



The City of Seattle

# Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 445/18

## MINUTES

Landmarks Preservation Board Meeting  
City Hall  
600 4<sup>th</sup> Avenue  
L2-80, Boards and Commissions Room  
Wednesday August 15, 2018 - 3:30 p.m.

### Board Members Present

Deb Barker  
Russell Coney  
Rich Freitas  
Kristen Johnson  
Nicole McKernan  
Steven Treffers

### Staff

Sarah Sodt  
Erin Doherty  
Melinda Bloom

### Absent

Manish Chalana  
Kathleen Durham  
Garrett Hodgins  
Jordon Kiel

Vice-Chair Deb Barker called the meeting to order at 3:30 p.m.

## **081518.1 CERTIFICATES OF APPROVAL**

081518.11 RKO Distributing Company Building  
2312 2<sup>nd</sup> Avenue  
Proposed alterations to building entries and exits

Jeff Babienko, Babienko Architects, explained that a change of use necessitates reversing the swing of doors on 2<sup>nd</sup> Avenue and alley sides; recessed vestibules need to be created so that doors do not swing into the right-of-way. He said one existing opening on the back will be filled in and painted to match. He said aluminum storefront doors will be altered to accommodate ADA. He said windows above doors will be preserved; impacts will be from lintel down. He said new tile for vestibule floor will be period appropriate.

Mr. Treffers clarified that they are not filling in significant entrance. He said the ADA requirements could be done being compatible but differentiated to avoid faux historicism.

Mr. Babienko said they will pick up on existing paint with some relief for shadow lines.

Mr. Freitas asked why they are infilling rear entrance when there are two spaces.

Mr. Babienko said they are consolidating entrances for minimal points of entry; the space will be divided into four spaces.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Johnson said ARC had no concern with entrance infill; ADA is a life safety issue. She said the changes seem reasonable.

Ms. Barker said it is reversible and she appreciated the proposed tile.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alterations at the RKO Distributing Company Building, 2312 Second Avenue, 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. 124551 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/ST/KJ          6:0:0   Motion carried.

081518.12 Seattle Asian Art Museum

1400 East Prospect Street

Proposed change to details of curtain wall at building addition, proposed thermal glazing film at west and east elevations, and relocation of clock

Pamela Trevithick, LMN Architects, proposed refinements to the approved curtain wall system at the building addition to eliminate glass fin in support of steel arms at soffit. There will be sealant at glazing joints and showed it now in the renderings. She proposed applying low E film so selective glazing. She said proposed addition of film to storm windows is for protection of art/artifacts. She proposed relocation of the clock to the Gardener Center or above the door to library; it had been in the main lobby.

Mr. Freitas said the second floor looks like specialized use with no exhibition space.

Ms. Trevithick said public event space is below.

Ms. Doherty said proposed storm windows are on the outside because the original steel windows are beautiful and exterior installation won't spoil the interior experience.

Public Comment: There was no public comment.

Board Deliberation:

Ms. Johnson said ARC reviewed and noted the curtain wall change won't change the overall affect and is an improvement. She said application of film is a minor change and is reasonable. She said ARC suggested that the applicant look at an alternate, more public location for the clock, though she had no problem with relocation of clock to either proposed option.

Ms. Trevithick said the clock is intended to be one sided, even though it is stem mounted.

Ms. Barker appreciated the simplified curtain wall and that fins were removed. She said if any pattern is planned for the film it should come back to board.

Mr. Treffers said the film and curtain wall were OK but noted the clock has always been a public space and should continue to be in public space.

Mr. Coney said it is in a prominent location above the ticket counter so why move it.

Ms. Trevithick said they want flexibility of use on that wall and may propose digital signage.

Mr. Freitas said the clock has been in public space and should continue to be in public space. He said continuity is important especially in light of all the other changes. He said the curtain wall change is an improvement. He had no issue with the window film.

Ms. Barker suggested putting clock on back side of auditorium; there is lots of activity there.

Ms. Johnson said the clock works with the design of the lobby. She noted the Gardner Center (former Board Room) is also a designated feature of the landmark.

Ms. McKernan said it is not a feature in its current space so another public location is OK; it is in a niche now and should go in another location in which it is framed.

Discussion ensued about relocation of the clock. There was agreement that the clock could be relocated to an alternate location outside the library on the second floor.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed alterations at the Seattle Asian Art Museum, 1400 East Prospect Street, as per the attached submittal with amendment that the clock be relocated to the alternate location outside the auditorium on second floor as presented.

This action is based on the following:

1. The proposed alterations do not adversely affect the features or characteristics specified in Ordinance No. 125418 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/ST/KJ          5:1:0   Motion carried. Mr. Coney opposed.

**081518.2          CONTROLS & INCENTIVES**

081518.21          Daniel Bagley Elementary School  
7821 Stone Avenue North  
Request for extension

Ms. Doherty explained the request for a 24-month extension.

Action: I move to defer consideration of Controls and Incentives for Daniel Bagley Elementary School, 7821 Stone Avenue North, for 24-months.

MM/SC/KJ/RF 6:0:0 Motion carried.

081518.22 Sheridan Apartments  
2011 Fifth Avenue  
Request for extension

Ms. Doherty explained the request for a four-month extension.

Action: I move to defer consideration of Controls and Incentives for the Sheridan Apartments, 2011 Fifth Avenue, for four months.

MM/SC/ST/KJ 6:0:0 Motion carried.

081518.23 Griffin Building  
2005 Fifth Avenue  
Request for extension

Ms. Doherty explained the request for a four-month extension.

Action: I move to defer consideration of Controls and Incentives for the Griffin Building, 2005 Fifth Avenue, for four months.

MM/SC/ST/KJ 6:0:0 Motion carried.

**081518.3 DESIGNATION**

081518.31 Highland Apartments  
931 11<sup>th</sup> Avenue East

Nomination report in DON file.

David Peterson, Historic Resource Consulting, said the building was constructed in 1924 by Stuart and Wheatly for William Mulaney; it was sold nine months later to Anna Klebank. He said the building is located at the southwest corner of Volunteer Park and is one of four luxury apartments there. The building is located in a residential neighborhood in Furth's Addition, known as 'Millionaire's Row'. The apartments were for people who could live in houses but chose not to; they were very large units with maid quarters and butler's pantries. He reported that there is a garage building in

back, lightwell, skylight over stairwell, fire stairs. He said the building functions as two units, there is a fire wall between them.

He said the URM building is under new ownership; all tenants are renters. He said the building is in the Jacobean Revival style; there is a simple entry with no grand steps up. He noted the cast stone detail, red brick, stucco rendered over brick is rendered as stone. He said half of the windows have been replaced. He said the fire escape is original. He said the side entry is a mini-version of the main entry. The rear of the building has common brick with masonry below. The garage doors were removed, and the building is composed of brick with hollow clay tiles. He said the vestibule at the entry has leaded glass doors, terrazzo floor; it is a small simple entry hall. He said the basement is common space. There are three units per floor of the total building footprint. Units have fire place, built-ins, curved element, solarium, casework and hardwood floors. He said the southern third is efficient in that it reduces the amount of corridor space; the entry has stairwell and leaded glass.

Stuart and Wheatley had a seven-year partnership. They designed the Sterling Court Apartments in 1926, Boren Investment Company Warehouse in 1925, Biltmore in 1923, Bergonian in 1927, Hotel Claremont in 1925, Marlborough Apartments in 1927, among others. They split in 1930; Wheatley retired, and Stuart continued to work. The builders were Sylliaasen and Sando, whose other work includes Immanuel Lutheran and University Temple.

Mr. Peterson provided addendum with additional information on Stuart and Wheatley properties. He noted Diana James' book on apartment buildings and said it is not unusual for apartment buildings to have small lobbies; large fancy lobbies were usually in apartment/hotels. He said that it is rare to find luxury apartments grouped together. He agreed with the Staff Report that the building meets criteria D and E.

Owner representative Jeremy Silvernail said they will always have keyed access. He asked that vestibules and lobbies not be included in designation.

Mr. Treffers asked how common garages were.

Mr. Peterson said they were common at this time.

Public Comment: There was no public comment.

Board Deliberation:

Ms. McKernan said vestibules and circulation are character-defining features; she asked for input from her colleagues.

Ms. Johnson said she looks at whether they are public or not. She said it is interesting, but this is clearly residential. The entries tell the story of circulation, but it is private space.

Mr. Treffers said they are character-defining relating back to the significance of the resource and which features inform that. He supported designation on criteria D and E. He said public versus private is the best we can work with; the vestibule is a gray area.

Ms. Barker said they need flexibility to deal with stair and access issues.

Mr. Coney said when first built, the vestibules and stairs were public.

Mr. Treffers said you can get the feeling with the recessed entry. He did not support inclusion of interiors but would like to include garage.

Ms. Doherty said the garage was not included at nomination and cannot be added for consideration at this stage.

Ms. Barker said the south elevation vestibule has a step up.

Ms. McKernan supported designation on criteria D and E.

Mr. Coney supported designation. He said the interior is quasi-private-public but is character-defining in the use of units and the time of construction.

Mr. Silvernail said they have no plan to make changes to entries.

Ms. Johnson supported designation on criteria D and #. She said it is a stately building and is a nice scale. She noted the way the bays are set and said the building is clearly residential.

Mr. Freitas said Criterion C is significant. He said this is really a district of building. He said it is not an outstanding work of Stuart and Wheatley. He said with Criterion D, the interior spaces do become important because they support the style.

Ms. McKernan said the building speaks to the significant character / value and embodies other characteristics.

Ms. Barker supported designation based on the Staff Report. She appreciated the dual entry and would love to see them commemorated visually. She said this is a departure for Stuart and Wheatley.

Mr. Silvernail said there are two separate addresses to the building.

Action: I move that the Board approve the designation of the Highland Apartments at 931 11<sup>th</sup> Avenue East 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 site and the exterior of the apartment building.

MM/SC/RC/ST      6:0:0    Motion carried.

**081518.4      STAFF REPORT**

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator