



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 83/23

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday, March 15, 2023 - 3:30 p.m.

Board Members Present

Taber Caton

Roi Chang

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Marc Schmitt

Padraic Slattery

Harriet Wasserman

Staff

Erin Doherty

Rebecca Frestedt

Melinda Bloom

Absent

Dean Barnes

Lora-Ellen McKinney

Lawrence Norman

Acting Chair Kristen Johnson called the meeting to order at 3:30 p.m.

ROLL CALL

031523.1

PUBLIC COMMENT

There was no public comment.

031523.2 MEETING MINUTES

January 18, 2023

MM/SC/HW/IM 5:0:3 Minutes approved. Ms. Caton, Messrs. Inpanbutr and Schmitt abstained.

February 1, 2023

MM/SC/MI/HW 7:0:1 Minutes approved. Ms. Caton abstained.

031523.3 COMMITTEE APPOINTMENTS

031523.31 Columbia City Landmark District

Reappointment of Amanda Keating and Appointments of Taylor Calloway and Jesse Gordon Davis to the Columbia City Review Committee

Ms. Frestedt explained that the membership of the Columbia City Review Committee (CCRC) consists of three members who are appointed by the Columbia City Business Association. The appointments are then formalized by the Landmark Preservation Board. The CCRC is advisory to the Landmarks Board and reviews applications for alterations to sites and building exteriors within the boundaries of the Columbia City Landmark District.

She requested board approval for reappointment of Amanda Keating and appointments of Taylor Calloway and Jesse Gordon Davis. She said that CCRC members serve two-year terms, but that there had been a lag in appointments due to the pandemic. She said Amanda Keating has served five terms on the Committee. The CCBA recommends reappointing her for a one-year term to retain the staggered term limits. All three appointees are architects who reside in Columbia City.

Action: I move to approve reappointment of Amanda Keating through March 2024.

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

Action: I move to approve appointment of Taylor Calloway for two-year term ending March 2025.

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

Action: I move to approve appointment of Jesse Gordon Davis for two-year term ending March 2025.

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

031523.4 CONTROLS & INCENTIVES

031523.41 University of Washington Anderson Hall

3715 W Stevens Way NE

Request for extension

Ms. Doherty explained the request for a two-month extension and said she hoped the agreement would be done by then.

Action: I move to defer consideration of Controls and Incentives for the University of Washington Anderson Hall, 3715 W Stevens Way NE for two months.

MM/SC/IM/HW 7:0:1 Motion carried. Mr. Inpanbutr abstained.

031523.42 Hotel Elliott/Hahn Building
103 Pike Street
Request for an extension

Ms. Doherty explained the request for a four-month extension.

Ian Morrison, McCullough Hill Leary said he and the ownership are working with Ms. Sordt on reasonable economic use.

Action: I move to defer consideration of Controls and Incentives for the Hotel Elliott / Hahn Building, 103 Pike Street for four months.

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

031523.43 Mama's Mexican Kitchen Building
2234 2nd Ave
Request for an extension

Ian Morrison, McCullough Hill Leary explained the request for a four-month extension. He said the design team has been before Architectural Review Committee multiple times and has had good conversations. He said they are still working through the Master Use Permit (MUP). Responding to board question about occupancy of the building, Mr. Morrison said it is his understanding the building is vacant. He said there is no intention to short-term lease the building as they are hopefully close to the permitting finish line.

Action: I move to defer consideration of Controls and Incentives for the Mama's Mexican Kitchen Building, 2234 2nd Avenue for four months.

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

031523.5 TRANSFER OF DEVELOPMENT POTENTIAL

031523.51 Sorrento Hotel
900 Madison Street

Ms. Doherty explained the Transfer of Development Potential program. She said a designating Ordinance is required in order to use this incentive, and the ownership

must demonstrate that the building is being maintained and in good condition. She said a recent renovation is not required. She said the building is presently occupied and functioning as a hotel. She said SDCI determines the number of TDP there is to sell; in this case it is 110,526 square feet.

Ms. Johnson asked if the owners can come back again if the area is rezoned.

Ms. Doherty said she did not know for certain, but it seemed possible.

Action: I move that the Seattle Landmarks Preservation Board makes the determination that the Sorrento Hotel at 900 Madison Street has fulfilled the requirements for transfer of Landmark TDP pursuant to SMC 23.58A.042C – that the building is a designated Landmark with a Controls and Incentives Agreement pursuant to Ordinance No. 123293; that an authorization letter from SDCI has been received and has identified the number of transferable square feet to be 110,526 square feet; and, the building is not presently in need of rehabilitation, therefore no security is required.

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

Action: I move that the Landmarks Preservation Board approve the agreement entitled “COVENANTS FOR LANDMARK TRANSFERABLE DEVELOPMENT POTENTIAL” as submitted to the Board as the legal agreement required as a condition to the transfer of development potential from the Sorrento Hotel at 900 Madison Street, per SMC 23.58A.042K.

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

031523.6 DESIGNATION

031523.61 Continental Hotel
315 Seneca Street

Susan Boyle, BOLA prepared the nomination and presentation reports (in DON file). She said the owners of the building are local and plan a rehabilitation. She said the board unanimously nominated the building. She provided context of the mid-block building that is sited on a steep slope. The primary façade wraps one bay into the alley. While the north-south streets were regraded, east-west streets were not. She said the subject building is associated with the development of the central business district and the pattern of development from the water up the hill. She said 4th Avenue was prominent as an extension of 99, the highway from California to Canada.

Ms. Boyle commented on the history of hotels and hotel association with commerce and transportation. She noted the emergence of hotel building type for working class people: first floor prominent entry on level street, punched window openings, repetitive nature of upper floors, double loaded corridor, ‘H’ or ‘I’ footprint to allow light and a classic base, middle and top. She noted that every room had its own bathroom. She

compared the style to the city's pre-eminent hotel, the Olympic which set the standard for luxury.

She said the original owner of the building was Stephen Berg who was a builder of residences who moved to builder, hotel developer / operator. By the 1920s he had built the Opera and Mayflower/Bergonian buildings opening to much press touting affordable luxury. She said Berg developed the Continental which was artistically ornamented and distinctive. She said the building had its own radio station in the basement from 1926-34; it was one of five stations in Seattle with a range of over 100 kw. Berg worked a lot with B. Dudley Stuart of Stuart and Wheatley including the Biltmore, Holland, Bergonian, Continental, Exeter, and Marlborough buildings.

Ms. Boyle noted the identifiable stepped Art Deco massing with receding upper floors for better light. She noted similar type buildings in the area: Harborview Hospital, Northern Light Tower, Washington Athletic Club. She said the plan features a first-floor vestibule at the main stairs and a small front lobby in the center of the southern two bays.

She said the stairs on the west were built on exterior, not recessed. The west entry leads into a small lobby. She indicated typical upper floor plans and double loaded corridor, and terracotta surrounds, parapet and Gothic inflected style panels. She said the cresting as shown on drawings was not done. Drawings show terracotta was added at lower floors and a marquee was installed over entry. She said the west side exit stair is cast concrete that hangs out over the alleyway.

Ms. Boyle said Berg went bankrupt and lost the property. William Mackay purchased the hotel in 1934 and leased it to another local hotel operator, Earl Hungerford who renamed it "Hotel Earl". Hotel ownership passed through many hands yet remained locally owned. Interior upgrade with new finishes, fixtures, and furnishings, along with a lobby stair to the mezzanine and south exit were done in 1962 in attempt to modernize the hotel to modern taste and in anticipation of 1962 World's Fair. Marblecrete cladding was added, and thin-shell concrete canopies replaced the original canopy at this time. Further lobby and retail space modifications occurred in 1964. She said original windows were replaced with anodized aluminum which follow the same 1/1 pattern. Entries have replacement doors with clear and anodized aluminum. She said the basement restaurant / lounge finishes date to the 1970s-80s; she noted the drop ceilings and panels.

Ms. Boyle said she believed the building met criteria C & D.

Ms. Chang appreciated the presentation. She asked if marblecrete could or would be removed and how that would affect designation.

Ms. Boyle explained historic layering and said the interior is not distinct from the original 1920's nor is it of the mid-century period. She said the building is a pastiche of finishes and elements. She said any changes would come via Certificate of Approval and would be reviewed at that time. She said the layout is clearly original except for the basement restaurant. She said the thin-shell canopies are interesting but additive and

not carried through anywhere else. She said what is under the marblecrete is historic to original construction.

Mr. Macleod said the hotel history is fascinating and this typology that isn't seen anymore has been replaced by the Quality Inn Express. He said it was a middle-class hotel. He said despite the 1960s interventions the richly detailed façade remains in good shape. He supported designation on criteria C and D.

Ms. Caton supported designation and cited criteria C and D. She said the mid-rise hotel will be preserved as a landmark and will gain new life in the city.

Mr. Schmitt appreciated the presentation and said he supported designation on criteria C and D. He said the building captures a moment in time. He noted increased city density and the arrival of suburbs and sprawl. He said the building is tied to history of Highway 99.

Ms. Wasserman supported designation and cited criteria C and D. She supported the potential removal of the marble and canopy interventions.

Mr. Inpanbutr supported designation on criteria C and D. He appreciated the original terracotta was found beneath the marblecrete.

Ms. Chang supported designation and said she enjoyed learning about the layered history. She supported potential removal of marblecrete to expose original terracotta. She noted the hotel was designed for the common person.

Mr. Slattery supported designation.

Ms. Johnson supported designation and said the building is a nice part of the downtown fabric. She said the scale is nice.

Action: I move that the Board approve the designation of the Continental Hotel at 315 Seneca Street for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C and D; that the features and characteristics of the property identified for preservation include the exterior of the building.

MM/SCIM/MI 8:0:0 Motion carried.

031523.7

BRIEFING

031523.71

Griffin Building/Sheridan Apartments
2005 – 2011 Fifth Avenue
Briefing on proposed redevelopment

Ellen Mirro, Studio TJP provided overview of historic timeline of both buildings. She said technical experts are involved with the project and would present their findings and options.

John Hochwalt, KPFF Consulting Engineers explained the discovery of hollow clay tile units in wall construction make the building more vulnerable to seismic activity. He noted cracked terracotta, spalling, and rusted/exposed steel. He said that ways to stabilize the whole building while the building structure behind is demolished have been explored. Option A: address oxide jacking of terra cotta façade in place, vs. Option B: remove, salvage terra cotta and reinstall on a new structure, as was done at the Pacific and Ford McKay buildings.

Kyle Nevis, JTM Construction noted challenges of Option A with existing trees, monorail structure, and bus trolley overhead lines; he said with Option B the existing street trees would remain.

Ms. Mirro said the design team requests guidance on the approach to the terracotta which she said would leave the buildings in better condition than today, code compliant, extend service life of façade, and reduce the risk of seismic damage.

Ms. Wasserman asked if there are any advantages to Option A.

Ms. Mirro said there may be a concern for maintaining the integrity of the historic buildings under the Secretary of Interiors Standards for Rehabilitation.

Mr. Schmitt asked what happens if there is damage during removal.

Roger Peterson, Pioneer Masonry noted the success they had with the process in the Pacific Ford McKay project. He said they didn't lose any historic material and fabricated matching units for those that were missing.

Ms. Chang appreciated the presentation by different fields. She said it is hard to see any structure removed with façade kept – the entire building should be retained. She said hollow clay tile doesn't do well in seismic zones. She appreciated the thoughtful review and said that she could be on board as it was making the building safer.

Ms. Mirro said they are not at an early point in design, they are at means and methods. She said they are through design guidance and getting ready to submit for MUP.

Jenny Tsen, the developer said they have already submitted the MUP; the next step is building permit intake and they need to know means and methods now.

Mr. Inpanbutr said it makes sense but asked if there would be a different design solution if the hollow clay tile was left.

Mr. Hochwalt said noted additional backing behind the wall creates a thicker façade and a different relationship to terracotta.

Mr. Inpanbutr noted restoration of masonry and waterproofing were mentioned and asked if any other interventions – such as flashing – are planned.

Mr. Peterson said similar to Pacific Ford McKay several waterproofing flashings will be installed.

Mr. Inpanbutr said the introduction of modern technology is beneficial.

Mr. Peterson said this structure is different from Pacific Ford McKay.

Ms. Johnson said it is a challenging project and noted zoning, towers nearby and space needed between towers. She said there is a lot of work to get terracotta repaired. She noted the pain of seeing the Seattle Times Buildings propped up for so long. She said she supported Option B to make historic elements last longer.

Mr. Macleod agreed and said considering the scope of the intervention with new tower he was not opposed to Option B. He said the benefits are innumerable.

Ms. Doherty said Pacific Ford McKay is a smaller building and asked how this building compares in scale as it is larger.

Mr. Peterson said this building is taller than Pacific Ford McKay, but it is the same process just with extra floors.

Ms. Doherty asked how long they anticipate the building elements will be crated and warehoused.

Mr. Peterson said for Pacific Ford McKay it was about four years.

Mr. Nevis said reinstallation of terracotta would be the last six months of the project which he estimated would be about three years.

Ms. Doherty asked them to clarify that they proposed to remove all of the wall and save just the terra cotta veneer which would be affixed to a new concrete structure.

Mr. Peterson said yes.

Mr. Hochwalt said yes.

Mr. Slattery said it is a fascinating approach and he supported it. He said it is an unbelievable task and an amazing project.

Ms. Caton said she had reservations about the rebuild and noted the level of intervention is so significant the preservation of the skin balances it out.

Ms. Johnson hoped this would not be precedent setting. She said this case is unusual and they have made their case for needing to do it this way.

031523.8

BOARD BUSINESS

Ms. Doherty said this was potentially Ms. Johnson's last Board meeting as her successor would likely be confirmed the day before next board meeting. She thanked Ms. Johnson for 6 ½ years on the board and expressed sincere gratitude.

Board members thanked Ms. Johnson and wished her well.