



The City of Seattle

Landmarks Preservation Board

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LPB 173/21

MINUTES

Landmarks Preservation Board Meeting

Remote Meeting

Wednesday April 7, 2021 - 3:30 p.m.

Board Members Present

Dean Barnes

Roi Chang

Russell Coney

Matt Inpanbutr

Jordon Kiel

Kristen Johnson

John Rodezno

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

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

040721.1 PUBLIC COMMENT

040721.2 MEETING MINUTES
March 3, 2021

MM/SC/DB/HW 7:0:0 Minutes approved.

040721.3 CERTIFICATES OF APPROVAL

040721.31 Colonial Grand Hotel/Pacific Hotel
1119 First Avenue
Proposed exterior alterations related to repairs and maintenance

Matt Hamel proposed exterior restoration and repairs to masonry, windows, and balconies. He said in 2018 they received a grant to update life safety issues, energy codes, and Juliet balconies. He explained that the buildings were combined in 1981. He said the Pacific Hotel has red pressed brick, rusticated sandstone, non-original windows. He said the west side of the building is common brick. He said the Colonia Grand Building has white pressed brick with terracotta appointments, 2wood windows, fixed transoms, leaded windows. He proposed repointing spalling and cracking. He said the sandstone has been the most affected over time by the weather and noted erosion on the east side. He said to keep water out, they will add stainless steel coping over the top. He said the sky facing joints were unprotected.

Mr. Hamel said they prefer Option 1 for the sandstone using Jahn product. He said the Juliet balconies are not securely fastened and will be modified to raise height to 42" and small 3/8" x 3/8" bars welded along top and bottom where there are larger than 4" squares. He said the wood window frames will be removed to provide steel angles at each jamb for better anchoring. He said they will infill oversized gaps on balconies on the back of the building. He said the non-original windows are 40 years old and they had only replaced the sash. He said the hardware is starting to fail. He said the insulating unites are failing, windows are cloudy and not functioning. He said they proposed wood clad window, narrow frame and sash inside historic frames to achieve Code tested assembly sealed inside frame. He said it is a Marvin product with no significant change in appearance.

Mr. Hamel explained trim will be repainted in kind – sage green and frame around windows will be black. He said the balconies are currently painted purple and will be painted black. He said coping will be stainless and concrete on west and wrap on north will be painted neutral gray.

Ms. Wasserman said ARC was sympathetic with Code requirements and setting the balconies back a bit. She said balconies were changed earlier to meet Code requirements. She appreciated the thoughtfulness of the work and was supportive.

Ms. Chang appreciated the balconies and the fine work that has gone into this project. She appreciated how it all ties together safety wise and the structural detail around openings. She supported the proposed work.

Mr. Rodezno asked who did the 1981 work.

Mr. Hamel said Bumgardner.

Mr. Coney said he thought this was low income housing at one point.

Action: I move that the Seattle Landmarks Preservation Board approve the application for exterior alterations at the Colonial Grand Hotel/Pacific Hotel, 1119 First Avenue, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 111058, as the proposed work 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/HW 7:0:0 Motion carried.

Mr. Inpanbutr joined the meeting at 4:00 pm.

Ms. Sodt said another Colonial Grand project will be coming with holistic upgrades with minor alterations to exterior.

040721.32

YWCA Building

1118 Fifth Avenue

Proposed exterior alterations relating building rehabilitation

Andy Phillips explained the project to convert the top six floors to studio and one-bedroom apartments; it currently functions as an SRO. He said seismic upgrades will be done along with addition of new transformer vault, sprinklers, fire alarms and rooftop equipment. He said they will install grill for generator exhaust on Seneca Street side of building. Generator installed in basement; exhaust through Subway commercial space with grill facing alley. Six windows to be replaced along alley and in light court with non-operable storefront aluminum type. 7th and 8th floor windows were replaced in 1989, replacement parts not available so replacement of entire west elevation. 8th floor brick mold covered up when windows installed; new wood with exterior clad with metal to be used. Windows have a more traditional look to it. Wood on side of window to be painted to match. Details in application packet on how they will mimic brick mold. Equipment placement and solar array showed on mockup and won't be visible.

Mr. Inpanbutr asked if where windows are blocked by shear walls clear glazing will be used.

Mr. Phillips said either glazing will be painted, or the shear wall won't be visible. He said they are going for historic tax credits.

Mr. Rodezno asked where the shear walls will go.

Mr. Phillips indicated on drawing where walls will go and said they all go to the roof, either to the 4th floor on one wing and up to attic on the other.

Mr. Kiel said ARC didn't have a lot of concern. He lamented that some windows will not be used as windows but that this has been done at other buildings.

Ms. Johnson said the proposal was reasonable. She said the shear walls are focused where they are not seen as much, in the courtyard and alley.

Mr. Rodezno asked if the units will be affordable housing.

Mr. Phillips said it is all affordable housing and is part of YWCA's mission.

Mr. Barnes agreed with Ms. Johnson's comments.

Mr. Kiel said it is reasonable.

Action: I move that the Seattle Landmarks Preservation Board approve the application for exterior alterations at the YWCA Building, 1118 Fifth Avenue, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 124292, as the proposed work does not adversely destroy historic building materials 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/RUS/MI 8:0:0 Motion carried.

040721.33

Madison Middle School
3429 45th Avenue SW

Proposed construction of 2-story classroom addition, and bike storage facility; temporary repositioning of portable classrooms; and new site improvements

Mr. Kiel recused himself. Ms. Johnson took over chairing the meeting.

Steve Lee noted original and existing additions via aerial shot showing siting and orientation. He said the addition was rotated about 10° to best use views. A view of the north side shows two stories, four classrooms, and a lockable bike structure. He noted the detailing of the original 1920 brick building and 2005 add-on and said the brick ties the structure together. He proposed using brick and showed proposed brick blend. He said the windows are fiberglass and will meet energy code requirements, box rib metal panels will be used, and on the west side metal fins will provide sunshade. He said the bike locker will be transparent as possible and made of wire mesh fencing; small ambient lighting will be added for winter months. He said native materials are planned for plantings. He said there is a 14' drop from the street to the new addition building site. He said the addition is not highly visible and he showed how it sets into the landscaping. He said the classrooms were modified to be larger. He said a two-story connector is proposed instead of one-story; large windows were added to soften it. He showed how the new building relates to existing structure and landmark building and said it will not compete with landmark.

Mr. Inpanbutr recused himself.

Mr. Barnes asked which grades the school serves.

Mr. Lee said all classrooms are identical to allow for flexibility of use.

Vince Gonzales, Seattle Public Schools, said they are over capacity now at 1000 students. He said they are planning for 100 more students in the next five years and are using four portables now.

Mr. Coney said ARC reviewed the project. He said the addition doesn't distract from the landmark and it looks nice. He said he supported the work and noted the applicant addressed ARC comments; the project is better for that.

Ms. Wasserman said she reviewed it at ARC and appreciated that there is no interference with the landmark. She said she likes the 2-story connection best. She appreciated the small flexible learning space and said she would support it.

Mr. Rodezno concurred with Ms. Wasserman. He appreciated having the space enclosed and adding flexible study area.

Ms. Chang said the one story provided more flow into the other building, but the 2-story connection is a better use of space and function.

Mr. Lee said the space adjacent to the new addition is usable roof top area with a view of the greenbelt.

Ms. Johnson appreciated the project and said given the grading it will feel separate from the landmark.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the new classroom addition, bike

storage facility, site improvements, and temporary changes to portable classrooms at Madison Middle School, 3429 45th Avenue SW, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Report on Designation (LPB 18/02).*
 - a. While the proposal includes major construction on the north side of the designated site and building, the massing, scale, and character of the addition and new bike structure are subservient to the historic building.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. The applicant explored and presented alternative massing of the classroom building, to demonstrate to the Architectural Review Committee that the project approach is reasonable, and explained that it is the only location where an addition can fit.
3. With regard to SMC 25.12.750 C, *the extent to which the proposed alteration or significant change may be necessary to meet the requirements of any other law, statute, regulation, code or ordinance.*
 - a. The proposed bike storage facility is needed to meet the requirements of the Seattle Land Use Code. The applicant explained the proposed location to comply with access requirements, and noted the inability to accommodate the program inside the school building.
4. With regard to SMC 25.12.750 E, *for Seattle School District property that is in use as a public school facility, educational specifications.*
 - a. The proposed classroom addition is needed to accommodate the increased student population, and criteria outlined in the educational specifications. The permanent facility will result in the removal of temporary portable classrooms from the site.
5. The factor of SMC 25.12 .750 D is not applicable.
6. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (or cite other applicable standards):

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/RUS/DB 6:0:2 Motion carried. Messrs. Kiel and Inpanbutr recused themselves.

040721.4 DESIGNATIONS

040721.41 Cayton-Revels House
518 14th Avenue E

Taha Ebrahimi, the nominator said she believes the house meets all of the criteria for designation.

Regarding Criterion A she said this associated with the first documented instance of racial residential discrimination against Black Americans in Seattle. Real estate broker Daniel Jones sued Cayton in 1909 for lowering property values by living in his Capitol Hill home. Jones developed much of Seattle including Squire Park and Mt. Baker-and went on to famously try to stop other Black Americans from moving to his Mt. Baker developments. Capitol Hill officially began incorporating racial restrictive covenants in property deeds in the 1920s. From the *Seattle Republican*, "Only The Negro Not Wanted"

'Daniel Jones, the Seattle real estate shark, went into court a few days ago and swore that the owning and occupying of real estate on the part of a Negro 'in an exclusive community,' which is a community where the property is sold at a big price and building restrictions are imposed in order to prevent only gold bugs from living thereon, greatly depreciated the value of that property. In making such a statement, Mr. Jones was both false and foolish and if not false then he was unreasonably foolish and should have no standing in court. Every foot of land in America since it was stolen from the Indians by the white men, is or was in fee simple owned by some white person and if all of them had have taken the same view of other races owning property herein as Mr. Jones is trying to do then the black man would still be as homeless as a March hare.'

Regarding Criterion B, she said Horace Cayton published one of the most-read newspapers in the city from 1894-1913, the Black-owned *Seattle Republican*. Susie Revels Cayton is the daughter of Hiram Revels, the first Black U.S. Senator (Mississippi, 1870); she is also likely Seattle's first female Associate Editor in 1900. Both made significant contributions to the development of early Seattle including: Republican party politics, Children's Hospital policies, Founding of Seattle NAACP, Civil rights activism, and women's history.

Regarding Criterion C, she said paralleled with growth of black residents in Seattle, disenfranchisement was on the rise. She said the house is associated with Black American history, civil rights activism, history of journalism, history of local politics, regional racial discrimination, and Seattle police reform. She said in 1901 Cayton was taken to court because he accused Police Chief, Meredith of graft and a commission was established to investigate Meredith. Meredith blamed John

Considine and tried to kill him at the Geo Drugstore in Pioneer Square. Meredith shot twice and missed both times, Considine brothers shot and killed Meredith. After Meredith was killed, Cayton published an article about Seattle police officers and assault and battery.

Regarding Criterion D, she said the Cayton-Revels House embodies distinctive visible characteristics of plan or pattern book Queen Anne homes erected on speculation by builders. She said a large part of City housing stock is from plan books. She provided three images that illustrated how indicative of the pattern house the Cayton Revels house is. She said only the elite could afford an architect and further up 14th Avenue are houses designed by east coast firms. She noted the recently designated Bordeaux House that is a high-styled architect designed house.

Regarding Criterion E, she said the Cayton-Revels House is the finest Queen Anne style home built by Felmley & Plumb--who built out 16th Avenue a few blocks away as well homes in other parts of Seattle. She said Felmley platted other neighborhoods and made a big impact on the City.

Regarding Criterion F she said the Cayton-Revels House is the oldest building remaining on the block—and is visually distinctive for the Pacific Northwest because of its double-decker porch which is found in only 5% of Queen Anne homes. She said the street was established as an early streetcar suburb and illustrates every building boom in the City. She said several letters of support were received noting the house as a visibly identifiable landmark.

She said designation should include the exterior, the entire first floor including the stairs up to the second floor but excluding the kitchen and bathroom.

Mr. Coney asked when the two rear gables were added on.

Owner Erie Jones said the addition was done in the 1990's; it is over 25 years old. He said the interior is intact and unchanged since built and all the wood is original and has never been painted.

Ms. Ebrahimi said it is remarkable, like stepping back in time.

Ms. Doherty said typically the entire exterior is designated with more specific language determined in Controls and Incentives negotiation.

Mr. Coney said it is remarkable no one painted the interior of the house. He said Controls and Incentives negotiations can call out features more specifically.

Mr. Barnes said it is amazing the original woodwork is there.

Ms. Wasserman said the woodwork is lovely and she supported including interior elements and the entire exterior. She said Controls and Incentives can handle the additions. She said she wasn't sure about Criterion F.

Harold Woodson, great-grandson of Horace and Susie Cayton said he was pleased, and happy designation is coming to be. He thanked the owners Kathleen Ackerman and Erie Jones for their stewardship of the house. He said he was able to go through house. He said only one brick on the hearth was missing and it was found in the backyard. He noted the history of covenant laws and said there was a slide in the bathroom that dropped to the basement so the family could escape if need be. He said there are still some family relatives here in the City. He said his mother took a trip to Seattle to see the house before she died.

Mr. Barnes supported designation on criteria B, C, D but said he struggled with F. He said because of the building character, the house represents the home of Mr. Cayton and his background with the newspaper and civil rights voice. He said criteria B, C, and D are the strongest.

Ms. Wasserman supported designation on criteria A, B, C, D, E but wasn't sure about F. She said the house was included in a feature for the Capitol Hill Historical Society.

Mr. Rodezno supported designation and noted criteria A, B, C, and D; he said Criterion F is not met because the house is not prominent nor is it real visible.

Ms. Johnson supported designation and said that everything about the house is remarkable. She appreciated the stewardship and the connections to the family and the report. She said Horace Cayton ran a newspaper and these records exist. She said the building is in great condition. She said criteria A, B, C, D are all obvious. She appreciated Criterion A considering the house as part of the emergence of racial restrictive covenants. She didn't support Criterion F.

Mr. Inpanbutr concurred with Ms. Johnson and said he supported designation on criteria A, B, C, D but not F. He said it was interesting to see different booms of construction.

Ms. Chang supported designation on criteria A, B, C, D but not E or F. She said Ms. Ebrahimi showed in the presentation that the house meets Criterion A and B and that Horace and Susie Cayton were people who made a big impact on the City and that Susie was the first female editor in Seattle is important on its own. She said C and D are obvious.

Mr. Coney agreed with comments made thus far. He supported criteria A, B, C, and D but not E or F. He said it was positive that Seattle was progressive then and Mr. Cayton sold papers to everyone.

Mr. Kiel supported designation based on Criteria A, B, C, D only.

Mr. Barnes supported inclusion of Criterion A.

Ms. Wasserman supported criterion A, B, C, and D.

Mr. Inpanbutr supported criterion A, B, C, and D.

Action: I move that the Board approve the designation of the Cayton-Revels House at 518 14th Avenue E as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards A, B, C, and D; that the features and characteristics of the property identified for preservation include: the site; the exterior of the house; and interior of the first floor, including the stairs up to the second floor, and excluding the kitchen and bathroom.

MM/SC/DB/HW 8:0:0 Motion carried.

Mr. Woodson thanked the board and said the Cayton-Revels family is very pleased. He said his mother is looking down on us and smiling.

040721.42

El Monterey

4204 11th Avenue NE

David Peterson of Historic Resource Consulting wrote and presented the nomination/designation report (full report in DON file). He provided context of the site and neighborhood in the University District. He said there several landmarks within a three-four block radius of the subject site: Villa Camini, Canterbury Court, Neptune Theater, Anhalt Hall, UW Parrington Hall, and UW Eagleson Hall.

He said the El Monterey is a three-story 20-unit apartment building, organized into three building masses which are connected on the exterior but not on the interior. He said each of the three buildings masses typically has two units per floor and each has separate front and back stairways. Two of the building masses are roofed together and are built close to the south property line and southwest property corner, while the third building mass is set back approximately 14 feet from 11th Avenue NE, providing room for more generous landscaping in front along the street. There is also a freestanding one-story garage extending along the alley at the northeast corner of the property.

Mr. Peterson said the buildings are wood frame and hollow tile construction over concrete stem walls and are clad in brick and stucco employed for picturesque effect. Roofs are flat at the center but are wrapped and hidden by pitched or hipped red tile roofs at the building perimeter. These red tile roofs typically have no overhangs. The red tiles are barrel in profile, and are replacements dating to sometime after 1975 to the original red barrel tiles. Exterior stucco is textured and typically used at the second and third floors. Brick is typically used at the first floor but extends to the second floor in a few locations. Bricks used are in a variety of red hues, painted white, or brushed lightly with white lime wash. Bricks are a mix of “new” crisp-edged bricks and old or tumbled bricks. At least three different sizes of bricks are used. Masonry is typically laid in a running bond and one-third running bond. Bricks often project slightly or are laid askew, for a decorative effect. Windows are typically outlined by soldier course headers and soldier course jambs, often using the “new” crisp-edged bricks. There is a brick arched entry on the south elevation, and a few windows feature brick arch headers. The masonry is enhanced

with colorful glazed tiles (possibly c.1920s Malibu Pottery tiles, or the like) which are used as accents around doors or windows at the first floor.

Mr. Peterson said windows throughout the building appear to be the original steel sash, typically casements or fixed. Lites are uniformly sized and organized into regular grids, occasionally including small amounts of stained glass. A repeating window type (usually lighting bedrooms) has eight vertically oriented lites arranged in a 2 x 4 grid, with the upper two fixed and the lower three on one side functioning as a casement. A larger window at living rooms features a 3 x 5 grid, with the upper three lites fixed and the outer lower four lites operating as two casements. A variation of this larger living room window features a round-arched transom with a stained-glass shield motif, above the fixed upper three lites. A smaller window, typically located at kitchens or bathrooms, is a horizontally oriented 3 x 2 window, with the outer two lites functioning as casements. Windows are often arranged in pairs on the facades. Windowsills at brick locations feature brick sills; at stucco locations, sills are slate or cast stone. At each of the three main building entries, there is a small three-lite window with clear and colored glass divided by lead comes in an octagon-and-diamond pattern. Other notable building features are in keeping with the Spanish Eclectic style, including carved, projecting floor beams visible on street-facing facades; decorative wrought-iron window grilles at the first floor; and custom exterior light fixtures and door hardware at entries. A prominent feature are the six heavy timber projecting bracketed balconies at the third floor on both street elevations, which support red tile shed roofs. Their current railings appear to be replacements of the balustrades visible in the 1937 tax assessor photos, although then as now, balustrades vary across the building, with shaped or simple pickets.

He said the courtyard-facing building facades are two and a half stories in height, due to the grade; first floor windows at the rear of most units appear as basement windows, low on the exterior wall. The courtyard facades are simpler than the street-facing primary facades, but feature the same basic elements found on the primary facades--textured stucco and brick cladding; and similar windows, although lacking arches or stained glass. The south courtyard wall (north facade of the southeast building mass) has carved floor beam ends and has a small red tile pent roof porchlet over a doorway accessing a rear stairwell; adjacent to that door is an arbor-covered walk and wooden gate accessing the alley.

Mr. Peterson said access into the El Monterey from one of the three 11th Avenue or 42nd Street sidewalk entries leads directly to its associated stairwell. Each stairway features risers accented with colorful glazed tiles, similar to those found on the building exterior. Stairs have ornate, wrought iron balustrades, and are lit with custom light fixtures. Stairwells have textured stucco walls and red quarry tile floors, and windows at landings. Each landing serves two-unit entries. King County Tax Assessor historic records indicate that building ceiling heights are 8 feet at all floors. Tax records further state that original interior finishes include painted "jazz plaster" walls; fir, oak, and linoleum floors; tile floors at kitchens and bathrooms; and electric fireplaces with tile hearths. While there is base floor trim, no door or window trim was originally installed, in accordance with the Spanish Eclectic style. While some units have been remodeled over time (typically in a sensitive manner),

all retain their original character, many with original finishes and fixtures. El Monterey units range in size from approximately 400 to approximately 1,100 square feet; four units were inspected for this report. The most common unit is one bedroom, which features a large living room, kitchen, bath, dining room, and a separate breakfast room. Units were typically fitted with bed closets adjacent to the living room for hide-away Murphy beds on vertical pivots, especially for the few studio apartments; these beds are presumably no longer intact. The large living room features hand-adzed ceiling beams, and a large, prominent fireplace. Fireplace designs vary, and hearths feature glazed art tiles. Floor levels vary—two steps down to the living room from the kitchen or bedroom hallway are highlighted by more decorative glazed tiles. Interiors typically feature custom period light fixtures and hardware, arched openings, wall niches, and built-in cabinets. A separate door off the bedroom hallway leads to a secondary stairway which provides access to the rear courtyard. The secondary stairways are more simply finished, with wood stairs (having no decorative tile), brick landings, and a simpler balustrade with vertical pickets.

Mr. Peterson said the subject block was platted in 1890 by James Moore and the area took off during the Alaskan Yukon Pacific Exposition in 1909 and the growth of the University of Washington. Post WWII there was more expansion. In 1905, a frame house and small rear shed had been built on the two corner lots, according to permits on record and the Baist map of that year. The adjacent lot to the north was vacant. By 1929 or early 1930, Everett J. Beardsley, the owner, developer, architect, and builder of the subject building had presumably purchased the three lots. In early 1930, he received a permit to demolish the existing frame buildings on site. The building was completed in five months and opened to the public as the El Monterey Apartments on August 8, 1930. Beardsley appears to have retained the property until the early 1940s, and in fact he and his wife lived for a time in the El Monterey while their new home was being built, around 1940. Beardsley was a successful architect, developer and building in Seattle primarily during the 1920s.

He said that Beardsley fulfilled the multiple roles of designer, builder, developer, and owner was not unusual in Seattle in the 1920s. Others—such as Frederick, John S. Hudson, or Henry “Harry” E. Hudson—were well-known and prolific designer-builders active during the same period, and all specialized in multifamily structures. Beardsley was primarily associated with elegant, mid-sized apartment buildings designed in the Spanish Eclectic mode. Besides the subject building, which was constructed in 1930, he built and designed the Morris Apartments, Hacienda Court Apartments, Villa Costella and El Cerrito Apartments.

Mr. Peterson said the El Monterey was designed as an apartment building in the Spanish Eclectic style and constructed in 1930. The style derives from the more rigorous Spanish Colonial Revival style, but with a freer use and invention of ornamental elements. The Spanish Colonial Revival style developed as an extension of the earlier Mission Revival style.

He said in Seattle, the Spanish Colonial Revival style was somewhat popular but usually employed less extravagantly than can be found in California. Instead, designers in Seattle generally employed a freer, "Spanish Eclectic" style reflecting a looser use of Spanish-Colonial-derived ornamental details to create a pleasing façade. These details might include textured stucco cladding, often used with brick; red tile roofs; exposed and carved floor or roof beam ends; round-arched windows or doors; multi-lite casement windows; dark, heavy timber balconies, brackets, doors, corbels, and beams; decorative wrought iron window grilles; colorful glazed tilework; and exterior courtyards or arcades. Most of these elements are found in the subject building.

Mr. Peterson said he didn't find evidence of a significant person and noted Criterion B would not be applicable. He said he believes the building meets the standard for designation on criteria C, D, E and F.

Mr. Inpanbutr asked why Mr. Peterson said Criterion C is significant.

Mr. Peterson said the association with the University District at the neighborhood level.

Mr. Barnes asked if the staircases would be included in designation.

Ms. Doherty said the nomination included the site, exterior of residential portion, exterior of garage and interior of six main stair towers.

Mr. Peterson said the owners are supportive of including both front and back stairwells.

Mr. Coney suggested owners consider having something about designation written into bylaws. He asked if owners were supportive of inclusion of garage exterior.

Mr. Peterson said yes and noted that the end door of the garage was removed for recycling and garbage.

Ms. Chang asked the number of units.

Mr. Peterson said there are 20. He said there are more units on the ground floor.

Mr. Coney supported designation and cited criteria D and E and said it is nice to see quality sustained. He said it is worth the investment up front in contrast to today's buildings. He said it is close to Criterion F but it doesn't get over the hurdle.

Ms. Chang supported designation on criteria D, E, and F; the building easily meets the criteria for characteristics of style, period, method of construction. She said the building is well-preserved and noted the tiles and details. She said it has prominence and it is a corner building on a busy street and holds its presence.

Mr. Inpanbutr said he appreciated all the detail in the presentation and that he supported designation. He appreciated that close-up the building is full of magical moments – tile work, courtyard, stairs, inside units. He said it seems very well preserved. He supported designation on criteria D, E, and F.

Ms. Johnson supported designation on criteria D, E, and F. She said it is amazing that a developer of the day would build something so nice with beautiful detail, and that they remain intact. She said the details are remarkable and it is a special building. She didn't think including the garage or front steps was necessary but would go along with it if included.

Ms. Wasserman supported designation on criteria D, E, and F and inclusion of all six stairs, the garage. She agreed with Staff Report. She said the building is visible and recognizable. Including all six stairwells and the garage is appropriate.

Mr. Barnes supported designation on criteria D, E, and F; he said he agreed with Staff Report.

Mr. Rodezno supported designation on criteria D for Spanish Eclectic style, E for Beardsley, and said he was okay with inclusion of F.

Mr. Kiel supported designation on criteria D, E, and F.

Action: I move that the Board approve the designation of El Monterey at 4204 11th Avenue NE as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards D, E and F; that the features and characteristics of the property identified for preservation include the site; the exterior of the residential building; the exterior of the garage building; and the interior of the six, main stair towers.

MM/SC/RUS/KJ 8:0:0 Motion carried.

040721.5 CONTROLS & INCENTIVES

040721.51 Bordeaux House
806 14th Avenue E

Ms. Doherty read through the signed agreement.

Mr. Barnes asked about the Controls and Incentives process.

Ms. Doherty explained that after the board votes to designate the next step is to do a designation report and a letter to the owner asking if they are willing to negotiate. She said there may be opportunities to extend an extension for the process but this one happened quickly. She said the next step is the Controls and Incentives are codified in an ordinance approved by City Council. The staff and the owners were able to strike a balance, and a way to protect significant trees on the site.

Mr. Kiel said he supported carving off things like this from board review. He said it is better for the board to focus on bigger things rather than a single tree.

Mr. Doherty said that if it had a fully designed landscapes the staff would approach it different; but here it is not a detriment.

Action: I move to approve Controls and Incentives for the Bordeaux House, 806 14th Avenue E.

MM/SC/JW/MI 8:0:0 Motion carried.

040721.512 The Showbox
1426 First Avenue
Request for extension

Jack McCullough, McCullough Hill Leary said he submitted material looking at economic viability and has received questions from the City. He said they are meeting to formulate a response. He said they have a lease in place and the landlord is working with tenant for operation of building. He suggested extension until October 6, 2021.

Ms. Sodt explained that the City hired AECOM to help with economic hardship analysis, which they have reviewed and to which they have provided questions. She said they are waiting on the response and that she supported the extension request. She suggested multiple extension dates for the Controls and Incentives review to break up the large list that is reviewed at a given meeting.

Mr. Coney asked if there was information on sale of building.

Mr. McCullough said no, that they are focused on Controls and Incentives and are staying in close touch with the tenant.

Mr. Coney asked if they had any dialog with potential purchaser.

Mr. McCullough said no.

Mr. Coney said there is an out for Mr. McCullough's client, they can sell the building.

Mr. McCullough said they haven't had further discussions with Historic Seattle but he is happy to reach out to them. He said his firm also represents the neighboring Hahn Building. He said they are focused on restoring activity in the building.

Action: I move to defer consideration of Controls and Incentives for The Showbox, 1426 First Avenue until October 6, 2021.

MM/SC/MI/HW 8:0:0 Motion carried.

040721.53 Franklin Apartments
2302 Fourth Avenue
Request for extension

Mr. McCullough explained there is a Certificate of Approval and MUP for the site. He said the intervening buildings have been demolished which allows for greater control of site. He said the building is proposed to be condos and the ownership is looking at the market to determine when the start day will be. He said they will work on seeing if they can put together document for October 6, 2021.

Mr. Kiel asked if there will be an agreement to sign on October 6, 2021 or sooner.

Mr. McCullough said yes, or sooner.

Action: I move to defer consideration of Controls and Incentives for the Franklin Apartments, 2302 Fourth Avenue until October 6, 2021.

MM/SC/RUS/DB 8:0:0 Motion carried.

040721.54 Seattle Times Office Building Addition
1120 John Street
Request for extension

Jessica Clawson, McCullough Hill Leary said she spoke on behalf of the Seattle Times Printing Plant as well. She said there is still no MUP and they hope to submit final round of corrections. She said they hope to have MUP in three months and they hope to have a Certificate of Approval at the same time. She asked for an extension until September 15, 2021.

Action: I move to defer consideration of Controls and Incentives for The Seattle Times Office Building Addition, 1120 John Street until September 15, 2021.

MM/SC/KJ/HW 8:0:0 Motion carried.

040721.55 Seattle Times Printing Plant
1120 John Street
Request for extension

Action: I move to defer consideration of Controls and Incentives for The Seattle Times Printing Plant, 1120 John Street until September 15, 2021.

MM/SC/KJ/HW 8:0:0 Motion carried.

040721.56 Kelly-Springfield Motor Truck Co Building
1525 11th Avenue
Request for extension

Jessica Clawson said the owners have the Controls and Incentives document for review. She noted the rough year and said the owners were distracted by the CHOP/CHAZ. She said she is working with Ms. Sodt to get windowpane replacement. She said the upper floor is vacant. She said they want to remove the doghouse in May and recognizes that Certificate of Approval was granted a long time ago.

Mr. Coney asked what the hold up is, and said that the building is done.

Ms. Clawson said it has been difficult to get owners to focus and noted they had been part of the lawsuit group for the CHOP/CHAZ.

Mr. Coney suggested a shortened extension to perhaps June. He said they have to move forward.

Mr. Kiel concurred and said they are using the board as leverage; he said the board is done with extensions.

Ms. Clawson said there is a lot going on.

Mr. Kiel said it is not a big ask, it is pretty boilerplate. He said the alternative is not granting an exception and then going to the Hearing Examiner which is more expensive. He said they can get it back by then or he will vote no in September.

Action: I move to defer consideration of Controls and Incentives for the Kelly-Springfield Motor Truck Co Building, 1524 11th Avenue until September 1, 2021.

MM/SC/RUS/HW 8:0:0 Motion carried.

040721.57 White Motor Company Building
1021 E. Pine Street
Request for extension

Action: I move to defer consideration of Controls and Incentives for the White Motor Company Building until September 1, 2021.

MM/SC/MI/HW 8:0:0 Motion carried.

040721.58 Firestone Auto Supply & Service Store
400 Westlake Avenue
Request for extension

Jack McCullough said the site is under construction and that they should have completed Controls and Incentives document by October 6.

Mr. Coney suggested an earlier date be set.

Action: I move to defer consideration of Controls and Incentives for the Firestone Auto Supply & Service Store, 400 Westlake Avenue until August 18, 2021.

MM/SC/RUS/HW 8:0:0 Motion carried.

040721.59 Mama's Mexican Kitchen Building
2234 2nd Avenue
Request for extension

Ian Morrison, McCullough Hill Leary said there is no Certificate of Approval yet and that they have had good meetings with ARC. He said they are waiting to schedule with SDCI.

Action: I move to defer consideration of Controls and Incentives for Mama's Mexican, 2234 2nd Avenue until August 18, 2021.

MM/SC/MI/HW 8:0:0 Motion carried.

040721.510 Lloyd Building
901 Stewart Street
Request for extension

Jack McCullough said Kilroy purchased the building and other parcels. He said they love the historic building and are putting plans to maintain it in a larger development. He said they plan to merge the south side into new construction. He said he will have ARC packet to Ms. Sordt this week. He said they are negotiating with SDCI with planned community development. He said they hope to get into ARC in May if possible.

Action: I move to defer consideration of Controls and Incentives for the Lloyd Building 901 Stewart Street until October 6, 2021.

MM/SC/KJ/DB 8:0:0 Motion carried.

040721.511 Donahoe Building / Bergman Luggage
1901-1911 3rd Avenue
Request for extension

Jack McCullough explained he is no longer involved with this property. He said the former owner, Brook passed away in December.

Ms. Sodt said she has not heard yet from the estate. She said she was connected to Brook's nephew for another reason and will try to make a connection with him. She said the extension will keep the same date as the White Garage, October 6, 2021.

Mr. McCullough said that is reasonable to give estate time to work things out.

Action: I move to defer consideration of Controls and Incentives for the Donahoe Building / Bergman Luggage, 1901-1911 3rd Avenue until October 6, 2021.

MM/SC/RUS/HW 8:0:0 Motion carried.

040721.512 White Garage
1915 Third Avenue
Request for extension

Jack McCullough said there was a prior MUP but with current owner they will start anew. He said they will get back in front of ARC as a standalone building.

Mr. Kiel asked what happened.

Mr. McCullough said they have to wait and see and that they are still interested in the Donahoe site but will keep moving ahead.

Action: I move to defer consideration of Controls and Incentives for White Garage, 1915 Third Avenue until October 6, 2021.

MM/SC/RUS/DB 8:0:0 Motion carried.

040721.513 Knights of Columbus
700-722 E. Union Street
Request for extension

Jessica Clawson said they are in the MUP process and she noted they lost a potential tenant. She said it is a great project that is taking time to get through permitting. She suggested extension until September 15, 2021.

Ms. Sodt said there is a graffiti issue at this building.

Ms. Clawson said she will contact owner.

Action: I move to defer consideration of Controls and Incentives for Knights of Columbus building, 700-722 E. Union Street until September 15, 2021.

MM/SC/RUS/DB 8:0:0 Motion carried.

040721.514 Hahn Building/Elliott Hotel
103 Pike Street
Request for extension

Ian Morrison said this is the first request for extension for the building. He said they are exploring an adaptive reuse option and options internally. He said they hope to have a packet to Ms. Sodt soon. He requested extension until August 18, 2021.

Action: I move to defer consideration of Controls and Incentives for the Hahn Building / Elliott Hotel, 103 Pike Street until August 18, 2021.

MM/SC/RUS/MI 8:0:0 Motion carried.

040721.6 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator