



The City of Seattle

Landmarks Preservation Board

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LPB 234/20

MINUTES

Landmarks Preservation Board Meeting
City Hall
600 4th Avenue
L2-80, Boards and Commissions Room
Wednesday July 1, 2020 - 3:30 p.m.

Board Members Present

Dean Barnes
Manish Chalana
Roi Chang
Matt Inpanbutr
Jordon Kiel
Kristen Johnson
Ian Macleod
Harriet Wasserman

Staff

Sarah Sodt
Erin Doherty
Melinda Bloom

Absent

Russell Coney

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

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

070120.1 APPROVAL OF MINUTES

December 18, 2019

MM/SC 6:0:2 Minutes approved. Messrs. Barnes and Inpanbutr abstained.

January 15, 2020

MM/SC 6:0:2 Minutes approved. Mr. Barnes and Ms. Wasserman abstained.

February 5, 2020

MM/SC 7:0:1 Minutes approved. Mr. Barnes abstained.

February 19, 2020

MM/SC 4:0:4 Minutes approved. Messrs. Barnes, Kiel, Inpanbutr, and Ms. Johnson abstained.

March 4, 2020

MM/SC 7:0:1 Minutes approved. Ms. Chang abstained.

070120.2 PUBLIC COMMENT

There was no public comment.

070120.3 CERTIFICATE OF APPROVAL

070120.31

Lake Union Steam Plant

1179 Eastlake Avenue East

Proposed demolition and replacement of adjacent parking garage.

James Walker, Collins Woerman stated the intent to meet Secretary of Interior Standards. He said they submerged the design as much as practical to preserve views of the landmark building. He provided views of existing and proposed conditions. He said the surface parking lot was built in the 1990s and is not original. He proposed the new design would be flush with Eastlake Avenue and the entry will retain the same position off Eastlake Avenue. He noted the low-profile nature of the structure and the rejuvenated landscape to the north. He said the grade slopes and the new structure is only visible on Fairview Blvd. He said the new structure references the rhythm of the Steam Plant building. He proposed a simple material palette of brick and repetitive perforated panels. The variegated metal panel will be powder coat painted colors compatible with existing building.

He indicated where the new construction abuts the existing building and noted the planter was held off the existing building. He noted 5' deep x 60' long

recess that allows abutment for new Fairview Avenue bridge. He proposed low landscape on the lid with landscape at north end refreshed. The street trees will remain with four new street trees added along Fairview Avenue. The project canopy will exceed existing. He provided design comparison of existing and proposed conditions and views from all sides and noted the new is similar to what is there now. He said there will be no attachment to the historic building and went over expansion joint hinged system and seismic joint. He indicated the relationship of the planter and noted compressible filler location.

Mr. Kiel asked how the cavity drains and if water could collect.

Mr. Walker said the top surface of the garage will be sloped and there will be internal drains to handle water. He said water will filtrate through. He said there will be no pooling of water and there are gaps where water will run through. He said the existing loading dock will be maintained and the top of the slab will align with dock surface as shown on page 27. He indicated the planter and gap as shown on page 29 and said a steel plate seals off the existing opening and floats free and clear of existing building.

Mr. Barnes asked if the loading is at street level now.

Mr. Walker said it is though it is 30" higher than the adjacent sidewalk. Page 9 image shows slight ramp up that will be separate by planter.

Mr. Barnes asked if the increased parking capacity will be for employees.

Mr. Walker said the new tenant is Fred Hutchinson Research and he didn't know how they plan to use the spaces.

Jack McCullough, McCullough, Hill, Leary said the property owner, Alexandria Real Estate reinvested in the asset. Fred Hutchinson wanted additional parking. He said there is a cavity at the north end that will be filled in without touching the building. He said the additional parking will support the re-use of the building. He said the controlled features will not be altered.

Ms. Chang asked about the purpose and height of the stacks in the middle of parking structure as shown on page 18.

Mr. Walker said they are for venting as mandated by Code. Code requires exhaust be 10' above any walking surface; stack is 10-11' tall at top end. Stacks are precast concrete with louver and are embedded in planter.

Ms. Chang asked if the brick veneer will match existing and if existing brick will be repointed.

Mr. Walker said brick is Autumn Blend brick which will be compatible without being the same; they want differentiation.

Mr. Inpanbutr asked about railing material at top deck.

Mr. Walker said it will be painted flat steel bars to provide impact resistant wall. He said you can see through it. He said they want to keep the perceived height of the garage down.

Mr. Macleod asked about staircase use.

Mr. Walker said the staircase allows for connection of Fairview Blvd. to Eastlake Avenue while allowing uninterrupted view of Steam Plant.

Mr. Macleod asked if enclosing the trash compactor is possible.

Mr. Walker said it is in the only spot they could put it. The owner is looking to replace it with a newer model. He said they tried to put a screen on the side so building occupants would not have to look at it. He envisioned dense planting that will serve to screen it.

Mr. Inpanbutr asked if they had considered a shorter planter wall.

Mr. Walker directed board members to page 26 and said the planter provides adequate depth to allow healthy plantings. He said it is about 30" tall; there are about two courses of brick above and they could lower it.

Ms. Wasserman asked if there had been changes in plans since last ARC review.

Mr. Walker said there have been no significant changes but there was one modification. They originally had the stairwell come up in the middle and that was problematic. He said they moved it to between Eastlake Avenue sidewalk and loading dock. He said that was the most significant change.

Ellen Mirro said ARC was concerned about views of cars from Fairview Blvd.

Mr. Kiel said there was concern about recess size, but applicant has shown it is just a function of the rules for being by a bridge.

Board Comments:

Mr. Chalana said it is a nicely done intervention. He said it is minimal and meets the needs while not being disruptive.

Ms. Johnson concurred. She said the pedestrian experience will be improved. She said the garage feels small and the historic building is still primary.

Ms. Macleod said it was well done.

Ms. Wasserman concurred.

Mr. Kiel said it does clean everything up and he appreciated the reversibility and the way the changes were illustrated for the board.

Mr. Chalana said he couldn't visualize the difference in texture of new bricks from the existing but trusted that it had been looked at.

Mr. Walker said it had been studied. The new brick texture is similar; it is harmonized but differentiated. He said they have taken materials to the site for comparison.

Mr. Chalana appreciated the differentiation.

Mr. Barnes asked if the street façade allows air in.

Mr. Walker said the laser cut panels allow fresh air in and effectively screens view of cars.

Action: I move that the Seattle Landmarks Preservation Board approve the application for the proposed demolition and new construction of a garage at the Lake Union Steam Plant, 1179 Eastlake Avenue East, 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. 117251, as the proposed work 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/KJ/RC 8:0:0 Motion carried.

070120.4 DESIGNATION

070120.41 Villa Camini
1205 NE 42nd Street

Nick Afsah, Greystar supported designation and said they will utilize the TDR. He said various community organizations support designation.

Susan Boyle, BOLA said the building looks similar to its original state. She provided context of the site and the neighborhood. She described how the neighborhood has developed and noted in 1912 the area was sparse residential and by 1936 there were larger commercial structures along Brooklyn Street. She said the University District experienced big growth starting in 1915 and by 1925 was the second most vital retail in the City after downtown. She said there were many middle-class families, and the retail supported a dense residential community of mixed-use buildings and apartments, most of which are still there today and maintain their usefulness. She said the construction of I-5 came with a loss of single-family construction and after the 1960s, more students moved into the area. She noted the loss of middle-class retail with the openings of University Village and Northgate Mall. She noted the density of commercial development and the larger dormitories by the mid-1950s.

She reported Villa Camini was built as an investment for William and Margaret Cole in 1924 for \$30,000. The building was professionally managed and housed tenants that included professionals, instructors, teachers at University of Washington and at public schools. The class were advertised as ‘well-furnished’ flats. Seattle Socialite Adeline Nickels purchased the building as an investment and renamed it “Nickels Apartments”.

Ms. Boyle described the style as Eclectic exhibiting a mix of Mediterranean and Spanish revival attributes. She noted the primary north façade is symmetrically composed with an ornate portico and main entry situated between two engaged fireplace chimneys. She noted the slightly battered chimneys, terracotta embellishment, paired columns and engaged pilaster to sides of multi-lit wood door and relights and grouped and single wood frame windows. She said there were no permits until 1945; most permits were from the 1970s. She said there are no original drawings. She noted the remarkable number of stairs. She said the apartments were middle-class flats; there were no corridors and the building followed a simple plan of bi-axially separated apartments. She said in 1975 the owners removed and relocated stairs. In 1979 owners added small porticos at the east and west sides and a modern basement apartment. She said owners Warren Bakken and John Aylward worked as engineers, architects and builders. She said tenant makeup changed to more students and apartments were broken into smaller units for more bedrooms. The building contributes to density and affordability.

Ms. Boyle explained the building was designed by architect Earl A. Roberts who designed many beautifully detailed buildings including Seibert Garage/Lenora Building, Benjamin Franklin Hotel, Lakeview School, 5th Church of Christ Scientist, Washington Manor Apartments, Cavalier Apartments, among others. She said Roberts' designed a diverse range of styles and beautifully detailed buildings; this one is diminutive and charming. She said the building was inefficient with all those stairs. She said the building exhibits an Eclectic Mediterranean style but noted the Western Building and La Quinta as more wholly developed examples of the style.

Ms. Boyle noted the current context of the building: older houses, many Foursquare types converted to apartments; Mid-Century Modern, and low-rise apartments; new constructions and older apartment buildings. She said there are several designated landmarks in the area including the UME Church and Rectory, Canterbury Court, and the nearby Anhalt Hall. The El Monterey Apartments is also distinct.

Ms. Boyle said the building looks very similar to its original look. She noted the narrow setback on north and west sides, hipped roof, and ornate chimneys. She said it is well-landscaped. She pointed out the east façade porch and stair addition, and on the south façade the infill of larger openings that used to open into stairs. She said the main entry balustrade, denticulated element, brick soldier course, and ornamental railing and stair are extant. She noted the basement entry is set back and not highly visible and she pointed out the varied entry doors to the units. She provided some interior views showing fireplaces with art tile surrounds, and original dining nook. She said the basement apartments are contemporary.

Ms. Boyle said the building is visually a remarkable building, representative of its period and method of construction. She said the building does not meet criteria A, B, or C as there is not sufficient supporting information. She said the building meets Criterion D as it is nearly 100 years old and it is remarkable that it is largely intact. She said the building is a unique building but not an outstanding work of Earl Roberts so did not meet Criterion E. She said that it may meet Criterion F as it is on a corner and is noticeable and contrasts in siting, mass, and scale.

Mr. Chalana said the building is distinct and unique. He said he is familiar with Roberts' work and he didn't connect him to this building. He said it meets architectural criteria. He said the building is well-kept, has integrity, and provides affordable housing in the University District.

Mr. Inpanbutr asked when the basement entrance was added.

Ms. Boyle said it isn't shown on the 1979 plans so was added later.

Mr. Kiel asked about the grading there.

Ms. Boyle said the site slopes. She said there was an apartment / office in the basement. She said Apartment 6 is easy to miss because of the plants and flowers in front.

Mr. Chalana asked about exterior changes.

Ms. Boyle said all the interior stairs were removed and the space incorporated into apartments; the east and west stairs allow access to upper apartments 4 and 5. She said it is denser now as they are trying to house more students.

Mr. Inpanbutr said that Criterion D applies.

Ms. Chang said she was impressed with how well-preserved the building is. She appreciated the unique style which is not seen often. She said she was able to pull up maps and do a walk-through of the neighborhood. She said the building is prominent on 42nd. She said criteria D and F apply.

Mr. Chalana said he was familiar with the building and has a fondness for it. He said it meets D and E although it is not the grandest of Robert's work, it is fairly unique and makes it more precious the way Roberts conceptualized this building. He said it meets Criterion F especially with new zoning it could be more prominent and a reminder of what the neighborhood once was.

Mr. Kiel asked what was nominated.

Ms. Doherty said the site and exterior.

Ms. Wasserman said the building meets D and F but that she had no objection to E.

Ms. Johnson said she supported designation on criteria D and F but not E. She said it is a quirky building; she noted the Mediterranean Style with tile roof, chimney and decorative entry. She said it adds character to the neighborhood and she appreciated that it would provide TDR.

Mr. Macleod supported designation for the same reasons already articulated. He said it meets criteria D and F, but he was less inclined to support E. He said it is a unique work of Roberts' but it is not superlative. He said this is a different era in the University District; when going off the Avenue, this building orients you to the neighborhood. He said it is a shame not more of the interior was preserved – there were really nice details.

Mr. Barnes supported designation and cited criteria D and F. He said it is not the greatest, but its historical perspective adds to the neighborhood. He said it reflects 1920's life. He said the historical context is important.

Mr. Kiel supported designation and cited criteria D and F.

Mr. Inpanbutr said he would support F as well.

Ms. Chang said she supported D and F but would not support including E.

Action: I move that the Board approve the designation of the Villa Camini at 1205 NE 45th Street, as a Seattle Landmark; noting the legal description above; that the designation is based upon satisfaction of Designation Standard D and F; that the features and characteristics of the property identified for preservation include: the site and the exterior of the building.

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

070120.5 STAFF REPORT

Respectfully submitted,

Erin Doherty, Landmarks Preservation Board Coordinator

Sarah Sodt, Landmarks Preservation Board Coordinator