



The City of Seattle

Landmarks Preservation Board

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LPB 343/23

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, September 20, 2023 - 3:30 p.m.

Board Members Present

Taber Caton

Matt Inpanbutr

Ian Macleod

Lawrence Norman

Katie Randall

Becca Pheasant-Reis

Marc Schmitt

Harriet Wasserman

Staff

Sarah Sodt

Melinda Bloom

Absent

Dean Barnes

Roi Chang

Lora-Ellen McKinney

Padraic Slattery

Acting Chair Ian Macleod called the meeting to order at 3:38 p.m.

ROLL CALL

092023.1

PUBLIC COMMENT

Michael Herschensohn spoke in support of the designation of the Seattle Center Playhouse Exhibition Hall.

Leanne Olson spoke in support of the Leona Apartments window replacement.

Maureen Elenga spoke in support of the designation of the Seattle Center Playhouse Exhibition Hall based on the Staff Report.

092023.2 MEETING MINUTES

June 21, 2023

MM/SC/MI/HW 6:0:1 Minutes approved. Mr. Norman abstained.

July 19, 2023

MM/SC/HW/BP 6:0:1 Minutes approved. Messrs. Inpanbutr and Schmitt abstained.

August 2, 2023

MM/SC/HW/BP 6:0:1 Minutes approved. Mr. Schmitt abstained.

092023.3 CONTROLS & INCENTIVES

092023.31 Cettolin House
4022 32nd Avenue SW

Ms. Sodt went over the signed agreement.

Action: I move to approve Controls and Incentives for the Cettolin House, 4022 32nd Avenue SW.

MM/SC/MI/LN 7:0:0 Motion carried.

092023.4 TRANSFER OF DEVELOPMENT POTENTIAL

092023.41 University National Bank
4500-4502 University Way NE

Ms. Sodt explained the Transfer of Development Potential program. She said a signed Controls and Incentives document is in place and the building is in good standing. She said 18,151 square feet were identified by the Seattle Department of Construction and Inspections as transferable.

Action: I move that the Seattle Landmarks Preservation Board makes the determination that the University National Bank at 4502 University Way NE has fulfilled the requirements for transfer of Landmark TDP pursuant to SMC 23.45.509 – that the building is a designated Landmark with a Controls and Incentives Agreement pursuant to Ordinance No. 126569; that an authorization letter from SDCI has been received and has identified the number of transferable square feet to

be 18,151 square feet; and, the building is not presently in need of rehabilitation, therefore no security is required.

MM/SC/BP/LN 7:0:0 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 University National Bank at 4502 University Way NE, per SMC 23.45.509B(1).

MM/SC/KR/HW 7:0:0 Motion carried.

092023.5 CERTIFICATES OF APPROVAL

092023.51 Central Building
610 Third Avenue
Proposed rooftop telecommunications equipment

Katie Murer provided photo synth placement options for rooftop telecommunications equipment. Visibility of each was reviewed both with and without screening.

Ms. Pheasant-Reis said additional options were requested by ARC: with and without setbacks and with and without screening.

Mr. Norman noted visibility of rooftop equipment with taller residential buildings in the area.

Ms. Sodt questioned if the screening is more obtrusive than the equipment.

Mr. Inpanbutr said Option 4 is the least distracting; it is set back with no screening.

Ms. Randall appreciated the quick turnaround on requested information. She agreed with Mr. Inpanbutr – Option 4, set back with no screening.

Ms. Wasserman agreed and said she appreciated the quick response to ARC request.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alterations Option 4, at the Central Building, 810 Third Avenue.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance No. 122352 as the proposed work is compatible with the

massing, size and scale and architectural features of the landmark, as per Standard #9 of the Secretary of Interior's Standards for Rehabilitation.

2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/BP/MI 7:0:0 Motion carried.

092023.52

Baker Linen Building

1101 E. Pike Street

Proposed rehabilitation and addition

Building owner Liz Dunn provided context of the building and an overview of its history. She noted the expansive windows and curved corner and said it was the first multi-story car showroom in Seattle. She said the building was built by a female developer. She said she owns the building next door; both buildings are connected below ground. She said the building was constructed in 1915 and is as yet not up to standards. She spoke of the economics of adding two stories, 8000 square feet of office space to make it all work.

Kirsten Wild said adding two stories to a three-story building is not easy and they are exploring ways to make it work. The proposed project maintains the commercial use of the building, with retail at the ground floor and mezzanine levels, and office spaces at the floors above, while adding two stories of additional office space and updating core circulation elements to provide code-compliant stair egress and modern elevator service. Although the zoning would allow for additional height to 85' above the Average Grade Level, which could accommodate up to 4 additional stories, the proposed massing limits the addition to two floors. The reasons for this are threefold: 1) to not visually overwhelm the existing building, 2) to stay slightly lower than the adjacent buildings, and 3) to not block the public view deck of the neighboring building to the east. The required structural updates include adding a lateral support system, bracing the unreinforced masonry either in plane or by tying into the floors, and buttressing the interior structure where needed to take the additional loading from the two new floors above.

Proposed Alterations

West Elevation

The existing entry at the south side of the west elevation provides access to an interior stairway that is proposed for removal, along with the existing freight elevator, creating an enlarged commercial space at the southwest corner of the building. Removal of the existing freight elevator is necessary to extend the floor diaphragm for seismic purposes. At the south-most bay, the existing garage door is removed and replaced with an energy code compliant storefront system with an accessible entry. The new storefront aligns with the historic opening widths. A floor band aligning with the adjacent bay is extended to allow the second-floor infill to meet the west wall. The clerestory windows will be maintained in place, and all other windows at the north elevation will be protected and maintained in place.

North Elevation

The entry at the north elevation provides access to the office floors above the ground level and mezzanine retail spaces. The existing entry swings into the sidewalk. The proposed modifications recess the entry door and create a code-compliant vestibule to serve a new vertical circulation core. The storefront at the easternmost bay will be replaced with a painted wood energy code compliant storefront system.

South Elevation

The south elevation includes two fire doors that are not original to the building and are no longer in use. Because of the story the doors tell about the history of the building, the project proposes to fix these doors in place and infill the opening at the interior with an insulated wall. If this proves to be infeasible due to energy code, the alternative is to infill the openings with masonry. The existing masonry opening to the restaurant space in the alley is proposed to be retained, but the inset door and alcove will be replaced for accessibility. A new egress stair at the proposed new vertical circulation core requires a new egress door at the south elevation. The door is proposed to be located within an opening at the masonry wall created by an historic window at the mezzanine level. The modification requires the demolition of the historic window in addition to demolition of an infill spandrel panel, a relatively new window, and the masonry below that window to the grade level. An existing window opening that has been infilled with a mechanical louver is proposed to be infilled to create a complete rated stair enclosure.

East Elevation

Existing window openings along the property line, currently fully covered by the adjacent building at 1111 E. Pike Street, are proposed to be infilled. The current condition of the windows is not known. The openings are boarded up and not accessible from the interior.

Structural and Seismic Upgrades

New concrete grade beams in the basement to tie the existing footings into the new lateral system.

- Insertion of a steel moment frame along the west exterior wall that spans from a concrete base in the basement to the diaphragm of the existing roof.
- Insertion of the new circulation core along the east wall, requiring removal of the existing floor diaphragms along the east side of the building and a shear wall extending from the foundations to the roof of the new penthouse addition.
- Insertion of new columns along the south wall to support the load from the addition, keeping it separate from the existing masonry walls.
- Infill of the existing freight elevator shaft on each floor to complete the horizontal shear diaphragms at each level.
- Reinforcement of the existing masonry wall planes by means of strongbacks, drag struts, and anchorage elements into existing floor planes and beams,
- Reinforcement of existing beams with sistered members, where required.

- The addition of new infill framing at the existing roof level to increase its bearing capacity.

Ms. Wild went over the proposed material palette and specifications. She said the project would seek departure from energy codes for interior masonry walls. She proposed insulating at the basement level and locations at the 4th floors but want to expose brick at high visibility locations to maintain the look and feel of the building.

Ms. Sodt said a letter could be drafted asking for release from the Building and Energy Code if that is acceptable to the board.

Ms. Randall said there wasn't a lot of discussion at ARC but there was general support for the energy code relief letter.

Ms. Pheasant-Reis said ARC asked if black or dark gray was preferred.

Ms. Dunn said they will test both on a couple windows to see which works best.

Ms. Wasserman said it was a close call, but she had no problem with either palette.

Ms. Pheasant-Reis concurred.

Mr. Macleod asked which palette is preferred.

Ms. Dunn said the cooler palette because it starts to pick up architectural elements in the masonry. She said the wood soffit warms up the cool palette.

Mr. Macleod said it appears neutral in the photos and renderings.

Ms. Wild said they want the addition to recede a bit.

Mr. Inpanbutr recognized refinements in what was presented prior and noted a successful resolution.

Ms. Wasserman concurred and appreciated seeing the whole process.

Mr. Norman concurred and said he was surprised so much could fit up there; he appreciated the curve.

Ms. Caton supported the project and said it is a thoughtful addition that doesn't detract from the historic building.

Mr. Macleod concurred and said the addition is tastefully done. He said the move to shrink the overhang makes a difference.

Ms. Sodt said both colors are noted in the application; if the board is fine with either, there is no need to specify.

Ms. Wasserman said a larger color sample is needed to decide on site; it would be presumptuous to decide any other way.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alterations, at the Baker Linen Building, 1101 E. Pike Street.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in the Report on Designation as the proposed work is compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the Secretary of Interior's Standards for Rehabilitation.
2. The other factors in SMC 25.12.750 are not applicable to this application.

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

092023.53

Leona Apartments

916 Queen Anne Avenue N

Proposed replacement of original windows, and select doors

Presenters were Marta Dzheneva, Grace Wong, Jim Hay, Holly Constantine.

Ms. Dzheneva explained the window and door restoration project and noted weathering and deterioration on the south and west elevations. She said they did a window survey, conducted additional field verifications and met with window manufacturers to match the windows. Noting comments by Historic Seattle and Queen Anne Historical Society, she said the arched mullion will remain.

Ms. Wong said the penthouses were added in 2007. She said a window restoration and replacement was done in 2007 and there is premature deterioration of replaced windows. She said the Homeowners' Association (HOA) did not keep up with maintenance or regular inspections. She said with the way wood doors are exposed and configured, replacement would be a better and easier choice. She noted concern that with restoration, the HOA wouldn't follow maintenance guidelines. She said maintenance is challenging because of access and grading.

Mr. Hay said proposed windows would closely mimic what is there and respond to the needs of the HOA. He said they modified the window a bit more. He said the HOA wants a better performing and energy efficient window. He said proposed windows can be customized to mimic what is there now and showed photos of extruded aluminum windows compared to existing. He provided detail on radius per ARC request.

Ms. Caton joined the meeting.

Mr. Macleod appreciated that a window survey was done, and that effort was made to find a window restorer. He said that much could be restored but noted significant moisture intrusion in casing and brick and windows.

Ms. Wong said deterioration is from improper flashing and a lack of maintenance as well as exposure. She said the sealant is cracked and cited lack of maintenance by HOA. She said some owners used sealant on their own. She proposed installation of better flashing.

Ms. Pheasant-Reis appreciated the detail provided and comparisons with existing windows.

Ms. Wasserman appreciated the detail provided. She said the curved mullion profile must be retained. She noted Queen Anne Historical Society comments and said she would support.

Mr. Inpanbutr appreciated the additional information. He said he was uneasy about the reason the windows need replacing – lack of maintenance. He said that the reality of a historic building is the sound materials used. He said there are original windows in repairable condition and that he was uneasy with removing them for lack of maintenance.

Ms. Wong said maintenance is the biggest concern. She said she didn't know that owners were aware of demands of a historic building.

Mr. Inpanbutr said not wanting to perform maintenance on a known issue is not a good reason for replacement.

Ms. Pheasant-Reis agreed and said even new windows will eventually require maintenance. She said that replacement is not sustainable.

Ms. Randall supported the application and agreed that long term maintenance was needed. She said it is the financial reality of condominium ownership and that it is not an excuse, but a reality.

Ms. Caton appreciated the effort made and said the curved mullion is closer to what is there now.

Mr. Schmitt appreciated the letter from Queen Anne Historical Society and said he supported the application.

Mr. Macleod said he agreed with Mr. Inpanbutr but noted the improved Marvin product that would replicate the original window in such an impressive likeness. He said it is a shame and disappointing that so many windows may need to be replaced due to negligence. He said it is not an improvement for the building but what is proposed is accurate to the period.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior alterations at the Leona Apartments, 916 Queen Anne Avenue N, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 122818.*
 - a. The removal of the original windows will change the character of the building. But the applicant has demonstrated their need based on the conditions of the windows, and other existing conditions of the building and site.
 - b. The proposed replacement windows will have a similar configuration, intending to be compatible with the massing, size, scale, of the architectural features.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. Based on the Board's feedback on May 3, 2023, the applicant provided the additional information requested, and modified the proposed division and profiles of the window sashes to be more compatible with the original form.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

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

092023.6 DESIGNATION

092023.61 Seattle Center Playhouse and Exhibition Hall
201 Mercer Street and 301 Mercer Street

Spencer Howard, Northwest Vernacular, prepared and presented the report. The buildings reside within the Seattle Center campus, which is the former 1962 Seattle World's Fair site in the Uptown neighborhood. The campus includes multiple City of Seattle Landmarks, shown with green diamonds on the map at left. He provided a map that showed the full tax parcel and the portion that is the nominated property. He said the buildings were part of the original Multi-Purpose Auditorium Group designed for the 1962 Seattle World's Fair. The group continues to function as an interconnected performing and visual arts complex. The map at left shows the resources within the nominated property boundary. Building fronts and public points of entry orient north towards Mercer Street and to the east and west sides, with rear façades containing service access and additions on the south.

He provided a comparison of photos that shows changes over time, including the former colonnade sections. The 1969 image shows the original designs of Founder's Court, Kreielsheimer Promenade, the north gate, and the south landscape areas prior to the extensive alterations evident in the 2021 image.

Mr. Howard conducted a virtual walkaround the exterior of the Playhouse, Grand Court, and the west portions of the colonnades. He noted key alterations including the 1986 renovation when the Intiman Theater moved in 1997 renovation while in use by the Intiman Theater including interior and exterior alterations and the rehearsal studio addition. Characteristic of the Playhouse, Exhibition Hall, and the colonnades are the slender concrete columns with projecting fins. The running bond brick panels with offset brick headers infilling between the columns is characteristic of both buildings and the south wall of the south colonnade. He said visible alterations include the 1997 window, elevator, and ADA ramp additions, 1986 doorway and canopy addition and the 1995 redesign of Founder's Court and the North Gate. The Theater Commons was redesigned around 2012.

Mr. Howard said the slender columns consist of a central square post with projecting square sided fins forming an overall cross shaped plan. The bottom ends of the fins are raised 4" above grade with only the center post connecting to the foundation.

Alterations to rear façade include:

- 1997 fence, gate, and studio theater addition
- 1997 elevator addition
- 1997 elevated bridge addition in the middle ground
- 1986 added third story windows
- 1997 added second story windows
- 1997 added elevated bridge
- 1986 third story added windows
- 1997 second story added windows
- 1997 studio theater addition and elevated bridge
- 1997 elevator addition

He said the north entrance is the main public entrance for the building and functions in connection with the courtyard. He noted ca. 1986 fountain basin with outer concrete posts and circular brick paver redesign. He said the original design was rectangular with rectangular rather than curved planting beds. Current plantings are different from the original plantings. He said glass in the curtain wall was replaced in 2006 but the original frames were retained and the uppermost transom bar added as part of the seismic retrofit. These were substantially in-kind.

Mr. Howard noted the exterior of the Exhibition Hall (Phelps Center), the promenade, and the east portions of the colonnades. Key alterations include the 1991 adaptive reuse design by Gordon Walker while with NBBJ adding interior floors and windows to convert the upper two-thirds of the building for use by the Pacific Northwest Ballet with the lower third continuing as rentable space for events and

trade shows; and 2003 promenade redesign and removal of the east ends of the north and south colonnades.

A reinforced concrete column structure with brick infill comprises the structure and matches the Playhouse Theater. Narrow vertical openings flank the columns on each facade and at each story, visually separating columns from the brick panels in each bay. The panels consist of a mix of obscure glass (original), metal louvers (original and 1979), and painted sheet metal. The original prestressed concrete and folded-plate roof spans east to west, originally over the open three-story interior volume. Folds correspond to the perimeter wall column spacing. The building did not originally have windows beyond the narrow panels flanking the columns and the ticket windows.

Mr. Howard noted other alterations including but not limited to:

- 1991 window and elevated walkway additions
- 1994 canopy addition
- 1995 Founder's court redesign in the foreground
- 1995 redesign of Founder's Court
- 1994 canopy addition visible along the building facade.
- 1991 window and entrance additions.
- 1994 canopy addition.
- 1995 Founder's Court redesign in the foreground
- 1991 entrance addition
- 1994 canopy addition
- 1995 Founder's Court redesign
- 1995 redesign of Presidential Plaza to Founder's Court, changing from the original central square *Lang Fountain* with rectilinear planting beds at the outer corners to this more curvilinear design, granite sculptures and all new vegetation
- The cairn from the Lang Fountain has been relocated as its own sculpture
- 1991 window, signage, and entrance additions
- 1991 elevated walkway addition from Mercer Street
- Original railings with added flat metal panels for code compliance
- 1991 window, ticket booth, and entrance additions
- 2002 Colonnade section removed across the promenade
- 2003 design of the promenade and "Dreaming in Color" art piece
- 1991 window and entrance additions
- 2002 Colonnade section removed across the promenade
- 2003 design of the promenade
- 1991 window and entrance additions
- 2003 design of the promenade
- Ca. 2007 redesign of the south landscaping with the 1973 gable roofed walkway addition visible in the background
- 1973 gable roofed walkway addition
- 1991 elevator tower and elevated walkway and windows additions
- 2002 Colonnade section removed across the promenade

- 1991 elevator, stairway, and elevated walkway additions
- 1995 Founder's court redesign
- 1994 canopy addition

Mr. Howard said the World's Fair site has been a public gathering place for over a century. The Exhibition Hall and Playhouse were constructed for the World's Fair and were intended for long-term use by the city after the fair was over.

Mr. Howard said the idea of establishing a civic center or cultural gathering place in Seattle came up in Virgil Bogue's 1911 "Plan of Seattle." Although a formal civic center was not established, between 1927 and 1928 the city built a series of community buildings, followed by the armory in 1939 and the stadium in 1947. Amid this work to create a civic center, city boosters began promoting the idea of Seattle hosting another World's Fair. The theme for the World's Fair was—"Century 21 Exposition"—highlighting modern science, space exploration, and the future.

He said architect Paul Thiry was hired in August 1958 as the primary architect for the fair and worked with many other architects to build out the fair including the firm of Kirk, Wallace, McKinley & Associates. The 1962 Seattle World's Fair, Century 21 Exposition, opened on April 21, 1962. Seattle City Council hired architect Paul Kirk and theater consultant Marcus Priteca to plan the multipurpose auditorium group. This included the 800-seat auditorium and 40,000-square-feet of covered convention, meeting, and exhibit space. Construction started in February of 1961.

Mr. Howard said both the Playhouse and Exhibition Hall were designed in the New Formalist architectural style. This style emerged in the 1950s and became popular during the 1960s. It harkened back to Classical precedents—such as scale and proportion, symmetry, and the use of columns and colonnades—while utilizing modern materials and new building technology and forms. The colonnades are clear hallmarks of New Formalism. The folded plate roof of the Exhibition Hall, along with the smooth appearing wall surfaces of both buildings, are also elements of the style.

Nearly 10 million people visited the fair during its run in 1962, resulting in the fair making a profit, unlike many other World's Fairs.

Mr. Howard said the 800-seat Playhouse was a much more intimate venue in comparison to the 3,100-seat Opera House. Harold Shaw, performing-arts director, oversaw the bookings for all events. In addition to the performances held in its theater, the Playhouse showcased at least two additional art pieces: James FitzGerald's *Fountain of the Northwest* in its courtyard and Kenneth Callahan's painting (unnamed). The Exhibition Hall, called the Fine Arts Pavilion during the fair, was designed to house three monumental exhibitions of fine art for Century 21.

He said after the fair closed in October of 1962, the building continued to host art exhibits. Even before the fair began its six-month-long run between April and October of 1962, plans were underway for how to use the site after the fair concluded. Once the fair ended, the site was branded as Seattle Center, as it is still known today, and the Exhibition Hall and Playhouse were ready for immediate

reuse. After the fair ended, the Fine Arts Pavilion became known as Exhibition Hall at Seattle Center.

He said the Pacific Northwest Ballet founded in 1972 has performed at Seattle Center since the very beginning, first in the Opera House and now McCaw Hall. In 1990, the Pacific Northwest Ballet began a capital campaign to raise funds for a new, larger facility for their studio and office spaces—a renovation of the upper portion of the Exhibition Hall, next door to their performance space in McCaw Hall. The Exhibition Hall reopened as the Phelps Center in honor of longtime patrons Sheffield and Patricia Phelps. The Exhibition Hall remains as the studio and office space for the Pacific Northwest Ballet, while performances occur next door at McCaw Hall. The first floor of the Exhibition Hall continues to host a variety of events and programs, including dental clinics.

Mr. Howard said the design for the Playhouse and Exhibition Hall grouping was completed through a collaboration of several influential Pacific Northwest designers and engineers, reflecting the project's scale and materials—all were white men of Euro-American descent. The primary architects were Kirk, Wallace, McKinley & Associates with Marcus Priteca as the theatre consultant. When Kirk promoted his associates Don Wallace and David McKinley, Jr., to full partnership the firm of Kirk, Wallace, McKinley & Associations came into existence. The firm's increased capacity allowed it to take on larger scale projects, including those for the 1962 World's Fair as well as a projects for the University of Washington, Washington State University, Central Washington University, and The Evergreen State College. The firm worked throughout the Pacific Northwest during the 1960s and 1970s. After Kirk retired in 1979, the firm reorganized as The McKinley Associates. Examples of the firm's projects include numerous churches and higher education buildings, as well as commercial buildings.

Ms. Randall left the meeting.

Julia Levitt said the Playhouse and Exhibition Hall are unique public spaces that have been stewarded by dedicated city staff, grounds crew, management, and a landscape management plan.

Ms. Pheasant-Reis appreciated seeing the changes that have been made and the graphics provided.

Mr. Macleod said that all his questions have been answered.

Ms. Wasserman appreciated that all questions from the nomination meeting had been answered.

Mr. Schmitt noted the thorough presentation and appreciated seeing the changes over the years illustrated so well. He said the integrity has been maintained and he supported designation.

Mr. Norman appreciated the great presentation and said he supported designation.

Ms. Pheasant-Reis said the modifications made make sense.

Mr. Inpanbutr supported designation.

Mr. Macleod said it is surprising how many changes have been made. He said the changes do not detract architecturally or culturally and he supported designation. He said both buildings still read the original intended function. He said they also read as gateway and entry to the grounds.

Ms. Sodt asked board members to identify relevant standards or state if they agree with the Staff Report. She said the site lines up with the parcel buildings and colonnades are on and asked if anything should be reduced or if that should be left to Controls and Incentives negotiations.

Board members were unanimously in support of the Staff Report.

Action: I move that the Board approve the designation of the Seattle Center Playhouse and Exhibition Hall at 201 and 301 Mercer Street for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards A, C, D, and E; that the features and characteristics of the property identified for preservation include: the site; the colonnades, and the exteriors of the buildings.

MM/SC/MI/HW 7:0:0 Motion carried.

092023.7

BOARD BUSINESS