



The City of Seattle

Landmarks Preservation Board

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LPB 47/23

MINUTES

Landmarks Preservation Board Meeting

City Hall

Hybrid Meeting

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

Board Members Present

Dean Barnes

Taber Caton

Roi Chang

Kristen Johnson

Ian Macleod

Lora-Ellen McKinney

Lawrence Norman

Marc Schmitt

Padraic Slattery

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Rebecca Frestedt

Melinda Bloom

Absent

Matt Inpanbutr

Acting Chair Kristen Johnson called the meeting to order at 3:34 p.m.

ROLL CALL

021523.1

PUBLIC COMMENT

Bryce Seidl, Seattle resident and former President and CEO of Pacific Science Center for eleven years. He said it was during his time there that they sought landmark preservation status. He submitted written comments (in DON file). He said the final U. S. government report on the Seattle World's Fair science exhibit concludes with

this language: *Well, no particular message was intended by the U. S. science exhibit. Beyond the fact that work and science is a high form of human joy with great responsibilities, great challenges and great promise the creators of exhibit always intended to emphasize the kinship between art and science, both explore different aspects of reality both in their own way, explore the essence of things. The forms of art, and the forms of science are similar as the exhibits in the and made clear. This interdependence of science and humanities, was it minimize in the final exit of the pavilion with a quotation from the poem for the 1956 composition of Myers by Robert Conquest who wrote pure joy of knowledge rides as high as art. The whole heart cannot keep alive on either wills as a break and Shakespeare strike together. Cultures turned rotten when they part.* He said he read this to make the point that the architecture government enhances the environment for the inspiration and the enjoyment of science. In my time there was thousands of people step out into the courtyard and the shadows of the arches for moments of contemplation. Aside from the excitement of the thousands of people in the exhibits. These moments became part of their enjoyment and their experience. Erasing this unique magic merger of light and shadow and reflections in the water was integrated beyond the work and integral to the experience of Pacific science Center and should not be allowed. He said he added these comments to the written report sent earlier.

Michael Herschensohn spoke about the Pacific Science Center's iconic courtyard by Minoru Yamasaki. He said he served on the Council of Historic Seattle for 30 years and worked most of his professional life at Seattle Center as head of the children's museum and is the head of Northwest Folk Life. He urged the board to heed the compelling letter submitted to you by Leanne Olson at the Queen Anne Historical Society along with those letters from Historic Seattle, Jeffrey Ochsner and Bryce Seidl. He said there is little he could add to the arguments in favor of preserving and protecting what is nearly a sacred place in the history of world fairs and American Mid-Century architecture are overwhelming. Minoru Yamasaki and the many celebrated designers with the fair, including Paul Thiry, John Graham Jr, Paul Kirk, and the structural engineers associated with the celebrations literally split construction understood that the 1962 world's fair was different from those that had preceded it. For many of its major buildings and landscape features were designed to become permanent parts of the city after the fair closed. And so they had become cherished parts of our architectural and cultural legacy. I trust you to respect that legacy and honor the landmark designation of the United States science pavilion by rejecting the plans to dismember Yamasaki courtyard.

Eugenia Woo, Historic Seattle sent written comments (in DON file). It's probably kind of unusual to get so many comments for a first briefing which is a statement on how important this place is, the Pacific Science Center, it means a lot to many people. People experience it from different ways and that's what's so great about it. It is an architectural pilgrimage for a lot of people. People of all ages go there to learn, and to take advantage of all the wonderful opportunities and education programs that the science center offers and see the movies. I've done all of those. And I think what's really amazing about this place is that yes, there has been some changes over the years but the integrity hasn't been negatively impacted. She said anything done to the pools as potentially proposed, would jeopardize its integrity.

She said systems need to be replaced and repaired that's sort of a given over time that can be done sensitively. She said changes can be made that would meet the Secretary of the Interior standards for the treatment of historic properties. She said Historic Seattle supports any efforts to do repairs and maintenance of course, but to alter it, especially something drastic as changing the reflecting pool to a planted area would adversely impact the original design intent of Minoru Yamasaki. She noted the board heard from his granddaughter, Katie Yamasaki, who sent a really amazing email to the board about her experience going there for the first time.

021523.2 MEETING MINUTES

December 21, 2022 and January 4, 2023 Tabled.

021523.3 CERTIFICATES OF APPROVAL

021523.31 Columbia City Landmark District
4914 Rainier Ave S
Proposed exterior alterations

Rebecca Frestedt explained the proposed replacement of the second-story siding material on the west façade. Exhibits included plans and photographs. The building was constructed in 1914 and is listed as a contributing building in the Columbia City National Register District. The building was rehabilitated in 1999. In 2021, staff administratively approved an application for replacement of the cladding on the south façade. Large wooden panels were replaced with Hardi panel siding. On Feb. 7, 2023, the Columbia City Review Committee reviewed the application. Following Committee review, members supported the proposal, with the recommendation that the work includes the narrow band that wraps the south corner, from the parapet to the sidewalk. The Committee members considered the fact that the current wood lap siding is not original and is in need of repair and/or replacement. They also considered that the proposed work is above the storefront level and matches the siding on the majority of the south façade.

Frank Gross proposed replacing upper-level west facing siding with Hardi Plank. He said it is rotting and falling apart. He said the south elevation was replaced with Hardi Plank and this installation would match that. He said there would be no work on the first floor. He said that window trim would be flush with siding. He said the work is needed to preserve the building.

Ms. Wasserman asked about the trim treatment.

Mr. Gross said it would be replaced with same style, material and color. New would be painted to match existing.

Ms. Wasserman said she likes old wood but noted this is in bad shape. She noted photos of Hardi Plank already installed on south and said she said it looks good.

Mr. Gross said if there were a viable option, they would use wood.

Ms. Johnson said wood is nice, but the Hardi is practical.

Mr. Macleod appreciated the care given the building. He appreciated the use of plain panels rather than a faux wood texture.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for exterior alterations at 4914 Rainier Ave. S., with the following conditions:

- 1) The new lap siding, window trim and parapet will match the existing in dimension and profile; and,
- 2) The siding will wrap the south corner to include lap siding from the parapet to the ground, so that the siding will be consistent on the west and south facades.

This action is based on the following:

The proposed exterior alterations meet the following sections of the Secretary of the Interior's Standards:

Secretary of the Interior's Standards #2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

*Although this proposed does not meet the precise intent of the **Columbia City Landmark District Design Guidelines/Specific #2** or **Secretary of the Interior's Standard #6** (listed below), the Board agrees with the Columbia City Review Committee's determination that the proposal appears to be reasonable because:*

- 1) *the level of deterioration necessitates removal or replacement;*
- 2) *the proposal does not adversely affect the historic character of the building or the Columbia City Landmark District; and,*
- 3) *the proposed work is compatible with other materials on the building, in scale and profile and is located primarily on the second story.*

GUIDELINES/SPECIFIC

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 keeping with the historic character of the District. Exterior light fixtures shall be in keeping with the historic character of the District.

Secretary of the Interior's Standards #6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

MM/SC/HW/IM 10:00 Motion carried.

021523.4 CONTROLS & INCENTIVES

021523.41 Elephant Car Wash Sign
2205 7th Avenue

Ms. Sodt explained the signed agreement as being straightforward. Certificate of Approval is not required for in-kind maintenance or relocation within plaza.

Justin Ibarra, Amazon appreciated the board working with them.

Ms. Johnson noted the fast resolution for a simpler than usual element.

Action: I move to approve the Controls and Incentives agreement for the Elephant Car Wash Sign at 2205 7th Avenue.

MM/SC/IM/DB 10:0:0 Motion carried.

021523.42 Evans Pool
7201-7359 E Green Lake Drive N

Ms. Doherty went over the signed agreement and said it is similar to others for city-owned property. Specific to this, she said item 'e' was added for temporary special event installations. She said only the exterior of the 1955 pool building was designated. Administrative approval is allowed with selective demolition of adjacent older non-designated structure. Major work would require Certificate of Approval.

Ms. Johnson noted it was a quick agreement.

Action: I move to approve the Controls and Incentives agreement for the Evans Pool at 7201-7359 E Green Lake Drive N.

MM/SC/MS/HW 9:0:0 Motion carried. Mr. Slattery dropped off the meeting during the vote.

021523.43 The Showbox
1426 First Avenue
Request for extension

Ms. Sodt said Jack McCullough, McCullough Hill Leary was expected to join meeting and had requested extension to June 21, 2023. She said they are still working on a full response to her questions about the property financial analysis. She said it is the first iteration and there has been back and forth communications about submittals.

Ms. Wasserman said this could go on forever but at least there is communication.

Ms. Johnson said it is complicated and an extension until June makes sense.

Action: I move to defer consideration of Controls and Incentives for the Showbox until June 21, 2023.

MM/SC/IM/DB 10:0:0 Motion carried.

Mr. McCullough arrived and noted the building is in operation with an active tenant.

021523.44 Donahoe Building / Bergman Luggage
1901-1911 3rd Avenue
Request for extension

Ms. Sodt explained the property is still in probate and requested an extension until June 21, 2023 to keep it linked to the White Garage property timeline.

Action: I move to defer consideration of Controls and Incentives for the Donahoe Building / Bergman Luggage until June 21, 2023.

MM/SC/DB/TC 10:0:0 Motion carried.

021523.45 White Garage
1915 Third Avenue
Request for extension

Jack McCullough noted the change in ownership two-three years ago. He said the prior owner briefed the ARC a couple times. He said a new design team has been hired – Perkins & Will. He proposed to brief the ARC in March.

Ms. Johnson looked forward to seeing the project at ARC.

Mr. Macleod said he was glad things are moving along.

Action: I move to defer consideration of Controls and Incentives for the White Garage, 1915 Third Avenue until June 21, 2023.

MM/SC/HW/DB 10:0:0 Motion carried.

021523.46 Caroline Horton House
627 14th Avenue E
Request for extension

Ms. Doherty requested a three-month extension, and said she would meet with the owners next month to discuss the draft.

Action: I move to defer consideration of Controls and Incentives for the Caroline Horton House, 627 14th Avenue E. for three months.

MM/SC/HW/DB 10:0:0 Motion carried.

021523.5 BRIEFINGS

021523.51 Pacific Science Center
202 2nd Avenue N

Briefing on proposed courtyard improvements and alterations

Will Daugherty, Pacific Science Center proposed improvements and repairs to courtyard systems. He said they are early in the process and value board input. He said they appreciate public comments and said he believes the public is strongly supportive of their ideas. He said they would preserve as much as possible while repairing and removing items that have been added over time. He noted maintenance issue with the pools, use of potable water, accessibility. He said the current state of the courtyard is not original. He said the place belongs to the community and needs to be more relevant.

Grace Kim, Schemata Workshop said they are early in the design process and plan further study and outreach. She introduced the design team.

David Peterson wrote the nomination report (full report in DON file) for the designation of Pacific Science Center. He provided an overview of the planning, design and implementation of the site. He said the use has changed over time and provided detail of original elements and those that have been added. He talked about importance of the designer of the space, Minoru Yamasaki; he provided an overview of his career and other examples of his work which included the World Trade Center in New York, the IBM Building and Rainier Tower in Seattle among others. The rectangular design of the space moves people along through exhibits in all five buildings. The fourth building was open with a patio and viewing platform; it was a rest stop before moving on through rest of exhibits. He said the site met all standards for landmark designation.

Ms. Kim noted the technical and physical challenges needed to maintain the site and said that waterproofing is needed, plumbing systems need to be upgraded, ADA access needs to be provided, and integrity of building envelope needs to be improved. She said waterproofing is needed and that the pools currently consume 71,000 gallons of potable water each day via leaks and evaporation. She said it costs \$170,000/year to maintain the systems. She said the plumbing piping crisscrosses across courtyard. She said that accessibility was not thought about in 1962, the Americans with Disabilities Act came 20 years later. She said the project includes a full study to develop a plan to address issues. She noted there are no railings at pools. She said to keep the space as it is would cost \$17 million.

Imperative Scope:

Maintain Existing Operations another 20-25 years

No program enhancement. Continue to operate as-is.

Fix Pool Leaks

Replace Pool Plumbing Systems

Accessibility Upgrades; including entry gate, restroom access, pool edges, and

< 1,500sf of hard scape

Building Envelope Integrity

She went over project vision as stated in briefing packet:

“We have a vision to transform the courtyard of PacSci’s Seattle Center campus into an urban ecosystem that integrates water, native plants, and animals. The courtyard will continue to be a beautiful setting balancing the built environment and living things. Visitors and program participants will learn about the natural systems that surround us and make our lives possible (air, water, soil, plants, insects, food), as well as the ways in which humans affect those natural systems.

The transformed courtyard and the transformation process itself will provide unique educational opportunities for people of all ages, cultures, and backgrounds. In keeping with the focus on native plants and natural systems, as well as PacSci’s location on the traditional lands of the Duwamish and Coast Salish Peoples, members of Indigenous communities will have central roles in the design, development, and construction, and the ongoing educational programming. Members of other communities (e.g., Black, People of Color, female/non-binary, LGBTQ+) historically excluded from STEM-oriented projects in this country will also play important roles in the project and ongoing programming.”

Shannon Nichol, GGN reported that the fundamental design of the Courtyard is in two big parts: A “flying” vertical passage and a “grounded” horizontal landscape. These two, seemingly simple spaces contrast strongly and perfectly with each other – both visually and as sensory experiences – and create a sense of excitement and harmony in moving and looking between them. Together, the two spaces form a cohesive, monumentally scaled environment that still offers variety, intimacy, and interest from all directions.

She said they are exploring how to mitigate and support the presence of water which is beautiful yet unsustainable. She questioned how to have water be there to be more healthy and add value. She asked if there is a way to bring empathy of today to this icon by including living things and indigenous histories. She said there are two pools, not six and they intend to bring back the clarify of upper pool and lower pool.

Ms. Nichols said a lot has been added. She noted the original proportions and serenity of the site and said they are looking for integration rather than continual adding on: 1) do not change frame, do not change anything hard, original architecture; 2) keep the water in the frame – water touches architecture, water makes edges into ‘floating’ paths; and 3) add life into the water – better utilize now-precious resources, utilize the ‘empty’ space for biodiversity and restoration, provide equitable authentic nature access.

She said that they don’t know what the solution would be, they are exploring ideas. She said an idea is creating a courtyard meadow using the upper and lower pools. She said the fountains would stay.

Ms. Kim said science is not static and the buildings will continue to be used and will evolve. She went over three proposed enhancement options:

Minor enhancement option:

Imperative Scope plus

- Strategic intervention of planted 'module' post in the lower pool
- Remove the pool sculptures including the whales, dinosaurs and water toys
- Upgrades to pool systems
- Continued reliance on potable water for pools and irrigation

Significant enhancement option:

Imperative Scope plus:

- Fill in lower pool to create a meadow and petal fountains as planters. Native plantings, seasonal cycles.
- Remove the center elevated pathway and all pool features.
- Repair damaged terrazzo walkways at the west walkway area around lower pool. Install lift to elevated platform on the south plaza.
- Upgrades to plumbing system, with addition of a stormwater system.
- Collect rainwater within allowable capacity. Some reliance of potable water.

Major enhancement option:

Imperative Scope plus:

- Fill in lower pool to create a meadow and petal fountains as planters. Add planting modules to upper pool (wet). Retain a moat at lower pool for historic reference.
- Native plantings, seasonal cycles.
- Remove the center elevated pathway and all pool features.
- Repair all damaged terrazzo walkways.
- Install lift to elevated platform on the south plaza.
- Upgrades to plumbing system, with addition of a stormwater system.
- Collect rainwater and provide adequate storage capacity for 90% or 100% water independence. Ability to capture water sources such as from the ice at Climate Pledge Arena.

Mr. Daugherty said the Minor option will take out non-original walkway and reduce the use of water in the summer. He said native plants go brown in summer and come back and they would let the pool go empty.

Ms. Kim said they know the project must meet Secretary of Interior's Standards for Rehabilitation and that the project will receive a lot of scrutiny from the public. She said this is the first of many meetings and whatever they do, Yamasaki's ethos of serenity, pride, and delight will remain.

Mr. Barnes said the open area and fountains provide areas of relaxing or for observing.

Ms. Nichols said it is not their goal to provide a continuous walkable surface because there is a lot of lawn at Seattle Center and it may be redundant.

Mr. Barnes said the waters provide calm in a very active environment. He asked if benches for contemplation were explored.

Ms. Kim said they are thinking of removing visual and audio clutter and thinking about the serenity of the original courtyard. She said the Minor option would promote light and quiet; she noted white pebble and gravel.

Mr. Daugherty said it would be a highly engaging environment with experimentation and a butterfly house.

Mr. Barnes asked if the Native American community had been involved.

Mr. Daugherty said they are formalizing an agreement with indigenous communities and doing outreach.

Dr. McKinney asked what they are doing to improve accessibility. She appreciated the serenity. She said the site is a difficult place for using a wheelchair or for anyone with mobility issues.

Ms. Kim said they have engaged a nationally recognized accessibility consultant.

Dr. McKinney stated that back east she visited a children's museum with an exhibit to understand what it is like to be blind, disabled. She asked the team's thoughts on that.

Ms. Nichol noted the potential to use the cane rail as a teaching moment about accessibility.

Mr. Daugherty said they are doing this institution-wide, using new technology and neuroscience so all will feel welcome.

Mr. Norman asked about the numbers for just fixing what needs to be fixed. He asked once its repaired how much water would it use and that reduction on operating cost.

Ms. Kim said \$17 million for repairs. She did not know how much water would be saved and change to operating cost.

Mr. Norman asked for the numbers as a baseline to understand the performance. He said he understands there would be some normal loss of water from evaporation.

Ms. Kim said the water is topped off frequently.

Mr. Daugherty said they run it year round. It is hard to raise money to keep it as it is.

Ms. Johnson said she doesn't like to see the loss of potable water and asked if other ways to provide water have been explored, such as stormwater.

Ms. Kim said there is no place to store captured water, plus when the water is needed most it is the hot and dry weather.

Mr. Norman asked if the pools have to be full all the time.

Mr. Daugherty said no, they would have to leave them empty sometimes.

Ms. Kim said that a surface greater than 30" would require a railing.

Mr. Macleod noted a reflecting pond with sculptural elements that stays dry frequently and said that could be enacted here.

Ms. Wasserman suggested using stormwater for the pools, and having no meadow. She said to consider letting the ponds go dry. She said she didn't see how a railing could be done but if pools are left dry it wouldn't be an issue. Ms. Wasserman said she was there when it opened; it was not meant to be permanent but was later restored. She said the added elements add clutter and she noted that this isn't a park or a meadow. It is an artificial, created, built environment. She said the edges and water is all part of that. She encouraged essential work but did not support conversion to meadows. She asked for more detail with planters and said it is impossible to support meadows.

Mr. Schmitt said they've captured a moment in history which goes hand in hand with the idea of progress. He noted the serenity of the space and its relationship with nature, and how nature is encapsulated. He said it exists in a place, environment, and it is a great opportunity to update while respecting the serenity and physical space, or do nothing. He looked forward to future presentation.

Ms. Chang appreciated the presentation. She said she read the public comment letters and said the place means a lot to many. She said as the design progresses through different iterations, accessibility improvements are the most important and justifiable, but must meet criteria. She asked to see how the proposed design changes would improve access, and it isn't clear how a garden or meadow would achieve that.

Ms. Johnson said it is clear the team is thoughtful about the space. She noted the formality to the space which is lovely. She said the trees and tree wells are nice and wonderful. She said what was presented would be beautiful but questioned if it would be appropriate to the space. She supported minor option, removing clutter and said she is not totally opposed to anything beyond that. She said the element of water is so important. She said it is important to think boldly and there is space to do more but she was hesitant about what that might be.

Mr. Macleod appreciated the presentation. He said it is great to hear the public comment and that PSC is beloved. He said appreciated the values and the concept of native plantings which he said would be appropriate in other portions of the Seattle Center campus. He said it is hard to support replacing this water feature as the plaza is so tied to the architecture as a compositional whole. He said he can't see removing sizeable portions even with noble intentions. He said he understands this is a starting

point and early planning but noted native plants and meadows are not appropriate here. He anticipates how the design will form. He suggested integrating rainwater into the pond. He wanted to see more alternatives and he wanted to see more of the historic landscape restored.

Mr. Barnes appreciated the presentation and said he didn't envy the job the team has. He appreciated the ideas and different options. He said it is a unique setting, the pool is part of the architecture. He expressed concern about long term sustainability. He said bringing in some greenery might bring in something new. He noted changes and expansion of space and suggested to continue to move the space into the future. He anticipates seeing where design will go. He said with \$17 million they could do something special. He supported inclusion of indigenous, people of color, disabled communities in the process and said the more that can be represented, the better. He said to plan with no limit and then cut back.

Dr. McKinney is excited to see planning and was happy to see the inclusion of people of color, indigenous, and disabled in planning. She appreciated inclusion of native plants and said water use has to be sustainable. She said PSC is a place to learn facts and how to investigate; questions can be asked and this is evidence of that. She said it can teach critical and strategic thinking. She said reparative work is need on how to perceive science.

Mr. Slattery wanted to see the site restored to original design and removal of silly additions. He said this is a legacy to Yamasaki.

Mr. Macleod noted the value of investment in the property and said there are not a lot of landscapes like this. He would not be opposed to restoration and improvement. Accessibility can be integrated into restoration. He preferred a restorative approach.

021523.6 BOARD BUSINESS

Adjourn 6:08 pm