



The City of Seattle

Landmarks Preservation Board

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LPB 130/17

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday, February 15, 2017 - 3:30 p.m.

Board Members Present

Deb Barker
Kathleen Durham
Robert Ketcherside
Kristen Johnson
Jeffrey Murdock
Julianne Patterson
Matthew Sneddon
Steven Treffers
Emily Vyhnanek

Staff

Sarah Sodt
Erin Doherty
Rebecca Frestedt
Melinda Bloom

Absent

Jordon Kiel

Jeffrey Murdock called the meeting to order at 3:30 p.m.

021517.1

APPROVAL OF MINUTES

December 7, 2016

MM/SC/DB/RK 6:0:2 Minutes approved. Ms. Durham and Mr. Treffers abstained.

January 4, 2017

Deferred.

021517.2 CERTIFICATES OF APPROVAL

021517.21 Columbia City Landmark District
3839 S. Edmunds St. – private residence
Proposed replacement of a wooden fence and enclosure.

The application was withdrawn by the applicant.

021517.22 Columbia City Landmark District
4915 Rainier Ave. S.
Proposed signs.

Ms. Frestedt explained the proposed installation of business signage, for tenant Root Yoga, located on the 2nd floor. The proposal consists of a 2-sided wooden blade sign, a wall sign within the entrance alcove and a vinyl decal window sign on the second story. Exhibits included plans, photographs and samples. This 2-story commercial building was constructed in 2014. It is a non-contributing building located within the Columbia City National Register District. Approval for the 1st story tenant signage, for Salted Sea, was granted in 2015. On February 7, 2017, the Columbia City Review Committee reviewed the application. The Committee reviewed options for blade sign placement. They also discussed the finish of the blade sign (originally metallic) and recommended painting it to match colors within the sign. The Committee supported the application, as amended.

Applicant Comment:

Amy Brightman, owner of Root Yoga, oriented board members to the space via the site plan and said the space has north- and south-facing views. She indicated sign locations on drawing and provided renderings of signs at each location. She explained that vinyl decal will be applied to window per page 5; fir sign with mahogany brown vinyl decal with epithane boat varnish finish sign per page 6; and a fir blade sign to match the other sign but with an additional border in mahogany.

Ms. Frestedt went over attachment detail and hardware. She said it meets the District’s design guidelines.

Public Comment: there was no public comment.

Board Discussion:

Ms. Barker said it looked appropriate.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for signs at 4915 Rainier Ave. S., as proposed. This action is based on the following:

The proposed signs meet the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior’s Standards:

Guidelines/Specific

11. Signs. All signs on or hanging from buildings or windows, or applied to windows, are subject to review and approval by the Review Committee and Board. Sign applications will be evaluated according to the overall impact, size, shape, texture, lettering style, method of attachment, color, and lighting in relation to the use of the building, the building and street where the sign will be located, and the other signs and other buildings in the District. The primary reference will be to the average pedestrian's eye-level view, although views into or down the street from adjacent buildings will be an integral feature of any review.

The regulations in Seattle Municipal Code Chapter 23.55 (Signs) and the following guidelines shall apply to signs in the District. The provisions of these guidelines apply to at least the following: (1) any sign located out-of-doors; (2) indoor signs located within three feet of a window and visible from the street, sidewalk or other public place; and (3) "place of business" identification signs.

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs reflect the character and unique nature of the business; that signs do not hide, damage, or obstruct the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than the signs.

a. Window Signs and Hanging Signs. Generally, painted or vinyl letters in storefront windows and single-faced, flat surfaced painted wood signs are preferred. Extruded aluminum or plastics are discouraged and may not be allowed. Window signs shall not cover a large portion of the window so as to be out of scale with the window, storefront, or facade.

b. Blade Signs. Blade signs (double-faced projecting signs hanging perpendicular to the building), that are consistent in design with District goals are encouraged. Blade signs shall be installed in a manner that is in keeping with other approved blade signs in the District. They shall not hide, damage, or obscure the architectural elements of the building. The size should be appropriately scaled for the building.

e. Upper Floor Signs. Signs conforming to the requirements of subsection (a) above shall be allowed on windows of upper floors as applicable.

Secretary of the Interior's Standards #9 & 10

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

021517.23

Columbia City Landmark District

4901 Rainier Ave. S. – Hastings Building

Proposed addition of a sidewalk café and a request for retroactive approval of exterior alterations to expose masonry around the windows on the north façade.

Ms. Frestedt explained the proposed addition of a sidewalk café, and a request for retroactive approval of exterior alterations to expose masonry around two windows on the north façade. Exhibits included plans, photographs, sample and specifications. The Hastings Building was constructed in 1905. The building is considered an historic non-contributing building. The one-story building is clad in stucco on brick. The Landmarks

Preservation Board approved paint colors and signage in September 2016. A Certificate of Approval for Phase II of building renovations was issued in March 2016. This included masonry, stucco repairs, seismic work, reconfiguration of storefronts, new door and window openings and the addition of a steel and glass canopy.

On December 16, 2016, the Architectural Review Committee reviewed the application (due to extenuating circumstances that resulted in the cancelation of the Dec. 6, 2016 Columbia City Review Committee meeting). The ARC asked clarifying questions about the condition of the exposed masonry, noting the pock marks in the brick. A Columbia City Community member was in attendance and generally supportive of the application, as proposed. During deliberations, members expressed concern about delamination of stucco and deteriorating conditions over time. ARC members concluded that they were supportive of the sidewalk café and were generally not in support of the proposal to expose the brick. There was a request to hear from the masonry consultant when the project came before the full Board. The applicant requested to defer review of the proposal until February to allow for further consultation with the masonry specialist.

Applicant Comment:

Richard Floisand, Floisand Architecture, explained the sidewalk café delineation will be minimal and removable; the markers will be flush to grade. He explained that during the window installation some stucco broke off on Ferdinand and exposing the original brick and revealing the arched windows. They would like to keep the brick exposed to tell part of the building's story during the period of significance as identified in National Register – 1891 – 1937. He said this building was constructed in 1905 and the stucco was added after 1931.

Ms. Frestedt explained cited SOI #3 and said that the building is non-contributing; the stucco was put on after the period of significance. She said the exposed brick expresses connection to other arched brick windows in the District. She noted durability issues and Pioneer Masonry was contacted. She said they did a Rylem tube test and the crumbly brick showed water intrusion. She said that the consolidation treatment is a breathable product but prevents water intrusion.

Larry Thompkins, Pioneer Masonry, said they propose to replace the damaged brick with salvaged brick, tuck point the exposed mortar, apply Prosoco which will penetrate the brick and leaves the porosity tighter. He said it shouldn't change color or be visible; he said there isn't much risk because it is a north facing elevation.

Mr. Floisand said they are working to ensure the long-term durability of the building.

Ms. Durham asked about the stucco that has peeled away.

Mr. Floisand said that 90% of what is seen has fallen off; they took all the loose stuff off. He said the bonding material will be put in place at joint between brick and stucco; there will be no concern with water intrusion.

Mr. Murdock asked if there are any holes put into the bricks.

Mr. Floisand said they will take out more brick pieces that need removal, rework lintels, and corners will get replaced and mortared repaired.

Ms. Barker asked if the District has other buildings with exposed or partially exposed brick.

Ms. Frestedt said no, this would be the first.

Public Comment: There was no public comment.

Board Discussion:

Mr. Sneddon noted that it is a non-contributing building so there is no adverse impact. He said he likes the open layer to show the building's past.

Ms. Johnson said that it is a nice detail and a lot of effort is going into it.

Mr. Murdock said that he appreciated the research on products. He said it is good to hear the stucco and brick and water intrusion is being dealt with. He said the opening shows the tectonics of the building.

Ms. Patterson said that it is a non-contributing building. She said that typically exposed brick is stucco'd over because it needs it but noted that everything is being addressed in this little area. She said if it is waterproofed it would be acceptable.

Ms. Barker said that it is a huge amount of work for a small area. She said she hoped it would not be shiny or unnatural. She said she hoped that if there are continued problems with the wall it will be revisited.

Mr. Thompkins said that shininess is associated with sealers that used to be used; this product produces no film and no sheen.

Ms. Patterson asked if they could stucco over the product if need be.

Mr. Thompkins said that there would be no impact. Responding to questions he said they will use a Type N or softer mortar.

Ms. Frestedt said it looks unfinished although she appreciates that a great deal of attention and thought has gone into this.

Mr. Treffers noted concern with false historicism precedent-setting. He said that it is a non-contributing building and this is a small detail. He said it reveals some history of the district literal and figurative layers. He said the stucco was not original; the brick was.

Ms. Patterson said that it is an inauthentic look but that it is a non-contributing building. She said that once it is treated it will look more consistent.

Mr. Murdock said that he is inclined to agree; it isn't false historicism in that they are exposing historic fabric. He said it is a non-contributing building and there is not too much impact to the district.

Ms. Patterson said there is an implication that the building is an age that the stucco has deteriorated on its own.

Mr. Murdock said that it is not one of the buildings that make up the heart and soul of the district.

Mr. Sneddon noted the Palace of Governors in Santa Fe and said you can see the moment the building was built when the district was young.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for a sidewalk café at 4901 Rainier Ave. S., as proposed

This action is based on the following:

The proposed sidewalk café meets the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

Guidelines/Specific

7. Street Use. Any work that affects a street, alley, sidewalk, or other public right-of-way, shall be reviewed by the Review Committee and Board. Emphasis shall be placed on creating and maintaining pedestrian-oriented public spaces and rights-of-way. Street trees and other plant materials that add human enjoyment to the District shall be encouraged. Decorative treatments within the sidewalk, including special paving patterns and building entryway tiling shall be preserved. The use of alleys for services and public-oriented activities shall be encouraged.

8. Street Furniture. All elements of street furniture, including but not limited to street lights, benches, trash receptacles, and planters, shall be reviewed by the Review Committee and Board as to their specific compatibility with the District. Street furniture must be appropriately sized and sited to afford generous provisions for pedestrian flow.

Secretary of the Interior's Standards #9 & 10

MM/SC/RK/DB 9:0:0 Motion carried.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval at 4901 Rainier Ave. S., for retroactive approval of exterior alterations, as proposed.

This action is based on the following:

The proposed exterior alterations meet the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

2. Building Materials and Fixtures. Integrity of structure, form and decoration should be respected. Building facades should be brick, wood, or other materials that are in keeping with the historic character of the District.

3. Building Surface Treatments. Approved surface treatments shall be consistent with the historic qualities of the District.

Secretary of the Interior’s Standards #3, #9 & 10

MM/SC/JP/RK 9:0:0 Motion carried.

Ms. Frestedt said that overall it has been a successful renovation and positive for the community.

021517.3 DESIGNATION

021517.31 Crescent-Hamm Building
4302 SW Alaska Street / 4559 California Avenue SW

Mr. Murdock went over the meeting and public comment process.

Ms. Barker disclosed her volunteer involvement with the Southwest District Council Survey group that did photos and mapping of the Alaska Junction, and noted she did not receive any compensation. Ms. Barker said she did not participate in preparing the nomination application, nor selecting the consultant. Both the Board members and the property ownership noted that her participation in the deliberation was not problematic.

Applicant Presentation

Clay Eals, Southwest Seattle Historical Society, said that the board nominated the building unanimously.

Flo Lentz and Sarah Martin prepared and presented the report (full report in DON file).

Ms. Lentz said that Victor Voorhees built the building for W. T. Campbell in 1926. The building was named for original tenant, Crescent Dry Goods, and later owner, Eileen Hamm. She said it meets criteria C, D, and F. She provided context of the site and neighborhood. She said this commercial node was a dominant business district. She explained that platting and logging started in 1888 with subsequent development of the peninsula. She noted the development of transportation systems and said that in 1907 two streetcar lines came together at a strategic spot which became the Junction.

She explained that W. T. Campbell was a developer of early West Seattle; he was a teacher, realtor, politician and key commercial developer. She said that after WWI was a period of rampant growth and a building boom. She said eight buildings went up in the Junction – all new ‘permanent’ brick masonry buildings with larger footprints that took up two lots; the new buildings had retail downstairs and

residential upstairs. She said that Campbell hired Victor Voorhees to design the building.

She said that the storefronts have changed over time to accommodate various tenants. She said that there was a drugstore on the corner from 1930 through the 1980s. She said that Easy Street Records has occupied the corner since 1989. Tenants in the northeast storefront included Crescent Dry Goods, Lutz's Ready to Wear, an open-air market, Weisfeld Jewelry, and now a café that is part of Easy Street Records. She said that Campbell sold the building to Eileen Hamm in 1931. Hamm sold the building in 1968 and the announcement in the paper called the building a 'well-recognized presence in the Junction'.

Ms. Martin reported that Victor Voorhees' career spanned many years and had a wide-range of buildings including Washington Hall, Lloyd Building, Arcade Building in Pike Place Market among others. She said the building has a concrete foundation, hollow clay tile faced with buff brick and terracotta, flat roof with parapet and maintains its key features. She noted the integrity of its mass, size, scale and exterior cladding, window transoms, upper fenestration, terracotta ornament and parapet accents. She said the building footprint remains unchanged and the interior configuration remains the same.

She said that there are two storefronts on the east – the southernmost with original inset center entrance, and original and operable transom windows. She said on the south elevation are 1/1 vinyl windows in original openings, six bays, two of which are solid brick. She said vent and duct work and the awning were later additions. She said the 4th bay is the formal entrance to the residential units; she noted the round arched window that has been replaced with aluminum. She said the westernmost two bays have aluminum storefronts. She said that the rear elevation is unadorned and functional.

She noted the tall interior ceiling, open mezzanine, mezzanine offices and upstairs apartments. She said the storefront changes are part of the life of the building and don't detract from the building's ability to convey what it is. She said the building meets criteria C, D, and F.

Mr. Treffers asked about changes to northern storefront on the east elevation.

Ms. Martin said that it was all done within the terracotta framework.

Mr. Treffers asked about upper level apartment windows.

Ms. Martin said they are vinyl replacement in the same openings and configuration as original.

Owner Presentation

Jessica Clawson, McCullough Hill Leary, said the owners do not oppose the designation but want to be clear about all changes that have been made to the building.

Ellen Mirro, The Johnson Partnership, went over the building's integrity. She said that on the south side the west two bays storefronts have been changed to continuous aluminum storefront glazing. She said the entry door has been changed and the canopy is gone. She said the arched window has been replaced. She said mechanical equipment has been added, as well as a canopy, and new storefront glazing.

She said that on the east side the terracotta has been removed from the corner post. She said on the north bay the transom has been removed, and the storefront changed, a rollup door was installed, the storefront materials lost.

She said it is difficult to discern on the alley side what is original. She said there is enough integrity to designate the exterior only.

Ms. Clawson said that they have a significant tenant in the retail space and changes will occur. She noted that the ability to make changes is important to a thriving retail business.

Mr. Murdock asked about a little window on the south elevation.

Ms. Mirro said it was there in 1937.

Ms. Vyhnanek asked if the two bricked in bays on the south elevation were originally like that.

Ms. Mirro said yes, it was probably programmatic.

Public Comment:

Peder Nelson, Southwest Seattle Historical Society, supported designation and said he represents hundreds of supporters, including Seattle City Councilmember Lisa Herbold and King County Executive Dow Constantine.

Karen Richter, We Love the Junction, supported designation. She cited Criterion C and noted the development of the streetcar gave the junction its name at a dynamic crossroads.

Cody Othoudt supported designation on Criterion D. He noted the beautiful buff terracotta, the cornice and ornamental elements. He said it is inspiring; it is an anchor building and its distinct style remains.

Crystal Dean supported designation and noted Criterion F. She said the building is a jewel; it grabs attention on its prominent corner in the hub of West Seattle. She said the building welcomes you and is the gateway of the Junction.

Marcy Johnson supported designation and noted criteria C, D, and F. She said it doesn't have to be perfect to be significant – the bones are there.

Stan Hargus supported designation.

Lisa Herbold, City Councilmember, thanked the board for their work and said she supported designation. She said that the building has significant character and meets

criteria C, D, and F. She said it is iconic and easily identifiable; it is connected to the economic and cultural heritage of the City, and embodies distinctive visible characteristics.

Brooke Best, Historic Seattle, supported designation. She said the building retains its integrity and charm; she noted the terracotta and intact fenestration. She said it meets criteria C, D, and F.

Trent Woo said the face of West Seattle is changing and it is important to preserve the history. He supported designation.

Board Discussion:

Mr. Ketcherside supported designation on criteria C, D, and F. He said it is part of the building block of the structure of West Seattle. He said the building is prominent. He said the terracotta is high quality. He said the building expresses its significance.

Ms. Patterson supported designation on criteria C, D, and F. She said it is associated with the growth of West Seattle and the development associated with the streetcar. She said that it is a 20th century commercial design with terracotta ornament. She said it is prominent in the Junction – a gateway. She said it has integrity and can still convey its significance.

Ms. Barker supported designation on criteria C, D, and F. She said it was the first mixed-use building in the district. She said it is an elaborate building for West Seattle and noted the terracotta, buff brick. She said it is intact in mass and scale. She said it is an anchor in the neighborhood – you see the building and the terracotta. She noted the corner prominence.

Ms. Vyhnanek supported designation on criteria C, D, and F. She noted the street car and economic influence on the area. She said it is one of the first commercial block buildings in the neighborhood and noted the terracotta. She said the prominence is undeniable.

Mr. Treffers supported designation on criteria C, D, and F. He noted the 1968 article that called it a landmark and said it is an easily identifiable building and is visible. He said that the building embodies the two-part commercial block building with ground floor storefront – retail and office / residential above. He said that the mass, size and scale are intact. He said that the building is associated to the cultural and economic heritage of the community. He said that alterations occurred early – as early as the 1930s and changes are part of the story.

Ms. Durham echoed her fellow board members and supported designation on criteria C, D, and F.

Mr. Sneddon supported designation on C, D, and F. He commented on the influential impact the streetcar had on development of the neighborhood. He said the building was decorative and a carefully thought-out example of mixed use commercial building. He noted the continuity of its use and said the building has been identifiable for almost a century. He said Controls and Incentives will allow them to

work out how to maintain viability of a working building where changes are expected.

Ms. Johnson supported designation on criteria C, D, and F. She said it embodies the characteristics of a first floor commercial building with second floor residential. She noted the entry layout, the terracotta frame, and details.

Mr. Murdock said that even with the loss of some fabric the building still conveys its significance. He supported designation on criteria C, D, and F and said it is a shining example of what transit-oriented development could be. He said this building along with the one across the street are bookends and the cultural heart of the community. He said it is an anchor.

Action: I move that the Board approve the designation of the Crescent-Hamm Building at 4302 SW Alaska Street / 4559 California Avenue SW as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C, D and F; that the features and characteristics of the property identified for preservation include: the exterior of the building.

MM/SC/MSN/DB 9:0:0 Motion carried.

The following item was reviewed out of agenda order.

021517.5 CONTROLS AND INCENTIVES

021517.51 White Motor Co. Building
1021 E. Pine Street

Jessica Clawson explained they have attended ARC briefings and have submitted MUP to the Design Review Board. She requested a four-month extension.

Action: I move to defer consideration of Controls and Incentive for the White Motor Co. Building, 1021 E. Pine Street, for four months.

MM/SC/RK/JP 9:0:0 Motion carried.

021517.52 Kelly-Springfield Motor Truck Co. Building
1525 11th Avenue

Jessica Clawson explained the request for a four-month extension.

Action: I move to defer consideration of Controls and Incentive for the Kelly-Springfield Motor Truck Co. Building, 1525 11th Avenue, for four months.

MM/SC/RK/EV 9:0:0 Motion carried.

021517.53 Maritime Building
911 Western Avenue

Ms. Sodt explained the request for an extension and said that the agreement will likely be signed soon.

Action: I move to defer consideration of Controls and Incentive for the Maritime Building, 911 Western Avenue, for four months.

MM/SC/RK/JP 9:0:0 Motion carried.

021517.54 Federal Reserve Bank of San Francisco, Seattle Branch
1015 Second Avenue

Ms. Sodt explained the request for an extension and said the ownership has requested to schedule another briefing.

Action: I move to defer consideration of Controls and Incentive for the Federal Reserve Bank of San Francisco, 1015 Second Avenue, for four months.

MM/SC/RK/DB 9:0:0 Motion carried.

021517.4 NOMINATION

021517.41 Campbell Building
4554 California Avenue SW

Applicant Presentation

Clay Eals, Southwest Seattle Historical Society, explained the nomination came after the West Seattle survey.

Flo Lentz provided context of the site and neighborhood. She said the Campbell Building is arguably West Seattle's most significant commercial building. It was designed by the firm of Wilson & Loveless, it was partially erected in 1911 and then completed in 1920 under the supervision of architect Victor Voorhees. The Campbell Building is tied to the life's work of prominent West Seattle real estate developer and booster William T. Campbell. It is linked to the growth of West Seattle in the early 20th century and it is a deeply familiar visual and symbolic anchor at the center of "the Junction," West Seattle's most prosperous commercial district. The Campbell Building is one of the district's oldest buildings and is the first masonry retail and residential building in the Junction; it set a standard for future commercial design in the district.

From 1920 to 1925, at least eight substantial brick and/or concrete buildings were erected there, replacing modest wooden storefronts and filling vacant lots. Campbell himself actively participated in the boom. In 1925, he hired architect Victor W. Voorhees to design and oversee the construction of the Crescent Building, the first and only permanent commercial block ever to stand at the northwest corner of the Junction.

She said that the building was not built as designed and permitted – it was built to only half the length. The rest of the building was finished by Victor Voorhees per the Loveless design. She noted the stepped parapet and multi-paned windows. She said there have been multiple tenants over the years including Westside Press, West

Seattle State Bank, Campbell's Real Estate Office, dentist, public market, and clothing and shoe stores.

She explained that W. T. Campbell was a teacher, principal, community booster, Seattle City Councilman, realtor and businessman. He was a major commercial developer and was active until the Depression hit and he lost / sold much of his holdings. She said that Clayton Wilson and Arthur Loveless designed many other buildings in the City – most were residences and fewer than five were commercial. In 1920 Victor Voorhees oversaw the addition and later designed and built the Crescent-Hamm Building and Arcade Building.

She said the Campbell Building's first story has 13-inch solid brick walls, and the second story is wood-frame construction with a brick veneer. It has a concrete foundation with a full basement. The exterior is clad in dark red and brown clinker brick. There are decorative brick patterns including a distinctive basket weave pattern in the west-facing second-story gable. A single soldier course runs just below the cornice and another runs just above the transom windows, tying together all the storefront bays. The second-story fenestration of the Campbell Building remains intact in the arrangement and dimensions of structural openings and their decorative masonry surrounds. All openings are defined by a combination of soldier and header courses. All original 8/1 double-hung wooden sash have now been replaced by aluminum sash of varying configurations.

The building has a flat roof with a prominent character-defining parapet seemingly made of cast iron. The California Avenue parapet has a stepped, triangular gable crowned by a small round arch. The Alaska Street parapet features a central stepped gable with similar gables marking both east and west ends.

The west façade is symmetrical. Brick piers and historic transoms frame two storefront bays. Each has an angled inset entrance and large display windows resting on low bulkheads clad in smooth-finished stucco. Paired doorways lead into what is now a single shop space. The second story features four window openings. The center two openings have single aluminum sash enclosed by the railing of a metal fire escape platform with a dropdown ladder. Decorative metal brackets support the floor of the fire escape. The outer two windows have larger openings with tripartite metal sashes.

On the south elevation, large display windows situated atop low, stucco-clad bulkheads occupy the three westernmost storefronts. There are no entrances into the building through these storefront bays. They are framed by brick piers and historic transom windows. Fabric canopies with metal frames are attached to the building above the transoms. Approximately centered on the south elevation is an inset formal entryway that leads to second-floor apartments and offices. The vestibule features original, unglazed clay tile flooring and wainscot, and a wood door with filled-in sidelights and the original wood door surround.

There are three storefronts with entrances concentrated in the east half of the south façade. The bay immediately east of the apartment entrance is characteristic of mid-century storefronts in its distinctive angled display window leading to the entrance. The large display windows are set within metal frames and rest atop a very low bulkhead clad in stucco. The easternmost storefronts, addressed 4210 and 4212 SW

Alaska Street, are the building's best preserved, with recessed centered entrances, wood and wood-framed doors, and wood sashes.

Distinctive three-sided bay windows at each end frame the second story along Alaska Street. In addition to the bay windows, the second story includes nine window openings. The center five openings are single sash in width. The next outer two windows have larger openings that once accommodated paired sash. The final outer two windows have still larger openings once occupied by tripartite sash. All original double-hung wood sashes have been replaced by aluminum sash.

The alley-facing east elevation is unadorned architecturally. Much of the wall is clad in stucco, except for a small strip surrounding the second-story windows which remains unpainted brick. There are three second-story window openings with replacement metal sashes. A large mural painted on plywood is attached to the wall, occupying much of the first story. There is a ground-floor access door situated at the north corner; this leads to a straight-run staircase to the second floor.

The Campbell Building is a fine example of a two-part commercial block, a building configuration characterized by distinct upper and lower zones reflecting differences in the use of interior spaces. There are two points of access to the upper floor, which functions as a mix of apartments and a professional office. The office space is in the west half of the building on the Alaska Street side. The second floor retains an exceptionally high degree of integrity. The original staircase banister and newel posts are extant. The north wall above the landing includes the building's only original windows (8/1, double-hung, wood) overlooking an internal light well.

She said the corridor features the original baseboards, wood trim, doors, interior office windows, and plaster walls and ceiling. Office doors line the south wall of the corridor. The far west end terminates at the apartment door of the building manager overlooking California Avenue. There is a pair of original bathroom doors on the north wall for the use of office tenants. The baseboards, trim, floor covering, and smooth plaster walls and ceilings on the east end mimic those of the 1911 section, again indicating Voorhees' care in integrating his completion of the 1911 Wilson & Loveless design.

She said that a key feature of the second-story interior is its internal connection to the adjacent Arcade Public Market building which was completed in 1929-30 by Voorhees for Campbell. Beyond the sliding door is a connection into the adjacent Arcade Public Market Building; this opening was cut when the market building was constructed. She said the Campbell Building has an unfinished basement that also is connected to the adjacent Arcade Public Market building by inserted doorways. A rear alley-side door in the neighboring building provides access to the shared basement, which largely functions as a storage and mechanical space. She said the building maintains the qualities and features and meets criteria B, C, and F.

Ms. Johnson asked about the connection to the Arcade Building.

Ms. Lentz said it previously connected at the first floor, and still connects at the second.

Mr. Murdock commented that the windows on the south elevation don't line up with the structure below.

Ms. Martin wasn't sure why.

Mr. Treffers asked about the building's association with W. T. Campbell.

Ms. Lentz said it is the most significantly associated building with Campbell's life. She said that neither his office nor his home are standing; this is the first of his commercial developments and is his namesake building. She said it was his longest held property.

Ms. Johnson noted the building has a brick bearing wall at the ground floor with a wood frame and brick veneer above, and asked if this is typical.

Ms. Lentz said she wasn't sure but would be surprised if it was typical.

Ms. Barker asked if there were any elements of Voorhees' work in the west half of the building interior.

Ms. Martin said she didn't believe so.

Ms. Patterson asked if there was a reason why Voorhees was hired for the addition rather than Loveless.

Ms. Lentz said that Campbell hadn't dissociated from Loveless so it is curious. She said that Voorhees was doing a lot of work in the Junction at this point.

Owner Comment

Ralph Maimon, married to one of the owners, said he had spoken with Ms. Doherty and had a wonderful conversation. He said early building owners were Marco Calvo, who owned the Ferry Dock Tavern, and Solomon Calvo, who owned Waterfront Fish. He said the current building owners are not opposed to the nomination and there is architectural and historic value. He said that through the years they have maintained the building and recently tuck pointed the brick, put on a new roof, awnings are being restored, and they are bringing the building back to its original look. He said they support including the exterior only and noted there have been interior changes. He said they continue to adapt to residential and commercial needs of tenants. He asked to clarify what "building exterior" meant in the staff report.

Ms. Doherty said the "building exterior" includes all of the exterior walls and the roof.

Ms. Barker asked about the north façade, light well and window.

Ms. Doherty said the Board could specifically note the party wall so that it's clear that it's part of the exterior.

Public Comment:

Peder Nelson, Southwest Seattle Historical Society, supported nomination. He noted the 100 years of growth in the Junction and the positive influence the building has had on development in the Junction. He said the building meets B, C, D and F. He said that Seattle City Councilmember Lisa Herbold and King County Executive Dow Constantine support nomination

Crystal Dean supported nomination and said it meets Criterion F. She said it is a gateway to the Junction and a marker. She said it has the same relationship as the Crescent-Hamm Building.

Cody Othoudt supported nomination. He said it meets Criterion B for its association with W. T. Campbell. He said the physical structure has had an impact on the community and it catches your eye. He said it provides a glimpse of the early heritage of the area.

Karen Richter supported nomination and said that it meets Criterion C. She said it is walkable and intimate and connects you to the place. She commented on the association to the main business district and transportation hub.

Marcy Johnson supported nomination and noted the building's association with W. T. Campbell. She said he built the building and with all his roles he had an impact on West Seattle and its development.

Carly Nelson supported nomination. She said she teaches K – 6th grade and Criterion B aligns with understanding the individuals who have shaped our history. She described a project her students did with a Loveless building and noted the need for the community to be a classroom. She noted the W. T. Campbell was a teacher and principal as well.

Trent Woo supported nomination. He said the building sits at a four-way stop and is a positive community experience.

Ms. Barker disclosed her volunteer involvement with the Southwest District Council Survey group. Ms. Barker said she did not participate in preparing the nomination application, nor selecting the consultant. Both the Board members and the property ownership noted that her participation in the deliberation was not problematic.

Ms. Johnson supported nomination on criteria C, D, and F and said that Criterion B is a harder sell. She noted the association with the streetcar line. She said it is intriguing that Voorhees completed the original plan and she noted the attachment of this building to the one next door. She said it is a commercial building but has a residential look; she noted the clear roof form and bay window.

Mr. Sneddon supported nomination on criteria B, C, D, and F. He said that Campbell is a lost type of local home grown developer. He said the architectural type is funky Queen Anne, Tudor and he noted the cast iron coping. He said the structure is intriguing with its piers and post and beam structure. He said it is rare to see a solid brick masonry building.

Ms. Durham supported nomination on criteria B, C, and F although she was hesitant about Criterion B. She noted Campbell's roll as a booster and said the building is a

statement in urbanism – that this will be a place. She said she was interested in the Arcade Public Market development. She said it met C because of the connection to the streetcar. She said the building is a neighborhood icon.

Mr. Treffers thanked the public for their comments. He supported nomination on B, C, D, and F although he was hesitant on B because it requires the individual to be of “city” significance not just “community” significance. He said he wants to know more about Campbell’s role in the City. He said the upper level interior hallways are not publicly accessible so not as defining to the story.

Ms. Vyhnanek supported nomination on criteria B, C, D and F. She said it is an interesting building – the architecture is beautiful and intact. She said she wants to know more about Campbell - as teacher, realtor, City Councilman, community member.

Ms. Barker supported nomination and said it reminds her of her favorite building in Chicago; the Monadnock. She noted the Campbell Building’s brick, white cornice and stepped cornice and said the building is a feast for the eyes. She said the brick work is beautiful and encouraged board members to go look at it. She said that Loveless was a master in brick work. She said that she has been in the second floor and it feels like stepping back in time – it is intact. She said that Campbell was a proponent for West Seattle and was pushing for better transportation between Seattle and West Seattle. She said he was forward thinking at a very early time.

Ms. Patterson supported nomination. She said it is a significant building – it was the first masonry retail building in the Junction. She wanted to know more about Campbell’s importance to the City as a whole. She wondered why Voorhees did the addition and not Loveless. She wondered about the motivation for the interior connection with the Arcade Public Market as well as the circulation patterns. She said that some elements of the interior should be included. She appreciated the footnotes in the report about the Historylink article about the Sephardic community in Seattle – she wanted to know more about that. She wanted to know more about Sol Calvo and the first Sephardic settlers in Seattle. She said that Seattle has the largest Sephardic community outside New York. She thanked the owners for caring for the building.

Mr. Ketcherside supported nomination including the interior and noted they can always take it out later. He was interested in the interior connection to the Arcade Public Market Building – the shared exits add shared use on the first floor. He supported criteria C, D, and F and maybe B. He wondered if Campbell was significantly associated with the City; if there was an association with annexation of West Seattle, transportation development. He noted this was the first City-owned streetcar, it went to Burien. He said it is important to know all the reasons why a building is significant and why it was designed the way it was. He said the building is so clearly a landmark and the owners over the years have taken such good care of it. He noted the large crowd of supporters and said he appreciated the presentation.

Mr. Murdock said it is a great building; it is evocative and tells a story. He said the report was amazing; he noted the culture, architecture, and civic history included and appreciated the detail. He said the building has integrity and he supported nomination of the interior and exterior, and appreciated Mr. Treffers comments about the upstairs

interior spaces being less public. He supported inclusion of north party wall and public access to commercial spaces on 2nd level.

Mr. Sneddon said that hallways are not as difficult to deal with.

Action: I move that the Board approve the nomination of the Campbell Building at 4554 California Avenue SW 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 building including the north party-wall; 2nd floor interior corridor and access for right of way stair; that the public meeting for Board consideration of designation be scheduled for April 5, 2017; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/DB/JP 9:0:0 Motion carried.

021517.6 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator