

Advocacy Update
October 24, 2008

Previous issues of the Advocacy Update available at: <http://historicseattle.org/inthenews.aspx>

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Openings on Seattle's Design Review Boards

The City of Seattle is looking for qualified candidates to fill upcoming openings on the Design Review Board, and having more preservationists on these boards will help to protect community character. The positions will be available in April 2009 when retiring board members' terms expire. The deadline for applications is December 10, 2008. Applications may be downloaded from www.seattle.gov/designreview or requested from tom.iurino@seattle.gov. Applications will be accepted for the following ten positions on the city's seven design review boards:

Northeast Design Review Board
-- community representative
-- local business representative

Northwest Design Review Board
-- no openings

Queen Anne/Magnolia Design Review Board
-- design professional representative
-- local residential representative

Southeast Design Review Board
-- no openings

Southwest Design Review Board
-- design professional representative
-- local residential representative

Downtown Design Review Board
-- development representative
-- local residential representative

Capitol Hill Design Review Board
-- community at-large representative
-- development representative

Board members are appointed by the mayor and City Council and serve two-year terms which may be renewed once. Applicants should have:

- knowledge of, or interest in, architecture, urban design and the development process;
- the ability to evaluate projects based on the city's design guidelines;
- the ability to listen and communicate effectively at public meetings;
- a passion for design and community development; and
- the ability to work well with others under pressure. Prior experience with community or neighborhood groups is a plus.

Board members must live in the city. They should expect to work 12-14 hours a month attending and preparing for board meetings, which are held twice a month, in the evenings. The Design Review Program was established in 1994 to provide an alternative to prescriptive zoning requirements and foster new development that better responds to the character of its surroundings. Boards evaluate the design of development projects based on citywide and neighborhood-specific design guidelines. The boards review mixed-use developments, multifamily housing, and commercial projects above a certain threshold. Learn more at www.seattle.gov/designreview

Holiday gifts: preservation books

Title: *Seattle Architecture: A Walking Guide to Downtown*
Maureen R. Elenga, University of Washington Press, 2008

Opens with a historical overview and timeline featuring the people and events that have shaped the Seattle that we know today. The guidebook is divided into nine tours beginning where Seattle did, at Pioneer Square, and ending at Seattle Center, the location of the futuristic-themed 1962 Century 21 World's Fair. The front flap folds out, providing a map of the areas covered in the book. Each tour is accompanied by an introduction and area map with points of interest identified by numbers that correspond to individual entries. Architect names and dates of completion are provided at the beginning of each entry, and an icon indicates when a building is on a local or national landmarks register.

Title: *A Richer Heritage: Historic Preservation in the Twenty-First Century*
Robert E. Stipe, University of North Carolina Press, 2003

In this "best practices" volume for students, professionals, and policy makers, 15 essays by leading scholars and professionals explore the history of the preservation movement in the US, the current range of philosophies and strategies employed by professionals in the field, and recommendations for appropriate preservation strategies, both public and private.

Title: *Preserving Cultural Landscapes in America*

Arnold N. Analen, Robert Melnick, Delores Hayden, Johns Hopkins University Press, 2000

Interest in the cultural landscape expanded appreciably over the past two decades of the twentieth century, but to date few books have directly addressed the broad range of issues associated with the preservation of such landscapes. This book, edited by two individuals (each of whom also authored chapters as well as the lengthy introduction) with long experience in landscape architecture, explores a broad range of theoretical and practical issues that are pertinent to the preservation of the American cultural landscape.

Title: *Historic Preservation: Project Planning & Estimating*

Swanke Hayden Connell Architects, Robert s Means Company, 2001

An essential reference for architects, contractors, owners, facility managers, developers, city planners--anyone involved in preserving or rehabilitating historic structures. This unique publication combines expert construction cost estimating with project planning and management guidance from some of the best known authorities in historic preservation. Sets forth the special requirements of historic building projects--and shows how to estimate and control their costs. The authors explain: How to determine whether a structure qualifies as historic; How to evaluate and repair more than 75 historic building materials; Where to obtain funding and other assistance; How to properly research, document, and manage the project to meet code, agency, and other special

requirements; How to approach the upgrade of major building systems, including structural, mechanical/electrical, elevators, security systems, and more. With guidance on creating detailed estimates for the work, selecting qualified contractors, and budgeting for future maintenance once the project is complete. Includes over 300 photos and illustrations, current case studies, and sample estimates

Title: *Keeping Time: The History and Theory of Preservation in America*

Murtagh, William J. 3d ed., John Wiley & Sons, 2006

This one-volume introduction to the history and philosophy of preservation in America moves from the private sector's early concern for saving patriotic sites to extensive governmental activity and the legal and economic dimensions of a growth industry. Broad-ranging chapters treat terminology, outdoor museums, historic districts, adaptive use, landscape preservation, and case studies for successful programs; appendixes include selections of important federal legislation and the Secretary of the Interior's Standards for Rehabilitation. A recommended short history particularly useful for introductory courses and for laypersons concerned with preservation issues in their communities.

Title: *Dark Age Ahead*

Jacobs, Jane, Vintage Books-Random House, 2006.

Jacobs sees "ominous signs of decay" in five "pillars" of our culture: family, community, higher education, science and "self policing by the learned professions." Each is given a detailed treatment, with sympathetic but hard-headed real-world assessments that are often surprising and always provocative and well-expressed. Her chapter on the decline of the nuclear family completely avoids the moral hand-wringing of the kindergarten Cassandras to place the blame on an economy that has made the affordable home either an unattainable dream or a crippling debt. Her discussion of the havoc wrought by the lack of accountability seems ripped from any number of headlines, but her analysis of the larger effects sets it apart. A lifetime of unwasted experience in a number of fields has gone into this short but pungent book, and to ignore its sober warnings would be foolish indeed.

Title: *The Grammar of Architecture*

Cole, Emily. Bulfinch Press, 2002.

Do you know a Doric column when you see one? Perhaps. But what about an entablature, a pylon, or a pagoda? The Grammar of Architecture uses beautifully engraved plates from the great works of architectural history to illustrate a show-and-tell journey around the architecture of civilizations east and west, from Ancient Egypt to the Industrial Revolution. Extended captions and annotations supply the reader with a complete naming of parts and an explanation of how architects have planned and made the buildings of the past, from Amhotep to the Palladio, and Vitruvius to Wren.

Title: *Recording Historic Structures, 2nd ed.*

John A. Burns, ed. (Hoboken, N.J.: John Wiley & Sons, 2003)

More than 70 new illustrations enhance this edition, and four new case studies reflect the growing interest in vernacular architecture, historic bridges, and historic landscapes, and the stewardship of memorials and monuments in the National Parks. This edition includes the use of digital technologies in recording historic structures and sites, and making the documentation accessible to the public. Computer-aided drafting, digital convergent photogrammetry, laser scanning, digital photography, and Internet research and access are all discussed. The most visible effect of these technologies on HABS, HAER, and HALS is evident in the Library of Congress' "Built in America" Web site, which makes digital copies of the drawings, photographs, and histories in the programs' collections readily accessible to anyone with Internet access. The quality of the illustrations in the second edition is greatly improved over the first edition due to the availability of uncompressed TIFF scans from the "Built in America" Web site. The Secretary of the Interior's Guidelines for Architectural and Engineering Documentation, which have been revised to include the Historic American Landscapes Survey program, E-size drawings, large-format color transparencies, and to drop Level IV documentation, are included in an appendix. Paralleling the elimination of Level IV documentation, the inventory chapter from the first edition was not included in the second edition.

Title: *The Economics of Historic Preservation: A Community Leader's Guide, 2005 edition*

Donovan Rypkema

In this eagerly awaited 2005 edition, Rypkema—real estate consultant and nationally known speaker and writer—makes his case for the economic benefits of historic preservation with 100 “arguments,” each backed up by research data; anecdotal evidence; or quotes from a publication, speech, or other source. Since it was first published in 1994, the book has become an essential reference for any preservationist faced with convincing government officials, developers, property owners, business and community leaders, or his or her own neighbors that preservation strategies can make good economic sense. This new edition gives the arguments even more clout by adding new information and insights gained in the last decade.

Title: *Paint in America: The Colors of Historic Buildings*

Roger W. Moss Editor, Preservation Press, 1994

The definitive volume on how paint has been used in the U.S. in the last 250 years. Eminent contributors cover the history of this medium in American buildings from the 17th century to the end of the 19th century. Contains a survey of practices and materials in England, cutting-edge techniques used by today's researchers in examining historic paints, fascinating case studies and an important chart of early American paint colors. Explains how to identify pigments and media, how to prepare surfaces for application and apply paint. Includes the chemical properties of paint with a table of paint components, plus a glossary and bibliography.

Title: *The Arts and Crafts Movement in the Pacific Northwest*

Lawrence Kreisman and Glenn Mason, Timber Press, 2007

This magnificent compendium is the first comprehensive exploration of the Arts and Crafts legacy in the Pacific Northwest. It traces the movement from its 19th-century English beginnings to its flowering in Washington and Oregon through the 1920s and beyond, weaving into a tale of idealism and devotion everything from iconic masterpieces to recent discoveries. Beautifully illustrated with nearly 400 photographs and period graphics, including rare images published here for the first time, this groundbreaking volume is an authoritative reference, a provocative story, and an irresistible treasure trove for Arts and Crafts collectors and enthusiasts everywhere.

Title: *Cultural Landscapes: Balancing Nature and Heritage in Preservation Practice*

Richard Longstreth ed. University of Minnesota Press 2008

Eleven essays that take a case study approach to preservation environments including urban expressways, summer youth camps, Asian neighborhoods, vernacular landscapes rural preservation (Ebey's Landing), etc.

City Neighborhood Council Annual Summit

The City Neighborhood Council (CNC) is a citizen-led advisory group, comprised of elected members from each of the City's 13 Districts, organized under the authority of Seattle City Council Resolution 27709 in October, 1987. Subsequent resolutions have refined or altered this initial resolution. They are Resolutions 28115 December, 1989; Resolution 28948 in July, 1994; and Resolution 29015 October, 1994. The CNC's purpose is to provide city-wide coordination for the Neighborhood Matching Fund, Neighborhood Budget Prioritization, and Neighborhood Planning programs. The CNC also provides a forum for a discussion of common neighborhood issues and is available for advice on policies necessary for the effective and equitable implementation of the Neighborhood Planning and Assistance Program. Its monthly meetings are open to the public.

All are welcome to the annual CNC Summit Tuesday, October 28 at City Hall, 601 Fifth Avenue. The doors open at 5:15 p.m., formal program is 6-9 p.m. Express your ideas and meet with others who care about Seattle and its neighborhoods. Light supper available throughout. The event begins at 5:15 p.m. with informal networking with other volunteers and with City officials, and the program begins at 6. First on the agenda is a keynote address by the Mayor. Then your choice from fourteen focus groups, repeated twice. The summit ends with a City Council panel interacting with issues and questions from the focus groups.

Can't come? Send your ideas or questions to the City Neighborhood Council, c/o Department of Neighborhoods, P.O. Box 94649, Seattle 98124-4649 or cleman@oo.net (206) 322-5463. Free parking, for this event only, is available after 5:00 p.m. in the commuter lot under I-5 just north of Cherry Street (must enter

southbound on 6th Avenue--left turn just before Cherry). Below is the program:

5:15 Informal networking with other volunteers and with City officials
6:00 Welcome and introductions
6:10 Keynote by Mayor
6:30 First breakout session (see list of focus groups)
7:15 Second breakout session (same focus group topics repeated)
8:00 City Councilmember panel responds to issues and questions from the focus groups
9:00 Adjourn

The topics of the focus groups are as follows:

- (1) Advocacy, community-building, communications, and inclusiveness
- (2) Open, participatory, and ethical government
- (3) Safety from fire, crime, and disaster
- (4) Neighborhood economic development
- (5) Neighborhood-friendly utilities
- (6) Parks, trees, and community centers
- (7) Human, health and housing services
- (8) Zoning, land use, design, and planning
- (9) Youth and schools
- (10) Libraries, the arts, cultural heritage, and historic preservation
- (11) Roads, crossings, and sidewalks
- (12) Transit and bicycling
- (13) Pollution, noise, and public health
- (14) Anything missing? This group's for topics not covered above

Crosscut online magazine

October 19, 2008

A successful nuclear reaction!

By Knute Berger

More Hall Annex, otherwise known as the Nuclear Reactor Building at the University of Washington, has reached a critical phase in its history. The UW had wanted to tear the building down last summer but was stymied by the efforts of students and preservationists, led by UW grad student Abby Martin, who mounted an effort to get the structure listed on the National Register of Historic Places. That effort got a major boost on Friday, Oct. 17, when the Governor's Advisory Council on Historic Preservation, meeting in Kirkland, approved the building for the state's own heritage register and agreed that it met at least two criteria for listing on the National Register, administered by the National Park Service. The state Department of Archaeology and Historic Preservation will now pass the Nuke Building's nomination on for review. A decision could take between 45 and 60 days.

UW vigorously opposed the nomination saying that its advocates had failed to make the case that the building was "exceptionally significant," a requirement for structures younger than 50 years old. The Nuke Building was built in 1961 to house a "teaching reactor" to train young nuclear engineers. The UW argued that the building was one of many (76) teaching reactors built in the United States and that its Brutalist concrete architectural style was not particularly remarkable. The university also argued that the building's lead designer, noted Northwest architect Wendell Lovett, was no "Frank Lloyd Wright or Frederick Law Olmstead [sic]," meaning not of sufficient national stature to warrant waiving the 50-year rule.

According to the state's chief preservation officer, Allyson Brooks, it is extremely rare for building owners to contest nominations before the advisory board. Virtually all owners seek the nominations, which are largely honorary. So there was an awkward moment when, after the board voted to list the Nuke Building on the Washington Heritage Register, a certificate had to be presented to the UW's representative, who was there to

shoot down any listing. The UW's Theresa Doherty, assistant vice president for regional affairs, accepted it with good grace, if not enthusiasm. The building's nomination for state and national historic status received strong support from the board, which approved it unanimously, the staff of the state preservation office, and representatives preservation groups Historic Seattle, Washington Trust for Historic Preservation, and Docomomo-WeWA. Both of the last two groups had listed the Nuke Building as one of the state's most "endangered" historic properties.

From the standpoint of the state's preservation community, there is no dispute that the building is worthy of National Register listing. That repudiates the UW's arguments and its own, internal review process. The UW said that it is proud of its stewardship of numerous historic buildings on campus. While some preservationists agree, they also think the UW is too insular. They are exempt, for example, from the city of Seattle's historic landmark process. There are internal plans and pressures to expand campus facilities and academic turf wars. The UW clearly does not like being second-guessed and looks askance at having outsiders affix a historic plaque to their ivory tower, even if it is a publicly owned one.

The impetus for the nomination came from a grassroots group of student volunteers, Friends of the Reactor Building, who researched the building and made a case for its unique attributes, which are deeply rooted in the history of the Cold War and modernism in the Pacific Northwest. Lovett, a Seattle native, is a highly regarded Northwest modern architect, was part of a unique team of star UW architects and artists who created the building. It was built in direct response to the emphasis on bold new science initiatives after Sputnik, and the design attempted to suit the dangerous work conducted inside the building while at the same time highlighting public access to nuclear science. "It was thought to be the centerpiece for the engineering school" when it was built, architect Lovett says. Lovett sought to balance its showcase status with what was going on inside the structure. "My thought was, this is a working building, not something you got dressed up for, science and technology. There was room on campus for a down and dirty building. It's a tough building, it had to be dealing with a new form of energy. If you didn't do it right, you could kill people."

Lovett says that even at the time it was built, it was controversial. He wasn't sure the UW president would approve a bare, exposed-concrete modern structure on a campus still in love with old fashioned brick. And Lovett himself was not particularly enamored of the Brutalist architects he had met in Europe. His ambivalence is captured in the beautiful scale and almost tea-house feel of the building's exposed and windowed upper level on prime UW view property. One student testifying on its behalf said it was "Brutalism on a human scale." Another fan of the building described it as "small, beautifully sited, almost like a temple in a strange way." Its purpose was, in part, to help demystify the priests of atomic energy.

Abby Martin said she "couldn't believe it" when the board put the seal of approval on her nomination. The UW's Doherty said, "We respectfully disagree with the council." When asked if the council's decisions would change the university's course of action on the building — including reconsidering plans to demolish it — she said "everything is on the table." The UW is going through a new environmental review of the process that will look at various options for the building and the site. They are taking public comments through Nov. 3. Doherty says she thinks the process should be concluded by March.

A National Register listing would be quite a coup for the building, but it wouldn't guarantee that it would be saved. However, it would put the university in the awkward position of proposing to destroy a historically significant building, no less one with deep and important associations with the university's own talent pool (architects like Lovett, Gene Zema, and Daniel Streissguth) and its own record of public education and commitment to research and science. And clearly, bulldozing it would offer ammunition to those who think the UW is out of step with opinion on preservation issues related to the modern movement, again an area where the UW itself has been so influential. The UW's claims of being a committed steward of such legacies could be called into question, whether the university likes it or not.

Lovett says he's pleased the Nuke Building is being recognized. He said it has always been a kind of campus "oddball" and long "an annoying little pimple" to the university. But from the standpoint of historic preservationists and architectural historians, it's no blemish.

Daily Journal of Commerce
October 21, 2008
A New Place On Melrose

Developers Scott Shapiro and Liz Dunn will turn two adjacent buildings in the Pike-Pine area of Capitol Hill into restaurant and retail space. Developers Scott Shapiro and Liz Dunn plan to start in January revamping two adjacent historic automotive buildings in the Pike-Pine area of Capitol Hill into restaurant and retail space. Instead of tearing down the buildings at 1515 and 1531 Melrose Ave. and developing another condo project, Shapiro said he and Dunn decided to keep the nearly century-old structures and renovate them to today's standards. "You can't make these historic spaces again," Shapiro said. "It's nice to have old-style retail, restaurant (spaces) in your neighborhood."

The project is in a triangular area between Pike and Pine streets. It is comprised of the two adjacent buildings with about 22,000 square feet. That area will be divided into spaces ranging from 191 square feet to 6,468 square feet. Dating from the early part of the 20th century, the buildings contain exposed brick walls, Douglas fir beams, and ceiling heights that in some spaces exceed 22 feet, the developers said in a news release.



Over the last couple of years Dunn of Dunn & Hobbes and Shapiro of Eagle Rock Ventures have completed similar redevelopments on 12th Avenue near Madison Street, they said. Dunn's project is the Piston & Ring Building at 1429 12th Ave., home of Osteria La Spiga, Cafe Stellina, and Izilla Toys. Shapiro's project is at 1117 12th Ave., home of Cafe Presse and Stumptown Coffee Roasters.

The newest redevelopment work will include adding structural support to the Melrose Avenue buildings to meet current seismic code, replacing the roof and most of the windows with historically accurate replicas that meet the energy code, upgrading the utilities, and sandblasting the interior to expose the concrete, bricks, and wood. In addition to Dunn & Hobbes LLC and Eagle Rock Ventures LLC, the development team includes Graham Baba Architects, M.A. Wright LLC for structural engineering, and MRJ Constructors as the general contractor.

Get involved in Tacoma's architectural heritage—volunteer for commission

The Tacoma City Council is inviting qualified individuals to apply for a position on the Landmarks Preservation Commission. Prospective applicants should have a basic familiarity with historic preservation issues and a demonstrated interest. The Landmarks Commission is currently seeking applications for the following positions:

Architect (1 position): Open to individuals who currently are, or have been professionally registered architects.

At Large (1 position): Open to Tacoma residents with a demonstrated interest in historic preservation issues.

North Slope Historic District Ex-Officio (1 position): Open to business or property owners within the North Slope Historic Special Review District.

Union Depot/Warehouse Historic District Ex-Officio (1 position): Open to business or property owners within the Union Depot/Warehouse Historic Special Review District.

Old City Hall Historic District Ex-Officio (1 position): Open to business or property owners within the Old City Hall Historic Special Review District.

The Landmarks Preservation Commission oversees the establishment and regulation of landmarks, landmark sites and historic districts. Commission meetings are held at 5 p.m. on the second and fourth Wednesdays of the month. The Commission is comprised of 11 citizen volunteers who serve three-year terms. Ex-Officio positions

are not voting and are appointed to four-year terms. Members are recommended for appointment by the Council Appointments Committee and confirmed by the City Council. For more information, visit www.tacomaculture.org.

To apply, contact Cindy Leingang, Mayor's Office, (253) 594-7848, or visit www.cityoftacoma.org/cbcapplication. To ensure consideration, applications are due no later than Oct. 31, 2008. For more information about the openings, contact: Reuben McKnight, Community and Economic Development, reuben.mcknight@cityoftacoma.org, (253) 591-5220

State Administrative Code update

The state Community, Trade, and Economic Development Department (CTED) division of Growth Management Services is currently updating Chapter 365-195 of the state's Growth Management Act (GMA) which determines procedural criteria for adopting comprehensive plans and development regulations of the Washington Administrative Code (WAC). CTED will host the next set of workshops on the WAC update project in November. This is part of our effort to review and update the administrative guidelines governing the GMA. Among its fourteen planning goals, the GMA includes: "Identify and encourage the preservation of lands, sites, and structures that have historical, cultural, and archaeological significance."

These are preliminary draft workshops. We will use your input from these forums to craft the draft rules that will be part of a formal rule making process. We will be hosting two-hour workshops throughout the state to review the preliminary drafts we have released. We will review the preliminary draft rules and take questions and comments from attendees. Please come hear what we are proposing and give us your thoughts on the proposals. Directions to the Seattle forum are available on the project web site: www.cted.wa.gov/wacupdate. We hope to see you there.

Seattle - Tuesday, November 18, 9:00am to Noon, Puget Sound Regional Council Board Room, 1011 Western Ave., Suite 500, Seattle

If you are unable to attend, Please address all written comments to wacupdate@cted.wa.gov or mail to: Growth Management Services, Department of Community, Trade and Economic Development, PO Box 42525, 906 Columbia St. SW, Olympia, WA 98504-2525, Attn: WAC Update. For more information, please contact: Dave Andersen (360) 725-3052, davida@cted.wa.gov

National Trust for Historic Preservation recruiting new members

Since 1949, the National Trust for Historic Preservation has led the fight to preserve America's quickly disappearing landmarks. But every year, as the wrecking ball threatens more and more national treasures large and small our job gets tougher. Uncontrolled development and urban sprawl are increasingly menacing historic landmarks in every area of the nation. Terribly, historic homes, landmark commercial buildings, sacred battlefields, and other important sites are being bulldozed every day for parking lots, shopping centers, and tract housing. With the aid of its Members, the National Trust for Historic Preservation is able to save many of these landmarks. But all too often, and with increasing frequency, we don't have the resources necessary to stave off destruction.

That's why I am writing to you. Simply put, we must enlist more Americans as Members of the National Trust for Historic Preservation. which depends upon private funding to accomplish its important work. And since our historic landmarks are disappearing at an increasing pace, we must gain the support of more concerned Americans. Will you aid our efforts to save our historic landmarks by becoming a Member of the National Trust for Historic Preservation today? Membership costs as little as \$15. And if you join between now and

December 31, 2008, your membership contribution will be matched dollar for dollar by generous members like you who want to see the size and strength of our movement grow.

You may be asking yourself "what can they possibly accomplish with only \$15, even if my gift is matched?" On its own, \$15 or even \$30 -- is not a lot of money. But when combined with the \$15 paid by other committed members...it adds up. In addition, we are a highly efficient organization. We know that we could never raise all of the money necessary to buy and restore every piece of endangered historic property...so we have developed programs to help local preservation organizations help themselves. As a result, we are able to achieve a positive effect many times greater than what might normally be achieved with our limited budget.

For example, just through our Main Street Center alone, it is estimated that in the past two decades the National Trust for Historic Preservation has helped to rehabilitate more than 186,000 buildings, often saving them from demolition in the process. For a relatively low cost, you can help us preserve our nation's historic landmarks, and at the same time take advantage of the many perks of membership. I certainly hope you will join as a Member of the National Trust for Historic Preservation online at:
https://secure2.convio.net/nthp/site/Donation2?idb=0&df_id=3880&3880.donation=form1&s_src=October08eAcquisition&s_subsrc=ThirdLink&JServSessionIdr001=m7jip5z4q5.app14b

Dolores McDonagh
Vice President, Membership

King County budget public input opportunities

The King County Council began its deliberations on the 2009 budget on Monday, Oct. 13, when Executive Ron Sims delivered his budget proposals to the Council. Given what is now projected to be a \$90 million shortfall in the County general fund for 2009, the Council needs your help in crafting a 2009 budget that will incorporate cuts and other efficiencies, yet will maintain King County's key programs and services.

You can speak at any of several public hearings. Day-after coverage of the public hearings will be available both online and on King County Television, Cable Channel 22. Here is a schedule of the remaining hearings:

Tuesday, Oct. 28: King County Council Chambers, 516 Third Avenue, Room 1200, Seattle, 7:00 p.m.

Monday, Nov. 10: King County Council Chambers, 516 Third Avenue, Room 1200, Seattle, starting at 1:30 p.m.

Historic Tacoma's Watch List

Historic Tacoma announces its first Watch List, calling attention to nine architecturally significant historic sites that are in transition. Some are in danger, facing demolition, deterioration due to neglect, or redevelopment which may destroy significant features. Several properties are for sale. Other structures are in the process of rehabilitation and may soon stand as success stories of creative re-use. "Through our Watch List, we want to increase awareness of sites that are vulnerable - these are the buildings and streetscapes that tell Tacoma's story. We are literally watching these sites with concern and interest; each one contributes to Tacoma's rich and unique built environment," notes Historic Tacoma Board President, Sharon Winters.

Historic Tacoma's Watch List includes:

Brewery District - Pivotal buildings include the 1901-19 Pacific Brewing & Malting Company (for sale), Alt Heidelberg Brewery (facing demolition)
1927 Meadowsweet Dairy (for lease)
1910 City Shops & Stables
1911 Nisqually Power Plan Substation
Elks Lodge, 1901 (for sale)

First Congregational Church, 1907-08 (vulnerable)
Luzon Building, 1891 (rehabilitation in process)
John R. Rogers Elementary School, 1907 (for sale)
Murray Morgan Bridge, 1913 (in transition)
Trinity United Methodist Church, 1913-15 (rehabilitation in process)
Union Club, 1888 (for sale)
Wedge Neighborhood (seeking historic district status)
Pivotal buildings on S. Sheridan include the Titlow Mansion

For photos and more details on these properties, see Historic Tacoma's website at www.historictacoma.net. Historic Tacoma does not currently have the means to purchase, restore, or otherwise save any of the listed sites. The organization is committed to bringing parties with the necessary resources and expertise together and to providing technical advice as requested. But some of the sites will only be preserved with the support of local and involved grass root advocates. Historic Tacoma's Watch List will evolve as conditions change. The list may include commercial and residential properties, buildings with industrial character, buildings from the recent past, social and fraternal halls, and sacred places -- all of which typify Tacoma's past. Historic Tacoma may accept nominations to its Watch List at a later date. Digital images are available for each site on Historic Tacoma's Watch List. Please contact swinters@nventure.com

Leavenworth House Disposal

US Forest Service Okanogan-Wenatchee National Forest
Wenatchee River Ranger District

The Chelan County site consists of two structures (one residential house and one garage), located at 416 Burke Street Leavenworth, Washington. The mineral estate will be included in the estate to be sold. The property may be sold directly to an identified purchaser or may be sold under competitive bidding procedures. The method of sale will be determined at a later date. The sale will be subject to valid existing rights and encumbrances of record. The Forest Service may also include in the conveyance any reservation necessary to protect the interests of the United States. Specific terms of the sale will be provided in an Offer to Sell which will be made after all environmental studies and other required analysis are completed and final decision to sell the property is made.



Federal law requires purchasers to be U.S. Citizens, 18 years of age or older; a corporation subject to the laws of any State or of the United States; a State, State instrumentality, or political subdivision authorized to hold property; or an entity, including but not limited to associations, partnerships, capable of holding property in the State. Proof of qualification to purchase the property will be required.

Additional detailed information, including complete property description, maps, etc., is available for review during regular business hours at the Wenatchee National Forest Headquarters Office, 215

Melody Lane, Wenatchee, Washington 98801. For further information contact Ed Shaw at (509) 684-7129. Parties who may be interested in purchasing the property, or wish to offer comments related to the proposed sale, are encouraged to contact the Forest Service. For a period of 30 days from the date of publication of this notice, the general public and interested parties may submit comments to Ed Shaw, Colville National Forest Headquarters Office, 755 S. Main, Colville, Washington 99114.

Information packet and bidding procedures are at: <http://www.fs.fed.us/r6/wenatchee/projects/leavenworth-house/>.

Daily Journal of Commerce
October 21, 2008
Vulcan Plans Cascade Mixed-Use Project
By Lynn Porter

Vulcan Real Estate plans a full-block mixed-use project in South Lake Union near REI that will incorporate the historic Supply Laundry Building, including the smokestack. The development, bounded by Republican and Harrison streets and Pontius and Yale avenues North, will have 330 residential units, 10,000 square feet of retail space and underground parking for 330-400 vehicles. No construction date has been set for the Cascade-area project, and Vulcan spokeswoman Lori Mason Curran said the earliest it could be completed is late 2011. Runberg Architecture Group is designing the development. It will have the 1908 Supply Laundry Building in the northeast corner, featuring its smokestack as an architectural element. "The smokestack will be shored up and stabilized and structurally preserved and will be one of the great unique (characteristics) of the project," said Curran.



The Supply Laundry Building, a Seattle city landmark nominated by Vulcan in 2005, will be renovated with about 20,000 square feet of office and/or retail space. Additionally, the post-war concrete block on the south side of the building will be removed to reveal the facade, Curran said. The development will also include one or two seven-story residential buildings on the western half of the block and one residential building of that height in the southeast portion. Vulcan will likely build apartments, as it sees a need for more of them in the neighborhood. As it stands, they will be market rate, but Vulcan hasn't ruled out more affordable units under the "newly designed" multifamily tax exemption program, Curran said.

The nearby Vulcan/Pemco project Alley24 has 172 apartments and Vulcan's Alcyone has 161. Curran said Vulcan is incorporating 10,000 square feet of retail space (and perhaps more) into the development as people like to shop where they live and work, thereby creating 24/7 neighborhoods. The Seattle-based developer may submit for a master-use permit in the first quarter of next year. Curran said it should take 18 to 24 months to build the project. All the buildings on the site besides Supply Laundry will be demolished, she said.

The Supply Laundry industrial brick building served as a working laundry from around 1908 until at least the 1980s, according to information from the city. It began as the main building for the firm and by 1947 was the New Richmond Laundry Plant No. 2. The building is associated with the famous and ultimately successful Seattle Laundry Girls' Strike of 1917. Before the strike, Supply Laundry, along with several other Seattle laundries, had formed the anti-union Seattle Laundry Owners' Club. By the end of the strike, workers won enforcement of an eight-hour workday and the minimum wage. Vulcan in 2000 bought the full-block development site plus a parcel across the street for \$9.5 million. Matthew Gardner, principal with the Gardner Johnson land-use economics firm, said it's "sensible" for Vulcan to start the planning process for the project now, despite the poor economy and credit market meltdown nationally. "Potentially they could be ahead of the curve," he said.

Envision the future of Aurora from 72nd to 90th streets

What zoning changes might create an incentive for property owners to bring new businesses and housing to Aurora without impacting surrounding single family neighborhoods?

The Cascade Design Collaborative (CDC) team is excited by this opportunity to collaborate with the community along the Aurora Corridor. CDC is a firm of 12 landscape architects, urban planners and designers. Collaboration and involvement by the community will help us define an innovative and incremental street and land use improvement program for the Aurora Corridor and Bus Rapid Transit station areas. This project is about communicating and collaborating with everyone involved to envision Aurora Avenue and land uses that

supports existing businesses, transit functions, and pedestrian friendly shopping while also accommodating parking and appropriately scaled development along the corridor. Our team is comprised of staff members who live along the Aurora Corridor and use this route as part of their family daily activities.

Aurora Urban Design Meetings: Where and When:

Greenwood Senior Center at 525 North 85th Street from 6:30 – 8:30 pm

- Monday, November 10, 6:30 – 8:30 pm. What's here now? What's your vision?
- Monday, December 8, 6:30 – 8:30 pm. Presentation and feedback of preliminary vision and urban design ideas.
- Monday, January 26, 6:30 – 8:30 pm. Presentation of refined vision final urban design plan.

For more information, contact: Paul Fischburg at 206-684-8395, paul.fischburg@seattle.gov

Historic Preservation in *Seattle Magazine*

Seattle preservationists will want to pick up a copy of the November 2008 issue of *Seattle Magazine* because it contains three articles of interest:

"Old School" by Elaine Porterfield describes the preservation of the John B. Allen School on Phinney Ridge, now adaptively reused as the Phinney Neighborhood Association headquarters. Porterfield also elaborates on what it took to rescue this site and describes other endangered school properties.

"History Detective" features a biography of local historical consultant Eugenia Woo and her crusades for Manning's in Ballard and the Nuclear Building at UW.

"News Agent" features the success of Tracy Record, proprietor of the West Seattle Blog which is setting the bar for great neighborhood news reporting in Seattle. Tracy has been aware and sensitive to historic preservation in her reporting, and we wish we had one of her in every Seattle neighborhood.

Everett Herald

October 21, 2008

Effort on to preserve old Everett neighborhood

By David Chircop

Walking along the wide, tree-lined streets of Everett's Riverside neighborhood, it's easy to spot proud homeowners. Just look for the scaffolding. While real estate has taken a dip of late, rising home prices in recent years have ignited the rebirth of Everett's oldest neighborhood, a traditionally working-class community with front-porch swings and old-world charm. Dozens of people new to Everett are "rediscovering" the neighborhood east of downtown and sprucing up its century-old colonial-revival, Craftsman and American foursquare homes. "You just can't find these neighborhoods anymore," said Glenn Hunter, who bought and fixed up a 1906 Dutch Colonial house on Virginia Avenue after moving from Seattle to Everett in 2000.

As Everett prepares to absorb more people and development in the coming decades — especially close to downtown — some Riverside residents want greater protections to preserve the historic character of the neighborhood. Hunter and his neighbors Steve Fox and Sara Church have spent two years spearheading an effort to have the city create what's known as a historic overlay district. Such a district would add a layer of building and renovation regulations for about 450 homes, most of them built in the late 1800s and early 1900s.

Fox created a database detailing the year each home in the district was built, the condition, the architecture, type of siding and windows, and, in some cases, the original owner. The trio spent months walking through the neighborhood with clipboards and reading old city directories. Because the original building records of many of the homes were destroyed in a fire, the group estimated construction dates using utility records. A key goal of

the proposed historic district is to discourage developers from demolishing historic homes and replacing them with buildings that are out of character and scale with the existing neighborhood.

The proposed district encompasses Virginia and Baker avenues between California and 19th streets. Houses along that stretch between Walnut Street and Baker Avenue are also included. Some opponents say the preservation plan conflicts with private property rights. They fear development and renovation guidelines required in the district will add expense and hamper future projects. Roby Ellingson, whose mother's home is in the historic zone, said the preservation plan boils down to government intrusion on property rights. "It's just another thing eating away at our liberties," Ellingson said, after the historical commission unanimously voted this week in favor of the plan.

Planning commissioners are scheduled to vote on the historic district at a public meeting today. The Everett City Council, which has the final say, is expected to take up the issue later this year. Placement in a historic district does not affect a property's underlying zoning or prevent a property owner from building a new house or addition. It would, however, add conservation requirements for new additions, major renovations and new construction. If approved, it would be the third historic overlay district in Everett. The city has already approved the Rucker-Grand and Grand-Norton historic districts.

The drive in Riverside started after a church sought to demolish a block of older rentals, including one of the city's oldest houses, on Baker Avenue for an expansion project. Neighbors fought the proposal and the church eventually backed away from its plans. Strolling through the proposed historic district earlier this week, Hunter and Fox pointed out structures and accents that they say stick out from the surrounding neighborhood. A new split-level flanked by older homes, a rectangular addition jutting from the roof of a Craftsman-style home and chain-link fence. Then there are the handful of neglected mansions carved into apartments.

Not all whose homes fall under the proposed historic zone are happy about the proposal. "These people — not knowing, nor caring, of my plans, ideas, personal circumstances, financial considerations, my home — decided what was right and what was wrong," resident Tina Guzinski wrote to the planning department earlier this month. "That is supreme arrogance. I would encourage those few people to move to a home in a neighborhood association, where residents choose to be ruled by others, if that is their preference."

This month, Guzinski won a Monte Cristo Award, an Everett city award for people who take exceptional care of their homes and businesses, for work that she's done to her bungalow on Victor Place. Her front-yard fence, garden and windows would be at odds with the proposed guidelines — although not prohibited. Extra building and renovation regulations only kick in when a city building permit is required.

The construction of a new house or the demolition of most houses built prior to 1931 would trigger the additional step of going before the historical commission, which would make a recommendation to the planning director. John Meeker, who owns a house within the proposed district, shared his concerns with the Everett Historical Commission earlier this week. "Nobody knocked on my door to ask," he said. "I just got a notice in the mail." Meeker said his feelings are mixed because he likes some of the added protections of a historic district. Still, he doesn't want to submit to nitpicky restrictions.

Among other things, proposed historic overlay rules discourage front fences and horizontally proportioned windows. Paul Bryant, who owns a house on Baker Avenue within the proposed historic district, said he moved to the neighborhood because of its character, although he isn't convinced people will embrace the plan. "Historically, from the day that the Riverside was built, it's been a blue-collar neighborhood," Bryant said. "And frankly, this is a white-collar concept."

Workshop: Conservation In Context: Frameworks For Heritage Stewardship

The Cultural Resource Management Program at the University of Victoria, British Columbia, Canada is pleased to offer the following 6-day immersion opportunity for professionals and volunteers working in heritage sites. "Conservation In Context: Frameworks For Heritage Stewardship" HA 489K (1.5 units); on-campus offering

This course addresses the complex range of principles and practices that create a framework for effective heritage preservation and conservation planning and decision-making. The practical implications of international and national conservation charters, principles, standards, and guidelines are discussed, along with legal, programmatic, and financial incentives and constraints. Strengthen your capacity to:

- *trace the evolution of preservation and conservation activity in Canada and beyond
- *work within a principled and systematic framework for conservation decision-making
- *identify programs, funding opportunities, and other networks that support conservation activity
- *distinguish between preservation and conservation planning and describe methodologies for each type of planning
- *respect and integrate the values and interests of communities
- *recognize the range of options for intervention and use that can be considered in conservation planning
- *anticipate the implications of building codes, by-laws, health and safety issues, accessibility requirements, integration of additions, environmental impacts, and other legal, jurisdictional and practical constraints and incentives

Please register by: November 3 (late registrations accepted if space permits). To register in this course please visit https://www.uvcs.uvic.ca/forms/crm/online_reg.aspx

Fee: CDN\$641, including a CDN\$70 materials fee (Canadian funds, credit and non-credit participation options) A CDN\$170 registration deposit is required with each registration form.

Instructor: Herb Stovel has lectured and delivered courses on conservation and heritage management at more than 30 universities and training institutions, covering all continents. For four years, Stovel was Director of the Heritage Settlements Unit at the International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM) in Rome, and most recently worked as Associate Professor in Canadian Studies at Carleton University.

Vernacular Architecture Forum Award

Vernacular Architecture Forum Seeks Nominations for the 2009 Paul E. Buchanan Award for Excellence in Field Work and Interpretation. The Vernacular Architecture Forum (VAF) seeks nominations for the Paul E. Buchanan Award for 2009. Initiated by VAF in 1993, the Award recognizes significant contributions to the study and preservation of vernacular architecture and landscape studies that did not take the form of books or published work. Projects completed in 2007 and 2008 are eligible for consideration.

The Award will be announced at the 2009 VAF Conference in Butte, Montana. Deadline for applications is January 15, 2009. For more information and an application please visit <http://www.vafweb.org/awards/buchanan.html>, or contact Lisa P. Davidson, lisadavidson@verizon.net, 202-354-2179.

Daily Journal of Commerce

October 22, 2008

4culture Gives Landmark Grants

4Culture, King County's cultural services agency, awarded \$150,000 to nine projects through its new Landmark Challenge Grants program. The new program provides matching funds for "bricks and mortar" projects

involving significant historic properties throughout King County. One project is a plan to rebuild the clock mechanism and lighting in the clock tower at King Street Station between Pioneer Square and the Chinatown/International District. The Seattle Department of Transportation will use its \$22,727 grant to restore the four clocks - part of a larger rehabilitation of the 1906 structure.

Other projects getting landmark challenge grants include the Rainier Valley Cultural Center, the 7th Church of Christ Scientist, Chapel Car 5 "Messenger of Peace" in the Northwest Railway Museum, the Paramount Theatre's Mighty Wurlitzer and the Tugboat *Arthur Foss*.

Capitol Hill Times

October 22, 2008

Light-rail construction means trees have to go

By Sasha London

The trees sitting directly above the excavation area for the new Capitol Hill light-rail station on Broadway between East Denny Way and East John Street are slated for removal this December. Sound Transit approved the contract for demolition on Thursday, Oct. 16. One extremely rare tree will be saved, however. The Japanese Pagoda Tree, also called the Chinese Scholar-Tree, is protected by the city's Heritage Tree Program, which was adopted by the city in 1996.



Charlette LeFevre, Capitol Hill Community Council vice president, said she is apprehensive that the Heritage tree will survive the removal of the two adjacent trees. "These two trees are literally within feet of the Chinese Scholar-Tree. The root system is so interlocking," said LeFevre. She urged Sound Transit to hire an independent plant arborist to inspect the conditions to make sure the tree will survive. "The tree is far more rare than we originally thought. It is the only one in Seattle."

Sound Transit Community Outreach Specialist Jeff Munnoch said he is confident the tree will survive. "There must be a certified arborist around that tree anytime they are excavating around it. There's a whole series of maintenance that must be done for the tree, such as fertilizing, while it's in there," Munnoch said. "And the entire perimeter of its root ball is outside the limits of our construction area."

While the total number of trees expected for removal is uncertain, an initial map provided by Sound Transit showed about 21 street trees in the excavation area. The map, however, did not show all of the trees on the excavation site, only the trees nearest to the street. LeFevre said there could be anywhere from 50 to 100 trees set for removal. "The landscape architects are supposed to show all trees that will be removed but from this map we can't tell," she said.

Rich Ellison, a part-time professor of biology and animal sciences at North Seattle Community College, said something more should be done. "My experience with urban forests is that most of the agencies are too apt to remove trees and replace them," he said. "Maybe you can get Starbucks to adopt a tree and they'll pay for the removal of that particular tree. I mean, what options are there besides saying, 'Well, we don't have the money?'"

Ellison was a member of the Capitol Hill Community Council years ago, when the organization was working on the Hill's neighborhood plan. He said one of the things they were trying to do was get a tree-preservation clause in writing. "Every draft we had, had that [the clause] in it and when we sent it to the city, that part was nipped. And that is true to this day. It's not there," Ellison said. Munnoch said Sound Transit contacted Plant Amnesty and several other organizations to help with possible tree preservation. "[Those group are] just not interested," he said.

Munnoch said the cost of transporting the trees that have a low chance of survival is not worth it to many organizations. "We [Sound Transit] share the desire to preserve trees where it's reasonable and feasible," said Munnoch. "But, there is a trade off. We have to think, 'Is it worth saving trees that may not survive the process, or plant new trees?'" Munoch said there was an event in August for those interested in adopting homeless trees. "We did have a plant-salvage event at the end of the summer. We had six or seven people attend but it was a lot of work for people to come and get them out," said Munnoch.

Ellison said it is possible to save some trees, however, if the community is willing to make the effort. Before Cal Anderson Park was created, Ellison and other members of the community managed to save a large area of trees in the northwest corner of the new park. "We thought, hey, there are some big trees here and we want to save them," said Ellison. That group of trees is among those slated for removal. While Ellison said Seattle has made great improvements regarding tree preservation, it is not at the level it should be. "There is no tree protection in the city of Seattle and a lot of other major cities have that," he said.

Munnoch said Sound Transit has researched all possible options. Even if the agency had the money to move the trees, there is nowhere to put them. He did say, however, that anyone who wishes to do so is welcome to adopt the trees. "We're not opposed to someone taking the trees and caring for them," said Munnoch. The tree dilemma illustrates the challenge balancing community wishes with creating a mass-transit project that is intended to provide a large community benefit. "I'm in favor of Sound Transit and hope to see more public transportation but there is a tremendous need in these big grandiose projects to not lose something so valuable to our community," Ellison said.

Ballard News-Tribune
October 24, 2008
New townhome rules proposed
By Allison Espiritu

After Mayor Greg Nickels proposed new regulations for townhouses, some believe the process could become even more prolonged and costly. But a group of architects now hopes to share the importance of multi-family housing and its new flexible zoning. The city design review process hopes to encourage more tasteful townhomes that will blend in rather than stick out like sore thumbs in mixed housing communities. The city hopes the new regulations will create more open space, wider driveways and larger parking spots, and cause entrances to face the street and more windows and doors to fill up blank walls.

In support of the proposed new regulations, the Congress of Residential Architecture Northwest of Seattle, a nationally accredited group, has been going into the smaller communities within Ballard to ease the stigma residents have of the many townhomes taking over their neighborhood. Instead the group is shedding new light on the endless possibilities of townhome designs that will blend into Ballard's single-family neighborhoods.

"We're a grassroots group of architects who are all practitioners of single-family or multi-family homes," said David Neiman of Neiman Architects. He had earlier made presentations to the Ballard District Council and the

Crown Hill Business Association. "Currently the townhome code was designed in the 1980s with the vision of how multi-family housing should appear like single-family housing, mandating roof forms and yard entrances to be like single-family housing," Neiman said.



In this potential design building as close as possible to the street so open up a large common space in the center of the city. Parking may be either in a peripheral location or under the courtyard, not facing the street as is common now.

The problem of residents parking cars on the street forced parking structures to be incorporated into the structure design. Neiman said parking for single-family housing was easy to accommodate because one piece of property usually had one car to house, while townhomes have multiple buildings and multiple cars on one piece of property, creating a major parking problem. This problem ended up with "four-pack" townhome developments, with two units in the front and two units in the back and a parking aisle that goes in between. Thus the design that became a standard design in Seattle. "This is not a housing typology or design it's a parking design," said Neiman. "For 20 years we've been forced to build buildings in a certain way that no one intended, so we have been trapped in this highly prescriptive code."

Neiman says with the new design proposal the city is recognizing this problem. "By redesigning the code to be more flexible, the Seattle Department of Planning and Development will allow architects and developers the freedom to test a variety of housing archetypes and let the marketplace of ideas find better housing solutions that are appropriate for our neighborhoods," said Neiman. With the flexibility in the proposed code there will be alternate ways to design townhomes and to solve the current parking dilemma of covered central parking courts or underground parking. The new design will see vehicles brought in the center of the site instead of underneath the buildings.

By keeping the cars in the center, the townhomes are spread farther apart giving more room for the cars parked in the middle. The center parking will then be covered with a green roof or something that provides open space for people's homes. "Because you're giving up this area for cars you can build the same size townhome with one less story," said Neiman. "In a typical townhome the entire ground plane is given to the cars so your living space is totally disconnected from the outdoors and your open space. In this new design you have a meaningful lower story that is used for human occupation and not cars."

He said an idea that east coast developers have been using for years is placing parking completely underground. Buildings will be close to the street, porches and stoops will provide a staging ground for activities and open spaces will be provided through a mixture of interior court and roof top terraces. Another idea for underground parking is to build a pedestrian courtyard. Townhomes will be built as close as possible to the street to open up a large common space in the center of the property. Parking would either be in a peripheral location or underneath the courtyard.

However, with new design ideas and the additional mandatory review, some developers are concerned with the amount of time and money that could be added to their projects. On average developers wait eight months to one year for a design to be reviewed and approved, Miklos Kohary of Kohary Construction said. If the new review follows this time pattern it will become more costly and inefficient for both builders and buyers.

What is different about the new proposed mandatory design review is, unlike the current optional community design review where the design is under public process, the review will become an administrative city design review where one staff member of the department of planning and development will look over and process all designs. "It will take a little more time and will cost designers for that time but what makes it okay is that everybody has to do it so no one will have an advantage over another person," Neiman said. "It's a universal increase in time and cost. Everyone will now have to play by the same rules and no one is disadvantaged by it."

West Seattle Blog

October 24, 2008

The Kenney's Design Review debut: "Complicated"

By Tracy Record

Isn't there some way to save The Kenney's century-old original building, Seaview, as part of the redevelopment project? That was one question heard repeatedly Thursday night from both Southwest Design Review Board members and concerned neighbors, dozens of whom packed the project's first official SWDRB review. After two hours of presentations, questions, criticisms, concerns, and suggestions, reviewers told The Kenney's CEO and consultants to try again, ordering a second round of "early design guidance." Board chair David Foster

pronounced the situation more “complicated than any (he’d) seen in (his) 3 1/2 years on the board,” but in the end, the meeting was more constructive than confrontational — read on:

Thursday night’s Design Review session wasn’t the first public meeting about The Kenney’s \$150 million “reinvention” project, but it had the most at stake. We first brought you details about the plan with this article in August, after CEO Kevin McFeely agreed to sit down and discuss it with WSB, following a summer of meetings with residents, staff members, and other first-line stakeholders.

Then in September, The Kenney invited community members to come hear, and ask, about the plan, with two public meetings, during which a major change in the plan was revealed — a proposal to open up the northwest corner of the site, recreating some of its current “park-like” feel, by taking units proposed for that corner and stacking them atop a new building in the middle - making it six stories high, which would require a zoning change.

That is partly what was at issue tonight: Design Review Board chair David Foster and member Joe Hurley, meeting without the other three board members (two with pre-planned absences and one sick), said they need to know what the project might be like without zoning changes and code “departures,” when it comes back for a second round of “early design guidance.”

But before we get to that — we’ll go through what preceded that pronouncement, including an extraordinary amount of constructive public comment which led Foster to conclude that section of the hearing with words of praise for attendees, who in turn offered something seldom heard at this type of meeting — applause.



McFeely began with a brief recap of what the nonprofit retirement center wants to do and why. Addressing the crowd of about 40 people, he was even more blunt than in the community meetings: “We find ourselves at a crossroads, with (potential residents’) demands and expectations unlike any we have ever seen. We are doing this for sustainability and viability ... Quite honestly, without this, we are not going to be able survive financially, and we are not going to be able to serve anyone.”

The rest of the presentation was handled by Gene Guskowski from AG Architects, a Wisconsin-based firm that specializes in these types of projects. He revealed one new development — The Kenney now will be able to develop the entire block, because they’ve worked out a deal for one residential property on the south side that previously had been a holdout. The presentation included this aerial view of the site (because of the new deal for the southwestern property, the purple border would now extend all the way to the corner on that edge):



“Our biggest constraint is the texture of the surrounding neighborhood,” Guskowski said, foreshadowing some of what community members would say a short time later. “Our challenge is how to balance this denser development with the surrounding area.” The Kenney’s proposed project would double the number of residents, to about 400, and would take down most of its buildings, replacing them with what would together become what Guskowski termed “a modern-day continuing-care retirement community. The problem with the century-old Seaview building has been described as the fact it is too narrow, its units are too small, and it is in the wrong spot on the site — the new vision of The Kenney requires a common area that has to be in the center of the site, precisely where the Seaview building (with its landmark cupola) stands now.

The redevelopment also has to be accomplished with minimum displacement of current Kenney residents; toward that end, Guskowski laid out the strategy that had been described at previous briefings — tear down the buildings on the south side, build the assisted living, memory care and skilled nursing units there, move current residents into them, then move on to the north side of the site, from which those residents would have been vacated, building a new structure at Fauntleroy/Myrtle, which would replace the apartments now in the Ballymena building, so that those residents could move into the Fauntleroy/Myrtle building before Ballymena is demolished and that last section of the site is redeveloped. Here are the configurations that were shown in The Kenney’s presentation:



That last one is what was described as the “preferred option” by the architects, the same one shown at The Kenney’s community meetings, with some open green space in the northwest corner and a six-story building in the middle.



Here’s one additional rendering showing how its massing might look from Fauntleroy:

The architect also came equipped with information that was missing at the community meetings and had been

something of a point of contention — given that the proposed six-story building would stand on a section of the site that is somewhat downslope from the Fauntleroy frontage, exactly how far would its roofline potentially protrude over the roofline for the Seaview building? The resulting rendering was not in the packet that is linked online, but it showed about 12 extra feet of elevation.

As is the standard format for Design Review meetings, board members’ questions followed the architect’s presentation. Hurley opened by asking, “Did you look at a scheme in which more of the existing buildings were reused?” and later said he felt disbelief when he first reviewed the materials and realized The Kenney was proposing demolishing almost all of its buildings: “I would be surprised that so much of the history of this institution would be disappearing in the process.”

Guskowski repeated that the “site constraints” had kept them from doing that, as well as the buildings’ lack of “adaptability to the new uses.” He added, “Your heart tells you this is a terrific place, but your head tells you that from an economic point of view, the reusability of this space is a challenge.” At this point, Guskowski mentioned something that McFeely had told us during our initial interview about the project - that there had been talk of designing the Fauntleroy/Myrtle building as something resembling a recreation of the Seaview building, cupola and all. McFeely also acknowledged that there would be hurdles to clear with the concept of demolishing the Seaview building at all — it will have to go through the landmark-nomination process, which always carries the possibility that the city Landmarks Board will decide to designate it as a landmark.

Board members pressed for more details on exactly what kind of “contract rezone” The Kenney would pursue - one consultant said they might request “midrise” zoning for part of the site, though without the intent to fully utilize the potential height that would enable. To summarize the public comments that followed:

- Keeping a service entrance on Othello was of great concern to more than one speaker, since the street is so narrow but larger trucks might be expected to start serving the facility once its capacity expands.
- Keep the new buildings from looking “institutionalized”
- ”It would be a real loss to the community to lose the cupola”
- If zoning changes were granted, what would the community get in return?
- Having a six-story building would be “a real impact on our neighborhood”
- Did a structural engineer review the Seaview building for soundness that might enable it to be remodeled? No, but that’s not the point, the architects reiterated
- Don’t let the buildings’ facades “create a wall” along the important Fautleroy walking route to Lincoln Park
- Why didn’t the architect show a design option that would not require rezoning?
- Couldn’t the Seaview building be repurposed for something, like offices, even if it couldn’t be used for housing?
- The Kenney is important to the community, but its management has to be “absolutely truthful about what they’re doing ... we’re going to want to know every little detail so we know what we are buying into”
- Concern that the new buildings will be looking down into the homes of those who live across the street, with the additional height and possible placement further forward on the site
- A suggestion that the streetfront facades be broken up so there is more open space visible to passers-by
- Concern about the “mature trees” on the northwestern corner of the site: An area resident asked if the architects had done a “tree survey” yet - the answer, “no”

Foster then thanked those in attendance, saying “I’ve heard some absolutely wonderful comments tonight,” and urging the attendees to stay for the final portion of the meeting, when board members discuss what they’ve heard and what they’re thinking before arriving at a recommendation. That’s when Foster opened with, “This is as complicated a project as I think I’ve seen in three and a half years on the board,” elaborating that one major reason is the fact that the presentation relied heavily on assumptions that rezoning and departures would be granted, but without specifics on exactly what would be requested.

Those specifics, said city planner Michael Dorcy, need to be in the next presentation: “You need to ask them to identify exactly what they are asking ... these would require tremendous departures from the board to achieve - you need to know the width and depth of buildings.” Foster added that the board should be able to see “shadow studies” and a tree inventory as well as comparisons with existing zoning at the site: “We’d be doing the public a disservice if we didn’t get that information for them.” He also suggested the board would need “meaningful renderings” on how the taller buildings suggested at the site’s center would appear to residents in a variety of areas around the site, even up the hill to the east.

He and Hurley agreed that another early-design-guidance meeting would be in order, which means there will be at least two more public meetings in the Design Review process for this project. As their discussion wound down, architect Guskowski started to offer some ideas, such as “reversing” the orientation of one of the buildings on one corner of the site, and some of the previously voiced ideas seemed to be catching a spark, even talk of reshuffling the buildings so that there might be a public pathway through the site, where people might take walks and even interact with The Kenney’s residents.

Before the discussion was done, Foster revisited one more point of importance: “I’m severely disappointed that we are not seeing a scheme that doesn’t try to save the Seaview building. Seems to me there are a variety of ways that building could be utilized.” He acknowledged that the idea of “recreating” it might have potential, but, “How does it even come close to matching the majesty of a building that was built in 1907? I’d be surprised if that building wasn’t a strong candidate for landmark status.”

After a few more “what if ...” discussions ricocheted around the table where Foster and Hurley sat, ringed by those watching their official deliberations, Foster offered closing words: “I like the positive nature of these comments - maybe the idea of (a pathway through the site for) dog-walking, what a wonderful way to bump into an old neighbor who might now be living there. Let us encourage you to take the design further along those

lines. It's going to be an arduous process, we might as well admit it" — nervous laughter greeted that, from a few on hand - "I see no reason this can't wind up being a positive project."

Next steps: A date will be set for the next "early design guidance" review; we will let you know as soon as it's made public, which generally happens with posting on this city page. Comments on matters other than design can be sent at any time to the city planner assigned to the project, Michael Dorcy, michael.dorcy@seattle.gov. Different aspects of the project will have different processes — zoning and environmental reviews, for example; if a rezoning request ultimately is part of it, the city Hearing Examiner and City Council would be involved, with various opportunities for public comment. Also potentially in the works — leaders from the Fauntleroy Community Association and Morgan Community Association were talking afterward about possibly organizing a community forum to discuss the project and clarify the processes that will be involved along the path it takes through city approvals.

PhinneyWood Blog

October 23, 2008

See New Fire Station 21 Plans Nov. 15

by Doree

Fire Station 21 at Greenwood Avenue North and NW 73rd St. is getting a major make-over (okay, it's actually a complete do-over). The current station will be demolished next year and a new, two-story station will rise on the same spot. The community is invited to an open house to view the architectural drawings, ask questions, meet the Defenders of Greenwood and tour their big red fire truck from 10 a.m. to 12 p.m. on Saturday, Nov. 15.

During construction, firefighters and all their equipment will move five blocks south to the empty lot across from the Fini condos on the corner of Greenwood and 68th. They'll be housed in temporary buildings and industrial tent-like structures during construction. Here's what the station looks like now:



And here's a model of the new station:

The architects say the steps along the side of the station in the model aren't really steps but grade lines; a regular sidewalk will be there. Anyone with questions or special needs for the open house can contact Christina Faine at 206-386-1366 or email her at: christina.faine@seattle.gov

South Lake Union Community Blog

October 22, 2008

Lake Union Opportunity Alliance's Campaign Against Up-Zone Continues

By Rick

A lot has happened in the past few months since our last public meeting, and we thought it'd be a great time to hold another one. On Monday, October 27, at 6:30PM, at the Lake Union Armory (same place as our last meeting - 860 Terry Avenue North) we're going to get together, and we've got a great agenda!

1. Introductions and Background
2. Unveiling the Lake Union Opportunity Alliance SLU Alternative to what the city is proposing. We heard you loud and clear, that you wanted us to come up with an alternative, and we did. We need to get your feedback on it though, and revise it accordingly. It's not perfect, but it's a resident-based proposal for building a neighborhood for neighbors.
3. Discussion of the City's EIS Scoping Meeting with a special guest, Peter Steinbrueck. Peter was a three-term member of the Seattle City Council, President for several years, and a speaker who can help guide us to make our public input effective.
4. Next Steps for LUOA Members and the general public. This is crunch time, and we'll make sure that you have the knowledge and the tools that you need to impact the process as you see fit moving forward.

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