



The City of Seattle

Landmarks Preservation Board

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LPB 436/20

MINUTES

Landmarks Preservation Board Meeting
Virtual Meeting Via WebEx Events
Wednesday November 4, 2020 - 3:30 p.m.

Board Members Present

Dean Barnes
Roi Chang
Russell Coney
Matt Inpanbutr
Jordon Kiel
Kristen Johnson
John Rodezno
Harriet Wasserman

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

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 agenda.

110420.1 PUBLIC COMMENT

There was no public comment.

110420.2 MEETING MINUTES

October 7, 2020 Tabled.

110420.3 SPECIAL TAX VALUATION

110420.31 Ward House
520 E Denny Way

Ms. Doherty explained the Special Tax Valuation program. She reported that submitted and eligible costs are \$210,232.07; there were no disallowed costs. She said that in addition to exterior painting and partial restoration of siding, windows, and porch balustrades, the owners rehabilitated a bathroom and conference room entry. She noted that although the interior is not designated, these rehabilitation expenditures can still be claimed. She said that Historic Seattle has an easement for this property, Jeff Murdock, Historic Seattle reviewed the work with Ms. Doherty and approved it. She said that normally paint colors are reviewed by the board but due to legislation as a result of the pandemic she was able to review and approve the application administratively.

Mr. Barnes asked about use of property.

Ms. Doherty said it is commercial office space.

Ms. Chang asked if anything was pending approval.

Ms. Doherty said that the verbiage “any changes return...” is just part of general language. She said initially two paint colors were submitted; color mockups were done, and four colors were selected to highlight unique detailing of the house.

Mr. Inpanbutr asked if paint analysis was done.

Ms. Doherty said no.

Ms. Wasserman remembered the house having gray, weathered wood before it was moved to its current location. She did not believe any original paint is there to be analyzed.

Mr. Kiel noted the staff meticulously goes through costs. He said everything looks good.

Ms. Doherty said work for designated portions of the property were performed in compliance with the *Secretary of Interiors Standards for Rehabilitation*.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Ward House, 520 E Denny Way, that this action is based upon criteria set forth in Title 84 RCW Chapter 449; that this property has been substantially improved in the 24-month period prior to application; and that the recommendation is conditioned upon the execution of an agreement between the Landmarks Preservation Board and the owner.

MM/SC/DB/MI 8:0:0 Motion carried.

110420.4 CONTROLS & INCENTIVES

Mr. Kiel disclosed his firm works with Seattle Public Schools. He said he directly worked on Lincoln High School and Old Original Van Asselt schools and will recuse himself from review and voting. He said he can be impartial on the rest.

Jessica Clawson, McCullough Hill Leary had no objection. The Board members had not objection.

110420.41 Turner-Koepf House / Beacon Hill Garden House
2336 15th Avenue S
Request for extension

Ms. Doherty explained the extension request.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Turner-Koepf House / Beacon Hill Garden House at 2336 15th Avenue S. to June 2, 2021.

MM/SC/KJ/RCO 8:0:0 Motion carried.

110420.42 liq'ted (Licton) Springs Park
9536 Ashworth Avenue N
Request for extension

Ms. Doherty said she has prepared a draft agreement and shared it with Seattle Parks & Recreation, and Seattle Public Utilities (SPU). An extension is requested to allow time to negotiate an easement with SPU because utilities run beneath the park.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for **liq'ted** (Licton) Springs Park at 9536 Ashworth Avenue N to June 2, 2021.

MM/SC/DB/KJ 8:0:0 Motion carried.

110420.43 Georgetown Steam Plant Pump House
7551 8th Avenue S
Request for extension

Ms. Doherty stated she is in active negotiations with Seattle Parks & Recreation and thinks it is near completion, but agreement needs to go in front of their Superintendent first.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Georgetown Steam Plant Pump House at 7551 8th Avenue S to March 3, 2021.

MM/SC/HW/KJ 8:0:0 Motion carried.

110420.44 E.C. Hughes School
7740 34th Avenue SW
Request for extension

Ms. Doherty said that Seattle Public Schools requested an extension to October 6, 2021 and noted they can only do so many of these at a time. She said that some alterations were approved a couple years ago by the board. She said they are getting close on one of the agreements in the template language.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for E.C. Hughes School at 7740 34th Avenue SW to October 6, 2021.

MM/SC/KJ/DB 8:0:0 Motion carried.

110420.45 Loyal Heights School
2501 NW 80th Street
Request for extension

Ms. Doherty said an agreement is close and noted the challenge of this time of year and the pandemic. She said that major rehabilitation and an addition to the building were finished over a year ago. Seattle Public Schools requested an extension until April 7, 2021.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Loyal Height School 2501 NW 80th Street to April 7, 2021.

MM/SC/MI/DB 8:0:0 Motion carried.

110420.46 Lincoln High School
4400 Interlake Avenue N
Request for extension

Mr. Kiel recused himself.

Ms. Doherty explained a major rehabilitation was completed 2-3 years ago; Seattle Public Schools (SPS) is starting Phase 2 on the east side where there are non-landmarked buildings. SPS requested an extension until October 6, 2021.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Lincoln High School at 4400 Interlake Avenue N. to October 6, 2021.

MM/SC/HW/DB 7:0:1 Motion carried. Mr. Kiel recused himself.

110420.47 Daniel Webster Elementary School
3014 NW 67th Street
Request for extension

Ms. Doherty said the site was the home of the Nordic Heritage Museum and has returned to being a public school. She said a major rehabilitation and building

addition were completed recently. The school district has asked for an extension until October 6, 2021 due to pandemic and other issues to manage.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Daniel Webster Elementary School at 3014 NE 67th Street to October 6, 2021.

MM/SC/DB/KJ 8:0:0 Motion carried.

110420.48 Ingraham High School
1819 N 135th Street
Request for extension

Ms. Doherty said the landmarked features include the auditorium and the gym building and land around them. She said the board approved some alterations to the gym related to thermal improvements.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Ingraham High School at 1819 N. 135th Street to October 6, 2021.

MM/SC/DB/MI 8:0:0 Motion carried.

110420.49 Original Van Asselt School
7201 Beacon Avenue S
Request for extension

Mr. Kiel recused himself.

Ms. Doherty said Seattle Public Schools (SPS) provided a recent briefing to the ARC and full board in contemplation of a major addition to the designated portion of the school: the 1909 building and entire site. She said they plan to negotiate a reduction in the amount of site, as part of Controls and Incentives negotiations.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Original Van Asselt School at 7201 Beacon Avenue S to November 17, 2021.

MM/SC/HW/DB 7:0:1 Motion carried. Mr. Kiel recused himself.

110420.410 Battelle Memorial Research Center / Talaris Conference Center
4000 NE 41st Street
Request for extension

Ms. Doherty noted the board's recent review of application for a fence, which is unrelated to this process. She said the owners and other potential buyers have shown different development proposals over the past 5-6 years. She said she has a pending preliminary Certificate of Approval application that proposes new homes with removal of buildings E and G. She said the owner's representative said they are exploring options to preserve all buildings and more of the mature trees and reduce the number of new single-family homes. She has been anticipating a request to make

an updated design briefing. She said owner has requested an extension until June 16, 2021.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Battelle Memorial Research Center / Talaris Conference Center at 4000 NE 41st Street to June 16, 2021.

MM/SC/KJ/MI 8:0:0 Motion carried.

110420.411 The Showbox
1426 First Avenue
Request for extension

Ms. Sodt explained submittals from the owner have been received about economic analysis; a consultant has been hired to help analyze them. She said internal reviews are still being done. She said she was OK with extension request.

Mr. Kiel asked about development schemes.

Jack McCullough, McCullough Hill Leary said they submitted alternative schemes including maintaining existing structure or preserve portions of it. He said it is not feasible to build around existing structure and they have looked at options to disassemble key features, restore and recreate them. He said a tower is proposed.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for The Showbox at 1426 First Avenue to April 7, 2021.

MM/SC/MI/RCH 8:0:0 Motion carried.

110420.412 Franklin Apartments
2302 Fourth Avenue
Request for extension

Jack McCullough explained Toll Brothers purchased the building and have made changes to design plans. He said they have demolished the buildings to the north so there is no entry path now to the subject building. He said they should have building permits issued this winter and will watch the market to figure out when to begin as the market is weak now. He said he anticipated having agreement in next six months as the owner is interested in TDR.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Franklin Apartments at 2302 Fourth Avenue to April 7, 2021.

MM/SC/DB/KJ 8:0:0 Motion carried.

110420.413 Seattle Times Office Building Addition
1120 John Street
Request for extension

Ms. Sodt said they are waiting for SEPA and SDCI to catch up on review of larger project that incorporates two buildings to the project. She said the board is comfortable with how it is progressing. She said she was OK with extension.

Jessica Clawson said they are going through MUP corrections and hope that this is the last round.

Mr. Kiel asked if they could do the Certificate of Approval and Controls agreement at the same time.

Ms. Clawson said they could do that.

Ms. Sodt said the Seattle Times Office has a Controls and Incentives agreement; this is just addition and the printing plant.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Seattle Times Office Building Addition at 1120 John Street to April 7, 2021.

MM/SC/KJ/DB 7:0:0 Motion carried. Mr. Rodezno lost connection.

110420.414 Seattle Times Printing Plant
1120 John Street
Request for extension

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Seattle Times Printing Plant at 1120 John Street to April 7, 2021.

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

Mr. Rodezno reconnected to meeting.

110420.415 Kelly-Springfield Motor Truck Co Building
1525 11th Avenue
Request for extension

Ms. Sodt explained this building and the White Motor Building are next to each other. She said the subject building received an addition which is now complete.

Jessica Clawson said there has been a lot of turnover with the client and focus on the agreement has been difficult. She said there are no outstanding issues but noted the pandemic has made things difficult.

Mr. Kiel asked if the agreement might be signed by April.

Jessica Clawson said she thought so, especially for the Kelly-Springfield building. She said she didn't see it going to the Hearing Examiner which would not be a good use of resources.

Mr. Kiel said that could be a 'hammer' to encourage movement.

Ms. Clawson said the owner will probably be more tired hearing from her.

Ms. Sodt said in the interim she would prepare drafts.

Ms. Clawson said that was a great idea and she would contact Ms. Sodt to get drafts going.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Kelly-Springfield Motor Truck Co. Building at 1525 11th Avenue to April 7, 2021.

MM/SC/RCH/HW 8:0:0 Motion carried.

110420.416 White Motor Company Building
1021 E. Pine Street
Request for extension

Jessica Clawson said no addition is planned for the building as the building is not in the best shape.

Ms. Sodt said she is working with owner on what they plan to do with the windows as it is unclear. She said she thinks they want full replacement but there is some language confusion and there has been back and forth on clarity on what they are proposing. She said a Certificate of Approval was approved to remove the doghouse from the roof.

Mr. Kiel said an advantage to the client with a completed Controls and Incentives agreement is that they don't have to keep coming back to the board.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives White Motor Company Building at 1021 E. Pine Street to April 7, 2021.

MM/SC/RCH/MI 8:0:0 Motion carried.

110420.417 Firestone Auto Supply & Service Store
400 Westlake Avenue
Request for extension

Jack McCullough said this is similar to the Franklin Building; he suggested to client to get the draft rolling and noted they have a good form. He said they have restated construction after Covid delay.

Ms. Sodt said she would get the draft to Mr. McCullough.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Firestone Auto Supply & Service Store at 400 Westlake Avenue to April 7, 2021.

MM/SC/DB/JW 8:0:0 Motion carried.

110420.418 Mama's Mexican Kitchen Building
2234 2nd Avenue
Request for extension

Jack McCullough said there was a recent presentation to ARC. His colleague Ian Morrison said it was a good meeting and that the MUP application was in.

Ms. Sodt said the plan is to brief ARC before their next DRB meeting. They have submitted their Certificate of Approval and this may be another opportunity to prepare Controls document for signing at Certificate of Approval review.

Mr. Kiel said April does not seem reasonable and suggested more time. He said that June seems achievable.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Mama's Mexican Kitchen Building at 2234 2nd Avenue to June 2, 2021.

MM/SC/KJ/HW 8:0:0 Motion carried.

110420.419 Lloyd Building
901 Stewart Street
Request for extension

Jack McCullough said he has spent the last three years talking to the owner. He said the property has been sold to Kilroy Realty in California who has experience with historic buildings there. He said various options for the building have been discussed and they are early in the permit process and plan a briefing in January. He said they want to keep the floor height and building and just upgrade it and do deferred maintenance.

Ms. Sodt said they are still doing a planned community development where some public benefit is required; historic preservation is one of them. She suggested doing the Controls and Incentives done sooner rather than later so the owner can meet the requirement.

Mr. McCullough said they have done community outreach and have met with SDCI. He said they will move forward on the Lloyd Building – windows, deferred maintenance, interior systems. He said the six-month extension provides opportunity for them to do a complete briefing.

Mr. Kiel said it would be helpful to know what the vision is regarding attaching to the old building and to have that context.

Mr. McCullough said they will do that.

Ms. Sodt said that so far what she has seen looks pretty good from their massing options.

Mr. Kiel said it looks like the building found the right owner.

Mr. McCullough said it has taken a lot of work and they have finally gotten there.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for the Lloyd Building at 9091 Stewart Street to April 7, 2021.

MM/SC/MI/HW 8:0:0 Motion carried.

110420.420 Donahoe Building / Bergman Luggage
1901-1911 3rd Avenue
Request for extension

Jack McCullough said he is stepping out of this. Continental Properties owns the building next door and had the subject building under contract to develop. He said the contract was terminated. He said he has put Ms. Sodt in touch with the owner.

Ms. Sodt said she has gotten no response but noted the owner has an attorney.

Mr. McCullough said he did but may not anymore; he suggested talking offline.

Mr. Coney asked if there is an update on condition of the building.

Mr. McCullough said that Bergman's Luggage closed. He said the board has seen pictures of the makeshift repairs of roof and second floor (during designation process). He said he will work with Ms. Sodt to contact the owner.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Donahoe Building / Bergman Luggage at 1901 – 1911 3rd Avenue to April 7, 2021.

MM/SC/DB/MI 8:0:0 Motion carried.

110420.421 White Garage
1915 Third Avenue
Request for extension

Jack McCullough said the contract on Donahoe Building terminated a month ago. He said proposed plans to work with the subject building and the Donahoe Building are likely off the table now. He said a MUP is pending. He said they need time to figure it out because the main focus was on the corner and that is gone now. He requested an extension until April.

Ms. Chang asked about ownership.

Mr. McCullough said Continental Properties got the corner (Donahoe Building) under contract and then bought the White Garage. He said that plan has been abandon MUP and put tower on Donahoe property. He said they need to figure out what they want to do with this building.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for White Garage at 1915 Third Avenue to April 7, 2021.

MM/SC/HW/KJ 8:0:0 Motion carried.

110420.422 Knights of Columbus
700-722 E. Union Street
Request for extension

Ms. Johnson recused herself because her office works on part of this development lot.

Ms. Sodt said Controls and Incentives negotiation fell by wayside because of Covid.

Jessica Clawson said they are in the ADR process for development. She said they submitted to SDCI and that is taking a long time. The proposal doesn't include an addition; it is more about a separate building but involves the landmark site.

Ms. Sodt said this is a unique building in terms of who the tenant might be. She said she is working on how to draft the Controls and Incentives agreement to make it easier for the owner to find a good tenant.

Ms. Clawson said if they are looking at indoor climbing, no one is doing that at the moment.

Action: I move that the Seattle Landmarks Preservation Board approved an extension to the negotiation of controls and incentives for Knights of Columbus Building at 700 – 722 E. Union Street to April 7, 2021.

MM/SC/JR/HW 7:0:1 Motion carried. Ms. Johnson recused herself.

110420.5 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator