



The City of Seattle

Landmarks Preservation Board

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

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LPB 05/21

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday January 6, 2021 - 3:30 p.m.

Board Members Present

Dean Barnes

Russell Coney

Matt Inpanbutr

Jordon Kiel

Kristen Johnson

John Rodezno

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Roi Chang

Chair Jordan Kiel called the meeting to order at 3:30 p.m.

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

ROLL CALL

010620.1 PUBLIC COMMENT

There was no public comment.

010620.2 MEETING MINUTES

December 2, 2020

MM/SC/KJ/HW

6:0:1 Minutes approved. Mr. Kiel abstained.

010620.3 CONTROLS & INCENTIVES

010620.31 Seven Gables Theater
911 NE 51st Street

Jack McCullough, McCullough Hill Leary reported that on December 24, 2020 a fire demolished most of the building; portions of the north, south, and east façades remain standing. He said the building has been red tagged. He noted the efforts to secure the building had costs thousands of dollars and they had provided timely response to all the citations that were issued. He said people were tunneling into the building. He said they have coordinated with Seattle Fire Department (SFD) and Seattle Department of Construction and Inspections (SDCI).

Bryan Zagers, Coughlin Porter Lundeen said he visited the site December 29, 2020 (see full report) and found the building unsafe and recommended removal. He said much of what structure is left is compromised and the building has no structural integrity or the ability to be reused. He said the building is beyond repair.

Mr. Barnes asked if the building is a complete demolition.

Mr. McCullough said yes, there is no structural integrity.

Mr. Barnes asked about plans for the building.

Mr. McCullough said they have no thoughts about future plans.

Mr. Coney asked if a motion to demolish is needed.

Mr. Kiel said technically SDCI doesn't need the board's blessing. He noted that this section of the Code is familiar to members who were on the board at the time the Seattle Times Building was reviewed; he said he felt that was not an appropriate use of the Code. He said in this case, it is an appropriate use of that section of the Code.

Nathan Torgelson, Director, SDCI said he had consulted with Department of Neighborhoods Director and staff, and visited the site; he read the Coughlin Porter Lundeen letter and said the building is a threat to public safety. He said they received a demolition permit application last night and will issue the permit later in the week, on an emergency basis.

Mr. Coney said the photos paint a vivid picture. He asked about the process going forward.

Mr. McCullough said the intent is that no controls are put on the building/site.

Mr. Torgelson said SDCI's Code Compliance staff worked with building owner for two years to secure the building.

Mr. Kiel said he wanted to lodge a complaint that this is demolition by neglect, which is frustrating. He said leaving a building empty when we are in the middle of a housing crisis is absurd when it was at one point a fully leased out. He said if rental income wasn't a concern, why wasn't the building occupied by some pro bono organization. He said that building tenant occupancy is the way that this stuff is prevented. He said it is distressing that it appears to be a strategy of some landmark owners; he said he is not accusing anyone of arson, but this is demolition by neglect. He said it is intensely frustrating and realized the Landmarks Board has no leverage due to the Landmarks Ordinance. He said that the board is aware of what is happening here and doesn't like it.

Mr. McCullough said he appreciated that and noted the issue to re-tenant is not a strategy by the owner. He said they had different plans for the building and the landmark nomination was a surprise. He said there are other owners where it is tougher to get them to the table to do things; this owner has been respectful throughout the process. He said obviously if someone had been in the building it would have made a difference, but the City cannot dictate the use of a building. He said we work with these guys to get them to respect the process, but this is weird. He said it is a different neighborhood and noted all the closed doors in the neighborhood, the nature of the University District, and this time in the City's history, and construction type of the building. He said put all this together in one package, it created the perfect problem despite all of their efforts. Hopefully, he said, we won't see this again.

Mr. Kiel said it is an unfortunate loss and agreed the building was totaled.

Mr. McCullough said he was happy to have the opportunity to come and brief the board, and noted they are not seeking action at this point.

Ms. Johnson said it is clear it is not a solvable problem. She supported no controls. She said the building is in a strange location, next to a park and the library. She said were there occupants, it would have been better off. She said it is clear it is not a fixable problem.

010620.4 CERTIFICATES OF APPROVAL

010620.41 Benton's Jewelers Street Clock
3216 NE 45th Street
Proposed reinstallation / relocation

Ms. Doherty presented on behalf of the applicant. She said earlier Certificate of Approval was issued for removal and storage of the clock during a construction project. She said the clock was in the U-District outside their jewelry store; the owners took the clock with them when they moved. She said the new owners Aegis are ready to reinstall the clock; it will be mounted on the ground as it always had been. She said the ARC saw

two location options in a past briefing, and supported the idea of relocating at the corner.

Mr. Coney said it is appropriate and said the street is being reconfigured as well, so it makes sense to put it where proposed.

Ms. Wasserman supported the proposal.

Ms. Johnson said she wished former board member and clock enthusiast Rob Ketcherside was in attendance.

Mr. Rodezno asked how long the clock has been in storage and if it will be restored.

Ms. Doherty said it has been stored since 2018. She said one globe was missing prior to storage and said if restored in kind it can be reviewed administratively. She said she would ask the owners about any restoration plans.

Mr. Kiel said clocks have a long history of moving around with jewelers, so it is not a big deal to move it again at this property.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed reinstallation and relocation of the Benton's Jewelers Street Clock, 3216 NE 45th Street, as per the attached submittal.

This action is based on the following:

1. The proposed relocation does not adversely affect the features or characteristics specified in the Report on Designation (LPB 17/81) as the proposed work does not destroy historic materials that characterize the landmark.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/MI/DB 7:0:0 Motion carried.

010620.42 Century 21 Coliseum / Key Arena
305 Harrison Street
Proposed changes to exterior colors

Geoff Cheong, Populous said based on recent field mock-ups (constructed in part to further evaluate material colors in context and under variable lighting conditions), it is being proposed that the original approved color for the historic ring beam, Y-columns, chevrons, and buttresses be changed to Benjamin Moore 2121-50 Iced Cube. He said it has a warmer undertone. He said based on recent field mock-ups (constructed in part to further evaluate material colors in context and under variable lighting conditions), it is being proposed that a supplemental color to the original approved fiber cement siding on the site perimeter buildings be provided. The supplemental color is Graphite. The original approved fiber cement siding color

will remain on the new west and south facades of the NW egress and mechanical structure. He said the original approved color is a good match to the Thiry panels.

Mr. Cheong said the original panels and the new-color panels will be placed at a distance from each other. The darker color will be installed at the southwest and southeast structures with the original color at KEXP.

Mr. Coney said it said that everything has been painted before.

Mr. Cheong confirmed it has.

Mr. Coney said the colors are improvements but that he preferred the main truss support beams be painted red because it was easier to see on the horizon. He said other stadiums are all lit up and he said he would support lighting up the support beams, so they stand out.

Ms. Wasserman said it is hard to work from small samples and she understands the need to re-look at the colors in context. She appreciated the darker color.

Mr. Inpanbutr said what is proposed seems reasonable and works with the design intent.

Mr. Kiel appreciated the team hasn't lost track of the big picture and the mockups were important to make sure they got it right.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed color changes at the Century 21 Coliseum / Key Arena, 305 Harrison Street, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 125642, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/DB/HW 7:0:0 Motion carried.

010620.43

Century 21 Coliseum / Key Arena

305 Harrison Street

Proposed changes to Atrium and Guest Services Building

Todd Spangler, Populous said the proposed work overlaps another Certificate of Approval. He said originally, they proposed to use existing fans to handle smoke and exhaust supplemented by Atrium fans. He said they replaced the fans at the

cupola and found the new fans are able to handle the smoke and exhaust. He said that studies reveal that they don't require smoke exhaust fans in the Atrium. He said the exhaust ridge removal is possible; the standing seam metal roof will infill the void left from removing the exhaust ridge. He said it will be a cleaner look.

Geoff Cheong, Populous said solar panels can be showcased at the Atrium roof. He said combined with off-site renewable energy, it allows the arena to operate with 100% renewable energy. He said the panels are glass faced and will add to the transparency of the Atrium. He said the array will conceal formerly opaque sections of the roof. He said the solar arrays follow slope and geometry of Atrium roof and aligns with skylights. He said the panels are monocrystalline and he said all panels are clipped parallel to the slope of the roof. He said drawings reflect the removal of the exhaust ridge vent. He said all solar panels will be on Atrium and nothing will be installed on historic roof. He said from the higher overlook near 2nd and Thomas, the panels are visible but from the vantage point of pedestrians at the lower plaza they aren't visible. He said they have maximized coverage possible while allowing access for servicing arrays.

Mr. Cheong said the Guest Offices provides connecting stair to the garage and is mechanical exhaust point for the ice plant. He proposed an equipment screen on the roof at the southwest corner of the site. He said a Correction Notice was received regarding the ammonia exhaust requirement to extend 15' above pedestrian plaza; the guest service space is 8' above so a screen was designed to meet the requirement. He said peripheral buildings were demolished which opened up new vistas to the arrival sites. He said screen is made of the same Taktl fiber cement panel described in earlier review. He said the lightest color is a very light gray. He said they explored a perforated metal option, but it appeared to be more of a 'back of house' option.

Mr. Cheong noted that Rico Quirindongo was leaving DLR Group and taking a job at the City of Seattle, and this would be his last meeting with the project team. He thanked Mr. Quirindongo for all his contributions to this project.

Mr. Quirindongo said he appreciated all the landmarks board has done to support this historic landmark and project. He said it is important for the City in allowing this work to proceed. He said he accepted a position for Deputy Directory of OPCD. He said this has been a great opportunity to work with a great team; it has been an amazing process.

Mr. Inpanbutr asked about the footprint of the mechanical screen.

Mr. Cheong said it is small and aligns with the curve on roof plane.

Mr. Spangler said they utilized existing steel tubes.

Mr. Coney asked if they considered routing exhaust fan through southwest egress point.

Mr. Cheong said they did but it was not efficient due to the distance.

Mr. Coney said the removal of the exhaust vent is a better option and solar array is a nice addition. He said the vent is the least obtrusive way to accomplish this; the team worked hard to minimize the size.

Ms. Johnson said the solar panels are getting cleaner; the team worked hard to minimize the new pieces around the arena.

Mr. Barnes appreciated the solar panels and the good green architecture.

Ms. Wasserman said solar panels seem essential. She said the proposed tweaks are good.

Mr. Kiel said it was all great.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed alterations to the Atrium and Guest Services Building at the Century 21 Coliseum / Key Arena, 305 Harrison Street, as per the attached submittal.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 125642, as the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale of the landmark, as per Standard #9 of the *Secretary of Interior's Standards for Rehabilitation*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/RC/HW 7:0:0 Motion carried.

010620.5 DESIGNATION

010620.51 Bordeaux House
806 14th Avenue E

Adam Alsobrook prepared and presented the report (full report in DON file). He provided context of the site and neighborhood known as "Millionaires Row". He said Thomas and Sarah Bordeaux purchased the property in 1901 and built the house in 1903. They lived in the house until Thomas died in 1934 and Sarah moved out the next year.

Architect William Kimball was born and educated in Wisconsin. He moved to Seattle in 1901. Many of his projects have been demolished, but remaining are the 1905 James Moore, Fred Rowell residences in addition to the subject residence.

The 1913 addition/remodel was designed by Charles Bebb and Louis Mendel, one of the most prolific architectural firms in the first part of the 20th Century. They worked in partnership until dissolution of firm in 1913. Residences included in their portfolio include the Charles Cobb, Elbridge Stuart, and Chester White residences and the Shafer Baillie Mansion.

Harvey Allan was born in Canada and moved to Seattle in 1896 was the builder of the original house and the 1913 alterations. Other projects attributed to him include the R. D. Merrill House, Pacific Telephone and Telegraph garage, Fetter House, and Washington Shoe Manufacturing Company.

He said the stone landscape wall, bollards and steps were constructed in 1904. He presented a site plan of the property and additional photographs of the house not presented at nomination meeting. He said the garage was built in 1912; there was no information on its architect or builder. He noted modern roll up door. He presented photographs of the house interior. He noted non-original room divider and altered fireplace. He noted painted wainscot and trim in dining room and loss of original light fixtures and relocated door.

Ms. Doherty said a letter of opinion was submitted by the property owners, Scott and Katie Renschler who prefer not to designate interior elements beyond the foyer and stair to the second floor. Ms. Doherty said she didn't include interior elements in her Staff Reports at nomination or designation. She said the board included the first floor interior at nomination. She said the board cannot expand the areas of designation but can refine and reduce what they included at nomination.

Ms. Wasserman said what was included at nomination can be scaled back and that she agreed with the owners' preference. She said it is heartbreaking to see people paint over beautiful woodwork. She noted the glorious foyer and stairway.

Mr. Coney concurred.

Mr. Kiel said Staff Report recommended designation with D and E.

Ms. Doherty said the garage was included by the Board at nomination and should be discussed.

Mr. Barnes supported including the foyer up to the landing on second floor and said the wood framing is nice. He wasn't sure about garage and wanted to hear more discussion. He said the garage looks like it is different from construction of rest of house.

Ms. Wasserman remember the story of it perhaps being the first garage in the neighborhood for his cars.

Mr. Coney said the Staff Report includes the site and exterior of house and asked if that includes the garage.

Ms. Doherty explained the board can be more specific to 'exclude garage' if they want.

Board members discussed whether or not to include the garage with no member feeling strongly about including it.

Mr. Kiel suggested a motion based on the Staff Report, site and exterior and inclusion of foyer and stair, excluding the garage. He noted criteria D and E.

Ms. Wasserman supported designation citing criteria D and E.

Mr. Rodezna supported designation citing D, E and F. He agreed the garage should be excluded.

Mr. Coney supported designation and said that criteria D and E are stronger.

Mr. Inpanbutr supported designation on criteria D and E; he said F is a stretch.

Mr. Barnes supported including criteria D and E only.

Ms. Johnson supported designation on criteria D and E, without garage. She said it is a beautiful house and she appreciates the efforts of the owners who take such good care of it.

Action: I move that the Board approve the designation of the Bordeaux House at 806 14th Avenue E, as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards D, and E; that the features and characteristics of the property identified for preservation include: the foyer and main stairway up to the second floor with railings and balustrade, the exterior of the house, and the site (excluding the garage).

MM/SC/RC/MI 7:0:0 Motion carried.

Ms. Wasserman thanked the owner for their stewardship.

Owner Katie Renschler thanked the board and staff. She said the designation will add to the specialness of the neighborhood.

010620.6 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator