

Advocacy Update
February 1, 2008

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

In This Issue:

- **Upcoming nominations and designations at Seattle Landmarks Preservation Board**
 - **WA Legislature 2008 session tracking and communication tools**
 - Seattle Times: **An exodus, filled with uncertainty at FUMC**
 - **Professional Arborist Michael Oxman on Seattle Tree Preservation**
 - Seattle Times: **Veto by Sims closes window pilot project**
 - **South Lake Union Community Council Urban Form Alternatives Open House**
 - **The 2008 Action Plan for Seattle**
 - Madrona News: **Land Use and Construction: Read the Signs and Be Part of the Process**
 - Preservation Online: **A Historic Denny's in Seattle?**
 - Daily Journal of Commerce: **A landmark Denny's? Owner doesn't see it**
 - **2008 National Preservation Awards**
 - **Landscape legends**
 - **The Changing Face of Downtown**
 - **Pioneer Square Preservation Board openings**
 - The Stranger: **War and Piece - Neighbors Up in Arms over "Piecemealing"**
 - Daily Journal of Commerce: **\$80M upgrades for Pike Place Market**
 - The Olympian: **Huge, historic Tumwater tree gets checkup, trim**
 - Capitol Hill Times: **Reform the Capitol Hill Community Council?**
 - North Seattle Herald-Outlook: **New project on former Fremont QFC site to be reviewed**
 - Queen Anne News: **Developer reveals possible plans for Met in Queen Anne**
 - Ballard News-Tribune: **Petitions circulated to halt loss of Sunset Bowl**
-

Upcoming nominations and designations at Seattle Landmarks Preservation Board

The agenda for the February 6, 2008 meeting of the Seattle Landmarks Preservation Board will include reviews of the following landmark nominations and designations:

Designations:

John B. Allen School, 6532 Phinney Avenue North
Cassel Crag Apartments, 1218 Terry Avenue

Nominations:

Greyhound Bus Terminal, 807 Stewart Street
Alpha Cine Building, 1001 Lenora Street

The meeting will begin at 3:30 p.m. in room 4060 of Seattle Municipal Tower, 700 Fifth Avenue. You can view the nomination and designation reports online at:

http://www.seattle.gov/neighborhoods/preservation/landmarks_current_nom.htm. These files are large and will take a short while to download them for viewing. Please send your comments in support of landmarking these historic buildings to: Beth.Chave@Seattle.Gov.

WA Legislature 2008 session tracking and communication tools

House Floor Activity as it happens – flooractivityext.leg.wa.gov/default.aspx?chamber=3

Senate Floor Activity as it happens – flooractivityext.leg.wa.gov

Public hearings as they happen – tvw.org

Bill information – text, analysis, status, committee action – apps.leg.wa.gov/billinfo

Toll-free Legislative Hotline available weekdays from 8:00 am - 8:00 pm, and Saturdays from 9:00 am - 1:00 pm: 800-562-6000 / TTY: 800-635-9993

Legislative hotline operators will send your message to one of your legislators, all three of your legislators, the governor and lieutenant governor, or all of these, as you request. Language translation services are also available.

Seattle Times
January 26, 2008
An exodus, filled with uncertainty at FUMC
By Janet I. Tu

At the First United Methodist Church building in downtown Seattle, days start early and run late. In the morning, several people open a day shelter in the church annex, preparing for the homeless women who will stream in throughout the day. A men's shelter operates at night. On different nights each week, the Seattle Men's Chorus and Seattle Choral Company rehearse in the basement. Across the hall, on Friday afternoons, about 150 Muslims gather to pray. And throughout the week, members of Alcoholics Anonymous and other support groups meet to share their stories.

In recent years the First Church building has gotten all the attention as battles raged over whether the century-old sanctuary should be preserved or torn down. But churches are more than just buildings, often serving as home not just to a congregation but to all kinds of organizations that typically rent space at below-market rates. That's certainly true for First Church, where about a dozen groups are now preparing for the day this spring when the building will cease to be First United Methodist Church. It's the unraveling of a Seattle institution. The groups -- some of which have met there for more than a decade -- are searching for new homes or already planning their moves. "They made us feel at home," said Kamran Salahuddin, a Downtown Muslim Association board member. "We were so comfortable, we never even thought of having another place."

About a decade ago, the First Church congregation decided it couldn't afford to maintain its large building at Fifth Avenue and Marion Street. It gave its approval to replace the sanctuary with an office tower. After contentious litigation and several failed plans for new development, a deal was announced last spring that would preserve the sanctuary but tear down the annex next to it and build an office tower at the site. The developer has not yet said what it plans to do with the sanctuary. The congregation will be relocated to a church to be completed next year in Belltown.

Mary's Place day shelter for homeless and formerly homeless women -- as well as the men's shelter -- will likely move there when the congregation does. At Mary's Place, there are activities every day, such as health talks or arts and crafts. Everyone is expected to sign up for chores. It's "where women can come and just have a place to be," said a woman named Taylor, who declined to give a last name and said she's been coming for two years. "Some women are just lost without this place." The shelter is now negotiating with another church for short-term space until the Belltown church is ready. But there are challenges: The temporary quarters are smaller and outside Metro's free-ride zone. And some women are anxious about the move: Will there be hot meals? Laundry facilities?

"When this is the only constant in your life ... and now the ground is literally moving beneath you, what do you do?" said Marty Hartman, program director for Mary's Place. "We've told them: No matter what, we'll always be together." Elsewhere in the building, down winding stairs, Muslim men and a few women gather for prayers on Friday afternoons. The Downtown Muslim Association formed about 10 years ago when some downtown workers sought a nearby place for Friday prayers. The day after Sept. 11, 2001, association President Charles Comstock got a call from the church. "I thought for sure they were going to say we couldn't pray there," Comstock said. "But they said: 'We're worried about you. We will have our staff at each entrance door to make sure you can pray in peace.'" The association doesn't know yet where it will end up or how much it will have to pay for new quarters.

The choral groups are in much the same position. Frank Stilwagner, marketing director for Seattle Men's Chorus, says his group needs a facility big enough for 250 singers and a grand piano. Fred Coleman, artistic director for Seattle Choral Company, hopes for good lighting, room for 90 people, no sound-dampening carpets

and a piano -- since his choir has been using the Seattle Men's Chorus piano. "I'm extremely hopeful," he says. "But I've seen a lot of rooms that are so inadequate that I'm just prayin' real hard about it."

For First Church's congregation, supporting such groups is part of the ministry, said business administrator John Breen. The congregation will be moving its offices to a building on Queen Anne Avenue North, and starting March 30, will temporarily hold services at the Charlotte Martin Theatre at Seattle Center. Its last service in its current downtown home will be on Easter, March 23. There is still so much to do and decide. The chapel, located in the annex, will be demolished, so what to do with the pews, the baptismal font, the piano? What will happen to the big tree out front? Should they keep the baby furniture?

"Every group is going through that process," said church member Barbara Moreland. "We'll probably have a giant garage sale at one point." Come next month, Moreland plans to hand out markers for members to scribble their memories on walls about to be demolished. It will be like "one giant valentine for this building," she said. And though a bit scared of the changes, she's also excited. "First United Methodist Church is 150 years old, and that has nothing to do with the building," Moreland said. "The people have been there for each other over however many years. The church will continue to be just as strong and just as vibrant when we move down to Second and Denny."

Professional Arborist Michael Oxman on Seattle Tree Preservation

In 2001, a rule was made by the planning department to require that exceptional trees be preserved during development (view it at: <http://www.seattle.gov/dclu/codes/dr/DR2001-6.pdf>). If they possess certain qualities, such as size or rareness, a building permit can require they be retained by landscaping beds in a setback. A tree inventory of these exceptional specimens could allow us to measure the cumulative value of our forest, and track maintenance needs. Where are these special trees in our town?

Implementing the urban forestry management plan involves hiring more arborists to assess tree health, and direct pruning crews to improve structural stability of the urban forest. The city arborist already has several crews in the field, but our trees are growing faster than our ability keep up and trim them up with a chainsaw haircut.

Compare Seattle with some cities of comparable size, such as Milwaukee, that has allocated enough funding to prune each publicly owned tree every 10 years. Responsible tree owners know that no more than a decade should pass before their trees are checked and looked after by a professional arborist. Citizens should expect their city government to attend to all trees in parks, right of ways, and public building landscapes on a reasonable schedule.

Those taxpayers with green thumbs recognize an unkempt tree when they see one, and frequently call with their concerns to the city arborists hotline, 364-8733 (TREE), but the workload for the tree crews is backed up. Now that the sustainability benefits of the green infrastructure are being recognized, the value of proper tree maintenance will save money by more efficient, frequent pruning that corrects growth defects before they lead to wood decay.

The people also expect reasonable laws preventing unnecessary tree removal during construction. Seattleites climbed trees as kids, and they expect that there should be some left for their kids to climb in.

A meaningful report of our current tree maintenance capabilities should be included in a working computerized inventory to allow an assessment of how many crews we should hire. It is a good investment to adequately groom the urban forest, which leads to an extension of tree lifespans. It is our older trees that give us the most of the shade, beauty and ecological benefits provided by the forest, such as stormwater management. It is these older trees that can be strengthened by pruning to withstand winter storms. If we let our trees go untended, why is it a big shock when one crashes down? Why pay settlements for litigation, when we could use the money for preventive tree surgery.

The monitoring by the city of elm trees on private lots, involves control of a disease that can spread, unless standing dead infected trees are not removed promptly. Many of the American Elms in Seattle are of an extra

large size, and we can easily see their contribution to the canopy overhead. Because we want these large elms to persist in providing their graces, we have implemented an expensive immunization program.

In the case of the Greenwood Bog, the poor drainage has encouraged the growth of riparian species such as Aspen, Yew and Sitka Spruce. These are 3 types of trees included on the rare species list, which the rule states, must be spared from the bulldozer during development. The parking area of the shopping center was designed to occupy the wetland where the Aspen grove is located. Now that it is known they are on the rare species list, another place will have to be found for the parking lot.

Arboreally yours,
Michael Oxman
(206) 949-8733
michaeloxman@comcast.net
www.treedr.com

Seattle Times
January 26, 2008
Veto by Sims closes window pilot project
By Keith Ervin

A proposal to restore the courthouse windows has prompted King County Executive Ron Sims to issue his first veto in two years. Sims killed a \$109,000 study to find out how much it would cost to reopen walled-over windows in the King County Courthouse. The windows have been covered by aesthetically dubious aluminum panels for the past 40 years. The money — a fraction of the county's \$4.9 billion budget — would have paid for a pilot project to, among other things, remove panels over three windows, refurbish the frames and analyze what a larger effort would entail. He said the project could drive up energy costs just as the county is bracing for more revenue shortfalls.

Metropolitan King County Councilmember Bob Ferguson, who co-sponsored the pilot project to restore the courthouse's original 1916 oak-framed windows, hopes to override the veto. It isn't clear he will get the necessary six votes by Monday, the last scheduled meeting at which the council can act. "They need to go," Ferguson, D-Seattle, said of the aluminum panels that were bolted to the outside of the courthouse in 1967, the same year the building's grand entrance was closed to make way for a loading dock. "That building was assaulted in horrific ways," said Lauren McCroskey, chairwoman of the King County Landmarks Commission. "The panels, being unsightly and entirely inappropriate, just sort of give a shoddy impression of the overall building as a package." The courthouse is a historic landmark.

County officials have said courtroom windows were covered over in part because judges didn't want juries to be distracted. Kurt Triplett, Sims' chief of staff, said judges also wanted the aluminum panels as a deterrent to potential snipers. And, said county facilities consultant Jim Napolitano: "I think it was some goofball's idea of modernizing the building." Sims, in his veto letter to the County Council, agreed with critics that the aluminum panels "do not lend themselves to providing this historic building with a dignified appearance." But he challenged the assumption of some council members that putting double-paned windows into the old wooden frames would reduce energy costs. The building is better insulated by the current layers of aluminum, glass and wallboard than it would be by glass alone, Sims said.

Triplett said there's no use doing the pilot project, proposed by Ferguson and Councilmember Dow Constantine, if the county can't afford to restore all the original windows. A preliminary estimate for the full job is \$10 million. The county is facing a projected \$25 million general-fund budget shortfall in 2009, so it can't afford to take on a new venture, he said. "This is just not the time; this is not the priority," Triplett said.

Constantine, D-Seattle, said it makes sense to restore a few covered windows while crews are already scheduled to work on exposed courthouse windows. He said it was "a little surprising that the executive bothered" to take \$109,000 out of a budget of nearly \$5 billion. The council's new chairwoman, Julia Patterson, D-SeaTac, sided

with Sims. "I personally don't plan on supporting an override," she said. "I think that the executive's objections are relevant enough to give me pause."

Sims' veto doesn't affect a separate project that would restore the original south entrance to the courthouse. That project, which is being studied but not fully funded, is expected to cost \$8 million. Rebuilding that entrance, Sims and council members say, would help restore the building's architectural integrity, improve safety and reduce security costs by consolidating several existing checkpoints.

South Lake Union Community Council Urban Form Alternatives Open House

Please join the South Lake Union Community Council (SLUFAN) and the Seattle Department of Planning and Development (DPD) at the Urban Form Alternatives Open House.

Tuesday, February 12, 5:30 - 7:30 p.m.

6:00 p.m. presentation

South Lake Union Armory (Naval Reserve Building at Lake Union Park) 860 Terry Ave N.

The Department of Planning and Development and the South Lake Union Friends and Neighbors Community Council invite you to a public workshop to review and comment on the results of a recent design charrette (January 18-19, 2008) conducted as part of the South Lake Union Urban Form Study currently underway.

At the charrette several scenarios for future development of the South Lake Union neighborhood were developed, and will be used to inform future height and density changes in the South Lake Union Neighborhood. At the open house you will have the opportunity to view the charrette results, offer your comments, and learn how these alternative scenarios will be used in the Urban Form Study.

For more information see: www.slufan.org and www.seattle.gov/dpd/planning/slu. To have your name added to the South Lake Union mailing list, please contact Jim Holmes at jim.holmes@seattle.gov or (206) 684-8372. Please remember ... the South Lake Union Armory is accessible by the new streetcar. For more information please go to: <http://www.seattle.gov/transportation/streetcarnetwork.htm>

Please contact us as soon as possible to request accommodations for a disability.

2008 Action Plan for Seattle

Please join the Seattle City Council as they present this plan.

Where: City Hall, 600 4th Avenue, Council Chambers, Second Floor

When: Monday, February 4, 2008, 2:00 p.m.

Seattle City Councilmembers will announce how they will address the critical issues facing the city. As the City's lawmaking body, each year the Council is responsible for taking action on the issues ranging from public safety to affordable housing, from city parks to global warming, from the Alaskan Way Viaduct to bicycle paths that shape Seattle's business, social, and physical environment. Come and get a preview of the upcoming year! Below Councilmember Nick Licata has specified those topics he will be prioritizing during 2008. Other Councilmembers will be sharing different topics.

- Promoting Public Health Issues that reflect the objectives identified in their Operational Master Plan. e.g. Pedestrian Safety, Environmental dangers to public health and eliminating health disparities through better access to quality health care.

- Increasing the vitality of Seattle's art and cultural community, through preserving affordable work and performance spaces; assisting with housing opportunities for artists; facilitate more cooperation between our major cultural institutions and Seattle's many smaller community art and cultural groups.

- Working with organized labor to make Seattle a home for their members, so they can raise their families within the city and use public transportation to commute to work.

- Protecting the Civil Rights of all those within Seattle so that they receive fair and just treatment from city employees, major institutions, providers of services and employers.

For more information contact: George Howland, Jr., (206) 684-8159, george.howland@seattle.gov

Madrona News

Winter, 2008

Land Use and Construction: Read the Signs and Be Part of the Process

They're popping up around Madrona like mushrooms in the spring—projects signs posted by the Department of Planning and Development (DPD). Be they big and white or small and yellow, they are harbingers of things to come. The City uses them as outreach to inform the public of building, construction, and site development projects in their neighborhoods, during the project review stage before the City issues a building permit. These signs hold important information about planned new construction and changes to existing land uses. If you know how to read the signs, you can stay on top of planned changes and influence the future of Madrona.

Large white signs are posted when a project is large enough to require a review of potential environmental impacts. Smaller yellow signs are posted to alert neighbors about other kinds of land use proposals including early design reviews and variances. Neighbors near the project will also be contacted by mail. The purpose of these notifications is to solicit comments—pro and con—about the proposed project during a specific time period. Neighbors have two key opportunities to express their opinions—through written comments and views expressed in person during Design Review meetings.

Written Comments: The DPD will not accept an application for a use that is clearly not permitted. There are specific issues that DPD is required to take into account when making decisions and others that cannot be considered. To be effective, your comments should focus on those concerns that the DPD must consider.

State Environmental Policy Act. These policies relate to potential impacts on earth, such as erosion; water or air pollution; plants and animals, traffic congestion, and degradation of designated public scenic routes and viewpoints.

Shoreline. Shorelines around major water bodies require additional scrutiny to protect water quality, habitat, water-dependent-uses, and public views.

Variances. These requests seek permission to allow the size or location of a particular development proposal to depart from the standard code.

Administrative Conditional Uses. These allow certain types of use in specific zones, and usually deal with the physical or functional impacts of noise, odors, litter, lighting, parking or traffic.

All comments must be submitted to the DPD in writing or via email within the time period noted on the land use sign. To help neighbors make effective comments, the DPD offers many suggestions.

- Include the project, project address and your mailing address with your comment.
- Briefly explain who you are and why you are interested in the project.
- State your concerns clearly and succinctly using objective language.
- Ask questions and propose alternative solutions to particular issues.
- Keep focused on your objective. You want DPD to hear your concerns and be compelled enough to investigate further.
- Identify project features that you like and think should not be changed.
- Provide any comments about the project's compliance with the Land Use Code.
- Ask to be added to the project mailing list.

Design Review. The City of Seattle's Design Review (DR) Program provides a forum for citizens, developers and the City to review and guide the design of commercial and multifamily development projects. During DR process, developers show a minimum of three design solutions for a particular site. At the DR meeting, the Design Review Board reviews the options, solicits comments from those in attendance, and issues a prioritized list of comments. These comments reflect items the Board feels the developer should integrate in the final project drawings and a follow-up meeting is held with the developer to review the results. The DPD conducts DR by using guidelines that cover the physical appearance of the building and the site, and how it relates to its surroundings, including its size and shape, landscaping and materials. Environmental concerns, such as traffic and parking impacts, are not addressed by design review.

The material from this story was gleaned from the city of Seattle website. For more information on how to read Land Use signs, visit www.seattle.gov/dpd/Notices/Land_Use_Signs_Notices/default.asp. For details about the Design Review process, read www.seattle.gov/dpd/Planning/Design_Review_Program/Overview/default.asp. Send written comments about specific projects to: DPD, ATTN: Public Resource Center or Assigned Planner, 700 Fifth Ave, Ste 2000, P.O. Box 34019, Seattle, WA 98124-4019.

By Kim Herber

Preservation Online
January 30, 2008
A Historic Denny's in Seattle?
by Jeesoo Park

It may look like an ordinary fast-food restaurant, but fans of a Denny's restaurant in northwest Seattle want to make it a landmark. Complete with a swooping roof, large glass windows, and a futuristic flair, this particular Denny's is characterized as Googie, a bold, post-World War II architectural style that first became popular in Los Angeles. Architect Clarence Mayhew designed the building in 1964 as a Manning's Cafeteria restaurant, which went out of business and became a Denny's in 1983. Although the structure is now boarded up, it remains one of Seattle's few remaining examples of Googie architecture.

Benaroya Companies, a real-estate development company that bought the structure in 2006 from the Seattle Monorail Project is currently in close negotiations with Rhapsody Partners, a Kirkland-based development firm that wants to construct a condominium tower on the site. However, Rhapsody's condo plans have been temporarily sidetracked. Earlier this month, Benaroya nominated the Denny's for landmark status. "Benaroya wanted to make sure that construction would not be stopped once it started, and this is a fairly common practice for developers: to nominate a site they feel will definitely be rejected as a landmark so that they can proceed, with 100 percent certainty, that the process will not be hindered," says Louie Richmond, a spokesperson for Rhapsody who is working closely with Benaroya

Unexpectedly, however, the city is actually considering the nomination. This potential designation is causing tension in the Seattle neighborhood known as Ballard. Some residents that the 44-year old building is not old enough to be considered a historically significant landmark. They also find the unusual architecture inconsistent with the increasingly trendy neighborhood. "There are a lot of sentimental citizens who think enough is enough already with the changes, and their stance is a mainly an anti-growth position," Richmond says. "They don't want to see the old Ballard they remember to disappear. Then there are preservationists who say it's about preserving a great example of Googie architecture, and that the landmark decision is based on architecture rather than economics. It's a complicated situation."

A meeting to discuss the future of the building is scheduled for Feb. 20.

Daily Journal of Commerce
February 1, 2008
A landmark Denny's? Owner doesn't see it

By Shawna Gamache

The Benaroya Co. invited the press to tour the Ballard Denny's, which it says no longer has historic or architectural significance.

When the Benaroya Co. bought an aging Denny's from the Monorail Project in 2006, the developer never thought the building could be a candidate for landmark status. But the Seattle Landmarks Board voted last month that the architecture and prominent location could make it worth protecting. The board makes a final decision at 3:30 p.m. Feb. 20 in Room 4060 of the Seattle Municipal Tower. Marc Nemirow with Benaroya hopes the board will find that changes made to the building mean it is no longer architecturally significant, paving the way for Rhapsody Partners of Kirkland to build 260 condos and about 40,000 square feet of street-level retail on the site. "I have no Plan B," Nemirow said. "There is no use we could make of this that is economically viable."

The 11 board members recently toured the boarded-up building at the corner of 15th Avenue Northwest and Market Street Northwest, a corner some call "the Gateway to Ballard." Benaroya also invited the media inside Thursday, pointing out changes made to the building since it was designed by San Francisco Architect Clarence Mayhew in 1964.

Benaroya "pre-emptively" submitted the landmark application last year to clear the way for development. At the Jan. 2 board meeting, Larry Johnson, the architectural historian who prepared Benaroya's application, told the board that while the building has some historical and architectural associations, none are significant enough to warrant landmark status.

He said the building is done in the "googie" style, a roadside architectural style designed to attract drivers with flamboyant colors, shapes and signage. But many of the elements that made it a googie have been changed, Johnson said. The eye-catching glazing along the roofline has been replaced with siding and the interior has been reworked to allow for modern mechanical equipment.

Mayhew designed the building after his retirement and it is not an "outstanding" example of his work, Johnson said. The building has undergone significant changes and the growing scale of the neighborhood largely obscures it from all but the corner, he said. But members of the board said at the meeting that the architectural significance of the building can still be seen in its unique roofline and that it is a significant visual marker for the Ballard neighborhood. They voted 8-1 to accept the nomination with the possibility of protection measures for both the interior and exterior.

Just three months ago, Denny's was still operating on the site. But Nemirow said the building is not up to code and Denny's does not pay enough rent. Denny's paid \$5,295 a month for rent in 2007 and covered the site's \$26,485 property tax bill.



The interior was renovated when Denny's leased the building in 1980. A bar and smoking room were added, the booths and other decorations were changed, and modern mechanical equipment was added.

The building was built for the Manning brothers, owners of a chain of cafeterias throughout Seattle, including one in Pike Place Market that is now Lowell's Restaurant. Twenty years later, the building was leased by Denny's and renovated to include modern mechanical equipment. The Seattle Monorail Project bought the site for \$7.5 million in 2005, before voters

rejected the monorail plan. Benaroya paid \$12.5 million for the site in 2006 and Nemirow said the price reflects the development planned there. "We paid a significant amount of money with the expectation we would develop it," Nemirow said. "Preserving this in its current position wouldn't be economically and financially viable under any circumstances."

If the board does decide to give the building landmark status, Nemirow said, the next step will be to see which portions must be protected. But he said he doesn't know whether the building can be worked into the planned development. Architect Arthur Chang with project architect Freiheit & Ho Architects said building a large mixed-use development around the site would "dwarf" the building. "There is a possibility of preserving pieces of it but I'm afraid it would make it a caricature," Chang said.

2008 National Preservation Awards

Each year the National Trust celebrates the best of preservation by presenting National Preservation Awards to individuals and organizations whose contributions demonstrate excellence in historic preservation. The 2008 National Preservation Awards will be presented at 5:30pm on October 23, 2008, in Tulsa, Oklahoma.

We invite you to nominate a deserving individual, organization, agency, or project for a National Preservation Award. The deadline for nominations for all awards, including the Trustees' Awards, ACHP Award, HUD Awards and National Preservation Honor Awards, is March 1, 2008. Those nominations not selected to receive a Trustees, ACHP or HUD Award are automatically considered for an Honor Award. The nomination form is available online at:

http://www.nationaltrust.org/preservation_awards/2008_National_Preservation_Awards_Nomination_form.pdf.

For more information about the awards including past winners visit www.nationaltrust.org/preservation_awards. If you have questions or need additional information about the awards or the nomination process, please feel free to contact Caroline Healey at caroline_healey@nthp.org or 202.588.6236.

Landscape legends

The Cultural Landscape Foundation (TCLF) has launched a new online documentary series called Landscape Legends to chronicle the lives and careers of America's most significant Post War landscape architects. You can visit it at: http://www.tclf.org/pioneers/profiles/johnson_carol/videos/. The inaugural documentary features Boston-based Carol R. Johnson and her work including Boston's Mystic Reservation and Kennedy Library Park; Bowdin College, Brunswick, Maine; Agnes Scott College in Decatur, Georgia; and, John Marshall Park in Washington, DC. Each module in the series will include 2-4 minute mini-documentaries, including never before seen archival footage, new photography, and on-location videography.

To date, TCLF has videotaped Lawrence Halprin, designer of the FDR Memorial; M. Paul Friedberg, designer of Riis Plaza in New York City and the Olympic Plaza, Calgary; Edward Daugherty, designer of the Governor's Mansion grounds in Atlanta; Richard Haag who produced the iconic Gas Works Park, Seattle; and the late Ruth Patricia Shellhorn, original landscape architect of Disneyland. The series is produced with TCLF's education partner, the American Society of Landscape Architects, and support from the Beverly Willis Architecture Foundation and the Hubbard Educational Trust.

The Changing Face of Downtown

Join AIA Seattle and the Seattle Art Museum for a lively conversation about the evolution and future of downtown Seattle. Featuring Deborah Jacobs (The Seattle Public Library), Mimi Gates (Seattle Art Museum), John Nesholm FAIA (LMN Architects), and Greg Smith (Urban Visions).

Date: Friday, February 11

Location: Seattle Central Library, 1000 Fourth Ave.

Time: Noon-1:00.

Free.

Contact Info: 206-386-4636.

Pioneer Square Preservation Board openings

Mayor Greg Nickels invites citizens to apply for four open positions on the Pioneer Square Preservation Board. The positions available are: architect, human services professional, historian/architectural historian, and property

owner in Pioneer Square. Individuals who have an interest in the historical preservation of the district are encouraged to apply. Email your letter and resume to Genna.Nashem@seattle.gov. Please reference Pioneer Square Preservation Board in the subject line.

The Stranger
January 30, 2008
War and Piece - Neighbors Up in Arms over "Piecemealing"
by Jonah Spangenthal-Lee

A false alarm over a potential 24-town-house development in North Seattle's Pinehurst neighborhood has alerted neighbors to a pending larger problem for Seattle. In November, Kohary Construction filed initial paperwork with the city to divide up adjacent parcels of land for a large town-house development. Neighbors—still seething over one of Kohary's previous projects—immediately began calling and writing the city, hoping to head off what one neighbor describes as another "uninspired, crammed together" development.

"What he's developing is dreadful," says Lorna Mrachek, vice president of the Pinehurst Community Council, referring to Kohary's last project. Mrachek says Kohary's previous development gobbled up affordable housing, took a bite out of the neighborhood's parking and green space, and had an overall detrimental effect on Pinehurst's aesthetic. However, it appears the neighbors' anger is premature.

Kohary's owner, Miklos Kohary, says he initially planned to develop the sites, but has since decided to leave the apartments on the properties intact for at least the next three years. An immediate brawl over Kohary's plans may have been averted, but a larger battle is still looming. The city's design-review process supposedly allows neighborhood residents to provide input on the design of larger developments. However, developers can use a loophole—referred to as "piecemealing"—to avoid design review and build dozens of town houses without input from neighbors.

The Seattle Department of Planning and Development is aware of the piecemealing process—where developers purchase adjacent lots and build what are technically "separate" projects to avoid design review—but hasn't taken steps to stop it. However, at least one prominent architect in town thinks litigation might get DPD to take a closer look at the policy. "I think that [city] leadership has decided they don't want to piss off the development industry. They're just letting [piecemealing] happen," says David Foster, a local architect and member of Southwest Seattle's design-review board. Foster believes a lawsuit may force the city to curb the practice of piecemealing. While Foster says he's not aware of anyone filing suit over "piecemealing" yet, he believes outrage over the process is growing. "If people weren't pissed off [about these developments], maybe it wouldn't be a problem," he says. "But everybody seems to be."

Indeed, City Council Member Tom Rasmussen, vice-chair of the council's land-use committee, acknowledges that there are a number of loopholes being used, allowing developers to build large projects without design review. Currently, the land-use committee and DPD are both looking for ways to deal with piecemealing and should have proposals out later this year. "This has gone on way too long," Rasmussen says.

Daily Journal of Commerce
January 30, 2008
\$80M upgrades for Pike Place Market
By Shawna Gamache

A "legacy levy" that would include the market is planned for the November ballot. Design details are still being worked out but the public now gets a chance to comment.

It's been three decades since the 100-year old Pike Place Market has had any major work done, and the nonprofit organization that manages the market says it's long overdue for some improvements. Plumbing is corroding, the electrical system is overtaxed, not all buildings are accessible by wheelchair or stroller and some might not withstand a major earthquake, they say. The Pike Place Market Preservation and Development Authority is also

looking at ways to reduce bottlenecks and create more retail space, though they say that is a far lower priority than infrastructure improvements.

The Pike Place market historic district contains 23 different buildings and its tenants include a dentist, a senior center, a health clinic and a food bank. A dozen of those buildings are managed by the PDA. The market was last renovated in the late 1970's and early 1980's, and much of its current infrastructure stems from that time. Carol Binder, executive director of PDA, said the renovations will allow the market to continue to function into the future. The market now gets about 10 million visitors a year, she said, a capacity that "was never dreamed of" when the last renovations were made. For example, many small businesses have only one electrical outlet in their space and there are only 18 public toilets in the market.

The PDA estimates the work will cost about \$80 million. The PDA plans to seek bids in the next few months for a general contractor/construction manager. PDA will hold its first citywide public meeting tonight to get feedback on the proposed renovations and upgrades. The meeting starts at 6 p.m. at the Seattle Public library. Improvements at the market and at Seattle Center are part of a "legacy levy" Mayor Greg Nickels wants to bring before voters in November. Public meetings on the market will continue through July.

Improvements made 30 years ago were done with urban renewal money from the federal government, Binder said, and those grants don't exist anymore. She said the market's approximately 270 small businesses don't generate enough money to fund the work. "They just don't generate the kind of revenue that places in Pacific Place do," Binder said. "We can't just go out and get the high-end retailers and we don't want to."

Proposed changes include building new roofs and awnings on some buildings, and replacing a dozen separate mechanical systems with a single, efficient condenser water-based central plant. Duncan Thieme of SRG Partnership, architect on the project, said the central system would save a lot of energy by capturing it and feeding it back into the system. For example, the heat generated from running meat freezers could be recaptured to heat other areas, Thieme said. Other structural improvements include bringing buildings up to current earthquake codes and adding new elevators in the Corner Market and the atrium in the Economy Building. The hillclimb at Western Avenue would be reconfigured to add an elevator and an electrical plant there. Accessible bathrooms could be built in the Economy Building atrium, at the arcade level in the Soames/Dunn building, and in the Sanitary Market building. Plans include rewiring and replacing the degraded cast-iron plumbing with stainless steel and the analog metering system in the buildings with a new digital metering system.

SRG Partnership also included ways to add more retail space and reduce bottlenecks. It's made clear in the draft schematic design plan that changes to retail spaces to "increase their vitality and profitability" is the lowest priority of the project. Ideas, like building additional space into the Economy Atrium in the Economy Building, have met with some tenant opposition. Thieme said adding removable day stalls along Pike Avenue would activate that area, where currently the view is of the backends of cars and dumpsters, and give farmers space to sell. "One of the goals has been to bring more opportunity for farmers and craftspeople," Thieme said. "This also, in a way, harkens back to the old look of the market where, for vendors, that was the prime place to be."

The draft proposal includes adding new public space at the top of the Hillclimb, in the Economy Market building and the Soames/Dunn Building to reduce bottlenecks. SRG also suggested creating a pedestrian walkway along Pike Place to reduce congestion inside the arcade. Binder said the PDA also wants to add lighting along Pike Place and elsewhere in the market so more people visit the market after dark.

But some vendors oppose changing the current retail space. "In terms of plumbing and wiring: absolutely," said Mark Monroe, vice president of operations for Lowell's Restaurant and Bar, a market staple for decades. "There's a big difference between that and taking away some businesses to get a new sign and a new entrance on Western Avenue." James Haydu, director of communications for the market, said that while some of the ideas do involve rearranging retail spaces in the atrium, no tenants or vendors will have to permanently leave the space.

Mike Yeager, owner of Studio Solstice in the atrium, said he also supports the infrastructure changes but doesn't think any changes should be made to the look of the market or the way the Economy Atrium is arranged. "Why are they using a perfectly legitimate means of a levy to upgrade our infrastructure to tack on another, whatever,

\$30 million dollars to change the look of our market?" Yeager said. "I don't think the people will vote for those changes nor will they even pass the historic commission." Binder said about 85 percent of the \$80 million will go to updating the infrastructure.

She said PDA will strive to have a "light touch" in all renovations and added that final designs will need to be approved by the city's 12-member Market Historic Commission. "One of our guiding principles is to keep the funkiness," Binder said. "You'll like it better but you won't know it." Flack + Kurtz is mechanical, electrical and plumbing engineer, Swenson Say Faget is structural engineer and Davis Langdon did the cost estimates.

The Olympian

January 30, 2008

Huge, historic Tumwater tree gets checkup, trim

By John Dodge

One of South Sound's historic trees received a professional checkup and pruning this week that should extend its life. The butternut tree was planted by Tumwater pioneer George Washington Bush in 1845 next to the homestead he built on a grassy knoll overlooking what is known today as Bush Prairie near the Deschutes River. The tree measures nearly 20 feet in circumference at its base, with a canopy that towers 60 feet high. It's showing signs of decay from old age and an ill-advised topping about 50 years ago that allowed water to invade the trunk.

The tree, which weighs an estimated 50 tons to 75 tons, is the largest butternut tree in the state and one of the largest in the nation, according to University of Washington forest ecologist and researcher Robert Van Pelt. At the invitation of property owners Tony and Marilyn Sexton — they live in a house built next to the tree and just a few feet from the original Bush home — Olympia arborist Ray Gleason of Cascade Tree Experts visited the butternut Monday with his forklift and pruning equipment.

He'd seen photographs of the tree, but this was his first personal encounter. "I couldn't believe it is as vigorous as it is, considering its age," Gleason said. Gleason is donating his time to care for the tree as part of a community project to preserve historic trees in South Sound. Armed with a chain saw and pruning saw, Gleason cut out dead wood to reduce breeding areas for disease and reduce the risk of heavy branches breaking off in bad weather. In most cases, the wood in the dead branches and leaders showed little sign of rot and decay — a good sign for the tree's overall health, Gleason said.

Capitol Hill Times

January 31, 2008

Reform the Capitol Hill Community Council?

By Doug Schwartz

You can be forgiven if you don't remember when the last Capitol Hill Community Council monthly meeting took place. Held in June 2005 at Seattle Central Community Council, perhaps 10 people attended. In 15 minutes the meeting concluded with word that future meetings were in limbo. Since that time, the community council has been on indefinite hiatus. It's a question of volunteers. In summer 2005, when Ann Donovan stepped down from the council after having served as its president for four of the preceding five years, no one was willing to take the helm.

In many respects Donovan had become synonymous with the council, and her departure left a void. Donovan still maintains a large list-serve e-mail list and continues to send out information e-mails on largely Capitol Hill-related topics, but the chamber hasn't been an active organization since her departure. Such dormancy might be coming to an end. And it took the longtime leader of another Capitol Hill community group to set the wheels in motion. In the days following the Shannon Harps' murder, Andrew Taylor, the chair of the Miller Park Community Council, was contacted by a KOMO-TV 4 reporter to comment on the tragedy.

While part of Miller Park lies within commonly perceived borders of Capitol Hill, much of the neighborhood rests in the Central Area. That he was asked to speak on behalf of Capitol Hill suggested to him that perhaps it was time the Capitol Hill Community Council had another act. A meeting to discuss the council's possible resurrection takes place on Thursday, Jan. 31. "This call made me think of the need for something of a unified Capitol Hill community group, and what better than a reformed Capitol Hill Community Council? The Hill is enough of its own entity to have its own umbrella organization," he said. He noted that the newly reformed Capitol Hill Chamber of Commerce serves some of this role, though being primarily a business organization leaves room for community groups with a different focus.

To this end, Taylor spoke of resurrecting the community council at the Jan. 8 safety forum following Harps' murder. He later sent out a group and e-mail to gauge interest and was pleasantly surprised at the amount of feedback he received. A reformed council could, ideally, lend something of a unified voice to a large number of issues important to Capitol Hill, including proposed zoning changes, safety issues and the upcoming Sound Transit light-rail construction. Whether the council reforms depends on community members' willingness to commit their time to it; the lack of such willingness led to the council's dormancy over the last 30 months. But renewed enthusiasm led to reforming the Capitol Hill Chamber of Commerce at the end of 2006. Bringing a Capitol Hill community organization back to life is not without precedent.

Taylor doesn't think monthly meetings are necessary, though they could be held around specific topics or as often as people wished. In an age where people are so connected- from blogs, to list-serve groups to city websites - a great deal of information can be and is disseminated electronically. "We can do a lot electronically, but a physical presence has its benefits. The city is more comfortable talking with people rather than reading an e-mail," Taylor said. "Meetings could be held as needed." The author of one Capitol Hill blog thinks a physical council would serve a useful purpose. "I feel that resurrecting the community council would help solidify us as a community here in Capitol Hill," said Seadevi, who writes the Capitol Hill Triangle blog. "With [the blogs] Capitol Hill Seattle, Miller Park Seattle and Capitol Hill Triangle, we have had virtual communities. But having a voice with the city government would further us along in building the community. I think the council could organize/publicize community cleanups, broken streetlights, etc."

Jose Cervantes, who runs the Capitol Hill Neighborhood Service Center, said he thinks a community council is an effective way to deal with city departments and elected officials. "The city listens to neighborhood groups, yes," he said. "If a single person calls a city department themselves it can be very hard to get a reaction. It is much more effective if that call represented a larger group of neighbors with shared concerns."

Were a group to reform - and Cervantes said he was optimistic that such an action would result from the coming meeting - the city is able to offer some financial assistance to get it up and running. The Department of Neighborhoods has a Spark fund, which makes up to \$350 available to help start a community group. Once the group becomes official, up to \$750 in outreach funding is available to assist in a group's organizational and promotional efforts.

Taylor said he was not at all certain what would come of Thursday's meeting, but he was cautiously optimistic that some form of the community council would come back to life. "It is clear that a council would be beneficial, and I hope that others will agree," he said. "I expect that the energy that Ann and the old group will return. The community council can have and should have an additional, unified voice," he said. A meeting to discuss reforming the Capitol Hill Community Council takes place on Thursday, Jan. 31, from 6 to 8 p.m. at the Capitol Hill branch library, 425 Harvard Ave. E.

North Seattle Herald-Outlook

January 31, 2008

New project on former Fremont QFC site to be reviewed

By Shannon O'Hara

Driving along Stone Way North in Fremont, it is impossible to miss the huge hole in the ground between North 39th and 40th streets. QFC bought the land with plans of building a grocery store with apartments and condos located above the store. The grocery-store chain recently sold the property, and Prescott Development is in the

process of creating building plans. A design-review meeting, in which current plans for the property will be discussed, will take place this Monday, Feb. 4. The meeting is open to the public to voice their opinions on building plans.

Prescott Development's development director Mike Derr said the company has an idea what it wants to do, but the developers "need to know what the shape of the building is that the community will be happy with." QFC bought this piece of property several years ago and had been moving ahead with plans to build its store. As the plans progressed, it looked as though the building would become come to fruition, but "we had some internal delays," said Kristin Maas, QFC spokesperson. The company was finally forced to sell the property, after the costs to build became too high due to an escalation in prices for commercial construction.

"The final construction costs - once bids came back - was more than we could work," Maas said. "We tried to review anything we could do to make minor changes to design." Prescott Development was the first development company contacted to buy the property because Prescott had already working with the company to build the housing units above the proposed store.

Now that Prescott Development has control of the property, Derr said they have two options being considered. "[There are] approved building permits to build a grocery store with a little residential," he said. "[But we] have submitted to the City of Seattle a proposed project for between 150 to 160 apartments and a much smaller street-level retail." The latter proposal is one that some residents dislike. "Everybody is really unhappy about it," said Kara Ceriello, co-president of Wallingford Chamber of Commerce about that option.

Another concern from local residents is that the developer is the same company currently undertaking a controversial plan in Maple Leaf, which involves demolishing an historic building. Ceriello, who owns the Not A Number store in Wallingford, said that "customers have come in complaining about the Maple Leaf situation. When we heard it was the same developer, there was a tiny uproar from folks in Maple Leaf." Currently, the chamber is talking with City Council members about the land issue.

Ceriello's husband, Jon deLeeuw, who is the chamber's representative to City Council, said both sides are afraid a large building will be built with no retail on the bottom floor. "We want to ensure that the ground floor is retail or has commercial space," he said, "and that the whole block doesn't become just apartments or condo development." As of now, Prescott Development does not have firm design plans. "The Design Review Board does that for us," Derr said. "They decide what works and fits in the neighborhood."

Derr said the company hopes the whole process of getting plans approved will be expedient because of community interest. "We hope the community is...aware of the site and spend time working through the design review process so they understand a lot...and it will be a shorter process," he said. The company hopes to begin construction in late fall and finish by mid-2010. "The [Wallingford] chamber and City Council members are extremely concerned about the big hole in the ground because it has been there longer than it should have." Ceriello said. "It's an eyesore and dangerous."

Monday's meeting will get plans going again to fill in that hole in the ground. "The Design Review Board looks at initial concepts for the proposal," explained Department of Planning and Development planner Bruce Rips. "The board will review...and give guidance to the applicant on design issues."

Design-Review Meeting: Monday, Feb. 4, 8 p.m., University Heights Center, 5031 University Way N.E., Room 209

Queen Anne News

January 30, 2008

Developer reveals possible plans for Met in Queen Anne

By Russ Zabel

Joe Geivett from Emerald Bay Equity said he didn't want to go into too many details because of the presence of the press, but he outlined some preliminary ideas for developing the Metropolitan Market site on Queen Anne

Hill on Monday, Jan. 28. Speaking in front of a large crowd at a combined meeting of the Queen Anne Community Council's Land Use Review and Planning committees, the Magnolia resident said he hadn't yet closed on the deal to buy the property from Christina Cox and her two aunts. That should happen this spring, and the deal is in escrow for the time being, he said.

Mindful of the controversy that raged when QFC was involved with a proposed project on the site, Geivett offered a word of caution to the crowd. "Before you guys break out your pitchforks and torches," he joked, "remember this is only preliminary." But the bottom line is that he plans to build out the site, Geivett added. The build-out would not be as large as the one envisioned by QFC, according to a series of architectural renderings. He's still in talks with the owners of the Met Market about whether the popular neighborhood grocery store will be part of the new project, the developer said. But the preliminary plans call for an anchor store to occupy the southern half of the block. It would range in size from 17,000 to 20,000 square feet, Geivett said, which is similar to the size of the existing Met Market on the block.

The preliminary plans call for roughly 200 parking places in an underground garage with an entrance off Crockett Street. Delivery trucks would drive north in the alley and back up to a covered loading dock, said Geivett, who noted that the city insists that deliveries be made off the alley. Delivery-truck traffic was one of the hot-button issues when QFC was involved in the project, but the problem could be mitigated by using smaller trucks than the semis QFC would have used, according to Geivett.

Preliminary plans also call for 15-foot-wide sidewalks and a large courtyard midway on the site along Queen Anne Avenue North. There would be around 100 units of housing above first-floor retail space, and the residential units would replace the Elfreida Apartments, Geivett said. He's considering putting in "independent-living units," which would fall somewhere in between a nursing home and assisted-living apartments for elderly residents, Geivett explained.

Ballard News-Tribune

February 1, 2008

Petitions circulated to halt loss of Sunset Bowl

By Rebekah Schilperoort

Jim Bristow is fed up. After hearing his favorite haunt, the Sunset Bowl, would shutter in April, he immediately began gathering signatures for a petition and calling investors to see if he might save the Ballard icon, or some form of it. "I'm tired of the soul of Ballard getting stripped away," said Bristow, a local independent contractor. The Sunset Bowl, one of just four bowling alleys left operating in the city, was sold to Avalon Ballard LLC for \$13.2 million and is set to close in April. The one-acre site will become apartments.

Sunset Bowl's owners also sold North Seattle's other famous bowling alley, Leilani Lanes in Greenwood, to a developer two years ago. But Bristow has high hopes that the new owner will consider incorporating this one at the ground floor of the new apartment building. Or maybe he can interest other investors to build it somewhere else here. Avalon Ballard's parent company is AvalonBay Communities Inc., a luxury apartment developer that owns 13 complexes in the Puget Sound area. Its Web site, www.avaloncommunities.com, lists several awards the company has won for design and management.

So far, Bristow said hundreds have signed the petition that he's been circulating door-to-door. Slightly daunted at the task he's set for himself, Bristow said he hopes this will be the last straw for Ballard residents who are frustrated with developers paving over history. "This is the tipping point," he said. "It's taking away a family institution." For 51 years, the 24-hour, 26-lane alley and diner have served the community. Manager for 27 of those years, Verl Lowry, is touched that Bristow cares so much, but it's already a "done deal," he said. "(Jim) has that ray of hope," said Lowry, 61. "But I can't be that optimistic."

Lowry grew up in Ballard and even had his tonsils removed at Ballard Hospital, before it became Swedish. Like a lot of long-time Ballardites, he's distraught about development that takes away family institutions like the Sunset Bowl. "What kind of community is Ballard becoming?" he said. "Where has it gone? Where is it going?" Lowry's concern doesn't stop there. He wonders what his future will hold now that he must leave a job he's held

so long. "It's very, very bleak at this point in my life," he said. "I don't relish the thought of looking for another job. It just scares the hell out of me."

The bowling alley, at 1420 N.W. Market St, is just blocks away from the now shuttered Denny's Restaurant. Like Sunset, it, too, has been considered a long-time Ballard gathering place, first built as a Manning's Cafeteria in 1964. There's an effort underway to save that building as well, which is considered by some to be a prime example of modern architecture. A city board will decide if it's a landmark later next month, potentially halting the construction of an eight-story condominium there. In the meantime, Bristow said some investors have expressed interest in keeping the bowling alley here, though he couldn't name names yet.

By collecting signatures, letters and showing up in droves at public hearings, he plans to show city leaders that the business is an important part of the community. It might not be too late. The Seattle Department of Planning and Development have not yet received any redevelopment plans for the site. "The ball is in our court," Bristow said.

Joe Korbel, a spokesman for AvalonBay, said he wasn't ready to comment on Bristow's efforts, but did say his company is looking to have a positive relationship with the community. "We are not the kind of developer who wants to come in and displace people," he said from his office in New York. "We are definitely willing to work with people."

Bristow, a regular bowler on Tuesday nights, believes the Sunset Bowl is one of the few places left in Ballard that brings families together and helps foster community. A place for countless birthday parties and community gatherings, it's where he goes to "clear his head and get away from it all." "It's not really about bowling. It's about keeping our neighborhoods a community," Bristow said. "We don't need more condos we need a place for families to hang out."

Jim Bristow can be reached at savesunset@yahoo.com.

Christine Palmer, Preservation Advocate
HISTORIC SEATTLE
Dearborn House, 1117 Minor Avenue
Seattle, WA 98101
206.622.5444 x 226, Fax 206.622.1197
e-mail: christine@historicseattle.org
website: www.historicseattle.org
Educate, Advocate, Preserve