



The City of Seattle

Landmarks Preservation Board

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LPB 460/22

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

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

Board Members Present

Dean Barnes

Roi Chang

Matt Inpanbutr

Ian Macleod

Lora-Ellen McKinney

Lawrence Norman

Marc Schmitt

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Taber Caton

Kristen Johnson

Padraic Slattery

Acting Vice Chair Ian Macleod called the meeting to order at 3:30 p.m.

ROLL CALL

110222.1 PUBLIC COMMENT

There was no public comment.

Agenda reordered.

110222.3 CONTROLS & INCENTIVES

110222.31 Elephant Car Wash Sign
2205 7th Avenue
Request for extension

Ms. Sodt explained the request for a three-month extension to the first meeting of February 2023. She said they are actively negotiating.

Mr. Macleod said it is reasonable.

Action: I move to defer consideration of Controls and Incentives of the Elephant Car Wash Sign, 2205 7th Avenue until first meeting in February 2023.

MM/SC/HW/DB 6:0:0 Motion carried.

110222.4 NOMINATION

110122.41 University of Washington Anderson Hall
3715 W Stevens Way NE

Mr. Inpanbutr recused himself and moved from the panel to the audience.

Ms. Chang disclosed she was working on another University of Washington project that was not Anderson Hall.

Spencer Howard and Katie Pratt, Northwest Vernacular prepared and presented the nomination report. Full report in DON file.

Mr. Howard said that Anderson Hall was built in 1925 for use by the School of Forestry. Due to the site slope, only two of the building's three stories are visible above grade on the front north façade. Photographs show views looking south along the east facade, looking east along the north facade, and looking northwest from the Bloedel Hall courtyard. He said the building originally had south entrances at the ground and first story levels connecting to an arcade providing access to the former log laboratory. The main north entrance features an enclosed porch clad with cast stone with the building name 'Alfred H. Anderson Hall" cast in raised letter, oak veneer doors, an artificial Caen stone finish at the lobby with niches on either side and a plaster ribbed vaulted ceiling and light fixtures with amber glass lenses. The east, southeast and southwest entrances were added as part of the 1968 renovation. He said the building was designed by Bebb and Gould in the Collegiate Gothic style.

Interior layout generally consists of a double-loaded east-west corridor within the main portion that connects to spaces at the cross-gable ends. Stairways at either end of the corridor provide vertical circulation. Perimeter spaces consist of offices

and classrooms. The second floor contains the two-story reading room and the lecture hall volumes.

The first floor is the main building floor. Originally the floor provided mostly classroom space with offices and a library. Office finishes consist of vinyl composition floor tiles and carpeting, painted gypsum board walls with rubber and painted wood bases, and acoustical tile drop ceilings. The corridor retains a terrazzo floor with a tile border and plaster and artificial Caen stone wall finishes. Photos were shown within Reading Room along the east side of the building and show the ceiling, wall, fireplace, carved detailing, and the balcony, steel trusses spanning the room are encased with stained wood. The fireplace has a cast stone mantel with a projecting copper heat shield. Added carpeting extends throughout the room. Pendant light fixtures were added in 1991. He provided photos from within Lecture Hall along the west side of the building. They show the artificial hammer beam roof, comprised of steel trusses enclosed with wood millwork. The ceiling between the trusses is finished with false beams enclosing steel framing. Pendant fixtures were installed in 1997. Wood slabs hung on the walls were added in 1957. The raised platform and angled wall were added in 1976. Added carpeting extends throughout the space.

Interior work has regularly upgraded interior finishes and systems to sustain ongoing educational use. Photographs show typical conditions at the second and ground floor corridors along with the added stairway and the east entrance.

Ms. Pratt said both the new and original university campuses are located within the ancestral land of the Duwamish Tribe. The Duwamish and other Native Coast Salish peoples of the Puget Sound region have lived in the area, including what is now the university campus, since time immemorial. A map from the book *Native Seattle* shows important sites within the area and village sites. One of the closest villages to the present-day university campus was located near University Village. The name of this village loosely translates to “Little Canoe Channel,” in the Lushootseed language. The area was a prairie, where roots were cultivated and gathered.

Ms. Pratt said the arrival of white Euro-Americans in the greater Puget Sound region in the early 1800s led to the colonization and settlement of the land where the university stands, profoundly changing the ways of life for the Duwamish and other Native peoples. At least one epidemic had swept through the area by the time George Vancouver sailed into the Salish Sea in 1792 – the first smallpox epidemic killed at least 30 percent of the Native population on the Northwest coast of North America. Waves of disease continued to sicken and weaken the area’s Native people well into the 19th century with five separate epidemics by 1850.

She said when the Denny Party arrived in Seattle in 1852, the Native American population in the area had already been significantly reduced due to disease. But negative impacts to the lifeways of local tribes only continued as more white Euro-Americans arrived and sought to settle and claim the lands of the Coast Salish. In addition to the Little Canoe Channel village, there were several thriving villages, marked by longhouses, within the present-day boundaries of Seattle.

Washington Territory was established in 1853 and Washington Territorial Governor Isaac I. Stevens held a series of treaty conferences with Native Americans living within the newly established territory in the 1850s. These conferences were to persuade them to give up their lands to the U.S. Government and move onto designated reservations. The Treaty of Point Elliott in 1855 was signed by representatives of the Duwamish, Suquamish, and Snohomish people and created the Tulalip, Port Madison, Swinomish, and Lummi reservations. The Duwamish did not receive their own reservation.

Ms. Pratt said the University of Washington began as Washington Territorial University in 1861 – just 6 years after the Treaty of Point Elliott. It was the first university in the territory and was originally located on a 10-acre parcel of land in present-day downtown but at the time was on the outskirts of the growing city. The university became the University of Washington in 1889 the same year Washington gained statehood. As the university grew, it also began to outgrow its original campus. A new site was found along Union Bay in 1891 – the site where the University exists today.

She said the plans were made to guide the layout of the new campus over the years, including A. H. Fuller’s Oval Plan in 1898 and the Olmsted’s plan for the Alaska-Yukon-Pacific Exposition in 1909. The construction of Anderson Hall ties in with the Regents Plan of 1915 in its use of Collegiate Gothic and its siting near the plan’s proposed Science Quadrangle. Local architect and founder of the university’s newly formed architecture department, Carl F. Gould, designed this new plan, which became the guiding document for the university for the next two decades.

Ms. Pratt said the Regents Plan followed a simplified version of the Beaux Arts design of the Olmsted’s plan. Collegiate Gothic was established as the predominant architectural style for new construction on campus, which persisted into the 1950s. The plan established groupings of buildings on campus: the liberal arts programs were on the Upper Campus, administrative and library facilities were on a quadrangle at the center of campus, and science programs went along Rainier Vista its related building, the Forest Products Laboratory, were positioned in the southern portion campus, adjacent to Rainier Vista. Construction of Anderson Hall – to be the new forestry building - was funded by a \$250,000 donation in 1923 to the university by Agnes Healy Anderson—widow of the late lumberman Alfred H. Anderson.

She said that Anderson, originally from Wisconsin, arrived in Washington in 1889 and worked as a logger in Mason County with S. G. Simpson. Anderson then formed the Peninsular Railroad Company and the Mason County Logging Company, expanding his influence and wealth in the region’s timber industry.

Ms. Pratt said he also served as a state legislator beginning in 1891, advocating for a larger University of Washington campus and its establishment at its current location. After he relocated his family from Shelton to Seattle in 1892, he continued to broaden his businesses interests to banks and breweries. When he died in 1914, his estate was valued at just over \$2 million. His wife, Agnes, became the sole owner

of their joint estate, the bulk of which consisted of timber company holdings, including the Simpson Logging Company, Phoenix Logging Company, and Mason County Logging Company. Given Anderson's ties to the timber industry and support of the UW, it was a natural choice for Agnes to want to memorialize her husband's legacy through a new forestry building for the university's new and growing program.

Ms. Pratt said the UW's School of Forestry was found in 1907 and highlighted in 1909 during the AYPE. In 1910, the College of Forestry was formed with Hugo Winkenwerder named as dean in 1912 – a position he held until 1945. When Agnes made her gift to the university, the College of Forestry had continued to grow since its founding. The Board of Regents accepted her gift and hired architects Bebb & Gould to design the new building. Construction began in May 1924.

She said the new building was sited between the Liberal Arts and Science quads. The construction contract for the building was \$235,000. An arcaded passageway connected the new building to the Bebb & Gould-designed Forest Products Laboratory (1921) to the south – that building was replaced by the 1963 Winkenwerder Forest Sciences Laboratory and 1971 Bloedel Hall. She said Anderson Hall was finished in the fall of 1925 with a dedication ceremony held on October 27, 1925. The grounds around Anderson Hall were developed later, between 1930–1932. The university's landscape architect, Butler Sturtevant, who held the position from 1931 to 1939, directed landscape efforts.

Ms. Pratt said the School of Forestry was established in 1907. However, courses in general forestry were first taught at the University of Washington in 1897. The school was among the earliest schools of forestry in the United States. Academic forestry programs emerged for several reasons, but most notably as a result of concerns regarding depletion of the country's forests and the rise of the conservation movement. The School of Forestry, highlighted during the 1909 Alaska-Yukon-Pacific Exposition, became the College of Forestry in 1910. Hugo Winkenwerder (1878-1947), a white forestry professor originally from Wisconsin, was appointed dean of the College of Forestry in 1912. He served in that position until his retirement in 1945. Winkenwerder also briefly served as acting President of the University between 1933 and 1934.

She said as a new academic program, both at the University of Washington and other universities in the nation, there were a variety of approaches to early forestry education. The Society of American Foresters, established in 1900, became a critical organization in establishing educational standards. Conferences in 1910 and 1920 set forth curricular standards with growing and cultivating trees with protection and utilization as the foundation for a general forestry education. Even in 1930, there remained debate over the meaning of forestry as it was still a new field of study. The college continued to grow over the next several decades, becoming the College of Forest Resources in 1967. Additional programs were added both on and off campus. Research funding increased during the 1980s and into the 2000s. And in 2009, the College of Forest Resources became the School of Forest Resources, a founding unit of the new College of the Environment.

Ms. Pratt said the architecture firm Bebb & Gould designed Anderson Hall. Carl F. Gould and Charles H. Bebb, both white men, established their firm in 1914. Bebb's involvement with the firm was limited following 1924 and the partnership dissolved upon Gould's death in 1939. She said the firm prepared a campus plan for the University of Washington, called the Regents Plan of 1915. This plan established the general aesthetic and Collegiate Gothic architectural style that dominated campus construction for the next 40 years. Bebb & Gould were responsible for the designs of 28 buildings on the University of Washington campus alone.

Butler Stevens Sturtevant, a white man, was born in Wisconsin. In 1918 he enrolled at what is now known as UCLA to study in the school's horticulture program. While there, he worked for local landscape. He graduated in 1921 and briefly worked with Theodore Payne, a California native plants specialist. He continued his education in 1922, enrolling in the Harvard University Graduate School of Landscape.

Ms. Pratt said he completed his courses, but not his thesis, and did not earn his degree. He moved back to California in 1924 and worked with a local firm. After several short-term positions at various offices around the country, Sturtevant moved to Seattle in 1928. He set up his own office and began to work with Bebb & Gould on the Normandy Park Subdivision Master Plan (1928–1929). Sturtevant also designed the Rose Garden at Butchart Gardens in Victoria, British Columbia (1928–1933), and a courtyard at the Seattle Children's Orthopedic Hospital. He then became the landscape architect for the University of Washington from 1931 to 1939. Following his work there, he became the campus landscape architect for Principia College in Illinois until 1969.

Anderson Hall was designed in the Collegiate Gothic style, the style recommended in Bebb & Gould's 1915 Regents Plan. Collegiate Gothic is the institutional / educational counterpart to the Tudor Revival architectural style used on residences. Common features of Collegiate Gothic buildings include masonry construction, stepped or crenelated parapet(s), gothic arched entrances, towers and bay windows, vast stone tracery, decorative panels and finials, and steeply pitched, varied rooflines. Anderson Hall features all of these elements. He provided a map of other buildings in this style on the campus.

Responding to clarifying questions, Julie Blakeslee from University of Washington explained the process will inform them as to the status of the building so they can plan and seek renovation funding. She said some windows on the south façade have been changed and those are listed in the nomination report. She noted installation of drop ceilings in some areas.

Ms. Doherty noted Ms. Chang's earlier disclosure about working as a subcontractor on a different UW project and asked if there was any objection to her participation.

Ms. Blakeslee said the owner has no objection. The Board members had no objection.

Dr. McKinney and Mr. Schmitt joined at 4:10pm.

Ms. Doherty explained the staff recommendation for designated features included a buffer around the sides, back, and front out to the street and inclusion of the building exterior, the study room and auditorium / lecture hall. She said she included vaulted arches that are still there in walk through on first floor. She referred to an illustration.

Ms. Wasserman supported nomination based on the Staff Report.

Mr. Barnes supported nomination based on the Staff Report and suggested including more and scaling back at designation.

Mr. Norman supported nomination based on the Staff Report and agreed with Mr. Barnes to nominate more and then scale back at designation. He noted the importance of Department of Forestry history as well.

Ms. Chang said she supported nomination based on the Staff Report and criteria C, D, and E. She would like to see other works by designer to get a comparison. She supported the 30' buffer.

Dr. McKinney and Mr. Schmitt abstained from discussion and voting as they arrived too late in the presentation.

Mr. Macleod supported nomination and said it is a fantastic building. He said it meets Criteria E and is an outstanding example compared to other works and landscape integrity. He supported the 30' buffer.

Action: I move that the Board approve the nomination of the University of Washington Anderson Hall at 3715 E Stevens Way NE for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include: a portion of the site as illustrated in the staff's site plan; the exterior of the building; and a portion of the interior including the First Floor main entrance and north/south hallway with vaulted ceilings, the east and west stairs from the Ground Floor up through the Third Floor, the Reading Room at the Second and Third Floors, and the Auditorium at the Second and Third Floors; that the public meeting for Board consideration of designation be scheduled for December 21, 2022; that this action conforms to the known comprehensive and development plans of the City of Seattle.

MM/SC/HW/DB 5:0:3 Motion carried. Dr. McKinney and Mr. Schmitt abstained. Mr. Inpanbutr had recused.

110222.2 CERTIFICATES OF APPROVAL

110222.21 University National Bank
4502 University Way NE

Retroactive proposal for installation of ATM and associated signage

Ms. Doherty explained that the building was nominated by an outside party while the building was in a rehabilitation process. She said the ownership didn't realize they needed approval for moving the ATM and installing new associated signage. She said they had already agreed with the bank to move the ATM when the building was designated.

Michael Oaksmith, Hunters Capital explained due to contractual negotiations the ATM work was required to be done within 90 days. The ATM and large signage had been on prominent corner location for 20 years and was relocated to a less prominent façade. He said the canopy over the ATM fell down and the inscribed terra cotta above the original door (later window) opening was revealed. He provided photo of the entry as it was originally and when it turned into storefront. He showed how the ATM was installed at the two northernmost columns without touching terracotta or columns. He said the relite remains intact and non-original hollow clay bricks were found below the relite.

Mr. Inpanbutr appreciated the historic fabric was preserved and a 4" buffer was left around it.

Ms. Wasserman said the ownership didn't have a choice contractually, and noted the benefit of moving the ATM off the prominent building corner. She appreciated that the old building lettering was revealed.

Mr. Schmitt said it is lovely to remove the ATM from the prominent corner and all the work is reversible.

Dr. McKinney said the project was thoughtfully done. She said the ATM is not part of the original history of the building.

Mr. Norman said it looks good and the prominent corner is restored which is an improvement.

Mr. Barnes said he was satisfied with the new location, and learned at the ARC meeting that security was also being addressed.

Ms. Chang said ARC reviewed the work which was well-received. She appreciated the building corner being revealed.

Mr. Inpanbutr said the project was thoughtfully considered.

Mr. Macleod appreciated the planning and said he didn't know the entry had been moved in the 1920s.

Action: I move that the Seattle Landmarks Preservation Board approve the retroactive application and issue a Certificate of Approval for the ATM and sign at

the University National Bank Building, 4502 University Way NE, as per the attached submittal.

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 126569.*
 - a. The installation alters a street level window bay near the northwest corner of the building; an area that has previously been altered.
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 building owner explained the need based on a contractual commitment that preceded the building's landmark nomination.
 - b. No alternatives were presented to the Landmarks Board. However, the location appears less impactful than the previous ATM installation at the southwest corner of the building.
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:

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.

MM/SC/LM/RC 7:0:0 Motion carried.

110222.5 BOARD BUSINESS