



The City of Seattle

Landmarks Preservation Board

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LPB 346/22

MINUTES

Landmarks Preservation Board Meeting

City Hall

Remote Meeting

Wednesday, September 7, 2022 - 3:30 p.m.

Board Members Present

Dean Barnes

Roi Chang

Matt Inpanbutr

Kristen Johnson

Ian Macleod

Lawrence Norman

Harriet Wasserman

Staff

Sarah Sodt

Erin Doherty

Melinda Bloom

Absent

Taber Caton

Lora-Ellen McKinney

Marc Schmitt

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

ROLL CALL

090722.1

PUBLIC COMMENT

Jeff Murdock, (letter in DON file) Historic Seattle cited the standards and the challenges of making an addition to a one-story landmark. The height of the proposed second-story edition is quite tall and in looking at the briefing package, the drawings, the sectional drawing shows, there's a really large amount of interstitial space between the Bressi Garage itself and the second-story edition.

He asked for clarification on why there's so much space there. It looks like it's maybe 8 to 12 feet between the garage roof and the second store addition and to see if that could be reduced. It is great to see that there's investment in a landmark and keeping it relevant; Historic Seattle really supports that, but we just hope that the overall addition can be reduced in height.

Leanne Olson, Queen Anne Historical Society was not opposed to the project and that she was happy to see adaptive reuse. *The audio transmission was difficult to hear.*

Ms. Doherty explained that Ms. Olson submitted a letter that went to board members today. She said it goes through all of her points about scale and the Secretary of Interior's standards that she's referencing.

090722.2

MEETING MINUTES

July 6, 2022

MM/SC/MI/IM

6:0:1 Minutes approved. Ms. Chang abstained.

090722.3

CERTIFICATES OF APPROVAL

Agenda reordered.

090722.32

West Seattle High School

4075 SW Stevens Street

Proposed vehicle gate

Noah Greenburg, Seattle Public Schools proposed installation of a gate to enclose the parking lot and prevent unwanted vehicle activity at night. Using aerial photo he oriented the board to the site and indicated where the new gate would go and where another gate of this type already exists on the property.

Ms. Johnson said public comment in support of the gate was received. She said it is reasonable and would prevent a nuisance.

Mr. Macleod appreciated the replication of another gate already on site.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for a vehicle gate at West Seattle High School, 4075 SW Stevens 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 the Report on Designation, LPB 185/81.*
 - a. The proposed gate at the west side of the property will not visually obscure designated features of the building or 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. The design of the gate is intended to match another existing gate for compatibility.
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.

MM/SC/DB/LN 6:0:1 Motion carried. Mr. Inpanbutr recused himself.

090722.33

The Center for Wooden Boats
1010 Valley Street
Proposed re-roofing project

Rob Corser proposed replacement of cedar shake shingles on the boat house and boat shop with metal roofing. He said the cedar shake has not worn well and is failing. He said Dick Wagner's early drawings showed metal roofing on both buildings. Mr. Corser said he did a survey of common roofing for maritime structures from lighthouses to floating homes and sheds and found that metal was used for its longevity, low maintenance, fire resistance as well as its durability and sustainability. He noted a recent boat fire that was set by a vandal. He said the gray metal sample looked best to them.

Mr. Norman asked about metal roof lifespan.

Mr. Corser said wood is 10 years which is less than the 30-35 years proposed for a metal roof.

Ms. Chang asked if asphalt composite was considered.

Mr. Corser said they looked at environmental considerations and noted the tendency to build up moss and shed stuff into the water and decided not to use it. He said there is also the issue of weight and the need to maintain viability of floating buildings, so weight is reduced wherever possible. He said metal is the lightest of cedar shingles, asphalt, and metal.

Mr. Inpanbutr asked if there would be gutters.

Mr. Corser said currently there are no gutters, but they do want to include gutters on certain edges to channel water away. He said it would be a minimally visible downspout, but they are still exploring.

Ms. Doherty said there are no details on gutters or downspouts but that she would work with them administratively.

Ms. Johnson said it seems reasonable and practical. She said there are other metal roofs around Center for Wooden Boats and metal is practical and durable. She said it makes sense over water.

Mr. Inpanbutr said it is reasonable and noted the weight consideration.

Mr. Macleod said it is a shame to lose the cedar shake but it makes complete sense for practical considerations and safety. He noted there have been a large number of boat fires this year.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for roof alterations on the Boat Shop and Boat House at The Center for Wooden Boats, 1010 Valley 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 126575.*
 - a. The change in roofing material alters the appearance of the buildings, but the architectural character and material is compatible with the marine environment.
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 applicant demonstrated the need for a material change based on environmental factors, safety concerns, and the practical considerations for floating buildings.

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.

MM/SC/IM/HW 7:0:0 Motion carried.

090722.34 Log House Museum
 3003 61st Avenue SW
 Proposed re-roofing project

John Sweetland proposed replacing cedar shake roof with same asphalt composite that was installed on the landmarked Fir Lodge down the street. He said the museum structure was originally the carriage house for the Fir Lodge before it was moved to its present location. He said they want to match the color and style of the Fir Lodge roofing.

Ms. Johnson said it seems reasonable and there is a related example nearby. The color match makes sense.

Ms. Wasserman said it is sad to lose the cedar but the replacement choice makes sense.

Mr. Barnes concurred.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for roof alterations at the Log House Museum, 3003 61st Avenue SW, 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 125643.*
 - a. The change in roofing material alters the appearance but it will match the roof of its historic companion building, the landmarked the Fir Lodge / Alki Homestead (as approved by the Board in 2017).

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 applicant demonstrated the need for a material change based on safety and maintenance concerns for the historic log structure.
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.

MM/SC/DB/IM 7:0:0 Motion carried.

090722.31

Villa Costella
 348 W Olympic Way
 Proposed removal of one tree

Ms. Doherty explained the proposal to remove one palm tree that was not part of original landscape. The tree is too close to the face of the building and is causing water intrusion at the foundation resulting in mold issues. She said in order to dig down to the foundation and repair the membrane the root base of the tree will have to be cut apart and won’t survive. She said similar tree removals have been done at the Sand Point Naval Air Station Landmark District and at Seattle Public School buildings. She said the ownership will come back and review proposed new tree with Ms. Doherty.

Mr. Macleod said it is necessary.

Mr. Barnes concurred.

Action: I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the removal and replacement of one tree at Villa Costella, 348 W Olympic Way, 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 123847.*
 - a. The site should not be adversely impacted by the loss and replacement of the tree.
 - b. The applicant has demonstrated the need for removal to properly access and repair the building foundation.
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 tree.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. The replacement tree species and location shall be reviewed and approved by the Landmarks Board coordinator prior to planting.

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

Ms. Wasserman’s response could not be heard. Ms. Doherty clarified that the current Board has 10 appointed members and quorum is 6, confirming that the vote is still valid with six people present and voting.

090722.4 BRIEFING

090722.41 Bressi Garage
 226 1st Avenue N
 Briefing on proposed exterior alterations and building addition

Andrew Kesel, Generator Studio provided context of the building.

Ron Wright, architect said the building is the only one left on the block which reflects the historic, pre-World’s Fair Lower Queen Anne neighborhood character. He said the 1923 building has seen two major renovations one in 1973 when it was remodeled to accommodate Pottery Northwest; and in 1986 when the north portion was remodeled to be used as a gardener’s facility with roll up door, hanging planters, large opening at back, and internal support columns added to support the roof, and trusses were wrapped in sheet metal. As part of the Climate Pledge Arena (CPA) renovation Bressi Garage and surrounding parcel were acquired to build the entry to CPA’s loading dock tunnel which passes below the southeast portion of the Bressi building then moves north under Thomas Street to the arena.

This building is going to be renovated to better suit its new context in a vibrant, growing urban center and designated arts and cultural district. Adjacent to a celebrated sports and entertainment venue and a gateway point from Uptown into

the Seattle Center campus. This update will make the building lively and inviting, so many people can enjoy it. Although the zoning would allow for expansion up to 85' above the Average Grade Level, the project proposes the addition of a single story above the historic wood trusses and structural deck. The primary level 2 enclosure is proposed to maintain an approximate 38.5' setback along the west and a 43.75' setback along the north, with an occupiable roof deck extending along the north end of the new level 2. The reasons for this massing strategy are many: 1) to maintain the historic character of the pedestrian experience along 1st Ave. N and Thomas St, 2) to prioritize the celebration and maintenance of the historic structure, 3) to align with the vertical datum and average heights of the surrounding structures, and 4) to preserve the existing view corridor west along Thomas St. The project proposes limited intervention at the existing historic facades, maintaining historic entry locations along 1st Ave. N and replacing existing non-historic infills along Thomas St. and the east alley to enhance pedestrian access. The proposed second level enclosure will rest above the historic roof structure, with new structure used to support the buckling existing historic wood trusses.

Mr. Kesel went through the existing site plan and pointed out how the tunnel entry would be accessed to provide entry to garage. He proposed to revive the building and make it an extension of the CPA atmosphere as a food and beverage and entertainment venue. He said first level will have landscaping done as part of CPA; trees will be retained and greenery will be added. The northeast person door will be replaced with a double door storefront; north façade overhead door will be replaced with double door and storefront; west side existing storefront will move to sidewalk edges. He said they will remove CMU infill to create another entry with storefront and add an overhead door.

He said the massing of the second floor is proposed in the southeast corner to meet development set back requirements, and to allow the landmarked Bressi Garage to maintain the historic street and pedestrian experience. By placing the enclosed portion of the building this way, it also allows the second-floor exterior patio to take advantage of the views to CPA, the Space Needle, and Elliott Bay. It will allow Bressi Garage to maintain its singular identity while the proposed glazed entrances blur the line between indoor and outdoor. The second-floor enclosure is also pulled away from Lenny Wilkens Way to not encroach on the legacy trees.

Mr. Kesel said the second floor looks tall and showed visibility from the alley. He said flashing would be removed from south façade when exterior structure is cleaned up and double doors with ramps will be added. He said the roof will be infilled to return to original form and the concealed trusses will be exposed.

Mr. Barnes noted public commenter concern with height of addition. He said it seems high and he asked the rationale for the height.

Mr. Kesel said the beam is deep because the tunnel runs underneath and they can't add load to the tunnel; they spanned 70'.

Ms. Doherty said the trusses and wood decking are designated and asked for clarification on what that means related to the tunnel.

Mr. Kesel noted the tunnel entry on the site plan and said the tunnel runs underneath to CPA.

Mr. Wright said the tunnel was moved to the other side of the Bressi Building.

Mr. Kesel said it is 40-50' below building so they couldn't put in columns, they had to span the tunnel; that is why it is so tall. He said the interior will be wide open with roof and trusses visible.

Mr. Norman asked if there will be roof access.

Mr. Kesel said no, there will be equipment there.

Mr. Inpanbutr said it needs to span the beams to avoid loading issues with tunnel and said it could be cut back so it doesn't need to be so tall.

Ms. Chang asked what is covered in designation.

Ms. Doherty said the building footprint (no site), timber trusses and decking at the building interior. She said the property lines are confusing and have been evolving over time. She said south of Bressi is not part of designated site. The team is making new lot boundaries. She said there is no land or landscape associated with designation.

Ms. Chang wanted to see current view of trusses and asked if the roof repair would include strengthening of truss. She said the surrounding construction is complete and she noted this is a unique building. She said having an overall site view would be helpful. She asked what is happening on the north side.

Mr. Kesel said it starts at grade and slopes up closer to CPA.

Mr. Wright said it will be a park like environment before it gets to the ticket booth.

Ms. Change appreciated the addition and said the setback is appropriate. She said the ground level will draw attention.

Ms. Johnson noted the height of the addition and the constraint of designated roof structure. She said the south section is lower and asked if they considered putting the addition on the south side.

Mr. Kesel said they did look at it, but if they did it there they still have to get people up there and it would involve ramps and stairs which would eat up a lot of space and would be a hardship to the project.

Mr. Wright said it pushes that addition closer to the historic façade.

Jessie Clawson, McCullough Hill said Design Review Board recommended mural signage.

Mr. Barnes said he is nervous about second story addition but based on presentation, he feels more comfortable. He preferred to keep Bressi Garage mural there to keep landmark present.

Mr. Kesel said they want to let the original façade shine.

Mr. Macleod said the materiality so far is nice and it would be nice to see it more fleshed out. He was happy to see the north façade. He said the second story is still a bit challenging to wrap his head around because it seems a bit much. He said if this were not a designated building it would be hard to read the separation beyond the color change.

Mr. Inpanbutr said Preservation Brief 14 was reviewed and he noted the clear, distinguishing materials. He said the addition looks like an addition crashing down on original building. He wondered if they would make the patio seem floating and if that could be explored further. He said the new addition is dominating the original structure.

Mr. Kesel suggested perhaps a banding to create separation.

Ms. Johnson said the elevation is more frightening than the street rendering. She understands the change of grade. The south view seems large. The north side floating patio is a separation. She would like to see ideas to help mitigate size of the addition. She said she likes seeing the pottery work going on inside.

Mr. Wright said they can update renderings to show the real existing conditions.

Ms. Doherty said it is helpful to start showing photos of samples of finishes for addition and photographed onsite with the existing brick for context. She said it is hard to truly render color.

Mr. Norman said the south side feels heavy. He said the rendering shows 500' view of space. What the adjacent property actually sees is a shorter building with a skyscraper popping out. But he likes it.

Mr. Macleod said he agrees with Ms. Johnson about nod to Pottery Northwest history there. He said he likes the signage in concept and suggested some transparency on that side. The dark color palette may add to the top-heavy look. Seeing examples/options would be nice.

Ms. Johnson noted the Old Spaghetti Factory building with its distinct parapet and the massing shown with roof deck with railing.

Ms. Doherty asked if the south wall of Bressi is not showing openings due to program.

Mr. Kesel said there are restrooms and a kitchen there, but they could explore that more.

Ms. Johnson said there is general support; board would like to see material representation to reduce apparent size.

Ms. Clawson said they will send notes to planner and will come back to ARC addressing concerns and suggestions.

Ms. Doherty said she would be available if design team wanted to meet with her to recap and talk about all the feedback related to the next round. She said to provide sections, tunnel, current street views plus more context photos to make it feel more realistic.

090722.5

BOARD BUSINESS