



The City of Seattle

Landmarks Preservation Board

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LPB 192/21

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday April 21, 2021 - 3:30 p.m.

Board Members Present

Dean Barnes

Russell Coney

Matt Inpanbutr

Jordon Kiel

Kristen Johnson

John Rodezno

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Roi Chang

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

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx Event link or the telephone call-in line provided on agenda.

ROLL CALL

042121.1

PUBLIC COMMENT

Randy Urmstrom spoke in support of nominating Wagner Floating Home and the Center for Wooden Boats (CWB). He said he is a CWB board member. He noted his early joy renting a boat from Dick Wagner and said he has sailed many wood boats and continued to do so at the new campus. He said it is a treat seeing people working on boats and noted he took his wife of 36 years there for their first date. He said he built a small sailboat with his son over four days and sailed it on the fourth. He said the CWB should be preserved; it is a museum, maritime history, and a valuable resource.

Leanne Olson, Queen Anny Historical Society thanked the Wagner family for seeking landmark status for both sites. She supported ensuring the preservation of important components of the City's heritage. She said she has experienced the impact of CWB activities. She said the manifestation of what has been created can be summed up as a place where people feel like they are coming back to.

Enrico Pozzo spoke in support of nomination. He said he is a resident in the floating home community and said nominating these buildings adds to the City of Seattle. He said CWB is what the Pike Place Market is to downtown; it is such a gem to the City. He said without the CWB, the City would not be the same. He said it is also the origin of the women's rowing club. He said both structures add so much to the City.

Clay Gustaves, board of trustees member said he went to the club the first time when he was seven, with his father. He said the organization and the history of floating buildings should be preserved.

Diane Lander, member of CWB board of trustees, commodore of classic yacht organization spoke in support of CWB nomination. She said it is a fabulous organization and preserves the important history of Lake Union. She said CWB provides history of the lake, instruction on how to build a wooden boat and provides access to the lake on a wooden boat to all people. She said the two buildings have been there since the 1970s. She said she hoped all board members have been to CWB and been on a wooden boat. She noted she was available to answer any questions.

042121.2 MEETING MINUTES

March 17, 2021

MM/SC/MI/HW 6:0:0 Motion carried.

Ms. Johnson joined the meeting.

042121.3 CERTIFICATES OF APPROVAL

042121.31 Nathan Eckstein Middle School
3003 NE 75th Street
Proposed portable classroom building

Messrs. Kiel and Inpanbutr recused themselves. Ms. Johnson assumed chair seat.

Mike Barrett, Seattle Public Schools (SPS) explained the need for additional portable classroom units to accommodate capacity. He explained the portable is on site already because they were able to get it for no charge from a private school, but it had to be removed from that property. He provided context of the site and provided aerial photo of the campus that indicated location of existing portable and new portable. He went over details noting ADA ramp, upper platform, standard rails. He said paint will match body, trim and doors of adjacent building.

Mr. Coney said ARC reviewed the project and the portable sits behind the landmark and is not visible. He said it sits next to another modular building and that he had no concerns.

Ms. Wasserman said she supported it the way it is sited, right next to the other modular building and not visible from the front. She said there is no impact to the landmark. She said it is portable and can be removed.

Mr. Barnes supported the application and noted they took advantage of a good opportunity for the school.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed installation of a portable classroom building at Nathan Eckstein Middle School, 3003 NE 75th Street, as per the attached submittal.

This action is based on the following:

1. The proposed portable classroom does not adversely affect the features or characteristics, 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 portable building may be easily removed in the future, and the essential form and integrity of the historic property would be unimpaired, as per Standard #10 of the *Secretary of Interior's Standards for Rehabilitation*.
3. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/HW/DB 5:0:2 Motion carried. Messrs. Kiel and Inpanbutr recused themselves.

042121.4 CONTROLS & INCENTIVES

042121.41 Loyal Heights Elementary School
2501 NW 80th Street
Request for extension

Ms. Doherty explained she had a completed agreement and requested an extension until the next board meeting, May 5, 2021.

Action: I move to defer consideration of Controls and Incentives of Loyal Heights Elementary School, 2501 NW 80th Street to May 5, 2021.

MM/SC/RUS/DB 5:0:2 Motion carried. Messrs. Kiel and Inpanbutr recused themselves.

042121.5 NOMINATIONS

042121.51 Wagner Floating Home
2770 Westlake Avenue N, Unit 10

Jeff Murdock, Historic Seattle explained that the nomination was initiated by Collen Wagner who died in January 2020. She and her husband, Dick ran a small wooden boat rental business and founded the Center for Wooden Boats which celebrates wood boat design, maritime history of Lake Union, and boat building. He said the Wagner sons support the nomination.

David Wagner said he supports nomination of the floating house and said he grew up there. He said the house has been in the family for a long time and it is a special place. He said the Center for Wooden Boats brings people together.

Mike Wagner said he supports nomination of the floating house and the CWB. He said things in the area have changed and his parents had a vision to protect the maritime history of small craft... that once they are gone, they are gone. He noted the importance of the history.

Sarah Martin said the Wagner Floating Home and Center for Wooden Boats have overlapping history and significance. She said she has visited both over the last several months. She said the house was built in 1910 and moved to its current location in 1938. She said the house was later the family home of the Wagners who started the Center for Wooden Boats. She noted the current context of Lake Union, a heavily urbanized fresh-water lake.

She said homes on the water include live-aboard boats, house barges, and floating homes which is what the Wagner Floating Home is. She said it is built on a float, a semi-permanent dock and has no independent means of mobility. She said the property overlooks a busy thoroughfare between Puget Sound and Lake Washington and is part of an old boathouse condominium which includes ten houses. She said she agreed with the Staff Recommendation of criteria B, C, and D. She said the Wagner family supports nomination of exterior and asks that no interiors be included.

Ms. Martin said in 1914 there were a few hundred houseboats on Lake Union. The 1919 opening of the Lake Washington Ship Canal brought more houseboats to the shores. She said 1930s was the heyday of boat building on the lake. She said early floating homes on the Duwamish River and Elliott Bay were small cheap floating shacks. She said floating homes provided working-class and short-term housing for

logging camps & industry housing; numbers grew during housing crunches. She said the floating homes on Lake Washington were seasonal and recreational. She said floating homes were largely unregulated into the mid-20th century. In 1922 houseboats were declared a public health menace and by 1938 most Lake Washington houseboats were condemned.

Ms. Martin said early floating home architecture and noted homes were typically clustered around shared docks extending several houses deep. Poles tied to docks carried utility wires & railings. Houses were one to one and a half stories, wood-frame construction, board-and-batten, wood shingle, or horizontal cladding, gable, hipped, or sprung roof, sitting on wood-log flotation. She said the subject house was constructed around 1910 and moved from Lake Washington to Lake Union site in 1938. She said in 1946 the house was featured in Life Magazine. She said the Aurora Bridge was built in 1931. She said Colleen Wagner rented the home in 1958. She was an art teacher, just out of college, who rented the house with friends. She met architect Dick Wagner, who was a neighbor; they married in 1965, purchased her rental and began a boat livery business there. She said Dick managed the boat livery business in 1968 and Colleen had the idea to start a boat rental business. The business was called The Old Boathouse, later to become the Center for Wooden boats; within a decade they had a few dozen small boats.

Ms. Martin said the Wagners started hosting meetings of wooden boat enthusiasts after seeing wood boats rotting. The Old Boathouse became a gathering place for wooden boat enthusiasts, and anyone interested in history, boats, and woodworking. In 1976 they started hosting monthly educational meetings, drawing as many as forty people. It was during these meetings that “the group was told of the long-nurtured fantasy of a small craft museum where people can play with the boats and handle the tools.” The idea was well-received, and over time, this group would turn fantasy into reality. In 1978, six individuals organized and incorporated the Center for Wooden Boats and began the long process of finding a permanent home for the organization.

Throughout the 1970s, Wagner and the Center’s board studied and drafted plans for four different unused publicly owned sites on Lake Union. By late 1979, the organization was running several programs out of the Wagners’ houseboat, and it needed a bigger space to accommodate its mission. The Center settled on Waterway 4 and presented its plan to the City in April 1980. Within weeks, The Old Boathouse was forced to close shop at 2770 Westlake Avenue N “due to a lease problem.” In June, an emotional and upset Wagner delivered in his sailboat *Sindbad* the Center’s twenty wooden boats to the waterfront homes of friends who promised to take care of them while work to secure Waterway 4 continued. The permit process would take another three years to complete.

Soon after their home-based boat livery closed, the Wagners sought and received National Register of Historic Places designation for their floating home in 1982. It was added to the National Register for its significance in the areas of community development and architecture. The Wagners lived the rest of their lives at the

houseboat, where they raised their two sons, Michael and David. Dick died in 2017 and Colleen in 2020.

The Center for Wooden Boats was the Wagners' life work, and they are considered the organization's co-founders and visionaries. Fellow founding member and lifelong wooden boat enthusiast, Marty Loken, recently said that today's Center is "pretty much what Dick and Colleen imagined and doodled on the backs of envelopes in the 1970s. They had a surprisingly clear vision of what it could be." Loken also said that it was Colleen who encouraged her husband to start the wooden sailboat livery at their houseboat, and her inspiration and creativity resulted in the museum that we know today. Another early Center volunteer recently recalled to their sons Michael and David that Dick was the battery and Colleen the spark plug, which goes a long way in explaining their success together. To honor their legacy, the Center for Wooden Boats dedicated its newest building the Wagner Education Center.

Ms. Martin acknowledged Flo Lentz who helped with the nomination report and who helped the Wagners with the National Register nomination.

Ms. Martin conducted a virtual walk around the house noting the gable roof, partial second story. She said more of the windows are original fixed casement and awning sash. She noted the floating platform, cedar log float. She said the kitchen door is original, the projecting bay window and the floor to ceiling window in bedroom were likely changed when the house was moved to Lake Union. She said the deck around the houseboat was just replaced in kind. She said the house is attached to piling at the west side. She said the box bay window was installed by Colleen. She said the house was entered through the kitchen door. The main floor included kitchen, dining room, living room, two bedrooms and a bathroom. She said a ship's ladder provides access to bedroom upstairs. She said the ceiling is higher in the living room and noted the wood beams. She said the fireplace was replaced by the Wagners.

Ms. Martin said the house meets Criterion B for its long-time association with Colleen and Dick Wagner. It meets Criterion C for the rich history of houseboat history and the early history of the Center for Wooden Boats. She said it meets Criterion D for the distinct character reflective of early 20th century floating homes.

Mr. Barnes asked if nomination was for exterior only.

Ms. Martin said she agrees with Staff Report, exterior only.

Mr. Barnes asked about changes to exterior.

Ms. Martin said the earliest photo is from 1912 and the main changes are the triangular front window which was originally a box bay window. She said it was probably changed at the same time as the bedroom window. She said the lap siding is original; upper floor siding is wood shingle and lap. Responding to clarifying questions she said it is a commonly shared dock.

Ms. Doherty clarified that the platform on which the house sits is included, not the shared dock.

Mr. Inpanbutr asked if the float is original.

Ms. Martin said it is the same cedar logs but over time they have added additional floatation elements. She said there is 50-60' more Styrofoam and now 55-gallon barrel/drums provide more stability.

Mr. Rodezno asked how often the floating foundation is swapped out.

Ms. Martin said there was no swap out that she knows of. She said historically cedar logs have been preferred as they are longer lasting.

Ms. Doherty said it is the staff perspective, future work on floatation elements could be related to maintenance.

Ms. Martin said much has recently been moved out of the house, so it has risen up out of the water. She said once it is filled up again it may sink back down so platform and foundation is not as visible.

Mr. Barnes supported nomination and noted there is lots of history here. He said it has been maintained and has integrity considering it has been sitting on the water.

Ms. Wasserman supported nomination of the house and platform. She noted the history and the integrity of the cedar logs.

Mr. Rodezno supported nomination based on the Staff Report and noted criteria C and D as relevant.

Ms. Johnson supported nomination and was thankful the Wagner Floating Home and the Center for Wooden Boats are on the same meeting. She said it is amazing the original materials are there. She said the shape is lovely. She noted the association with early houseboat community, with the Wagner family, and the resurgence in interest in wooden boats.

Mr. Inpanbutr supported nomination and asked if other floating homes have been designated. He noted criteria B, C, and D as relevant.

Ms. Doherty said there are no other designated floating homes but there are several boats.

Mr. Coney supported nomination and said criteria B, C, and D are relevant.

Mr. Kiel supported nomination.

Action: I move that the Board approve the nomination of the Wagner Floating Home at 2770 Westlake Avenue N – Unit 10 for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the exterior of the house, and the floating dock to which it is attached; that the public meeting for Board consideration of designation be scheduled for June 2, 2021; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/RUS/MI 7:0:0 Motion carried.

042121.52 The Center for Wooden Boats
1010 Valley Street (Waterway 4)

Josh Anderson, Executive Director of the Center for Wooden Boats said the nomination is important and will help in the preservation of floating buildings which is not easy. He said for over 45 years the buildings have been critical to their ability to carry out their mission and to protect Seattle’s rich maritime heritage. He said they are an active organization and there is nothing else like it. People experience boating hands on, we teach how to maintain and repair boats, how to use tools. The campus is a special place and is valuable to the mission we are trying to deliver. The quiriness fits with the vibe of Seattle.

Prior to non-Native settlement in the mid-19th century, the central Puget Sound region and the Lake Union area were home to Native peoples, namely the Duwamish, which is an Anglicized name for du-AHBSH or People of the Inside Place. They established seasonal and permanent settlements along the area’s bodies of water, including Lake Union, and a network of transportation routes connecting them. In their primary language Lushootseed, they called Lake Union Ha-AH-Chu, meaning littlest lake.

Sarah Martin said the Center for Wooden Boats (CWB) opened in 1983 and took another six years to fully take shape. She said Dick Wagner refined the vision of what a Lake Union living maritime heritage museum would look like. She said the campus reflects Wagner’s years of planning and implementation. She said the Wagner Education Center sits adjacent to the CWB and the neighborhood has seen much change there. The area around the Center has undergone considerable change since the 1980s, including the demolition of older properties, the construction of multi-story commercial and residential buildings, the reintroduction of a streetcar service, and the redevelopment of vacant parcels into public park space. As a result, the area has transitioned from a largely industrial setting to a modern, mixed-use business and technology hub with public parks and access to the water.

Ms. Martin said the floating CWB campus includes the boat shop, oar house, pavilion, and boathouse. She noted that other elements on the campus – the totem pole, carving shed, floating classrooms, education center – are less than 25 years old

and are not included in the nomination. She noted support for nomination of exteriors only and agreed with the Staff Recommendation.

Ms. Martin presented a map of 1930 Lake Union drawn by Dick Wagner. She said in 1882 a lumber mill was established at the south end. In the 1890s railway and streetcar lines were developed, 1906 the gas plant (now Gas Works Park) at the north end of the lake opens. She said the heyday of the lake was 1917 until WWII before the construction of the Aurora Bridge cut off access to large ships. She said the gas plant closed in 1956 and this marked a turning point where there was interest in the lake's environmental well-being as well as its maritime heritage. She provided a timeline for the Center for Wooden Boats and noted the Wagners began livery business in The Old Boathouse in 1968. She said monthly meetings began in 1977 and Seattle's first wooden boat festival was held in 1978.

She said that boats of fiberglass construction began impacting the wood boat business and repair business. She said John Gardner, considered the father of wooden boat revival on the east coast was invited to come in 1977 and talk to the group. He spoke of introducing traditional wood boats and re-ignited interest. She said the group's first event was the Wooden Boat Festival in 1977. She said Dick Wagner envisioned a living maritime museum for years and had sketched his conception of Gas Works Park as a maritime heritage site. He was constantly refining images of what the campus would look like. She said he submitted plans in 1980 and it took several years to get permitting. She said there was much talk about the shoreline space and how to use it. Lake Union groups had been eyeing Waterway 4 for years. It was the site of a former asphalt plant that the City of Seattle now owned. Before that it was home to a transportation office and hub for the Red Arrow Coal and Red Devil Coal companies. In 1968, the Lake Union Association, a newly formed group of residents and property owners interested the development and beautification of the area, urged the City to convert the site into a public park. Proponents of the idea, including the Floating Homes Association, thought a park at the south end of Lake Union would complement the much larger park planned for the Gas Company property at the north end of the Lake.

Ms. Martin said the boat shop was the CWB's first structure at Waterway 4. It was constructed from an early 20th century structure that they stripped down to the cedar deck, rebuilt it offsite and then towed into place in 1983. She said in 1984 improvements were made to the shoreline. She said the first shoreside structure, the Pavilion was built with student labor, in kind materials, site work, landscaping – lots of donated time and materials. She said the last piece of the campus, the two-story boathouse / education center was dedicated in 1989.

She said in 1986 and the massive, three-masted schooner *Wawona* arrived at Waterway 4, where Northwest Seaport volunteers worked to restore the vessel while offering public tours. It remained moored alongside the Center until 2009 when it was tugged away for dismantling, unable to be saved.

Integral to the design was Wagner's view of this site as a *living museum*. He used that phrase often when describing the Center, particularly as he sought funding and

spoke with media. He described it as a place where “instead of looking at a model of a boat, visitors will be able to get in one, to row or sail it around, to understand by experience what the differences between them are.” He continued, “when the boatbuilding shop opens, they’ll be able to watch a hull come together, smell sawdust and wood and varnish and good marine paint.”

She said the Boat Shop was constructed in 1982-83. She conducted a virtual walk-around the building noting the steel pilings to secure the building, hipped roof with single cedar shingles, single gable brings natural light into the building, she noted the attractive post and beam construction. She said the gabled projection at the north end was added in 2013. She noted the elongated octagonal plan and north and south gables on the pavilion. She said the permit plans were done by Steve Johnson based on Dick’s plans. The structure was built by Seattle college students. She said the oar house was built by Jim Buckland from Dick’s plans. Two sheds were attached in roughly 2010-2011.

She said the boathouse is 25’ x 15’ rest on a wood deck and held in place by steel round pilings. She said the second floor has a smaller footprint. She noted attached wood cabinets in the storage bays that were installed sometime in the 1990s. She said the entry is on the south coming into a two-story volume entry hall. She said hallway leads to a large classroom. She said the second-floor houses library and office.

Ms. Martin said that after the campus was completed based on original vision, they turned attention to improving operations and programs with Colleen working on educational programs. She said during all this growth, the CWB maintained its original vision preserving and sharing knowledge of traditional small watercraft. The mid-1990s programming truly emphasized education and hands-on experiences, doing so through an impressive variety of activities that reached all kinds of people. Programs in 1995 included year-round sailing instruction for homeless teenagers, weekly boat rides for people with AIDS, sailing instruction programs with local schools, and “All Aboard” during which 10 or 15 “at risk” teenagers participate in summer-long instruction in sailing, rowing, seamanship, and woodworking. It is important to emphasize that Colleen Wagner’s influence on the organization can be seen in these educational programs, and, still today in the popular toy boat building program and signal flag making activities.

Ms. Martin said that Dick’s legacy is reflected in the site itself, in the buildings. He was an architect who had the rare opportunity to refine his design and evolve the property over four decades. The campus developed over several years following a clear plan and vision, which was vital to securing funding, in-kind donations, and volunteer assistance. Importantly, Wagner saw the floating boat shop as setting “the architectural standard” for the entire site. To this end, he carefully prioritized the completion of the other campus features, with the shoreside pavilion and floating oar house coming next, followed by the boathouse (education center). The last floating features were added to the site in 2008 – the portable classrooms also designed by Wagner. They were situated in their current location in 2011. While the

site has evolved with new features, docks, and gangways, it very much retains the character of Wagner's early designs. It is truly his lifetime achievement.

Mr. Coney asked for a synopsis of past users of Waterway 4 noting the Sand & Gravel place and St. Vincent de Paul were in the area. He said a debt of gratitude is due the Wagners for their passion over all the years and for what they have provided the City. He said it is nice to have a nomination where everyone is pushing in the same direction. He said there is lot of history on the lake. He supported nomination.

Mr. Inpanbutr supported nomination and cited criteria B, C, and D as relevant. He appreciated the readings from Colleen's newsletter and Dick's quotes. He said it was remarkable it was all about the community and programming.

Ms. Johnson supported nomination and said CWB is an expression of how things are different in Seattle. She said the educational programs are incredible and provide access to so many. She said there is a park now near MOHAI and it is a great place in the City. She said it is wonderful to have this as a landmark; it is the heart of this place where boats were made a hundred years ago. She agreed with Staff Recommendation and noted the connection to maritime history.

Mr. Rodezno appreciated the thorough presentation and supported nomination based on Staff Recommendation. He noted the Wagners' zeal and enthusiasm radiates across the campus and how that impacted how Lake Union is laid out today. He noted the structure of the buildings embody the type of boats built and used.

Ms. Wasserman said she was there recently and noted the CWB tells an important part of history. She said it is nice CWB and the floating home were reviewed on same day. She supported nomination based on Staff Recommendation.

Mr. Barnes supported nomination based on Staff Recommendation. He said he has not been there yet but will visit; he said his interest has been piqued.

Mr. Kiel supported nomination and while it doesn't quite meet Criterion F, it is a Seattle institution and another Seattleite knows it without explanation, and it is an important part of Seattle's fabric.

Action: I move that the Board approve the nomination of The Center for Wooden Boats at 1010 Valley Street (Waterway 4) for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the entire Pavilion structure, both exterior and interior; the exterior of the Boat Shop, and the floating dock to which it is attached; the exterior of the Oar House, and the floating dock to which it is attached; and the exterior of the Boat House (Education Center), and the pilings and platform to which it is attached; that the public meeting for Board consideration of designation be scheduled for June 2, 2021; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/HW/MI 7:0:0 Motion carried.

042121.6 STAFF REPORT

Ms. Doherty reported the Sand Point ARC had met regarding a proposed rehabilitation of Building 18, the old fire station. She said it is a large rehabilitation and she wants to check in to see if a full board briefing is desired. She said window replacements are proposed and changes to the back of the building and the overhead doors. She said she would put the documents on SharePoint so all board members can peruse them to determine if a briefing to the board is needed. She said there are five members on the SPNAS ARC, they were all there, and the discussion was well-rounded.

Mr. Coney said it is good to look at these in advance to understand the local committee's perspective, as the Board has in the past changed the outcome of the local committee's input, and it's better to avoid that if possible.

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator