



The City of Seattle

Landmarks Preservation Board

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LPB 131/22

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday, April 20, 2022 - 3:30 p.m.

Board Members Present

Dean Barnes

Taber Caton

Roi Chang

Russell Coney

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Lora-Ellen McKinney

Lawrence Norman

John Rodezno

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Acting Chair Kristen Johnson called the meeting to order at 3:33 p.m.

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx Event link or the telephone call-in line provided on agenda.

ROLL CALL

042022.1**PUBLIC COMMENT**

Bruce Seidel spoke in support of nomination of the Caroline Horton House and noted the structure has remained unchanged. He said the house anchors Millionaires Row Historic District. It was built by a prominent architect, by and for Caroline Horton who was one of the most important women business leaders in Seattle. He said she honored her father by building the Dexter Horton Building. He said she was an extraordinary woman and the house is extraordinary as well.

Peter Mark spoke in support of the Caroline Horton House nomination. He said he was charmed by the beauty and historic character of the area. He said Ms. Horton could do amazing things with business her father started. He said the building is a piece of history that would be a shame to lose. He said we need to value history more.

Tom Heuser, Capitol Hill Historical Society spoke in support of Caroline Horton House nomination. He read from a letter he sent. He noted the value community places on Millionaire's Row and the impressive impact Horton had on the city. He said the house is eligible and deserving. He noted the maintenance of the exterior and the integrity and ability to convey its significance. He noted the significant connection with Caroline Horton and said it is an important place to save. He said Horton was an important role model for women.

Scott Renschler said he and his wife are stewards of the Bordeaux House which was designated a city landmark in 2020. He spoke in support of nomination of Caroline Horton House and said it is an important contributor to the Millionaire's Row Landmark District. He said Horton was a woman executive of significant prominence and the only woman to build a house on Millionaire's Row. He said it would be a loss not to protect this house. He said he is a steward, not an owner, that people pass through these buildings and care for them until another family calls them home. He said they belong to the city where the legacy endures.

Jeff Murdock, Historic Seattle provided written comment. He supported nomination of the Caroline Horton House and said it is a contributing resource in the historic district and that her history is remarkable. He said she held advanced degrees and managed businesses. He said she built and designed the house which housed a group of strong women. He said the house has integrity.

Deb Barker spoke in support of Gatewood tree planting, nomination of Horton House and said she is thrilled neighbors are supporting it, and she supported nomination and giving the community a chance to weigh in on nomination of Alki Elementary School. She noted that while there are unfortunate modifications, she supported its nomination.

Tony Fragada, Alki Community Council said Alki Elementary School is important and he wanted to understand the implications of landmarking the building. He said nomination should be pursued as a community.

Ms. Johnson said lots of letters were received and are in DON file.

042022.2 MEETING MINUTES

March 2, 2022

MM/SC/IM/DB 9:0:2 Minutes approved. Ms. Chang and Mr. Coney abstained.

042022.3 CERTIFICATES OF APPROVAL

042022.31 Gatewood Elementary School
4320 SW Myrtle Street
Proposed planting of trees

Colleen Weinstein, Seattle Public Schools proposed planting trees and provided proposed species and planting sites. She said Gatewood school would steward the trees for the first five summers to get them established.

Ms. Wasserman said ARC reviewed and supported the project. She had qualms about the Sequoia and hoped it would do well. She said there are so many requests to take trees down, it is delightful to have a project that plants them.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed landscape improvements at Gatewood Elementary School, 4320 SW Myrtle Street, 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 the Report on Designation (LPB 337/88), 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*, and in compliance with SMC 25.12.750.A.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/IM/HW 9:0:2 Motion carried. Ms. Caton and Mr. Inpanbutr recused themselves.

042022.4 CONTROLS & INCENTIVES

042022.41 Panama Hotel
605 S Main Street
Request for extension

Ms. Sodt explained the request for a four-month extension. She noted the plan to meeting with the owner to talk about negotiations.

Action: I move to defer consideration of Panama Hotel, 605 S. Main Street for four months.

MM/SC/MI/HW 11:0:0 Motion carried.

042022.5 NOMINATION

042022.51 Caroline Horton House
627 14th Avenue E

Ms. Doherty said the house was nominated by outside parties who would present. She said the owners would offer comments following that presentation.

David Kurlander said Millionaire’s Row was home to many of the titans of Seattle history. Recognized as being amongst the best Seattle businesswomen of her time, Caroline Horton took the initiative to build one of the largest office buildings on the west coast – the landmarked Dexter Horton Building – both as a profitable investment, and to honor her father’s memory. Amongst its tenants was the bank that her father had created, the Dexter Horton Bank. Caroline Horton found ways to succeed in business, despite being a woman in the early 20th Century. Her cousin, Charles Horton, served as the face of the company, and she focused on managing the company and making wise investments. She remained secretary-treasurer of the company until her death.

Marvin Anderson provided context of the building and site at an entry to Volunteer Park. He said the site is flat in front, sloped in back. He said the two-and-one-half story hipped roof house features a stone foundation, tightly coursed pressed brick on the first floor and textured stucco on the upper floor. Windows are wood with leaded glass, corbels under the projecting corner window bays are scroll-cut wood, and the soffits with shaped rafter tails are also painted wood, but otherwise the house has little detail. He said the building has integrity and looks the same with little change since it was built in 1906. He said the house has long been recognized as a building of significance noting its mention in Victor Steinbrueck and Folke Nyberg’s survey of Capitol Hill in 1975.

Mr. Anderson noted the corbels over windows, and how the rustic tooled granite turns into window openings. He said the windows and front door are offset. He said the porch roof is original and noted the roof overhang with decorative cut rafters. He said the original gutters were likely wood and have been replaced as have the downspouts. He noted the pediment with classical detail. He noted the original back porch on the north side of the house and alterations that were made when the house was converted to a Catholic home for girls and later, apartments. He noted the original west facing dormer and said the house would have had a view when built. He said there are driveways on either side of the house. He said the interior is divided into seven apartments, but some historic elements remain. He noted the oval dining room, unpainted millwork and stained and leaded glass windows.

Mr. Anderson explained in November and December 1901, James A. Moore purchased the now-cleared forty acres south of Volunteer Park from J.P. Jefferson and the estate of Isaac Horton, installed streets and utilities, and began selling ridgetop lots along Fourteenth Avenue on Millionaire's Row. James A. Moore, who developed much of Seattle's Capitol Hill, chose Millionaire's Row to be his showplace street. Moore built his own home there and sold the other lots to prominent Seattleites to build their noteworthy homes. All were people with reputations which Moore felt would enhance the street. Most of the residents were prominent businessmen. Most of these businesspeople were white, Protestants of European descent, and male. Two of the early owners, Nathan Eckstein and Julius Shafer, were Jewish, as was the Henry Kleinberg, who rented the Caroline Horton's house after she moved out. Although Caroline Horton was white and a Protestant of European descent, of the original nineteen businesspeople who built a home on Millionaire's Row, Caroline Horton was the only woman.

Mr. Anderson said the house was built by Dexter's daughter Caroline E. Horton shortly after his death and is part of the legacy of the Dexter Horton family. To understand the history of the house, it is important to review the history of one of Seattle's very most prominent founders, Dexter Horton. He was born on November 15, 1825 near Seneca Lake, New York and travelled west in 1852. In December 1844 he married Hannah Eliza Shoudy. The couple had three children, but only their daughter Rebecca survived beyond infancy. Dexter Horton's wife Hannah died in December 1871. He married Caroline E. Parsons, a schoolteacher, two years later in 1873. That year, the couple built a house on the northeast corner of Third Avenue and Seneca Street, with the first University of Washington building just up the hill, adjacent to their backyard. On February 7, 1878, Caroline gave birth to a daughter, whom they named Caroline Eliza Horton – after her mother. The following month after giving birth to her daughter, the mother died in March 1878. Four years later, Dexter traveled east to rural New York where he lived as a child, and on September 14, 1882 he married Arabella C. Agard, who was a friend of his in grade school. Dexter Horton, his wife Arabella, and his daughter Caroline lived together in the 3rd and Seneca house. Horton earned money chopping wood, clearing land, cooking, surveying land before establishing a store. He had a reputation for being trustworthy and held money and valuables for people. He opened the first bank in Seattle.

Mr. Anderson said Caroline Horton lived a privileged life, but was a path-breaking woman who gained her master's degree in 1899 and involved herself deeper in the business and management of her father's estate. She was the principal stockholder in her father's estate. She acted as Secretary-Treasurer to her cousin Charles' President because of access only a man could have. After her father's death she purchased land from James Moore and built the subject house where she lived with her stepmother Arabella, and Eliza, niece of Horton's first wife. He said Caroline Horton contributed to family, shareholders and the city and in a quote from a *Seattle Post-Intelligencer* article entitled "Dexter Horton Building Due to One Woman" begins, "The creator, the moving spirit, the guiding force behind the erection of that majestic structure – the new Dexter Horton Building – was a

woman. She is Miss Caroline Horton, daughter of the late pioneer banker and secretary-treasurer of his estate.” He said when the Dexter Horton Building was designated a Seattle landmark, she was not mentioned at all. He said few Seattle women were engaged in real estate comparable to Caroline Horton.

Caroline Horton lived in the subject house for 12 years, until 1918.

Mr. Anderson said several other important businesspeople lived in the Caroline Horton House after she moved away. Henry Kleinberg, a Jewish pioneer, owned the largest hay and grain company in eastern Washington, shipping not only to Seattle, but nationally and internationally (and was the first in the region to ship to Japan). Frank McHugh’s company built important early roads in the region. Edward and Sarah Barnum’s real estate company platted and developed the Glenwilde Addition of what is now the Montlake Historic District. The Barnums were the first to use the Caroline Horton house for congregational housing – a use that continued when it served as Mary and Martha Hall, an Episcopal home for young children, and even in recent years as an apartment house with approximately eight units.

From late 1901 until early 1912, architect William Van Sicle maintained an independent architectural practice, interrupted only in 1908 by a brief partnership with J.W. Swope and S.H. Waterman, and became a prominent member of Seattle’s architectural community. He became a member of the Washington Chapter of the AIA in 1902 and in 1905 was elected by his peers as second vice-president. In 1909 he contributed six designs to the Washington AIA exhibit at the Alaska-Yukon-Pacific Exposition, and in April 1910 exhibited several of his buildings at the first annual exhibition of the Seattle Architectural Club. Such was his standing in the architectural community that he was one of only five architects invited by Arthur A. Phinney to submit designs in a 1911 competition for a new, sixteen-story building on First Avenue. The two buildings for which W.D. Van Sicle is best remembered are his largest, the Eitel Building at 122-124 Pike Street and the Northern Bank and Trust Building (Seaboard Building) at 1500 Fourth Avenue; both are City of Seattle Landmarks and the Northern Bank Building is listed in the National Register of Historic Places. Van Sicle built lots of houses and favored the hipped roof box style.

He said Van Sicle was a talented architect who designed in many styles. Horton’s house was a modest home, not reflective of the wealth of the family. Van Sicle’s detailing is careful and of classical derivation, resulting in a home that can be described as a Pacific Northwest regional interpretation of the Colonial Revival.

Like many houses built in Seattle at the dawn of the 20th century, the Caroline Horton house is eclectic, mixing details from a number of styles. It also responds to its place. Regionally quarried granite is prominently displayed, rising up through the first floor instead of being found only at the foundation. The roof overhang is broad, exaggerated even, to shelter the house from Seattle’s rain. And subtle but rich carved woodwork and details are found throughout the exterior and interior, a demonstration not only of the abundant availability of wood but of carpentry skills shared by many of Seattle’s immigrant craftsmen.

In contrast to many houses of its era and even its neighbors on Millionaire's Row, the Caroline Horton house appears somewhat plain, a reflection, perhaps, of both the Horton family philosophy and of Caroline Horton's place in life during the years in which the house was designed and built. The Horton family generally avoided ostentation: they were humble people that succeeded because of their honesty and hard work.

Mr. Macleod said he was intrigued and asked if there was a pool.

Mr. Anderson said there is, in the southwest corner of the property. He said it is not visible from the street. He said there is no permit on record and it may have been built in the 1930s.

Ms. Doherty said the photo link and letter from the property owners was sent to board members on Friday. There are pictures of the pool and the building interior in their photos.

Ms. Caton asked about other properties Ms. Horton worked on.

Mr. Anderson said it was a privately held company and not a lot of information is available, so he relied on newspapers.

Mr. Kurlander said when built, Dexter Horton was the largest office building in Seattle.

Mr. Barnes said Ms. Horton lived in the house 12 years and then it changed hands. He asked when the house became congregate living.

Mr. Anderson said it was converted to five housekeeping units and one apartment in the 1930s when it was the Mary and Martha Hall. He said it was formally converted to apartments when it sold in the 1940s.

Mr. Barnes asked if Mr. Anderson had been inside.

Mr. Anderson said he had not.

Ms. Chang asked if this was her primary residence and why Ms. Horton only lived there 12 years.

Mr. Kurlander said it was her primary residence for 12 years and then she moved after the other family members died. He said the house was probably too big for just one person. She moved to an apartment, then the University Club. She moved a lot until the end of her life.

Owner Statement

Ian and Anne Brown appreciated the history lesson. Mr. Brown said the building is not being demolished and they have never demolished any property they have

owned. He said they are not opposed to designation but that it should be done for the right reasons. He said they have owned the house for seven years and there have been substantial alterations to the property. He said the first floor is intact, but a lot is altered. He said an emergency egress steel door was installed for second floor units. A number of modifications from original design have been made. He said for 75 years it has been a multi-family home which was not the original intent or design of the property. He said for them, this is a long-term hold. He expressed some concern about designation of the property and controls and said that the apartment business is not glamorous nor is it a high margin business. He said that five of the units are affordable, under \$1500 per month, three of which are under \$1000 per month. He said it would be a shame if through the landmark process it is forced to be turned back into a single-family home where you have one very wealthy person living there and eight families that are not going to be able to afford to live there. Mr. Brown said his biggest concern was displacing current residents. He said this is one of eight apartments they own as a financial investment.

Mr. Brown said he didn't want to discount anything that Caroline Horton did but that he wasn't sure this was the way to celebrate her. It's been modified significantly and it's going to take a lot of capital to keep it up to that standard over time. He expressed concern that if designated he would have to maintain the integrity of the original wood windows versus doing something more economical, heating systems, central heat, electrical, aging systems -they're going to need some upgrades and any time you're adding in layers of complexity over repairs

Mr. Coney said he is a lifelong resident of Capitol Hill. He said the landmarks ordinance can actually benefit you, and as you mentioned, it may not move the needle in one direction or the other but in general in houses the exterior would probably be the only controlled portion of any potential landmark. The controls and incentive agreement also is where you can specify certain things right up front where you can say, I would like to exclude for instance, the wood gutters or the windows on the west side of the house. Although it sounds ominous becoming a landmark in general could benefit you and mentioned the Special Tax Incentive program. He said he appreciates what happens with houses like this when they become apartments and affordable. From the street, it's not recognizable as apartments and blends with neighborhood. A lot of the new apartments built are not attractive. He said he appreciates the fact that this house has maintained originality and its existence. And that was because it was turned into apartments and not tried to be maintained as a single-family residence. Some of these sites that were built in the era are so large and require so much maintenance and energy that this is a viable alternative use. He said he hopes that if this becomes a landmark, the owners can embrace it.

Mr. Brown said they see the benefits both ways, but ultimately, if it gets landmark, we'll probably end up selling it and letting the next guy kind of figure it out. He said it just becomes too much having to figure out what we have controls on - windows gutters and all those elements. It just becomes too much and too much of a hassle, but, you know we love we like the property. He said they like the neighborhood, Capitol Hill is a special place, 14th is obviously a very special street. He said he is not

a big fan of the apartments' modern architecture. He said they're the victim of that here where someone built a huge modern building right next door and he wished there were stricter design review on some of the new architecture. He said he appreciates everything the board does and he knows the board is in a tough position. He said he was really surprised when he was looking at some of the historical houses and mansions on Millionaire's Row and around Volunteer Park. He said he was shocked at how few landmark houses are in that area, it was really an eye opener.

Mr. Coney said we've lost a few as well, we've unfortunately lost a few that have been torn down. He said that being a landmark isn't onerous. He said it may increase your overall management and maintenance and time a small percentage. It's really not that onerous. So, the other thing that should be occurring that maybe we can get a little input from the staff on whether or not there is going to be ordinance for Capitol Hill that allows for transferable development rights or transferable development potential which means if you're building has multifamily zoning and you're a landmark you have the ability to sell off those rights and that would offset and also benefit you as owner of a landmark house.

Ms. Doherty said she was not aware of TDR being considered for Capitol Hill, but again, that's outside of our department.

Ms. Sodt said she didn't know if there's if that's being considered at this time.

Mr. Brown said it sounds like there may be some incentives and that is great. He said he thought it's if it's landmark, they are going to lose some of the lower income units there, because they will probably force some of these modifications to combine units and do things like that where we're losing some of the efficiency units that we have that are really affordable for them.

Ms. Sodt clarified that the Landmarks Board isn't going to make you proactively change anything. The Board will respond to proposed changes, but they aren't going to require you to give up any units or convert it back to a single-family home. They don't have any purview over that and she wanted to correct the record. She said they can keep it as it is, and if they are just doing maintenance, that won't require Board review.

Mr. Brown said he misunderstood that. He said they talked to other building owners that have been landmarked and it has increased their costs. He expressed concern about increased costs and extra hoops to jump through. He said the building has been modified significantly and a lot of the supporters for landmarking the building have never been inside. He said he read through all the letters of support and note one was from a previous tenant. And there's been a lot of people that have taken a lot of pride that they live there, you know, that long term tenants, some that lived there almost 30 years, but not one of them has been through the property.

Mr. Barnes asked for more information about the buildings that are south of the subject house.

Mr. Kurlander said the Maryland is behind; it is a Seattle Landmark from the early 1900's and is a co-op. He said there's the Toltec Condominium which is on the northwest side. The Maryland was built in the early 1900s. The Toltec was in early 1900s. He said they were built as multifamily.

Mr. Barnes said he struggled with his decision. He said he appreciates that this building was built in the early 1900s and that it was built by a woman who was the child of one of the primary leaders of early Seattle history. He said she was in the house for a short period of time and then it has been sold numerous times and changed from original purposed of being a single-family home to a multifamily. He said there have been changes and the nominating group hasn't been inside. He expressed concern that the house provides housing for low income below \$1500 per month. That is good particularly in that area, and he hates to see that go away where they're mixed income and he hated the idea of losing that.

Ms. Johnson said the Landmarks Board has to look at the building as it exists right now. She said the board has no purview over use, and board decision is based on the designation standards.

Ms. Wasserman supported nomination. She said she knows the building owner doesn't plan to demolish it and that they absolutely believe their statement, but she said she saw another house on millionaire's road demolished and it wasn't replaced by low-income housing. It was replaced by a zillion dollar mansion. She said the people who are concerned with it being demolished, if it's not landmark have a point, because we don't know what will happen to it in the future when someone else owns it. She said the owner is protecting it and it is the south end of that lovely row of houses. Carolyn Horton wasn't just the daughter of a founder she was a founder in her own right and as a businesswoman. She said Horton is not being honored because she was his daughter but because as his daughter she did these other things. She supported nominating the exterior and the site. She said the inside has been dramatically changed. She said the board is very careful about including interiors, and they have to be fairly outstanding. I remember several that have been added on and she would not do that here. She proposed protecting the site and the exterior of the building and said it's as part of the Millionaires Row. She said having belonged to and designed by Caroline Horton is important, it's a thing we should nominate and preserve. So, my vote is to nominate it and provide the help that to owners as they run into the inevitable repairs and things on the outside, but just the outside. We don't have to go inside. We don't have to have seen the inside to protect the outside.

Mr. Macleod agreed with Mr. Coney and Ms. Wasserman and said he definitely supports nominating the building. He said he appreciated the owner's comments, and for being here along with the community that has sent in so many letters of public comment, even though perhaps the reason for doing so is a bit of a false alarm if thinking this building is proposed to be demolished. He said the owners are great stewards of this building but we don't know what will happen in the future. He appreciated the level of enthusiasm from the community and that he wished there

were other sites that got a similar strong response to that extent. He said the building does rise to the level of a landmark. He said if not architecturally, the story about Caroline Horton is wonderful. He said that while she was the wealthy daughter of a wealthy man but she was a very accomplished person in her own right. He said just the fact that she made a place for herself on this street is a really important achievement and is something I think a lot about as we look at the landmarks is under representation of people who are not the usual occupants of Millionaires Row and this is a great story. He said it is a great building. He said he also loves these very strange, interesting apartments and noted he has lived in some. He supported nomination and said he agreed with Mr. Coney, that designation would be a net benefit for the owners and the neighborhood. He said board members are enthusiastic about changes and certificate of approval.

Mr. Rodezno appreciated the presentation and the messages of support. He said it is nice to see community support for the building. He said Caroline Horton contributed not only a residential building to Millionaire's Row, but to local women's history as well. It is a contributing property to the Millionaire's Row historic district. The residence has a great history and deserves to be preserved.

Mr. Norman said he remembers walking by this this building a lot. He said it adds to the fabric of the community, in a part of Capitol Hill where boxes are being built left and right. He said that while he supports density of housing there is no guarantee that it will remain multifamily units. The person associated with it meets a couple of the criteria. He said it makes sense to nominate the house.

Ms. McKinney supported nomination and said it is important to women's history and history of the city. It is architecturally interesting and significant. She said she went to St. Nicholas' School for Girls, which is right next to Saint Mark's and spent a lot of time in the water tower waiting for her father to pick her up after school. She said she spent a lot of time on Millionaire's Row, so this is familiar to her. She supported nomination and said it is worthwhile to preserve and to honor for the woman and the building's exterior.

Mr. Inpanbutr supported nomination and said it is important to have the ability to tell this story. He sees the significance of Caroline Horton herself, and he supported nomination. He appreciated the owners' concerns about what comes with that. He agreed with Messrs. Macleod and Coney that there is a way to work through the process.

Ms. Chang appreciated the presentation and the nominators for bringing this building to our attention and having this recorded history and story of this building. She appreciated learning about Caroline Horton's life. She appreciated the owners' sharing their perspectives and said it sounds like they have been great stewards of the building for the time they have had it. She said she appreciated their willingness to be part of the presentation and process. She said she was on the fence about this building mostly because of the 12 years that Horton lived here. She said she had a hard time wrapping her mind around whether Category B would resonate for this building is associated in a significant way with the life of Caroline Horton and her

impact. She said her time there was short and it sounds like maybe some of that had to do with the fact that she was a woman living at that time. She said Horton lived here for a time but it doesn't seem significant to her life.

Mr. Coney supported nomination and said it is kind of shameful that we would not landmark what seems to be the one woman millionaire on Millionaire's Row. He said she built this house and that is significant for her and the the heritage of this house that she was the one who built it. He said it is interesting that just a block away the Cayton-Revels house was designated. He said it was built by a Black family and we talk about under-representation in landmarks and here is an example where we need to step up and recognize the contribution by Caroline Horton as important. He said current and future use is not a determining factor in any of our deliberations here. He said not to consider what it's being used for today, or what it could be used for in the future, and that the Board is looking at a historic house from a historic person. He supported nomination.

Mr. Macleod said a few people mentioned that Ms. Horton lived here for a short period of her life 12-14 years. That's not insignificant but like Mr. Coney said she built this house, and she made her place on Millionaires Row. He said that as someone who's lived in their current place for 10 years he thought that's a good chunk of someone's life.

Ms. Caton supported nomination for many of the same reasons that everyone has already mentioned. She felt Horton was an important figure in her own right, not just as the daughter of a wealthy developer. She said she supported limiting the scope to provide the best flexibility for the current or future owners of the property. She questioned how many years is enough to live in a place to cause a significant impact. She said she agreed with Mr. Coney that Caroline Horton was able to build this property on her own, on a street filled with wealthy white men. She said there's also a need for some work on the perception of landmarks as the impediment to owners and developers. She said work is needed to make sure that people can see landmarks as an opportunity and not as an impediment.

Ms. Johnson supported nomination but with slight hesitation. She said she agreed with others that it is clear the house is associated with an important person. She said that the exterior continues, at least from the main façade to look like a single family house, though, it is now apartments. That is a testament to the people who have owned it and the current owner. She said she found herself thinking about a nomination for the former home of Dr. Ruby Inouye Shu and later Ella Aquino, who both lived in a house where the condition ended up being kind of the deciding factor. It felt really unfortunate that those were two important people but the integrity of the physical structure didn't necessarily reflect their importance, and each of them was associated with another building of importance. That is what she was thinking about when seeing this presentation, that Caroline Horton is associated with the Dexter Horton Building which is such an incredibly beautiful and important building downtown and that is the testament to her. She said it was interesting that this was a house she built for herself although it may be somewhat modest in this context, it's impressive that so much of the detail is still there. She

said her hesitation is due to some of the changes to the building, but that she would support nomination.

Action: I move that the Board approve the nomination of the Caroline Horton House at 627 14th Avenue E 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 house; that the public meeting for Board consideration of designation be scheduled for June 1, 2022; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/LE/HW 9:2:0 Motion carried. Mr. Barnes and Ms. Chang opposed.

042022.52

Alki Elementary School

3010 59th Avenue SW / 5817 SW Stevens Street

Ms. Caton and Mr. Inpanbutr recused themselves.

Susan Boyle provided context of the site and neighborhood and noted assembly of original building with two additions. She said it wasn't until the 1880s when ferries were established to bring passengers from the primary city of Seattle that West Seattle began to develop largely as a kind of recreational on beach community. She said to many people West Seattle is called the 'birthplace' of Seattle but that is a myth perpetuated by white European settlers. To the Indigenous peoples this area had greater importance.

David Peterson reported the Alki neighborhood is located along the west and northwest sides of the West Seattle peninsula, which is part of the lands that had been inhabited by the Duwamish—a part of the Indigenous Coast Salish People—since the retreat of the glaciers over 10,000 years ago. Historically, the Duwamish maintained an important village called Herring's House (*Tóó7ool7altxW*) on the east side of the peninsula, near the mouth of the Duwamish River. Numerous locations along the peninsula were identified by the Duwamish with place-names, such as Low Point (*sgWudaqs*), which was a key fishing beach and the site of a large boulder covered with petroglyphs, corresponding to present day Duwamish Head. Mr. Peterson said another was Prairie Point (*sbaqWábaqs*), on the west side of the peninsula corresponding to Alki Point (and the land directly west and southwest of the subject site), which was a low prairie likely maintained as a food and hunting resource through seasonal burning. The Duwamish maintained extensive kinship, spiritual, and trade networks with nearby Indigenous communities, including the People of the Place of the Clear Water (known as the Suquamish); and related Duwamish groups – the *Shilshooabsh* or People of the Tucked Away Inside (associated with the Salmon Bay/Shilshole area), and the *Hachooabsh* or Lake People who dwelled along the freshwater shorelines and waterways of Lake Washington and Lake Sammamish.

Mr. Peterson said initial white European exploration and mapping of the area occurred ca. 1770s-1790s, establishing European names for existing landforms and

waterways, such as Puget Sound. The Europeans also brought smallpox and other diseases, which within a few years had severely impacted the Indigenous population, as recorded by British explorer James Vancouver in 1792. By the early 1800s, small numbers of white Euro-American settlers began to colonize the area and were engaged in fur hunting and trading with the Indigenous population. During this period, both the United States and Great Britain began efforts to control and colonize the Pacific Northwest, but disputed one another's claims to the territory, and largely disregarded the Indigenous peoples. As an effort to encourage settlement by white Americans and thereby strengthen the American claim on the disputed lands, the U.S. established the Oregon Territory in 1848, and created the Donation Land Claim Act in 1850.¹⁰ This Act granted 320 acres of federal land to single white male adult citizens (twice the acreage if married). It initiated a huge migration of white Americans into what is presently Oregon and Washington states. The federal government extended the act in similar versions through the 1850s and replaced with the Homestead Act in 1862.

Mr. Peterson said during the 1850s, the U.S. federal government began to negotiate treaties with the Coast Salish tribes. In 1855, the leader of the Duwamish, Chief Seattle (*Seeathl*), and 81 other leaders of Puget Sound area Coast Salish tribes (including the Snoqualmie, Lummi, Snohomish, and others) signed the Treaty of Point Elliott with Washington Territorial Governor Isaac Stevens near present-day Mukilteo. For their part, the Duwamish gave up more than 54,000 acres, comprising of much of today's King County, including West Seattle, in exchange for hunting and fishing rights, and agreed to settle on reservation land. At the time, the Territorial Government enumerated approximately 9,700 Native Americans living west of the Cascade Range, and a few hundred Euro-American settlers in the Puget Sound area. In September 1851, some of the first white Euro-American settlers to the present-day Seattle area—the Denny Party—arrived at Alki Point, a few blocks north of the subject site. The area gained its name after one of these pioneers optimistically named it “New York-Alki” meaning “New York by and by” in the native Chinook trade jargon. The Duwamish, led by Chief Seattle (*Seeathl*), interacted regularly with the Denny Party and helped its members survive the difficult winter that followed. By 1853, the white settlers moved to a new location near present day Pioneer Square—known to the Duwamish as Little Crossing-Over Place (*sdZéédZul7aleech*) and the site of an abandoned longhouse—where the settlement eventually developed into Seattle. By 1857, as pressure from white Euro-American settlers increased, the Duwamish and other Indigenous people throughout the Duwamish/Lake Washington and Upper Puyallup River areas moved to the Muckleshoot Reservation near present-day Auburn, which had been assigned to them collectively.

Mr. Peterson said many Native people remained in Seattle due to their strong cultural ties to the area, and where they were sought by the white townspeople for their labor and trade. However, deep-seated prejudices by the white settlers emerged repeatedly over the decades, and in 1865, the Seattle government passed a short-lived ordinance banning Indigenous persons from the town. In West Seattle, these tensions flared in 1893 with the burning of the old Duwamish settlement of Herring's House, which by then was occupied largely by elderly Indians. The Herring

House fire was set by a white man identified in the newspapers as Watson, and it was part of a broader pattern of brazen actions whereby Native properties would be seized, razed, and developed by white townspeople. Rapid growth in Seattle after the arrival of the railroad in the mid-1880s, and development after the 1889 Great Fire, pushed white settlers outward, and West Seattle became known as attractive vacation area with beaches and mountain views

He said in 1858, one of the original white settlers in the Denny Party, Charles C. Terry, exchanged his 320-acre claim to David "Doc" Maynard for property in Pioneer Square. Maynard retained the land and farmed it for eleven years before selling his claim to two Norwegian settlers, Knud Olson and Hans Martin Hanson (also cited as Olsen and Hansen) in 1868. The Hanson and Olson families remained in the area for several generations. Part of their property became the site of the Alki Lighthouse, and another the Alki Playfield and School site.

Ms. Boyle said Alki developed as a very remote residential neighborhood, but it was also a popular bathing beach and natatorium and around the other side was Luna Park. She said passenger ferries brought people there and other transportation systems developed. She noted the Schmitz Park which was developed through a series of donations with the original donation calling for it to be maintained in a natural state.

Ms. Boyle said the first school was constructed in 1913. In 1953, Theo Damm designed two additions to the school. Restricted by property line, additions were linked into the center. She said Damm was a modernist, and his design juxtaposed the design of the additions with the original building. She said an earthquake in 1965 prompted demolition of the original building with its replacement added between the other two 'additions'. She said the because of the constraints of siting and phased construction Alki Elementary School does not express a clear design concept. The new addition was inserted between the earlier units. Designed to fit the available space between the existing structures it features an irregular rectangular footprint and one and two-story massing. Its layout was organized by the alignment of the prior building corridors, the crossing of two main corridors, setbacks on the northeast along the perimeter of the Park Department building. The plan provided an enclosed courtyard, which was cited as an "outdoor classroom." This courtyard space is visible along a glazed north corridor; its perimeter walls stucco clad. She noted the brick veneer with large window openings with glass block over operable windows. She noted the second-floor addition could have been flexibly arranged but ended up being divided to six classrooms which are accessed going through one room to access another. She said there isn't a main organizing corridor. She noted the change in the neighborhood and landscaping makes it difficulty to see the community center section of the school. She said the classrooms are identified clearly by the window openings. She indicated the main entry doors which she said are very typical half glazed steel flush doors. She noted tile work that embellishes the entry was done by the school's art program and there is more tile work within the building as well.

She indicated the windows that characterize the building and the similar types of doors and arrangements and transoms. She said the large new aluminum sections are not original. She said glass block used along with operable sections to bring in natural light. Moving around the school, one comes to understand that the school is an assembly of parts that are different from one another. She noted the infill of doors, expansion of vestibule for Parks Department Community Center, lowered fireplace chimney, brick veneer lower with stucco above on gym. She said the interior is fairly straight forward and noted in the entry the main quarter with the administrative offices close to the entry. Some of those offices are in spaces that have the glass block and operable window glazing. Some of the ceilings have been lowered although they they return upward at the perimeter. Some of the materials such as the flooring is new, but for the most part, this is the school that dates from 1953 and 1968. Seismic bracing was installed as part of an upgrade. Throughout the school there are exhibits of children's work artwork and posters and letters and writing samples.

She said the central classrooms have a simple glazing as well as glass block; the large L-shaped library has minimal glazing. She noted the teacher's lounge and mechanical space that has been transformed into the school psychologist office. She said the gym has original materials and noted the truss roof, glass block. She noted the extension expansion of vestibule space which makes it more of a living room. She said it is open and well-maintained.

Theo Damm worked with Floyd Naramore a well-known school designer as well as Victor Voorhees. He opened his own firm in 1933. He was a resident of West Seattle and opened his office out of which he worked his whole career. She provided photos of some of his early work on California Avenue, the urban chiropractic clinic the Alpine Masonic Hall and noted both are Art Deco almost Moderne style buildings.

She said from the fifties or late forties, Damm was involved in two large projects with other architects, the extension in addition to Harborview hospital, which he designed with Priteca a Moderne in contrast to the older vertical of the hospital. She said he also worked on the older Seattle Municipal Building, which was designed largely by a Dallas firm, but Damm served as the local architect. He was involved with a lot of civic activities during this period, he ran for city council, he was very much engaged. He also was well known for school work including John Rogers, Maplewood, and Beverly Elementary. He designed the West Seattle High School gym. Damm's son Harold joined his firm in 1966. She said it may have been his son who participated in some of the design of this later addition and that may be one reason why it has such a different vocabulary.

Ms. Boyle noted the setback issues and that the school was built around something that is no longer there, and then infilled that opening in a very compressed fashion. She said although there have been changes to the school it does retain its integrity and the pieces do represent what was built in the 1950-60s. She said the school doesn't meet any of the criteria for designation. It's not, associated with it an important person or event. There are some really interesting aspects of history but

they're not associated with the school instead the school emerged because of the enrollment needs in West Seattle, and it was changed and built it again and again, because of those are relevant needs. Because of its remoteness in West Seattle, some of the big patterns of history in the 1950s and 60s having to do with civil rights and social movements weren't impacts here. She said it is not an outstanding work by a designer or builder. She said because the school is surrounded it is only revealed on two sides. She said it is recognizable on its block but not within the neighborhood as a whole. She said she agreed with Staff Recommendation that the building does not meet landmark designation standards of criteria.

Jessie Clawson said it is the school district's policy to nominate buildings proposed for demolition to ensure there are no landmark issues that the city of board believe are present. She said they have done quite a bit of outreach and haven't heard from anybody in the PTA or school community that say they believe that this building is worthy of landmark status. She noted the school principal sent an email to the board.

Ms. Boyle said that all school buildings are important as institutions in their neighborhood but that is different from the building's significance. She said they recognize the value of the institution but that the assembly doesn't serve the needs of the children anymore.

Ms. Chang asked when the seismic retrofit was done.

Ms. Boyle said seismic bracing is visible in largely in the lunchroom and was likely done when the windows were replaced.

Ms. Doherty said she made a mistake in the staff report and that the portions of the building on the east and west sides are additions from the 1950s, not the 1940s.

Mr. Coney supported nomination and said some community members were not notified and should have an opportunity to weigh in.

Ms. Chang appreciated the thorough history and said she did not support nomination as the criteria were not met. She said the glass block reminds her of Aki Kurose Middle School.

Ms. McKinney did not support nomination.

Mr. Norman did not support nomination and said no criteria were met.

Mr. Rodezno did not support nomination and said the school failed to meet the threshold of significance.

Mr. Macleod supported nomination and said he has a soft spot for Modernism and for Theo Damm; he noted Damm's John Rogers Elementary School. He said it is interesting that the building was built as an addition to a building that no longer exists and was then added to. He said the school has an interesting presence on the

street. He said he wanted to hear from the community and hear more about Theo Damm.

Ms. Wasserman said that while she would like to support nomination she would not. She said the building is a hodge podge where no eras match. She wished the 1913 building remained. She noted the need to focus on those that do need to be saved. She appreciated the presentation and said it was well done.

Mr. Barnes did not support nomination noting the many changes. He agreed with Ms. Wasserman, that the buildings were disjointed.

Ms. Johnson did not support nomination.

Action: I move that the Board approve the nomination of Alki Elementary School at 3010 59th Avenue SW / 5817 SW Stevens Street for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the exterior of the building; that the public meeting for Board consideration of designation be scheduled for June 1, 2022; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/IM/RUS 2:7:0 Motion failed. Mmes. Chang, Johnson, McKinney, Wasserman, Messrs. Barnes, Rodezno, Norman opposed. Ms. Caton and Mr. Inpanbutr recused themselves.

Ms. Johnson noted it was the last meeting for Mr. Rodezno and thanked him for his service, and for continuing on until his successor could be appointed.

Board members expressed their appreciation for Mr. Rodezno's service on the board and wished him well.