

Advocacy Update
August 22, 2008

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

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Historically significant Carmack House endangered

The George Washington Carmack House at 1522 E. Jefferson Street is for sale and being offered as a 4,800 square foot lot (no mention of the house) in a neighborhood that has already lost all its single family residences due to Swedish/Providence hospital construction. The 1902 George Carmack House was his last remaining residence and has retained great architectural details and though it is deteriorated. After discovering the mining strike that initiated the Klondike Gold Rush, Carmack bought this house in 1910 and lived there until 1917, retaining ownership until he died in 1922. The National Park Service believes it has sufficient integrity for listing on the National Register of Historic Places. It is privately owned and is being sold by Paragon (206-623-8880, Jon Breiner or Ed Hewson).

Because of its important association with George Carmack, NPS has initiated a National Register nomination form for the property which we were planning on giving to the property owner to pursue. At the time, the owner was supportive of the nomination and knew the value of the house. She passed away in 2006 and her heirs are now selling the house. The house will likely be demolished as it is surrounded by Swedish Hospital buildings and a parking garage. While it could make for a wonderful addition to Swedish's building inventory, they are not in the business of preservation. NPS is not in a position to help this house as it is way beyond our authority to do this. We have always talked about how it could be an associated property for the Klondike Gold Rush National Historic Park but it is outside of the Pioneer Square Historic District and the Park/NPS is limited in what it can do.

I am hoping to raise awareness about this historic jewel, and hope that a sensitive buyer can be found. NPS would more than likely want to help interpret the history and significance of the place, if it can be saved. We would be happy to share the draft nomination form.

Gretchen Luxenberg
National Park Service, Cultural Resources

[View the City of Seattle site record for this property at:
<http://web1.seattle.gov/dpd/historicalsitere/QueryResult.aspx?ID=-126627947>]

Daily Journal of Commerce
August 22, 2008
Board gives initial OK to preserving MGM Building
By Shawna Gamache

The 1936 art deco building has rare black terra cotta ornamentation and used to be a film distribution center for MGM. The art deco building with the “dramatic” black terra cotta on yellow brick that sits at the corner of Second Avenue and Battery Street in Belltown could soon be a protected city landmark. The Seattle Landmarks Preservation Board voted unanimously Wednesday to consider landmarking the MGM/Loew's building, a move that the building's new owner supports. The board also briefly discussed the surrounding buildings, and whether a historic district could be formed to protect the area known as “film row.”

The MGM/Loews building was built for Metro-Goldwyn-Mayer in 1936, back when Seattle was the hub for Northwest film distribution, according to Mimi Sheridan, the historic preservation consultant who presented the nomination to the board. “It's a very special building type because of the needs of early film,” Sheridan said. “It's really dramatic.”



The building served as an MGM film distribution center until 1960. The building is one of several along Battery that were built to serve the early film industry, Sheridan said. The Catholic Seaman's Club across the alley to the west was originally a film exchange for Paramount Studios. Across Battery Street, the Belltown Court condominium sits where the Film Exchange Building used to be. On the other side of Second Avenue, the former RKO film exchange now houses the Roq la Rue Gallery, and the B.F. Shearer Co. building is now home to the Rendezvous nightclub and still has an intact screening room from the era. Next door to the MGM is the

William Tell Hotel, which Sheridan said was likely used to house visiting movie execs.

Some of the MGM/Loews building design stems from its role housing highly explosive nitrate film, Sheridan said. Like wire glass windows, reinforced concrete construction, explosive-proof doors and special vaults that housed the film. But aesthetic design features also make it stand out, she said. Most Seattle buildings done in the art deco style use applied ornamentation in cast stone. The black color of the terra cotta makes it even more unique, she said. “It's a very L.A. Building,” Sheridan said. “It really stands out in Seattle.”

A limited liability company established by Lyle Snyder bought the building earlier this year for \$2.75 million, Snyder said. Snyder said Buckley's in Belltown will lease the entire building and open a restaurant there. The building had been home since 2003 for Marjorie Restaurant. Snyder told the board Wednesday that permits have been submitted to make a few interior changes for the new restaurant. He said the only other changes he plans to make are possible safety code measures if required by the fire department, like changing a gate's configuration so it swings out instead of in. “I have to say I am thrilled the owner is supporting this too,” said Stephen Lee, landmark board chairman. “I think we all agree this should be nominated.”

During the board hearing on the nomination, one board member asked Sheridan whether enough buildings from the era still exist to make the case for designating film row as a historic district. “I think you could,” Sheridan said. “Most of the buildings in that two-block stretch have some connection (to the film industry).” The William Tell Hotel and the Roq la Rue's building came up as possible landmark candidates as part of the downtown survey the city did in 2006. Landmark nominations have been prepared for both, said Sarah Sodt, the landmarks board coordinator for downtown property. The Catholic Seaman's Club was also reviewed as part of the survey,

but because of the changes that have been made there, Sodt said, it was on the “Category Three” list, meaning it could be nominated at some point.

A historic district would not require that each building be to the level required of an individual landmark candidate but would provide protections for the buildings. A conservation district would protect overall neighborhood character but is less strict about individual lot or building changes. Seattle has no conservation districts and seven historic districts: Ballard Avenue, Columbia City, Fort Lawton, Harvard-Belmont, the International District, Pike Place Market and Pioneer Square. For comparison, Portland has 13 historic districts and seven conservation districts.

Sodt said a historic or conservation district could be a possibility for film row, but she said that's not something her office is pursuing. “It's a really interesting idea, but the effort would really have to come from the community,” Sodt said. “We have found that that's the successful way to do it.”

Queen Anne Historical Society Featured project: Wilke Farmhouse, constructed 1898



Significant to the City of Seattle, this residence is listed in the National Register of Historic Places. Few intact residences constructed prior to 1900 still exist in Seattle. Queen Anne is lucky enough to have one at 1920 2nd Avenue North (on the east side of Queen Anne Avenue). Come see this delightful property on August 24 at 4:00 p.m. for a new QAHS historic plaque unveiling.

Would you like to know what Queen Anne Hill looked like in the early 20th century? Then don't miss Bruce Jones' (Society Vice President) presentation on September 24 at the McClure Library (First Avenue W. & W. Crockett Street.). He'll show us just what the hill looked like back then using historical photos of both houses and residents.

Seattle Weekly August 20, 2008 Walgreens Plans to Save "Landmark" SeaFirst Building By Brian Miller



As you cross out of the Denny Triangle into the area we call NoPi (North of the Pink Elephant Car Wash), you'll see just about every old building has been scraped to the ground for new construction. Bounded by Aurora Avenue, Denny Way, Fifth Avenue North, and the diagonal gash of Broad Street, this fast-changing hood still has one bit of history, though: an old SeaFirst branch (later converted to Bank of America). The branch closed its doors in 2006, and the building is now being shadowed by the 197-unit, L-shaped Taylor 28 apartment building rising nearby. Indeed, the poor old one-story brick structure (built in 1950) and its parking lot are presently being used as a staging area for Taylor 28's construction—cluttered with rebar, wooden pallets, and Honey Buckets. Is the bank likely to go the way of the Ballard Denny's?

Apparently not. A sign barely clinging to the chain-link fencing promises a new Walgreens drug store at the site. Deerfield, Ill.-based Walgreens bought the old bank last year for \$4.5 million. The seller was San Francisco-based BRE Properties, which is behind Taylor 28. As developers often do, BRE nominated the structure as a city landmark in order to get a determination from the city. "The whole landmark thing is kind of a land mine, so

you want to step on it yourself," says Jim Bodoia of local architecture-planning firm Mithun, which is designing Taylor 28. "We nominated it ourselves, because we knew we would be at risk."

The city's Landmarks Preservation Board determined that the building was indeed a landmark based on its modernist architecture and its embodiment of Sea-First's efforts to modernize and adapt to postwar car culture. So other than removing the BoA signs and exterior ATM machine, the new owners are obliged to keep the building site and exterior unchanged. But as readers will recall from the Ballard Denny's saga, landmarking is no guarantee of preservation. Essentially, if an owner can prove economic hardship, city rules go out the window.

For now, through the construction fencing, you can discern the bank's original Jetsons-meets-Federalist brick architecture. It was designed to be car-friendly back when 99 was the only north-south highway and the Alaskan Way Viaduct wasn't yet completed. Motorists arriving in their giant Chryslers and DeSotos could stop to inspect their SeaFirst passbooks, maybe convert some traveler's checks, then spend a leisurely day shopping at Frederick & Nelson. Perhaps the tellers, wearing white gloves and green eyeshades, would offer tea and cookies. Easy parking, augmented by landscaping, was a requirement for the bank's clientele.

Basically a copycat job by local architect John W. Maloney, the bank was inspired by another drive-up SeaFirst branch in Georgetown, designed by modernist J. Lister Holmes (responsible for Yesler Terrace, among other prominent Seattle projects). According to documents filed with the landmarks board, there are 20-foot ceilings inside the Taylor Street structure, "warm red terrazzo" floors, and "part of the basement was reportedly used as a bomb shelter and retains signage for this." This is where you want to be shopping for Kleenex during an A-bomb attack.

Walgreens insists that it plans to maintain the homely little structure. "We are not going to demolish this building," says Walgreens spokeswoman Carol Hively. "We are in for historical permits, in addition to the permits for the building construction. We are working through the process." The city confirms that no plans have been filed—for renovation or to appeal landmark designation—and the drug store is projected to open after the apartments are done (next spring). Hively says the project has been delayed "due to work on a seismic review of the site."

Preserving the one-story building as is would certainly be a benefit to the seller, BRE. "It keeps the light and air," Mithun's Bodoia explains, for those renters who'll look south. On the real-estate chessboard, the bank will remain at pawn height, instead of rising into a view-blocking queen. "It's not of huge architectural significance, but I'm glad it's not going away," says Bodoia. He predicts Walgreens won't incur any huge costs to bring the structure up to code: "It's a pretty stout little building, so I doubt they'll have to do any big seismic [work]. It'll be a little jewel box."

Seattle Post-Intelligencer

August 13, 2008

Under the Needle: Deal to save old Fremont house is moving along

By Mike Lewis

Fremont musician Steven Flynn's bid to save a 100-year-old house that was once a bed-and-breakfast appeared to be moving ahead late Wednesday as house movers, developers and affected residents were near a deal that would spare the home from demolition. "Things are moving ahead real well," Flynn said. "It's not a 100-percent done deal. But the developer is giving us some time to get this together."

Built in 1908, the Palatine Avenue North home was tapped for razing by a developer who wanted to build townhouses on the Fremont property. Last week, Flynn, a longtime keyboardist with the band Jr. Cadillac, saw the home listed for sale on a house-mover Web site and hatched a plan to buy and move it to his small property 10 blocks away. But he had a few hurdles: First, he needed clearance from neighbors, the city and various utilities to trim trees and move wires to get the house from one place to the other. He needed to get his small house leveled and excavated. And lastly, he needed to get all of this done to persuade the developer to hold off for a few days.

So far, so good. "We have a route and most of the tree-trimming issues have been resolved," Flynn said. "The next challenge is the wires. Companies have been given the route and are going to look at what they have to do." He said the developer has agreed to grant the house temporary clemency if a deal moves toward saving it. Flynn said if temporarily moving the wires isn't too expensive - multiple crews do the work at the last moment as the house moves through - a deal should get done. "I can't wait to see it if it happens," he said. "It sounds like quite a circus."

[**August 17 update:** The house will be moved from 3628 Palatine Ave N. to 4020 Evanston. As-of Saturday morning Nickel Brothers House Moving all had the information needed for the house rescue. Steve's budget is stretched beyond a comfortable limit due to rising utility costs on the move route and other unavoidable factors, but he has decided to move forward even with the shortfall. Nickel Bros. will be pitching in by looking at ways to help him find some of those missing resources to make the project more feasible. All parties from the City of Seattle's Department of Planning and Development, SPU, SDOT, plus City Light, to Comcast, Qwest, a professional arborist, and the move crew are moving forward to make the move happen within the next few weeks and all the initial approvals are in place.]

National Trust for Historic Preservation's "Teardown Tools" on the Web.

Created as part of the Teardowns Initiative of the National Trust for Historic Preservation, this new tool is now available to help community leaders identify approaches and best practices for managing teardowns. Teardowns on the Web is intended as an easy-to-share, user-friendly, one-stop-shop highlighting approximately 30 tools and more than 300 examples of best practices being used in 32 states around the country. Now more than ever, as the housing market and economy struggle to recover, communities need to be proactive and take advantage of this downturn and "cooling off" period to plan for teardowns before they start up full force again. Check out Teardown Tools on the Web and additional resources at: <http://www.preservationnation.org/issues/teardowns/>

Community spot lights include:

- Atlanta, Georgia
- Austin, Texas
- Chevy Chase, Maryland
- Denver, Colorado
- Durango, Colorado
- Kenilworth, Illinois
- Los Angeles, California
- Salt Lake City, Utah

Construct Seattle Conference

October 1 - 2, 2008

Washington State Convention & Trade Center

Construct Seattle is pleased to present over 30 sessions and 40 presenters for its 2008 conference program. Targeted to construction professionals, this year's highlights include several high quality construction industry targeted sessions. Session highlights include Building Salvage and Reuse, Construction Liens, Construction Verification, Construction Contracts and Sustainable Master Planning. Each year, Construct facilitates the exchange of ideas, best practices and product knowledge with a combination of educational seminars and exhibits. Please visit www.constructseattle.com to view the latest seminars and to register online. Don't delay. Seminars fill up quickly!

- See the latest products in over 125 exhibits.
- Network with professionals from the Construction, Property Management, Real Estate and Design Industries. Make new contacts and explore new opportunities.
- Educate yourself by attending continuing education sessions. Many are approved for professional credit hours.

- See 3 shows in 1. Your registration allows you to see exhibits from Construct, Buildex and Designtrends Seattle, three simultaneously-held shows.
- Attend our meet and greet reception from 5:00 – 6:00 pm, Wednesday, October 1, 2008. Enjoy complimentary hors d'oeuvres, wine and beer.
- Green: See the latest in green technologies and products available to the market today.
- Enjoy the opportunity to listen and learn from high-profile, keynote presenters including Brent Comber, Kevin Lust and Leatrice Eiseman.
- Win \$250. Four separate draw prizes to be awarded just for walking the show floor.
- Save time by sourcing solutions to existing and future problems.
- Enjoy lunch on us! Register by September 17, 2008 and receive a voucher for complimentary lunch on-site at Construct Seattle.

AIA Seattle Honor Awards Call for Entries

The vision of this year's honor awards - perform/transform - recognizes the challenges and opportunities inherent in our work as this new century unfolds. The acceleration of what we know and how we know it, what we do and how we do it, transforms the practice of architecture in profound ways. This year's program aims to expand the dialogue and diversity of architectural achievements, values and standards of excellence.

Jurors for this year's Honor Awards are David Baker FAIA of David Baker + Partners of San Francisco, Patricia Patkau of Patkau Architects in Vancouver, B.C., and Nader Tehrani of Boston's Office dA. The program is moderated by Susan Szenasy, Editor-in-Chief of *Metropolis*, a New York-based magazine of architecture, culture and design. For more information about the jurors and the program, visit www.aiaseattle.org. Submittals are currently being accepted. Submittal deadline is September 30.

The Honors Awards program provides a forum for the celebration and discussion of architecture and design. All entries are posted online prior to the awards presentation. (Last year, the Honor Awards online gallery of entries received over 13,000 visits.) Entries are also submitted to other awards programs such as the *Daily Journal of Commerce's* Project of the Month. The 2008 Honor Awards presentation will be held November 3, 2008 at Benaroya Hall.

For more information on how to submit your work to the 2008 Honor Awards, visit here: <http://www.aiaseattle.org/aia-honors-awards>

Delridge Grassroots Leadership Blog

August 19, 2008

Green Housing "Deconstruction" in West Seattle Increases Jobs, Open Space

By Sheila

Seattle Public Utilities (SPU) purchased two properties on the corner of Juneau and 26th Ave. SW eight years ago as part of the Urban Creek Legacy project. The Urban Creeks Legacy was an element of Seattle's Millennium Project, a celebration of Seattle as "the city of light, water, and woods" -- the resources that make our city one of the nation's most desirable places to live. Urban Creeks Legacy projects included preserving open space next to selected creeks like Longfellow Creek.

Now both Parks and Recreation and SPU are using the green practice of deconstruction rather than demolition to remove houses on acquired properties and to create the open space promised. Buildings that are deconstructed are carefully dismantled to salvage components for reuse and recycling. Its benefits include reducing the amount of construction and demolition waste going to landfills, conserving resources through recycling, generating marketable products from salvage, providing job training to low-income and unskilled workers, and creating jobs. One job training program, Seattle Conservation Corps, is participating in the deconstruction and learning "Green Job" skills. Seattle Conservation Corps is a program of Seattle Parks and Recreation that provides

homeless adults opportunities to train and work in a structured program that provides them with job skills and carries out projects that benefit our citizens and our environment.

SPU contracted with two members of the Northwest Building Salvage Network (NBSN) to deconstruct these houses. NBSN is a coalition of architectural salvage, deconstruction and used building materials companies currently serving the Puget Sound region, including companies like the ReStore, Second Use and Earthwise. Currently, the contractors are half way through deconstruction and they have salvaged significant volumes of lumber, concrete blocks, windows and doors and recycled metal, dry-wall and clean wood.

Policy-makers are also working to make deconstruction a common practice in Seattle. Today, builders in Seattle are issued demolition and new building permits at the same time. Seattle's Department of Planning and Development wants to promote deconstruction as a viable alternative to building demolition. They propose an almost immediate turn-around for demolition permits to builders who agree to use deconstruction techniques. The department plans to ask the Mayor and City Council by the end of the month to consider this change to the permit process that will bring benefits to us all.

Capitol Hill Seattle Blog

August 19, 2008

Pike/Pine was Seattle's "Auto Row" 100 years ago

By Jeanine Anderson



The next time you walk on Pike and Pine, look for tall, wide windows, garage doors, and car elevators and you will see evidence that one hundred years ago, the neighborhood was "auto row." Beginning in 1905 with the first dealership and continuing for 20 years, the Pike/Pine neighborhood was virtually the only location of car dealerships in the city of Seattle. [source] The neighborhood also included dealership storage buildings, auto repair shops, and auto parts stores.

The Seattle Architecture Foundation's walking tour Pike/Pine: Cars, Bars, and Dead Rock Stars provides a glimpse into the neighborhood's colorful history. A few buildings in the 'hood which started out as car dealership showrooms or storage include:

- Everyday Music building, 15th and Pine: started out as a Pontiac dealership showroom.
- Velo Bike building, 11th and Pine: an elevator took cars to the upper floor showrooms.
- Value Village building, 11th next to Velo: is also one of three former homes of REI.
- Foley Sign building, 12th and Pine: started as a dealership and became a repair shop in the 1920s.
- Northwest Film Forum building, 12th and Pike(north of intersection): was a dealership
- Elysian Brewing Co building, 13th and Pike: used for Packard dealership car storage. The bones of the building are original old growth lumber.
- Pacific Supply and the Piston and Ring buildings, Pine and 12th (south of intersection): these two renovated buildings maintain a touch of their original character as an auto showroom/service and auto repair storefronts, respectively.
- Bimbo's Cantina building, 10th and Pike (east of intersection): auto repair shop, the former workshop area is now used by a coffee roaster to store coffee beans.
- Comet Tavern and King Cobra building, 10th and Pike (west of intersection): originally an auto storage warehouse.

Pike Place Market Foundation's Spaces for Urban Living: Downtown Home Tour

Sunday, September 21, 1:00 – 5:00 pm

Spaces for Urban Living focuses on the variety of lifestyles to be found in downtown condominium and apartment living and on the ways that urban dwellers create unique private spaces in the heart of the city. The

2008 tour will feature homes in buildings located from the Pike Place Market to Pioneer Square, including residences in 1000 Madison, the Millennium and Watermark Tower. Homes in the self-guided walking tour are selected because of interest in the building's or particular unit's architecture or interior design, as well as art, use of space and the ways the home reflect the personalities of the residents. From funky to chic, all the homes are distinctive.

The 2008 Spaces for Urban Living: Downtown Home Tour is sponsored by BOKA Kitchen & Bar and Seattle Homes & Lifestyles and Magazine BOKA Kitchen + Bar and Hotel 1000 invite Downtown Home Tour attendees to stop by Studio 1000, located in the lobby of Hotel 1000 (First & Madison), for a refreshment stop on the tour, featuring non-alcoholic drinks and Urban Bites. Questions? Contact Michele Peterson at michelep@pikeplacemarket.org or (206) 774-5249.

AIA Seattle's Seminar: How to Select and Work with an Architect

Need an architect? AIA Seattle's Saturday Seminar gives you the information and confidence you need to successfully select and work with an architect on your project. Our monthly Saturday Seminar, taught by architects, helps you achieve the best value for your investment in professional architectural services.

Saturday, September 20, 9:30a.m.-12:00p.m.

Location: HTI Technologies, 2021 130th Avenue NE, Suite A Bellevue

Cost: \$15

Register at: <https://www.aiaseattle.org/civicrm/event/register?id=55&reset=1>

Presenters:

John DeForest AIA: A native Seattleite, John DeForest received architectural degrees from Yale University and Harvard University's Graduate School of Design. John founded DeForest Architects with a vision of developing a more, collaborative, creative approach to design and a passion for making new connections among people, buildings, and idea. John is featured in *Northwest Home's* Top 50 Architects of 2007.

Dennis DePape AIA: DePape is principal of DePape Architects, which offers a wide range of services from pre-purchase site analysis to comparison of emerging technologies to guiding the owner-builder. He has been an architect for 25 years, providing services for clients in residential new construction, additions, and remodels. Dennis is a past Peace Corp volunteer and served as a Kenmore Planning Commissioner for six years. He often provides information to answer the same question, "If I buy this, can I remodel it?"

Now Available from the Book Club of Washington:

***Craftsman Bungalows* by Jud Yoho**

Reprint of the deluxe edition published in Seattle in 1916. Original 114 pages, with new introduction. Every illustration from the original publication is included. Price \$25.00 plus applicable sales tax and postage. Order form online at: <http://www.bookclubofwashington.org/orderform.pdf>

Jud Yoho was a Seattle entrepreneur who offered plans for new homes based on the Craftsman and Bungalow styles developed in the Arts and Crafts movement. This pattern book contains photographs, floorplans and brief descriptions of these "dream houses." The new introduction by Dennis Andersen, an architectural historian, puts Yoho and this popular movement in perspective. This reprint will be of great interest to Arts and Crafts enthusiasts, homeowners, collectors, and architectural and social historians. Copies of the original edition are hard to find at \$250 or more. Read more: *American Bungalow News* review

Published by The Book Club of Washington Sept 2007.

Contact information www.bookclubofwashington.org

New Seattle AIA "50 to 50" Sustainability Program

Welcome to the 50to50, a how-to resource intended to assist architects and the construction industry in moving toward the AIA's public goal of a minimum 50 percent reduction of fossil fuel consumption in buildings by 2010 and carbon neutrality by 2030.

The AIA has been committed to sustainability as an important component of quality design for more than 30 years. The Institute understands that sustainability means much more than energy conservation alone and has maintained a strong commitment to sustainability in the broadest sense of the term. Growing evidence of global climate change as the result of increased production of greenhouse gases has necessitated some new priorities.

The AIA recognizes that buildings are responsible for approximately 48 percent of energy consumption in the United States. Ongoing operation and maintenance of buildings account for approximately 76 percent of U.S. electrical use. With these facts alone, it isn't hard to establish buildings as one of the primary sources of the greenhouse gases contributing to global warming and climate change. This realization has established carbon reduction as the top priority of the Institute's Sustainability2030 initiative.

The 50 strategies, detailed in the pages that follow, have been selected to provide readily available and effective tools and techniques that will have an effective and immediate impact on architects' ability to achieve significant carbon reduction. The strategies span a spectrum from broad-based site and planning objectives to specific, building-based concepts. Each strategy includes an overview of the subject, typical applications, emerging trends, links to information sources, and important relationships to other carbon reduction strategies.

Download 50 to 50 at: http://www.aia.org/SiteObjects/files/50to50_20071212.pdf. This 218 page document will take some time to download.

Seattle Post-Intelligencer Blog August 21, 2008 Something old, something new by Aubrey Cohen

The Downtown Design Review Board is scheduled to consider two residential tower proposals, including one that incorporates a historic facade. The first, at 1931 Second Ave., would incorporate the facade of the Terminal Sales Building Annex, a Gothic landmark from 1915 [a designated City of Seattle landmark]. Developers The Justen Co., of Seattle, and Columbia West Properties, of Bellevue, have proposed a 38-story tower with 186 residences above 139 hotel rooms.



The design board is scheduled to discuss the building, and could make a final recommendation, at 7 p.m. Sept. 9 in Boards and Commissions Room L280 of City Hall, 601 5th Ave. The developers have proposed a similar tower just across Virginia Street to the north, at 2015 Second Ave. but that building is under separate review. The board is scheduled to get its first look at 5:30 p.m. Sept. 9 at the proposed design for 40-story residential tower at 2116 Fourth Ave., just a few blocks from the Justen/Columbia West site.

MarketWatch.com August 21, 2008 Hampton Hotels and Suquamish Tribe Pay Tribute to Legendary Tribal Leader Chief Seattle

Chief Seattle, the legendary namesake of Seattle, Wash., was celebrated with the refurbishment of Old Man House Park, the site of the honored chief's original birthplace and home. The Suquamish Tribe worked in conjunction with Hampton Hotels' Save-A-Landmark(R) program (www.hamptonlandmarks.com) to refurbish and beautify the one-acre waterfront park grounds. Dozens of volunteers from local Hampton Hotels and the Suquamish Tribe spent an estimated 100 hours improving the park, which included cleaning, pruning and landscaping the park and beach grounds, re-grading the switchback walking trail, repairing existing signage and parking stalls, and sanding and painting picnic tables and benches.

"The early settlers of the city of Seattle honored Chief Seattle by naming their home for him. He was not only a prominent figure among his people, he's an important part of American history," said Judy Christa-Cathey, vice president of brand marketing for Hampton Hotels. "We're excited to have the opportunity to work closely with the Suquamish Tribe on this improvement effort, ensuring that future visitors of Old Man House Park will continue to enjoy the brilliant landscape and learn more about the legacy Chief Seattle has left behind."

In 1855, Chief Seattle signed the Point Elliot Treaty which established the Port Madison Indian Reservation for the Suquamish People. Old Man House, a derivative of the Indian word "o-le-man," meaning strong man, once held an impressive longhouse built by Chief Seattle's father. It reportedly housed eight great Indian Chiefs and their families and was the last active traditional winter house utilized by the Suquamish Tribal Community. Although no photographs exist of the structure, it was known to be the largest cedar longhouse on the West Coast, estimated to be 600 feet long and as wide as 60 feet in some places.

The Washington State Parks and Recreation Commission returned ownership of Old Man House Park to the Suquamish Tribe in 2005. Return of the historic site, where Chief Seattle was born and lived, to tribal ownership was a cause for celebration, honoring Native American culture and the legacy of Chief Seattle.

In 2008, Hampton Hotels Save-A-Landmark(R) program has been devoted to honoring "Landmark Legends," such as Chief Seattle, who each have instilled positive change to America and will remind the world of the greater legacy each of these legends has left behind. The Old Man House Park was the fourth Save-A-Landmark(R) project of 2008, and the 39th in the program's nine-year history. The program's ultimate goal is to "save" a landmark in each of the 50 states by the end of 2010.

The 2008 Hampton Hotels Save-A-Landmark campaign is dedicated to preserving the historical sites of "Landmark Legends," honoring those that have made a positive impact on American history. "Landmark Legends" was launched in early 2008 with the restoration of the National Civil Rights Museum in Memphis, Tenn., honoring the 40th anniversary of Dr. Martin Luther King, Jr.'s untimely passing. The program has also celebrated historic Americans such as pioneer author Laura Ingalls Wilder and aviator Amelia Earhart, and will be remembering showman PT Barnum with the refurbishment of the Barnum Museum as well as Edgar Poe and the Poe Museum this fall.

The 2008 landmark locations were generated from a nationwide survey, conducted by Hampton Hotels, to celebrate the accomplishments of those Americans who have inspired change, overcome adversity and made a difference. Those looking to discover other locations devoted to historic individuals - or to possibly nominate their own "Landmark Legend" - can visit the Save-A-Landmark site at www.hamptonlandmarks.com and click on "submit a landmark" to enter a nomination for a legendary landmark or mail recommendations to: c/o Save-A-Landmark, 8730 Sunset Blvd., 5th Floor, Los Angeles, CA 90069. Below is just a sample of "heroic" landmarks already included in the program's online database.

-- Jesse Owens Memorial Park, Danville, Ala.: This park honors Olympic great Jesse Owens, an Oakville native who won four gold medals in the 1936 Berlin Olympic Games, the first American and the second athlete in history to win four gold medals.

-- Jackie Robinson Birthplace, Cairo, Ga.: Born here on January 31, 1919, to sharecroppers and enslaved grandparents on what was once a plantation, Jackie Robinson - the first African-American major league baseball player - was just two years old when his mother packed up Jackie and his four siblings, hopped on a train and headed to California.

-- Hellen Keller Birthplace, Tuscumbia, Ala.: This small birthplace cottage was the site of the remarkable story of Helen Keller, the woman who was struck blind and deaf after becoming ill around the age of two. The home, called Ivy Green, eventually became the living quarters for Helen and her teacher, Anne Sullivan, whose huge teaching strides with Helen began by simply spelling out the word "water" in Helen's hand as she pumped water over it.

-- Celia Cruz and Freedom Tower, Miami, Fla.: The Cuban songstress Celia Cruz, "the Queen of Salsa," performed at Freedom Tower during a 2001 fundraiser to turn the site into a museum, and was later brought to the tower after her death so tens of thousands of mourners could pay their last respects to the legendary singer. Known as the Ellis Island of the Cuban community, Freedom Tower is where immigration officials processed more than 500,000 Cubans who fled the country in the 1960s.

Hampton's Save-A-Landmark program is continuing its ninth year preserving historical, fun and cultural landmarks, from the Carousel Gardens in New Orleans, La. to the historical National Monument to the Forefathers in Plymouth, Mass. During this time, the program has helped research landmarks in need, promoted landmark sites and their importance, facilitated thousands of volunteer hours, donated several tons of supplies and worked with matching grants -- all at an investment of more than \$2.5 million. Uniting its hotels together in the communities they serve, Hampton employee-volunteers work hand-in-hand on the landmarks while Hampton provides the financial support to refurbish selected sites.

Capitol Hill Times

August 21, 2008

In the beginning, there is a design review board

By Russ Zabel

Developers of commercial and multifamily residential projects past a certain threshold in Seattle can't just whip up some plans, get a permit from the city and start building. The city doesn't get a free pass, either, on capital-improvement projects. Instead, both camps have to go through a design-review process implemented in 1994 for private projects and in 1968 for the city's capital-improvement projects. The need was especially evident with private projects, according to Vince Lyons, manager of the city's design-review program. The problem was the result of new land-use codes enacted in the early 1980s.

The new codes were a creative attempt to prevent the creation of ugly buildings, but it didn't work out that way. One example was the construction of "big ugly boxes in Ballard," Lyons said. "They were too high, they were too wide and they were too big." It was obvious that getting more people meaningfully involved early in the design process was necessary, he said. "And we needed some critics." That led to the creation of seven, five-member Design Review Boards in Seattle to: "encourage better design and site planning that enhances the character of the city and ensures that new development fits sensitively into neighborhoods," according to a city Web page. The boards review projects on Capitol Hill, as well as Queen Anne/Magnolia, downtown and in the northwest, northeast, southwest, southeast areas of the city.

Board members are appointed by both the mayor and the Seattle City Council, and they have to be confirmed by the City Council. They represent a cross section of the community and include a combination of design professions, development interests, community-at-large interests, local residential interests and local business interests, according to the city. Opponents used to be able to appeal projects to a city hearing examiner and then to the City Council if they weren't satisfied with the hearing examiner ruling, Lyons said. It made for an adversarial situation, and lines were drawn in the sand. "It was ugly," he said.

"We dropped the appeal to the City Council as a tradeoff," added Lyons, who noted that hearing examiner rulings can still be appealed in Superior Court. Design review has had an effect. During the last 14 years, there have been three or four appeals a year, Lyons said. "When prior to design review, there were probably 30 to 40 a year." Matt Roewe, an architect and residential representative on the Queen Anne/Magnolia Design Review Board, believes the program is effective. "I can honestly say that every project I've been involved with has been a better project because of the process," he said. "The other part of it, it's a public forum."

Indeed, part of every meeting is set aside for public comment, which the public sometimes does in no uncertain terms. That's understandable, because some of the projects he sees are "real stinkers," Roewe said. The problem often lies with small design firms that don't have a rigorous critique process, he said. "Believe it or not, the participation of the public makes a difference to the board," Roewe added. And criticism from the public and board members makes a difference to developers, he said. "More often than not, they do take it seriously and incorporate it. Board members don't agree with each other all the time, Roewe added. "That's why we deliberate." Furthermore, board rulings are only advisory; the Department of Planning and Development makes the final call, he noted.

The commission

Like the Design Review Board with private projects, the 10-member Seattle Design Commission weighs in on the design of "capital improvements and other projects that shape Seattle's public realm," according to a city Web page. Current members include urban designers, an architect, an urban planner, an architect, an at-large representative, a landscape architect, a fine artist, an engineer and a Get Engaged representative, the last of which has to be between 18 and 29 years old. Members are appointed by the mayor and confirmed by the City Council. "So the folks, they're all pretty substantial leaders in their fields," said John Hoffman, a commissioner who is an urban designer. The rationale behind the commission is that good urban design provides a public benefit to the city's residents, he said.

Like the design review boards, the design commission is advisory, and it deals with public projects such as libraries and new community centers, Hoffman said. "We've looked at a whole boatload of fire stations," he added. And the commission has also been involved in the designs of the light-rail stations, the street car, plans to fix or replace the Alaskan Way Viaduct, highways 520 and 519, and the proposed Mercer Mess fix as it applies to the urban landscape, Hoffman said.

"But we also interface with private projects when they need an alley vacated," he said of one example. In another, a family wanted the city to vacate part of a public stairway so they could landscape it and make it part of their yard. The commission said no. The Seattle Design Commission meets twice a month, and reviews roughly 200 projects a year. The first step is taking a look at a concept level and then a schematic level. "And we offer our suggestions."

Blogging Georgetown

August 21, 2008

Boeing Field and Georgetown Steam Plant Cleanup

By The Paper Noose

Did you get a flyer in the mail from Washington State Department of Ecology? Is it buried under a pile of junk mail? This isn't exactly sexy and exciting, but important none the less. The state Department of Ecology has announced that the site investigation documents are available for public review, and a public meeting will be held in Georgetown on September 18. For the full text of the excerpt below, go to the DOE's website: http://www.ecy.wa.gov/programs/tcp/sites/lower_duwamish/sites/nBoeingGeorgeTnStmPlant/nBoeingGeorgetown.htm

The [Georgetown Steam Plant] GTSP was built by the Seattle Electric Company in 1906 to provide power during periods of high use. In 1912, Puget Sound Power and Light Company bought Seattle Electric Company. Use of the GTSP decreased after 1912. When built, the GTSP was next to the Duwamish River. When the river was straightened in 1916 to form the Duwamish Waterway, the GTSP flume was constructed to carry cooling water to Slip 4. A condenser pit under the powerhouse connects to an underground concrete tunnel that discharges into the GTSP flume (Flume). The Flume extends for about 0.4 miles into the head of Slip 4. Cooling water discharges ended in the 1960s when the GTSP was shut down. In 1951, the city of Seattle bought the GTSP and now owns the 7.29-acre property that contains the powerhouse and property next to the Flume. Seattle City Light will be demolishing the Flume and replacing it with a closed piping system in the summer of 2008.

[The Georgetown Steam Plant has been honored with multiple historic designations including City of Seattle landmark and National Historic Landmark.]



Most of the 130-acre NBF property is leased by the Boeing Company from King County. The Boeing Company leases a few acres on either side of the Flume from the city of Seattle. The Boeing Company also owns a parcel that includes a NBF building and a lot next to it used for parking. The Boeing Company has operated at NBF since the 1940s; yet there are few historical records on site operations before the 1970s. Many buildings have been built and torn down over the years. This makes it hard to track operations in detail. Currently there are about 80 buildings on NBF. NBF has a complex storm drain system that includes over 400 catch basins, 400 manholes, up to 16 oil water separators and lift stations, parking lot ditches, and roof drains. The system connects with seven to eight miles of piping ranging from four to 48 inches in diameter. Stormwater from the Flume and NBF flows into Slip 4. Slip 4 is part of the Lower Duwamish Waterway (LDW) Superfund site.

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