



The City of Seattle

# Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 63/24

## MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, April 3, 2024 - 3:30 p.m.

### Board Members Present

Dean Barnes

Roi Chang, Vice-Chair

Matt Inpanbutr

Ian Macleod, Chair

Lora-Ellen McKinney

Lawrence Norman

Katie Randall

Becca Pheasant-Reis

Marc Schmitt

Harriet Wasserman

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

### Absent

Taber Caton

Padraic Slattery

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

## ROLL CALL

**040324.1**

## PUBLIC COMMENT

Max Effgen, Cascade Swim Club said they use the pool which is at capacity. He said demand for swimming and aquatic activities is greater than the supply of pools. He

said Seattle is under-pooled and landmarking this one will increase its maintenance costs and possibly prevent Seattle Parks & Recreation (SPR) from planning future aquatic facilities to meet present and growing demand. He said demand is up for his own club and three training groups that practice at Queen Anne Pool. He said that being an Olympic year there is an increased interest in participation in swimming at all levels. He said there is no doubt that Benjamin McAdoo, Jr. was a local civil rights leader and a pioneer architect and his contributions to society deserve to be honored. He said the Queen Anne Pool is not an outstanding work of Mr. McAdoo.

Jeff Murdock, Historic Seattle spoke in support of nomination of the Queen Anne Pool. He submitted written comments before the last meeting. He said McAdoo is significant in architectural history and civil rights history. He said he worked in solo practice starting in 1947; his early houses were affordable and award-winning designs typical of the Puget Sound School. He said he was often published in the Seattle Times home of the month program. Mid-career he joined government service and worked for developing housing in Jamaica. He designed and developed a modular system of concrete building components, a kit of parts which were easy to construct, and the government was able to build two houses per day using the system. McAdoo returned to Seattle in 1964 and focused on larger projects. He designed several buildings under the Forward Thrust program including Fire Station 29 in West Seattle, and Queen Anne Pool was the last and most expensive of the seven pools designed under the program. Pools were always constructed near a school and this brick building makes some material nods to Edward Mahlum's design of McClure Middle School across the street. McAdoo was an activist in a struggle toward obtaining racial equality and civil rights. Through production of his radio program, his role as the Seattle president of the NAACP, and the association he created to promote black architects, contractors, and builders. The Queen Anne Pool was completed just two years before he died at age 60. He said public swimming pools as a type are connected to American histories of racism and segregation and it is meaningful that the pool was designed by Washington State's first black, registered architect.

**040324.2 MEETING MINUTES**

January 17, 2024

MM/SC/DB/LN

7:0:3

Minutes approved. Messrs. Schmitt and Inpanbutr and Ms. Chang abstained.

February 7, 2024

MM/SC/HW/MI

8:0:2

Minutes approved. Mr. Barnes and Dr. McKinney abstained.

**040324.3 CONTROLS & INCENTIVES**

040324.31 Daniel Webster Elementary School  
3014 NW 67<sup>th</sup> Street  
Request for extension

Ms. Doherty said drafts on Daniel Webster, E. C. Hughes elementary schools and Lincoln High School were sent to Seattle Public Schools (SPS), revisions were done in December, and Tingyu Wang, SPS is working on reviewing those now. She said some documents need illustrations and there is more work to do. She requested a six-month extension on all three schools.

Action: I move to defer consideration of Controls and Incentives for Daniel Webster Elementary School, 3014 NW 67<sup>th</sup>, for six months.

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

040324.32 E.C. Hughes Elementary School  
7740 34<sup>th</sup> Avenue SW  
Request for extension

Action: I move to defer consideration of Controls and Incentives for E.C. Hughes Elementary School, 7740 34<sup>th</sup> Avenue SW, for six months.

MM/SC/KR/HW  
10:0:0  
Motion carried.

040324.33 Lincoln High School  
4400 Interlake Avenue N  
Request for extension

Action: I move to defer consideration of Controls and Incentives for Lincoln High School, 4400 Interlake Avenue N, for six months.

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

040324.34 Bullitt House  
1125 Harvard Avenue E  
Request for extension

Ms. Doherty explained the request for a six-month extension. She said she created a draft document for Seattle Parks and Recreation (SPR); she and SPR met on site in the fall. She said another meeting occurred recently, and noted a change in participating staff and the need for them to get up to speed. She said there is lots of

detail to cover. She said the documents are back in her court now and she will do another draft for SPR review. She said another meeting is scheduled in May.

Mr. Macleod asked if interventions by University of Washington (UW) landscape project have been discussed.

Ms. Doherty said SPR is reviewing the Cass Turnbull Memorial Garden and proposing adjustments to increase accessibility as the current paths don't comply. SPR had a meeting with the community to discuss a plan for opening to the public. She said Genna Nashem, DON coordinator for the Harvard-Belmont Landmark District is being looped into the conversation regarding the local district's guidelines. She said the requested extension is for six months.

MM/SC/HW/BP

10:0:0

Motion carried.

**040324.4 NOMINATION**

040324.41 Queen Anne Pool  
1920 1<sup>st</sup> Avenue W

Nominator's Presentation:

Michael Herschensohn, Queen Anne Historical Society said the pool is the work of Benjamin F. McAdoo, Jr, Washington State's first registered black architect. He said McAdoo is an important Northwest Modernist architect whose professional career and community activism placed him in the forefront of life in Seattle. He noted the biases and bigotry that have marked American society from pre-revolutionary times. He said McAdoo has recently been the subject of two exhibits highlighting his work and significance to Seattle. He said that the pool is innovative but the human history and intention behind the pool makes it historically significant. He said the life story of the architect and of human inequity should not be forgotten. He said this is McAdoo's legacy, a symbol of barriers broken.

Mr. Herschensohn said the pool is the last completed product of Forward Thrust, the massive initiative that dramatically improved the quality of life in Seattle and King County. The pool reveals the significant contributions to our city of generally underrepresented communities. He urged board members to consider a comment from the March 17, 2024, New York Times about the renovation of a 100-year-old pool for this summer's Paris Olympics.

Katie Pratt, Northwest Vernacular provided context of the building and a summary of what the building looks like as she shared photos. She said the building is reinforced concrete in a T-shaped plan with a reddish-brown brick veneer. The bricks are larger in size than standard, and they are laid in a running bond. A soldier course band extends along the top edge of the building's parapets. The building is a single story with a flat roof with low parapets. A large, recessed entrance provides

access to the building. The rear 1-½ story portion of the building contains the swimming pool. She noted the corners and angles of the building exterior. She pointed out the landscaping and grade changes and how the building sits into that. The landscaping worked to screen a lot of the mechanical systems and the berms help to tuck the building into the landscape. She said it is a thoughtful design considering the already dense neighborhood that it was built within.

Ms. Pratt said the east side of the natatorium is partially below grade along the alley. Thin vertical wood strips work as an acoustical screen wrap the lower portions of the interior walls. The framing features exposed glu-lam beams with exposed wood rafters between the beams. She noted the pendant fixtures and skylights are replacements. She noted the step drain along the pool's edge. She presented a diagram showing how the perimeter drain at the pool is a unique transition between what was an early inlet type and the modern trench. She said drains are important within pools because they keep excess water within the pool, and they function as part of the filtration system. She said with a step drain there is a step down to get into the pool and the modern ones have more of a trench and it's a level surface. She said it is safer for pool users. She indicated the one-story front portion of the building and the much larger natatorium volume. She said the locker room, showers, restrooms, storage and office space are in the one-story space. She said the taller natatorium space provides clearance for the 3-meter diving board.

Ms. Pratt said the pool was constructed within the context of the city and countywide Forward Thrust program which had tangible impacts on Queen Anne with a new park construction and revitalization of existing parks. She said it was a series of bond authorization issues that were approved by voters in 1968. It started as a countywide effort in the mid-sixties to plan for the future of King County as folks recognized that as the Seattle-King County area rapidly grew there was a demand for capital improvement. She said a group of 200 citizens participated in the planning for the county over a period of two years. After the study was concluded there was a package of capital improvement programs that were presented to King County and Seattle voters. There were 13 propositions that were put forward and seven of them were approved.

Ms. Pratt said within the Forward Thrust program \$118 million was allocated for countywide parks and recreation with \$65 million set aside for City of Seattle to acquire major waterfront and other park space as well as improve existing parks, to improve woodland parks, neighborhood parks, playgrounds and playfields for organized athletics, for developed downtown parks as well as a park on Seattle Central Waterfront in addition to an aquarium and finally to build swimming pools and recreation centers. She said within the larger Forward Thrust program the construction of swimming pools was just one small portion, with seven pools slated for construction. She said four indoor swimming pools were completed by 1975 and two more were under construction. The final pool (Queen Anne) was set for development but not yet constructed.

Ms. Pratt said that prior to the site's development the neighborhood was developed by white European American settler colonists within the territorial home of the

Coast Salish people. She said white Euro-Americans arrived in the Puget Sound region in the early 1800's and the Queen Anne neighborhood is known as one of the oldest residential neighborhoods in Seattle. There were initial plats filed first by the Denny family and then by the Mercer family and they sold off their land from their homestead claims. By the mid-1880s construction occurred on those plots and by the time of the Great Depression in 1929 the existing built environment was built out and had moved from a suburb of the city to more of an urban residential neighborhood close to the city. During the sixties and seventies economic development began to spur the development of taller and larger buildings within the neighborhood.

Ms. Pratt said for new construction projects, some of the planning process also required court action to acquire a property through condemnation since the property had been previously developed. By July 1972 the pool was delayed with the Seattle Parks Department citing lack of open space and the high cost of property. The Forward Thrust bond resolution required pools to be built at or near high schools. There were houses on the site and funds from the bond covered construction, but not acquisition. There was initial debate if the pool should be in a different location. Magnolia residents really wanted an Interbay location but the site in Queen Anne prevailed. She said they began to outline the cost to purchase the land and began to negotiate with City Council and the school district to fund the acquisition costs. Ultimately it included purchase of ten residences and the relocation of the families; \$325,000 was paid by Seattle Parks and Recreation.

Benjamin McAdoo was selected to design the swimming pool in November of 1974. The contractor was Frodesen & Associates and construction began in July 1976. The design was the same as the new Ballard, Meadowbrook and Southwest pools. The building included lockers, bleachers, showers and offices, and while the premium pool was intended to be one of the Forward Thrust programs, it was the seventh and final pool built. It opened to the public on November 10, 1977. It was supposed to open the day before, but they accidentally set the temperature to 100 degrees so they had to wait for the pool to cool off before they could officially open it. The formal dedication occurred on November 21, 1977. The pool was briefly closed after 10 months, to work on efflorescence, where evaporating water was leaving behind salt deposits on the interior masonry.

Ms. Pratt said the 75' Queen Anne pool has continued to operate as a community pool since it first opened in 1977. It features a lap pool, sauna, diving board, rope swing, stair entry, and accessible lift. It hosts a wide range of programs and special events and is clearly a well-used and beloved place in the Queen Anne neighborhood. She said the Queen Anne Pool is a modern style building with a simple exterior. The modern stylistic elements are most visible on the interior with its exposed concrete stem wall, wood slat paneling, exposed brick walls, and exposed glu-lam beams. Each of the pools that were constructed during the Forward Thrust program have their own unique design and they embody a range of mid-20<sup>th</sup> century architectural styles.

Ms. Pratt said Mr. McAdoo's design for the Queen Anne Pool was a modern design with the surrounding neighborhood, following the scale and material palette of the adjacent McClure Middle School as well as the Queen Anne Community Center. The pool building gives a nod to earlier groups of architecture with its stepped parapet. She said the building clearly stands as a building of the era in which it was designed, but the building's materials and design blends with the context rather than stands out from neighboring buildings.

Ms. Pratt said Mr. McAdoo was born in 1920 in Pasadena, California. His family lived in a racially segregated neighborhood alongside Chinese American and Mexican American residents. He spent his childhood and early college years in California and began his architectural studies at Pasadena City College before transferring to the University of California. He married his wife Alice in 1942 and they would go on to have three children. McAdoo then transferred to the University of Washington in 1944, graduating from the School of Architecture in 1946. After he finished his schooling, he began to practice architecture in the Seattle area primarily working on small scale designs for churches, residences, and building renovations.

Ms. Pratt said Mr. McAdoo was frequently published in the Seattle Times home of the month feature. He had a number of designs that were featured but it was his own residence that was a leading example of his residential work which integrated modernism and regional with them. In 1950 Mr. McAdoo established the "House of Merit" which is a single-family home of only 620 square feet, with a projecting carport. She said it had a combined living and dining room, as well as kitchen and utility areas. There were approximately 80 Merit Houses built between 1951 and 1959. Mr. McAdoo also designed a number of churches throughout his career.

Ms. Pratt said that Mr. McAdoo led a life of public service both professionally and as a private citizen. He fought for racial equality and affordable housing. According to his daughter, architecture was a way to impact the world and further human rights, and that he believed in fair housing and that he should participate in creating it. His advocacy for affordable housing as well as his involvement in the Democratic party led him to be appointed as the Chief Housing Advisor for the United States Agency for International Development or AID. Mr. McAdoo was sent to Jamaica in 1961 and with that project he designed modular housing. He returned to the United States and continued to work with AID in their Latin American division. He continued in government service, moving to the General Service Administration (GSA) and working with the public building service. He also worked on the National Fisheries Center and Aquarium in Washington, D.C.

He returned to Seattle in 1964 working in the Auburn office of the GSA supervising federal building design throughout the northwest. Once he was back in the Seattle area, he continued his public service and advocacy work. He served as the Seattle area president of the National Association for the Advancement of Colored People (NAACP) for four years. Beginning in 1964 he also hosted a weekly radio broadcast on social issues in the mid-sixties. He co-founded the Central Contractor's Association, an organization of black architects, craftsmen and builders, which according to writer Kelsey Rose Williams combatted the disproportionate lack of

black workers in the Seattle building industry. Mr. McAdoo wrote a number of columns in the Seattle Times addressing police brutality, school segregation, housing discrimination and redlining.

Ms. Pratt said by the late 1960's after a period of working for the government he returned to private practice. This phase of his career was marked by larger local commissions and a shift away from his early residential work. Key projects include the King County Central Blood Bank, Seattle First National Bank branch, the University of Washington Ethnic Cultural Center (demolished) and Fire Station 29. From 1960 onward he started designing large institutional projects in addition to the Queen Anne Pool. She said the pool is significant as the most accessible public facility designed by Mr. McAdoo. The UW Ethnic Cultural Center no longer exists, and the King County Blood Bank is a more institutional building. She said the pool is a place where people can gather and participate in the design of McAdoo since much of his other significant work is largely residential.

Ms. Pratt said Mr. McAdoo continued to work until his death in 1981, and during his long 40-year career he held licenses to practice architecture in Washington, Montana, and Alaska. He was a member of a number of very important organizations, and also served on boards. He participated in the American Institutes of Architects (AIA) to support the Historic Preservation committee, the Chamber of Commerce Board, The Seattle Environmental Review Committee, the King County Central Blood Bank Executive Board, The Historic Seattle Public Development Agency Council, and he was also a chairman of that Central Contractor's Association that he helped found. Mr. McAdoo was a prominent individual, architect, and advocate in Seattle. The Queen Anne Pool is a significant and compelling piece of his portfolio that remains highly intact and in its original community place. The pool's sensitive design fits well within the neighborhood and demonstrates as University of Washington professor Tyler Sprague said, "maturity as a designer". Ms. Pratt noted the public comment at the previous meeting by former colleague Richard Youel, who worked at Mr. McAdoo's architectural firm during the pool project – saying that it really reflected the care and lack of ego that went into the designing the pool building.

Ms. Pratt concluded her report and said she agreed with the recommendations laid out in the staff report.

Dr. McKinney appreciated the great presentation and said there were things that she hadn't seen in a while. She said Mr. McAdoo's Bothell home was sold to a family that attended her father's church. She said it was set up so there were different wings in it. She said there was a mother who lived there with her daughters and their families. She said she spent a lot of time there. She said there were horses, and the area that looked like it was the front of the house was the back. She said seeing the house reminded her of her summers.

Mr. Macleod noted a Seattle Times article two years ago that profiled Mr. McAdoo's house and covered much of his career and more. He said he would share the link.



Mr. Barnes agreed with Mr. Macleod and said it was an excellent article. He said one of the gentlemen that he works with at his church lives near the house in Bothell, and was very impressed when Mr. Barnes told him about the article, as he had not realized the house was so close to him. Mr. Barnes appreciated the presentation and nomination report. He said he thought he read somewhere that the pool was the only one McAdoo did as part of the Forward Thrust. He asked if his later work was mostly institutional, non-institutional or residential.

Ms. Pratt said it is her understanding that Mr. McAdoo had an interesting shift in his career. She said he did smaller commissions, built a name for himself, went into public service, and then came back and did much larger commissions. She said she couldn't say for certain, but it is a significant kind of dividing point in his career where much larger projects working for larger clients instead of individuals designing a house, he would work for the university or a large city or state agency. And that really marked the latter part of his career.

Mr. Barnes appreciated Ms. Pratt pointing out the uniqueness of his work for the Queen Anne Pool. He asked if McAdoo's work on this pool was different from other pools, or is this pool just so neat because of what he did there?

Ms. Pratt said when looking at other pools that were designed during Forward Thrust, they all had different architects and very distinctive design expressions of mid 20-century architecture. She said what was interesting for the Queen Anne Pool is its compatibility with the residential neighborhood. It sets it apart amongst the other public pools of the era. She said the public comment from his former colleague Mr. Youel provided at the previous meeting was really lovely, where he was talking about the design team's discussions with Mr. McAdoo about this project. She said there was so much thought and intention that went into the pool design, that fit well within the neighborhood, bordering homes on most of the sides. She said it blended in with the residential character that is around it and McClure Middle School across the street. She said stands apart within all of the unique pool designs that occurred in Forward Thrust.

Ms. Randall said there is much written about the efforts to desegregate housing in Seattle and make restrictive covenants illegal. She asked if there is a clear narrative around efforts to desegregate Seattle pools.

Ms. Pratt said she did not investigate that closely. She focused more on Mr. McAdoo's career, knowing that he was the first black architect working in the city and the first in the state to be licensed. She said there is likely written history, and she will check into it.

Ms. Randall said it would be interesting to situate this pool within the larger history of pool desegregation. She noted this to be a building designed by a black architect in a period where they were some of the first, new pools to be desegregated. She said she would be curious to see it situated in that narrative. She said she is curious if that could also be situated in the increasing diversity within the Queen Anne neighborhood as well.

Ms. Pratt concurred and said the additional context would be helpful to better understand the time period in which the pool was built.

Mr. Macleod said when the board looked at the Green Lake (Evans) Pool, that was a topic that was brought up. He did not believe there was documented official policy regarding segregation of pools in Seattle, as opposed to in the Jim Crow South. He said demographics and an explanation of de facto segregation in Seattle should be included for further historic context.

Mr. Barnes said he understood from friends that grew up in Seattle, that there was the effect of segregation on the Seattle pools at that time because there was redlining, and that is how the Central Area became the primary area where black people were allowed to live. When the City built the Madison Pool that was the first time they had a pool located in a black community. Mr. Barnes said when he grew up black people were only allowed to swim at the downtown pool in his community, and only on certain days.

Ms. Doherty said that some of the public comment submitted talked in more detail about the history of pool segregation.

Mr. Macleod asked if there were any better photos of the original glazing at the front entrance. He said this area was discussed in some of the earlier public comment.

Ms. Pratt said she found one photo, but the shadowing is so dark you can't tell if it is before or after the glazing change.

Ms. Pheasant-Reis appreciated the well-done presentation. She asked about the condition of the building.

Ms. Pratt said she considers that seven aspects of integrity related to the property like it looks very similar to how it did originally. It retains the materials and workmanship. It is in the same location, setting and feeling and association are all there.

#### Property Owner's Presentation:

Kevin Bergsrud, Seattle Parks and Recreation (SPR) explained his presentation was more about trying to show SPR's perspective on the nomination. He said SPR recognizes Benjamin McAdoo's civil rights advocacy throughout his architectural career both directly related architecture, and also through other efforts in the city from trying to get black workers more equal pay on construction sites, and as was noted in the nomination, equal housing. He said SPR suggests there are other ways to recognize Benjamin McAdoo's architectural design and projects. SPR is concerned about potential landmark controls on the pool structure, elements and systems. The Queen Anne and other indoor pool structures require constant maintenance & repairs – there were more than 20 roof leak repairs 2017-2024. SPR is concerned

that other “Forward Thrust” pools may be nominated in future. SPR is concerned about potential impacts to future capital improvement projects (CIP). He suggested other ways to recognize historic contributions such as National Register of Historic Places, Multiple property designation; interpretive signage at the site; and interpretive history on SPR’s website.

Mr. Bergsrud said the pool in general has high humidity and the systems are overtaxed creating the need for repairs. He said the concern is if controls were set on some items, it would be a lengthier process to get repairs made. He said pools that were constructed during Forward Thrust are coming into the age when they can be nominated and designated. He said with all the pools in the system, there are always projects ongoing. He provided a matrix illustrating that between 2017-2024 there were 2,300 work orders for all 8 indoor pools, averaging 285 orders. The Queen Anne Pool had 279 orders with more than 20 work orders for leaks. He reiterated the concern that designation and specific controls would add more to the process of how things would get done.

He said that there are close to 30 SPR assets, designated city landmarks including boulevards, gardens, and structures. He said SPR has assets in all seven historic preservation districts. (Note: there are 8 local historic districts.) He said there are 65 sites and structures within preservation districts including Fort Lawton and Sand Point Naval Air Station (SPNAS) which include more than 85 structures which is quite a load for upkeep and maintenance and potential reuse. He said the one thing that seems to be consistent except for a couple of sites is many structures were designed to be something else; he noted Belltown Cottages, and anything at Fort Lawton and at Magnuson Park, as well as the Georgetown Pump House. He said that there were many years of deferred maintenance on military properties before the city acquired them, and at many of these sites especially at SPNAS and Fort Lawton SPR they are still dealing with deferred maintenance. He said two recently designated sites, the Bullitt House and the Georgetown Steam Plant Pump House have a lot of deferred maintenance.

Mr. Bergsrud said there are more than 600 structures within the system which gives a feel for how many could potentially be nominated as they are getting older. He said that not all would be. He shared photos of a few landmarks and said that SPR is about to spend well over a million dollars on stabilization improvements on the Steam Plant even though they have no tenant to go in there and no real use for it. He said the boilers are still inside the building after the stabilization. It is a real unknown even as they are spending money on it. He said Seward Park Inn is one that was built primarily for the park, and he said it does have a good re-use, but it also has a lot of major maintenance issues. He said the group that there now is trying to raise funds to do that.

Mr. Bergsrud said that Ms. Doherty reminded him that the property owner does get a chance to review a nomination before it goes further. He said due to his availability he didn’t get a chance to do that in a timely fashion and has questions. He said it would be helpful to know how the structure meets any of the landmark criteria. He said it seems that the report isn’t detailed enough to do that. He said for

relationship to the Forward Thrust program, Freeway Park was recognized for its design and its use. He said he hasn't heard that the Queen Anne Pool is distinct. He said that it seems most of Mr. McAdoo's recognized work was early in his career with residential structures.

Mr. Bergsrud said he was taking notes during Ms. Pratt's presentation especially during the discussion on segregation and how it might apply and be added to the narrative. He said he preferred that not happen because it seems when you are talking about nominations in general it is about the design or the use of the building. He said whether there was segregation going on at the Queen Anne Pool or any other Seattle pools, it is more related to operations. He said segregation is not a good thing. He said at least in terms of this nomination it really would have nothing to do with the design of the building at all. He recommended reading a book – The Waters – a Social History of Swimming Pools which is very clear about how pools are segregated.

Mr. Bergsrud said one unique history is that during the 1960s and 1970s the federal government regarding mortgages tried to play up that new residential development should have their own recreation facilities and be funded through homeowners' association. He said if you think about it the City of Bellevue has only one public pool, meanwhile there are many private pools that are located within homeowner's associations. He said that is a kind of design planning related to segregation, but that's not what's happening here.

Dr. McKinney said segregation continues to be, but certainly was structured in such a way that the people could protect their communities from people that they didn't want coming in. When people of color built a building, they did often take social factors into account, and it might have been something that nobody noticed like facing a building so that everybody could see some grand entrance when you were coming towards it. And maybe you didn't even know that somebody black had designed it or built it, but it was in your face. So, there were statements that were made in that kind of way. There are structural things that can be seen and experienced that are sort of the kind of thing for people who wouldn't necessarily want it there. She said she didn't know what happened in this case, but it frequently happened. She said she thinks the points were as disconnected as Mr. Bergsrud thinks.

Mr. Macleod appreciated Dr. McKinney's comments and said it should be brought up again when the board deliberates.

Mr. Inpanbutr said Mr. Bergsrud pointed out the work orders and all the various work orders at the different pools and asked if the point was to confirm that pools in general have a lot of maintenance associated with them, and not just the Queen Anne Pool.

Mr. Bergsrud concurred.

Mr. Schmitt cited the Staff Report and then asked if any elements recommended to be included in the designation pose a particular challenge for maintaining the usability of the site and the pool.

Mr. Bergsrud said the pool marker. He said if the pool liner needs to be replaced that would be a problem. He said including the entire site might be a concern. He said McAdoo did not design the landscape; it was another firm.

Ms. Wasserman said it depends on what controls are put on. She said the board has tried to be very careful not to prevent people from doing sensible things they want to do without a lot of hassle. She said she has been pleasantly surprised how smoothly some of those things have gone where people can work with staff. She said it is her opinion that controls allow for continued use. She said it comes down to the Controls and Incentives document.

Mr. Macleod asked about the structure of the drain and if it was something unique.

Ms. Pratt said she pointed out that it shows this was kind of a transition period. The step down isn't used anymore, and it isn't the type that people might get stuck in. She said she thought it was an interesting feature of this pool but can't speak to whether other pools in the city have that same feature.

Ms. Doherty said her Staff Report mentioned the "pool depth indicator". Referencing the photo on the screen, she said it is the blue element on the far wall. She said it slopes down and crosses the wood slats. She said it is her understanding that the feature indicates the depth of the pool so people who are standing on the pool deck can understand the depth of the pool. She said the board can include whatever they would like to. She said sometimes at nomination more is included and then refined at designation. She said the Staff Report is her effort to determine what the significant features could be, which she based on the application content and the public comment received. She said it doesn't mean something designated cannot be proposed to be altered through the Certificate of Approval application process.

Ms. Pheasant-Reis said there are parts of the building that are not part of the actual natatorium that haven't been talked about thus far. She asked for information about the lockers, entry, vestibule etc. that will impact how the design is read.

Ms. Doherty suggested the board talk about what additional information might be desired during their deliberations. She said perhaps Mr. Bergsrud can speak more about the building interior. It was her understanding that the nominators were unable to go inside the building because it was closed to the public.

Ms. Pratt said that is accurate. They relied on photographs that were available online, as well as the original drawings.

Ms. Doherty asked Mr. Bergsrud about interior changes, if any.

Mr. Bergsrud said there is an asset management list that would outline when there have been improvements. He said that in looking at the drawings there hasn't been anything outside of repairs for systems and a little bit on one of the beams overhead. He said there haven't been any projects large enough to require drawings.

Ms. Doherty said the board can always request a tour if they think it will be helpful, if they choose to nominate. She said it may be helpful if they want to contemplate more of the interior. She reminded the board that they should include as much as they would potentially designate and further refine at the next meeting.

Ms. Chang said she planned to recuse herself and left the meeting.

Ms. Pheasant-Reis asked if SPR went through the same review process everybody else does. Because of the concerns noted in the presentation, she wondered if SPR had to go through some special requirement because they were a city agency, or something that was making it problematic for them.

Mr. Bergsrud said he didn't want to put Ms. Doherty in a tough spot it's just that SPR has so many assets and it is a little bit of a concern that it there were an overwhelming number of assets that were landmarked or otherwise made historically significant. He said it is the potential of the time to review and prepare applications and then the design work, depending on what the control was on an architectural feature that may not amount to much but that they have a lot of structures, and it is the concern of time and effort to do that. He said that Ms. Doherty probably has said already that sometimes after controls and incentives are developed that some of them can be mostly administratively reviewed and that is where she or any coordinator gets to review, and it doesn't necessarily go to the architectural review committee and full landmarks board. He said like everything involving a regulatory board there are usually lots of examples where it was relatively easy to go through the review process but sometimes there are ones that stick out. He noted the Gas Works Park restroom structure project where a project manager had to go to the architectural review committee more than six times. He said he didn't know the details, but it was a lot of staff time and consultant time.

In response to Ms. Pheasant-Reis, Ms. Doherty said SPR is an applicant just like any other property owners. Their process isn't different than others unless the details of the agreement are different. She said it is just like any other landmark. She said if there is any in-kind maintenance or repairs it is also the same process. In response to Mr. Bergsrud's comments about Gas Works Park, she said SPR's project proposed demolishing a designated building in the park and replacing it with a new building. She said they did a series of design briefings to get input from the board before submitting the final certificate of approval application process. She said it may have gone faster if the project team had taken into consideration the feedback that they received early in the process, but it took them a while to get there. She said some projects move faster than others.

Ms. Wasserman appreciated the discussion. She supported including more in the nomination knowing things can be refined and cut back during designation.

Mr. Norman said the building is worthy of landmark status and the history of the person that built it. He said the best way to honor it and the architect is to keep the building intact. He said he felt strongly that this is historic and an important part of the city's heritage.

Ms. Randall supported nomination. She said that there is flexibility in setting up Controls and Incentives. She said she was skeptical about the significance of Forward Thrust for capital improvements. She said if the nominators really want to continue that argument, she wanted more emphasis on why this one was particularly significant and why the pool would meet criteria based on that. She said there are some real threads of significance around McAdoo and his work around desegregation or housing rates, de facto segregation based on redlining, and restrictive covenants. She asked for a tying of that history to this building specifically. She said there are so many buildings he is associated with and what is it about this building specifically that tells that story. She said there are threads of this in the public comment and in the presentation around how meaningful it must have been for him to design a pool in a white neighborhood given the history of the segregation of pools. She asked if there is any way to better argue that narrative to make the case of why this building helps tell the story of McAdoo in a significant way.

Dr. McKinney said Mr. McAdoo was a black man who was an architect who built a pool in a white neighborhood. She said she wasn't certain that are a lot of pools around the country built by black architects. She said it is important to understand that not many black people swim, and they are very likely to drown. She said when the pool was redone in Seward Park there was a specific effort made to be certain that black and brown people got into it to learn, because otherwise they were going to go to the beach in the summer and possibly drown. Dr. McKinney said she has been swimming since before she was two years old, which is really unusual. She said it is really important that Mr. McAdoo did this. She said she didn't know what was in his head, but it was an unconventional thing for a black architect to do no matter where the pool is located. She said that it is a part of the story that needs to be there too. She said it is the story of who he was and why he was important generally but also nationally, and it is central to tell his part of the story.

Ms. Randall concurred and said some more information tying this all together would be helpful.

Dr. McKinney noted the pool depth marker idea is brilliant. She said as a swimmer it is nice to know where the pool floor is.

Mr. Schmitt supported nomination and he said he agreed with the Staff Report.

Mr. Barnes supported nomination and with including as much as possible to then refine at designation.

Mr. Inpanbutr supported nomination and appreciated Ms. Pratt's presentation. He said he would like more contextual information. He agreed with Mr. Barnes and Ms. Wasserman about including more in the nomination and cutting back at designation. He said refinements can be discussed at Controls and Incentives so as not to be such a burden on SPR and to keep this pool around for generations.

Ms. Pheasant-Reis agreed that more context would be helpful about where the building and Mr. McAdoo fit into the bigger picture. She said so much of his later work came after being active in community outreach and other civil rights work. She said it would be helpful if there is any additional context that can be provided around that. She said she would like to have a better understanding of the building as a whole and noted she didn't get a good understanding of the interior of the building, and she would like to understand that before eliminating anything inside. She agreed to include as much as possible and to reduce later.

Mr. Macleod said he wasn't sure he fully understood the architecture, especially the interior of the building. He said he would love to hear more about Forward Thrust that is such a landmark turning point in this region's history that produced so much architecture – public architecture of that era. He said that what is most compelling about this building is what Dr. McKinney said. He said that Benjamin McAdoo was an amazing architect. He was an outstanding citizen. He noted two recent exhibitions on McAdoo. He said what is most interesting about this particular building beyond the architecture itself is the idea that he was a black architect, the first registered black architect in Washington, building pools which is a socially fraught and complex subject. He said building a pool in a white neighborhood is a compelling story. He said he believed there was no official policy of segregation but the idea of public spaces being de facto socially segregated. This was a concerted effort to change that and what is most interesting about this building. He said he would like to hear more about that.

After discussion, the Board members were in agreement to include the interior during nomination, allowing for further refinement at designation.

Action: I move that the Board approve the nomination of the Queen Anne Pool at 1920 1<sup>st</sup> Avenue W 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; the exterior of the building; and the interior of the building; that the public meeting for Board consideration of designation be scheduled for May 15, 2024; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/MI/HW  
9:0:0  
Motion carried.



**040324.5**

**BOARD BUSINESS**