



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 56/23

MINUTES

Landmarks Preservation Board Meeting

City Hall

Hybrid Meeting

Wednesday, March 1, 2023 - 3:30 p.m.

Board Members Present

Dean Barnes

Roi Chang

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Lawrence Norman

Padraic Slattery

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Taber Caton

Lora-Ellen McKinney

Marc Schmitt

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

ROLL CALL

030123.1

PUBLIC COMMENT

Deb Barker, former Landmarks Preservation Board member spoke in support of the nomination of the Cettolin House. She said the current owners made the

application. She said the house is one of a kind and she thinks it meets more criteria than Staff identified. She said the house is truly amazing and the report is fantastic.

Jeff Murdock, Historic Seattle sent a letter of support (in DON file). He said Department of Archaeology and Historic Preservation (DAHP) reviewed this property in 2021 and deemed it eligible for the National Register. He noted the building craftsmanship, extensive documentation and stories of an immigrant family who settled in Seattle. He said it is hard to find a more evocative example of vernacular architecture in Seattle.

030123.2 MEETING MINUTES

December 21, 2022

MM/SC/MI/DB 7:0:1 Minutes approved. Ms. Chang abstained.

January 4, 2023

MM/SC/DB/HW 8:0:0 Minutes approved.

030123.3 CONTROLS & INCENTIVES

030123.31 Lloyd Building
601 Stewart Street
Request for extension

Ms. Sodt explained the request for a four-month extension. She anticipates a briefing soon and supported the request.

Action: I move to defer consideration of Controls and Incentives for the Lloyd Building, 601 Stewart Street for four months.

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

030123.32 Seattle Times Office Building Addition
1120 John Street
Request for extension

Ms. Sodt explained the request for a four-month extension for both the office building and the printing plant. She said owners are reviewing draft agreement and she supported extension.

Action: I move to defer consideration of Controls and Incentives for the Seattle Times Office Building Addition, 1120 John Street for four months.

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

030123.33 Seattle Times Printing Plant
1120 John Street

Request for extension

Action: I move to defer consideration of Controls and Incentives for the Seattle Times Printing Plant for four months.

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

030123.34

Knights of Columbus

700-722 E. Union Street

Request for extension

Ms. Sodt explained the request for a six-month extension. She said a draft is being reviewed and she noted a major tenant opportunity fell through. She said the ownership has an application in for seismic retrofit and work, and she is waiting for more information.

Action: I move to defer consideration of Controls and Incentives for Knights of Columbus building, 700-722 E. Union Street for six months.

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

030123.4

NOMINATION

030123.41

Cettolin House

4022 32nd Avenue SW

Virginia Cettolin, (Sister Mary Cabrini, O.P.), the youngest child of owner-builder Fausto Cettolin and his wife, Erma wrote a letter (in DON file) and spoke in support of nomination.

David Peterson prepared the nomination report and presented (full reports in DON file) on behalf of the owners, Marilyn Kennell and Alan McMurray. The stucco-clad masonry structure was designed and hand-built as a labor of love, with little or no assistance, by owner Fausto Urbano Cettolin. The house was primarily constructed between 1926 and 1939 and was inspired by memories of buildings in Cettolin's hometown of Pianzano, Italy. As a young man there, he had apprenticed as a plasterer. The extended, thirteen-year construction of the subject house was partly due to the fact that Cettolin was employed full-time a few blocks away at the Bethlehem Steel Mill, and he only found time to work on the house in the evenings and on weekends. Fausto and his wife Erma raised their six children in the house.

Mr. Peterson provided context of the site in West Seattle. He said the original inhabitants of this place were the Coast Salish people; there was a thriving community before European settlement / colonization started in the late 1700s. Numerous locations along the West Seattle peninsula and the mouth of the Duwamish River were historically identified by the Duwamish with place-names. An important village called Herring's House (*Tóó7ool7altxW*) was located on the east side of Pigeon Point, near the mouth of the Duwamish River. Another village site

along the river—apparently abandoned by the 1770s but uncovered by the Port of Seattle in the 1970s—was called Basketry Hat (*yulééqWad*), near the site of today’s Herring’s House Park. Close to the subject site, near the mouth of Longfellow Creek, was a place called Smelt (*t7áWee*), where shell middens indicate it had been the location of a fishing camp and shellfish gathering site dating to at least 700 years ago. Further along the shoreline to the north were Place of Waterfalls (*dxWtSútXood*), the site of another shell midden; Caved-In (*asleeQW*), at the foot of a steep unstable bluff; and Low Point (*sgWudaqs*), now corresponding to Duwamish Head, which was a key fishing beach and the site of a large boulder covered with petroglyphs.

Initial white European exploration and mapping of the area occurred ca. 1770s-90s, establishing European names for existing landforms and waterways, such as Puget Sound. The Europeans also brought smallpox and other diseases, which within a few years had severely impacted the Indigenous population. By the early 1800s, small numbers of white Euro-American settlers began to colonize the area, and were primarily engaged in fur hunting and trading with the Indigenous population. As an effort to encourage settlement by white Americans in the area, the United States established the Oregon Territory in 1848, and created the Donation Land Claim Act in 1850, followed by the Homestead Act in 1862.

During the 1850s, the US federal government began to negotiate treaties with the Coast Salish tribes in order to consolidate land for white colonial settlers. At that time, the Duwamish gave up more than 54,000 acres (comprising of much of today’s King County, including West Seattle) in exchange for hunting and fishing rights, and agreed to remove to reservation land. In September 1851, some of the first white Euro-American settlers to the present-day Seattle area—the Denny Party—arrived at Alki Point. The Duwamish, led by Chief Seattle (*Seethl*), interacted regularly with the Denny Party and helped them survive the difficult winter that followed. By 1853, the Denny Party moved to a new location near present day Pioneer Square—known to the Duwamish as Little Crossing-Over Place (*sdZéédZul7aleech*), and the site of an abandoned longhouse—where the settlement eventually developed into the city of Seattle.

By 1857, as pressure from white Euro-American settlers increased, the Duwamish and other indigenous people throughout the Duwamish/Lake Washington and Upper Puyallup River areas moved to the Port Madison Reservation in Kitsap County or the Muckleshoot Reservation near present-day Auburn. However, many Native people chose not to move, and instead remained in Seattle due to strong cultural ties to the area. Although they were sought by the white townspeople for their labor and trade, deep-seated prejudices by the white settlers flared repeatedly over the decades.

In West Seattle, these tensions flared in 1893 with the burning of the old Duwamish settlement of Herring’s House, by then occupied largely by elders. Rapid growth in Seattle after the arrival of the railroad in the mid-1880s, and development after the 1889 Great Fire, pushed white settlers outward, including towards what became West Seattle. The Herring House fire (set by a white man identified in the

newspapers only as “Watson”) was part of a broader, ongoing pattern of brazen actions whereby Indian properties would be seized, razed, and developed by white townspeople.

Mr. Peterson said the steel mill was originally a sawmill when it was purchased by William Piggot to take advantage of the waterfront location and expected rail line; land was infilled. Around the steel mill was primarily steel workers and was a company town, Youngstown. In 1907 West Seattle was annexed into the city which allowed for infrastructure and connection to the rest of Seattle. By 1913 a rail line connected the streetcar system to the West Seattle Junction and Avalon was regraded to accommodate traffic. He said the area began to expand in the 1920s – 30s. In 1907 Puget Mill land was developed into a golf course with WPA work. In the 1940s the area filled with workers and grew racially diverse with Black and Filipino families. People of Japanese ancestry were incarcerated and moved to concentration camps as part of the Federal Government’s Executive Order 9066. He said the playfield became housing for war time workers.

Mr. Peterson reported that modern Italy dates back to the late 1800s. He said the Risorgimento, the 19th century political and social movement resulted in the consolidation of different Italian states into a single state. He noted political struggles, the collapse of agriculture, deforestation, slowed industry, cholera, malaria, earthquakes and said people left to work elsewhere. Most went to South America but many moved to the United States. He said workers migrated from east coast to west for better pay and noted the society in west was not yet stratified. He said there were fewer Little Italys on the west coast because it was more rural. He said there were 24 Italians living in Washington in 1870; that jumped to 797 in 1900, and 5,000 in 1910. After WWI the numbers leveled off and Italians were a small group compared to Norwegians, Swedes and Germans. He said most Italians were in a Rainier Beach area known as ‘Garlic Gulch’, Youngstown, Georgetown, and South Park.

Mr. Peterson said Fausto met and married Erma in 1921. They purchased three contiguous lots for their home and they built their family. Their first child was born in 1923, a second in 1925; they moved into the house in 1928 while Fausto continued to work on it on weekends. He said the building is reinforced masonry (brick) construction, over a concrete foundation. The exterior is finished with high-quality stucco work employing a variety of stucco textures. Decorative stucco effects include faux-stone quoins, string courses, window trim, and a faux-stone water table at the base of the front facade. The house features a hipped, nearly pyramidal roof, which was originally clad with red clay barrel tiles, but is now clad with asphalt composite shingles. Windows are wood sash and deep-set in the walls, emphasizing the solid masonry construction of the house. The typical window is nearly square and consists of four lites—a wide center fixed lite, flanked by two casements, all surmounted by a fixed leaded-glass transom lite that features a repeating tulip motif. These windows on the basement level occupy larger openings in the masonry wall, and rest on a recessed panel visible on the north and east facades. Most windows in the house, even smaller ones, feature the tulip motif transom. While all of the windows have been updated with energy-efficient glazing, the mullions are either original or match the original configuration and profile.

Mr. Peterson said the front or west facade of the house derives considerable character from a centered, projecting front porch that is unusually fanciful and ornate. It was apparently the last exterior part of the house to be completed and was finished in 1939. This flat-roofed porch measures 6 by 7 feet in plan, and features cast concrete balustrades on the sides. The balustrades are composed of classically inspired, vase-shaped balusters. Atop the balustrades at the corners are clusters of three vase-shaped baluster-like columns, which then support a heavy, multi-arched “entablature.” The corner columns of the upper tier have slightly more attenuated proportions than those in the balustrade below. The balustrade is cleverly designed as a solid stem wall on the interior side of the porch. All of the balusters used in the porch were hand-cast by Fausto Cettolin; the present homeowners still retain one of the wooden molds used to form them. All of the porch features are finished in smooth stucco; however, the corner-most porch columns have a rougher stucco texture, for decorative contrast.

Mr. Peterson said the floor of the porch is a gray-colored terrazzo, and at the center is circular, petalled terrazzo form edged in metal dividing strips and colored red, pink, yellow, blue, and white. Around this element, in large serifed letters outlined with metal strips, and colored in blue and red, are the words “F. CETTOLIN, AUTORE,” (the latter word meaning “author,” or creator, in Italian). Tax records indicate that the original interior finishes—which are largely intact—include hardwood or terrazzo floors; plaster walls and ceilings, often with picture rail; and wood trim at doors and most windows. He said that the terrazzo is a unifying element throughout the house.

Mr. Peterson provided a plan of the yard as remembered and drawn by Virginia. Fausto loved gardening and the yard was terraced, with paths, vegetable garden, flower gardens, pond all done by Fausto. He said the original building site was 120 by 120 feet and consisted of three parcels, with the house at the center, but the flanking lots were sold off in the 1990s and houses built upon them. Garden features in the north and south yards are no longer intact, but some remain in the center parcel. The north yard was used by the Cettolins for growing food, including a large vegetable garden, fruit trees (cherries, peach, plum, apricot, apple, and pear), grape vines, and chickens. Erma canned fruits and vegetables and stored them in the cellar. The south yard was used for relaxation and featured lawns, flower beds, trees, and gathering areas. Numerous historic photos show that the entire south yard was terraced with a series of brick and stucco-clad brick retaining walls, ranging from one to four feet in height. The retaining walls often incorporated bench seating. Several paved paths connected the levels. In the southeast quadrant of the original yard, Fausto built two concrete, terrazzo-topped outdoor dining tables—a square table, and a circular table that featured the words “F. Cettolin – 1950” in colored aggregate and binder, presumably recording the year of its completion. The circular table was surrounded by a circular cement or brick-and-stucco bench. At the southeast property corner, Fausto built a freestanding outdoor oven/BBQ station. Nearby was a large glacial erratic boulder that had always been on the property. Next to it, Fausto fashioned a small, raised pond that included a perimeter planting trough, creating an ornamental focus for that section of the yard. Toward the end of Erma’s life, Fausto planted a star garden so she could see it from her bedroom window.

Mr. Peterson said the rest of the south yard included garden beds near the house, including a bed of lilies (the national flower of Italy) which were given special focus. The southwest quadrant of the original yard included terracing, and another gate at the sidewalk, south of the main front gate. Marking the southwest property corner, Fausto planted a monkey puzzle tree in the 1940s, which remains intact in what is now the front yard of the neighbor's house.

Mr. Peterson said original garden features which remain on the subject property include elements in the front yard, or directly adjacent to the house in the south side yard. In the front yard are the front entry gates from the sidewalk, which feature four low cast concrete columns supporting decorative wrought iron gates and fencing. Concrete steps at the southwest corner of the house access a concrete path that leads to the side entry porch. The concrete steps are edged by shaped brick and stucco sidewalls and feature integral planters. At the southeast corner of the house is a curved brick retaining wall, which is surmounted with four planters in the form of concrete pots on top of cast concrete columns. One more of these distinctly vertical columnar planters appears at the south side of the top of the driveway.

Mr. Peterson said stylistically, the Cettolin house features decorative elements that would be categorized as Italian Renaissance Revival. While the subject building lacks round-arched windows and wide overhanging eaves, it features most of the characteristic elements that define the style. Plaster work is used to replicate rusticated stone quoins, string courses, window framing elements, and other detailing that might otherwise be constructed of terra cotta or cast stone. The building might also be classified as a vernacular structure, since Fausto was not known to have received architectural training, and since he built the building himself. Fausto's daughter, Virginia, recalls that he never had a plan for the building, that the design was in his head, and that she never saw anyone else helping him with the construction work. The house in some ways resembles the kinds of late 19th century middle- and upper-class vernacular homes typically encountered throughout much of Italy. In the Cettolin family photo collection, there are two images of a prominent 19th century house in Pianzano which Virginia believes may have served as an inspiration to Fausto as he built their house.

Many features of the original Cettolin garden appear to have been inspired by the classically derived, Italian Renaissance garden tradition. Found throughout Italy, gardens such as Villa Lante or Isola Bella are characterized by terraces, steps, balustrades, and paths; hedges, topiary, water features, statuary, pebble mosaics, points of ornamental focus, and exuberance. While much of the Fausto's original garden is no longer intact, remaining elements evoke Italian gardens—curving steps with flared side walls, tall decorative planter columns, pebble mosaics at retaining walls, and colored aggregate paving.

The most significant alterations to the property occurred during the 1990s:

- North and south side yards sold off and developed with new houses
- House red clay tiles removed from roof and replaced with three-tab shingles (

- Sub-basement “garage” doors replaced with glazing and upper part of opening infilled with tile on exterior
- Interior: Arched wall at basement level installed, separating dining room from living room. Stair access from basement level to sub-basement level relocated. Kitchen renovated and updated. New bathroom installed at basement level, behind kitchen.

Mr. Peterson said the house meets criteria C, D, and E. He said to think of the immigrant experience when many just want to fit in Fausto built a house inspired by his homeland. He said Fausto created a home for his family. He worked on the gardens all his life.

Mr. Macleod appreciated the presentation. He said he is familiar with Garlic Gulch. He asked if there are other community institutions in Youngstown associated with the Italian community.

Mr. Peterson responded not that he was not aware of any, but noted Holy Rosary Church which was built in 1931 is very Italian in style with tower – sort of a Historic Revival mish-mash.

Mr. Barnes commented on the excellent presentation. He asked how much is original.

Mr. Peterson said all the terrazzo and hardwoods are original. He said all windows retain original proportions, muntins and mullions. He said the roof was replaced in the 1990s and the wood garage doors were replaced with slider windows at the same time. He said the side porch had added glazing.

Mr. Barnes asked if this is a one of a kind house in Seattle.

Mr. Peterson said there is nothing like this in Seattle. He said Fausto designed and built everything himself; it was his house, a labor of love for his family. He said the house was directly inspired by memories from home in Italy.

Ms. Johnson noted the durability of materials varies in different climates and asked if the house was built exactly the same as it would be in Italy.

Ms. Chang said it is a solid technique. She said steel is used but it is not as good as this method. She asked if the house footprint remained the same after dining room expanded into garage.

Sister Cabrini explained that the footprint remains the same, it was just a reconfiguration of spaces. She said a wall was removed in the dining area. The bathroom used to be a utility room. She noted steps up and down to access laundry and cellar. She noted her father made his own cement and tile.

Ms. Chang asked if the glacial boulder remains on the south parcel.

Alan McMurray, owner said it isn't visible if it is still there.

Ms. Chang noted the original glacial till and said the house appears solidly built.

Mr. Slattery asked if this property would be impacted by future light rail expansion.

Ms. Doherty said they do not yet know the final plan and multiple routes are being explored. She said the board's purview is to determine if the house has significance, and the integrity or ability to convey that significance. Their focus should be on the Designation Standards.

Ms. Wasserman said the board can't consider the future only whether the house meets the criteria and can convey that. She said future use comes up often during discussion especially with designation of school properties.

Mr. Norman asked about structural stability regarding earthquakes.

Ms. Doherty said the house is likely not retrofitted, which is common.

Sister Cabrini said after a strong earthquake she asked her father if the house was stable. She said her father told her the house is well-built, with metal bars built in for reinforcement. She said he told her the walls are 11" thick.

Ms. Doherty said the house appears to be in good shape, and like any home, a seismic upgrade could be contemplated in the future.

Mr. Macleod supported nomination. He said the house is representative of different immigrant groups. He said it is a fantastic example of vernacular architecture and craftsmanship on top of the story of the man who built it. He said the typical house designated is commissioned and built by someone of greater means. Mr. Cettolin's modest background and high-level craftsmanship are amazing.

Ms. Wasserman supported nomination She said she has never seen anything like this and was impressed. She suggested inclusion of terrazzo floors inside.

Mr. Macleod said he supported inclusion of the terrazzo floors as well.

Mr. Inpanbutr appreciated the craft, skill and patience exhibited by Fausto. He said building the house was a labor of love and pride as Mr. Cettolin represented his homeland.

Mr. Norman supported nomination of the 'beautiful' house built by Fausto and noted the cultural inspiration behind it.

Mr. Barnes supported nomination. He initially wasn't supportive but has changed his mind. He noted the uniqueness of the building which Mr. Cettolin built over 13 years on top of working to support his family. He said it is amazing.

Ms. Chang agreed and said she too was initially not supportive but changed her mind. She appreciated seeing the back of the house and what makes it stand out. She said criteria C and D are met and she said it looks like an Italian villa. She said the house does capture the Italian style and noted its uniqueness. She said the house is representative of Italian experience. She wanted to hear more about how Italian communities thrived in West Seattle and Rainier Valley and what brought people here.

Mr. Slattery said the terrazzo stands out. He said it is a cool house and he supported nomination.

Ms. Johnson said she was hesitant at first, and noted the house is so particular and individual. She said the presentation was delightful. She said she grew up in Boston, in a town of Italians where there are tons of examples that look Italian. She appreciated the craft and true care expended on this house. She remarked that the mold for the columns still remains on site. She noted Fausto's pride of craftsmanship and pride of home. She said the house doesn't fit a tradition but is a remarkable piece of work. She agreed that interior terrazzo floors should be included.

Ms. Doherty said if the property is designated, she would further discuss the controls in detail with the homeowners.

Action: I move that the Board approve the nomination of the Cettolin House at 4022 32nd 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 site, the house exterior, and the interior terrazzo floors; that the public meeting for Board consideration of designation be scheduled for April 19, 2023; that this action conforms to the known comprehensive and development plans of the City of Seattle.

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

At 5:30pm Ms. Wasserman and Messrs. Inpanbutr and Slattery left the meeting. A quorum was not required for the project briefing.

030123.5 BRIEFING

030123.51 Georgetown Steam Plant
6605 13th Avenue S
Briefing on proposed rehabilitation

Briefing documents in DON file.

Mark Johnson, Signal Architecture proposed seismic upgrades and said options that meet the Secretary of Interiors (SOI) Standards for Rehabilitation have been explored. He provided context of the site and indicated where a new entrance / point of arrival is

being considered by City Light which would be the first experience of the building. He said the building was to be brick in planning and was later changed to concrete. He said the building has operated on both oil and coal. He went over changes to the 1906 building noting addition of a turbine and hoist in 1918. He reported the Duwamish River was straightened/rechanneled which necessitated a change in how water was accessed. He said a new flume was built. In 1938 a smokestack was removed, and smaller ones installed. He noted the blast wall was designed to blow out in an explosion.

Structural lateral studies were explored and evaluated with structural consideration: floor interaction and diaphragms – floor plates; foundations; constructability; impact to existing; and critical flaws. Studies included: small distributed braces, large braced cores, moment frames, exoskeleton, shotcrete, hybrid, hybrid boiler stack brace, and hybrid braced frames. The team discussed them all in detail, and the pros and cons of each approach.

Ms. Chang asked them to explain the difference between their hybrid approach and the small distributed brace frames.

Brian Markham, Arup, said the distributed brace frames were more frequent and an earlier study to understand obstacles that they would create internally. He said it is a progression of what they were considering as well as lessons learned. He said there are more opportunities on the boiler side of the building for structure to reach across the open “cathedral” space.

Mr. Johnson explained that they are planning programmed uses of the spaces and bathrooms, elevators and stairs, visitor center, etc, that will be needed. He said that multiple vertical circulation methods are needed. He said they are trending toward a structure that is outside and he noted they would touch what they call ‘the cathedral space’ as little as possible.

Ms. Chang asked if they had as-built or early drawings that provide information on the concrete frames, walls, and reinforcement.

Mr. Johnson said they have drawings from late 1980s as part of a Historic American Engineering Record (HAER) survey, so the team has that documentation.

Alicia Pedneault, Arup said there are no original concrete reinforcement drawings available. She said at the time the building was constructed seismic design wasn’t done so concrete detailing is not what would be seen in modern design – it was of its time. She said timber piles were used, there is no record of their length nor anchoring into the concrete foundation. She said that in an earthquake, if one side of the building tries to uplift, they believe the piles would be susceptible to pull out from the foundation. She said that is a consideration when doing a small, distributed approach - limiting magnitude of the loads they would have to account for in micro pile insertions.

Ms. Chang said it will be interesting to see what kind of solution they go with and how they tie that into the foundation. She said she is curious about what the elevation views would look like especially on the exterior. She said she likes the idea of a hybrid

approach and appreciated the idea of adaptive reuse in a way of having new combined with old.

Mr. Johnson said the building was surrounded by structures and on the south side was almost like a roller coaster of coal cars, smokestacks, loading equipment. He said proposed structure could help tell the building's story.

Ms. Doherty noted the area on east elevation that Mr. Johnson referred to was where the new outboard additions are proposed, to create programmatic spaces on either side of the last building addition.

Mr. Johnson said it would bookend that end of the building where it is just a stick frame volume.

Sam Farrazaino, Georgetown CDA said the whole building – inside and out, is designated. He noted the challenge of balancing intrusions while achieving the ability of the building to be here for the next 116 years. He said the building was originally designed to be able to keep expanding to the east.

Mr. Norman asked what magnitude earthquake is survivable with the current building technology.

Mr. Johnson said it will be mostly about life safety, making sure the building does not fall on people that are in it. He said the goal is for the building to remain standing.

Ms. Pedneault said the original building was designed to carry heavy loads, but for public occupancy there is a different standard for safety requirements.

Ms. Johnson said the project is complicated and there will likely be a combined solution of work inside and outside the building. She said she deferred to the structural engineer on the board, Roi Chang. She said a balanced approach seems like the best. She wanted the building used and there would likely be a lot of give and take, and they seem to be on the right path.

Mr. Macleod agreed a hybrid approach is best. He said the exterior braces are evocative of photo showing all the power lines coming off the building. He appreciated the direction the team is headed in.

Ms. Doherty said there is other work being contemplated for the building related to restoration and the exterior concrete. She said there are a lot of access issues in the building which will be apparent when the board tours the site. She said there are pros and cons of each of the approaches. She said bringing new steel into the building would be like threading a needle. She said each solution has its own challenges which would become apparent with more exploration. She encouraged board members to speak up if there is a scheme or treatment that concerns them.

Mr. Macleod said it is helpful to know the alternatives considered. He said it sounds great until you really think about a solution until you think about all that it would entail.

He said we don't want to put a cage around the building, we want to see the walls. He said the building is a monolith sitting in a field when it used to be a nerve-point for the city. He said a hybrid seismic approach is appropriate.

Ms. Johnson said the tour would be helpful for a better understanding. She said the team is going the right way.

030123.6 BOARD BUSINESS