



The City of Seattle

Landmarks Preservation Board

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LPB 101/24

MINUTES

Landmarks Preservation Board Meeting

City Hall, Room L2-80

Hybrid Meeting

Wednesday, May 15, 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

051524.1

PUBLIC COMMENT

Jeff Murdock, Historic Seattle spoke in support of designation of Queen Anne Pool and said it meets multiple designation criteria. He said they agree with the staff Report on suggested criteria and designated features. He suggested inclusion of

interior features including the building's interior volume, including the pool, the exposed structure natural wood finish, beams and others surfaces, slotted paneling that surrounds the pool area, the blue line mounted to the wall which indicates the pool depth. He said the designation should not include locker room interiors, restroom interiors or the pool surfaces itself.

051524.2 MEETING MINUTES

April 17, 2024

MM/SC/DB/HW

6:0:4

Minutes approved. Messrs. Inpanbutr and Schmitt, Dr. McKinney, and Ms. Randall abstained.

Ms. Doherty noted corrections were made by Mr. Barnes.

051524.3 CERTIFICATES OF APPROVAL

051524.31 St. James Cathedral

804 9th Avenue

Proposed new entry door and a rooftop light monitor above the vestibule

Chris Gerrick, Gerrick Office provided context of the site and building and indicated project location. He provided much detail about liturgical references which prompted design from repeated scallop shell to how one moves through the space (available in DON file). He proposed improved functionality with accessible entry and improved wayfinding to identify new northeast entry location.

The existing vestibule is dimly lit from the transom window above the existing entry doors. The proposed alterations feature a new 6'x6' rooftop light monitor above the vestibule and additional interior lighting to help parishioners navigate the entryway. The light monitor will bring additional daylight into the vestibule, and at night, recessed light covers at the base of the monitor will illuminate from within, creating a "light beacon" effect announcing the new entry location and the cathedral's presence as a spiritual "guiding light" for the First Hill community and city at large.

Mr. Gerrick said that the new door will replace non-original doors. The classical pediment and medallions will be retained as will the holy water stoup as one enters the vestibule. He said the light monitor is a transparent structure that will be less visible during the day and more visible at night. He said neither stained glass nor cornice will be blocked. He provided options for door entry door and light monitor and said the preferred option was six rays on the door. He said the doors and monitor will be assembled offsite of tube steel into glulam beam; attachments will be with bolts which is reversible. He said the design retains historic fabric and meets the SOI Standards. He said engineering will be done on how the seismic loads will be carried.

Dr. McKinney appreciated the presentation and noted that the cathedral is designed to make you feel small. She noted the storytelling and symbolism designed into the built environment – shell on door, scalloped shape boat. She said the cathedral was used to tell an illiterate populace the story of the bible through the use of symbols.

Mr. Gerrick said it is an interesting way to get into the story. He said pre-literate storytelling assumed the people could not read. He said the cathedral is a place of quiet, solitude where one finds their own space within the collective. He said there is no technology, no big digital screen; engagement is with faith community rather than Google.

Mr. Macleod said ARC reviewed this project and was supportive.

Ms. Pheasant-Reis supported the project and said the applicant took ARC comments seriously and explained the thought process behind the design. She said the design does not detract but adds to the building and is compatible.

Mr. Macleod supported the project and appreciated the iconography.

Ms. Wasserman said the applicant was responsive to ARC. She said the use of the entry has changed over the years. She said she loves the grand entrance but appreciates the need for the new entry. She said everything fits in nicely and it is reversible.

Mr. Norman appreciated the presentation and the thoughtful design.

Mr. Inpanbutr supported the project and said a lot of thought went into a small area. He said the additions are reversible.

Ms. Chang supported the project and said the doors fit in well and feel historic while the monitor feels more modern. She said she appreciated that the work is reversible, and it is nice how it all fits in and integrates into the church.

Mr. Barnes supported the project and appreciated the design. He noted the 12 rays equal the 12 disciples and present like light coming down. He said the ADA door has changed over time and now will have push button for accessibility on new doors.

Mr. Macleod said the design is compatible and well thought-out on a holistic level. He said the design has gone above and beyond technical compatibility with integration of liturgy into the design. He appreciated the experience of light.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior alterations at St. James Cathedral, 904 9th Avenue, as per the attached submittal.

This action is based on the following: This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance No. 111579 as the proposed work is compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the Secretary of Interior’s Standards for Rehabilitation, and shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired per Standard #10.
2. The other factors in SMC 25.12.750 are not applicable to this application.

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

051524.4 DESIGNATION

**051524.41 Queen Anne Pool
1920 1st Avenue W**

Michael Herschensohn, Queen Anne Historical Society said the Queen Anne Pool property meets designating criteria A, B, C, D, E and F. He said the pool is an easily identifiable visual feature of Queen Anne. He noted the importance of the building as part of Forward Thrust, the bond program that transformed Seattle. He said it is impossible to separate the pool from the critical role its designer played in Seattle’s architectural and social history. Benjamin McAdoo was the first registered Black architect in the state of Washington and was forced to open the state’s first Black-owned architectural practice due to racial prejudice. He said we should not be proud of these arguments, but they make clear how the pool is associated in a significant way with the life of a person important in the history of the city, state or nation.

Mr. Herschensohn said the pool and Mr. McAdoo’s role in its design are undeniably important aspects of Seattle’s Black and White heritage, Mr. McAdoo’s engagement in local politics as president of the Urban League and as a candidate for political office, and as the author of articles condemning racial injustice, give the Board even more reason to recognize him and his work as significant aspects of Seattle’s history. He said that recognizing Mr. McAdoo in the designation highlights as Stephanie Johnson-Toliver, President of the Black Heritage Society has observed, there is no doubt that the history of Black architects in Seattle and Benjamin McAdoo’s career are an integral part of the pool’s story. He encouraged designation citing all six criteria.

Katie Pratt, Northwest Vernacular said the reinforced concrete building has a T-shaped plan with brick veneer exterior finish. Bricks are larger in size than standard bricks, laid up in a running bond, and reddish-brown in color with slight color variations. A soldier course band extends along the top edge of the building's parapets. The front portion is a single story with a flat roof with low parapets. A large, recessed entrance provides access to the building. The rear one-and-a-half story portion contains the swimming pool. The roof steps up via a series of short roof slopes, with a perimeter parapet. The steps mirror changes in depth within the swimming pool and provide clearance above the three-meter diving tower at the north end of the pool. The painted panels at the entrance were originally glass, to create visibility into the pool. On the south façade the building's corners and angles are visible and with the landscaping and grade change, those angles of the building are challenging to see. From the rear or east facade, looking southwest in the alley the rear roof structure of the building where its shaped parapet is visible.

She said more of the building's mechanical systems are visible from the north and images show how the grade changes within the lot, and landscaping screens a lot of this view from the public. The images show the impact and importance of site grading relative to the pool design. She noted the site topography after removal of the former houses, and with new contouring the pool building and parking lot were tucked into the site. The finished floor level for the building is 369 feet, and the berms rise to between 373 and 397 feet, at 4' to 10' height difference. She said this demonstrates the care that was taken to blend the new pool building into the existing neighborhood. The building both steps down to meet residential buildings and has the berms around it help tuck it into the landscape. She said it is a very thoughtful design considering the already dense neighborhood that it was built within.

She noted the lobby looking from the reception desk into the pool, you can see how the glazing mimics what was done on the exterior, so there would have been light and visual connection from the outside to the pool and vice versa. Finishes within the natatorium consist of exposed concrete foundation walls, with brick at the upper wall portions. The east side of the volume is partially below grade along the alley. Thin vertical wood slats functioning as an acoustical screen wrap the lower portion of the walls. Roof framing includes exposed glulam beams, stained dark with exposed wood rafters between the beams. The pendant light fixtures and skylights are not original. The design of the Queen Anne Pool's perimeter drain is a unique transition between the early inlet type and the modern trench type drain. Drains keep excess water within the pool and function as part of the filtration system. The inlet types presented a risk with people's appendages getting pinched

within them. The step and trench types are a flush walking surface and safer for pool users. The one-story portion of the building has locker rooms, showers, restrooms, storage, and office spaces. She said the deepest north end of the pool has a corresponding taller roof height; the shallower south end of the pool has a corresponding lower roof height at the south end of the building. She provided photos looking through just the natatorium volume as well as the corresponding pool depth and roofline height. The taller roof height also provides clearance above the 3-meter diving board. The 25-yard concrete swimming pool extends to 12-feet in depth and tapers to 3-feet at the south end. She showed that the roof form is a mirror image of the cross-section of the pool depth, similar to the depth gauge on the wall.

Mr. Schmitt left the meeting.

Ms. Pratt said the Queen Anne Pool was constructed within the context of the city- and county-wide Forward Thrust program. The Forward Thrust program had tangible impacts for Queen Anne with new park construction and revitalization of existing parks. Forward Thrust was a series of bond authorization issues approved by voters in 1968. It began as a countywide effort in the mid-1960s to plan for the future of King County, recognizing that the rapid growth of the Seattle/King County area created demand for capital improvements.

She said a group of 200 citizens participated in the planning for the county and city's growth over the course of two years. After the study was concluded, a package of capital improvement programs was presented to King County and Seattle voters. The total of the 12 propositions presented to voters totaled \$815.2 million. Seven of the 12 propositions were approved – and it was considered a huge step forward, by Forward Thrust organizers were disappointed that 5 propositions failed, particularly a rapid transit proposition. Within the Forward Thrust program, \$118 million was allocated for a countywide parks and recreation program, with \$65 million of that allocation set aside for the City of Seattle in five specific ways:

- Acquire major waterfront and other park space as well as improve existing parks.
- Improve Woodland Park Zoo.
- Add neighborhood parks, playgrounds, and playfields for organized athletics.
- Build swimming pools and recreation centers.
- Develop downtown parks, as well as a park on Seattle's central waterfront and an aquarium.

Ms. Pratt said Forward Thrust was a massive endeavor, but it is interesting to consider what measures were approved versus the ones that did not

make it. The bond measure to build the now-demolished Kingdome passed by a 62-38 margin. Bonds for youth service centers (72-28), and public parks including the Seattle Aquarium (65-35), sewer improvement (63-37), and new fire halls (70-30) also passed with significant majority. Rail transit and public housing bonds did not meet the 60% majority requirement to pass, with only 50.2% and 58% in support.

She said in an article for City Arts, writer Shaun Scott states, "It's difficult to overstate the impact of Forward Thrust. Imagine Seattle without urban parks like Powell Barnett and without Seattle Aquarium; with no stormwater drainage or modernized fire department halls; without the Seahawks, Mariners or Sounders, each brought here with the construction of the now-defunct Kingdome."

She said within the larger program, the construction of public swimming pools was just one small portion of Forward Thrust with seven pools slated for construction. Four indoor swimming pools were completed by 1975: Medgar Evers, Capt. Wm. R. Ballard, Helene Madison, and Rainier Beach (which was replaced in 2013). Two more were under construction at the Southwest Pool and Meadowbrook. The final pool, the Queen Anne Pool, was set for development but not yet constructed.

Ms. Pratt said prior to the site's construction as a pool in the mid-20th century, the neighborhood of Queen Anne was developed by White Euro-American settler/colonists in the mid-19th century within the territorial home of the Coast Salish people. White Euro-Americans arrived in the greater Puget Sound region to colonize and claim the land as their own beginning in the early 1800s. The neighborhood known today as Queen Anne is one of the oldest established residential neighborhoods in Seattle. A government survey of Township 25 North, Range 3 East occurred in the early 1850s, where Queen Anne is now located, and between 1853 and 1859, 15 Euro-American land claims were filed within the township. The names of these early individuals and families continue in the area, with Mercer Street after Thomas Mercer, Denny Way after David Denny and his wife, Louisa Boren Denny. Queen Anne Hill remained pretty remote through the 1860s until David Denny, along with his father, John, subdivided part of their family's land claim (between Mercer Street and Denny Way, Warren Street and Elliott Bay) and platted it as Plan of North Seattle. The Denny family, as well as the Mercer family, continued to subdivide their land holdings on Queen Anne hill in the early 1870s.

She said additional plats occurred over the next decade, with construction following, and by the mid-1880s, the name "Queen Anne Town" appeared in

advertisements for the area. The existing built environment character of Queen Anne began to solidify by the end of the 1910s. By the time the Great Depression struck in 1929, much of Queen Anne was built out and had progressed from a suburb to “a ‘close-in’ urban district. During the 1960s and 1970s economic development spurred the development of taller and larger buildings within the neighborhood.

Ms. Pratt said following voter approval of the Forward Thrust bond issues, planning began by the Seattle Park Department, under supervision of then Park Superintendent Hans Thompson. For new construction projects, the planning process also required court action to acquire property by condemnation. By July 1972, the Queen Anne Pool was delayed, with the Seattle Park Department citing lack of open space and the high cost of property as factors. The Forward Thrust bond resolution required the new pools to be built “at or near” high schools. Although Queen Anne was a proposed location for a new pool, there was no available land near Queen Anne High School. Superintendent Thompson proposed a location near McClure Junior High School adjacent the existing Queen Anne Recreation Center, but that site required additional funds to purchase nearly one-and-a-half acres of residential properties and raze these houses for the pool site. However, the bond issues only covered construction, not property acquisition costs.

Ms. Pratt said debate then began over the site of a proposed Queen Anne Pool with residents of Queen Anne and Magnolia debating over the location of the pool. Queen Anne residents wanted a site near McClure Junior High School while Magnolia residents argued for an Interbay location. Ultimately the site near McClure prevailed and a report was prepared to outline costs to purchase the land and negotiations began with the City Council and School District to help fund the acquisition costs. An environmental impact statement (EIS) was prepared in 1973 for the site near McClure Junior High School, which included 10 existing residences. Acquisition costs for the houses and relocation of the families were estimated at \$325,000 to be paid by the Parks and Recreation Funds.

Ms. Pratt said Benjamin F. McAdoo was selected to design the swimming pool on Queen Anne Hill in November 1974. The contractor for the project was Frodesen & Associates; selected in May 1976 with a low bid of \$764,900. Frodesen & Associates completed the pool for \$843,000. Construction on the Queen Anne Pool began in July 1976. The design was completed by Benjamin F. McAdoo & Co. and was the same size as the new Ballard, Meadowbrook, and Southwest pools at 75 by 43 feet. The building included lockers, bleachers, showers, and offices. While the Queen Anne Pool was intended to be one of the first pools constructed as part of the Forward Thrust program

of capital improvements in Seattle, it was the seventh and final pool built. The pool opened to the public on November 10, 1977. However, its opening was not without delay, just like its construction, as the opening was originally planned for November 9th but a snafu with the pool's thermostat accidentally heated the pool to a sweltering 100 degrees. The pool's formal dedication, led by Mayor West Uhlman, occurred on November 21, 1977. Only 10 months after the pool opened, it was briefly closed to damp proof the building. The interior red brick began turning white from efflorescence, which happens when evaporating water leaves behind salt deposits on the brick. The humidity inside the pool building and the damp proofing on the exterior of the brick lead to the white powder forming on the interior brick.

Ms. Pratt said the 75-foot Queen Anne Pool has continued to operate as a community pool since it first opened in 1977. The Queen Anne Pool building features its lap pool, sauna, 1- and 3-meter diving boards, rope swing, stair entry, and accessible lift. The pool hosts a wide range of programs and special events.

She said the Queen Anne Pool is a Modern style building with a simple exterior. Its Modern stylistic elements are most visible on the interior, with its exposed concrete stem wall, thin wood slat paneling, exposed brick walls, and exposed glu-lam beams. Each of the pools constructed during the Forward Thrust have their own unique design and embody a range of mid-20th century architectural styles, with the Brutalist Medgar Evers Pool, New Formalist Southwest Pool, and Contemporary Meadowbrook Pool. McAdoo's design for the Queen Anne Pool blends a Modern design with the surrounding neighborhood, following the scale and material palette of the adjacent McClure Junior High School (now McClure Middle School) and Queen Anne Community Center. The Queen Anne Pool also gives a nod to earlier periods of architecture with its stepped parapet. McAdoo's pool design, in comparison to other Forward Thrust pools, is an example of compatible infill. It clearly stands as a building of the era in which it was designed and constructed, but the building's materials and design blend rather than stand out from neighboring buildings.

Ms. Pratt said Benjamin F. McAdoo was born on October 29, 1920, in Pasadena, California. The McAdoo family lived in a racially segregated neighborhood alongside Chinese American and Mexican American residents. McAdoo spent his childhood and early adulthood in California. He began his architectural studies at Pasadena City College and then continued at University of Southern California. He married Alice Thelma Dent (1916-2013) on July 23, 1942. The couple would go on to have three children: Marcia, Benjamin (III), and Enid. Mr. McAdoo transferred to the University of Washington in 1944, graduating from the School of Architecture in 1946.

After completing his degree, he began practicing in the Seattle area, primarily working on small-scale designs for churches, residences, and building renovations. His work quickly gained recognition and was frequently published in *The Seattle Times*' "AIA Home of the Month" feature. Designs featured included the William Moorhouse residence (1947, Seattle); Donald Hochberg residence (1954, Seattle); Kenneth Ota residence (1956, Seattle); George H. Hage residence (1956, Seattle); and Herbert Rivkin residence (1955, Mercer Island). His own residence in Bothell is a leading example of his residential work which integrated modernism and regionalism. He apparently had plans to build a pool at his own home, but those never came to fruition.

She said in 1950, McAdoo established the "House of Merit" prototype; a single-family home of only 620 square feet with a projecting carport. The two-bed, one bath design had a combined living and dining room, kitchen, and utility areas. The design was adopted by builders and approximately 80 Merit Houses were built north of the Central Area between 1951 and 1959. Mr. McAdoo also designed a number of churches during his career.

She said both professionally and as a private citizen, he led a life of public service, fighting for racial equality. For Mr. McAdoo—according to his daughter, Enid—architecture was a way to impact the world and further human rights. "Not only did he believe in fair housing, he felt that he should participate in fair housing." His advocacy for low-cost housing solutions and involvement in the Democratic Party, lead to his appointment as the Chief Housing Advisor for the United States Agency for International Development (AID) in Jamaica in 1961. While with the U.S. AID, McAdoo designed modular housing.

He then returned to the United States, continuing to work with AID as they created their Latin American Division. He continued his government service, moving to the General Services Administration's (GSA) Public Building Service. McAdoo's work while with the GSA included the John F. Kennedy Center for the Performing Arts and the National Fisheries Center and Aquarium. He returned to the Seattle area in 1964, working in the Auburn Office of the GSA to supervise federal building design in the Northwest.

Ms. Pratt said once back in the Seattle area, McAdoo persisted with 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 and hosted a weekly radio broadcast on social issues in the mid-1960s. He co-founded the Central Contractors Association, an organization of Black architects, craftsmen, and builders, which, according to writer Kelsey Rose Williams, sought to "combat the disproportionate lack

of Black workers in the Seattle building industry.” Mr. McAdoo also wrote several columns in *The Seattle Times* addressing police brutality, school segregation, and housing discrimination and redlining. By the late 1960s, he had returned to private practice. This phase of his career was marked by larger commissions and shift away from his early residential work. Key projects completed by Mr. McAdoo during the 1970s include the King Country Central Blood Bank (1970, Tukwila), Seattle First National Branch Bank (1970, 8405 35th Avenue NE) in the Wedgwood Neighborhood, Ethnic Cultural Center, Seattle (1970-72, University of Washington, demolished), and Fire Station No. 29 (1972, 2139 Ferry Avenue SW). His clients during this portion of his career included the Boeing Company, Port of Seattle, Pacific Northwest Bell, Seattle City Light, King Country, Rainier Bank, First Interstate Bank, Group Health Cooperative of Puget Sound, and University of Washington. He also designed a renovation to his own office building and residence in Capitol Hill.

She said from 1968 onward, Mr. McAdoo started designing larger institutional projects in addition to the Queen Anne Pool. The Pool remains one of his most accessible public facilities. The Ethnic Cultural Center at the UW was demolished, the King County Blood Bank is very institutional, the Creston-Nelson City Light Power Substation is not a place where people can gather. Mr. McAdoo’s other significant work is largely residential, from earlier in his career.

Mr. McAdoo continued to work until his death in 1981. During his nearly four-decade long career, he held licenses to practice architecture in Washington, Oregon, Montana, Alaska, and Washington, D.C. He was a member of the American Institute of Architects, the National Organization for Minority Architects, National Council of Architectural Registration Boards, and the Architectural Resources Collaborative (a minority architecture internship program at the University of Washington), and the Society of Military Engineers. In addition to those memberships, he served on the American Institute of Architects’ Historic Preservation Committee, the Seattle Chamber of Commerce Board, the Seattle Environmental Review Committee, the King Country Central Blood Bank Executive Board, the Walla Walla College Board of Trustees, the Historic Seattle Public Development Agency council, and as chairman of the Central Contractors Association.

Ms. Pratt said clearly, Mr. McAdoo was quite the man, architect, and advocate in Seattle. The Queen Anne Pool is a significant and compelling piece in his portfolio that remains highly intact and in its original community use. The pool’s sensitive design that fits well within the surrounding neighborhood demonstrates, as UW Architecture Professor Tyler Sprague has stated, McAdoo’s “maturity as a designer.” The public comment made at

the previous meeting by his former colleague, Richard Yoeul, who worked in Mr. McAdoo's office during the design of the pool reflect the care and lack of ego that went into the design of the Queen Anne Pool. The Pool is especially significant considering the segregated past of swimming pools in the United States. Queen Anne is not in a predominately Black neighborhood, and Mr. McAdoo's choice as the architect for this public pool is important.

Ms. Pratt said at the nomination meeting, the Board requested additional information on segregated swimming pools and statistics related to Black swimmers. She said that she tried to look into statistics of Black architects related to swimming pool designs but was unable to uncover anything. By the 1920s, swimming in public pools had become an important part of the recreational life for many Americans. Pools were originally segregated by gender, not race, but men and women began swimming together in increasing numbers in the 1930s. Racist beliefs— including fears of White women swimming with Black men and stereotypes about uncleanliness — led to racially segregated pools (both de facto and explicit segregation). According to Professor of History Victoria Wolcott, "Swimming pools and beaches were among the most segregated and fought over public spaces in the North and the South." The Densho Project has an oral history interview related to this topic, demonstrating that "the exclusion of non-White bodies from public swimming places spanned geographic and racial boundaries. Japanese Americans growing up in pre-World War II Seattle remember facing discrimination at the city's swimming pools." Passage of Title III of the 1964 Civil Rights Act outlawed racial segregation of public facilities, but it still took activism efforts by organizations like the NAACP to integrate pools. Many communities chose to shutter their community pools entirely in the 1960s and 1970s rather than racially integrate them. She noted it is remarkable that in a period when other cities' pools were shutting down, Seattle built seven of its ten currently operating pools, with money from a Forward Thrust capital-improvement campaign that voters overwhelmingly approved in 1968. In other cities around the country, swimming as sport and recreation did not end, but communities found more covert ways to exclude non-Whites from swimming pools by privatizing them with homeowner's associations, clubs, and other organization's controlling who can use their facilities.

Ms. Pratt said there were and are significant and alarming consequences to swimming pool segregation. Swimming is one of the least racially diverse sports in the United States. A 2021 report from USA Swimming said just 1.4 percent of its 200,000-plus year-round swimmers identified as African American or Black. And furthermore, the CDC reports that Black children ages 10-14 years old drown in swimming pools at rates over seven times higher than White children. In Washington state, Asian American children

and adolescents have the highest rate of drowning — 18 percent of the deaths even though they are 7 percent of the state population. Mickey Fearn, a former manager of Community Connections for Seattle Parks and Recreation, stated in a 2008 Seattle Times article that “Historically, Black Americans haven't had easy access to pools, so a disproportionate number don't know how to swim, may not have insisted their children learn how and, in fact, may have encouraged the kids to stay away from the water.” Although not built in a historically Black neighborhood in Seattle, the selection of a Black architect to design a swimming pool during this period is significant.

Ms. Pratt said the Queen Anne Pool has a remarkable mix of historic significance. It is a product of Forward Thrust initiatives that have had a lasting impact on the city. And it is the design of Benjamin F. McAdoo, a prominent and successful Black architect, an important commission for his career given the racial history of swimming pools. She noted agreement with the recommendations laid out in the staff report and recommended designation of the property's site, the exterior of the building, the open interior volume of the Natatorium space and its exposed roof structure, the pool form, and the pool depth indicator. Ms. Pratt said they hope the Board will consider all 6 designation criteria for the Queen Anne Pool.

Dr. McKinney appreciated the information provided on race and swimming, and the development of pools. She said she is African American and has been swimming since she was two; she jumped off a pier when she was 16 months old and almost drowned. She said when her mother went to college, even though she had been on the swim team in high school (you had to swim a mile to graduate), her mother wasn't allowed to swim in the college's pool. She said pools, their access to Black communities, and making certain that kids of color don't drown, have always been important to her. She said she was glad this pool is up for landmark consideration.

Mr. Barnes appreciated the report and said it was well done and his previous questions were answered. He said beaches were segregated as well. He asked about a plaque honoring McAdoo's work.

Ms. Doherty said it was mentioned at one time about a plaque being put up in the wall to communicate about Mr. McAdoo's work.

Dr. McKinney hoped it would be considered at this time.

Mr. Barnes asked for more information on the skylights – if they were blocked.

Spencer Howard, Northwest Vernacular said the original design included skylights along the outer east and west sides. They were later replaced in the 1990s with the existing multi-light skylights you see. He said the inner diffuser has multiple sorts of mullions in it, so it breaks up the daylighting, instead of a single lens.

Mr. Norman said his uncle drowned, so the legacy of what McAdoo has done is important even beyond Seattle. He supported designation. He asked about the concerns that were voiced during public comments about making future changes to the building.

Ms. Pratt said the nominator, Queen Anne Historical Society expressed their desire that the designation is not to prevent the building from being maintained or upgraded as needed. She said she believed there have been recent renovations to other pools in the city that maintained the Mid-Century roof structure. It is significant that it is still used as a pool and the building should continue to function in that way. She said the community would not want overly restrictive protections that meant that it wouldn't still function as a pool because that would really defeat the purpose. She appreciated the board members' comments made at the last meeting, discussing the Controls and Incentives negotiation process to work through those details.

Ms. Doherty said the staff will work with property owners on those and items and discuss maintenance; if it is determined it is in kind or essentially the same, there is no formal application process. She said if there are proposed changes to alter designated features of the landmark there is the Certificate of Approval application process. She said obviously the Controls and Incentives agreement gives the opportunity for some of that work to be excluded from review or perhaps be reviewed by staff. She said there is flexibility, and she will work to negotiate an agreement with SPAR if the board does designate. She said Kevin Bergsrud, Seattle Parks & Recreation was in the audience if the board members had questions for the property owner.

Mr. Bergsrud said he had no comments to make.

Ms. Pheasant-Reis noted concerns raised by members of the neighborhood that designation of the pool would be somewhat limiting, and the pool wouldn't be able to be used as a proper pool and didn't meet size needs.

Ms. Doherty said the board doesn't usually contemplate what may or may not happen in the future when they are thinking about the standards outlined in the landmark ordinance. She said she was not aware that there is

any proposal in capital projects planning for this building. She asked Mr. Bergsrud to comment.

Mr. Bergsrud said there is no project at this time. He said the pool was closed last summer for some minor repairs and improvements but in the next park District funding plan there isn't anything minor or major scheduled for the Queen Anne Pool.

Ms. Doherty said that if designated, that is something that would be contemplated in the future. She said the board should focus on the six standards and integrity and their ability to convey significance.

Ms. Randall expressed reservation about significance of a bond measure as meeting a couple criteria but noted the presentation was persuasive that for Forward Thrust had a significant impact on the community and is reflective of a significant aspect of cultural, political, and economic heritage by placing it in the context of an investment in the city at the height of urban growth. She said she appreciated the context of Seattle investing in pools at a time when much of the nation was not. She supported Criterion B for McAdoo's significance as not only an architect but as an activist. She said the additional context around segregation of pools and history of relationships with the water by people of color in this country lends to the relationship between civil rights activist designing a pool, regardless of where in the city it was or whether or not it was intentionally segregated or desegregated. She said she wasn't convinced of D, E, and F. She said she didn't think the pool was the most important of McAdoo's work. She said given the public comments there doesn't seem to be a lot of thrust behind it being a physical feature of the landmark. She said she would support D because it embodies elements of 1970's style. She said she supported designation on criteria A, B, C and D but not E or F. She said she didn't agree with all the elements included in the Staff Report.

Mr. Inpanbutr appreciated the presentation and said he supported designation on criteria A, B, C, D and E but not F because it blends in so well it isn't prominent in the neighborhood.

Dr. McKinney said there are a lot of ways to think about how the structure is viewed in a community. She said one of the ways that a structure can be important is 'that it blends in' so that is just another way of looking at it. It doesn't stand out – it wasn't supposed to and that means that point is important. That was part of the planning.

Mr. Norman supported designation and agreed with the Staff Report.

Ms. Wasserman supported designation and agreed with the Staff Report. She said she agreed with the items to be included but questioned Standard F. She said it is a lovely building and a feature of the community. She said that the very thing that is being praised blends in so well it doesn't meet standard F. She said if included in the motion she wouldn't oppose it. She said she wanted to designate this building.

Ms. Pheasant-Reis concurred and said she supported A – E. She appreciated Dr. McKinney's comments. She said blending in was sort of the point and there are different ways to be that but that she would be OK leaving F off in order to designate the building.

Mr. Barnes supported designation but said he questioned criteria D and F.

Dr. McKinney said she didn't think she would win this debate but that she was still hoping. She said it may be for some reasons that doesn't quite fit this standard. But she is very aware that this is a Black architect of a pool, that he might not have been able to swim in. She said there was something very brave about this. She supported the inclusion of Criterion F.

Mr. Barnes asked for board comments regarding the architectural style.

Mr. Inpanbutr said the building is a modern building and noted the styles of the other pools Ms. Pratt provided for comparison. He noted the exposed beams, slat panels, relatively non-ornamental style in this building.

Ms. Pheasant-Reis said the form pairs with the function of the building. She noted the lack of ornamentation and the use of different brick and other material choices as an indicator of its time period.

Mr. Macleod said the Green Lake Pool was designated not long ago. He said pre-war pools tended to be more ornate and more open. He said this, and other pools in Seattle tend to be more enclosed, very minimal, utilitarian. He said the subject pool appearance may not be unique, but it embodies the era and is an embodiment of the style.

Ms. Pheasant-Reis said there is a lot of interior wood detail which is not common. She said this is a Pacific Northwest Pool in a Pacific Northwest style. She said Mr. McAdoo did a lot with the Pacific Northwest style in his own house design, and it is neat that the pool incorporates wood architectural components.

Ms. Randall agreed.

Ms. Doherty said she included Criterion D in the Staff Report because, as Ms. Pheasant-Reis noted, this is a 1970's pool. She said it is different from other Forward Thrust pools that are more heroic architecture, and this was more vernacular. She said the material choices, both the wood and the brick are to respond specifically to the neighborhood. She noted the roof form mirroring the form of the base of the pool. She said the architectural character is why she included this criterion.

Dr. McKinney noted the mirroring of the roof and pool bottom. She said there is something about this style that is just what he did. She said if you looked at a lot of his other buildings, they had a roof line that was structured in this way that it worked in the neighborhood. It was the way that he interpreted the architecture to fit this area. His houses sort of looked like this, his churches sort of looked like this.

Mr. Macleod concurred and noted that when you go back to the defining mantra of Modernism "form follows function". He said that it seems that Mr. McAdoo interpreted "form follows function" in the sense of as the pool gets deeper, the roof gets higher. He noted the distinctly northwest style use of glu-lam beams and wood paneling in a way that the pool takes a different approach.

Ms. Pratt said the seven Forward Thrust pools were all distinctive in their designs versus being one standard design used for all. She said the heroic versus more vernacular expression is an interesting discussion point.

Mr. Macleod noted how different the Medgar Evers pool is and said it is underground. He said as a child he thought it was a skate park. He said he thought all the pools from this era were unique in approach. He noted Dr. McKinney's advocacy of including Criterion D because it is not only distinct from precedent, but it is distinct from its peers.

Mr. Barnes appreciated the information and said it makes sense to include Criterion D.

Mr. Macleod said that Benjamin McAdoo was a phenomenal architect and phenomenal member of the community which meets Criterion A. He said he mentioned at the nomination meeting that Seattle, unlike other parts of the country had no direct segregation and other board members reminded him that didn't mean there wasn't de facto desegregation. He said what strikes him about this building beyond the architectural pedigree, is what Ms. Pratt presented about being part of the Forward Thrust modernization of the city. Hiring a Black architect to design a pool in a White neighborhood is a really compelling part of the story of this property. He said he wants to take into

account the community's concerns and the value of the property. He said he understands there are deficiencies in the city's park system and this pool may be one of those deficiencies, as it needs a lot of upgrades and modernization. He said he appreciates those concerns but there is a really compelling component of this property on a bigger scale. He noted the civic activity and engagement to improve our neighborhoods is important and compelling.

Mr. Macleod said that out of the entirety of Mr. McAdoo's work, this pool is probably not his best work. But as it is a part of the community, it is an important 'landmark' for lack of a better phrase that it is worth considering, and there are a lot of architectural details that depart from other pool plans. He said this has enough architectural merit to rise to including it under the criteria in the Staff Report. He said a couple board members are uncertain about Criterion F and he would be OK with omitting it from designation. He said it is hard to make the argument that it is a landmark within the immediate community. He said the architectural and social merits of this building are very important to acknowledge and preserve. He noted the complexity of analyzing a building from the 1970s. He supported designation under criteria A, B, C, D, and E at the very least.

Mr. Macleod said that Dr. McKinney mentioned the architecture of this building and it being a landmark in the community which he found important.

Ms. Pheasant-Reis supported designation with inclusion of the exterior, the open volume pool form, pool depth indicator and the site. She appreciated the form of the site being important to the design but that the landscaping was not important.

Ms. Randall said her focus was on the building and she supported designation with criteria as noted in the Staff Report. She said she wasn't opposed to inclusion of the site as a buffer but hoped Controls and Incentives would be loose regarding the site.

Mr. Macleod said the trade-off of not including the site is losing the ability to review changes or impacts to the site. He said he was less interested in the landscaping.

Ms. Wasserman said to include the site; any improvements can come to the board.

Mr. Barnes supported designation on criteria A, B, C, D, and E.

Mr. Macleod asked if any board members objected to inclusion of Criterion F.

Ms. Wasserman and Mr. Norman supported the inclusion of Criterion F.

Ms. Randall did not support inclusion of Criterion F.

Mr. Inpanbutr did not support the inclusion of Criterion F.

Dr. McKinney said she wouldn't oppose a designation that didn't include Criterion F, but she preferred it be included. She said McAdoo would be upset with how inaccurately hung the electrical lines are outside.

Mr. Barnes said what is most important is getting the building designated

Action: I move that the Board approve the designation of the Queen Anne Pool at 1920 1st Avenue W for consideration as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards A, B, C, D, and E; that the features and characteristics of the property identified for preservation include: the site; the exterior of the building; the open interior volume of the Natatorium space and its exposed roof structure; the pool form; and the pool depth indicator.

MM/SC/LM/LN

8:0:1

Motion carried. Ms. Chang recused herself.

051524.5

BRIEFINGS

051524.51

University of Washington Anderson Hall

3715 W. Stevens Way NE

Briefing on proposed site and building alterations

Mr. Inpanbutr recused himself and left the meeting.

Julie Blakeslee, University of Washington (UW) provided context of the building on the UW site. She introduced the project to improve accessibility to entrances.

Carin Carlson, Hennebery Eddy Architects presented (full presentation in DON file). Proposed interior work includes structural seismic upgrades, HVAC, electrical, lighting, and fire and life safety systems upgrades, repairs to damaged interior historic finishes, interior work at non-designated spaces will be contemporary but compatible, and interior work at designated spaces is meant to comply with the Secretary of Interiors Standards (SOI) for Rehabilitation. She said proposed exterior work is primarily maintenance and repair focused. She said at the original central entry will be re-instated as a second primary entry, proposed sitework will modify

non-historic components of the site to allow for accessible pathways and a second primary accessible entry. She said all exterior work will meet SOI standards. She proposed the removal of two trees.

Will Ives, Hennebery Eddy Architects said the Forest Products Lab structure was removed, the arcade was infilled with windows and additional entries and exits were added to east and west end. He said tunnel access was added as well. He said most of this work occurred in the 1970's. He said there is no accessible entry to the building and significant modifications are needed. He said the solution is the parking path that takes you around the building from many arrival spots. He said it is a sloped walk and not a ramp. He said it elegantly brings you to the south entry and connects back to the courtyard. He said making it a more universally accessible route connects to the parking stalls which include accessible stalls. He said it engages the courtyard and other buildings to the south.

Mr. Ives said there will be two primary entries again. He said there are doors on both levels, and he noted you could walk on top of and through the arcade. He proposed putting a cast stone frame around the area to distinctly separate that as something new. He said more glazing would be added with elements of metal like dark bronze. He said in the Forest Club Room they proposed removal of the mezzanine and stair. He proposed adding a new mantel to cap the fireplace.

Mr. Ives said the herringbone pattern brick on the north path is not original and they propose to salvage it and put in a rated concrete pad below and then reinstall the same bricks. He proposed removal of two trees that were planted too close to the building and said adjacent vegetation in general may impact the building foundation.

Ms. Pheasant Reis said she was concerned about the proposed cast stone frame on the south façade, since it seems to be impacting more historic fabric than may be necessary.

Mr. Norman said he needs to see before and after renderings to better understand the impacts.

Ms. Wasserman said she agreed with Ms. Pheasant-Reis about the arcade and that she would be sorry to lose the second level. She said they are making the south come back and she had no problem with removing the trees. She said she was unhappy to lose the mezzanine. She said the exterior is well-thought-out.

Ms. Chang said she wanted to see side by side visuals of existing and proposed, especially with historic exterior. She wanted to see overall elevations. She liked the timber arcade but not the upper stone frame. She said overall she wanted to see how it looks with the rest of the building. She appreciated making the entry accessible and widening the north path. She said the stairs aren't accessible. She said the mezzanine is part of the reading room and wondered how it would look without it. She expressed concern with removal of the mezzanine. She had no issue with the removal of the two trees.

Ms. Doherty said Controls and Incentive language excludes less significant trees from review. The trees referred to in this project are identified as exceptional trees, which require Board approval for removal.

Ms. Randall said the changes at the back are not a concern. She asked about the impacts on the student body.

Ms. Blakeslee said the mezzanine staircase is narrow and wobbly and the mezzanine is not structurally sound.

Ms. Pheasant-Reis said she wanted to see studies including what it would look like if the railing of the mezzanine remained, but the mezzanine was removed or became non-usable.

Ms. Randall asked for more history on the use of the Forest Club room and how it was used.

Ms. Doherty asked board members for any further feedback on the issues identified by the applicant.

Ms. Pheasant-Reis asked if the arcade was an addition or if it was original.

Ms. Blakeslee said the south arcade was part of the original building design.

Ms. Doherty said at one time the building directly to the south was connected to Anderson Hall. When that building and the arcade were removed, the doors on both levels were removed and the existing windows were put in. She asked the applicant to provide comparative elevations.

Mr. Macleod said he was less concerned about the south façade. He noted the strong frontal presence of the building. He said he liked the idea of restoring the arcade to the street in some form. He said it was a nice element and would not detract from the historicity. He said he would like more detail on that but did like that heavy timber was mentioned. He said the trees are encroaching on the building and need to be removed.

Ms. Doherty said there are no controls for other low-level plantings. The proposed arcade is on the back (south) of the building where one historically was.

Ms. Pheasant-Reis said she didn't have concern where things had been modified and altered. She said the concern is where interventions touch historic elements / fabric such as the front entry – seating area addition, the reading room, Forest Club room. She said there seemed to be a lot of removal of material and suggested exploring ways to save historic features. She had no issue with removal of the two trees.

Ms. Carlson said if mezzanine stair goes away, there is no paneling there so they would fill in.

Ms. Randall said the mezzanine provides a lower ceiling which should be maintained to feel more enclosed.

051524.6 BOARD BUSINESS