



The City of Seattle

Landmarks Preservation Board

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LPB 666/18

MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4th Avenue

L2-80, Boards and Commissions Room

Wednesday November 7, 2018 - 3:30 p.m.

Board Members Present

Deb Barker

Manish Chalana

Katherine Durham

Rich Freitas

Alan Guo

Kristen Johnson

Steven Treffers

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Russell Coney

Garrett Hodgins

Jordon Kiel

Vice-Chair Deb Barker called the meeting to order at 3:30 p.m.

110718.1 APPROVAL OF MINUTES

September 19, 2018

Deferred.

110718.2 SPECIAL TAX VALUATION

110718.21 Anhalt Hall
711 NE 43rd Street

Ms. Doherty explained that most of the work was interior and met the Secretary of Interior Standards. She said the submitted and allowed rehabilitation costs were \$337,658.

Public Comment: There was no public comment.

Board Discussion:

Mr. Treffers thanked the owner for proactively designating his property.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Anhalt Hall, 711 NE 43rd Street, 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/ST/KJ 7:0:0 Motion carried.

110718.22 Bon Marche/Macy's
300 Pine Street

Ms. Sodt explained the work that was done and said all was in conformance with Certificate of Approval. She said submitted and eligible rehabilitation costs were \$81,243,772.36.

Public Comment: There was no public comment.

Board members had enough information to make a decision.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Bon Marche/Macy's Building, 300 Pine Street, 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/MC/KJ 7:0:0 Motion carried.

110718.3 CERTIFICATES OF APPROVAL

110718.31 Decatur Building
1521 6th Avenue
Proposed signage

Steve Zamberlin explained that per ARC advice the overall design was simplified and ties in with the architecture of the building. He said it is anchored in two points into the mortar; sign is attached to platers. He indicated location of the sign on the building. He said electrical will be surface connection which will fit into reveal areas; conduit will be painted building color.

Public Comment: There was no public comment.

Board Discussion:

Ms. Johnson said the applicant answered all questions about attachment.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed signage, as revised, at the Decatur Building, 1521 6th Avenue.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in the Ordinance No. **112275** as the proposed work does not destroy historic materials that characterize the property, and 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/KJ/ST 7:0:0 Motion carried.

110718.32 Satterlee House
4866 Beach Drive SW
Proposed landscaping and play area

David Delafeld explained the yard is large and the new landscaping would tie it all together. He went over the plant layout and noted three options were provided to replace laurel hedges. He said most plantings are around the perimeter. A 12' x 16' play area will be set to the north and east portion of the front lawn. He said a berm of less than 12" will set the plants up where the water pools in the northwest corner.

Ms. Doherty said Historic Seattle has a preservation easement on the property and the owner has coordinated the proposed with Eugenia Woo.

Jeff Murdock, Historic Seattle, said they support what is proposed.

Ms. Doherty noted a proposed storage shed was not sited in the best place.

Mr. Delafeld said they will come back later for that on a separate project.

Mr. Freitas asked if the blue line indicated berm area.

Mr. Delafeld said it does and it shows how it will wrap around at a maximum height of 12”.

Mr. Freitas noted that all plants are along the inside of the fence.

Public Comment: There was no public comment.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed site alterations at the Satterlee House, 4866 Beach Drive SW, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 111022 as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale 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/ST/RF 7:0:0 Motion carried.

110718.4 DESIGNATION

110718.41 Bricklayers Building
318 Fairview Avenue N.

Ron Wright presented the report (full report in DON file) and noted that the City is the owner of the building. He said the building was constructed in 1960 in the International Style with curtain wall, two above grade stories and a basement. Grant Copeland Chervenak was the design firm; structural engineering firm was Skilling Helle and Jackson; and construction contractor was Baugh. The building was constructed for the Bricklayers Union; the union occupied the basement and they leased the upper portion of the building. He provided context of the site and Cascade neighborhood. He went over historical context timeline and said the neighborhood was residential until the late 1950s when it was zoned industrial.

He said no major modifications have been made to the building but noted a sewer leak in the basement required the basement to be completely cleaned, and all drywall below four feet has been removed. The toilet fixtures in the basement were also removed as part of this flood incident. Otherwise the restrooms are intact from the original installation.

The building was sold to Vulcan in 2000; Vulcan sold it in 2006 to the City. It is used as construction offices and streetcar maintenance.

Grant Copeland was the architect; he was well-known and notable. He won a National AIA Merit award and Seattle Chapter AIA Honor awards in 1963, 1964, 1965, and 1969. He said the roof was designed as poured in place concrete, but they used glu-lam beams instead. Glu-lam was new technology. The architect used the best structural engineer in town and noted that 'if they say it's good, it's good'. He said the structural engineer was Worthington Skilling, now Magnusson Klemencic, and was internationally renowned. Baugh Construction was a Pacific Northwest firm that started in the 1940's and merged with Skanska in 2000.

Mr. Wright explained International Style elements include emphasis on volume over mass, regularity and standardization of elements, minimal ornamentation and curtain wall construction. He said exterior is clad primarily in brick, but also features other types of masonry and tile. He noted terracotta was Gladding Mc Bean and there was an outlet in Seattle. He noted mosaic behind the ornamental solar screen. He said the building was finished April 11, 1960 without the solar screen. The Building Code required a façade and the solar screen was installed January 20, 1961.

He noted the punched windows on the north elevation. He said the skin of the building doesn't cover the base, reflecting that it is a skin, which was a new technology. He said the cladding was a wall hanging and not a load bearing element. Near the left side of the north elevation, a large symbol representing of the bricklayers' union is engraved in the brick cladding. Within the outline of a kiln, a human figure kneels under an artistically rendered trowel and other symbols of the masonry profession. He said the artist is unknown. On the east elevation the garden and entry have been cut off. The blank wall on the south is intact, as built. He noted the screen wall in the union hall, the original birch plywood cabinetry, handles, restrooms, lights and vents.

Mr. Freitas asked if Mr. Wright found additional information about the bricklayers and how they fit in with other unions.

Mr. Wright said he found nothing specific about this. He said there were other unions nearby with similar building typology – hall and rented/leased portion. He said the Bricklayers' Union is now in Tukwila.

Mr. Chalana asked the condition of the terracotta screen.

Mr. Wright said it is 100% intact.

Mr. Freitas asked if there were other union halls in the Cascade neighborhood.

Mr. Wright said no, they were in Belltown.

Public Comment:

Eugenia Woo, DoCoMoMoWeWa, supported designation on criteria C, D, and E. She sent an email (in DON file) and said this is the best labor temple ever; it is most striking and worthy of preservation.

Jeff Murdock, Historic Seattle, said the building is noteworthy; he noted the modern brick tectonics. He said the building conveys its history and he noted its

approachability. He said it is excellent work by a designer. He read the summary from the survey. He supported designation on criteria C, D, E and F.

Board Deliberations:

Mr. Chalana supported designation on criteria C, D, E and said it is a unique example of the style. He said there are not many left. He noted the association with the union.

Ms. Johnson supported designation. She said it is a good example but not a gem. It is clearly of its time; the structural bays are clear, and it floats up off the ground. She noted the masonry association with bricklayers. She said criteria C and D applied and noted the association with union is not a critical one.

Ms. Durham supported designation on criteria C and D. She said the building represents the group it was built to house. She noted the brick and terracotta applied to the style and showed the brick could speak to a new style. She said it is not the highest style but is remarkably intact. It speaks of what it is. She noted the architect and connection to union. She said it used to be a neighborhood of workers; it isn't anymore.

Mr. Freitas supported designation on criteria C and D; he said the building is tied to urban renewal and changing demographics. He said the building was constructed for the bricklayers' Union. He noted the regularity of the style. He said Criterion F would be appropriate because of what the neighborhood looks like now.

Mr. Treffers agreed with his colleagues. He said it is remarkable how intact the building is. He said Criterion D is significant although it is a simple version of the style. He said it was done by a talented group of engineers and builders who were well-known and prominent. He appreciated the artwork and tile which speaks to the history and tells the story of what the building was. He said at the peak of union membership they had the ability to build their own halls. He supported designation on criteria C, D, and also F because of the changing neighborhood.

Mr. Guo supported designation of criteria C and D and noted that Seattle was a leader in labor member participation. He noted the terracotta and relief on the north side.

Ms. Barker supported designation and said union halls are time warps – they are locked in time. She said it was a challenging building to build and the client was challenging. She noted the competing craftsmanship and Codes. She said it meets Criterion C for its relationship to union history and to Criterion D for its recognizability in simplicity and style. She said it is a great teaching building; it is approachable because of its simplicity.

Action: I move that the Board approve the designation of Bricklayers Building, at 318 Fairview Avenue North, as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards C and D; that the features and characteristics of the property identified for preservation include: the exterior of the building.

MM/SC/RF/ST 7:0:0 Motion carried.

Mr. Chalana left at 4:55 pm.

The following items were reviewed out of agenda order.

110718.6 CONTROLS & INCENTIVES

110718.63 Bleitz Funeral Home
316 Florentia Street
Request for an extension

Action: I move to defer consideration of Controls and Incentives for Bleitz Funeral Home, 316 Florentia Street, to March 6, 2019.

MM/SC/ST/ 6:0:0 Motion carried.

110718.62 Seven Gables Theater
911 NE 50th Street
Request for an extension

Jack McCullough, McCullough Hill Leary, reported a car hit the building.

Ms. Barker asked what kind of damage occurred.

Mr. McCullough said the damage was to a window.

Ms. Doherty said it hit the bay window on the north side; there was broken plaster, broken windows, and damage to brick. She said repair will match what is there – rough cut tapestry brick. She said they will see if the windows can be repaired, they are original. She received report of break-ins to building; she said the owner assured her that they have someone visiting there every day.

Ms. Johnson noted graffiti on roof.

Action: I move to defer consideration of Controls and Incentives Seven Gables Theater, 911 NE 50th Street, to March 6, 2019.

MM/SC/ST/RF 6:0:0 Motion carried.

110718.5 NOMINATION

110718.51 Donahoe Building / Bergman Luggage
1901-1911 3rd Avenue

Jack McCullough, McCullough Hill Leary, said the building is interesting and some parts are nice.

David Peterson said the building was constructed in 1921 and built by Anna Meloy Donahoe as an automobile showroom and service garage. He provided context of the

building and site at a prominent two-street corner. He said the building is hemmed in by larger buildings but is still visible. He said Belltown was blocked from the rest of downtown by Denny Hill. The Denny Hill Hotel was completed in 1903 and by 1906 was torn down. James Moore was the owner of the land at the time and he started selling off the land. Michael Donahoe purchased the lot. He ran mines in Butte, Montana; he moved to San Francisco and then to Seattle. He started doing real estate; he bought this property in 1907. He said when the regrade was completed, the economy slowed down. Donahoe died unexpectedly in 1910; his widow, Anna managed the real estate holdings in San Francisco and in Seattle.

Mr. Peterson said the site was an unusual location for an auto sales showroom. The building was constructed in 1921 specifically Alfred Ayerst's new auto dealership "as probably the most modern and completely equipped Ford establishment in the Northwest," and Ayerst occupied the building in December of that year. He occupied the building only a few months and was bought out in February 1922 by William L. Hughson, "one of the biggest automobile dealers in America," whose firm was originally established in San Francisco in 1903 as the very first Ford dealership in the nation. He held the twentieth anniversary for his company here but by December 1923, he had left the building and it isn't known why.

He said that in 1924 the 2nd floor garage was accessed via the alley. A renovation designed by Charles L. Haynes turned the building into a more store/office building with shop fronts and stairs to second floor. The interiors were altered over time. Peoples National Bank occupied the first floor from 1959-62 and made changes to the storefront by installing a granite façade and adding scored stucco. He said there have been various tenants over time. The upper portion is unoccupied now; there have been structural issues with roof collapses.

Mr. Peterson said the URM building has glazed terracotta cladding and was designed in the Spanish Eclectic Style. He said alterations were made as early as 1924. He said there are some original transoms and some second-floor pivot windows. He said Bergman Luggage remodeled the storefront system that exists today. He said the alley elevation has common brick. There are no significant interiors.

He provided examples of other terracotta clad buildings in Seattle including Pacific Ford McKay, White Motor, Starbucks Roaster, Blick Art Materials. He said the building was turned into a store and loft building; other examples of small terracotta store and loft buildings include Ames Building (from which decorative terracotta has been removed), Tyee Building, Hardrock Café.

He said that Charles L. Haynes was the designer of the original 1921 construction, and its 1924 renovation. He was a prolific architect during a period of economic expansion in Seattle from 1910 to 1930. Typical of many architects at the time, he designed a wide variety of building types (including other automobile-related structures, like the subject building), in a wide variety of eclectic styles. He designed Reliance Hospital, Butterworth Mortuary, Brooklyn Building, Roy Vue Apartments, and the Tyson Oldsmobile and Packard Automotive buildings.

Mr. Peterson said the Spanish Eclectic style derives from the more rigorous Spanish Colonial Revival style, but with a freer use and invention of ornamental elements. The Spanish Colonial Revival style developed as an extension of the Mission Revival

style. Mission Revival developed beginning around the 1880s in California, after several architects there sought inspiration in the colonial history of the western United States as the basis for architectural design, rather than continuing use the seemingly out-of-place English Colonial Revival architecture of the eastern United States. Influences included a broad range of buildings, from the occasionally ornate 18th century Spanish Franciscan order mission churches to the modest adobe dwellings of the Southwest. He noted L'Amourita, Metropolitan Press, and Fashioncraft buildings as Seattle examples of the style. He said that Spanish Eclectic was popular with auto buildings.

Mr. Peterson said that much of the terracotta has been removed from this building by the Peoples bank. He said the primary character defining feature is the parapet. He said the building may meet criteria D, E and F despite material removal. He said the DON survey cut sheet shows this building construction in 1916; it was built in 1921. The survey said the building meets criteria for Seattle designation but not the National Register.

Mr. McCullough said the building didn't succeed as an auto showroom, it wasn't co-located with others. He said it has a lovely parapet but to look below at what the Peoples Bank did. He questioned if the parapet and terracotta enough.

Ms. Johnson asked if some windows are from 1924

Mr. Peterson said on one side, the uppers are.

Ms. Barker said the windows look the same.

Public Comment:

Jeff Murdock, Historic Seattle, supported nomination and called the building prominent and a gateway. He said there have been some alterations, but it looks the same. He said it has integrity and can convey its original auto showroom use. He said the fanciful styles got people to come in. He said that Haynes was skilled in terracotta and did some of the best in the city. He noted the robust structure and clear spans of the building made it highly adaptable.

Eugenia Woo, Historic Seattle said the building spoke to her. She said she research all auto row buildings, and this is typical of the style. She appreciated Mr. Peterson's research. She said that it was unusual for a woman to do development then and that speaks to the time. Anna Donohoe was more important. She said it is typical for uses to change. She said there was lots going on in the city, dealerships would move, even year to year. She said there used to be more garages in Belltown.

Ms. Barker said public comment was received from Steve Hall who said this is the oldest extant garage in the neighborhood.

Mr. Peterson said he wasn't sure and that he would check. He said the building wasn't constructed to be a garage.

Board Deliberation:

Mr. Treffers supported nomination and said the building always stood out. He said it meets Criterion F as it anchors the corner and speaks to a time and place. He said it is easily identifiable. He said there are some integrity issues, but it can convey and embody the auto showroom with its openings, parapet, roofline, short tile roof; they are still characteristic of the style and use. He said it is remarkable within Haynes' body of work and he was somewhat notable; he said it meets Criterion E. He wanted to hear more about Anna Donahoe and her role with the building and being a woman developing property at that time.

Mr. Freitas said the building has always stood out. He said in context of terracotta clad auto building, it doesn't rank high because of integrity. He noted its prominence. He questioned how integral the material is to the integrity of the style. He said it tells an interesting story and he noted its early conversion to store and loft building. He said there is no period of significance because of its continued story; it is all relevant and all these markers are from different uses. He supported nomination and said there is enough to consider.

Ms. Johnson supported nomination and said it never occurred to her there wasn't terracotta at the bottom. She said the Mission Style and Spanish Eclectic elements remind her of the Eldridge Building; she noted the detailing at the parapet and its characteristics and openings. She noted criteria D and E.

Mr. Guo supported nomination and noted the building's prominence where the grid changes. He said it is at the 'start of downtown'. He noted the Spanish Eclectic style, parapet and tile.

Ms. Durham supported nomination despite the loss of terracotta where the bank removed it. She said it conveys its significance as an auto showroom and later commercial building. She said the Spanish Eclectic style is evident. She said it meets Criterion F and said the block is one of the very few 1910-1920 blocks in downtown Seattle. She said it conveys a moment in history.

Ms. Barker supported nomination of exterior only. She thanked Mr. Peterson for the lesson in Spanish Eclecticism. She noted the combination of photos provided that showed where everything is coming from. She said there are so many ways the building could have been messed up – it could have lost its parapet or more. She said the parapet tells a story and is a statement of the style. She said everyone knows the building. She noted the change in street grid.

Action: I move that the Board approve the nomination of the Donahoe Building / Bergman Luggage at 1901-1911 3rd Avenue 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 and the exterior of the building; that the public meeting for Board consideration of designation be scheduled for December 19, 2018; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/KJ/ST 6:0:0 Motion carried.

110718.6 CONTROLS & INCENTIVES *continued*:

110718.61 Highland Apartments
931 11th Avenue East
Request for extension

Ms. Doherty explained the request for a two-month extension.

Mr. Treffers noted that the owner self-nominated.

Action: I move to defer consideration of Controls and Incentives for Highland Apartments, 931 11th Avenue East, for two months.

MM/SC/ST/KJ 6:0:0 Motion carried.

110718.7 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator