



The City of Seattle

Landmarks Preservation Board

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LPB 456/16

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday, July 20, 2016 - 3:30 p.m.

Board Members Present

Deb Barker
Nick Carter
Robert Ketcherside
Jordon Kiel
Kristen Johnson
Aaron Luoma, Chair
Jeffrey Murdock
Julianne Patterson
Matthew Sneddon

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Marjorie Anderson
Mike Stanley
Kathleen Durham

Vice Chair Jordan Kiel called the meeting to order at 3:30 p.m.

072016.1 APPROVAL OF MINUTES

June 15, 2016

Deferred.

072016.2 CERTIFICATES OF APPROVAL

072016.21 Harvard-Belmont Landmark District
Harvard Exit/ Women’s Century Club
807 E Roy St
Proposed tree removal and new landscaping

Sara Hatfield cited the arborist report and explained the proposed removal of Cedar that was topped about 50 years ago and a Box Elder that is dying. She proposed new trees and landscaping and went over the packet of materials and photos.

Ms. Nashem said the Harvard Belmont review committee reviewed and agreed what is proposed is appropriate.

Ms. Barker asked about existing trees on site.

Ms. Hatfield said that both will get prunings; #5 is an exceptional tree and utilities are being moved away from the tree.

Public Comment: There was no public comment.

Board Discussion:

Ms. Barker said she preferred a larger replacement tree but what is proposed is reasonable.

Mr. Murdock said it is good the building that the tree was taken away from the building facade.

Mr. Luoma arrived at 3:40 pm.

Action: I move that the Seattle Landmarks Preservation Board issue a Certificate of Approval for removal of a box elder tree and a Cedar tree replanting of the street tree with an Eastern Redbud and landscaping in the parking strip and front yard as presented. Adjustment to the location of the street tree, number of street tree and substitution of the species of tree is allowed as approved by Board staff in consultation with the Board’s Landscape Architect and the City Urban Forestry Office.

The proposed exterior alterations meet the following sections of the District ordinance and The Harvard Belmont District Guidelines:

District ordinance

The proposed landscaping plans as presented June 15, 2016 do not adversely affect the special features or characteristics of the district as specified in SMC 25.22.

The other factors of SMC 25.12.750 are not applicable

The Harvard Belmont District Guidelines

3. Landscaping:

Guideline: Maintain existing landscaping, especially the mature trees.

Guideline: Maintain the alignment and spacing of street trees. Planting street trees where none now exist is encouraged. Existing street trees are important and pruning should be done only in a professional manner to maintain the trees health and to retain the natural form.

Guideline: Keep the space between sidewalk and street as a green planting space maintaining the same width wherever possible. Ground covers may be used in place of grass. Do not use crushed rock, concrete or similar materials as the major surface material.

MM/SC/DB/NC 8:0:1 Motion carried. Mr. Luoma abstained.

072016.22

Moore Theatre & Hotel
1930 2nd Avenue
Proposed new business signage

Ms. Sodt said that the application is straightforward.

Applicant Comment:

Shawn Bowen, Tube Art, explained that the new small projecting sign will be installed in the same location on the storefront between skylight and Moore Foods and Coffee sign. He said that the two color graphic will be applied to the backing and the sign will be illuminated with electrical running through support tubes; penetrations will be through mortar.

Mr. Luoma asked if the Moore Food sign will be the same height as the coffee sign.

Mr. Bowen said it will be but noted the sidewalk slopes a bit. He said the sign will be up between windows of hotel in sign band.

Public Comment: There was no public comment.

Board Discussion:

Ms. Sodt said it is a separate business so they can have their own blade sign.

Ms. Barker asked if there is a sign plan for the building.

Ms. Sodt said there is not.

Mr. Luoma noted the scale and relationship to the building and said the sign is compatible with what is there.

Mr. Kiel said the sign is consistent with the coffee sign and is reasonable.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed signage at the Moore Theatre and Hotel Building, 1932 2nd Avenue, as per the attached submittal.

This action is based on the following:

1. The proposed exterior alterations do not adversely affect the features or characteristics specified in Ordinance No. 114773 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/NC/JM 9:0:0 Motion carried.

072016.23

Doyle Building
117 Pine Street
Proposed new business signage

Steve Zamberlin, National Sign, explained that two wall signs on Pine Street will be painted dimensional copy on aluminum back; non-illuminated signs will go in sign band. He said that attachment will be with counter sunk screws into mortar. He said they are replacing existing signs and the new will be consistent with other signage on the building. He proposed one double faced non-illuminated sign on existing bracket structure and said the same materials as the wall signs will be used.

Ms. Barker asked if they will add hours.

Mr. Zamberlin said they are still trying to figure that out but they know they will have to submit to the board.

Mr. Zamberlin clarified that the wall signs will be over two different window bays.

Mr. Carter said they are replacing what is there now.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kiel said what is proposed is compatible with what is there.

Mr. Murdock and Ms. Barker said it was fine.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed signage at the Doyle Building, 119 Pine Street, as per the attached submittal.

This action is based on the following:

1. The proposed signage does not adversely affect the features or characteristics specified in Ordinance No. 113987 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/JM/NC 9:00 Motion carried.

Items reviewed out of agenda order.

072016.27 Northwest Rooms & International Fountain Pavilion
305 Harrison Street
Retroactive proposal for mural installation at north elevation

Jill Crary, Seattle Center, apologized for installing without approval and said she thought the Office of Arts and Culture worked had reviewed with the Historic Preservation program. She appreciated ARC help.

Diane Hilmo provided a site plan. She said that 12 of the Thirty concrete wall panels are being obscured by the mural. She showed KEXP's recent alterations to the building and noted that two panels were removed at the corner and a window opening into the library was added. She said the mural is 120' long; it is made up of 4' x 8' plywood sheets mounted on 4" x 4" posts. She said there is lava rock at the base of the mural. She said that ARC asked that the mural be modified on the sides to provide a 6-8" gap from the wall. She said that utilities running through the area informed placement.

Ms. Crary said 6-8" provides sufficient breathing room to separate it from the building.

Ms. Doherty said that a detail of the proposed change was requested at ARC.

Ms. Hilmo provided a view from the east and said they were asked to provide a detail showing how the ends would be finished. She said that there was not enough time to get a response from the artist.

Ms. Crary said that presumably the edge grain of the plywood will face the wall; she said they could take the top trim and run it down the edge. She committed to having it fixed by Bumbershoot 2016.

Kristen Ramirez, Office of Arts and Culture, said that it was installed in April and is a model project from a student in the Equity Initiative boot camp. She said it is her first public art project.

Mr. Murdock asked about the lava rock.

Ms. Hilmo said there was just dirt and a mish mash of bark and now there is rock to the wall.

Ms. Barker said there were shrubs there before the remodel.

Ms. Doherty said there was a proposal to remove the shrubs and consider planting options in the future.

Mr. Sneddon asked about siting and justification.

Ms. Hilmo said that Seattle Center initiated a desire to activate the landscape in front part of KEXP opening. She said they wanted to do something active and talked to the Arts office

Mr. Ketcherside asked about duration.

Ms. Crary said three years.

Ms. Barker said that the maximum for temporary installation is one month.

Ms. Sodt said that is the definition used for signage.

Mr. Carter noted that it doesn't touch the building at all and it sits on a post.

Ms. Hilmo said the 4" x 4" posts are set in concrete.

Ms. Barker asked if there is a graffiti coating.

Mr. Murdock said there is a process to avoid retroactive process, and noted there have been a couple recently for the Northwest Rooms.

Ms. Sodt said that the boot camp is to help an artist navigate permitting process and noted she is always happy to help in their training.

Ms. Ramirez said it was the responsibility of the Office of Arts and Culture.

Ms. Crary said that Seattle Center initiated the process and talked with Ms. Doherty. She said there were staffing changes on their end, and she thought Arts had collaborated with Ms. Doherty.

Mr. Murdock said he likes the idea of collaborating noting the permanence of historic structure versus the transitory nature of the art process.

Ms. Barker asked if the Arts and Culture boot camp was pre-selected.

Kristen said the boot camp is a separate project.

Ms. Barker asked if there were boot camp projects elsewhere in the City.

Kristen said there are ongoing projects with SDOT that are temporary projects.

Ms. Crary said their intent is to stay away from landmarked structures but they may expand to the Armory.

Ms. Barker said Arts has come before the board before for a youth art project. She said that worked well and she was hopeful that would continue.

Ms. Crary said she understands that Historic Preservation is a great resource and not a restriction.

Public Comment:

Tim Lennon, Vera Project, said he is an advocate for the mural which adds vibrancy to the area. He said he was part of the artist selection panel.

Board Discussion:

Mr. Luoma said it is an interesting philosophical discussion – the Thiry panels are considered art themselves and he noted the difference in perspective. He said there is no damage or marks to the historic fabric and the mural can easily be removed. He said his concern is that the size of the mural makes it look like an addition rather than a separate structure.

Ms. Barker said they didn't have the dimensions to know how big the gap would be in relation to the panels at ARC. She said she would like a large gap between Thiry wall and the mural. She noted the mural could come down in September 2017 with proposed changes.

Mr. Sneddon said if he had seen this prior to installation rather than retroactively he would have voted no because it covered half of the important motif panels on this side of the building.

Ms. Patterson agreed and said she would have preferred spaces between the mural panels and have it located further away from the building. She noted recommended the modifications and temporary duration and said it is clear that it is not part of the building. She said there is no damage to the building.

Ms. Barker suggested opportunities for involving youth and art and Thiry wall boot camp instead of covering them up.

Ms. Doherty said they could extend the date further than the suggested September 30, 2017. She said because there is no alternate shown for edge details, if the board is agreeable that wood trim is the way to go she could hand note it on the drawings.

Mr. Luoma said the motion should include addition of trim piece to match top when the sides are cut back and that this should be done before September 1, 2016.

Action: I move that the Seattle Landmarks Preservation Board approve the retroactive application for a temporary art installation at the Northwest Room & International Fountain Pavilion, 305 Harrison Street, as per the attached submittal.

This action is based on the following:

1. The proposed temporary art installation does not adversely affect the features or characteristics specified in Ordinance No. 124584 as the proposed work does not destroy historic materials that characterize the property, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The modifications to the existing art installation as approved by the Board today shall be completed before September 1, 2016, and documented with photographs submitted to the Landmarks Board coordinator.
3. The temporary art installation may remain in place until September 30, 2017.
4. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/DB/NC 9:0:0 Motion carried.

072016.25

Piers 55 and 56

Proposed business signage and signage plans

Ryan Smith said that seawall construction has prompted changes in signs and now there are a couple tenant changes. He said the new Pier 55 sign font is inspired by historic photos. He said that Seattle Shirt will replace their

existing blade sign with a larger one; he noted that the sign will be sited where their predecessor's historic sign was. He said that Frankly Sweets will replace their A-board sign with a blade sign. He said that Red Robin has changed its entry; LED striped tubing will replace neon. He said that the existing wood sign will be replaced with new illuminated sign with new branding.

Mr. Smith said that Pier 56 new logo on the east façade at the top will be like Pier 55's. He said that Elliott's Oyster House sign on the west elevation matches signs on east and south.

Ms. Sodt said that signage is attached to the physical building and not poles or kiosk.

Mr. Kiel asked if sign 10 had moved.

Ms. Sodt said she will cross that out.

Ms. Barker asked if the Elliott's sign has yellow on it or if it is just blue and white.

Steve Zamberlin, National Sign, said it is the same color combination for both; the sign will have yellow like the east sign. All three signs are consistent.

Ms. Barker asked if they modified the scale of the pier 56 sign to match Pier 55.

Tim Zamberlin said it was shrunk down 25%; the wall on Pier 55 is smaller because of the window.

Mr. Murdock asked if Pier 55 on the tower will stay.

Mr. Zamberlin said it will.

Public Comment: There was no public comment.

Board Discussion:

Mr. Luoma said they were responsive to ARC comments and move the east side Red Robin sign further down closer to Starbucks to not compete with the Pier 55 sign. He said they narrowed the Pier 56 sign for better continuity. He said they added Pier 56 sign on west side because Elliott's was above and there was space for Pier number only.

Ms. Barker said that ARC concerns were addressed and there is visual identity for both piers.

Mr. Zamberlin said the signs are black metal background fabricate metal with yellow halos around the edge.

Mr. Luoma said the piers have been drastically altered but that the overall massing and shape is there.

Ms. Sodt said there is no flapping eagle.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed comprehensive signage plan at Pier 55, 1101 Alaskan Way, as per the attached submittal.

This action is based on the following:

1. The proposed signage plan does not adversely affect the features or characteristics specified in Ordinance No. 123860 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/RK/DB 9:0:0 Motion carried.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed comprehensive signage plan at Pier 56, 1201 Alaskan Way, as per the attached submittal.

This action is based on the following:

1. The proposed signage plan does not adversely affect the features or characteristics specified in Ordinance No. 123858 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/RK/JP 9:0:0 Motion carried.

072016.26 Northwest Rooms & International Fountain Pavilion
305 Harrison Street
Proposed exterior building alterations

Ms. Doherty reported that some items in the package – accessible ramp transitions, and security camera – will be reviewed administratively.

Cassie Hibbert, Costigan Integrated, provided a recap of modifications to date. She said the south office space was included but not done because they didn't have the funding. She said it is an exact replica of courtyard modifications made elsewhere in the building. She said that in five bays they will replace non-original metal panels with glazing. There will be two bays of windows, an entry door and then two more bays of windows. She said the ramp is on top of asphalt installed in the 1990s.

Mr. Murdock asked about original materials in place of existing panels.

Ms. Hibbert said it was originally glazing.

Mr. Sneddon noted the ceiling to floor panels of glass.

Mr. Luoma said they are matching the treatment around the doors as currently, built not as shown in their rendering. He said it is a subtle difference with transom at doors.

Mr. Sneddon asked when it was changed to metal panels.

Mr. Ketcherside asked about the proposed glazing color.

Ms. Hibbert said it is transparent for daylighting; there will be no film. She said there will be no more window film at KEXP.

Public Comment: There was no public comment.

Board Discussion:

Mr. Luoma said the idea might have been presented earlier on.

Ms. Doherty said they original Certificate of Approval showed opaque panels near the end but the building program flipped around.

Mr. Sneddon said the renewed engagement with the courtyard is welcomed.

Ms. Barker said the windows retain the transparency and ability to see the courtyard.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior building alterations at the Northwest Room & International Fountain Pavilion, 305 Harrison Street, as per the

attached submittal. This approval modifies a portion of the work in Certificate of Approval LPB 31/14, and the revisions made under LPB 500/15.

This action is based on the following:

1. The proposed exterior building alterations does not adversely affect the features or characteristics specified in Ordinance No. 124584 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/NC/JM 9:0:0 Motion carried.

Ms. Hibbert said this concludes the modifications. She said in the fall they will come back with ticker on windows.

072016.3 CONTROLS & INCENTIVES

072016.31 White Motor Co. Building
1021 E. Pine Street
Request for an extension

Ms. Sodt explained the request for a four month extension.

Jessica Clawson said they will come back in 4 – 5 weeks and plan to do Controls and Incentives for the White Motor Company and Kelly-Springfield Motor Truck Co. Building at the same time.

Action: I move to defer consideration of Controls and Incentives of the White Motor Co. Building, 1021 E. Pine Street, for four months.

MM/SC/DB/JM 9:0:0 Motion carried.

072016.32 Kelly-Springfield Motor Truck Co. Building
1525 11th Avenue
Request for an extension

Ms. Sodt said she just reviewed their application submittal and sent a checklist.

Action: I move to defer consideration of Controls and Incentives of the Kelly-Springfield Motor Truck Co. Building, 1525 11th Avenue, for four months.

MM/SC/NC/JM 9:0:0 Motion carried.

072016.33 Seattle Times Building - 1947 Office Building Addition
1120 John Street
Request for an extension

Ms. Sodt explained the request for a four month extension for the Office Building and Printing Plant.

Jessica Clawson said that the owner had applied for a demolition permit and shoring has been worked out.

Ms. Sodt said that SDCI reviewed the application for demolition permit and noted there were several review cycles.

Ms. Barker asked about the method to be used to retain the walls of the office building.

Ms. Sodt said demolition is still being reviewed; SDCI has been asking for information.

Mr. Luoma said there was another fire.

Ms. Sodt said the decision to pursue emergency demolition was made outside of the Board and Department.

Mr. Ketcherside said the current code is unclear about what 'emergency' is; he asked for revised language in the code.

Ms. Patterson said she did not support the extension. She noted the emergency nature of the demolition request and there has been no progress shown. She said there has been no clarification from the owner on securing the building.

Ms. Sodt recommended granting a month extension. She said it would be helpful if they would come speak to the board but she has heard nothing.

Mr. Ketcherside asked why the City has not seized the property.

Mr. Carter explained the typical lengthy iterative process of applying for demolition.

Ms. Sodt said she understands they are close to issuing a demolition permit.

Ms. Patterson said they have gone through five cycles already. She asked who is responsible for the building – is it intentional or do then not know.

Mr. Kiel said they could gut the building and remove the non-controlled parts but they are doing nothing.

Mr. Ketcherside said it is clearly not an emergency.

Ms. Sodt noted the Louisa Building in the International District and said there was quick turnaround on the fire emergency work.

Mr. Ketcherside said this is the fifth extension request in nine months.

Ms. Sodt suggested a one month extension.

Ms. Clawson concurred.

Mr. Sneddon said that if at the end of the month we have heard nothing then Controls and Incentives should proceed. He said the demolition is emergency-related and Controls and Incentives is separate from that.

Ms. Sodt said she can relay to Rich Hill that is what board will do unless we hear from the owner.

Ms. Clawson said she will properly convey that to the owner.

Mr. Ketcherside said he is offended by the whole process which he called absurd. He said he wants to hear from the owner and from Mr. Torgelson; he wants to know why they haven't stepped in.

Ms. Patterson suggested denying the extension; she said it lets others know this is absurd and not how things are done.

Mr. Ketcherside said it is not a true emergency – nothing has been done.

Mr. Murdock said ARC saw the owner multiple times before the emergency and they did not respond to ARC recommendations to secure the building. He said then it is an emergency situation and now it drags on.

Ms. Barker said we warned them.

Action: I move to defer consideration of Controls and Incentives for the Seattle Times 1947 Office Building, 1120 John Street, for one month.

MM/SC/NC/JM 7:2:0 Motion carried. Ms. Patterson and Mr. Ketcherside opposed.

072016.34 Seattle Times Building - Printing Plant
1120 John Street
Request for an extension

Action: I move to defer consideration of Controls and Incentives for the Seattle Times Printing Plant, 1120 John Street, for one month.

MM/SC/NC/MSN 7:2:0 Motion carried. Ms. Patterson and Mr. Ketcherside opposed.

072016.35 Maritime Building
911 Western Avenue
Request for an extension

Ms. Sodt explained the request for a four month extension.

Mr. Luoma said ARC had a good discussion with them about details and the project is headed in a good direction.

Action: I move to defer consideration of Controls and Incentives for the Maritime Building, 911 Western Avenue, for four months.

MM/SC/DB/RK 9:0:0 Motion carried.

072016.24

Exchange Building
821 Second Avenue
Proposed storefront alteration

Ms. Sodt explained the proposal to clean up the storefront; she said they subdivided one space and added a door. She said the smaller retail tenant space applied earlier for a louver. She said they set the single door back to it will not swing over the sidewalk. She said it is the same storefront system as the other modern storefronts.

Public Comment: There was no public comment.

Responding to clarifying questions Ms. Sodt explained that she clarified that all the doors match.

Mr. Luoma said the film is temporary and will be removed.

Ms. Sodt said the storefronts have been modified many times. She said there are some original elements – the entry to the lobby, the storefront system on 2nd Avenue. She said 1st Avenue is a mish mash and they are trying to make it more consistent.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed storefront alterations at the Exchange Building, 821 Second Avenue, as per the attached submittal.

This action is based on the following:

1. The proposed exterior alterations do not adversely affect the features or characteristics specified in Ordinance No. 115038 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/JM/JP 9:0:0 Motion carried.

072016.4

STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator