



The City of Seattle

Landmarks Preservation Board

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LPB 6/24

MINUTES

Landmarks Preservation Board Meeting
City Hall, Room L2-80
Hybrid Meeting
Wednesday, January 3, 2024 - 3:30 p.m.

Board Members Present

Dean Barnes
Matt Inpanbutr
Ian Macleod, Chair
Lawrence Norman
Katie Randall
Becca Pheasant-Reis
Marc Schmitt
Harriet Wasserman

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Taber Caton
Roi Chang, Vice Chair
Lora-Ellen McKinney
Padraic Slattery

Chair Ian Macleod called the meeting to order at 3:30 p.m.

ROLL CALL

010324.1 PUBLIC COMMENT

010324.2 CONTROLS & INCENTIVES

010324.21 Memorial Wall

401 5th Avenue N
Request for extension

Ms. Doherty explained the request for an extension until July 17, 2024. She said she sent a draft agreement to Seattle Public Schools (SPS).

Jessie Clawson, McCullough Hill said the city and SPS are talking about the new stadium. [That process has not included the Landmarks staff.] She said they need more time to study the proposed development.

Action: I move to defer consideration of Controls and Incentives for the Memorial Wall, 401 5th Avenue N. until July 17, 2024.

MM/SC/MI/LN

7:0:0

Motion carried.

Ms. Pheasant-Reis joined the meeting at 3:40 p.m.

010324.3 BRIEFINGS

010324.31 Seattle Japanese Garden

1075 Lake Washington Boulevard E
Briefing on proposed site alterations including accessibility improvements, and two new buildings.

Bob Hoshide, Kenji Hoshide, and Susan Boyle presented.

Bob Hoshide provided a narrative of the project, goals, what is proposed, site improvements and structure.

Ms. Boyle said the Seattle Japanese Garden was designated a Seattle landmark in 2008 under designation criteria C, D, E, and F. She said the arboretum was built at the turn of the last century and was designed by the Olmsteds. The original rectilinear development of the north end of the pond was intended to represent a fishing village and boat landing or harbor. The stone retaining walls were built late in the original construction effort and consist of relatively small basalt stones. This material has been questioned since all of the stone used throughout the garden is granite from the Bandera area of Snoqualmie Pass, which was specifically selected by Juki Iida during field visits to the mountains. Over time the existing basalt retaining walls have settled and buckled. The proposal is to replace these existing walls with traditional Japanese Ishigaki walls of granite.

Ms. Boyle said the existing pathways at the north end of the pond do not meet accessibility standards with stairs and slopes exceeding the maximum allowed. This proposal will adjust and relocate existing pathways, and create new ones for accessibility while maintaining the character of the garden. The 1959 drawings were done without adequate survey information and the original location shown for the Clubhouse was not feasible due to very steep slopes. This proposal shifts the design with a new Garden Structure toward the east on the terraced slope north of the pond. This location also minimizes impact on the garden by reducing the amount of regrading required and shortening the service driveway length.

Ms. Boyle said there are several courtyards proposed adjacent to the proposed Garden Structure that emphasize indoor/outdoor connections. The Moon Terrace is located adjacent to the Garden Structure at a slightly lower elevation, and it will be used as an outdoor gathering area for special events. The Entry Courtyard serves as the entrance to the structure and as an overflow area from the main gathering space. The Shade Courtyard between the main structure and the separate restroom/support wing will be used as a secondary circulation and support area. All of these courtyards will utilize gravel, stone and concrete paving and reflect the existing paving materials in the garden.

The design goal of the Garden Structure is to create a facility that respects the history and sensitivity of the Japanese Garden, from the careful treatment of the site to the character of the structure and materials used, and one that is appropriately sized for the garden. The main structure is aligned with its long side facing south toward the pond and a secondary small support structure is separated at the east end. The form and scale of the structure as well as the finish materials and colors will reflect the existing character of the garden. The primary building element when viewed from the garden is the roof structure, which is a gable form to relate to other structures in the garden. The roof area over the conditioned gathering space is slightly raised to accommodate a layer of insulation and clad with metal shingles to match the roofing at the existing garden gatehouse. Surrounding the main roof is a thinner steel panel assembly to allow deeply cantilevered roof overhangs.

To maximize the indoor/outdoor connections the exterior walls facing the garden are sliding glass door panels. Layered in front of these glass doors is a series of sliding wood slat panels with a pattern that frames the view of the garden – a feature that reflects traditional Japanese design principles. On the east side a projection screen is provided as the focus of presentations, and this solid wall will also help mitigate traffic noise from Lake Washington Boulevard.

Kenji Hoshide said garden designers Kiyoshi Inoshita and Juki Iida of Tokyo Parks never made a site visit to this garden. When locating north end elements, the topography was not really known so the Clubhouse was not constructed.

Bob Hoshide explained project goals to create gathering space for special events, overlook/viewpoint, space for education and cultural purposes, integrate building

and the garden and emphasize indoor/outdoor connections, provide ADA access from an extension of the northwest path system.

Ms. Boyle went over historic photos of the site noting topography, plantings and wetlands. She noted the symbolic landscape as described by Kiyoshi Inoshita: The flow of water, which originated at the high mountain ranges, transforms itself as it continues its way through the landscape; first it turns into a waterfall, then into a stream, washing the bank by a tea hut, and finally becomes a lake. At the lakeshore are a variety of features such as a rock promontory, an inlet, and steep slopes, through which water continues its way, until it reaches a village. At the village, there appears an island connected to the shore by two different bridges. At the end of the lake is a stone paved boat launch, which symbolically represents a fishing village. There, the water disappears from one's sight, leaving the expectation that it will be joining the greater ocean.

Kenji Hoshide went over the existing built character and noted the original entry gate, entry structure and plaza, machiai, wisteria trellis, azumaya, and stone site walls. He said the original gate was replaced in 2000 and the teahouse had been replaced. He indicated the area for work and proposed reconstruction of stone walls and pathways for ADA access, extend service pathway, relocate existing perimeter chain link fence further back, grading, and tree removal. He proposed to elongate pathways to lower slopes. He said specimen trees will be protected or relocated. He proposed Japanese design principles and articulation of space: Hide and Reveal, Borrowed Sceneries, Entry and Threshold, Transitional, Time and Space, and Alcove. He said all things impact your experience; space can shape and form your experience. He said they took the ideas and applied them to how the space was articulated for this project. He indicated Shin-Gyō-Sō System for paths and provided photo examples of the formal, semi-formal and informal systems.

Kenji Hoshide explained the structure would be used as a gathering space, with storage, kitchen and mechanical, a covered open-air courtyard, sliding glass door and screen panels, wall to alleviate road noise, roof connects through open air walkway. He said the support structure will have two family rooms and office support space. The series of gabled roof forms with offset eaves provide opportunity for large overhangs. He explained the interpretation of principles applied throughout time, dark shadows, light base, wood slats, and cadence of rhythms. He proposed possible use of a vertical application of burnt siding. He said they still must review design with Seattle Parks and Recreation (SPAR).

Ms. Randall said she was unclear about existing conditions and asked if there are buildings there.

Kenji Hoshide said the clubhouse was never constructed, only the front edge of the pond and retaining wall were built.

Ms. Pheasant-Reis asked what element of the original design was being brought in.

Kenji Hoshide said they have drawings showing a footprint and an aerial photo from 1959 showing 'design' of clubhouse at the time. He said those are the only things they have to refer to. He said they have the original square footage and planned siting. He said they relocated to the new location and took cues from original roof forms. He said they articulated the design to what is proposed. He noted the use of gables to break down the scale and lessen visual impact. He said multiple gables were designed rather than one large one.

Bob Hoshide said the foundation of the design was figuring out the building uses. He said they rejected a bigger structure which was too disruptive.

Kenji Hoshide said there is steep topography on the east side plus utilities. He said the buildable space on the north is quite small. He said they balanced indoor and outdoor space.

Ms. Boyle suggested a site tour and said experiencing the space will help board members understand the design.

Mr. Norman asked for the square footage.

Kenji Hoshide said originally the clubhouse was to be 3,300 square feet. He said the gathering space is now proposed to be 2,000 square feet total, smaller than the original design.

Mr. Norman appreciated keeping the size smaller.

Kenji Hoshide said they don't want to make it too small and want to be mindful to be able to support activities.

Ms. Boyle said the gathering space is seen as larger than Kataji meeting room but smaller than Graham Visitor Center at the arboretum.

Ms. Pheasant-Reis asked for side-by-side comparison of existing to proposed conditions and said it would be helpful.

Ms. Randall appreciated the great renderings. She requested comparison photo / rendering of existing and proposed conditions.

Mr. Inpanbutr said it all makes sense and noted that great care had been taken to minimize the new structure. He said the design was successful and suggested adding the requested items would help in final review.

Ms. Wasserman said very careful thought went into design and it is a nice start. She said clarifying the rendering would be helpful and supported having a site tour. She said the work thus far is very nice and she has always thought more should be done at this site. She said she was happy to see what is coming.

Kenji Hoshide noted the challenge of capturing the experience of being in the garden in a presentation.

Mr. Macleod said the design was thorough and well considered. He noted his lack of familiarity with non-Western architecture. He said that end of the garden feels unfinished and tends to be a gathering spot. He said this project is the missing piece to complete the garden. He said it helps to complete the park without trying to reconstruct or replicate the original planned structure. He noted the dense and rich landscape. He looks forward to the site tour.

Mr. Schmitt concurred.

Mr. Barnes appreciated the original design. He said that bringing the space up to ADA compliance is a good step. He said he would like a site tour. He asked if benches are included to allow visitors to sit or pause.

Kenji Hoshide said benches in the north end would be relocated. The project will explore bench locations and rest areas.

Mr. Norman agreed with his colleagues. He said he liked the roof, cascading, slats, pathways and said a lot of thought had gone into the proposed project. He appreciated the thought going into one's experience of moving through sacred space.

Kenji Hoshide noted exploration has been done into how to minimize the structure and have it be secondary to the garden while still having a required presence.

Ms. Boyle noted the seasonal experiences of the space and garden.

Mr. Macleod appreciated the seasonality of Japanese gardens.

The applicant team will coordinate with Ms. Doherty on possible tour dates.

010324.6

BOARD BUSINESS