



The City of Seattle

Landmarks Preservation Board

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LPB 9/24

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, January 17, 2024 - 3:30 p.m.

Board Members Present

Dean Barnes

Ian Macleod, Chair

Lora-Ellen McKinney

Katie Randall

Becca Pheasant-Reis

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Roi Chang, Vice-Chair

Taber Caton

Matt Inpanbutr

Lawrence Norman

Marc Schmitt

Padraic Slattery

Chair Ian Macleod called the meeting to order at 3:35 p.m.

ROLL CALL

A quorum was not met. Briefings on the agenda do not require a quorum, but the approval of minutes does.

011724.1

PUBLIC COMMENT

There was no public comment.

011724.2 MEETING MINUTES

November 15, 2023

Consideration postponed due to lack of quorum.

011724.3 BRIEFINGS

011724.31

Norton Building

801 Second Avenue

Briefing on proposed plaza and entry alterations

Courtyard

Sonja Miranda, LMN Architects went over designated elements of the 1959 structure. She proposed removal of all elements added in 1982 that are not in keeping with the International Style including pink granite pavers, slabs, and planters, metal structures and lampposts. She said the bird statue will remain. She provided photos and renderings of the existing and proposed courtyard design. She proposed new pavers and planters, cut stones for seating, sculptural Maple trees and plants, more energy efficient vestibule, and screen wall.

Matt Porteous, Hewitt went through courtyard planting plan and noted new planters, sculptural benches, and seating stones. He went over the paver plan and material palette noting the new gray-toned granite would be more in keeping with the International Style.

Ms. Miranda said charcoal granite is a nice neutral which will tie into the accent granite strips on the podium.

Mr. Porteous talked about the planting palette which would be kept low to meet CPTED but would also provide some buffering.

Ms. Miranda proposed a screen wall concept along adjacent bank building in dark bronze powder coated metal because that finish already exists in the palette. Back-lighting to the screen wall is planned.

East Terrace

Ms. Miranda said the space now is locked and unused. She explained the proposal to create secure employee space with new planters, plantings and trees, benches, soft seating and tables, and a new gate to replace the existing one. The new gate would mimic the new screen wall. She proposed replacement of existing 2' x 2' tiles with broadcast aggregate. The existing glass guardrail would be replaced with dark bronze to match finish elsewhere on building.

Mr. Porteous went over the proposed planting plan and palette.

Existing Building Entry

The existing entry is from the 1982 renovation and would be retained except for the turnstile door. A new offset entry and vestibule are proposed with new functional seating within the lobby. The existing entry would become secondary.

Signage

Simple signage is proposed including a second monument sign, 1st Avenue pedestrian entrance, parking garage, address, and front entry. Pinned letters on dark bronze cladding are proposed over the entrance. The existing signage is not visible on the granite.

Ms. Sodt said the applicants provided a briefing to gauge board feedback so they will know if they are on the right track.

Dr. McKinney appreciated the compatibility of the new with the original palette, and the safe place being provided.

Ms. Pheasant-Reis said the design is on the right track and the team is taking the right things into consideration. She asked why more planting is proposed.

Mr. Porteous said it is to give the first-floor tenant some buffering and privacy. He said they explored using a glazing frit or a screen wall, and decided that landscape provides a softer approach.

Ms. Miranda said the area is used a lot by people using the building's escalator as a Hillclimb. She said it will be a nice space.

Ms. Pheasant-Reis asked if any original systems are proposed for replacement.

Ms. Miranda said just the 2' x 2' floor tiles in the east terrace. She said they are in poor condition and were excluded from designation.

Ms. Wasserman said they are moving in a good direction.

Ms. Randall concurred.

Mr. Macleod said the proposed material palette complements the architecture and historic materials. He said it is an interesting space with lots of potential. He said the planting and multi-spatial zones are moving in an interesting direction.

Mr. Barnes congratulated the team on their good work.

Mr. Macleod appreciated replication of the type face.

Ms. Sodt said that Certificate of Approval application details are needed. She said she would go into the portal and put it into a correction cycle so needed materials can be submitted.

011724.32 former US Marine Hospital / Pacific Hospital – North Lot
1200 12th Avenue S
Briefing on proposed signage package for Beacon Pacific Village

Ms. Doherty said the entire site is a landmark over which the board has purview. She explained that the north lot development is a Seattle Chinatown International District Preservation and Development Authority (SCIDpda) project. She said the SCIDpda project team would provide a briefing on their proposed signage package for their project. Pacific Hospital Preservation and Development Authority is also contemplating signage for the rest of the campus and will talk to the board at another time.

Brian Boram, RMB Vivid provided context of the site and an overview of the development project. He indicated design cues taken from landmarked features including texture, darker neutral colors, material palette. He explained that the font Kabel originally designed by Rudolf Koch and published in 1927, is an impressive combination of Art Deco elements and structured, geometric forms. Now, Marc Schütz has updated the classic as Neue Kabel, an expanded version adapted to today's typographic requirements. He walked through signage style and locations for entrances, wayfinding, and tenants (see presentation materials in DON file).

Dr. McKinney appreciated the presentation, noting the care given to architectural lettering and design. She said the area has an interesting history. She said the hospital building was Amazon at one time. She said the area has not always been Beacon Hill, during WWII it was Boeing Hill. She said it is Duwamish land and forests. She said the area managed to get away from the redlining that was done in the rest of the city. She wondered about street and building namings and said that lots of social innovators and activist have lived in the area – she wondered if there were thoughts about using namings to honor Native, Black, Asian experiences.

An Huynh, SCIDPDA said the project, Beacon Village is designed to be family oriented, multi-generational space. Beacon Hill has been a destination neighborhood for immigrants. She explained El Centro de la Raza will provide childcare and AiPace will serve seniors. She said the development team is discussing how to identify the buildings.

Dr. McKinney appreciated Ms. Huynh's comments and said the story needs to be told, and encouraged further thinking about how they can do that.

Mr. Boram said murals are also being planned for the site.

Ms. Huynh said on the 12th Avenue side three outdoor murals are proposed and will be submitted separate from this application.

Ms. Doherty said she could potentially approve signage administratively but given the scale of the project she wanted the board to see it informally. She asked for opinions on scale, reversibility, and visual impacts to the character of the landmarked campus.

Ms. Pheasant-Reis said the sign on the pillars are too long and made some design observations about simplifying.

Mr. Boram said they wanted some elegance so went with a vertical orientation.

Ms. Pheasant-Reis said it reminds her of a banner that has been applied to the pillar. It seems more active, and she preferred the simplicity of the open lettering signage. She said there is so much visual activity with the patterns already.

Ms. Randall had no issue with the size and noted it is an entry sign, so it is oversized. It is important to have heft.

Mr. Macleod asked if the light pillar signs are to be lit.

Mr. Boram said only the letters.

Stephanie Farrell, Weber Thompson said several columns are new and conduit will be internal.

Ms. Wasserman said it is hard to avoid the banner look but noted the sign will be made of real materials that won't look that way once constructed out of metal with lighting. She said she liked the way they used the design and feel of the landmarked building; they are doing it justice.

Responding to questions, Mr. Boram provided a close-up view of the column showing how it steps in.

Mr. Macleod asked if there were any free-standing signposts or lights.

Mr. Boram said there are some very small accessibility pathway forms.

Mr. Macleod appreciated hearing the detailing. He said proportionately the banner signs look nice but that he preferred the smaller and less obtrusive option. He was ambivalent about pattern detail and called it a nice detail but noted that the sign would be graphically cleaner without it. There are only a few points of entry and he said he understood how the signage fits in with the system. He said the program is pared down enough and effective. He was hesitant about the full panels but OK with them – illuminated they will look nice.