



The City of Seattle

# Landmarks Preservation Board

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LPB 74/22

## MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday March 2, 2022 - 3:30 p.m.

### Board Members Present

Dean Barnes

Taber Caton

Russell Coney

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Lora-Ellen McKinney

Lawrence Norman

John Rodezno

Harriet Wasserman

### Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

### Absent

Roi Chang

Acting Chair Kristen Johnson called the meeting to order at 3:30 p.m.

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

## ROLL CALL

030222.1

**PUBLIC COMMENT**

Jeff Murdock, Historic Seattle: This is Jeff Murdock from Historic Seattle, and I'm providing comment today for the nomination of Fire Station 26 in Seattle, South Park neighborhood. The property has been a community building for its entire 100-year life, both as the firehouse and as a community center. We in Seattle are lucky to have the first collection of landmarked firehouses in the city ranging from the earliest built in 1903 to the modern example on the waterfront in 1963. Most of the early ones including Firehouse 26 are great and creative examples of adaptive reuse. Station 26 helps to convey this broad history and is significant in its South Park neighborhood. Both for its intact architectural character, and for its association with cultural heritage as a firehouse and community center. Daniel Huntington's design still stands out. The building's Mission Revival form, its unique Flemish Bond masonry structure and details and most of its original windows are intact. Interestingly, the South addition while out of character with the historic building touches the building very lightly. The original exterior wall and windows are still extant inside the addition. It's also important to bring attention to Northwest Vernacular's map of landmarks in South Park which you can find in the nomination report. Despite the neighborhood's age and rich history, there are few designated resources in the neighborhood. Fire Station 26 surely meets the City's designation criteria, and we hope that you will vote to nominate it today. Thank you so much.

Deb Barker: Hi this is Deb Barker and I believe y'all can hear me at least I hope so. Yes, and I see some nods there. Thank you. I'm a former landmarks board member for many years as and wanted to say hey, hi to a lot of you who I know and miss. And I just want you to think back when you might have had like your spidey senses tingling as you would walk into some building that maybe didn't quite know where you were, but it was pre-pandemic and you showed up and you were there and you went to a meeting and you're looking around this building going, "wow, what is this place?" Um, I said, and stared at this amazing brick wall at a meeting several years ago and thought it was amazing. I am so excited to know that you have before you a landmarks nomination for the fire station in South Park. And I'm encouraging you to approve that nomination today. I totally support the staff recommendation. I do even have some things that I'd like to throw in for your consideration, which is of course the exterior and the site are deserving of historic designation. But that wall spoke to me then and I wish that there was a way for you to also nominate that wall. The Arai Jackson partnership that put the addition onto the south building did it in such a sensitive way. As Jeff just said it lightly touches the building, but I wish that you could somehow honor their work and that south façade. I'd also truly recommend that this project that this building be eligible under Criterion F, which of course I know you don't get into criteria now, but I am just wholeheartedly excited to recommend and sincerely hope that you are excited to vote for the South Park Fire Station for historic nomination. Thank you very much.

David Goldberg: Hi, I'm David Goldberg, a strategic advisor with Seattle's Office of Planning and Community Development speaking about Fire Station 26. I supported

South Park neighborhood center tenants since 2017 with building capacity to manage this building as a mutual offset facility, doing a facility assessment and operations study and conducting extensive community engagement and a racial equity evaluation. I am deeply concerned that the nominating entities submitted this nomination in the name of South Park community, without substantively engaging BIPOC led and BIPOC-serving organizations that are tenants in this building. I want to highlight that it is the site that has served historically and it has been adapted over time to meet various health and welfare needs of the community in a variety of ways. First, as indigenous lands, second as a fire station for 53 years. And third, for nearly the same amount of time as a neighborhood center for 46 years. The nomination devotes 25 paragraphs to the neighborhood context but it is incomplete. Twenty-three paragraphs devoted to the time while the neighborhood center was used as a fire station before it relocated. Six of those paragraphs cover the period of white colonization before the structure was constructed. Two paragraphs are designated to the entire 49-year span when South Park grew to be the community that we know today, and none addresses the indigenous history. Much of this section addressing the neighborhood center itself is focused on the fire station with a scant two paragraphs listing the organizations who use the building. A complete history would give equal coverage to the fire station and the site as a whole being one that substantively changes over time to accommodate different needs, including the neighborhood center addition which in a couple years might be eligible itself as a representation of community center vernacular characterized by beige Dryvit and white vinyl windows, a style popularized by Arai Jackson Architects. So, in summary, what does this mean? The nomination is well-researched but provides incomplete history heavily weighted to only half of the developed history of this facility on the site. A complete history would show the adaptation and accretion of structures and culture on the site. Consider who benefits, and who bears the burden of a nomination that highlights one portion of the site's history and insists that this history is stagnant, while burdening potentially BIPOC organizations who use this facility. So, if there is a designation, please do it so in a way that considers and enables the site to evolve over time and reflect its history as one which changes. The site, the buildings, and the activities to meet public health and welfare needs. Thank you.

**030222.2 MEETING MINUTES**

January 19, 2022 Tabled.

**030222.3 SPECIAL TAX VALUATION**

030222.31 Seattle Brewing & Malting Company  
5622-5790 Airport Way S

Ms. Doherty explained the Special Tax Valuation program and said submitted and eligible rehabilitation costs were \$7,168,677.22.

James Paul, Scanlan Kemper Bard (property owner) noted new tenancy brings a lot to the neighborhood.

Action: I move that the Landmarks Preservation Board approve the following property for Special Tax Valuation: Seattle Brewing & Malting Company, 5622-5790 Airport Way S, 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/JR/HW            10:0:0   Motion carried.

**030222.4            CERTIFICATES OF APPROVAL**

Agenda reordered.

030222.42            Ballard-Howe House  
22 W Highland Drive  
Retroactive proposal to remove four trees

Ms. Doherty provided an overview from ARC and noted the application was retroactive and had unusual circumstance. She said SDCI did not inform the applicant that Landmarks Preservation Board review was required. The applicant did not know the site was a designated feature, and thought it was just the exterior of the house. Ms. Doherty said that SDCI reviewed the exceptional trees on the west side a few years ago, but those were located in the right-of-way, off the landmarked property.

Holly Betz, Cornell & Associates (owner’s representative) said their arborist, Tree Solutions evaluated the four existing Poplar trees on the east side of the site and determined that they were a risk and should come down. A permit was issued by SDCI, and the trees were removed. She proposed replacement with four Ginkgo trees.

Mr. Rodezno asked what was wrong with the trees.

Ms. Betz said they were decaying; branches were falling on both properties. The trees had outlived their life span.

Ms. McKinney asked if the soil is OK.

Ms. Betz didn’t know.

Ms. Doherty said Tree Solutions made detailed recommendations and likely did an assessment.

Ms. Wasserman said she was sad the trees were removed but that they had exceeded their normal lifespan. ARC reviewed and noted a reputable arborist was

involved. She said it is disturbing that SDCI issued a permit without board approval. She was glad owners are good stewards and are properly replacing the trees.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the retroactive tree removal and proposed replanting at the Ballard-Howe House, 22 W Highland Drive, as per the attached submittal.

### EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 108226.*
  - a. The site will be impacted by the loss of the trees, but the applicant has demonstrated the need for removal due to the poor health of the trees and potential safety issues.
  - b. A new stand of replacement trees in the same location is compatible with the historic configuration of the site.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
  - a. There is no reasonable alternative to removing the trees.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.

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

030222.41      NW Rooms & International Fountain Pavilion  
305 Harrison Street  
Proposed performance stage in upper plaza

Rachel Granquist, KEXP explained the stage would provide free public access to events, festivals to members of the community. She said it is on city-owned property (Seattle Center).

John Charbonneau, SkB Architects provided context of the site and via site plan, oriented board members to placement of the stage. He showed the constraints of the area and how the stage fits in nicely. He said access to loading / pass through for trucks is maintained. The stage would be cast in place concrete plinth to match existing, including handrails at ramp and along back side of stage. Skate deterrents are included and temporary lighting trusses, are provided as needed for lighting, AV, or project armatures. Permanent power run to stage is provided via lockable weatherproof boxes. He went through sections and elevations showing handrails,

and donor recognition plaques which are most visible on west elevation. He said handrails will match what is already on site. He noted the existing drainage strategy and said there would be no pooling. He said donor recognition tiles are 1/8" thick stainless steel. Per ARC request, he provided images overlaid with line drawings to show scale and orientation and visibility of arena. Photos show the original atomic light fixtures adjacent to stage and how alignment was made to not distract from them. He provided a rendering of what the stage may look like with temporary components employed including backdrop, audio visual equipment, lighting, banner. He indicated letter of support from Robert Nellams, Director of Seattle Center.

Mr. Norman asked about rain impacts.

Ms. Granquist said it will be a fair-weather stage and a temporary canopy would be considered as needed.

Mr. Norman said he likes it; Seattle is a music city and the stage reinforces that.

Mr. Coney questioned donor plaques on public property.

Ms. Granquist said there are about 42 donor tiles. There are two sets of plaques; plaques on north and south are not being actively pursued.

Mr. Coney said they already have a section of donor tiles on the building.

Ms. Granquist said they were put back up following construction of the building addition.

Mr. Coney asked if the stage would be named with a donor having naming rights. He said he wanted to eliminate donor plaques, as there is already opportunity for these elsewhere. He said the tiles are a legalized form of graffiti on a landmarked space and said the tiles should be kept at the building. He said donor plaques are appalling.

Ms. McKinney said Pike Place Market has them as well. She said they are distasteful but exist elsewhere and people think they contribute to the life of a space.

Mr. Charbonneau said any art or tiles discourages vandalism and graffiti.

Mr. Coney said the previous performance stage (bandshell) at Volunteer Park is not covered and no one liked performing there. He expressed concern that this stage is not covered.

Mr. Charbonneau said this performance space is analogous to what is provided at Seattle Center's Horiuchi Mural site.

Ms. Granquist said they hold summer concerts there for several seasons and have temporary rain mitigation factors if needed. Also, KEXP can move a performance inside if they need to.

Mr. Charbonneau said the ground surface at the mural site is concrete.

Mr. Macleod said there is much precedent for donor tiles and is an unfortunate reality. He agreed with Mr. Coney and said he would rather not see them in landmarked space like this. He noted slight concern with triangular space that sticks out and noted a lot of railing in that corner. He said he guesses it is required but he thought it looks busy. He loved the rendering of space being use as it will be used. He noted layer upon layer of railing and wished a solution could have been engineered cleaner. He said otherwise he is happy with it.

Ms. Johnson said the railing looks minimal. She said the triangle is a little funny, but it adds interest and is practical for their A/V needs.

Mr. Macleod said it is a clever solution, but he is curious what it will be like when there is not a concert.

Mr. Inpanbutr said he likes that it is there, it helps ground the rectangle. He said the rail look like tube sections.

Mr. Charbonneau said handrail is made up of tube on top and matches other adjacent rails on site. He said it is not full guard rail height.

Mr. Inpanbutr said he would be more concerned if they reinvented the rail.

Ms. McKinney said it looks like a signal flag.

Mr. Coney asked if there are stairs to the stage.

Mr. Charbonneau said no, the ramp functions for access; the stage is only 24" high.

Mr. Barnes said he was OK with rails as they are and that they are needed. He has seen similar. He said the ramp provides good access for all. Plaques are not intrusive and will be installed on sides, not front and are not the primary focus of the stage.

Mr. Charbonneau said the ramp is 25' long; it would have to be much longer to eliminate the handrails.

Mr. Inpanbutr said it is a generous compromise.

Mr. Charbonneau said the overall form, shape of usable space is 18' x 32' platform at a cant to work with site, the triangle space is usable and still provides ADA access.

Ms. Johnson said regarding donor plaques, this is in center of public space.

Mr. Rodezno said KEXP Public radio station, donation is instrumental in its existence. He asked if stage lighting fixtures are already there.

Mr. Charbonneau said the atomic lights are there. He said the lights are tall and any armature needed for events would be below those fixtures. He said the lights sit slightly behind the stage.

Mr. Inpanbutr asked if there is risk that equipment could come into contact with the lights.

Ms. Granquist said they will have to monitor it, but they are up higher so should be okay.

Ms. Doherty said the atomic lights were just restored.

Mr. Macleod said it is good to see them back.

Mr. Inpanbutr said he had no problem with the donor plaques and noted they are on short ends which are less obvious.

Ms. Johnson said she had no concerns with donor plaques.

Ms. Wasserman appreciated donor plaques and hoped the tiles would be kept unobtrusive. She wished there was better funding.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for a stage at the upper plaza of the Northwest Rooms & International Fountain Pavilion, 305 Harrison Street, as per the attached submittal.

## **EXPLANATION AND FINDINGS**

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 124584.*
  - a. The proposed stage is on the south edge of the plaza and will not obscure the building.
  - b. The proposed stage is small in scale as compared to the overall plaza, and its placement will not impact the trees and built features.
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*



- a. The proposed location is generally centered at the south edge of the open space to minimize impact to circulation. Other alternatives are limited.
- 3. The factors of SMC 25.12 .750 C, D and E are not applicable.
- 4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (or cite other applicable standards):

*Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

MM/SC/DB/HW            9:1:0    Motion carried. Mr. Coney opposed.

**030222.5            CONTROLS & INCENTIVES**

030222.51            Cassel Crag Apartments  
1218 Terry Avenue  
Request for extension

Ms. Sodt explained the request for three-month extension and said materials are still being prepared.

Action: I move to defer consideration of Controls and Incentives for Cassel Crag Apartments, 1218 Terry Avenue for three months.

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

030222.52            University of Washington Faculty Club  
4020 E Stevens Way NE  
Request for extension

Ms. Doherty said they are actively negotiating and are close. She said they are working on exhibit relating to boundary of site. She said the request for extension is to May 4, 2022.

Action: I move to defer consideration of Controls and Incentives for University of Washington Faculty Club, 4020 E. Stevens Way NE until May 4, 2022.

MM/SC/HW/DB 9:0:1 Motion carried. Mr. Inpanbutr recused himself.

030222.53 Turner-Koepf / Beacon Hill Garden House  
2336 15<sup>th</sup> Avenue S  
Request for extension

Ms. Doherty explained the request for extension to the July 6, 2022 meeting. She said the house was purchased by Historic Seattle who is in process of due diligence with no time to focus on this. She said she provided Historic Seattle with a draft that she had given to previous owner.

Action: I move to defer consideration of Controls and Incentives for Turner-Koepf / Beacon Hill Garden House, 2336 15<sup>th</sup> Avenue S until July 6, 2022.

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

**030222.6 NOMINATION**

030222.61 former Fire Station #26 / South Park Neighborhood Center  
8201 10<sup>th</sup> Avenue S

*Mr. Inpanbutr left the meeting at 5:00 pm.*

Spencer Howard and Katie Pratt, Northwest Vernacular prepared and presented the report (full report in DON file). This is a city owned building.

Mr. Howard provided context of the site. Located in Seattle's South Park neighborhood, Fire Station No. 26 stands at the location of the town center prior to South Park's 1907 annexation by Seattle and the transition from a separate city to the South Park neighborhood. The 1920 building and the non-historic 1981 south addition occupy four full lots at the southwest corner of S Southern Street and 10<sup>th</sup> Avenue S. The front, east facade faces 10<sup>th</sup> Avenue S with the main north side facade overlooking S Southern Street. An asphalt paved parking area extends west of the building into an adjacent tax parcel. A concrete-paved 10-foot-wide alley runs along the building's south side.

He said the building's walls are unreinforced Flemish bonded brick, having alternating headers and stretchers in each course. Decorative brick pattern work occurs at the top of the walls and in the stepped east gable end and on the north facade's west end. The two gable end locations consist of cast stone and high fired red brick. Shingles clad the roof dormers and the portion of the central tower that extends above the roofline. Exterior finishes remain intact. The building retains its original wood 6:1 double hung windows. Window placement is regularly spaced and organized to provide day lighting and ventilation for interior spaces. The engine bay door is not original. He noted the building's northwest corner and the cross-hipped roof.

The rear west façade looking north exhibits the brick bonding pattern, the original wood windows and decorative cast stone blocks at window and door headers. All are elements that remain intact. All original window openings feature wood brick moldings with a decorative rounded profile, wood sills with painted cast stone lug sub-sills, steel lintels with soldier course red brick headers flanked by square cast stone blocks. Original interior casings consist of painted wood with decorative raised inner and outer profiles and mitered corners. The roof has broad open eaves with exposed sheathing and rafter ends with chamfered lower edges and a fascia board and frieze molding wrapping the top of the wall. Looking north within the 1981 south addition shows the original exterior wall. The brickwork and windows that remain intact provide an important visual feature of the addition's community space.

Mr. Howard said the interior layout corresponds to the functional role of the building as a fire station and has been altered to support ongoing community functions. The first floor is the primary function space with secondary mechanical and storage functions in the basement and the attic. The original bathroom retains intact marble wainscoting, and he indicated the former dormitory space towards the rear doorway. Overall, the building exterior retains a high level of integrity, and the interior has been altered to support changing programming needs.

Ms. Pratt said the South Park neighborhood is located within ancestral land of the Duwamish Tribe. Since time immemorial, they have called the land around South Park home. The arrival of Euro-Americans in the greater Puget Sound region in the early 1800s led to the colonization and settlement of the present neighborhood land area. The first white people to live on the land known as the South Park neighborhood were George Holt, John Buckley, and Augustus Hograve; they arrived between 1851 and 1852 and settled on land claims west of the Duwamish River. The 1857 King County Census indicated that farmers lived in the area now known as South Park. More land was converted to agricultural use during the 1850s and 1860s as the white Euro-American population increased in the area. Washington became a state in 1889 and later that year I. William Adams and his wife, Frances, purchased the Donovan farm, which would be the original site of the town of South Park. Adams platted a townsite for South Park—the South Park Addition—and filed it with the King County Auditor in January 1890. This plat encompassed the entirety of the A. Hograve donation land claim and consisted of 49 blocks.

Ms. Pratt said a second plat was filed with the King County Auditor on January 10, 1891, by Alexander and Jane Prentice. This plat, River Park, abuts the north edge of the South Park plat and extended to an oxbow in the Duwamish River. The River Park plat encompassed portions of the George Holt donation land claim and consisted of 52 blocks of varying sizes. The fire station is located in the River Park Plat in block 3.

She said significant developments occurred in the growing South Park neighborhood in the 1890s. The post office in 1892; a public school opened in 1891 or 1892; the Catholic school, Brothers School, (later known as Our Lady of Lourdes), opened in

1892. Railway service also began in 1892, with a wooden drawbridge constructed over the Duwamish River at Eighth Avenue S to extend the Grant Street Electric Railway trolley service to South Park. By 1899, a new two-story school building was erected to house eight grades.

She said in 1902, South Park incorporated as a town. Soon after incorporation, the town petitioned Congress to dredge the Duwamish River to improve navigability to and from the town. The 1905 Sanborn maps of South Park depict the area as still sparsely developed with the bridge connection with Georgetown along Eighth Avenue S. Commercial development was concentrated along Valley Road (present day Dallas Avenue S), with numerous stores, a drug store, a lodge hall, and warehouses. The Town hall was located at the northwest corner of Southern Avenue, Washington Boulevard, and Valley Road at the first town center – adjacent to where the fire station would later be built.

Ms. Pratt said South Park was officially incorporated within the city of Seattle in 1907. Annexation provided residents with access to water from the Cedar River, along with sewer, electrical, and fire services. The town's school was also incorporated into the Seattle school district. The school district constructed a new school for South Park, Concord School (723 S Concord Street, Seattle Landmark), in 1914.

The neighborhood's first fire station—no. 26 in the city—was established in 1910 at 8201 10<sup>th</sup> Avenue S. The fire station was constructed near the South Park community's original town hall and its earliest commercial corridor. The fire station was established in a former furniture store building located at the corner of 10<sup>th</sup> Avenue S and Southern Street – this is that building prior to the conversion. On the 1917 Sanborn Map, the two-story, wood-frame station is identified as "South Park Hose Company No. 26," and service was provided by 8 men, 2 horses, 1 hose wagon.

Ms. Pratt said dredging Duwamish River began in 1913 and was complete by 1918, with significant impacts on South Park, from physical to political. The dredging project filled in the oxbow along the eastern edge of the neighborhood and added over 66 acres to the neighborhood. The river's deep channel encouraged industrial uses along its new route, creating tension with the neighborhood's agricultural and residential uses that continues to the present. New bridges provided increased access to the neighborhood, including a steel, low level swing bridge (Oxbow Bridge, then First Avenue S Bridge) at First Avenue S in 1911, and a new drawbridge at Eighth Avenue S between 1914 and 1915.

She stated that by the 1917 Sanborn, a second town center or commercial core had begun to develop in South Park—located where the streetcar line turned at Eighth Avenue S and S Cloverdale Street. The intersection had a handful of stores, but the largest concentration of non-residential buildings in South Park continued to exist along Dallas Avenue S near the fire station and former Town Hall.

There are only 2 Seattle landmarks in South Park: Concord School and the Querio House. Concord School opened in 1915. It was landmarked in 1998 and then renovated between 1999 and 2000. The existing facility was partially demolished and renovated, along with construction of an addition containing a gym/multipurpose room and several classrooms. The school was reopened in 2000.

Ms. Pratt said the Querio House was built in 1908 and was owned by Peter Querio a truck farmer who sold his fruit and produce at the Pike Place Market. The house is also referred to as the Witch's Hat or Hat House. The house was landmarked in 2004 and was moved to its current location. The house was designated under designation standard D. It further states that the house is the only known Indian bungalow in South Park and as the only known example of its form in Seattle and likely the entire state.

Efforts to construct a new fire station building in South Park began as early as 1916. The city applied for a building permit in August 1920 to build a new station for Fire Station No. 26. H. J. Allan was listed as the contractor and the City as the Architect. Drawings for the fire station list Daniel R. Huntington as the architect. Upon its completion, the new Fire Station No. 26 provided fire protection services to South Park for the next 50 years.

She said early fire stations were sited close to the downtown core but fanned out as the department grew. As Seattle grew with population increases and a series of annexations, more fire stations were constructed to serve the city. Access to municipal services—including the fire department—was one reason why voters approved annexation. Fire stations were added to these areas over the next several years, some in new buildings and others in repurposed structures until funds could be allocated to build new. During this period, new fire station construction embraced masonry over the wood-frame stations of earlier years and an eclectic mix of style.

Ms. Pratt said ten new fire stations, eight of which replaced previous structures, were constructed between 1921 and 1930. This period is marked by the work of city architect Daniel Huntington, with at least 10 but possibly 20 new stations designed by him. Mediterranean-influenced styles dominated this period, and some designs were repeated with only slight modifications, like the designs for stations nos. 12, 26 (nominated property), and 29. Despite the wave of new construction, the fire department struggled with housing their equipment in their station houses as firefighting equipment modernized.

Huntington designed three fire stations in the 1920s with similar designs: No. 26 in South Park, No. 29 in West Seattle, and No. 12 in Madrona. Of the three, No. 26 and No. 29 were the most alike and practically identical. Historic photographs of the recently completed buildings indicate that the only discernable differences were the presence of a keystone in the jack arch above Station No. 26's garage and a transom above the door to the lounging room in Station No. 26.

Ms. Pratt said the Huntington-designed Station No. 29 was demolished in 1969 and replaced with a new station in 1970. Station No. 12 is quite similar to numbers 26 and 29 with the exception that it does not have an eave extended over the main entrance to form a porch hood and it has a gable on hip roof rather than a hip roof. Station No. 12 became a public library in 1973. It was remodeled in 2008, removing its original windows, doors, and adding an entry canopy.

She said this 1920 Fire Station No. 26 served South Park for over 50 years. In the Fire Department's efforts to modernize facilities in the 1960s and 70s, plans were made to acquire land and new fire apparatus to construct a replacement station by 1976. The new fire station was constructed for the South Park neighborhood at 800 S Cloverdale Street ahead of the anticipated 1976 completion date. This building was decommissioned as a fire station when the new fire station no. 26 was constructed. The new station was dedicated on May 22, 1973 and was said to be the first major capital improvement in South Park since 1928.

The City of Seattle continues to own the former fire station, but in 1972 the building became the South Park Neighborhood Center. The city remodeled the building in 1976 for use as a neighborhood center. In 1981 the city hired architects to design the south addition to the building to provide a large main hall at the east end, with a commercial kitchen, associated storage and a greenhouse at the west end of the addition. This work also remodeled the original building, converting the apparatus room to a classroom, the dormitory space into a game room, and the small kitchen into an office.

Ms. Pratt said as the Neighborhood Center, the fire station building has continued and expanded its legacy as a community building. The South Park Neighborhood Center is managed by the South Park Area Redevelopment Committee and hosts community meetings as well as recreational and community services. In 1976 the committee was called, "The activist complement to the old social club, the South Park Community Club." The committee's activism pushed the city to more carefully consider South Park, whose residents often felt forgotten with increasing industrialization threats, including a proposed ammonia plant in the mid-1970s, and rising crime rates. In 1990, the committee hosted a crime prevention forum with city and police officials, which led to the installation of crime-watch signs and cleanup of a lot which had been used by drug dealers and users. The committee worked with residents to pursue cleanup of the Duwamish Waterway Park in the neighborhood, organized neighborhood cleanups of South Park, and opposed the closure of South Park Courts—a 1940s King County-operated housing community.

Ms. Pratt explained the South Park Area Redevelopment Committee uses the Neighborhood Center to provide resources for people with limited means, in one of Seattle's most diverse communities—providing food and clothing to low-income families and those experiencing homelessness as well as social services. Another key role of the South Park Area Redevelopment Committee is serving as a fiscal sponsor for other groups in the South Park neighborhood.

She said the Neighborhood Center hosts a weekly food and clothing bank on Thursdays and Saturdays, operated by Providence Regina House. The Neighborhood Center is also home to the South Park Senior Center which, services King County residents 50 years and older. The Senior food bank has operated from the building since 1981. The Senior Center hosts a bi-lingual community connection program to explore social services and resources available to seniors. They have fitness classes, Vietnamese karaoke, a book club, bingo nights, community parties/events, and deliver meals to homebound seniors. Villa Comunitaria, a Latinx led organization, which started as South Park Information and Resource Center in 2005, has operated from the building since 2013 and provides education and leadership development, assists residents with citizenship, civic and community engagement, and provides community support.

She said she and Mr. Howard concur with the staff that the South Park Fire Station no. 26 should be considered under designation standards C and D. It is one of only a few examples of early municipal investment in the South Park neighborhood after the town's annexation. Although it is no longer used as a fire station, its continued community use as the South Park Neighborhood Center reflects its significant role within the cultural, political, and economic heritage of South Park. It also continues to read as a fire station from a significant period of expansion for the Seattle Fire Department.

#### Owner Statement

Andrew Lu, Chief Operating Officer at the Finance and Administrative Services at the City of Seattle: Speaking as the owner of the South Park Neighborhood Center property, we have no objections to the landmark status that was proposed. We wanted to add that we as a city have spent a lot of time to coordinate a new long-term tenant for the South Park Neighborhood Center. One that would benefit the community well into the future. As a result, we would like the likely new tenant, Villa Comunitaria's, voice to be heard. I do know they have someone who submitted a letter on behalf of their interest. I wasn't sure if they wanted to speak as well, but wanted to make sure that their voice was heard.

Analia Bertoni, Executive Director of Villa Comunitaria: I was not ready to speak tonight... as we discuss with other tenants, we have mixed feelings about this nomination because this building over the years has changed for the purpose and uses for the community. As was mentioned before we are five different communities, serving youth, families, seniors and the purpose of the food bank that brings a lot of constraints to the building. We are happy to see a landmark building in our neighborhood, however where we are a little concerned about how this is going to impact the future of investment capital to maintain a landmark building. I think we need to explore a little more with other community members. I don't want to speak for everybody. I would like to see what other community members think about this. But in particular for the partnerships of finance that we have currently, we think that this will add a burden to our efforts to find money, and to make this building accommodating to the needs of the community. Thank you.

Ms. Johnson said the board appreciates any comment that comes in and she knows it's not necessarily easy to attend these meetings for everybody. If there are community members that are able to send in comments about their feelings that is very well received by the board and appreciated. It is not easy for everybody to make that effort, but I think we'd love to hear from the whole community.

Ms. Doherty said the letter of public comment that board members received yesterday represents many of the organizations that reside in the building.

Mr. Barnes asked if there have been renovations to the building.

Mr. Howard said the building is close to original condition but that in 1981 an addition was made to the south side. He said changes were mainly to interior and he noted that designation supports grants to provide funds to do work to building. He noted there has been no change to roof shape.

Ms. Wasserman asked for clarification on how to be clear about interior to be included.

Ms. Doherty said that the exterior wall of the historic 1920 building is included as part of the exterior of the historic building; as noted during public comment.

Mr. Coney appreciated the report and all the letters of support. He said he understood the tenant's apprehension about the burden of maintaining a landmark. He said the Secretary of Interior's Standards lays out that current use or condition not be contemplated. He said Seattle Schools, universities don't always get the necessary funds to do maintenance. He said the Ordinance is there to protect the building, so it doesn't get torn down. He supported nomination and said the building deserves landmark status.

Mr. Macleod said he understood the concerns about landmark designation but noted that designation would be a net benefit for the neighborhood. He said it opens up more opportunities for support in maintaining the building and addresses equity issues as well. He said South Park is underrepresented in landmarks.

Mr. Barnes noted support for nomination.

Mr. Rodezno supported nomination and noted the lack of landmarks in South Park. He noted it is an opportunity for organizations that work in the building to continue as stewards. Landmarking is a good opportunity for support.

Ms. Caton supported nomination of exterior only to help alleviate concerns and keep functionality for the organizations. She hopes organizations and city utilize opportunities for grants to help alleviate costs of maintenance.

Ms. Wasserman supported nomination based on the Staff Report to include exterior and site. She said she wanted to see improvements last a long time.



Mr. Norman said he understood the tenant's concerns. He noted the building's obvious historical significance. He hopes organization concerns can be addressed in the future.

Ms. Johnson supported nomination of exterior only. She said the building is not huge but is very nice and has been serving the community for as long as it has been here. She said the board wishes to work with any tenants to preserve the building and wants the building to be occupied and used. She said it is nice to increase the number of landmarks in the neighborhood.

Ms. McKinney concurred and said she supported the nomination.

Ms. Caton asked for clarification on how to identify site.

Ms. Doherty said the boundary is illustrated in the presentation; they will get into more detail during Controls and Incentives.

Ms. McKinney said the groups that are concerned about impacts of landmark designation may not historically have had resources. She noted opportunity for education about landmarks and what they do.

Ms. Doherty said she is happy to share grant opportunities with the owner and tenant organizations.

Action: I move that the Board approve the nomination of the former Fire Station 26 at 8201 10<sup>th</sup> Avenue S 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 1920 building which includes the portion of the exterior that faces inside of new addition; that the public meeting for Board consideration of designation be scheduled for April 6, 2021; that this action conforms to the known comprehensive and development plans of the City of Seattle.

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