

Advocacy Update
October 31, 2008

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

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Historic Seattle's Fall Members' Meeting at Seattle Church of Christ

Date: Monday, November 3, 2008

Time: 6:30 pm - 8:00 pm

Location: 2555 - 8th Avenue W., Seattle, WA 98109

Tickets: Free/donation

You've been reading about this historic building for a year in our newsletter and in the local papers. Now it's time to see it for yourselves. Following a long campaign by the Queen Anne Historical Society in collaboration with Historic Seattle and the Washington Trust and concerned neighbors, this historic Queen Anne Community church, designed in 1926 by Architect Harlan Thomas (Thomas, Grainger & Thomas) was saved from demolition in the fall of 2007.



The Queen Anne Historical Society's Landmarks/Preservation Committee first became involved in this undertaking in October 2006 following Board approval. A significant amount of effort was expended included publicizing the process and soliciting letters to the Seattle Department of Planning and Development requesting denial of a demolition permit, making a formal appeal to DPD following their decision to allow the demolition, and nominating the church for the Washington Trust for historic Preservation's 2007 Most Endangered Historic Properties List. The publicity generated from the church's inclusion on the list, in conjunction with the direct involvement of Chris Moore, Field Director for Washington Trust,

culminated in the agreement of the 7th Church of Christ, Scientist's congregation to sell the property to the Seattle Church of Christ.

Preservation Magazine

November-December 2008

My Seattle

By Lawrence Kreisman

There really is more to Seattle than coffee by the carload. This self-proclaimed "Gateway to the Orient" boasts a thriving downtown retail district, inner-city lakes, an active waterfront, and snowcapped mountains—all within an easy drive. And even though those of us who live here enthusiastically spread the myth that it rains all the time, that's only to dissuade would-be newcomers. In fact, on certain days Seattle might be mistaken for Camelot. That's when I recommend that visitors get out and explore.

A stroll beginning at the south end of downtown and heading north toward the Pike Place Market offers a panorama of our history. It reveals Seattle's layering of architectural styles, and the relationship of streets and buildings to the mountains and the waters of Elliott Bay. Whether you're interested in Richardsonian Romanesque commercial buildings, Beaux Arts and Gothic temples to commerce, Art Deco skyscrapers, International Style boxes, or contemporary landmarks, you'll find them all here in a varied and dramatic cityscape that brilliantly illuminates Seattle's past. Let's start with some information about that past.

The Great Seattle Fire of 1889 destroyed much of the central business district. Mammoth reconstruction efforts began soon after, and the 1897 Klondike gold rush pushed Seattle headlong into the 20th century. Within a few years, locals could point to a new downtown, and the Smith Tower—the tallest building west of the Mississippi. The 1909 Alaska Yukon Pacific Exposition (centennial celebrations are currently under way) highlighted the growing importance of the region, and Olmsted Bros.' designs for the exposition grounds gave the city an extraordinary system of parks and boulevards.

By the end of the 1920s, Seattle's soaring towers and commercial buildings captured the brash, bold spirit of the period before the stock market crash. Even though many are now dwarfed by new neighbors, they continue to add pizzazz to our modern skyline. Schoolchildren here learn that the early settlers called Seattle "New York-Alki," Chinook for "New York ... after a while." Look around at our skyscrapers and streetscapes, and you may conclude that their description proved right on target. Start at Metro's International District/Chinatown station. Exit south to the plaza facing South King Street.

Since the turn of the last century, the International District has been a place for Chinese, Japanese, Filipino, and other Asian immigrants to live, work, eat, socialize, and celebrate. A part of our downtown, yet distinct and apart from it, this neighborhood provides housing and community services to a diverse ethnic population. From the beginning, district residents adapted typical American 20th-century commercial architecture to their own traditions and needs.

Don't Miss: The East Kong Yick Building, now the Wing Luke Asian Museum, 719 S. King St. One of the city's most ambitious preservation and adaptive use projects involved the transformation of this 1910 brick building, built with the pooled resources of 170 Asian American pioneers. It now houses a Smithsonian Institution affiliate and the premier pan-Asian Pacific American museum in the nation. Installations preserve a retail shop frozen in time, a number of single-room-occupancy units, and a family association meeting room. You feel as though the tenants have just stepped out for tea and will be back any minute.

Walk west along South Jackson Street. Union Station (1911), which no longer functions for rail, has been completely restored and features a grand barrel-vaulted waiting room. King Street Station (1906), the city's Amtrak hub, is undergoing restoration to repair and reconstruct Beaux-Arts plasterwork hidden above dropped ceilings.

The handsome red-brick Romanesque Revival buildings (1889-1894) at the heart of Pioneer Square are testaments to the city's exuberance in the years after the Great Fire. Approaching them, you will pass the Cadillac Hotel and Klondike Gold Rush National Historic Park, at 319 Second Ave. South. Built immediately after the conflagration, the hotel sustained terrible damage in a 2001 earthquake and faced possible demolition. But my organization, Historic Seattle, restored and repaired the building. Check out current exhibits here before continuing west to First Avenue South and north to Yesler Way. Stop and admire the ornate cast-iron waiting

shelter at Yesler. It first welcomed tourists in 1909 with what must have been the most beautiful marble underground restroom in the nation.

Don't Miss: The Pioneer Building, 600 First Ave. Located on the site of millionaire Henry Yesler's home, the Pioneer Building was begun before the Great Fire, but only completed in 1891. It's undoubtedly Seattle's most flamboyant and original interpretation of Romanesque commercial design. Until 1974, five of the building's six floors had been empty for more than 25 years, and it had lost its central tower. But neglect preserved the building facade and interiors under the accumulation of nearly a century of grime. Rehabilitation stimulated other projects in neighboring blocks of Pioneer Square. I tell friends to venture past the entrance and up to the first floor. There, the building opens up into two light-filled courtyards that rise five stories to skylit roofs. Turn right, walk to Cherry Street, and climb the hill to Second Avenue.

During the first quarter of the 20th century, when Seattle hosted an international exposition and shipped freight from the longest piers in the world, Second and Third avenues were lined with dramatic steel-framed skyscrapers clad in terra cotta and brick that expressed the confidence and sophistication of local builders. Many of our downtown buildings are taller now, but the Smith Tower is still worth the \$7.50 ride up its historic elevator (remember elevator men?) to the exotic Chinese Room and outside observation deck.

Don't Miss: The Arctic Building, 700 Third Ave. Without question, the most familiar and endearing embellishments on any Seattle building are the terra-cotta walruses that have enlivened the facade of architect A. Warren Gould's Arctic Building since 1916. They were a constant reminder to the men of the exclusive Arctic Club of their business successes from the gold rush. The polychrome blue-and-peach treatment of the facade also makes it one of the most colorful of our terra-cotta skyscrapers. The building has recently undergone a stunning conversion to a boutique hotel. I suggest using the Cherry Street entrance and climbing the marble stairs to the opalescent glass Dome Room—the club dining room—rich with plasterwork representing fruits and vegetables, of course. Hop a bus on Third Avenue, get off at Union Street, and walk south to University Street.

The jazzy spirit of the nation in the upbeat period following World War I was epitomized by skyscrapers, with colorful and exotic ornamentation inside and out. U.S. architects freely adapted stylized European design motifs, introducing them to an American market eager for new ideas. Seattle embraced the rich imagery of this period in the Exchange Building at Second Avenue and Marion Street, which offers up a cornucopia of Pacific Northwest references: stained-glass depictions of wheat, bronze elevator surrounds with fruits from central Washington, and bas reliefs of tulips grown in the western part of the state. But the greatest concentration of these "modernistic" buildings is found north of University Street. And there's no doubt which building tops the mark from this period. It's also my all-time favorite building—not just in Seattle, but in the entire Pacific Northwest.

The Seattle Tower (originally Northern Life Tower), 1218 Third Ave. It's not often that one can use the word "unique" with confidence. But the 27-story Seattle Tower (1928) is unique. The setback shape was dictated by a city ordinance but also inspired by the rock masses and peaks of nearby mountain ranges. Whatever you do, don't overlook the extraordinary lobby. You'll discover ornamentation informed by Northwest Coast Indian art and by the Chinese, Japanese, Hawaiian, and Maya cultures associated with trade routes along the Pacific rim. Lest you miss the references, look at the gold-faced relief map at the end wall of the lobby. Walk up the hill on University Street to 5th Avenue. Look for the Indian heads crowning the Cobb Building (1909) at Fourth Avenue.

Despite its distance from the East, Seattle was once second only to New York in the amount of live entertainment offered by theaters. Though some significant Seattle theaters, including the Orpheum and Music Hall, have been razed, the Moore, Paramount, and 5th Avenue are still active. (The 1916 Coliseum is now a retail store.)

Don't Miss: 5th Avenue Theater, 1308 5th Ave. If there's a performance when you are in town, go! If not, do peek inside the 5th Avenue. Opened in 1926, it was and is Seattle's most extravagant and eclectic fantasy, called the most authentic example of traditional Chinese timber architecture and decoration outside Asia. Unlike the Chinese masterpieces that inspired architectural elements here, all of the 5th Avenue's rounded posts, stenciled beams, layered brackets, dragons, birds, and flowers are made of plaster, cleverly disguised to pass as wood, which fire codes had outlawed. For a taste of the future, walk south to Spring Street and the Central Library.

The most dramatic addition to the cityscape has been the Rem Koolhaas-designed Central Library (2004) at 1000 Fourth Ave. Its striking meshlike glass skin, prismatic cantilevered facades, innovative book spiral, and unusual (some might say perverse) system of moving from floor to floor have drawn many thousands of visitors and residents. The building inspires a range of comments, from the highly complimentary to the downright disrespectful. No doubt, the dialogue will continue. Exit the library, return to University Street, and head downhill, passing the Seattle Art Museum. Stop to see the exhibits or enjoy a grilled salmon flatbread at Taste Restaurant. Continue north to Pike Street.

One of the nation's oldest continuously operated public markets, bustling Pike Place has a special place in the heart of residents—and a roller coaster history. In the early 1940s, the market suffered when local Japanese American suppliers were forced into internment camps. In the 1950s and '60s, shopping centers, grocery chains, and suburban expansion hastened its deterioration. But when a 1963 comprehensive plan threatened demolition, citizens rallied behind a public initiative that saved Pike Place and led to the creation of the Pike Place Market Historic District.

Don't Miss: Corner Market. The handsome signature building at the northwest corner of First Avenue and Pike Street opened in 1912 and was fully restored in 1975. Providing additional vendor stalls to the growing market, it also brought a touch of class to the utilitarian space with its three-story facade of concrete and brick inlay and arched windows. Before heading back to your hotel for a well-earned rest, indulge yourself with a final stop at my favorite market destination: Le Panier, the French bakery at 1902 Pike Place. The heavenly aroma of croissants and brioches will guide you there.

Lawrence Kreisman has been program director at Historic Seattle for 11 years. His most recent book is The Arts and Crafts Movement in the Pacific Northwest, with coauthor Glenn Mason. Since 1988, he has also been a regular contributor to Pacific Northwest, the magazine of The Seattle Times.

Seattle Post-Intelligencer

October 24, 2008

Judge rejects building at Satterlee - Owner hoped to add homes to landmark

By Debera Carlton Harrell



A King County Superior Court judge ruled Friday against the owner of a West Seattle landmark home who had wanted to build three other houses on the property. Judge Suzanne Barnett's ruling denied property owner William Conner the approval needed to proceed with development. Her ruling upheld previous decisions from the city's Landmark Preservation Board and the city hearing examiner, which determined that Conner's plan to build three 3,000-square-foot homes was not in keeping with the property's historical designation. The elegant home's site, 4866 Beach Drive S.W., includes a large expanse of lawn sloping toward the street and a view of Puget Sound.

Rich Hill, Conner's attorney, had argued to the landmarks board and in a subsequent appeal to the hearing examiner that while the house, known as the Satterlee House or the Painted Lady, was a historic landmark, the rest of the property was not. Barnett, however, disagreed. She said her review of the two previous rulings, former owner David Satterlee's pursuit of landmark designation and city law convinced her that "it is clear the designation is for the whole" and that the proposed scale and "mass of the dwellings Mr. Conner proposes is contrary" to landmark status. "The (landmark) board and hearing examiner did not make an error in including all the property," the judge stated in court. "The city's argument is the winning argument."

The judge also disagreed with the plaintiff's other arguments, including due process (the taking of property without just compensation). But three strikes don't necessarily mean the end of legal action -- or building plans, Hill said after the hearing. "We respectfully disagree with the judge's decision, and we'll be reviewing it before deciding what comes next," Hill said. "We still feel that the central issue -- vagueness and lack of standards in the (city's historic landmark) ordinance -- has not been addressed."

The site remains legally platted for other home sites, and the judge's ruling does not preclude some other form of single-family development, Hill added. "We're not going to give it away," a poised but frustrated Conner said after the hearing. A retired homebuilder who in the past has successfully participated in city pilot programs for building affordable housing, Conner also took exception with the judge's description of the planned homes as "mini-mansions." "A 3,000-square-foot home is not a mini-mansion," Conner said.

He added that the judge's ruling was particularly frustrating because a previous plan to build six smaller, 1,000-square-foot cottages -- part of a city pilot project to create more affordable housing -- was at first supported by the city, then nixed after neighbors complained.

SLOG, The Stranger Blog
October 24, 2008
Destroying History on Second Avenue
by Dominic Holden

We have more details on the MJA Building, a 1914 building on Second Avenue and Stewart Street that crews stripped of its terra cotta trim yesterday. It was defaced to erase the building's historic status, tenants and neighbors say, thus potentially allowing the site to be developed into a tower.

The building was nominated for historic landmark status in 2004 but failed to achieve the designation after nearly half the Landmark Preservation Board missed the meeting, the Department of Neighborhoods reports.



Seven votes from the 12-person board are required to designate a landmark. But only seven of the members attended, says Sarah Sodt, coordinator of the Landmarks Preservation Board. Five voted in favor of declaring it a landmark and two opposed.

Although the five absent members of the board may have also dissented against declaring the

building a landmark, if they had attended the meeting and two of them voted for it, the MJA Building would have won landmark status in 2004. But Sodt says there is no requirement for the Landmark Preservation Board members to attend the meetings.

Five years are required between each landmark nomination. "When next April rolls around, someone could again nominate it," says Sodt. "But they slipped under that five-year timeframe." Now, the owners have removed terra cotta—the very feature that qualified it for landmark nomination the first place.

The current owners, Iowa-based Principal Global Investors Limited, purchased the building in March 2007. The company had no comment today about why it was removing the terra cotta frieze work and trim (a spokesman

did promise to call back next week). But a spokesman for Collins Woerman, a local developer, said the company was hired one or two years ago to study plans for a 20-story office building on the site.

I'll update when I hear more from the owner, and from the Department of Neighborhoods—are they doing to do anything to prevent this from happening again, like require the Landmark board to actually show up at meetings?

Seattle Times
October 26, 2008

Downtown slowdown: Seattle, Bellevue building projects take a hit
By Eric Pryne

How many construction cranes did you count the last time you drove through downtown Seattle or downtown Bellevue? Ten? Twelve? More? Count them while you can. The credit crunch and related economic woes are drying up the development pipeline in the region's two commercial hubs. More than two dozen projects are on hold, many because developers say they can't borrow money to build. The slowdown is hard to see amid the forest of new office, condo and apartment towers under construction in the two downtowns. But work on many of those buildings began in 2006, before the first glimmerings of crisis. Most will be finished by the end of next year. As those cranes come down, fewer new ones will go up. Even now they are less numerous than many had anticipated.



In early 2007, the Downtown Seattle Association identified 10 projects as the next wave of downtown development, projects that were "permitted and scheduled for construction." Nearly two years later, four of those projects still haven't broken ground. A fifth, the troubled 1 Hotel & Residences, started then stopped, leaving a deep hole at the prominent corner of Second Avenue and Pine Street. "It's a different world now," says Seattle land-use economist Matthew Gardner. "The banks have shut their doors." Financing, or lack of it, isn't the only deterrent to new development. Pre-sales at many of the downtown condo projects already under construction are dragging. Office-vacancy rates are starting to climb as companies downsize and new buildings come on line. Construction costs have shot through the roof. "This is a real good time to do nothing," says LeisureCare owner and CEO Daniel Madsen. His company put the brakes on a proposed 30-story retirement community in Seattle's Denny Triangle last winter, sensing waning buyer demand.

Other developers have reached the same conclusion. Altogether, at least 4,000 condo or apartment units and 3 million square feet of office space in downtown Seattle and downtown Bellevue have been delayed, or worse. Contractors say the slowdown will mean less work for them and the people they employ. Many of the stalled projects have key permits. Some were supposed to break ground months ago. Now some are being redesigned. Other developers have put their properties up for sale. Still more are just waiting for better times.

Brokers and developers agree that few, if any, proposed office buildings will start construction soon. So many condo projects in downtown Seattle's core have been postponed that there could be nothing new on the market until 2012 once the crop now under construction is completed next year. That's what Dean Jones, a principal with the condo-marketing firm Realogics, projects. The outlook for downtown Bellevue isn't much better, he says: "The first two quarters of 2007 were boom times. Then someone turned out the lights."

One development that was supposed to be part of the next wave was SkyGarden, a proposed 24-story luxury condo tower on Seattle's First Hill. No project's downfall has been more inglorious. SkyGarden's design won an award in 2005 from the local chapter of the American Institute of Architects. Some renderings showed terraces on every level covered with lush greenery, like a high-rise Hanging Gardens of Babylon. The original developer obtained a land-use permit, applied for building permits and sold the property in July 2007 to Lake Stevens developer Barclays North for \$10 million. Barclays borrowed most of that money from a Minneapolis bank.

"They were saying, 'Let's get rolling. We want to do the construction loan, too,'" Barclays CEO Patrick McCourt said recently. "Seattle was supposedly recession-proof."

Then the housing market collapsed, and Barclays North projects ran into trouble all over the country. The company — which typically bought raw land, obtained development permits, then sold it to big homebuilders — found itself with lots of inventory, few buyers and not enough cash to cover its obligations. That included the payments on the SkyGarden property. McCourt said the project was undone by his inability to get a construction loan. This summer, as the Minneapolis bank moved to foreclose, Barclays North went out of business. Last month, the SkyGarden site was to be sold to the highest bidder at the front door of the county courthouse. Then, a half-hour before the auction was to begin, the Barclays division that owned the property filed for bankruptcy, buying the company more time. Permits for the proposed condo tower expire in January.

While insiders expect a significant slowdown, no one expects construction in downtown Seattle or Bellevue to grind to a complete halt. This market still is healthier than most, they say. Amazon.com recently exercised options to add more than 800,000 square feet to its new South Lake Union headquarters campus. A few small to midsize condo projects, including the Abu Dhabi-financed Essex on the Park in Bellevue and Stadium Lofts in Pioneer Square, have plans to proceed. Developers say some financing still is available for apartments — in part because of the region's low vacancy rate, in part because tighter credit means more people must rent.

AvalonBay Communities broke ground last month on a 400-unit complex in downtown Bellevue. Work on several other apartment towers in both downtowns is expected to start early next year. But those projects are outnumbered by others that have been shelved or at least reinvented.

- Colorado developer Ray Tonsing originally planned to build Vida, a 241-unit complex on Northeast Eighth Street in Bellevue, as condos. But over the summer, he converted the project to apartments in hopes of increasing its appeal to lenders. Several other erstwhile condo developers also have made the switch. Tonsing says his return from apartments will be at least 40 percent lower. "We decided to stop beating our heads against the wall," he says. "No bank will finance for-sale [condos] right now."
- Lenders who two years ago were asking developers to put up 15 percent in equity now are asking for 30 or 40 percent or more, says Alec Carlin of Hummingbird Partners, another developer with a stalled project. He and his associates pulled the plug this summer on the Heron and Pagoda towers, a mammoth condo-office-hotel-retail complex across Fifth Avenue from the Westin Hotel in Seattle. The final straw was their inability to get tenants, and in turn financing, for the office component, Carlin says. "People were starting to get nervous about the office market here — all the new buildings coming on the market, and the fears that WaMu was going out of business," he says. "Then the Clise deal [possible sale and redevelopment of 13 acres in the Denny Triangle] fell through, and the people we were talking to said, 'Well, we'll just wait.'"
- David Hoy of HMI Real Estate says his company had a construction loan lined up for Ventana on Main, a 68-unit apartment complex in downtown Bellevue. But the deal hinged on the bank selling part of the debt to another lender, and it couldn't find a willing buyer. HMI planned to start building Ventana this month. Now, Hoy says, it will wait at least until spring. "Until the capital is freed up, developers can't do anything," Hoy says.
- With financing already set, Daniels Development had planned to break ground next March on the 660-foot Fifth and Columbia office tower in downtown Seattle. Now the construction schedule is up in the air. President Kevin Daniels says he's waiting for the markets to improve and for a better sense of the effect of Washington Mutual's collapse. WaMu is downtown Seattle's biggest office tenant.
- The Pauls Corp. of Denver planned to start work in April on Art House, a 140-unit condo project in Seattle's Belltown area. Six months later, nothing has happened. The problem isn't financing — that was arranged some time ago, says Paul Powers, Pauls' president. The company put a hold on the project "to take a look-see at the market, to see if our timing would be right," he says. "Our buyers are affected by the credit crunch, too."

Some developers say Seattle and Bellevue shouldn't be caught in a slowdown like this. Microsoft still is hiring, although not as aggressively. Job growth is expected to continue, albeit at a slower pace. But Seattle's strengths

matter little to lenders caught up in what's going on nationally and globally. "It's a tough world for developers now," says Gardner, the economist. "Everyone's kind of battening down the hatches."

Seattle Times
October 27, 2008

All aboard the Orient Express: "Andy's" reopens
by Nancy Leson

[NOTE: This property is not a designated City of Seattle landmark and has not yet been surveyed by the City to determine eligibility.]

Way back in March, I told you about the sale of Andy's Diner -- closed since January -- and developer Henry Liebman's plans for South Seattle landmark. And in the wake of that post, I had a nice chance to chat with long-retired owner Andy Yurkanin who promised to take me to lunch once the place re-opened:



He'll get his chance soon, because today the famous railcar-diner debuted as the Orient Express, specializing in Chinese, Thai and American food and offering (get this!) on-site childcare. I'd meet Andy there for lunch today, but as we speak he's enjoying his retirement at his second home in Eastern Washington. "I'm sitting here at the duck club, looking out at Toppenish Creek," he said when we talked this morning. No, he's not duck hunting, just hanging out with his pal Gilbert Barthe, owner of the late, great Mirabeau Restaurant.

Meanwhile, over on Fourth Avenue South, the new owner of the Orient Express, Gun Ting (late of Wild Ginger and known as Ed to many of his friends), greets his first paying guests today. An extra-special thanks to reader Jeri Lloyd, who tipped me off to the opening after she and her husband decided to drive by yesterday to see how the transformation from old to new was coming along. "The parking lot was nearly full and there was a 'Grand Opening' banner," she wrote in an email. So in they went. Turns out they'd stumbled in to a pre-opening party, complete with a buffet (replete with clam chowder, lemon chicken and Thai red curry beef) and waiters dressed in black and offering drinks. Invited to join in the fun, Jeri and her husband were warmly welcomed, handed some plates and told to look for seats in an open railcar. "The place still has a warren-like aspect due to the railroad cars, but it's obvious a lot of work has been done," Jeri said. She no doubt speaks for many longtime Seattleites when she said, "I'm so glad someone saved the place that I wish them great success." Amen, sister.

Ballard News-Tribune
October 28, 2008
Business life cycle here is changing
By Allison Espiritu

Some think Ballard is becoming another metropolis of condos, but as property values increase and business owners reach retirement age many are taking advantage of the opportunity to benefit from the fruits of their labor. Considered staple landmarks of Ballard by many residents, Denny's for 43 years and Sunset Bowl for 31 years were two businesses seen as great hangouts for seniors and a place for the neighborhood to gather. But rising property values changed their futures and now they are gone. Denny's closed in February and was sold to build an eight-story, 260-unit condominium. Sunset Bowl closed in April and was sold for over \$13 million for apartments.

Beth Miller, executive director of the Ballard Chamber Commerce, said that a lot of properties - like these - weren't being used to its maximum value, so the landowners sold. "The fact that land is so very expensive really puts a different light on those that can afford to buy the land now," said Miller. "You are more apt to get

development or investment companies who have plenty of capital than a simple individual to buy out a lot of the businesses around here." Olsen's Furniture was a family-owned business that had been in Ballard for about 73 years and the owners decided to close their doors in February 2007.

Opened in 1933 during the height of the Great Depression, Harold Olsen started the shop by hand making and upholstering furniture. "With several homes along Ballard Avenue in the past decades the company was called an "institution," a "model" and a "symbol" of old Ballard, before it was full of trendy shops and popular restaurants and bars," said a story at the time in the Ballard-News Tribune. "When people ask why we are retiring, they don't realize that we have been here since we were 10 years old," Art Olsen son of Harold, told the newspaper. "Anytime you make a decision like that it takes a little time, the timing was just right. You got to get out there and enjoy yourself while you can."

Olsen said that he had also been a part of Ballard's history. "You'll find that a lot of the old Ballard business workers were hard working industry people who were smart enough to buy property in an area that was considered blue collar," said the Chamber's Miller. "So I think there really were a lot of people who had worked hard and invested in land in Ballard and now they are at the retirement age and are selling off like Olsen's did. Olsen's does continue to own their building and have leased it out, so their presence is still in Ballard."

However, other businesses such as Phil's Body Shop and Jacobsen's Marine have found that it isn't quite their time yet to leave what they've helped build as the original Ballard. Celebrating their 40th anniversary this year, Phil Blodgett started his body shop with only \$500 and, with a lot of community support, staying focused and being highly motivated he has been able to remain in business.

"What we do is take care of people," said Lonnie Caraveo, manager of Phil's Body Shop. "People are retiring and they're getting out because of the prices of their property. But condos are making Ballard a huge metropolis. With Phil's it's a prime location and we've joked about tearing it down and changing it into a condo but never once in all the years has it ever crossed his mind. To me it's an amazing statement about his level of dedication to this community. He started out as a small shop and is now a good sized business."

Phil said he'd have Phil's going as long as he can because he enjoys fixing cars, The shop's philosophy is that they do want to be a big dollar shop but what is number one is making sure people still have the ma and pa service type of feel that they know is a really important part of Ballard. Like Phil's, Jacobsen Maritime is one of the few family-owned businesses that started here and is still here.

The company owns the property where it has been selling and servicing salt water sport-fishing boats since 1951, so they don't have the pressure of a landlord forcing them out. "If we can stay we'll stay," said Greg Jacobsen. "I obviously grew up in Ballard but have lived in Kirkland for the past 20 years. It's that little part of downtown Ballard that's getting the facelift. But when I go to Ballard, although they say it's changing and I do see condos and developments I still feel a lot of the way that Ballard was when I was growing up."

West Seattle Herald
October 28, 2008
Historic Seaview tower could be demolished
By Rose Egge

After a century in West Seattle's Fauntleroy neighborhood, The Kenney's historic Seaview building could be demolished as AG Architects move forward with a new \$150 million redevelopment project. Board members and local residents made their objections known at a Design Review Board meeting on Oct. 23, eventually ordering a second round of early design guidance before AG moves forward with the project. The library at Madison Middle School was full Thursday night with more concerned neighbors than typically attend Design Review sessions.

To begin, Kenney CEO Kevin McFeely explained that the existing Seaview building does not meet market demands of incoming residents, many who are looking for more independent living apartments. He explained

that the building is too narrow, and the units are too small. "Without this, we are not going to be able to survive financially," McFeely said. AG's preferred design featured several distinct buildings that offer four different levels of service, including independent living, assisted living, skilled nursing and memory care for approximately 400 residents. The design also included an open park over an enclosed garage on the corner of 47th Avenue Southwest and Southwest Myrtle Street.

Neighbors expressed their appreciation for the maintained green space and a building order that did not look institutionalized. Still, they were not happy to hear that the Seaview's dome might no longer be part of the West Seattle skyline. Southwest Design Review Board member Joe Hurley questioned why the architect had not presented a design option that would maintain the Seaview and its surrounding buildings. "I (am) surprised that so much of the history of the institution would be disappearing," Hurley said.

Representatives from AG responded by explaining that it would be difficult to adapt the historic building to meet the demands of modern clients. "From an economic point of view, the reusability of the space would be a challenge," said Gene Guskowski of AG Architects. Guskowski also explained their proposed strategy to prevent any of The Kenney's current residents from being displaced during construction. New buildings would be constructed for clients to stay in before their current residents housing is torn down.

All four of the proposed designs were dependant upon future zoning and code changes. AG proposed increasing height allowances at the center of the site to six stories, rising 10 to 12 feet above the Seaview's roof but below the peak of the renowned cupola. Around the site's perimeter buildings would be three stories tall. But both Hurley and David Foster, chairman of the board, insisted that AG return for a second round of early guidance review to demonstrate how the site might look without zoning changes.

The board has also requested that AG return with an inventory of existing trees and renderings that demonstrate the impact of shadows from the new buildings, as well as further depictions showing how increased building heights might impact the community. The next Design Review Board meeting for the Kenney project has not yet been determined but will be made available online at http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/upcoming/.

Save Seattle's Sand Point

Seattle community activist Lynne Ferguson is collecting names of people who support her effort to protect Sand Point's historic buildings. Below is the petition she is presenting to community groups to gauge levels of interest. Please contact her if you want to take part in this effort.

Citizens for Naval Station Puget Sound Sand Point Historic District - We will work to see that the Naval Station Puget Sound Sand Point Historic District becomes a recognized Federal, State, and City of Seattle Historic District.

Part of Sand Point was given to the city as a park in 1918 by Mr. Carkeek, and was one of the first overnight camping areas for Seattle children who were called to dinner by the fire bell that rang for the great Seattle fire. The park was the site of a small lake, a favorite picnic and fishing spot for early residents who rode the train out to the site. At that time the city boundary was NE 65th St. and a small county airport was part of the peninsula. During WWI Sand Point was identified by the military as being the best potential location for sea plane operations in the Puget Sound region because of its proximity to ship building activities at Bremerton. The first around the world flight took off from here in 1924, three years before Lindberg's flight. Three of the four Army open cockpit biplanes landed at Sand Point wingtip to wingtip 175 days later.



Figure 2-1 Map of the Sand Point Historic District

2-3

Carkeek Park moved north to its present location and Sand Point became an airfield when Congress created the Sand Point Naval Air Station on March 4, 1925, a site of approximately 500 acres. The base grew rapidly in the great depression with WPA projects building living and office quarters and hangars. All of the buildings now included in the Historic District were built by 1942, just in time to serve as a major base during WWII. Sand Point was part of the Thirteenth Naval District and was the major overhaul station on the Pacific Coast north of Alameda in California. Its supply department furnished supplies and equipment to aviation activities in Alaska and provided vessel design for the support of aircraft.

When the base closed 20 buildings on 73 acres were identified as the Sand Point Historic District eligible for listing as a National Historic District. Many of the buildings "embody the distinctive characteristics of the Art Deco and Colonial Revival architectural styles....As a whole, the Sand Point Historic District retains its integrity and conveys a distinct sense of time and place, reflecting WWII military activities in Seattle and the growth of the military presence in the city up to that time. (1922-1970)" (EDAW Historic Properties Reuse and Protection Plan 1998)

Unfortunately the site has not yet received its listing as a Federal, State, or City Historic District. Several buildings are boarded up and one has had its roof collapse. Recognition and protection of this historic site is needed as development goes forward at Warren G. Magnuson Park.

I would like to be a part of Citizens for Naval Station Puget Sound Sand Point Historic District and informed of upcoming meetings and events. Please e-mail: lynnferguson65@comcast.net

Amendment to the Sand Point Overlay District Approved by City Council

On October 20, the Seattle City Council approved amendments to the Sand Point Overlay District in the Seattle Land Use Code to help with the continued redevelopment of the former naval base at Sand Point Magnuson Park. The proposed amendments:

- Allow new land uses in the district
- Provide additional height for modern rooftop equipment on top of historic buildings
- Allow the reconstruction of buildings on the footprint of existing buildings
- Include provisions for lighting, parking-lot landscaping, and solid waste storage
- Expand the boundaries of the overlay district to include Building 27

If you would like more information about these amendments, contact: Susan McLain, DPD Planner (206) 684-0432, susan.mclain@seattle.gov

Monthly meeting of Redmond Historical Society

Saturday, November 8, 2008

Old Redmond Schoolhouse Community Center

16600 N.E. 80th St., Redmond, WA 98052

10:30 AM

Angie (Aries) Lang and Judy (Aries) Lang presentation on the history of Aries Gardens, located on present day Willows Run; books, note cards, free historic walking tour brochures, and the book, "Redmond Reflections", are available in our office, 9:30 a.m.-4:30 p.m. Monday, Wednesday and Thursday, 1-4 p.m. Tuesday

www.redmondhistory.org

Unreinforced Masonry Building Project

The Seattle Department of Planning and Development has begun meeting with the public advisory committees that will make recommendations about possible new earthquake-strengthening requirements for the city's unreinforced masonry buildings. The Technical Committee is considering how to define "unreinforced masonry building" and what standards should be applied to retrofitted buildings. The Policy Committee is discussing incentives and financial assistance, the timing of implementation of requirements, and scope of the requirement. Both committees are reviewing information about earthquake risk in Seattle, as well as information about historic performance of unreinforced masonry buildings.

If you would like more information about the project, visit the URM website at www.seattle.gov/dpd/Emergency/UnreinforcedMasonryBuildings. You can also contact: Maureen Traxler, maureen.traxler@seattle.gov

Single Family Amendments Effective November 12

City of Seattle Ordinance 122823, which amends land use and zoning standards for Single Family zones to address the bulk, design, and environmental impacts of new structures on existing homes and the character of single-family neighborhoods, has been passed and will go into effect on November 12, 2008. Proposed amendments would address: the size of homes, garage size and location, eligibility of historic lots for development, and house design. The proposed amendments to single-family development standards include the following:

- Reduce the maximum allowed lot coverage on lots less than 5,000 square feet in area from 1,750 square feet, as is allowed currently, to 1,000 square feet plus 15 percent of the lot area.

- Remove a lot coverage allowance for corner lots and limit the lot coverage allowance for lots abutting alleys to ten percent.

- Remove a provision accommodating structures above the height limit based on the average height of adjacent existing single-family structures.

 - Limit the height allowance on sloped lots to five feet.

 - Make minor modifications to the pitched roof allowance to increase minimum pitch and to allow dormers.

- Reduce the visual impact of garages by limiting the size of garage doors to 50 percent of the front façade (to a minimum of ten feet) and preventing protruding or "snout-nose" garages.

- Waive parking requirements for single-family homes on parcels less than 3,000 square feet in size, or 30 feet in width where no alley is present. Parking requirements on small lots can result in irregular housing configurations where the garage may occupy the entire first floor. It can also prevent all on-street parking where separation of curb cuts is not sufficient to allow parking between them.

Modify regulations regarding development of nonconforming historic lots. Provisions relating to hardscape surface and rear garages that were proposed as part of the original council bill were removed from the final ordinance and will not go into effect.

Copies of the ordinance and a summary of proposed changes are available at <http://cityofseattle.gov/dpd/news/20081014a.asp> or contact Brennon Staley, DPD Planner (206) 684-4625, brennon.staley@seattle.gov

MOHAI's Discovering the A-Y-P Exposition: A Community Research Project

Teaching citizens how to research historical evidence connected with Seattle's first World's Fair in 1909. Free, but registration is requested. Go to www.ayp100.org. Questions? E-mail lorraine.mcconaghy@seattlehistory.org or helen.divjak@seattlehistory.org.

Auburn Library - King County Library, 1102 Auburn Way S., Auburn WA
Saturday, November 15, 2008, 1 to 3 p.m.

Broadview Branch - Seattle Public Library, 12755 Greenwood Ave N
Saturday, November 15, 2008, 1 to 3 p.m.

North East Branch - Seattle Public Library, 6801 35th Ave N
Tuesday, November 18, 2008, 6 to 8 p.m.

Pike/Pine Conservation Overlay District

Seattle City Councilmember Tom Rasmussen recently proposed measures to address concerns about the loss of neighborhood character in Pike/Pine due to recent development activity. The Pike/Pine neighborhood is located between Capitol Hill and First Hill, between Interstate 5 and 15th Avenue East. Most of the commercially-zoned land along the Pike and Pine Streets corridor is currently subject to special overlay regulations that limit large-scale commercial development while emphasizing residential and mixed-use development.

These provisions were enacted in the past to ensure that the corridor did not become a secondary office market and to retain its residential mixed-use character. However, recent development activity has resulted in the loss of older structures and businesses that have defined the eclectic character of the area for years. The loss of those structures and the reduction of available space for arts organizations in the greater Capitol Hill community due to rising costs has raised new concerns about the impact of development on the character of the area.

Two reports have been released for public review. The first addresses Pike/Pine neighborhood character and recommendations. The second report addresses the use of transfer of development rights (TDR) as an incentive for neighborhood conservation. The TDR study examines a proposal to allow downtown commercial developers the option to purchase development rights from structures in the Pike/Pine area.

However, due to concerns about how the program would be structured and the effect it would have on the supply and demand for development rights throughout the downtown area, it was decided that a more extensive look at a TDR program for the larger Capitol Hill/First Hill Urban Center was warranted. In the meantime, it is recommended that adjustments to the overlay district provisions, including an expansion of the boundaries to more strongly emphasize neighborhood conservation, move ahead to accomplish the following:

Continue to promote new mixed-use and residentially-oriented development as intended under the original provisions of the overlay

Expand the scope of the overlay to promote new development that is more compatible in scale with existing conditions in the area, including a limit on the size of a development lot and the permitted width of structures fronting on Pike and Pine Streets

Provide incentives to retain “character structures”—buildings that are 75 years old or older—as part of new development, including increases in permitted lot size, a ten foot height increase, and floor area exemptions for projects that maintain a character structure on the lot

Increase opportunities and flexibility to encourage the continued use of existing buildings

Promote conditions that allow small, diverse, local businesses to continue to operate in the area

Provide incentives for retaining existing art and cultural uses and attracting similar new activities to the area

The proposal was presented to the Pike/Pine Urban Neighborhood Committee (P/PUNC) in September, and draft recommendations were presented at a Council-sponsored public workshop on October 14. City staff is now drafting proposed changes to the Land Use Code to implement the proposal, and legislation for the initial phase is due to be submitted to City Council in November.

Documents are available for review on DPD’s website at www.seattle.gov/dpd/Planning/PikePine. For more information contact: Dennis Meier (206) 684-8270 dennis.meier@seattle.gov or Rebecca Herzfeld (206) 684-8148 rebecca.herzfeld@seattle.gov

Neighborhood Design Guidelines for Upper Queen Anne and Uptown

Two sets of new neighborhood design guidelines for the Queen Anne area are nearing completion. Separate sets of neighborhood design guidelines for the Upper Queen Anne and Uptown neighborhoods are in a final draft form, and environmental review is complete. The neighborhood design guidelines are a part of the City’s Design Review program, which helps new development make a positive contribution to Seattle’s neighborhoods. The Queen Anne Hill and Uptown guidelines will bring the total number of Seattle’s approved neighborhood design guidelines to 19.

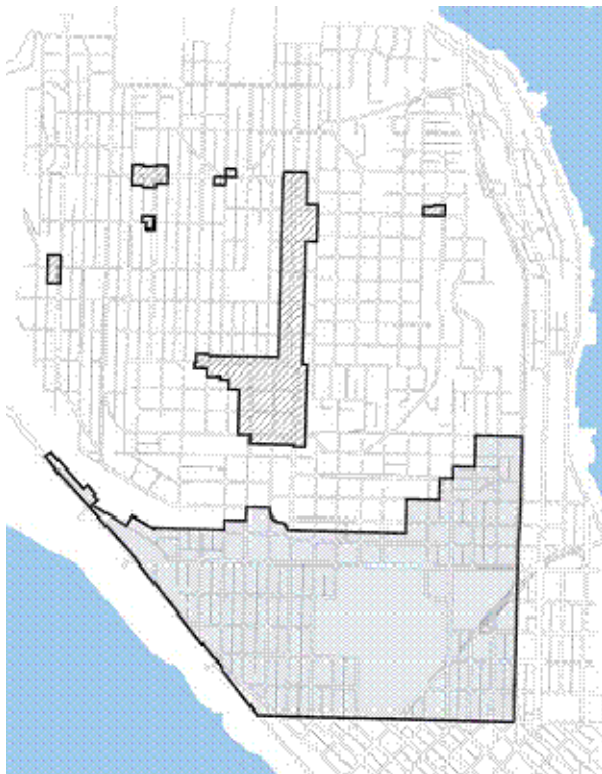
Both sets of design guidelines were drafted by the community through meetings with residents, business owners, and property owners. To augment citywide design guidelines, neighborhoods may prepare specific neighborhood design guidelines that reflect the character, and protect the qualities, the neighborhood values most. The Upper Queen Anne Design Guidelines Auxiliary Committee and the Uptown Alliance groups spearheaded efforts to create the guidelines, with support from DPD. After adoption the Queen Anne / Magnolia

Design Review Board will use the guidelines to evaluate the design of new development projects.

The Upper Queen Guidelines cover the commercial and mixed-use areas on top of Queen Anne Hill. These include both the designated residential urban village centered on Queen Anne Avenue, and several pockets of mixed-use zoning such as W. McGraw Street at 6th Avenue W. The Uptown Guidelines cover the full extent of the designated Uptown Urban Center, also commonly referred to as Lower Queen Anne. (See map.)

The adoption of two separate sets of guidelines follows from the 1999 Queen Anne Neighborhood Plan, which called for establishing a unique character for various Queen Anne commercial districts. The separate guidelines reflect each area’s unique conditions. For example, a key element of the Upper Queen Anne Guidelines is to encourage streetscapes that can comfortably accommodate the vibrant pedestrian experience found on the hill.

A key theme in the Uptown Guidelines is to encourage synergy of new buildings and streetscapes between the neighborhood and major institutions like Seattle Center.



City Council is expected to hear public comment and consider both sets of guidelines for formal adoption in late 2008 or early 2009. The public is welcome to attend and provide testimony.

You may download both sets of draft neighborhood design guidelines from: www.seattle.gov/DPD/Planning/Design_Review/Neighborhood_Guidelines. For more information, contact: Geoff Wentlandt (206) 684-3586 geoffrey.wentlandt@seattle.gov

Pete the Queen Anne old house ghost

By James Robert Daniels



When my parents finally sold our old house on Queen Anne Hill in Seattle, they failed to mention Pete to the buyers. After all, what are you required to disclose when you sell a house? Not Pete, surely. My family moved out of town, but my sister still lived on Queen Anne. The new owners called her two weeks after moving in, screaming, "Did your parents know when they sold us this house that it was haunted?!" "I don't know what you're talking about," she calmly replied, before hanging up and laughing like crazy.

I'd known about Pete since I was little. My brother Phil and I usually woke up early. One morning, he was up first, sitting on the stairs, looking out through the banister, when suddenly he yelped. I ran out to the hall, but Mom was already halfway down the stairs. She grabbed Phil and asked him what was wrong. He said he had seen something. "A blob," he said. "It was kind of a blob."

Mom figured it must have been Pete, so she told us about him. He was a ghost, she said. Pete he never hurt us; he just played tricks. Things were always going missing: keys, toys, books. Usually they'd show up in a few days, but not always where they'd been. The buffet in the dining room was the place where things were most likely to be found, sooner or later. You'd be going through the dining room, and something you couldn't find in your room or on the workbench in the basement, something you needed yesterday, would just be sitting there on the buffet.

There were lots of ways Pete could have scared the new owners. I remember hearing footsteps on the attic stairs at night—creaking steps and then a door opening. One Christmas, tinsel on the tree swayed, one strand at a time, and the trumpet tree ornament played a tune. Our dog, Bitsy, would not, under any circumstances—even if you tried to drag or carry her—go into the basement or the attic. A friend of Mom's stayed over once, and got so rattled she swore she would never spend the night in our house again. Pete took a lot of getting used to.

One day, Mom was looking out the bay window in the dining room. Suddenly, she jumped, then turned around with her mouth wide open. She gave Dad, who was across the room, the funniest look. "Somebody just pinched me!" she said. Dad started to walk across the room, but suddenly lurched sideways and stopped. He looked toward the kitchen, then the other way, to where I was standing in the doorway. "Something just bumped into me!" he exclaimed. Mom answered, "It must have been Pete." We always wondered if the new owners got used to Pete, or if they simply moved again.

Excerpted from *The Old House Journal*, "Things That Go Bump in the Night: Old-House Ghosts" by Tom Everitt

Nordic Spirit restoration

Seattle's Nordic Heritage Museum has been busy restoring the *Nordic Spirit*, a late eighteenth- or nineteenth-century fishing boat from the northern fjords of Norway. Next year, the vessel will reenact the sailing of the *Viking*, which opened Norway Day at the A-Y-P Exposition in 1909. You can follow the progress of this restoration project at <http://thenordicspirit.blogspot.com/>

MOHAI Holiday Tea: Home for the Holidays

Saturday, Dec. 13, 2008 at 2 p.m.

Sip a cup of tea, nibble on a pastry and celebrate the legacy of one of Seattle's beloved department stores – Frederick & Nelson. A fashion show from Goodwill's amazing Vintage Fashion Collection will feature Frederick & Nelson apparel. Enjoy the holiday memories of past Seattleites in a readers' theater performance. Santa will be on hand too. Tickets: MOHAI members - \$20. General public - \$30. Available at www.brownpapertickets.com or by calling 1-800-838-3006. To reserve a table (seats 8) call 206-324-1685, ext. 30. Tables: MOHAI members - \$140. General public - \$210.

New York Times

October 31, 2008

A Seattle That Won't Blend In

By Dan White

Long ago the expanding city of Seattle swallowed up two of its neighbors, and neither of them has ever forgotten. Ballard and Fremont, once cities in their own right, are now Seattle neighborhoods of a particularly independent-minded kind. They're close together, though not contiguous, and if you travel to either of them today, you'll encounter a unique character that still resists complete assimilation — Nordic and proudly maritime in Ballard; arty and free-spirited in Fremont. Each is undergoing a kind of 21st-century renaissance, with shops and restaurants moving in, and a new, often young crowd arriving to live or just to play. But in either one, you can still lose yourself so thoroughly that you will barely even remember you're in the same town as the Space Needle.

In Ballard, the best starting point is the Hiram M. Chittenden Locks, connected to the Lake Washington Ship Canal, which were completed about 90 years ago. The locks help keep the saltwater Puget Sound from despoiling the freshwater Lake Washington, and they carry fishing and pleasure boats upward and downward between sea level and the lake's 26-foot-higher elevation. Watching the locks fill up like a giant bathtub is a surreal experience as the rising water lifts yachts and fishing vessels. But the irresistible flourish is the glass-lined tunnel that snakes along the locks and, in salmon spawning season, allows tourists to spy on the fish as they make their way up their ladder — actually a series of ascending weirs.

If you've only seen salmon in the form of thinly sliced gravlax, the extreme close-up views of chinook and coho can be a shocker. One day this fall, visitors pressed their faces a few millimeters away from the fat fish, which clunked into each other, formed traffic jams and sometimes turned their vacant expressions on the tourists. Just beyond the fish ladder, American Indian anglers were exercising their fishing rights under treaties dating back to the mid-19th century. John Jones, a 38-year-old Squamish fisherman, guided his boat along a net and waited for the fish to snag themselves. He was happy to answer the questions of curious tourists, who shouted queries about his fishing technique while they stood above him on a bridge. "The bigger ones get caught by their lips," he shouted back. "You've got to get them out of there real quick, wrestle them out of the water, or they will jump back." Just as he was giving a demonstration, the water behind him pitched and foamed. A chubby sea lion rose from the depths, grabbed a swimming salmon, bit it into three pieces and submerged. Gulls fought over the leftovers.

It was hard to grasp that this spectacle was occurring inside the city limits of urbane, sophisticated Seattle. In 1907, the need to secure an adequate water supply was enough to persuade reluctant Ballardites to accept annexation by a narrow margin, a decision that remains touchy to this day. "At the 100th anniversary of annexation, people wore black armbands," said Georgia Selfridge, president of the Ballard Historical Society. The maritime spirit feels alive at Golden Gardens Park, arguably the loveliest picnic spot in all of Seattle, with sand dunes, a lagoon, secluded benches, occasional views of bald eagles, and heart-stopping views of the distant Olympic Mountains at sunset.

Ballard's Nordic Heritage Museum is another surprise. Belying its undramatic name, the museum is beguiling, with a mazelike layout that snakes through three floors of a former schoolhouse, guiding visitors past a

centuries-old fishing boat and a life-sized replica of an Icelandic sod house. Ballard's eastern edge feels more contemporary, with dining, shopping and a lively social scene. On Sundays, Ballard Avenue is home to a public market that some Ballardites insist surpasses the city's well-known Pike Place Market. It has quintessentially Pacific Northwestern offerings like giant radishes, tiny potatoes called spud nuts, jugs of homemade cider, spiced blackberry wine and milk extracted from purebred Boer goats. Regulars, tourists and celebrity chefs stop by even in the foulest weather. "We can have two inches of snow and still draw a bustling crowd," said Judy Bennett, co-owner of Rockridge Orchards and Cidery.

After dark, Northwest Market Street and Ballard Avenue Northwest come into their own. Diners splurge on tapas at Ocho on Market or on Italian food at Volterra on Ballard, locally famous for its marvelously gooey polenta-fontina-cheese appetizer. One of the more casual places is the bordello-themed Madame K's pizzeria, in a building that once was, according to legend, a brothel. Another is Hattie's Hat, where students, fishermen, professionals and laborers gather at a hand-carved bar beneath the menacing gaze of a Bering Strait king crab mounted on velvet above the bar. "Everyone comes here," Brian Plonsky, the bartender, said. "This has been a bar for 100 years."

In Fremont, a short drive to the southeast over Leary Way Northwest, which becomes Northwest 36th Street, neighborhood self-assertion goes in a different direction. Just over the orange and blue drawbridge that cars cross when coming from downtown Seattle, a sign proclaims Fremont to be the Center of the Universe and requests that visitors set their watches back five minutes. From there on, it's a cross between a family-friendly bohemian enclave and a larger-than-life-size hipster sculpture garden. The vibe is traceable back at least as far as the 60s, when Fremont was first colonized by artists with an often whimsical counterculture bent.

A collection of cast-aluminum commuters stand on a corner near the drawbridge, waiting for a light-rail train that has not run for years. On a recent Sunday, some prankish soul had festooned them with slogans, T-shirts, American flags and straw hats. On nearby Troll Avenue, beneath the busy Aurora Bridge, a two-ton troll crouches beneath a support wall, staring with his one eye and squashing a Volkswagen Bug in his left hand. Children crawl up his forearms and wedge their hands into his nostrils while the parents take pictures. Some of the sculptures that decorate Fremont look as if they were made out of reclaimed scrap. Often, they were. "Everything in this neighborhood has been salvaged," said Jerry DeHaan, manager of the Burnt Sugar boutique, whose brick exterior has a most peculiar ornament — the remains of a Cold War-era missile now known as the Fremont Rocket, pointing 53 feet into the sky. While this piece of hardware is nonfunctional, some Fremontians, still pining for their lost independence, claim that it is aimed at Seattle's City Hall.

Besides the sculpture, diversions for visitors include scenic boat rides beneath Fremont Bridge, shopping in more than 20 boutiques that offer the wares of local artisans, and sampling a selection of trendy restaurants. Fare ranges from the chic brunch offerings of 35th Street Bistro, known for its crème fraîche-dipped bistro fries, to the pulled-pork sandwiches at the Red Door, Fremont's smaller answer to Manhattan's Flatiron Building, with a distinctive, wedge-shaped profile. There's vegetarian sustenance nearby at Silence-Heart-Nest, a total-immersion experience in itself, with sari-clad wait staff asking diners to ponder business cards printed with inspirational verses while serving up platters like Center of the Universe scrambled eggs.

After a full meal, a visitor can proceed to the most successful button-pushing attraction in Fremont — its seven-ton statue of Lenin. Love it or hate it, the artwork has an intriguing past. Emil Venkov, a Slavic artist, created the Lenin tribute, which was originally installed in Poprad, in what was Czechoslovakia. It was dismantled after the Soviet Union's collapse and discovered in a scrap yard by an American, Lewis Carpenter, who imported it to the United States at such a great cost that he had to mortgage his home.

Andy Martin, 34, a Fremontian who designs "beeps and explosions" for video games, said he was drawn to the neighborhood partly by all the conversation-fodder art, including the Lenin statue. "It's supposed to present the idea of a challenge," he explained. "We all want to change but we have to be careful and think about how we are going to do it. I mean, he is striding purposefully toward the future, but look in the back, and the statue is covered with guns. It invites you to stop and think."

Forgetting All About the Space Needle

Ballard and Fremont are both in north Seattle and are easily reachable from downtown by car.

Ballard

The Hiram M. Chittenden Locks (3015 Northwest 54th Street; 206-783-7059) is open daily from 7 a.m. to about 9 p.m. The visitor center is open 10 a.m. to 4 p.m. Thursday through Monday, and a free tour begins there at 2 p.m. Visitors view the fish ladder from a glass-enclosed area adjacent to Shilshole Bay. Salmon climb the ladder in summer and fall on their way upstream to spawn.

Golden Gardens Park (8498 Seaview Place Northwest; 206-684-4075) is open from 6 a.m to 11:30 p.m. daily.

The Nordic Heritage Museum (3014 Northwest 67th Street; 206-789-5707; www.nordicmuseum.org) is open Tuesday through Saturday from 10 a.m. to 4 p.m., and Sunday from noon to 4 p.m. Adult admission is \$6.

Ocho (2325 Northwest Market Street; 206-784-0699; www.ochoballard.com) serves tapas plates including the Three Amigos (prawn, clam and chorizo atop a saffron paella cake) for \$6.

At Volterra (5411 Ballard Avenue Northwest; 206-789-5100; www.volterrarestaurant.com) the polenta-wild mushroom-fontina-cheese appetizer is \$9.

Casual food options include Madame K's Pizza Bistro (5327 Ballard Avenue Northwest, 206-783-9710) where the Bad Boy pizza, which serves up to eight people, costs \$26. Hattie's Hat (5231 Ballard Avenue Northwest; 206-784-0175) offers pub fare, including smoked salmon chowder for \$4.95.

Lodging options are scant in both Ballard and Fremont, but the clean, friendly and art-bedecked Hostel Seattle (6200 Seaview Avenue Northwest; 206-706-3255; www.hostelseattle.com) in Ballard offers hostel-style accommodations for \$25 and private rooms for \$60.

Fremont

Burnt Sugar and Frankie (601 North 35th Street; 206-545-0699; www.burntsugarfrankie.com) sells shoes, books, toiletries, handbags and other accessories.

35th Street Bistro (709 North 35th Street; 206-547-9850) specializes in seasonal cuisine, and Silence-Heart-Nest Restaurant (3508 Fremont Place North; 206-633-5169) offers vegetarian and vegan options including a meatless "neatloaf."

Red Door (3401 Evanston Avenue North; 206-547-7521) has outdoor patio dining year-round and a wide selection of craft brews.

Christine Palmer, Preservation Advocate

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