



The City of Seattle

Landmarks Preservation Board

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LPB 85/24

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, April 17, 2024 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Roi Chang, Vice-Chair

Ian Macleod, Chair

Lawrence Norman

Becca Pheasant-Reis

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Matt Inpanbutr

Lora-Ellen McKinney

Katie Randall

Marc Schmitt

Padraic Slattery

Chair, Ian Macleod called the meeting to order at 3:34 p.m.

ROLL CALL

041724.1

PUBLIC COMMENT

There was no public comment.

041724.2

MEETING MINUTES

February 21, 2024

MM/SC/DB/TC

6:0:1

Minutes approved. Mr. Macleod abstained.

March 6, 2024

MM/SC/DB/BP

7:0:0

Minutes approved.

March 20, 2024

MM/SC/DB/TC

6:0:1

Minutes approved. Ms. Chang abstained.

041724.3

CONTROLS & INCENTIVES

041724.31

former Steinhart Theriault Anderson Office Building

1264 Eastlake Avenue E

Ms. Doherty explained the request for a six-month extension. She said the property was nominated by an outside party. The owner is still considering their development options and will come back with a briefing.

Mr. Macleod said the owner mentioned issues with safety and security. He asked if they are considering fencing.

Ms. Doherty said the owner has not talked to her about that. The building is fully tenanted, and she wasn't aware of any issues.

Mr. Macleod supported the extension request.

Action: I move to defer consideration of the former Steinhart Theriault Anderson Office Building, 1264 Eastlake Avenue E. for six months.

MM/SC/BP/HW

7:0:0

Motion carried.

041724.5

BRIEFINGS

041724.51

University Library

5009 Roosevelt Way NE

Briefing on proposed rehabilitation and addition

Presenters from SHKS Architects were David Strauss and Andreas Baatz.

Mr. Strauss provided context of the building and noted it was one of the original Carnegie libraries. He provided an overview of the proposed work to improve life safety, improve accessibility, install elevator, meet LEED Gold certification, and expand program and services. He said the building has high integrity and he noted modest repair and remodeling over its 115-year history until significant work was done in the 1980s; it included seismic, and systems work. He oriented the board to existing layout and programming of space.

Mr. Baatz explained the request for code variance for energy code exemption at existing building elements where meeting component requirements would negatively impact historic elements and finishes included in the landmark's designated features. He said code requirements will be met where historic elements/finishes are not present or will not be affected. He explained the existing configuration of the east entry door, stair, and the lower-level access door have several non-code compliant conditions. The sashes for the symmetrical main east entry door and the existing door to the lower level are not wide enough to meet code minimum. He said the marble would be retained and the door swing would be reversed to meet egress requirements. He proposed new landing stair handrails for the east stair. The single rail is non-original; it will be removed and replaced with two wood and metal rails.

Mr. Baatz proposed demolition of a portion of west exterior wall for installation of concrete shear wall within plane of the wall. He went over detailed renderings showing the proposed wall rebuild method. He said they are taking a mass wall approach to avoid the use of control joints; stucco will align with east stucco. The existing window frames and sashes will be salvaged and reinstalled. He said the original banding relief and tile will be replicated. He said materials and colors were explored and are proposed to be consistent with the material and finish. He said clear anodized aluminum frames are proposed with the use of one material for all spaces to limit the material palette. He said two main exterior entrances on the north side lower level require new doors. The hallway does not meet code requirements as it is a louver now; the louver will be removed. New aluminum frames and doors will be installed as the 8'6" opening is larger than the typical maximum for wood door manufacturers. He proposed installation of a painted metal trash enclosure made of welded bar grating for durability and visibility. Enclosure to be painted dark either black or dark bronze. Seattle Public Utilities (SPU) requested an enclosed trash area.

Mr. Baatz said the whole main floor interior is designated and the design intent is to avoid altering interior elements. He said the front doors are a departure. The door leaf is now 2'-8" and code requires a 3'-0" wide door; they proposed to maintain the existing condition. The interior handrail extension will match as closely as possible.

Ms. Chang appreciated the great summary and noted the challenge of matching wall finish. She asked if the existing ceiling is controlled and if it would be shored up during construction.

Mr. Baatz said they will keep the shear wall within the plane of the wall and will use the existing plane of the foundation. He said existing programmatic elements, shelving will remain. New stucco and plaster will be applied. A significant part of the ceiling will require shoring. Shoring will pick up joists in minimal impacts. The existing ceiling has cracking and spalling and will need some work. He said a crew with cast-in-place concrete experience will use molds to replicate the cornices, etc.

Mr. Strauss said the ornament is simple; a skilled group doing form work can do a molding profile.

Mr. Macleod asked for clarification on flashing and coping cap.

Mr. Baatz said at the lower existing flat roof area leaks are coming in. Liquid flashing was used on previous project and is not visible. Flashing was soldered to post that comes up through it and is anchored into concrete. Half profile should be adequate to get water away from building.

Mr. Strauss said old terracotta caps are anchored with anchor bolts.

Mr. Macleod asked about the landscape proposal.

Mr. Baatz shared renderings and said there is a 6' grade change from the sidewalk to the door. ADA compliance is being addressed with the creation of new ramp sections with handrails.

Mr. Macleod said the 8'-6" north entry door is a challenge and asked if it is publicly used.

Mr. Baatz said it is not necessary to be open all the time. The other door is for meetings and after-hours use.

Ms. Pheasant-Reis asked why aluminum is proposed for the new side doors.

Mr. Baatz said they explored fiberglass and steel. He said that they chose aluminum because it is being used in other parts of the addition either clear coated or painted.

Ms. Pheasant-Reis asked why they didn't propose wood.

Mr. Baatz said the opening from the west wing looking into the addition modifies a window opening. They explored material options. Aluminum would be differentiated from wood and there would be consistency throughout the building for what is new vs. historic.

Ms. Wasserman said the design team was responsive to ARC comments.

Ms. Pheasant-Reis appreciated the direction the applicant is going with the wall given the impacts on joists etc. She noted the effort it took to figure out how to do it.

Mr. Barnes appreciated all the work.

Mr. Norman said it looks good.

Ms. Chang asked if any other updates were expected.

Mr. Baatz said feedback on the trash enclosure would be helpful.

Mr. Macleod said the design was nice for a trash enclosure. He said he preferred black anodized aluminum keying it in with framing and fenestration. He appreciated the proposal to recast concrete details on the west side and eliminate control joints. He said the landscaping and new additions are well-thought-out.

Ms. Doherty said she heard no opposition to the design departures being requested by the team. The Board concurred.

041724.52 former St. Nicholas School
1501 10th Avenue E
Briefing on proposed development

Reverend Steve Thomason, senior pastor provided history of St. Marks and noted they have owned St. Nicholas School for 21 years. He noted the mission of justice and sustainability and to be good stewards. He said the neighborhood is largely supportive of the desire to preserve the original part of the school building and develop affordable housing.

Susan Jones, Atelier Jones noted the zoning on the two small parcels north of the cathedral and said the Parish House is not included. She said they are allowed a religious exemption. She noted sloping topography and said it is a complex site with challenges and lot adjustments. She said the existing building is a Bebb and Gould building; it is well-preserved with some changes to the interior. She said the building exterior and the site are designated. She said there are maintenance issues – roof, spalling masonry, tuckpointing, seismic. She said the 1950s and 1960s additions are not designated features of the landmark.

Meghan Doring, Atelier Jones said capacity studies were done with Option 2B preferred. They propose to adaptive reuse the 1920s building with a proposed addition to increase unit count and increase viability. 113 units are planned with addition pulled back off the street. She shared light and shadow studies. She noted the challenge of the steep slope and the extent of remediation needed. She said the soil is good and addition would be stepped back 40' – 50' off the slope edge to preserve as many trees as possible. Preserving and using the existing building helps to maintain trees. She said the positioning of the buildings allows light into the courtyard which will be an amenity space/green space. She said the existing URM building needs seismic upgrades and roof replacement (asbestos) and there has been deferred maintenance.

Ms. Doring said the proposed layout of the 1926 building works well for adaptation to living units. She said they would preserve the auditorium if possible as a community amenity. She said they haven't done a window survey yet. She said they want to preserve everything visible from the street. The original windows seem to be in good condition. She proposed the addition of windows on the north façade. Skylights on the west façade are not visible from the street.

Tory Laughlin Taylor said that she is the team's affordable housing advisor for the project.

Abigail DeWeese, Hillis, Clark, Martin & Peterson said a preferred option was identified and noted the additional height to 55' is critical.

Ms. Caton asked about the space between the existing structure and the new addition at the narrow point.

Ms. Doring said it is 15' at narrow point. She said there will be a central laundry there and they are trying to activate that courtyard space.

Ms. Jones said the orientation is based on connections to the cathedral and labyrinth.

Ms. Laughlin Taylor said they are introducing more porosity, inviting community into the space.

Mr. Macleod asked where the two non-historic additions would connect.

Ms. Doring identified the connection point and noted elevation would be restored where the new touches old.

Ms. Laughlin Taylor said there are seismic issues with the historic building. She noted that there is a steep slope and at the end of the auditorium wing, and they need to get in there with significantly sized equipment to create retaining walls with drilled piers to preventatively support and stabilize the hillside. She reiterated the importance of getting a certain number of residential units.

Ms. Jones said in the 1926 building each classroom could be adapted to a residential unit without changing the layout; oversized hallways allow easy placement of mechanical and plumbing shafts.

Ms. Wasserman appreciated the early board review. She said it is a glorious building with so much preserved. The classrooms will make nice apartments that are creative and interesting. She noted public comment and said she hoped as much as possible will be preserved.

Ms. Laughlin Taylor said the objective is to preserve the volume of the auditorium space and they will continue to explore options, but they want to get in as much housing as possible. She said they are intentional about having a welcoming front to welcome the general community into the space and out into the greenbelt.

Mr. Macleod said he was okay with the massing and having the new building be as tall as it needs to be. He said he would have more reservations if it were a more conventional addition. He said the courtyard space feels small and he was concerned about light and views of interior units.

Ms. Caton appreciated seeing the synergy between the two buildings and how people will interact. She said it should be light and exciting. She looks forward to seeing how the space develops and to seeing the evolution of the design.

Ms. Chang appreciated the plans and requested clarity on the addition – site context plan, what was built and when, which parts are landmarked, what is proposed to be removed and how that will happen.

Ms. Doring identified where new windows for residential units are proposed.

Ms. Laughlin Taylor said the first floor was added to the west in 1954; it wraps around the southwest corner of the historic building. The second-floor addition came in 1960.

Ms. Wasserman left the meeting at 5:29 pm.

Ms. Pheasant-Reis asked to see more information on north and south side windows and asked if it has to happen. She expressed concern about so many new openings compromising a URM wall.

Ms. Jones said they haven't yet had engineering survey yet but will have one done. She said so many new openings may not be needed and that they are early in their planning.

Mr. Macleod asked if seismic work is required.

Ms. Laughlin Taylor said some seismic work has been done but it is not up to the upcoming code. He said details will be refined as they move forward with the design.

Mr. Macleod seconded the concern about multiple openings in URM wall and said it would be a lot of load.

Ms. Pheasant-Reis said the National Parks Service states foliage cannot be relied upon to screen a building long-term because foliage dies. She cautioned that something screened today doesn't mean it will be screened forever.

041724.6 BOARD BUSINESS