



The City of Seattle

Landmarks Preservation Board

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LPB 690/16

MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4th Avenue

L2-80, Boards and Commissions Room

Wednesday, November 16, 2016 - 3:30 p.m.

Board Members Present

Deb Barker

Kathleen Durham

Robert Ketcherside

Jordon Kiel, Vice Chair

Kristen Johnson

Aaron Luoma, Chair

Matthew Sneddon

Emily Vyhnanek

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Jeffrey Murdock

Julianne Patterson

Chair Aaron Luoma called the meeting to order at 3:30 p.m.

111616.1 APPROVAL OF MINUTES

September 21, 2016

MM/SC/DB/JK

6:0:2 Minutes approved. Mr. Ketcherside and Ms. Durham abstained.

Mr. Ketcherside arrived at 3:34 pm.

October 5, 2016

MM/SC/KJ/JK

8:0:0 Minutes approved.

111616.2 SPECIAL TAX VALUATION

111616.21 Fort Lawton
4405 Montana Circle

Ms. Nashem explained that the submitted and eligible rehabilitation costs were \$245,710; there were no disallowed costs. The percentage value of rehabilitation was 297%. Work was performed in conformance with Certificate of Approval issued by the Landmarks Preservation Board.

Board members reviewed before / after photos.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Certification: 4405 Montana Circle. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/KJ/RK 8:0:0 Motion carried.

111616.22 Fort Lawton
4406 Montana Circle

Ms. Nashem explained that the submitted rehabilitation costs were \$208,348.09 and eligible rehabilitation costs were \$208,301.42; disallowed costs totaled \$46.67. The percentage value of rehabilitation was 285%. Work was performed in conformance with Certificate of Approval issued by the Landmarks Preservation Board.

Board members reviewed before / after photos.

Approval of Rehab Work: Work performed in conformance with Certificate of Approval issued by the Landmarks Preservation Board.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Certification: 4406 Montana Circle. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/KJ/RK 8:0:0 Motion carried.

111616.23 Fort Lawton
4407 Montana Circle

Ms. Nashem explained that submitted and eligible rehabilitation costs were \$241,389. There were no disallowed costs. Percentage value of rehabilitation was 302%. Work

performed in conformance with Certificate of Approval issued by the Landmarks Preservation Board.

Board members reviewed before / after photos.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Certification: 4407 Montana Circle W. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/KJ/EV 8:0:0 Motion carried.

111616.24 The Theodora / Mod Apartments
6559 35th Avenue NE

Ms. Doherty explained that the submitted and eligible rehabilitation costs were \$4,701,462.25; there were no disallowed costs. The percentage value of rehabilitation was 113.8%. Work for designated portions of the property were performed in conformance with a Certificate of Approval issued by the Landmarks Preservation Board. She said that additions built on the ends of the two major wings were not part of eligible expenses. She said exterior work was cosmetic; work was primarily interior. She said the building was converted to apartments and the entry flipped to the opposite side. She said major landscaping was done.

Board members reviewed before / after photos.

Mr. Sneddon asked about signage.

Ms. Doherty said the signage is the same size, colors, character as what was approved before – they just changed the text to the new building name. She said it was administratively approved per the Controls and Incentives Agreement. She said she believes the entire project is close to complete and that they are marketing the units now. The rehabilitation portion of the work is done.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: The Theodora, 6559 35th Avenue NE, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

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

111616.3 NOMINATION

111616.31 West Coast Printing

622 Rainier Avenue South

David Peterson, NK Architects, prepared and presented the nomination report (full report in DON file). He provided context of the building and site at the Dearborn cut. He said the building occupies a full block and he noted it is at a point where several neighborhoods come together – International District, Beacon Hill, Rainier Valley and Central Area. He went over a topographical map and noted this area was slow to develop; he noted its location on a ridge. He said in 1890 the street car provided better access and residential development increased. In 1907 the City expanded and the area was incorporated into the City. He said that Jackson and Dearborn were regraded, a bridge was installed, and Rainier became even more accessible, so the area was growing.

He said that in 1923 the area was zoned commercial. Puget Sound Brick, Tile and Terracotta company was a significant presence in the area. He said just south of this building was known as ‘little Italy’ because of the many Italian settlers and farms that operated there. The building was also associated with the expansion of Chinatown and Japantown as they moved out of Pioneer Square. He said that the 1942 internment of Japanese and Japanese American citizens caused many of them to lose their properties; some returned, and some moved to other areas upon their return. Jewish and African Americans moved into the neighborhood and it became associated with the Central District jazz clubs. He said the Mt. Baker Tunnel and Lacy Murrow Bridge were constructed in 1940 and disrupted the area, and made it into a sort of no man’s land between many different communities.

Mr. Peterson said that John Jacob Wittwer developed the property; he was a dealer in hair goods who was born in Switzerland and studied in Paris. The company was known for its hair switches. In 1915 they developed ‘Cinderella Golden Glint’ shampoo which was very popular and existed into the 1950s. He said they reached a national buyership which brought them a lot of wealth. She said this building was built for manufacturing their products. The building was designed by Shack, Young & Myers and was built in 1923. He said the original design was more ornate than what was built.

He reported that in 1954 Ted and Paul Tomita, West Coast Printing purchased the building and moved in. He said that West Coast Printing was founded in 1930 by the Tomita brothers in the Chinatown – International District on Jackson. He said they provided Chinese, Japanese and English printing and translations. He said they were interned in Idaho; people took care of their property and they were able to return to their business when released. He said that there were fewer printers after that. He said they leased out the upstairs. He said the Tomitas operated the business successfully from the first floor; the floors were reinforced to accommodate heavy equipment. He said a 1965 fire didn’t damage the typeset, but the building was fire bombed in 1992 and all the Japanese and Chinese typeset was lost. He said competing printers took care of their clients until repairs could be made. He said they quickly repaired the building. He said that Ted died in 1998 at the age of 86 and had been involved in relationship building efforts between the United States and Japan following the war.

He said Shack, Young & Myers designed many important buildings in the City in the 1920s – apartments, offices – but the closest thing to a cosmetics manufacturing

company were garages such as Frye Hotel Garage. He said their partnership was unusual at the time because they had architects and an engineer in the same offices. He said collectively and alone some of the buildings attributed to them are the Hotel Morrison, Del-a-Mar Apartments, B. A. Garber House, Civic Auditorium Eldridge Buick, Japanese Baptist Church, Terry Building, among others.

Mr. Peterson went over alterations to the building; he said all windows on the west and south elevations have been changed. He said the south elevation was fire bombed. He said original wood mullions / frames remain on the west but original wood sash were replaced with aluminum. He noted the red brick laid in a running bond and the soldier courses over window headers. He said higher quality brick was used on the primary façade. He said that there is a small mechanical space in the basement level. He said panel cover first floor windows on the east rear elevation and the first floor of the north elevation. He noted the slight Gothic Revival elements on the back. An original intact staircase remains inside. He said the upper level partitioned area is intact and in some places the original linoleum is in place. He said there is a vault with shelves in back office. He said an interior partition was removed dividing the space for women on one side and Japanese workers on the other.

He said the building didn't meet any of the criteria for designation – it isn't significant on any level, and it doesn't have the integrity to be a landmark.

Ms. Barker asked if the cornice was never built.

Mr. Peterson said it was not.

Mr. Luoma asked what the chimney was used for.

Mr. Peterson said there is mechanical equipment in the basement.

Mr. Luoma asked why the whole parcel wasn't utilized.

Mr. Peterson said it is an odd lot configuration and said the platting in the whole neighborhood is bizarre. He guessed that the brick company may have sold off what was not needed as they went along and this may have been a left-over area.

Mr. Ketcherside asked why there was a separate dining area for Japanese staff.

Mr. Peterson said it wasn't separate, just divided space. He said that Japanese workers may have been an inexpensive workforce and were close by. He said he researched ethnic mix of workers and only found that Black Bear employed Italians because it was again an inexpensive workforce.

Mr. Ketcherside asked if any of the Japanese workers were skilled in costuming or high end hair preparation.

Mr. Peterson said he couldn't find anything about the origin of the company name J. W. Kobi – he thought it might have a Japanese associated, but only found a similar Germanic name.

Mr. Luoma asked if – besides the windows and interiors – the remaining exterior is intact.

Mr. Peterson said that the entire back of the building and two other windows are original – they are peeling but they are intact. He said that three windows on the north elevation are there. The brick and the entry portal are still there but he noted this is an unreinforced masonry building.

Mr. Ketcherside asked about the interior office panels windows.

Mr. Peterson said they are relites like what was found in the Maritime Building. He said it is unusual that they are still there.

Ms. Barker asked why the building was built so close to the right of way.

Mr. Peterson said that the loading dock is on the back.

Ms. Doherty said that when it was built the sidewalk was quite a bit wider; as seen in historic photos.

Mr. Luoma asked about criteria for Black Manufacturing nomination / designation.

Ms. Doherty said it was designated under criteria C and D.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Doherty explained the legal description of the wedged shape parcel and noted that the building resides on only lots 5, 6, and & 7. This is reflected in the Staff Report.

Ms. Durham did not support nomination noting the loss of integrity. She said that it didn't meet any criteria.

Ms. Johnson did not support nomination and noted that it is a nice modest building with an interesting story but that it didn't meet any of the criteria for nomination.

Ms. Vyhnanek wasn't sure. She noted the uniqueness of the story and that the building is at the cross section of different neighborhoods and immigrant cultures.

Mr. Sneddon said the building meets Criterion C and is significantly associated with mass manufacturing of something that had nationwide appeal. He said that those national marketing/sales trends were just beginning, and he noted the rise of commercialized mass manufacturing. He said this was a significant part of City development and noted Oberto, and a macaroni company in the neighborhood. He said noted the physical legacy of the type of labor hired and the segregation between women and Japanese laborers.

Mr. Kiel did not support nomination although the story is rich. He said there is no double significance linked back to the building.

Ms. Barker supported nomination and cited Criterion C for the commercial mix and Japanese heritage. She said hair culture was a big deal. She said they were taking a chance – building a factory for switches in the 1920s when women were cutting their hair. She said that hats that had been huge had shrunk, and they had to come up with a new product - hair rinse. She said that hair has a cultural expression and noted that Wittwer had to re-market himself.

Mr. Ketcherside supported nomination and wanted to hear more about the Japanese workers’ history. He said the Japanese workers likely had housing nearby. He wondered if Japanese workers brought with them expertise in makeup and hair. He noted the varied and unusual history of this neighborhood. He thought of the Japanese connections to this neighborhood before WWII. He wondered why Wittwer chose this site. He said he would like to hear more about commercial history of Japanese Americans in Seattle.

Mr. Luoma said he was on the fringe. He said the merits of the Black Manufacturing building are larger because of architectural detail. He questioned how the building could convey the stories behind it – cosmetics, immigrant workforce, Japanese family that owned and ran the printing business. He noted the wood handrail and ceiling in the lobby is handsome. He said he helped in the development of the goodwill building and saw this building often – it is obscure in the neighborhood but the community would know it. He said there are very few of these buildings around this community and he wanted to know if at a community level this building could still stand out.

Ms. Vyhnanek said she would support nomination.

Ms. Barker asked if the category “cosmetics” included hair products.

Mr. Peterson said cosmetics includes hair and shampoo.

Action: I move that the Board approve the nomination of the West Coast Printing building at 622 Rainier Avenue South for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: a portion of the site comprised of Lots 5, 6 & 7, and the exterior of the building; that the public meeting for Board consideration of designation be scheduled for January 4, 2017; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/DB/RK 5:3:0 Motion carried. Mmes. Durham, Johnson and Mr. Kiel opposed.

111616.4 CONTROLS & INCENTIVES

111616.41 Loyal Heights Elementary School
2501 NW 80th Street
Request for extension

Mr. Kiel recused himself.

Ms. Doherty explained the request for a three-month extension. She noted that because SPS now has a Certificate of Approval for the rehabilitation of the school and the new addition they will resume the dialogue and hope to be done in the next couple of months.

Action: I move to defer consideration of Controls & Incentives for the Loyal Heights Elementary School, 2501 NW 80th Street, for three months.

MM/SC/RK/KJ 7:0:1 Motion carried. Mr. Kiel recused himself.

111616.5 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator