



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 805/17

MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4th Avenue

L2-80, Boards and Commissions Room

Wednesday, November 15, 2017 - 3:30 p.m.

Board Members Present

Deb Barker

Russell Coney

Kathleen Durham

Garrett Hodgins

Robert Ketcherside

Jordon Kiel

Nicole McKernan

Julianne Patterson

Steven Treffers

Staff

Sarah Sodt

Erin Doherty

Genna Nashem

Rebecca Frestedt

Melinda Bloom

Absent

Kristen Johnson

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

111517.1 APPROVAL OF MINUTES

September 6, 2017

MM/SC/DB/RK 7:0:1 Minutes approved. Ms. Durham abstained.

111517.2 SPECIAL TAX VALUATION

111517.23 First United Methodist Church
811 Fifth Avenue

Ms. Sodt reported that submitted and eligible costs are \$ 38,059,724.44; there were no disallowed costs. Work for designated portions of the property was performed in conformance with Certificates of Approval issued by the Landmarks Preservation Board.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: the First United Methodist Church, 811 Fifth Avenue, 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/JP/RK 8:0:0

111517.24 Maritime Building
911 Western Avenue

Ms. Sodt said submitted and eligible costs are \$ 25,609,489; there were no disallowed costs. Work for designated portions of the property was performed in conformance with Certificates of Approval issued by the Landmarks Preservation Board. She said costs include work that has been done in this phase.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: the Maritime Building, 911 Western Avenue, 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/GH/JP 8:0:0 Motion carried.

111517.25 Bon Marche/Macy's
300 Pine Street

Ms. Sodt said the submitted and eligible costs are \$ 44,546,119.73; there were no disallowed costs. Work for designated portions of the property was performed in conformance with Certificates of Approval issued by the Landmarks Preservation Board. She said this covers only completed items. She said previous Special Tax covered a 24-month period; they are now capturing another 12-month period.

Public Comment: There was no public comment.

Paul Brenneke said they are doing it by phase. He said that next year they will do the 3rd floor and tenant improvements.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Bon Marche/Macy's Building, 300 Pine Street, 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/JP/GH 8:0:0 Motion carried.

111517.26

Stimson-Green Mansion
1204 Minor Ave

Ms. Sodt said the submitted and eligible rehabilitation costs are \$ 264,014.11; there were no disallowed costs. Work on the designated portion of the landmark was determined by staff to be in-kind repair that did not require review by the Board. She said that much of the work was in-kind repair and was reviewed administratively.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: the Stimson-Green Mansion, 1204 Minor Avenue, 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.

Ms. McKernan arrived at 3:45 pm.

MM/SC/GH/ST 7:0:2 Motion carried. Ms. Patterson recused herself. Ms. McKernan abstained.

111517.21

Fort Lawton
4006 Washington Ave W

Ms. Nashem said the submitted costs are \$550,496; eligible costs are \$549,447. There were \$1,049 in disallowed costs. Work performed in conformance with Certificate of Approval issued by the Landmarks Preservation Board.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 4006 Washington Ave W, 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/ST/JP 9:0:0 Motion carried.

111517.22

Fort Lawton
4218 Washington Ave W

Ms. Nashem said the submitted costs are \$498,811; eligible costs are \$484,828. There were \$13,983 in disallowed costs. Work performed in conformance with Certificate of Approval issued by the Landmarks Preservation Board.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: 4218 Washington Ave W, 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/JP/GH 9:0:0 Motion carried.

111517.27

University Methodist Episcopal Church Parsonage
4138 Brooklyn Avenue NE

Ms. Doherty said the submitted and eligible costs are \$2,696,776; there were no disallowed costs. Work for designated portions of the property were performed in conformance with a Certificate of Approval issued by the Landmarks Preservation Board. She said that they moved the Parsonage and constructed the new building. She said the Parsonage is used as a main entrance and student study/activity space.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: University Methodist Episcopal Church Parsonage, 4138 Brooklyn Avenue NE, 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/RK/JP 9:0:0 Motion carried.

111517.3 CERTIFICATES OF APPROVAL

111517.31

Columbia City Landmark District
4860 Rainier Ave. S.
Proposed signs

Ms. Frestedt explained the proposed installation of a wall sign, a two-sided blade sign and a canvas scroll featuring the Eileen Fisher RENEW logo, and retroactive request for temporary window decal signage to remain until the new signage are installed. Exhibits included plans, photographs and samples. The Grayson Brown Building was constructed in 1908. It is a contributing building located within the National Register

District. The existing business signs were approved in 2013. On November 7, 2017 the Columbia City Review Committee reviewed the application. Committee members discussed the installation and scale of the window scroll. They agreed that the installation in one of the three windows was acceptable, noting that it is set back from the window. One member noted the temporary nature of the scroll and said that it helps to activate the window. Committee members recommended approval of the proposal. She said they will try to re-use the existing attachment and will patch/paint the others.

Applicant Comment:

Megan Arnaud, RENEW, said they plan to re-use the existing sign frame.

Ms. Frestedt said there will be two new penetrations, due to the revised dimensions.

Mr. Treffers said the proposal is consistent with the CCRC Guidelines.

Ms. Frestedt said the CCRC discussed scale of the scroll in proportion to the windows and noted the amount of glazing and the placement.

Ms. Arnaud said the logo was created for Eileen Fisher; it is a unique piece.

Ms. Barker asked if the design was logo or art.

Ms. Frestedt said the design is part of their branding.

Ms. Arnaud said they want flexibility to use the logo or not.

Mr. Kiel said it is not permanent and they are re-using existing holes.

Mr. Treffers said there are three windows, so the storefront impact is low.

Public Comment: There was no public comment.

Action: I move that the Landmarks Preservation Board approve a Certificate of Approval for signs at 4860 Rainier Ave. S., as proposed

This action is based on the following:

The proposed signs meet the following sections of the District ordinance, the Columbia City Landmark District Guidelines and the Secretary of the Interior's Standards:

Guidelines/Specific

11. Signs.

All signs on or hanging from buildings or windows, or applied to windows, are subject to review and approval by the Review Committee and Board. Sign applications will be evaluated according to the overall impact, size, shape, texture, lettering style, method of attachment, color, and lighting in relation to the use of the building, the building and street where the sign will be located, and the other signs

and other buildings in the District. The primary reference will be to the average pedestrian's eye-level view, although views into or down the street from adjacent buildings will be an integral feature of any review.

The regulations in Seattle Municipal Code Chapter 23.55 (Signs) and the following guidelines shall apply to signs in the District. The provisions of these guidelines apply to at least the following: (1) any sign located out-of-doors; (2) indoor signs located within three feet of a window and visible from the street, sidewalk or other public place; and (3) "place of business" identification signs.

These provisions are not intended to apply to signs that are to be displayed for only a limited time or to draw attention to short-term occurrences such as farmers markets, street fairs, sales, special offerings, particular seasonal observances, or to merchandise in customary window displays.

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs reflect the character and unique nature of the business; that signs do not hide, damage, or obstruct the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than the signs.

a. Window Signs and Hanging Signs.

Generally, painted or vinyl letters in storefront windows and single-faced, flat surfaced painted wood signs are preferred. Extruded aluminum or plastics are discouraged and may not be allowed. Window signs shall not cover a large portion of the window so as to be out of scale with the window, storefront, or facade.

b. Blade Signs.

Blade signs (double-faced projecting signs hanging perpendicular to the building), that are consistent in design with District goals are encouraged. Blade signs shall be installed in a manner that is in keeping with other approved blade signs in the District. They shall not hide, damage, or obscure the architectural elements of the building. The size should be appropriately scaled for the building.

Secretary of the Interior's Standards #9 and 10

MM/SC/DB/RC 9:0:0 Motion carried.

111517.32 Decatur Building
1521 6th Avenue
Proposed entry and canopy alterations

Applicant no-show.

Action: Application was tabled.

111517.33 Fremont Bridge
Fremont Avenue N over Lake Washington Ship Canal
Proposed pedestrian lighting at deck level, and decorative lighting below

John Buswell, SDOT, explained that an artist group would add lighting to the bridge in a respectful and artful way to Ballard, Fremont and University bridges to generate interest.

Hayley Buckbee, project artist, explained that in Phase I the lighting will be subdued and will be angled so not to interfere with vessels. She said that night-time openings are less common, but the lights will still be viewed. She said that the lighting colors and patterns will evolve over the year; seasonally and throughout the night there will be a slow change of lights.

Mr. Buswell said that in Phase I fixtures will be installed on concrete portion underneath the bridge on seismic retrofit elements. He said pedestrian lighting exists today; this project will change those lights to LED.

Mr. Coney asked if Phase I is replacement with new fixtures.

Mr. Buswell said that it is about half of the work. He said there will be some underneath – a subtle wash of light. He said eventually they will illuminate under the carriage when open.

Ms. Buckbee said the colors will move through different spectrums through different seasons.

Mr. Buswell said from midnight to 5:00 am the lights go to sleep with a dimmer, calm state. The pedestrian lighting will remain.

Mr. Treffers asked what is existing versus new.

Mr. Buswell said the pedestrian lighting will use existing locations for conduit and attachments; they will use concrete installation anchors, one to two per fixture. He said will attach conduit every 10' at concrete.

Ms. Doherty said they are placed on the concrete abutments so as not to overlap the reveals.

Mr. Kiel said concrete portion at supports is non-original.

Ms. Barker noted the conduit will run in the reveal.

Public Comment: There was no public comment.

Mr. Treffers said the light scheme is great and it is reversible. He said to minimize attachments anywhere possible.

Mr. Buswell said they will use existing holes and will use clamps instead of drilling. He said they will use the same runs of conduit that exist today at the steel portions of the bridge.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed lighting at the Fremont Bridge, Fremont Avenue North over the Lake Washington Ship Canal, as per the attached submittal.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in Ordinance No. 110347, 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/JP/GH 9:0:0 Motion carried.

111517.4 CONTROLS & INCENTIVES

111517.41 Bleitz Funeral Home
316 Florentia Street
Request for extension

Ms. Doherty explained the request for an extension.

Mr. Kiel said ARC sees this building regularly; there is a proposed new development.

Jack McCullough requested extension until March 21, 2018.

Ms. Doherty supported the request.

Ms. Barker said ARC has reviewed and they are making good progress.

Action: I move to defer consideration of Controls and Incentives for the Bleitz Funeral Home, 316 Florentia Street, until March 2, 1 1018.

MM/SC/JP/GH 9:0:0 Motion carried.

111517.42 Shannon & Wilson Office Building
3652-3670 Woodland Park Ave N / 1101-1111 N 38th Street
Request for extension

Ms. Doherty reported the building was recently designated and that collaboration with the owner has been a challenge. She said she continues to reach out to him in hopes that he will decide to participate in the negotiations. She said she needs a bit more time.

Ms. Barker asked if the building is occupied.

Ms. Doherty said it is occupied by the owner's business. She said there may be some vacant portions. She said the owner has been a good steward. She noted that the owner replied to her early on in the nomination process, so she is in contact with the correct person. She said they are not at an impasse yet and wants to try one more time.

Action: I move to defer consideration of Controls and Incentives for the Shannon & Wilson Office Building, 3652-3670 Woodland Park Ave N / 1101-1111 N 38th Street, for two months.

MM/SC/JP/GH 9:00 Motion carried.

111517.5 DESIGNATION

111517.51 H&K Foods
7118-7144 Beacon Avenue South

David Peterson prepared and presented the report (full report in DON file). He responded to questions asked by the board at the nomination meeting. He provided context of the site and neighborhood, noting the development of Holly Park housing and the nearby Van Asselt school which grew quickly to accommodate growth. The building was built as a grocery for Nick A. DiJulio.

He explained that architect Benjamin Woo set up his own shop in 1955; this building was early in his career. He worked at many architectural firms over the years designing homes – for Ping and Ruby Chow, Ark and Winnie Chin, and Bennard Gwinn; and they specialized in churches. He said that Woo was very active in the 60's – 80's in the Chinese community in the preservation and development of the International District. He was involved in many organizations including Model Cities, PDA, Chong Wa Benevolent Society, Wing Luke Museum, among others and he was the first Asian American president of the AIA Chapter. He brought Asian elements and art into the design of the United Savings and Loan bank which was the first Asian-owned bank in the United States. He said that Woo and DiJulio worked together on another project several years before the subject building, but there was no apparent special connection between them. He said that Woo would likely have encountered difficulties in his practice during the 1950s and 1960s, which were typical of the era. From a 1992 interview with Ron Chew, Woo appears to have not let it weigh him down personally, or in his career.

Mr. Peterson said that Nick DiJulio was in the lumber business his whole life. He owned two properties as investments for his wife's security. He managed the properties himself. His son, Rocky, took over the business when he retired. He said DiJulio led a comfortable middle-class life.

He said that the interior was not nominated, but noted the roof form was exposed inside. He noted the repeating roof form and noted on a 2001 image, alterations that have been made. He said the blue panels on the bottom of the storefront were called out as plate glass on the drawings, but he wasn't sure if it was built that way.

Mr. Ketcherside stepped out of the meeting at 4:30pm.

Mr. Peterson said there is no evidence that the building was or has been an important center of the community, or the site of significant events. He said the building represents a typical neighborhood shopping strip. He said the building did not meet any of the designation standards. He said the United Savings and Loan Bank is a better example of Mr. Woo's work. He said Mr. Woo was an important man but known more as a

community activist and for his advocacy efforts in the International District, than as an architect.

Ian Morrison, McCullough Hill Leary, said Mr. Woo's advocacy in the International District is significant. He said this building doesn't convey the later advocacy and has no connection to it. He said there have been changes and there is no integrity; he asked the board to deny designation.

Public Comment:

Monisha Harrell said that Woo never forgot his roots and he was always there for us like Bob Santos. His life and interests were about people, not things. He didn't want the Bush Hotel building named for him. She said his eye was always on the future. She did not support designation of the subject building.

Tiffany Jorgensen supported designation on criteria C, D, and E. She noted the unique design, location and the architect.

Dan Chan did not support designation. He said they need affordable housing in the area. Mr. Woo did no activism in that area.

Ms. Barker said public comments of support were received from the Beacon Hill Council, Ron Chew, and Maiko Winkler Chinn. She said she supported designation on criteria B, C, and D. She said it is a non-ID nod to Mr. Woo. She said the visual characteristics of the roofing were meant to draw the eye.

Mr. Hodgins did not support designation. He said there are integrity issues and the building doesn't convey the original inside-outside interaction. He said Mr. Woo was an activist who happened to be an architect; his activism work was important later in his career.

Ms. Durham did not support designation. She appreciated Mr. Peterson's additional research. She said Mr. Woo is worth celebrating; his contribution is more represented in the bank building in the International District than this building. Mr. Woo was important, but this building was not significantly associated with him.

Ms. Patterson supported designation on criteria D and B. She noted the Modern Style and glu-lam construction. She said the building exhibits a style and she noted that Mr. Woo had no formal architectural training. She noted Mr. Woo's social activism.

Mr. Ketcherside returned to the meeting at 5:25 pm.

Ms. Patterson said his social activism was not limited the International District. She said he had his own firm at a time when it was common for Asian Americans to have white men as partners to compete in a white, male-dominated field.

Ms. McKernan did not support designation due to integrity issues. She said the roof structure is all that is left. She said this building is not related to Mr. Woo's activism.

Mr. Coney said Mr. Woo won't be forgotten; he is well-known. His exemplary work was the bank in the International District. His community involvement is well-known. He

said the building was an investment; it was not a community hub. He said the roof form alone is not enough. He did not support designation.

Mr. Ketcherside said he would abstain from voting as he was out of the room during much of the presentation. He thanked Mr. Peterson for the additional material and the public for their comments.

Mr. Treffers thanked Mr. Peterson for his presentation. He supported designation but said he was a bit hesitant. He said it is not the most amazing building and he noted the condition issues. He said that Mr. Woo was significant, but he didn't know that this property was significant in his life. He noted the interview and said Mr. Woo was modest and humble and didn't speak to discrimination. He said he agreed with Ms. Patterson; Mr. Woo opened his own firm as a Chinese American in 1950. He said that was a monumental achievement. He said this is Mr. Woo's only commercial building that he designed by himself, before he went into business with white partners. He said architecture was important to him and his career. He was the first Chinese American president of the AIA. He said the building represents a significant aspect of his life. He said it is a modest building. He said he believes in vernacular architecture but in the 1950s strip malls are hard to understand. He said that this building is a higher level of design with its roof form. He said there are issues with the original materials, but the building still has integrity and can convey a sense of the 1950's strip mall.

Mr. Kiel didn't support designation. He said this building is not related to the work that makes Mr. Woo significant.

Ms. Patterson said the existing building is not hindering affordable housing.

Action: I move that the Board approve the designation of the H&K Foods Building at 7118-7144 Beacon Avenue South as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standards B and D; that the features and characteristics of the property identified for preservation include: the site and the exterior of the building.

MM/SC/DB/ST 3:6:1 Motion failed. Messrs. Hodgins, Coney, Kiel, and Mmes. Durham and McKernan opposed. Mr. Ketcherside abstained.

111517.6 NOMINATION

111517.61 55 Bell Building
55 Bell Street

Rhoda Lawrence, BOLA Architects, prepared and presented the nomination report (full report in DON file). She provided context of the neighborhood and site. She said the building was constructed in 1957 as Masters, Mates, and Pilots Union Hall; it is listed as a Category 3 building in the downtown survey. She provided history of the Belltown neighborhood – its isolation from the business district, the impact of the regrades, early film distribution association, housing, entertainment and food. She said the Viaduct started in 1950 and cut off the waterfront from Belltown; in 1960s Belltown was still

isolated. She said in 1970-80 high rise construction began. She said Belltown-Denny was designated an Urban Center in 1974. She said the building was not cited in Steinbrueck and Nyberg's 1975 survey of properties significant to the city or community.

She said that labor history is important to the City and that there are many union buildings. She said strikes empowered workers; she noted the rise of professional unions. She said in 1900 there were 40, and by 1903 there were 75. She noted a 1919 strike in which 60,000 workers participated.

Ms. Lawrence said the building is constructed in the Modern Style, characterized by flat roofs, metal sash – simpler, and functional in appearance. She said the two-story Modern building sits on an oddly shaped lot. She said it is painted concrete and not a distinctive design. She noted the concrete pilasters and spandrels and the replacement vinyl sash ribbon windows. She said the brick entry pilasters have been painted. She noted the brise soleil on the west façade and said there is nothing innovative. She said there are other, better examples in Seattle. She said architect Thomas Smith designed over 200 residences, Queen Ann Post Office; this building is not worthy of recognition.

She said Masters, Mates, and Pilots occupied the building for 33 years; the Art Institute occupied it later.

Ms. Patterson asked about integrity.

Ms. Lawrence said the simple brick pilasters were painted over and all windows have been changed to vinyl and are in a different configuration; she said the brise soleil was painted black. She said the second floor was changed to a residence.

Ms. McKernan said the labor union building is functionally modern but some were elevated indicating competitiveness between unions.

Ms. Lawrence said it was important to show competence and strength in the community. Responding to questions she said that the website had good information; the current focus of the union is benefits and maritime training, but she found nothing about the building history.

Mr. Hodgins asked if there are better photos of the west elevation.

Ms. Lawrence said the elements are the same, it is just painted.

Mr. Hodgins asked why the Catholic Seamen's Club was not mentioned in the presentation.

Ms. Lawrence said it was a social club, not a union building.

Mr. Coney asked about the construction type.

Ms. Lawrence said it is concrete, but it isn't clear if it is cast-in place, or pre-cast construction. She looked at the drawings and studied the building in person and couldn't tell for certain. She said the concrete has many layers of paint that obscure the details.

Mr. Coney asked if a significant event occurred there.

Ms. Lawrence said the union covers 19 ports in the United States. Masters, Mates, and Pilots are highly trained engineers; it was not started here.

Mr. Treffers asked when this union was formed and if they were in another building.

Ms. Lawrence said they showed up in Polk Director in 1959 but that she didn't know where they were located before that.

Mr. Treffers asked what the impetus to build their own building was.

Ms. Lawrence said they were wealthier and wanted to have a larger presence.

Mr. Coney asked what the membership count was at the height of the union's operations.

Ms. Lawrence didn't know.

Public Comment:

Chris Cody said the union hall is an important relic; they knew the viaduct and World's Fair were coming. He said he thought it was tilt-up concrete construction. He said that this building is unique and represents a place in time. He said unions are a bit part of the City. He said the building is close to the docks. He said the exterior looks the same except for paint. He said it is one of the last vestiges of that time and place.

Steve Hall, Friends of Historic Belltown, said their nomination application was not accepted, and that this is an 'anti-nomination' by the applicant. He said this building characterizes their neighborhood. He said it meets Criterion C and noted the importance of labor unions. He said Washington State Ferries was unionized. He said this is a maritime union. He said the building meets Criterion D. He said the inventory says it is tilt-up construction. He said Smith was known for that and this may be one of his first examples. He calls the building 'post war, world's fair, transitional' style. He said this is a last vestige and it still has the same look and feel as when it was built. He said the building meets Criterion F. He noted the location at Bell Street Pier, the connection to the waterfront and its association to the maritime industry.

Lydia Ensley said it is one of the only buildings in the area that doesn't block the sun – most are high glass buildings. She said the building meets Criterion F; it is distinctive to all around it. She said you don't see as much labor interest now – there was so much.

Tiffany Jorgenson, Friends of Historic Belltown, said it meets Criterion D. She said it is an example of New Formalism which was popular in the 1960s and it was built in 1957; there are few examples. She said this building was built before the World's Fair. She said architect Thomas Smith was born and raised in Washington; he had his own firm in 1957 and did work in Pioneer Square, a variety of commercial, industrial, residential buildings. She said union buildings were smaller and based on engineers. She said the mosquito fleets were the only way to get around and she noted that boilers were so unsafe.

Board Discussion:

Mr. Treffers was unsure. He appreciated public comments and the Friends of Historic Belltown report. He requested more information on the Masters, Mates and Pilots Union, Washington State Ferries and how that fits into the role of labor. He said he has lots of questions about labor history and the union role in the maritime history. He said the union hall is a property type and he didn't know if this is the best example.

Mr. Coney said this is not the union's first or last location, so the building does not embody the union. He was leaning toward not supporting nomination. He said it is a non-descript building; it has the visible characteristics of the style but there is not much there. He said it is not a gateway to the neighborhood. He said the building is overwhelmed by the World Trade Center. He said the building was not built at a critical juncture in history; it did its job, it supported members.

Mr. Ketcherside supported nomination and noted his father was a boilermaker and the union was a big deal to them. He said that the pilots drive in all the huge ships through the straits into the port. He said Washington State Ferries bought out the Black Ball ferry fleet; in 1951 this union started organizing workers for the ferries. He said the building met criteria C and F; he said the building is spatially different and it doesn't have to be a gateway.

Ms. McKernan supported nomination and said the Washington State Ferry connection is interesting. She said Criterion D is relevant. She said from aerial photo the building is non-descript and is dwarfed by others. She said the original design is brick with signage; it is a pleasing, Modernist building. She noted the uninterrupted grid and strong horizontality. She requested more information on architect Tom Smith's work.

Ms. Durham said it is not a remarkable building. She said it has a lot of integrity and paint is not a permanent change. She said the connection to the ferries is compelling; Washington State Ferries is the largest state ferry system in the country. She noted Mr. Ketcherside's comments that the building came on the heels of the ferry connection. She said there was not a lot of information about architect Tom Smith. She supported nomination.

Ms. Patterson said the Master, Mates, and Pilots is significant to the history of the community. It isn't tied to this building or even within this neighborhood. She said this was not their first nor last location so does not meet Criterion C. She said the building is non-descript and has no ornamentation, which is part of the style. She said the original aluminum windows were part of the style and those have been changed. She did not support nomination. She hoped to see future nominations from Friends of Historic Belltown.

Mr. Hodgins appreciated the public comment. He did not support nomination. He said the ferry information was new but wasn't enough. He said a coat of paint is not enough to take away integrity.

Ms. Barker said she is president of a union – Theatre Wardrobe Union. She said the long story is important. She supported nomination and said the bones are still there. She was enamored by the window rhythms and the linear aspect with window reflected in entry. She noted the strong grid with interplay. She said the window openings are intact.

Ms. McKernan said the building was built by Masters, Mates and Pilots, which was previously renting space. She said they downsized and are renting again. She said at the height of membership they built this building.

Mr. Kiel did not support nomination. He said it was not a big driver in the union world and the building is not exceptional. He concurred with Ms. Patterson's comments.

Mr. Treffers appreciated Mr. Ketcherside's comments and said he wanted to hear more about the possible ferry connection. He said this was the first building built by this union and it was at the pinnacle of importance for their members. He said the building has integrity and architectural importance. He noted the significance of labor and said what happened inside the building was important. He said it still looks like it did then.

Ms. Patterson said she was not convinced Criterion C was met.

Ms. Barker said she thought of Mama's Mexican Kitchen as a place where union folks went and ate and talked; she said there were union members all over. She noted the location near the water.

Action: I move that the Board approve the nomination of the building at 55 Bell Street for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the exterior of the building; that the public meeting for Board consideration of designation be scheduled for January 3, 2018; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/RK/NM 5:4:0 Motion carried. Messrs. Kiel, Coney, Hodgins and Ms. Patterson opposed.

111517.7 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator