



The City of Seattle

# Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 492/16

## MINUTES

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

### Board Members Present

Marjorie Anderson  
Deb Barker  
Kathleen Durham  
Robert Ketcherside  
Kristen Johnson  
Aaron Luoma, Chair  
Jeffrey Murdock  
Julianne Patterson  
Matthew Sneddon  
Mike Stanley

### Staff

Sarah Sodt  
Erin Doherty  
Rebecca Frestedt  
Melinda Bloom

### Absent

Jordon Kiel

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

**081716.1**

### **APPROVAL OF MINUTES**

July 6, 2016

MM/SC/JM/MA

8:0:2 Minutes approved. Ms. Durham and Mr. Stanley abstained.

**081716.2 CERTIFICATES OF APPROVAL**

081716.21 Columbia City Landmark District  
4908C Rainier Ave. S.  
Proposed signage

Ms. Frestedt explained the proposed business signage. Exhibits included photographs, renderings and samples. The Weed Building was constructed in 1909 and is a contributing building located within the Columbia City National Register District. The Landmarks Preservation Board approved signage for another tenant in the building, Taproot Bar & Café (formerly Jus Bar), on July 6, 2016. On August 2, 2016 the Columbia City Review Committee reviewed the application. The Committee recommended approval, as proposed.

Dave Egan, Vino Verité, described the three proposed signs: 1) non-illuminated horizontal sign to go above transom; 2) one sign under awning; and 3) one window decal. He provided samples.

Responding to clarifying questions Ms. Frestedt explained that the building is stucco over masonry. She said that Andaluz had previously been located in this storefront and moved next door. She said the proportion proposed is in line with CCRC recommendations for the other tenant in the building.

Public Comment: There was no public comment.

Board Discussion:

Mr. Murdock said it is reasonable.

Mr. Sneddon noted that it is similar to the other recently reviewed proposal.

Mr. Luoma said the proportions, colors, and materials are consistent and in keeping with the district.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for signs located at 4908C Rainier Ave. S., as proposed. This action is based on the following:

The proposed signs meet the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

**Guidelines/Specific**

**11. Signs.** All signs on or hanging from buildings or windows, or applied to windows, are subject to review and approval by the Review Committee and Board. Sign applications will be evaluated according to the overall impact, size, shape, texture, lettering style, method of attachment, color, and lighting in relation to the use of the building, the building and street where the sign will be located, and the other signs and other buildings in the District. The primary reference will be to the average pedestrian's eye-level view, although views into or down the street from adjacent buildings will be an integral feature of any review.

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs reflect the character and unique nature of the business; that signs do not hide, damage, or obstruct the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than the signs.

- a. **Window Signs and Hanging Signs.** Generally, painted or vinyl letters in storefront windows and single-faced, flat surfaced painted wood signs are preferred. Extruded aluminum or plastics are discouraged and may not be allowed. Window signs shall not cover a large portion of the window so as to be out of scale with the window, storefront, or facade.
- b. **Blade Signs.** Blade signs (double-faced projecting signs hanging perpendicular to the building), that are consistent in design with District goals are encouraged. Blade signs shall be installed in a manner that is in keeping with other approved blade signs in the District. They shall not hide, damage, or obscure the architectural elements of the building. The size should be appropriately scaled for the building.

#### **Secretary of the Interior's Standards #10**

MM/SC/DB/KJ      10:0:0 Motion carried.

081716.22      Columbia City Landmark District  
3515 S Alaska Street  
Proposed signage

Ms. Frestedt explained the proposed building and site signage. The backing of the fence sign will be black. Exhibits included photographs, renderings and samples. She explained that the Rainier Arts Center (historic name: Fifth Church of Christ, Scientist) was built in 1921 and is a contributing home within the District. The Columbia City Review Committee received a briefing on proposed signage on June 7, 2016. The CCRC supported the location of signage on the base below the stairs. A member stated that the signs appeared “flat” and could benefit from some relief, perhaps in the letters. The LPB approved a Certificate of Approval for temporary banners on March 16, 2016.

Ms. Frestedt reported that on August 2, 2016 the Columbia City Review Committee reviewed the application. One committee member was in attendance. She stated that the banners highlight the building; attachment should not penetrate the columns. She said that she supported the banner signs, with attachment modifications, and supported the application, noting that the fence sign created a nice “ribbon effect”. Changes were made to the banner attachment in response to the Committee member’s comments and are reflected in the current proposal.

On August 12, 2016 the application was reviewed by the Architectural Review Committee. The Committee discussed the material for the banners, stating that vinyl is typically not approved for permanent signs, but could be considered in this context for a designated timeframe. There was discussion about the size of the signage on the east façade under the stairs and the relationship of the sign to the street and setbacks from the park.

Emily Perchlik, ORA, explained the plan to “brand” the space to identify it and draw people in. She said the building, which faces east, has unique access from the north side that drives the desire for multiple signage locations. She summarized the building signage, referring to the application materials. She said that the concrete base below the stairs is not original to the building. She said on Alaska Street they will add an art wall to the non-original fence. She said the banners proposed for the columns are made from polyester exterior grade fabric and will have a 5-8 year duration.

Kathy Fowells, SouthEast Effective Development, said the signs will have an anti-graffiti coating. She said there were two options for the fabric and they chose the option fabric which they can print directly on; it repels water and is washable. She said it has a long life and looks better than vinyl.

Ms. Barker thanked the applicants for showing different materials. She asked the diameter of column and banner.

Ms. Perchlik said the column is 2’ and the width of the banner is 1’. Responding to questions she said the banner will be pulled taut and flat but will be held off a bit. She said the background is blue and the letters will be white.

Mr. Ketcherside asked if the wall along Alaska can be cleaned and if there was concern about graffiti.

Ms. Fowells said that it can be cleaned. She noted that this facility has never been tagged.

Public Comment: There was no public comment.

Ms. Barker said ARC reviewed the application and most members seemed OK with large sign on base below the stairs – the concrete is non-original, despite the fact that they may not be necessary for sightlines. She was glad to see a different material used for banners. She was opposed to the rigid vinyl that was originally presented.

Ms. Patterson asked about bracket detail on columns.

Ms. Perchlik said the drawings are not correct but the rendering is.

Ms. Fowells said the banners highlight the columns in a celebratory way.

Mr. Luoma said approval of the banners could be conditioned on a time period. He said the banners do highlight the columns but is not something we typically do. He suggested giving a longer term to evaluate if it works or needs change.

Mr. Murdock said the banners are reversible and do not cause damage. He said he understands the desire to connect the building to programming. He said the banner is temporary and suggested 3-year time period.

Mr. Sneddon suggested five years.

Mr. Luoma said that five years seemed reasonable. He preferred use of the canvas material rather than vinyl.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for signs located at 3515 S. Alaska St., white matte for banners, for period not to exceed five years.

This action is based on the following:

The proposed signs meet the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

### **Guidelines/Specific**

**11. Signs.** All signs on or hanging from buildings or windows, or applied to windows, are subject to review and approval by the Review Committee and Board. Sign applications will be evaluated according to the overall impact, size, shape, texture, lettering style, method of attachment, color, and lighting in relation to the use of the building, the building and street where the sign will be located, and the other signs and other buildings in the District. The primary reference will be to the average pedestrian's eye-level view, although views into or down the street from adjacent buildings will be an integral feature of any review.

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs reflect the character and unique nature of the business; that signs do not hide, damage, or obstruct the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than the signs.

- c. **Window Signs and Hanging Signs.** Generally, painted or vinyl letters in storefront windows and single-faced, flat surfaced painted wood signs are preferred. Extruded aluminum or plastics are discouraged and may not be allowed. Window signs shall not cover a large portion of the window so as to be out of scale with the window, storefront, or facade.
- g. **Sign Lighting.** Sign lighting should be subdued and incandescent. Back-lit signs are prohibited. Signs that flash, blink vary intensity, revolve or are otherwise in motion or appear to be in motion shall not be permitted.

### **Secretary of the Interior's Standards**

**2.** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/RK/JM 10:0:0 Motion carried.

081716.23 Roosevelt High School  
1410 NE 66<sup>th</sup> Street  
Proposed temporary portable classrooms

Mike Barrett, Seattle Public Schools, explained portable classrooms need to be added due to increased enrollment; they will be removed in three years. He oriented board members to the site and showed where they will locate the portables. He said the footprint doesn't impact the landscape island. He said they need to modify the end 5' so they won't have a curb transition. He said in 2019 they will return to existing conditions. Responding to questions he said there is no fence around the portables.

Public Comment: There was no public comment.

Board Discussion:

Mr. Luoma said ARC noted the portables would be sited a distance from the historic building facades and are temporary.

Mr. Sneddon said it would have been nice to see photo to understand view shed.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the temporary portable classrooms at Roosevelt High School, 1410 NE 66<sup>th</sup> Street, as submitted.

This action is based on the following:

1. The proposed temporary installation of portable classrooms does not adversely affect the features or characteristics specified in Report on Designation LPB 180/02.
2. The portable classrooms may remain in the proposed location through June 2019.
3. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/DB/RK 10:0:0 Motion carried.

081716.24 Hamilton Middle School  
1610 N 41<sup>st</sup> Street

Proposed temporary portable classrooms

Mike Barrett, Seattle Public Schools, explained the need for portables for one school year. He brought material and color samples and said there will be a common engineered ADA platform and ramp.

Ms. Durham said it will occupy the only exterior play space and asked where children will play.

Mr. Barrett said the principal makes the decision and identifies the spaces for outdoor play and how the facility is used.

Ms. Doherty said that it's up to the School District to find a way to meet the criteria as required by State.

Mr. Barrett said they must first fulfill their obligation to provide seats for the students.

Public Comment: There was no public comment.

Ms. Doherty said one letter was received from the SPTA, and sent to the Board members

Ms. Barker said ARC reviewed and it is only there one year. She asked about screening.

Mr. Barrett said they could do a mural for those sides that face Woodlawn Avenue.

Ms. Barker said vegetation won't do much in a year's time.

Mr. Luoma expressed concern that they are taking over the play area but said it is a short duration. He was OK with the building color as proposed.

Ms. Barker said grouping the portables together as proposed is preferable to spreading them all over the place.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the temporary portable classrooms at Hamilton Middle School, 1610 N 41<sup>st</sup> Street, as submitted.

This action is based on the following:

1. The proposed temporary installation of portable classrooms does not adversely affect the features or characteristics specified in Report on Designation LPB 274/06.

2. The portable classrooms may remain in the proposed location through June 2017.
3. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/RK/JM 10:0:0 Motion carried.

081716.25 Holyoke Building  
107 Spring Street  
Proposed business signage

Martha Davis, City Lites, explained that after several ARC reviews they will drop the signage on 1<sup>st</sup>. She said they propose a non-illuminated sign between two wood posts, attached to non-historic material – Option C. She said that nothing is proposed over the arched entry.

Public Comment: There was no public comment.

Board Discussion:

Mr. Murdock said this was ARC’s preferred option.

Mr. Luoma and Ms. Barker both thought it was reasonable.

Action: I move that the Seattle Landmarks Preservation Board approve the application for signage at the Holyoke Building, 107 Spring 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. 107521 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/DB10:0:0 Motion carried.

**081716.3 CONTROLS & INCENTIVES**

081716.31 Daniel Bagley Elementary School  
7821 Stone Avenue North  
Request for an extension

Ms. Doherty explained the request for a 12-month extension and noted other school district extensions have been granted for that amount of time. She said they will



eventually start coming before the ARC for briefings, but as of this date she has seen nothing. She said they are still negotiating contracts with the architect and starting programming.

Mr. Luoma said they have been in email correspondence and with the academic / project schedule the request is reasonable.

Ms. Doherty said she had no problem with it.

Action: I move to defer consideration of Controls and Incentives for Daniel Bagley Elementary School, 7821 Stone Avenue North, for twelve months.

MM/SC/JM/JP 10:0:0 Motion carried.

081716.32 Firestone Auto Supply & Service Store  
400 Westlake Avenue

Ms. Sodt explained the request for a five month extension and noted that she was supportive. She said they have briefed ARC on proposed addition.

Ms. Barker asked when the request was made.

Ms. Sodt said it was within a couple days of the ARC meeting; they wanted to get out of the holidays timeframe.

Action: I move to defer consideration of Controls and Incentives for Firestone Auto Supply & Service Store, 400 Westlake Avenue, for five months.

MM/SC/RK/DB 10:0:0 Motion carried.

**081716.4 BRIEFING**

081716.41 Loyal Heights Elementary School  
2501 NW 80<sup>th</sup> Street  
Briefing on building and site renovation, and proposed addition.

Jonah Jensen, BLRB, presented proposed design via PowerPoint (details in DON file). He went over designated / controlled elements and provided an overview of the site. He explained they propose to demolish the existing covered play area, remove seven portables, and demolish one existing stair and guard rail. He said they are planning for modernization of 36,276 square feet and an addition of 55,528 square feet. He said a courtyard will be incorporated for light, ventilation and calming / quieting. He said at the south playground they will install geothermal ground loops and underground storm detention system. He said that an arborist report helped to identify which trees to save and which to remove.

He said they propose to build a main entrance next to the 1946 portion of the building; it will be transparent space. He said they will clean and selectively tuck point the historic masonry. He said the brick on the addition will be 16" roman brick

to differentiate it from that on the 1932 building. He said a new transparent addition will be an independent structure and will house the entry vestibule. He said they will replace entry door with a more historically compatible door and add an accessible lift. He said new materials proposed for the addition are metal panel in two colors, glass, brick, smooth face CMU, and anodized aluminum storefront system.

He said there will be a metal panel “hyphen” between the 1932 portion of the building and new addition. He said mechanical will be in a penthouse and will not be visible from street level. He said there is minimal lighting on the historic building. He said they will replace soffit lighting and add more light fixtures that will be fastened at mortar joints.

He explained that 50% of the classroom walls are hollow clay tile which is a seismic hazard and needs to be removed. He said they would remove the tile, plaster walls, steel frame, and fir framing, and insulate exterior walls. He said that they will maintain the second floor skylights and display case. He said they will replace exterior non-original doors. They will refurbish and reinstall classroom doors. He said they will remove lockers and replace with a tackable surface. He said they will put LED lamps into schoolhouse lamps and add lighting 8’ on center with casing to match ceiling. He said they will bring the paint band down to its original position, and install new linoleum floors. He said the stairways have magnesite flooring which contains asbestos and has to be removed. He said they will refinish the floors, lightly sand and refinish rails and top caps. He said the ceiling height, windows and window heads and trim, wood floor are character defining features and will be protected and refinished. He said the classroom side partition of the breather wall will be removed because it is full of clay tile. The hallway partition will remain.

He said that in the 1946 building they will remove cabinetry but will retain entry doors and trim. He said the windows are non-original and will remain, but the trim will be retained and refinished. He said in the original cafetorium the top of trusses will be left exposed, plaster grills and proscenium will be repainted. He said the stage area will become a seating area.

Ms. Barker noted they reviewed two applications for portables today and asked if they have locations identified for future portables here.

Steve Moore said they do – south of childcare.

Ms. Barker asked if the roof top ladders are a new element.

Mr. Jenson said they are.

Ms. Barker asked about noise mitigation when they remove the tile block.

Mr. Jenson said they will insulate the hallway wall and cover with a new finish.

Ms. Barker asked if they will replace the exterior doors and if they are original.

Steve Moore, Seattle Public Schools, said there is a hodgepodge of doors and lots of holes from hardware changes. He said they will use replicas.

Mr. Jensen said they are not historic doors but they will match original intent.

Ms. Patterson asked if the ceiling material is necessary to hide sprinklers etc.

Mr. Jensen said it is to hide conduit.

Ms. Patterson noted the various materials proposed for the west building elevation.

Mr. Jensen said it is to differentiate between panel and brick. He said doing all brick would be cost prohibitive.

Lee Fenton, BLRB, said the datum is to produce order and rigor through differentiation of color.

Mr. Luoma asked the difference between thickness of the hollow clay wall and the new proposed wall.

Mr. Fenton said the breather wall is 2' deep and the new wall will be 8".

Mr. Luoma asked about the cubby storage in classrooms.

Mr. Fenton said they may be built in or may be movable furnishing.

Mr. Luoma asked about storage space for the teacher.

Mr. Fenton said it will likely be provided through furniture; there will be minimal built-ins.

Mr. Luoma asked if trees were being removed to accommodate the geothermal wells.

Mr. Jensen said that some trees are being impacted by the wells, but most are to accommodate program for outdoor play. He said that they need one acre for playground and now it is a hard surface.

Mr. Moore said there are some exceptional trees nearby.

Mr. Jensen said there will be a rain garden which will be a buffer for these trees.

Mr. Ketcherside asked why they are filling in the smaller play areas.

Eric Becker, Seattle Public Schools, said they have a minimum requirement of one acre for elementary schools. He noted there are constraints on the site with the existing buildings and how they are configured.

Mr. Ketcherside said he is disappointed to lose the covered play area and asked if they had explored relocating the structure.

Mr. Fenton said they explored options but they created a long walk for students.

Public Comment: There was no public comment.

Mr. Sneddon said that the west elevation shows the promise of symmetry yet each section is different. He noted the discord with different panels and some infill-looking areas. He said the sections and divisions are different. He said they have distinctions with materials and windows. He said the service unit looks like something different tacked on. He suggested having a seismic study done to better understand the tile walls, what is load bearing and what is not.

Mr. Jensen said they are non-load bearing and this is more dangerous because it is unpredictable and could fall over. He noted the partitioning and said there was a lot of unused floor space.

Mr. Ketcherside was supportive of the interior finish of classrooms and casework in hallway. He said he understands the need to get rid of the clay tile but expressed concern about the cascading effects of what will be taken away with that.

Ms. Barker said to make the rooftop ladders 'disappear'. She suggested mitigation with the west façade loading door and back of house to make it diminish in size and make it softer.

Mr. Murdock questioned if they would need more tree removal on the north side.

Mr. Moore said they had recently done maintenance there and that it looks much better now. Some trees are being removed mostly because of their proximity to the building face and foundation.

Mr. Murdock complimented the team on simplifying the detailing of the addition because it allows the landmark to stand out. He said the CMU and gray panels on the south elevation may be too alike and he wasn't sure where they were going with it. He said the courtyard preservation was a good move. He said to keep the scale of the landmark in right proportion with the addition so we can see the landmark. He said he likes the rhythm going down 26<sup>th</sup> but wished there were more openings – windows. He said in general that they have come a long way.

Ms. Doherty said they had an earlier scheme had a 3<sup>rd</sup> level added to the historic building which the ARC did not like. When this program was configured it meant the addition footprint would grow some.

Ms. Patterson wanted more symmetry on the west elevation and noted it looks jumbled. She said to simplify it. She said it would be beneficial to locate storage and other utility space on the building interior to allow more windows and light at the exterior wall.

Mr. Jensen noted the fire sprinklers, electrical room and service yard space needs and said they don't want to bring trucks into the play area.

Ms. Barker said it would be useful to see versions of what has been presented in the past. This could help demonstrate how far the development of the west elevation has progressed.

Ms. Anderson said she would like to see more continuity and symmetry, and use of materials to differentiate, if they can't relocate program spaces.

Ms. Durham said the west elevation is problematic. She said she didn't like filling in window space, and said the metal panel is an unfortunate choice. She suggested adding more windows if they can.

Mr. Fenton said bulk was reduced in response to community comments; that has informed the design decision.

Mr. Luoma commended the team and said they have come a long way. He said they have respected the historic buildings and the way they touch it. The massing and scale are successful. He said they have done a good job in responding to historic buildings given the tight constraints. He said they have demonstrated lots of alternatives on the west elevation – this may be the best one. He said the historic building is so simple. He noted the busyness of the materials and said it is challenging to match the simplicity of the historic buildings. He said it is clear what is new and what is old.

Mr. Ketcherside said he loves the reuse of the cafetorium as the library, and the preservation of the window heights in classrooms.

**081716.5 STAFF REPORT**

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator