



The City of Seattle

# Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 286/20

## MINUTES

Landmarks Preservation Board Meeting  
City Hall  
600 4<sup>th</sup> Avenue  
L2-80, Boards and Commissions Room  
Wednesday August 5, 2020 - 3:30 p.m.

### Board Members Present

Dean Barnes  
Manish Chalana  
Roi Chang  
Russell Coney  
Jordon Kiel  
Kristen Johnson  
Ian Macleod  
Harriet Wasserman

### Staff

Sarah Sodt  
Erin Doherty  
Melinda Bloom

### Absent

Matt Inpanbutr

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.**

### **080520.1 APPROVAL OF MINUTES**

July 1, 2020

MM/SC/KJ/HW

7:0:1 Motion carried (Mr. Coney abstained).

### **080520.2 PUBLIC COMMENT**

There was no verbal public comment offered.

**080520.3 CERTIFICATE OF APPROVAL**

080520.31 Pacific Telephone & Telegraph Garfield Exchange  
1529 4<sup>th</sup> Avenue W

Proposed alterations to landscape, windows, entry vestibule, penthouse, and rooftop mechanical equipment.

Matt Aalfs proposed modification of approved Certificate of Approval to accommodate interior changes including location of shafts, mechanical, kitchens which impact exterior. He went over modification of some of the plans and noted a change to window product. He provided comparison of approved and revised elevations and noted changes in penthouse and window locations. He said the north penthouse elevation has the most changes and noted the penthouse is set back from the façade and has limited visibility. He showed revision to penthouse windows on the south side. He said the color palette and material remain the same. He explained a tree is now proposed to provide privacy for ground level unit.

Mr. Barnes asked if the entry staircase is ADA compliant.

Mr. Aalfs said it is not. The historic staircase is two-sided and would be preserved. He said an ADA entrance is just behind it, at grade and provides access into building to elevator. He explained penthouse level landscape would be small patios / terraces and low vegetated areas; trees have been eliminated. He said that exhaust fans for units come up to ventilator hoods; the ventilator hoods have changed location due to some interior changes. He said the elevator run is in the same location.

Mr. Aalfs explained the change in window product to Andersen E-series, wood with aluminum cladding on outside. He said the original building's windows are steel and were designed to look like wood window profiles to fit into the residential neighborhood; they don't work for new use. He provided comparison sections of original window, approved and revised windows. He noted the revised windows provide good fidelity to the look of the original windows and better functionality. He said a pocket in the masonry will support window attachment so there would be no change in sight lines.

Mr. Kiel asked why Wausau windows were originally proposed.

Mr. Aalfs said they wanted an aluminum window product and size was an issue. He said they did an extensive search.

Mr. Coney asked about penthouse footprint, height, and setbacks.

Mr. Aalfs said it is the same. He said modifications were made to interior layout.

Mr. Coney asked if there are privacy issues with neighbors.

Mr. Aalfs said there are the same amount of windows, some are just relocated. He said most changes are to the north elevation where there is no impact to neighbors.

Mr. Chalana said it is difficult to visualize and an overlay would have been helpful.

Mr. Kiel said the penthouse is set back and not highly visible so lining up is not an issue; there won't be sight lines.

Mr. Aalfs said he has alignment of windows on historic building and new addition but there is no benefit because the penthouse is set back so far and is not highly visible.

Mr. Chalana said he had no concern if it has limited visibility.

Mr. Kiel said the window switch is reasonable; it is not vinyl and Anderson is a quality window.

Ms. Johnson concurred. She said the historic windows are unusual; the proposed revision is a high-quality window. She said it is a nice project.

Mr. Kiel gave the project kudos on the cornice and for keeping the high-quality siding.

Mr. Coney supported the revisions and said the height, width, and setbacks are the same. He noted the sightlines and said penthouse is fairly hidden.

Mr. Barnes supported the revisions.

Mr. Macleod appreciated the addition of ADA at-grade entrance without modification of historic staircase.

Ms. Wasserman said she hates to see old windows go away, but she supported the revisions.

Ms. Chang appreciated seeing the profile sections and how they match original windows.

Mr. Barnes asked if work will be done on the masonry around entrance.

Mr. Aalfs said it will be cleaned and repointed as needed.

Mr. Kiel noted the staircase had suffered damage from an accident and would be repaired.

Chris Faul, the property owner said they uncovered the original parapet terracotta and are planning to restore it.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed alterations to the site and building exterior of the Pacific Telephone & Telegraph Garfield Exchange, 1529 4<sup>th</sup> Avenue West, as per the attached submittal.

This action is based on the following:

1. The proposed replacement of the original windows affects the features of the landmark, but the applicant has demonstrated the need for replacement due to the change in occupancy and the difficulty to alter this type of steel sash window.
2. The proposed alterations and additions do not adversely affect the features or characteristics specified in Ordinance No. 125214, 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*.
3. The other factors in SMC 25.12.750 are not applicable to this application.

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

**080520.4            CONTROLS & INCENTIVES**

080520.41            Daniel Bagley Elementary School  
7821 Stone Avenue N  
Request for extension

Ms. Doherty explained the request for a six-month extension. She said construction to rehabilitate and add an addition is wrapping up in the fall.

Ms. Johnson said it is reasonable.

Mr. Kiel said it is a typical project and a reasonable request.

Action: I move to defer consideration of Controls and Incentives for Daniel Bagley Elementary School, 7821 Stone Avenue N for six months.

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

**080520.5            NOMINATIONS**

080520.51            Viewlands Elementary School  
10505-10525 3<sup>rd</sup> Avenue NW

Jessica Clawson, McCullough Hill Leary said the owner is self-nominating and hoped the building would not be nominated. She said they want a new school that better fits the needs of teachers and students. She said the open floor plan requires them to be in lockdown all the time. She said it is not an outstanding work of the architect.

Ellen Mirro and Katie Jaeger from Studio TJP presented (full report in DON file).

Ms. Mirro provided context of the site and neighborhood in north Ballard. Many portables are on site to accommodate school program; almost half of the classrooms are in portable buildings. The building also has many outdoor covered walkways and an outdoor covered play area. The Plan of the 1954 school has two parts Units A and B. Unit A contains the multipurpose room, which functions as the assembly hall,

gym, and cafeteria. This is also part of the main entry sequence, with the entry to the multipurpose auditorium and the administration wing along this wall. There are also classrooms including a kindergarten. She said Unit B is mostly classrooms. The library comprises two former classrooms that have been combined.

Unit A contains entry and covered play court. She noted corrugated panels that were installed between 2005 and 2007 as part of a seismic upgrade. Alterations that occurred for the seismic rehabilitation are most prominent on the eastern façade and the most prominent place you can see the alterations that occurred for the seismic rehabilitation between 2005 and 2007. She said that part of the window wall system was replaced with the corrugated panels. She noted the lack of interstitial space and the visible ducting, raceways, and other building systems that have to be accommodated.

The western facade of Unit B shows three areas of seismic upgrade where window walls were removed in order to provide seismic bracing. The windows were also replaced during this rehabilitation, with the same configuration as the originals. The window at the L in the Library was once a doorway to a classroom and was walled in when the rooms were combined to form the library.

She noted the exposed building systems and how innovation in mechanical building systems influenced mid-century school design, but most of the mid-century designs, including this one, did not go far enough to accommodate future innovation in mechanical and electrical systems.

Ms. Jaeger reported that prior to colonization, the land that would come to be known as Carkeek Park was a day encampment for the Shilshole people. The nearby sites of Haller Lake and Licton Springs were important cultural and spiritual sites for many of the Coast Salish tribes in the region. Licton Springs later was part of David Denny's land claim. Around 1880, the land that makes up much of Carkeek Park was purchased by the Piper family who established a homestead on the land and planted a fruit orchard. Andrew Piper was a baker, artist, city councilmember, and mayoral candidate, and his wife Minna was a respected local horticulturist. When the city purchased the Piper's land to establish Carkeek Park, the family moved to a house up the hill, several blocks north of the future Viewlands site.

The park, established in 1927, was named for Morgan and Emily Carkeek. Morgan Carkeek was a stonemason and building contractor, and he and Emily helped to establish the Seattle Historical Society. The Carkeeks bequeathed the city a swimming beach on Lake Washington at what is now Magnuson Park. When that land became part of the Naval Air Station, the park was "moved" to its present location.

By 1909 the land containing the subject site had been purchased by Nels Ryeburg. He established a small dairy farm that contained a barn and three outbuildings. Ryeburg re-platted the land in 1937 and retired in 1941. By 1949 the site had been purchased by the Shoreline School District, and by 1952 most of the dairy farm was demolished. By the time the school building was complete, it had been annexed into Seattle Public Schools. The school opened in September 1954, with 584 students. Within five years the school was using portables. In 1972 a learning resource center was added to the school; an activity center and gymnasium space were housed in portable buildings.

Viewlands has long been a supportive school for neurodiverse students and students with disabilities. In 1974 the school integrated three classes of students with learning disabilities into regular classes. In 2000 the school was one of four in the district to adopt a program for children on the autism spectrum.

Seattle instituted a busing plan in 1978 in order to racially integrate its schools. In the 1980s, the school was experiencing overcrowding. In 1985 Viewlands was not part of the busing plan, although that year the student body was 73.7% white. Viewlands was one of two elementary schools out of compliance, and by July 1987 was the only school still out of compliance, with still more than 70% white student body. Currently Viewlands enrollment is slightly over 50% white. In the mid-1990s, Viewlands restructured its curriculum and overall approach to education, focusing on student agency and reducing administrative involvement. Superintendent William Kendrick held up the school as a model for his plan to restructure the district.

In 2006, districtwide enrollment was at a 50-year low, and Viewlands had only 206 students. The school was recommended for closure, and in spite of a wave of pushback from the community, the school board voted to close the school. Viewlands was shuttered in the fall of 2006 and was reopened for the 2011-2012 school year.

Ms. Mirro said that integrity is important to potential Landmarks, as they must have the ability to convey their significance. The building has had the normal amount of maintenance and upgrades over the years. However, between 2005 and 2007 there was a major seismic upgrade and window replacement project that altered much of the character of the building. An exhibit was included in the nomination report which color codes the windows that have been replaced and removed. The overall scope of the work affected almost all facades, including the main feature window wall at Third Avenue and the auditorium/multipurpose room. On the western facade the ribbon windows were interrupted by the seismic upgrade with the dark corrugated panels interrupting the previous long expanses of glass.

Ms. Jaeger said the building didn't meet criteria A, or B. Regarding Criterion C, she said that the early neighborhood associations were not associated with the establishment of the school, any more than any normal neighborhood development would be and is not enough to rise to the double significance standard required under this criterion. The school has made use of its proximity to the park, including the Viewlands Outdoor Education Program, the Salmon in the Classroom program, which hatches salmon for release in Piper's Creek, and the Ethnobotanical Garden at Carkeek.

Ms. Mirro cited a 1943 article in the Journal of the Royal Architectural Institute of Canada which summarized the change from traditional forms to modern design. The Crow Island School and Corona School had a big impact on school design at the elementary level. The innovation in lighting and mechanical design along with the modernist ideas transformed school design, transforming the building relationship with natural lighting and heating systems. In Seattle, an early effort were those schools designed by George Stoddard. Part of the effort of the school building plans at this time was economy. Stoddard accomplished this with his plan for of "Transportable Schools" at three Seattle schools. Unfortunately, these were not built to last, and children endured some poor conditions at these locations before they were

demolished. These Stoddard schools have some relevance to our subject building, their portable classrooms were connected by interior hallways, whereas at Viewlands we have modular classroom connected by open air hallways. This Mallis and DeHart design had the goals of the Stoddard ideal, however impractical either ended up being. There are currently three midcentury schools that have been landmarked: Cedar Park by Paul Thiry; Eckstein by Mallis, DeHart, and Hopkins, constructed in the same period as our subject building; and Ingraham by NBBJ in 1959.

The alterations to Viewlands affect its ability to convey the period. The original design of the ribbon windows has been interrupted by the seismic upgrades. Other examples of mid-century school embody the period better. She said Viewlands probably does not qualify under Criterion D. Regarding Criterion E. Viewlands was designed by the firm Mallis & DeHart. Before the firm Mallis and DeHart, William Mallis specialized in School design, building the educational portfolio of the firm. Mallis was one of Washington State's most prolific school designers. However, it was Joseph Henry Dillon DeHart who signed the drawings as the project architect.

DeHart was born in 1899 in Wisconsin and died in 1999 in Lacey, Washington. He moved to Seattle around 1929, where he worked as a draftsman for William Mallis. These are more of the schools designed by Mallis and Dehart, including Sharples (now Aki Kurose), Wilson, and Denny. DeHart became a firm associate in 1939, and a partner in Mallis & DeHart in 1945. After Mallis died in 1954, DeHart continued designing schools including Nathan Hale High School. Mallis and DeHart also designed buildings for higher education such as the Crawford Music Building for Seattle Pacific University. Mallis and Dehart were specialists in school design. In their portfolio there are many outstanding examples of their work, but Viewlands is not one of them. They clearly have much better examples including Eckstein. Regarding Criterion F she provided an aerial view of the school, surrounded by Carkeek park. It occupies a large site in a residential neighborhood and is almost part of the park; it doesn't seem to stand out. The school almost certainly does not qualify under Criterion F.

Mr. Coney asked why the school was constructed off axis from the road.

Ms. Mirro said it may have been a change order for soils that caused the shift. But not entirely sure.

Mr. Barnes noted the location on a busy thoroughfare, limited parking, and the lack of security.

Ms. Mirro said there is lots of chain link fencing for security /safety.

Mr. Barnes said the administration building is hidden from the main entrance.

Ms. Johnson said accessibility was also poor.

Mr. Kiel asked about the smokestack.

Ms. Mirro said all school buildings had them.

Mr. Kiel asked if it was heat source.

Ms. Mirro said she would look into it.

Ms. Doherty said it was for the central boiler. She noted that public comment letters had been distributed to the board in advance of the meeting.

Ms. Johnson did not support nomination and said that while it is of its era, it is not the best example.

Mr. Chalana did not support nomination and said it doesn't meet the criteria. He was not convinced it lost integrity. He wanted to hear more about seismic upgrades. He asked Ms. Doherty about staff report.

Ms. Doherty said she toured the property. Although it has been altered she thought the alterations were compatible. Her concern was related to the standards.

Mr. Macleod said he had no issue with the building's integrity but there wasn't a strong case for Criterion D.

Ms. Chang didn't support nomination and said the building doesn't meet the needs of a modern school.

Mr. Barnes said the play area is pure asphalt and he noted dangerous security issues. He didn't support nomination.

Ms. Wasserman did not support nomination.

Mr. Kiel did not support nomination. He said the building was never great, it is weirdly sited, and one has to descend to the entry. He said it is an okay example of Mid-Century style.

Mr. Chalana said this should be part of a larger conversation, Mid-Century buildings are likely to fail the Criteria for designation. He said the power of the style is in its ordinariness. He said the building has interesting elements.

Mr. Macleod said post-war buildings do not neatly fit in. He said this particular building has no value to the community it serves.

Mr. Kiel said the Mid-Century buildings were marked by cheaper materials although there are some beautiful Mid-Century examples. He said that not all are ordinary.

Mr. Chalana concurred and said there are grander, better examples. He said that even in the ordinary, we look for extraordinary examples. He said the building is true to its time and hasn't lost integrity.

Action: I move that the Board not approve the nomination of the Viewlands Elementary School at 10505-10525 3<sup>rd</sup> Avenue NW as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350.

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

080520.52

Kimball Elementary School  
3200 23<sup>rd</sup> Avenue S

Jessica Clawson, McCullough Hill Leary said the school was designed with open classrooms in pods. She said the School District wants to demolish the school and build a new one. She said the style was described as 'Modern' which she said is hard to pin down.

Audrey Reda, Studio TJP provided context of the site and neighborhood in the North Beacon Hill neighborhood. She said the building was constructed in two stages. The original building was completed in 1971; an additional wing was added to the southern portion of the building in 1998. The 1971 construction is easily distinguished by the red brick exterior cladding. She provided photo showing the joining of original 1971 building and 1998 addition, at the eastern façade. She noted the use of grey CMU tile cladding on areas of the addition which is wood frame construction with a 4" CMU veneer.

She conducted a virtual 'walk around' the building using photos. She said concrete stairs lead up to the street level and she provided a photo of eroded metal tread. She noted the western façade, central location with exit stairs near 23rd Avenue South and pointed out the grade change in how much higher the street level is in comparison to the building. A portion of the area re-roofed in 2000.

She went through interior photos including inside the main entry with the lobby and administrative offices. She noted the typical classroom pod and noted the division of spaces using bookshelves and cabinets. She noted the sitting room in the Learning Resources Center, and the stacks, the adjacent inner courtyard adjacent, and the main hallway looking south, and main hallway by the Learning Resources Center. She noted the 1998 addition, main hallway looking north toward the learning resources center, the gymnasium, and the multipurpose room, which has a small kitchen. She said this space was marked on the original plans as an art and science space.

Ms. Reda reported that three schools were constructed from the same drawings: Beacon Hill, Kimball, and Maple. She said that Durham Anderson Freed was designing these three schools concurrently. She went over alterations including reroofing, library upgrade, seismic upgrade, mechanical and ADA compliance among others.

Ms. Mirro said the building did not meet criteria A or B. Regarding Criterion C, she said the building is not known to be associated in a significant way with a historic event with a significant effect upon the community, city, state, or nation. Despite being the location of many outstanding teachers, administrators, and students over the years, and even high-profile visitors, this association is generally not enough to rise to the level of a landmark. She said that schools are always important parts of their communities. She said the Board has to consider whether or not this particular building is associated in a significant way with a significant aspect.

Under criterion D she noted the early transitional modern to postmodern period and the open plan school movement. Nationally, the Crow Island School Illinois has been held up as one of the best and earliest examples of midcentury modern design in schools. The subject building was constructed during a transitional period when the

principals of modernism were found to be lacking. At Kimball, this is expressed with the brick to signify “school,” and peeled log columns at the interior as a nod to regional forms. The expression, however, with the protective wing walls, flat roofs and recessed vertical windows, comes across as Brutalist, as a hold-over from the modern movement. At the same time the architectural expression was evolving, so was the programming. In the 1970s open plan schools came to the United States and dominated a decade of school construction. The movement largely failed, and most of these schools converted back to traditional classroom curriculums.

Ms. Mirro said Beacon Hill, Maple and Kimball were almost identical in details and architectural concept. All three were designed by Durham Anderson and Freed. All of these schools are designed with connected learning spaces that flow together, but have no acoustical isolation, nor do they have traditional “front of the room” doors or other separations. All three schools share similar exterior and interior details, including the red brick exterior walls and interior peeled log columns. She said the building didn’t meet Criterion D.

Ms. Mirro said the firm of Durham Anderson and Freed is best known for their specialty in Church and religious design including the beloved Mount Zion Baptist Church building in Seattle, which was a collaborative design with Rev. Dr. Samuel B McKinney. Durham, Anderson and Freed are known to have prepared designs for six school buildings - four were in Beacon Hill, one in west Seattle and one in Mountlake Terrace. Three were of almost identical design, prepared concurrently, Kimball, Maple and Beacon Hill. She said there are better examples of their work.

She said the building does not stand out from street level and is largely obscured by the grade change and didn’t meet Criterion F.

Mr. Barnes asked if the subject school is the most altered of the three.

Ms. Reda said Maple is the most remodeled.

Ms. Chang asked for more information on Kubota Kato architects who designed the addition.

Ms. Clawson noted that the addition done in 1998 did not meet the 25-year-old threshold.

Mr. Kiel said the school is stylistically odd and seems like it is living between two worlds.

Ms. Mirro said it was designed under one contract for three schools. She said it was transitional and Brutalistic with wing walls and flat roofs with nods to some vernacular ideas. She said Bassetti was doing the same at this time. She said the early 1970s Bassetti schools have a resonance that Durham Anderson Freed schools don’t portray.

Ms. Wasserman did not support nomination. She said it didn’t meet the criteria.

Mr. Barnes said of the three schools done at the same time, this one has lost integrity. He didn't support nomination. Mr. Barnes said he would like to see the best of these three schools preserved in the future.

Ms. Chang did not support nomination and said it was not significant work by the architect. She said the building has aged more appearance-wise than the other two built at the same time.

Mr. Macleod did not support nomination. He said there are better examples of interesting, small-scale buildings. He said the defining features have been lost and the siting has the building sunk into a pit.

Mr. Chalana said the School District says all their properties are 'out of date' and 'unsafe'. He said he was unsure but that the building still has integrity. He said it is a fine example, not fantastic.

Mr. Coney clarified that portions of Ingraham High School are landmarked, not the whole school. He said the subject building is a failed concept in school design. He said it was an exercise of its time that should be preserved but not this building.

Mr. Kiel concurred. He said preserving a failed concept is not a criterion. He said the building borders on Brutalism; it is a weird hybrid building that is 'fast food-ish' in appearance. He said the architects ignored the topography completely and the building is oddly sited. He said the building looks more Brutalist than Modernist.

Action: I move that the Board not approve the nomination of the Kimball Elementary School at 3200 23<sup>rd</sup> Avenue S as a Seattle Landmark, as it does not meet any of the designation standards, as required by SMC 25.12.350.

MM/SC/HW/KJ            7:1:0    Motion carried. Mr. Chalana opposed.

**080520.6            STAFF REPORT**

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator