



The City of Seattle

Landmarks Preservation Board

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

Street Address: 600 4th Avenue, 4th Floor

LPB 694/17

MINUTES

Landmarks Preservation Board Meeting

City Hall

600 4th Avenue

L2-80, Boards and Commissions Room

Wednesday, October 4, 2017 - 3:30 p.m.

Board Members Present

Deb Barker

Russell Coney

Kathleen Durham

Garrett Hodgins

Robert Ketcherside

Jordon Kiel

Kristen Johnson

Nicole McKernan

Julianne Patterson

Steven Treffers

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

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

100417.1 APPROVAL OF MINUTES

August 2, 2017

MM/SC/DB/RK

7:0:2 Minutes approved. Mmes. Patterson and McKernan abstained.

100417.2 CERTIFICATES OF APPROVAL

100417.21 White Motor Company Building
1535 11th Avenue
Proposed mechanical louver replacement

Ms. Sodt explained existing louver is above entry and one more is needed. She indicated the location on the plan and said this will be more symmetrical.

Mr. Coney arrived at 3:34 pm.

Mr. Kiel said it is non-historic and a minor improvement.

Public Comment: There was no public comment.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed exterior alteration, at the White Motor Company Building, 1535 11th Avenue.

This action is based on the following:

1. The proposed changes do not adversely affect the features or characteristics specified in the Report on Designation as the proposed work does not destroy historic materials that characterize the property, and 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*.
2. The other factors in SMC 25.12.750 are not applicable to this application.

MM/SC/JP/RK 10:0:0 Motion carried.

100417.3 CONTROLS & INCENTIVES

100417.31 Battelle Memorial Institute / Talaris Conference Center
4000 NE 41st Street
Request for extension

Nathan Rimmer, 4000 Property LLC, explained they are in the sales process and considering options from potential buyers. He said they will come back with more information next month and said it will be compatible with the landmark.

Ms. Barker expressed a willingness to approve an extension if she had a report on the status of the tree maintenance plan.

Mr. Rimmer said it is the status quo; they have no plan.

Ms. Barker asked if it is a surprise that she is asking for it.

Ms. Doherty said the Board cannot require it, but they could recommend it.

Ms. Barker said she didn't like the after the fact approval on tree removal and doesn't want that to happen again.

Mr. Rimmer said site managers are aware of the process.

Mr. Kiel said there will be new owners in the future.

Ms. Barker said she is glad the managers are aware of the process.

Mr. Kiel disclosed he was part of a team that pursued purchasing the property, but they were not successful.

Neither the board nor the owner had a concern with his participation.

Public Comment: There was no public comment.

Action: I move to defer consideration for Controls and Incentives for Battelle Memorial Institute / Talaris Conference Center, 4000 NE 41st Street, for three months.

MM/SC/JP/KJ 9:1:0 Motion carried. Ms. Barker opposed.

100417.32 Eldridge Tire Co. Building
1519 Broadway

Ms. Sodt explained the signed agreement.

Ms. Barker asked if TDR was an option.

Ms. Sodt said no.

Mr. Kiel said it is straightforward.

Mr. Ketcherside asked if they have to follow Pike Pine rules.

Ms. Sodt said she doesn't administer them so she didn't know. She said it might potentially get TDP.

Public Comment: There was no public comment.

Action: I move to approve Controls and Incentives for Eldridge Tire Co. Building, 1519 Broadway.

MM/SC/DB/ST 10:0:0 Motion carried.

100417.4 DESIGNATION

100417.41 Ingraham High School
1819 N 135th Street

Mr. Kiel recused himself.

Rich Hill, McCullough Hill, introduced the presentation.

Nomination report in DON file.

Ellen Mirro, The Johnson Partnership, provided context of the site and neighborhood. She said the school was built in 1959 with additions in 2004 and 2012. She did a virtual 'walk around' the campus and identified Buildings 100, 200, 300 and how they are programmed.

She said the west façade of Building 100 had sunshades added and windows replaced (in original openings) in 2004. Half of the west courtyard was infilled with library. She said the main entry was added in 2012.

Mr. Coney said you can still see the gym from this point; the glass corridor connectors are significant and intact.

Ms. Mirro noted the original plantings and retaining walls. She noted the hyperbolic paraboloid thin shell concrete roof with buttresses in three locations. She said shields were enlarged to prevent trespassing up onto auditorium roof. She said all windows were replaced and sunshades added to most of the classroom buildings. She noted the 2004 addition and said portables were installed. She said there have been significant additions and noted mechanical work, the walkway cover was extended, and the roof thickened with additional exterior rigid insulation. She said the sports field's south grandstand was installed after 2003.

She said the school doesn't meet criteria A, B, C or D. She said thousands of students attended school there – including Jay Inslee and Dave Horsley - and that is not itself is not significant enough. She said that building the school had little impact on the development of Aurora Avenue or other institutions such as Northgate Mall and I-5. She said the design was typical of design strategies of the post-war era. She noted the popularity of the California Plan, expandable, economic, open-air schools and compared Ingraham to Acalanes High in California and Kresge Auditorium at MIT. She said use of the thin shell hyperbolic paraboloid was common at this time. She said things seemed great but it didn't work out for the program and there were problems with longevity. She said that Shoreline was built quickly and cheaply; she noted the courtyards and different ways of long span structure. She noted Lincoln High School's older parts were designated but parts from the 1950s were not.

Ms. Mirro said that Chief Sealth High School was built in 1957; she noted the modular barrel vault form roof, and courtyards. She said the same design team was used there as on Ingraham where there is a smaller auditorium roof. She said the construction method of thin shell was a normal construction method and she noted that Ingraham was not published in the Avery Index to Architectural Periodicals as other work was. She said that it did not meet Criterion E and noted there were three additions and two architects. She said that only the work by NBBJ is in the period of significance; NBBJ has a huge portfolio. She said the design was a team effort and popular styles later changed to International Modernism. She said that Helge Helle signed the drawings and John Christiansen developed thin shell construction; well-reputed engineering and architectural firms were involved and there are better

buildings by all of them. This is just a typical example of their work. She said Criterion F doesn't apply; Northwest Hospital and Northgate Mall are more prominent.

Brian Carter, Integrus Architecture, made a second presentation, saying that he is working on the addition and work has been respectful thus far. He said they care about the cultural landscape and noted that while the school was designed by a competent team aware of school design, there is not a single style that is distinctive; it is a hodge podge. He said there are only two places into which they can expand – west and north. He said it is not an open-air school, which was about being outside, the design was about building cheaply. He said the International Style is about making a machine aesthetic, lightness of building material, and differentiation of structures. He said here it is a simple post and beam structure with aluminum frame window infill.

He said the auditorium was a reaction to International Modernism which had two criteria: to evoke emotion, and a regional contextualism that spoke to place and time. He cited the Sydney Opera House as an example and questioned if Ingraham accomplishes either. He said their structural engineer calls it a 'turtle squatting in sand'. He contrasted this with barrel vaults and the expressionist nature of them as an early example of Christiansen's work. He said what is more interesting is the post tensioning members. He said it is difficult to manage over time. It is a seismic mess. He said that he couldn't find anyone who called attention to this as great or that it embodies a style.

Ms. Barker requested that in the future the owner make one comprehensive presentation, or have additional presenters submit their written comments in advance.

Mr. Treffers asked about lunchroom / performing arts alterations.

Ms. Mirro said the roof was thickened but otherwise it is the same as original.

Mr. Coney said it was a little theater, band and orchestra practice rooms; he said it was compartmentalized by function.

Public Comment: There was no public comment.

Mr. Coney said he was an alum of the school. He said it was economically built at the time; he noted the classrooms are concrete block and have been altered or added to. He said Building 300 is unaltered but it is separate from the original structure and is not evocative. He said the modern 1960's style gym, auditorium, lunchroom and connector embody distinctive character of style, period of Seattle school construction. He noted the method of construction, post and beam and exposed elements. He noted Jeffrey Ochsner was cited on page 17 of the report that the distinct boxy volumes are reflected. He noted the separate buildings, arts, auditorium and classrooms. He supported designation of the gym, auditorium and lunchroom.

Mr. Treffers said the post-2000 alterations impacted the site plan but questioned how that impacted the original design and if that 1950's feel is intact.

Ms. Barker said it evolved; with separate features and maintained functions. She said the classrooms are off on their own and have had alterations. There is some feel of the 1950's and in part of the west courtyard you still have the courtyard experience.

Mr. Coney said the east half is intact. He noted the open-air concept adapted to Pacific Northwest with glass hallways.

Ms. Barker said the one off the main entrance that serves as a connector is the same.

Mr. Hodgins said he did not support designation of the entire campus. He said the gym is a nice achievement but not significant. He supported designation of the exterior of the auditorium on Criteria D.

Ms. Patterson supported designation of the shops, gym, auditorium per Mr. Coney's handout; she cited criteria D and E as relevant.

Ms. Doherty noted the site diagram with highlighted areas provided by Mr. Coney.

Mr. Coney read Mr. Ochsner's comments from the report, John Moore's quote and portions about finger plan, multi-purpose use, slab on grade, window walls. He said the original construction is strong International Northwest Modern style with segregated functions. He said this is better than other schools of this era. He said the elements work in harmony with each other; it is a snapshot in history that defines the school architecture of this period. He supported designation of the gym, auditorium entrance and lower gym, and performing arts space on Criterion D.

Ms. Durham agreed with the basic boundaries and said that the school is significant for demonstration of post war boom.

Ms. McKernan supported designation on criterion D and said the auditorium hyperbolic paraboloid roof form is one of the early examples still standing. She said that Chief Sealth was more of a single span; here it is a great example of multi-dimensional hyperbolic paraboloid roof. She agreed with inclusion per the sketch and said the building takes the best parts that respond to the region; she noted the glazed walkways and gym.

Ms. Johnson did not support designation. She said it was conceived as a campus and the west portion has changed enough that it doesn't convey what it was originally. She said what is left conveys the idea of an open campus but it is not International Modern. She said the auditorium is the unusual part. She said in reviewing other thin shell buildings they had specific associations that are missing here.

Mr. Ketcherside said without the gym and auditorium the campus is unremarkable and that he supported designation on just those two buildings. He said the gym and auditorium meet Criterion D and the auditorium meets Criterion E.

Mr. Treffers agreed with Mr. Ketcherside. He didn't support Criterion C and said that would need the integrity of the entire campus. He said if you look at open air schools you need the whole campus; it doesn't convey those design ideals without one courtyard left. He said the open area as service area is not a courtyard. He said the gym and auditorium are remarkable and both meet Criterion D. He said the

auditorium meets Criterion E and noted how the level of design was applied to a modest size school.

Ms. Barker said she went on the tour and said she supported designation of the auditorium, gym, foyer and lobby wing. She did not support east of central entrance or the lunchroom. She agreed with the staff report, D and E.

Mr. Coney said the school is an example of school construction at the time. He said it is a cohesive whole of eastern section of school.

Action: I move that the Board approve the designation of Ingraham High School at 1819 North 135th Street 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 exterior of the gymnasium, and the exterior of the auditorium and its associated foyer and lobby wing.

MM/SC/RC/RK 7:2:1 Motion carried. Ms. Johnson and Mr. Hodgins opposed. Mr. Kiel recused himself.

100417.5 NOMINATION

100417.51 H&K Foods
7118-7144 Beacon Avenue South

David Peterson presented (full report in DON file). He provided context of the site and the neighborhood. He said the building is a strip shopping mall set back from the street. He said most of the early development of the neighborhood happened at the north end. Early settlers include Henry Van Asselt who took a 350-acre claim called "Maple Hill". He said the area was slow to develop; street car lines were introduced in the late 1800's. He said the City's water supply came from Cedar River and Jefferson Park and travelled under Beacon Avenue; it was one of the major water routes. He said the major isolation hospital was located in this area at one time and there were military establishments including a landing strip in 1918 at Jefferson Park.

He said the Rainier Valley was farmlands with residential areas up on the hill. Over time Rainier Valley became more industrialized and Beacon Hill, more residential. He said minorities lived in these areas because of redlining in other areas; Japanese, Chinese, and Italian farms. He said wartime housing projects were developed due to proximity of Boeing and wartime industries. He said Holly Park was built and housed African Americans, Filipinos; Japanese families had been forcibly incarcerated. He said at one time, Van Asselt was the largest grade school in Washington. He said after the Korean War, Holly Park became subsidized housing until redeveloped.

He said that in 1958, the building was developed by Rocco "Rocky" Di Julio as a shopping center; H & K Foods was the first occupant. Rocky's Food Store occupied the space until 2002. The two-story office space to the south was occupied by various tenants over the years. After 1998 the office suite was owned by a church.

He reported that architect Benjamin Woo designed the building. He was born in Seattle and his father ran a grocery store. During the Depression they liquidated everything and moved back to China. He said they lived in Shanghai; Japan invaded China and bombed Shanghai. The family lost everything; two brothers died. He said that because the children were born in the United States, the whole family could come back to the United States. He said they opened a laundry in Queen Anne. Mr. Woo went to Queen Anne High School and then went into the army. He went to University of Washington and finished Magna Cum Laude in mechanical engineering. He had his own architectural firm from 1955 – 1959. Mr. Peterson said the subject building was early in Woo's career. Mr. Woo designed many residences including those of Ark and Winnie Chin, and Ping and Ruby Chow. He was very active in the Chinatown International District community.

Mr. Peterson said Woo joined Jackson and Edwards in 1959. They designed a lot of shopping centers, churches, apartments and model homes. He said the roof forms were meant to stand out from the highway and were connected to suburban groceries and the ability to drive. He said the zigzag walkway connected the buildings. He said in 1968 they built an addition. He said they designed the First Federal Savings and Loan in 1972; it was the first Asian-owned bank in the US. He noted the traditional Asian motifs – angled roof, flared edges, ceremonial balcony and mural depicting a traditional Chinese story.

Mr. Woo's experiences growing up made him aware of activism and he was active in social justice and civil rights. Woo retired in 1990. He was active in the Asian American community and many other Seattle community organizations including the Seattle Human Rights Commission, Chong Wa Board, Seafair, Cathay Post of the American Legion, Chinatown Chamber of Commerce, Jackson Street Community Council, and Seattle Urban Renewal Enterprises. He founded and served as president of the Chinese Community Service Organization during the early 1960s, was president of the Wing Luke Museum in 1971, and was a board member of the China Club of Seattle. From 1983-1989 he served as director of Seattle's Chinatown-International District Preservation & Development Authority and then director of the King County Department of Construction & Facilities Management from 1989 to 1993. In 1982, he was the first Asian American to serve as president of the Seattle Chapter of the American Institute of Architects.

Woo was married to Ruth Yoneyama, who was a political activist in Seattle. She was involved in many political campaigns and the family hosted prominent activities and politicians in their home, including former Washington Governor Gary Locke.

Rudy Simone, a general contractor, specialized in apartment building complexes throughout the Seattle area. He began his contract work in 1950 and was 31 years old when he built the subject property. By 1962 he had built over 40 apartment buildings in the greater Seattle area. One of his construction projects, the Crescent Apartments at 5224 Rainier Avenue South (1962), won a design honor from Sears L. Hallett of Chicago, publisher of *Practical Builder* magazine. Apart from the subject property, other Beacon Hill projects by Simone are the Valmark Apartments at 4727 Beacon Avenue and the 2350 Beacon Avenue apartments. He is also credited with building the South China Café in the Beacon Hill neighborhood in the 1940s. Simone went on to form the Rudy Simone Construction Company and work on larger projects. Rudy Simone Construction Co. still operates today.

Mr. Peterson conducted a virtual ‘walk’ around the building noting the repeating roof forms, two-story drop-down office portion where the grade drops down, loading area and dumpsters, aluminum windows. He noted some original interior elements but said it is in poor condition. He noted that some shops take up only half the roof form / structural bay. He said the CMU has a scored line every four rows. He said inside the glu-lam beams are supported by steel posts; ceiling is wood car-decking. He provided comparables from the Modern Movement: Safeway created a uniform brand with swooping glu-lam, huge clear span space, glass window in front, zig zag roof form; Tradewell prototype store in Burien won an AIA award for design of its thin shell barrel roof forms. He said the growing regional grocery store was different from those in a strip mall and the new style architecture – thin shell concrete – was used to draw attention.

Mr. Peterson said the building is in terrible condition but it has physical integrity. He said it doesn’t meet any of the criteria for designation. He said it is just a commercial strip building, and it is modern but not an exceptional example of the style. He said Benjamin Woo does not have a remarkable body of work but he was an important person in the City; he noted Woo’s social activism and said this building has no connection to that. He said Woo’s work in the International District – the First Federal Savings and Loan building would be connected to his activism.

Ms. Barker asked if Woo had any other South Beacon Hill projects besides residences.

Mr. Peterson said that the family is putting material together on him and he couldn’t find any more than what was in this report.

Mr. Treffers asked if there were specific early works that Mr. Woo did on his own.

Mr. Peterson noted the G. Bennard Gwinn house which was written about in the Seattle Times.

Ms. Patterson asked if there are other landmark associations with Benjamin Woo.

Mr. Peterson said the bank in the International District but otherwise, no.

Ms. Doherty said the bank in the International District is not a designated landmark; it is identified as a non-contributing building in the Historic District due to its age at the time the district was created.

Ms. Patterson asked if there are other similar strip malls like this one.

Mr. Peterson said he hadn’t explored that.

Mr. Treffers said it is notable that a Chinese-American was able to create his own architectural firm in the 1950’s.

Mr. Peterson responded that Kichio Arai had to have a Caucasian architect be the front man for his firm in the 1940’s – 50’s.

Mr. Treffers asked if there was any early local history about co-mingling of Italians and Asians that was unique.

Mr. Peterson said it was an under-represented community; there isn't a lot of information.

Mr. Coney asked about the grocery owner.

Mr. Peterson said Antonio ran the store in 1960's and then it was Rocky's; he didn't know much about the Di Julio family.

Public Comment:

Glen Lee, current owner, said he purchased the property 12 years ago and operated it as a grocery store. He did not support nomination and said he wanted to retire and sell the property.

Ben Dao said he did not support nomination.

Steve Dao, area resident, said all his kids attended Van Asselt Elementary School. He said he used to shop in the store. He said it is a simple building and he did not support nomination.

Board Discussion:

Mr. Hodgins did not support nomination and said the building is 'just a roofline'. He said it is not in good shape and the glass curtain is gone. He said Mr. Woo is significant but this building is not.

Ms. Patterson supported nomination and noted the association with Mr. Woo on either B or E. She asked for more information about strip mall typology and said it seems unique.

Ms. Durham said she was unsure. She appreciated the information on Mr. Woo and said it is compelling. She said the building itself is not a standout although it has distinctive characteristics.

Ms. Johnson said Mr. Woo is interesting and she noted his influence although she did not support nomination.

Mr. Treffers supported nomination and noted Benjamin Woo's unique story of an individual's importance to the City. He said it was not commonplace for a Chinese American architect to have his own practice in the 1950's. He said this framed what he went on to do later. He said an Italian American family hired him and he noted the connection / history with the ethnic community. He said it set the stage of what he went on to do. He said he would like to find out more on his early works and if there were other Asian American architects with their own practice at this time. He said that the building is not high style but is a modest example of trying to replicate the bigger stores within their means. He asked for more information on strip malls and the modernist roofline. He agreed with the Staff Report. He didn't support inclusion of the building interior.

Ms. Barker supported nomination and agreed with the Staff Report and said the building represents the typical grocery of 1958 in pure form. She said it is representational of the community grocery store. She said it is utilitarian and important as a grocery store and noted the large number of people using Beacon Boulevard and the school. She asked if Mr. Woo designed anything else in this community.

Mr. Ketcherside supported nomination and thanked Mr. Peterson for the report. He said three areas need more inclusion: 1) S. Beacon Hill, slow growth; 2) Benjamin Woo, bank in International District; and 3) post war buildings, modern commercial buildings sometimes looked at with disdain. He said to take a closer look to see if this building can hold the mantle and to look at the supermarket concept on neighborhood grocery. He said this building is still oriented to the street. He said the Burien Tradewell should be on the national register and there is only one more of that model in the northwest. He noted the marina style Safeway store.

Ms. McKernan was interested to know if Mr. Woo faced hardship in finding work. She asked if the grocery store was of importance to the neighborhood or was there another local one. She said the building doesn't embody the character of the period and it looks like the north side was filled in. She wanted more information.

Mr. Coney did not support nomination. He said it is not a defining work of Mr. Woo's career. He said it was easily modifiable style which is why we don't see a lot. He said it was not the hub of the community.

Mr. Kiel did not support nomination. He said every building reflects some time and place but it should reflect it in a good way. He said this building doesn't have integrity. He said Mr. Woo was important to the City but this work doesn't convey that.

Ms. Durham said she was not convinced, but had enough questions that she would support nomination.

Ms. Patterson said to meet Criterion D it doesn't have to be exceptional.

Mr. Kiel said it has to "embody".

Ms. Barker asked if it has cultural significance.

Mr. Treffers asked that the additional information be summarized in a memo and sent to the Board member before the designation meeting, so they have time to review it.

Action: I move that the Board approve the nomination of the building at 7118-7144 Beacon Avenue South for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: the site and the exterior of the building; that the public meeting for Board consideration of designation be scheduled for November 15, 2017; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/DB/JP

6:3:1 Motion carried. Messrs. Hodgins, Kiel, and Ms. Johnson opposed. Mr. Coney abstained because he was unsure.

100417.6 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator