abstained.

090507.5 CONTROLS AND INCENTIVES

090507.51 Eitel Building
1507 Second Avenue

Ms. Sodt said the applicant has requested an extension for the consideration of the Controls and Incentives Agreement. She said staff supports this request because the applicant is working on the Certificate of Approval application.

Action:

Moved to approve the request to defer consideration of the Controls and Incentives Agreement until the November 7, 2007 Board meeting.

MM/SC/TV/RM 8:0:0 Motion carried.

090507.5 BOARD BUSINESS

There being no other business, the meeting ended at 4:45 pm

Respectfully submitted,

Elizabeth Chave, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator