

**Advocacy Update**  
**August 29, 2008**

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

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**Historic Seattle's 11th Annual Bungalow Fair**  
**Arts & Crafts Lectures**  
**Show and Sale Of Antiques,**  
**Contemporary Furniture and Decorative Arts**  
**Saturday and Sunday, September 27-September 28, 2008**

Co-sponsored by Rejuvenation, Old House Interiors and Arts & Crafts Homes and their Revival, Style 1900, Old House Journal, Masins, Daniels Development, Benjamin Moore Paint, and the Inn at Virginia Mason

For pre-registration visit: [www.historicseattle.org](http://www.historicseattle.org). or (206) 622-6952, or pay at the door  
When: Saturday, September 27, 10:00 am -- 5:00 pm, and Sunday, September 28, 10:00 am -- 4:00 pm  
Where: Town Hall Seattle, 1119 Eighth Avenue at Seneca Street  
Tickets: \$10; \$5 students; includes two of four lectures. Two are separate ticketed events

The 2008 Bungalow Fair enters its second decade as the premier event of its kind in the Pacific Northwest and Historic Seattle's most popular yearly offering. Town Hall Seattle once again provides a warm and inviting setting for a show and sale of antiques and new work by fifty of the nation's leading designers and craftspeople in metal, tile, glass, textiles, ceramics, and lighting, antique dealers, architects, and interior designers. The Fair is an opportunity to learn about early twentieth century architecture and design and to ask questions and get answers from knowledgeable people in the field. It is also an opportunity for those who have been won over by Arts & Crafts period furniture and decoration to be visually stimulated and to think about ways in which to incorporate the many old and new offerings presented here into their homes.

Arts & Crafts Lecture Series: Celebrating the Legacy of Greene and Greene  
The iconic Gamble House in Pasadena celebrates a century in 1908. In recognition of this milestone, a major exhibition, "A New and Native" Beauty: The Art and Craft of Greene & Greene, opens at the Huntington Library in San Marino, California on October 18 and will be on display through January 4, 2009. The

comprehensive exhibit of 160 works, many from private or institutional lenders and never before seen by the public, pays tribute to the defining work of the Greene brothers and their legacy within the American Arts and Crafts Movement. As a teaser to encourage Arts and Crafts lovers to visit southern California or the three additional venues for this exhibit, Historic Seattle presents two lectures that cover Greene and Greene past and present.

### **The California Vision of Greene & Greene**

Bruce Smith

Saturday, September 27, 11:30 am

Tickets: \$10; \$5 students

Coming to Southern California in the autumn of 1893, Charles and Henry Greene encountered a land holding not just the remnants of native Indian culture, but the rancheros and haciendas, the old adobes and Spanish missions of the recent Spanish and Mexican years of rule. They came to a coastline soon to abound with Japanese and Chinese curio stores, and Japanese-inspired gardens and teahouses. In January of 1894, they started their architectural practice in Pasadena, set at the base of “America’s Swiss Alps” where a funicular train ride took visitors to a mountain chalet looking out upon the Mediterranean-like Southlands, replete with olive and orange groves. This lecture explores the Greene brothers’ interest in these different manifestations of California, and how it came to define their architecture and interior decorative arts – a style that paid reverence to these diverse elements and has ultimately become part of what defines California.

Bruce Smith researches and writes about turn-of-the-century design and architecture, especially as it relates to the Arts and Crafts movement. He has authored the soon-to-be-released *Greene & Greene and the Duncan-Irwin House: Developing a California Style*, as well as *Greene and Greene Masterworks*, and two of the eleven essays in *A “New and Native” Beauty: The Art and Craft of Greene & Greene*, published in conjunction with the centennial exhibition of *The Gamble House*. Also, he has written three books with his wife, Yoshiko Yamamoto: *The Beautiful Necessity: Decorating with Arts and Crafts*, *Arts and Crafts Ideals*, and *The Japanese Bath*. Book signing follows lecture.

### **The Spirit of Greene and Greene in the Pacific Northwest**

Darrell Peart

While most people associate Greene and Greene with their southern California work, There are also some local connection, including: a house designed by them that was built in Vancouver, BC (now demolished); an extant Greene and Greene style house built in Portland by architect A. Francis Brown, who had worked for the Greene Brothers (rumor has it that Charles Greene visited the building site); and the Hall brothers who did much of the fine work for the architects’ residences also did work in Seattle.

The local revival of interest in the work of the Greene Brothers is expressed in buildings designed or built by local architects and contractors and furniture designed by local craftspeople. Darrell Peart, a long-time exhibitor at the Bungalow Fair, will showcase these connections and the work being produced in our region. He is a furniture maker of custom furniture in the style of Greene and Greene and the author of *Greene & Greene: Design Elements for the Workshop*.

Sunday, September 28, 11:30 am

Tickets: \$10; \$5 students

### **Before You Paint the Walls, You’ve Got to Imagine a Life**

Author Jennie Nash, whose novel, *The Last Beach Bungalow*, is a poignant tale about a woman who falls in love with a colorful lived-in bungalow, will present a dynamic talk about color and creativity. Ms. Nash, an instructor at the UCLA Extension Writing Program, will offer an in-depth look at the creative process that will inspire anyone who has ever felt the urge to put words on a page, paint on a wall, or place flowers in a vase. In conjunction with Ms. Nash’s presentation, Doty Horn, Director of Color for Benjamin Moore Paint, will discuss the historic trends in Arts & Crafts paint colors and schemes and will advise audience members on how to bring both authenticity and personal style to an Arts & Crafts home. All audience members will receive a free signed copy of *The Last Beach Bungalow* and handouts from Benjamin Moore. Jennie Nash is the author of three books of narrative non-fiction, including *The Victoria’s Secret Catalog Never Stops Coming: And Other Lessons I Learned From Breast Cancer*. *The Last Beach Bungalow* is her first novel.

When: September 27, 2008, 3:00 pm to 4:30 pm

Tickets: Free with admission to the Bungalow Fair

### **The Arts and Crafts Movement in the Pacific Northwest**

Lawrence Kreisman

Lawrence Kreisman describes the role played by the Pacific Northwest in the broader national Arts and Crafts movement based on three years of research with co-author Glenn Mason that has resulted in an extraordinary new book published by Timber Press. Two major exhibitions—the Lewis and Clark Centennial Exposition in Portland (1905) and the Alaska Yukon Pacific Exposition in Seattle (1909) inspired the growth of regional Arts & Crafts societies and schools. Businesses and individuals capitalized on the movement to introduce new products. Distributors assured that the work of the most significant American companies was shown and promoted in local department stores, galleries, and shops. In this presentation, the author describes the rich legacy of regional architecture, furniture, metalwork, stained glass, ceramics and crafts, printing, photography, and other aspects of the movement in Washington and Oregon. Lawrence Kreisman, Program Director of Historic Seattle, is the author of many books on regional architecture and historic preservation and over 300 design articles and cover stories for Pacific Northwest, the magazine of the Seattle Times. Glenn Mason and he are currently developing an exhibition on the topic that will open in late May 2009 at the Museum of History and Industry in Seattle in conjunction with the Centennial Celebration of the Alaska-Yukon-Pacific Exposition, and travel throughout Washington and Oregon starting in October 2009. Book sales and signing will also take place throughout the Fair weekend at the Historic Seattle booth in the lobby.

When: September 28, 2:00 to 3:00 pm

Where: Town Hall Seattle

Tickets: Free with admission to the Bungalow Fair

Also participate in workshops and tours:

### **Stenciling Your Bungalow**

Hands-on Workshop with Amy Miller of Trimbelle River Studios

In this fun, hands-on workshop, you will learn the essentials of the stenciling often found on bungalow walls & textiles. Amy will gently guide you through some of the various techniques in her book "Stenciling the Arts & Crafts Home", so come vanquish your stenciling inhibitions and take home a surprise as well!

When: Mon. Sept. 29, 2008

Time: 9:30 am to 12:00 pm

Where: Room 221, Good Shepherd Center, 4649 Sunnyside Avenue N.

Cost: \$55 and includes all materials

Space is limited, so paid reservations are required. Register directly with Amy Miller.

Visit [www.trimbelleriver.com](http://www.trimbelleriver.com) or call (866) 273-8773 for more information.

### **Ravenna Bungalow Tour**

Location: Sent to registrants

Dates: Saturday and Sunday, September 27 and 28, 2 pm

Limited number of tickets available: \$20 at the Seattle Architecture Foundation booth in the lobby of Town Hall during fair hours.

The **Fair and Lectures** are available at discount to Historic Seattle members pre-registering and to full time students with identification. An Arts & Crafts Pass is available for \$25 to Historic Seattle members in advance which allows admission to fair and all four lectures.

To register online go to [www.historicseattle.org](http://www.historicseattle.org) or call (206) 622-6952. You can also pay at the door.

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### **Upcoming Seattle landmark nominations**

The Seattle Landmarks Preservation Board will consider the following nomination and designation at its meeting on Wednesday, September 3, 2008 at 3:30 p.m. in the Seattle Municipal Tower, 700 5th Avenue, 40th Floor, Room 4060. The public is invited to attend the meeting and provide brief comments. Prior to the meeting, written comments can be sent to the staff of the Landmarks Preservation Board at

[beth.chave@seattle.gov](mailto:beth.chave@seattle.gov). Copies of the Landmark nomination reports are online at: [http://www.seattle.gov/neighborhoods/preservation/landmarks\\_current\\_nom.htm](http://www.seattle.gov/neighborhoods/preservation/landmarks_current_nom.htm). These documents are large and may take sometime to download.

Nomination: Laurelon Terrace, 4644 41st Street NE

Designation: Fischer Studio Building, 1519 Third Avenue

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### **The Role of Historic Sites in Seattle's Disaster Recovery Plan: Which Buildings Would You Choose To Save?**

Part of any planning for disaster recovery effort includes concurrence of all involved parties on which parts of the built environment receive priority for repair and reconstruction. Hospitals, water conveyance facilities, bridges, airports, harbor facilities, and major roads are always at the top of the list. But what about Seattle's designated historic landmarks? Should the icons of our community receive some repair and reconstruction priority? The reconstruction of Seattle's damaged landmarks and historic districts could provide a much needed source of local strength and stability after suffering the disaster of a major earthquake. Currently, no coordinated triage plan for Seattle's landmarks exists, but you can take action with your elected officials. Read more at: <http://www.historicseattle.org/advocacy/eqp.aspx>

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### **Seattle History Examiner blog**

**August 15, 2008**

**What are Seattle neighborhoods' oldest houses?**

**By Benjamin Lukoff**



To answer that question for Capitol Hill is easy: it's Ward House originally at 1427 Boren Avenue but now standing at the corner of Denny and Belmont. Built around 1882, it's not only the oldest house on the Hill but the oldest house in the city.

But what about the city's other neighborhoods? I got to thinking about this the other day when reading Jess Cliffe's post at VintageSeattle.org about 1206 Republican — formerly the oldest house in Cascade (1890), now "a pile of old lumber and brick." If the 1114-1124 Republican homes are still there, I assume they inherit the title, having been built in 1900 and 1905.

The Seattle Public Library recently posted on this topic, and says "Another Northwest Index entry dated, November 1984, states that neither the Seattle Office of Urban Conservation, Historic Seattle Preservation and Development Authority, the Seattle Public Library's History Department, GRA Library nor the Museum of History and Industry Library could identify the oldest building still standing in Seattle. That seems like a fairly definitive statement. At least for now."

That does bring up the question of whether there are any structures in Seattle that are older than its oldest house, but for now Ward House's place seems to be pretty secure. But nobody seems to have an index of the oldest structures in each of Seattle's neighborhoods. Yes, this can be tricky due to the unofficial nature of neighborhood boundaries. And does Ward House qualify as the oldest house on Capitol Hill, since it was originally located on First Hill? What's the oldest building in Seattle that has never moved, I wonder?

All that having been said, we've got to start somewhere. Readers, do you have any candidates? For now, let's say a structure having moved doesn't matter. Then we've got:

Capitol Hill: Ward House

Cascade: 1114-1124 Republican homes

### Christine's response:



Last April I canvassed Seattle's professional historians to discover the oldest standing structure in the City. Their consensus was a house at 3045 64th Street SW near Alki Point, portions of which date from the 1860s. It was originally built a half block to the north and was sold by Doc Maynard to Hans Hanson and his brother-in-law Knute Olson in 1867. The relocation date is unknown. Today the house is severely altered and would never be recognizable by those who owned it in the past; consequently it could not be a candidate for a City landmark

designation. The photo below from Paul Dorpat includes Hans Hanson in the black coat to the right of the door in the 1890s. The scallop trim is now gone.

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### The Huffington Post blog

August 25, 2008

#### World's first nuclear reactor now a landmark

by Shannon Dininny

The world's first full-scale nuclear reactor, built in 13 months to produce plutonium for an atomic bomb during World War II, is now a National Historic Landmark, the federal government announced Monday. The Hanford nuclear reservation's B Reactor produced plutonium for the first man-made atomic blast, the Trinity test in New Mexico on July 16, 1945, and for the bomb that was dropped on Nagasaki, Japan, on Aug. 9, 1945. The designation doesn't guarantee that the reactor will never be torn down but very likely opens the door for more public tours and moves it closer to becoming a museum. "Building the B Reactor was a feat of engineering genius. So, too, was the construction a testament to the excellence of working Americans," said Lynn Scarlett, deputy secretary of the Department of Interior. "There was no wiggle room for error."

History buffs, former weapons workers and local officials have been seeking recognition for the plant for six years to help save it from being dismantled or permanently cocooned as part of the cleanup of the highly contaminated complex in south-central Washington state. Hanford and B Reactor were the centerpiece of the Manhattan Project, a top-secret effort to build an atomic bomb in the 1940s. More than 50,000 workers moved to the banks of the Columbia River for the massive project, turning small farm communities into the Tri-Cities of Richland, Kennewick and Pasco.

Construction began on June 7, 1943, six months after physicist Enrico Fermi turned the theory of nuclear power into the reality of the Atomic Age. Eight more reactors were built at Hanford to produce plutonium for nuclear weapons, leaving a legacy of pollution that has made Hanford the nation's most contaminated nuclear site, with cleanup costs expected to top \$50 billion. Five reactors have been dismantled and cocooned, a process in which buildings around the reactors are removed, all but the shield walls surrounding the reactor cores are leveled and the cores are sealed in concrete.

The B Reactor was shut down in 1968 and decommissioned. Under a cleanup schedule managed by the Department of Energy, dismantling could have begun as early as 2009. However, the department said it would maintain the reactor while the National Park Service decides whether it should be preserved and made available for public access. A Park Service advisory board last month recommended designating the reactor a National Historic Landmark, recognition currently granted to fewer than 2,500 sites. Four other Manhattan Project sites have been similarly recognized, including the Trinity site.

Hank Kosmata, president of the B Reactor Museum Association in Richland, noted that achieving National Historic Landmark status for B Reactor took longer than building it. "There's an enormous amount of things that can be learned here, whether it's about Enrico Fermi, the history of nuclear energy or how a nuclear plant works," said Kosmata, 78, who went to Hanford as a reactor design engineer in 1954 and now helps lead tours there. "We want people to be able to stop in and spend some time here."

About 2,000 people have visited the complex this year. Next year, Energy Department officials plan to expand the number of tours of the building without impeding cleanup, said Jeffrey Kupfer, acting deputy secretary. B Reactor ushered in a nuclear age that not only altered the course of World War II, but also created an important source of power and made innovations in science and medicine possible, said Michele Gerber, a Hanford historian. "Before B Reactor, there was nothing like it," Gerber said, "and since B Reactor, nothing's been the same."

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### **AAAHRP History Conference**

The Association for African American Historical Research and Preservation (AAAHRP) will hold its 2009 history conference in Seattle, Washington on Saturday, March 21, and Sunday, March 22, 2009. AAAHRP is now accepting proposals for individual papers, panels, original documentaries, and workshops for its 2009 Biennial Black History Conference. Scholars, historians, genealogists, librarians, archivists, published authors, and graduate students from the United States and other countries are encouraged to submit proposals based on previously neglected or unfamiliar black history and culture. Individuals engaged in the preservation of black history at historic sites, museums, and history societies are also encouraged to submit proposals.

The conference theme, "Black History: Full Disclosure," allows a wide range of topics including, but not limited to: economics, education, fine arts, imperialism, law, literature, local history, media, miscegenation, politics, religion, and women's movements. Unheralded men and women, including American expatriates and female historians, "lost" in historical accounts are of special interest to AAAHRP. In addition, AAAHRP desires proposals that illuminate the history of Africans in Europe, Canada, Mexico, the Caribbean, Central America, and South America. AAAHRP is particularly interested in papers and panels regarding interaction with Africans and the Carib and Arawak Indians of the Caribbean, and in presentations that shed light on the African influence in Mexico.

Abstracts should not exceed 500 words, and must include the paper's provisional title, the author's title and name, affiliation, mailing address, country, contact phone number and e-mail address. The abstract should be sent with a short bio (300-word maximum) to [AAAHRP2009Conference@comcast.net](mailto:AAAHRP2009Conference@comcast.net). For workshop approval, submit details, including special requirements (300-word maximum); for original documentaries, provide short description (300-word maximum). All submissions must be in English.

Graduate students should indicate "Debut Paper" if it will be its first presentation at an academic conference. Debut papers may be grouped together at the conference, with prizes awarded based on comprehensiveness of research, presentation technique, adherence to time limits, and other factors. Authors of the first and second place selections will receive \$200 and \$100 respectively to help defray the costs of attending the conference. The submission deadline is October 31, 2008. If you are not ready to submit a proposal at this time, but plan to submit one before the deadline, please let us know. For additional conference details and inquiries, please contact [AAAHRP2009Conference@comcast.net](mailto:AAAHRP2009Conference@comcast.net).

If you are interested in being a session chair, please provide your name, affiliation, brief bio and research interest(s), mailing address, country, contact phone number, and e-mail address to [AAAHRP2009Conference@comcast.net](mailto:AAAHRP2009Conference@comcast.net). Information about AAAHRP's 2007 black history conference can be found at [www.aaahrp.org/html/2007\\_conference.html](http://www.aaahrp.org/html/2007_conference.html). Additional information can easily be found by searching for "AAAHRP" on the Internet.

Ed Diaz, president, AAAHRP, [history3@comcast.net](mailto:history3@comcast.net)

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### **October is Archives Month**

As a part of Archives Month 2008, the Washington State Historical Records Advisory Board, Washington State Archives, and the Heritage Resource Center (Washington State Historical Society) present: The Basics of Archives - A practical, one-day workshop for those who work with historical records but are not trained archivists. Do you need to take care of historical records—but you're not a trained archivist? What's the right

thing to do with those diaries, cassette tapes, hand-drawn maps, tin-type photographs, and family letters in your collection? Free Workshop:

Wednesday, October 15, National Archives Pacific-Alaska Region, Seattle  
9 a.m. to 4 p.m. Please register by October 1  
Seating is limited, so register early.

The Basics of Archives is for people who work or volunteer in organizations that deal with the past—whether it's a museum, historic house, the city clerk's office, the library's local history room, a historic site, or a college archives. You'll get practical advice, sample forms and policies, and learn basic practices you need to follow so that you can collect, protect, and help people use the historical treasures in your care. In this workshop you'll learn:

- What historical records are—and aren't.
- How to decide what to keep.
- How to make sure you have legal title to your collections.
- How to handle collections when you get them so you know what you have and how to locate collections.
- How to protect your collections from theft.
- How to deal with copyright issues.
- What tools you need to create to help users find the information in your collections.
- How to take care of historical records to ensure their preservation and accessibility into the future.
- How to let the public know what you have and how to get people excited about using your collections.

Instructors: Experienced archivists volunteered by member organizations of the Washington State Historical Records Advisory Board (WSHRAB) will instruct your class.

To Register, telephone, e-mail or fax your information to:  
Mark Vessey Heritage Resource Center  
Phone: 360-586-0219  
Fax: 360-586-8322  
[mvessey@wshs.wa.gov](mailto:mvessey@wshs.wa.gov)

Pre-registration is required, and enrollment is limited. Directions and parking information will be provided upon registration.

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### **Friends of the Market Annual Meeting with Paul Dorpat**

At the Pike Place Market, Paul Dorpat will be featured with a photo lecture: "Politics and the Market" and a rally to Support Our Market - Yes on Proposition No. 1.  
Monday, October 6, 2008, 5:30 pm - 7:30 pm at the Pink Door - 1919 Post Alley  
Light refreshments / No host bar

For more information call 206.587.5767

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### **MOHAI's Discovering A-Y-P: A Community Research Project Program Series**

In the spirit of MOHAI's Nearby History program, Discovering A-Y-P, in a series of workshops, will teach citizens how to research historical evidence connected with Seattle's first world's fair, the Alaska-Yukon-Pacific Exposition, and help participants share their research with the community.

Participation is free and open to all but registration is requested. To register, please visit: [www.ayp100.org](http://www.ayp100.org). For more information contact Helen Divjak at [helen.divjak@seattlehistory.org](mailto:helen.divjak@seattlehistory.org) 206-324-1126, ext. 30, or Lorraine McConaghy at [lorraine.mcconaghy@seattlehistory.org](mailto:lorraine.mcconaghy@seattlehistory.org) 206-324-1126, ext. 23.

The series will run into the spring of 2009 at various Seattle and King County public libraries and at the Shoreline Historical Museum. A full schedule is available at [www.seattlehistory.org](http://www.seattlehistory.org).

Seattle Public Library - Central Library  
Washington Mutual Meeting Room  
Level 4, 1000 Fourth Ave  
Saturday, October 18, 2008  
1 to 3 p.m.

Shoreline Historical Museum  
749 North 175th, Shoreline  
Saturday, October 25, 2008  
1 to 3 p.m.

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**Daily Journal of Commerce**  
**August 28, 2008**  
**Green goals guide UW's Architecture Hall renovation**  
**By Chris Johnson**



Architecture Hall at the University of Washington reigns as the sole surviving structure of the 1909 Alaska Yukon Pacific Exposition. Listed on the State Historic Register, the building's three floors and attic were designed in the beaux-arts classical revival style. But the years had taken their toll. It was time for a complete renovation and seismic retrofit — a challenge, given the historical nature of the building. As one might expect, given the users of the building, “green” design was a top priority. Architect Thomas Hacker Associates worked closely with engineers to brainstorm workable solutions. Some, considered cutting edge today, actually continued time-honored principles built into the building more than 100 years ago.

Like similar structures of its era, Architecture Hall featured exterior windows that could be opened and shut. Natural ventilation with windows went out of style with the advent of central heating and air conditioning, but is now becoming increasingly popular for its environmental benefits. Because it affects the entire building and not just mechanical systems, natural ventilation is best optimized when the entire design team is involved from the beginning of the project. In this case, keeping natural ventilation was almost a given, allowing existing windows to be saved, and maintaining natural daylighting. But thermal comfort and energy consumption improvements were needed. Designers put in new thermal glazing to keep rooms warmer in winter and cooler in summer. Window shades were also added to help prevent solar heat gain. But designers would need creativity to blend the best of older architectural elements with new mechanical solutions.

Many of the building's spaces had open ceilings. Others had lay-in ceilings. Almost none had room for standard modern mechanical systems. So engineers installed mechanical systems only where necessitated by the university's programming requirements. Classrooms and the auditorium were designed with mechanical cooling and heating systems, while perimeter studios and offices utilized natural ventilation with baseboard hydronic heating.

Engineers used three-dimensional modeling to simulate the dynamic thermal performance of the building. The data they obtained was then used for estimating space temperatures and airflow under various conditions. Data temperature recorders were also used to monitor existing space temperatures to confirm data from the model. Two-dimensional computational fluid dynamics modeling allowed engineers to quickly create cross-section

microclimate variations in spaces. Color-coded images on a cross-section of each room showed airflow patterns and temperature gradients. This data, combined with information from monitoring, helped engineers determine where to locate shafts, grilles, louvers and transoms.

During modeling, engineers noticed pockets of warm air in the upper-floor studios. These rooms had high, angled ceilings that trapped warm air. A logical solution was to use ceiling fans to provide a good mix of air throughout the year. Although the design team wanted similar fans in all studios, rooms on other floors lacked sufficient ceiling height.

Seismic retrofitting included the installation of concrete shear walls on the interior face of the perimeter walls and the addition of interior concrete shear walls. The original building's walls were built with unreinforced masonry, making them susceptible to earthquake damage. With the additional concrete, some walls are now up to 3 feet thick in places. Super-thick concrete walls increased the thermal mass of the structure, helping to control both heat loss and gain — yet another way in which an age-old building convention contributed to modern “green” building practices.

A unique characteristic of the original building was a series of shafts down the center of the building connecting each floor to the attic, which had an open cupola on the roof. These shafts had been used originally as exhaust shafts when the building served the chemistry department, but had been boarded up since the 1940s. Again, space for new mechanical systems was an issue. So engineers found ways to reuse the shafts to take advantage of a stack effect. Air's natural buoyancy carries warmer air up the shafts and out the cupola. Careful modeling helped determine optimal positions for grilles and louvers.

Interior spaces, like the 300-seat auditorium and two larger classrooms, required mechanical systems for heating and cooling. To reduce the amount of energy used, designers installed carbon dioxide sensors. As carbon dioxide levels rise due to increased occupant loads, outside air dampers open to provide additional fresh air, ensuring that occupants are comfortable.

Architecture faculty members and students alike were eager to provide input for the renovation. Professors offered several suggestions for eco-friendly design, while students participated in user groups, commenting on features they would like to see in the renovated structure. The result is a unique blend of old and new — a university hall that complies with modern codes and expectations, yet maintains all the dignity of its glory days more than a century ago.

*Chris Johnson is a project manager at CDi Engineers, a mechanical engineering consulting firm in Lynnwood.*

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## **The Stranger**

**August 27, 2008**

**Coming Down: New City Planning Director Needs to Transform the Waterfront**

**By Dominic Holden**

If Seattle has faced a single divisive urban-planning issue in recent years, it's the waterfront. Namely, the enormous chunk of concrete that separates Seattle's waterfront from the rest of the city: the Alaskan Way Viaduct. The vulnerable double-decker freeway, carrying over 100,000 cars a day, is a catastrophe just waiting for the next seismic tremor. Now the city has found its man to mediate a solution to this and dozens of other urban-planning puzzles. "I think the waterfront is very exciting," says Raymond Gastil, who on August 25 began his position as Seattle's new planning director, overseeing a staff of roughly 45 people at the city's Department of Planning and Development (DPD). "But the question is, 'How do we make it better?'"

Best known for his book *Beyond the Edge: New York's New Waterfront*, Gastil's insight into the underused riverfronts along New York City landed him the job of director of that city's Manhattan office, where he has served the last three years. He was also the founding director of the urban-growth think tank Van Alen Institute. "It's a pretty big job," says Diane Sugimura, DPD's director, on Gastil's new role. (San Francisco pilfered our previous planning director, John Rahaim, in November.) Gastil will be overseeing citywide land-use policies,

neighborhood growth strategies, parks placement, building heights, and urgent planning challenges—including development around the new light-rail stations and envisioning a city without a viaduct.

Known for being media shy, Gastil nevertheless speaks quickly and deftly. He won't commit to any one waterfront plan—The Stranger reached him six hours into his first day on the job—however, he does repeatedly refer to a proposal sketch by DPD that depicts a viaduct-free Alaskan Way. He also favorably cites San Francisco's decision not to rebuild a similar structure along its waterfront after the 1989 Bay Area earthquake turned it into a human juicer. The reconnection of San Francisco with its waterfront is considered an enormous success. "It takes a great deal of dialogue," Gastil says about his philosophy for working with residents concerned about traffic and various government agencies concerned with turf. "You just have to believe that there is a way to accommodate change and preserve what makes Seattle special." He adds, "Everyone may not agree on that, but you have to try."

The waterfront may be the most contentious, unwieldy debate with the most stakeholders—but it will be only one of Gastil's challenges. His first task in Seattle will be finishing the nearly complete plan to rezone south downtown—currently populated with parking lots and squat warehouses—increasing residential density around the King Street Station, the region's future commuter-rail hub. In addition, Gastil must tackle sensitive density issues around new light-rail stations in neighborhoods, such as those in Roosevelt and Southeast Seattle. "We haven't had a major discussion about what will be happening around major stops on those lines as far as housing," says city council member Sally Clark, chair of the council's land-use committee. While Clark is unsure when the viaduct debate will rise again, she notes that Gastil's best contribution may be envisioning and articulating how the city could function without it. "It is our hope that Ray will bring with him some great ideas about what the Seattle waterfront will be in its next life," Clark says.

However, not every aspect of Gastil's background cheers urban development enthusiasts. During his tenure in Manhattan, he was involved in the vetting of redevelopment of the West Side rail yard. The property, owned by the transit authority on the isle's Upper West Side, was the subject of bidding by several developers. The winner proposed several towers last year, both commercial and residential, surrounded by greenery and walking paths. The concept has historically been referred to as "towers in the park"—a design scheme popularized by French planner Le Corbusier and widely reviled for filling cities with impractical, empty, wind-swept plazas and impersonal skyscrapers. The New York Times writes that the proposal's "tired urban planning formulas should force a serious reappraisal of the public-private partnerships that shape development in the city today."

While Gastil should not take all the blame for the West Side rail yards, he was "involved in the work of getting toward guidelines that allowed the submissions to be made," he says. But he's focused now on Seattle, where he attended Lakeside School. "That was then and this is now," says Gastil.

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## **Seattle Post-Intelligencer**

**August 28, 2008**

### **Residents plan own proposal for South Lake Union: Group wants to lower height limits**

**By Debera Carlton Harrell**

A group of Seattle residents who oppose proposed upzoning for tall towers in South Lake Union say they will develop their own scaled-down plan for the rapidly changing neighborhood. "It really comes down to whether we'll have an extension of downtown in South Lake Union, or whether it will be a real neighborhood," said resident Tim Soerens, a member of a citizens group called the Lake Union Opportunity Alliance, which held its first public meeting Wednesday night.

The alliance formed this summer out of concern for three upzone proposals from South Lake Union Friends and Neighbors, which call for slim pin or pedestal towers of varying heights up to 400 feet. The group is composed of residents, property and business owners in South Lake Union as well as Eastlake, Capitol Hill, Queen Anne and other neighborhoods rimming the lake. Most of the 60 people attending the meeting, held at the Armory building at Lake Union Park, said the proposals would create a "monoculture" of wealthy residents, destroying chances to create a more diverse mixed-income community. "When I think of a neighborhood, I think of

schools, day cares, office buildings, little shops -- not boutiques -- and houses people can afford," resident Patricia Kushmerick said. "What I'm hearing about (SLUFAN proposals) is not a neighborhood."

Others said the heights of buildings would endanger views of the Space Needle, and that a large number of such towers would create a "wall" of concrete and glass. SLUFAN, made up of local nonprofits, property owners, and business, construction and real estate development interests including Paul Allen's Vulcan Inc., was the neighborhood's only citizens group when the city re-designated South Lake Union as one of six urban centers in Seattle.

Charged with accepting more density than an urban village, SLUFAN updated South Lake Union's neighborhood plan last year and developed the upzone proposals. South Lake Union is projected to grow by 8,000 households by 2024, according to the city's comprehensive plan. SLUFAN proposals could accommodate between 25,000 and 38,000 additional residential units -- prompting some to criticize the rezone as beyond the scope of density targets. A fourth plan -- the "no build" -- proposes no changes, but is considered unrealistic given the density requirements.

The proposals have been forwarded to the mayor for inclusion in a legally required Environmental Impact Statement process. The process usually takes about two years, city officials said. Now the question is whether the alliance can develop a proposal significantly distinct enough to qualify as an alternative to those already proposed for the EIS process, said Lyle Bicknell, senior urban designer for the city's Department of Planning and Development. Bicknell, as well as Diane Sigamura, planning director, attended Wednesday's meeting. "There are many different ways to build a community; Paris has buildings 65 to 85 feet high, but Vancouver (B.C.) is also a successful urban environment, with schools, great open space, grocery stores and all the elements that make successful neighborhoods," Bicknell said. The city is planning to hold the first EIS public meeting sometime in October.

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**Ballard News-Tribune**  
**August 29, 2008**  
**Megahouse ordinance to be debated**  
**By Rose Egge**

The Seattle City Council's proposed "Megahouse Legislation" will be debated in a public hearing on Sept. 22 and could take effect as early as November. In response to community outcry against new, massive homes that tower over their neighbors the bill was introduced on July 28. It would modify the land use and zoning standards of single-family neighborhoods for the first time since 1982. "The building design profession has changed dramatically since then," said Richard Conlin, Seattle City Council president. "It was necessary to take another look."

Seattle City Council member Sally Clark, who chairs the Planning, Land Use and Neighborhoods Committee, said that as development in Seattle has been proven profitable, there is a perception that Seattleites today are looking for larger homes. Robert Drucker, a member of the Sunset Hill Community Association, claimed that there are dozens of "megahouses" in his neighborhood. "They have an effect on the immediate neighbors," Drucker said. "They block sunlight and views and damage the scale of the neighborhood."

Conlin originally proposed the legislation in an effort to preserve the character of Seattle's neighborhoods. The City Council hopes to balance the needs of growing families while ensuring that new homes contribute positively to their neighborhood. One of the common complaints the council hears about these homes is the lack of green space left on the lots after large homes are built. Seattle City Council member Tom Rasmussen expressed concern for the loss of trees and diminished yard space around the homes. The new bill would limit properties' hardscape surfaces including driveways, walkways, decks or patios to help maintain open space and preserve vegetation.

A new formula has also been proposed to determine lot coverage allowance. If a lot were smaller than 5,000 square feet than the size of the home would be limited to 1,000 square feet plus 15 percent of the total lot area.

Neighbors to these large homes claim that the structures block sunlight from the rest of the neighborhood. The new legislation addresses this by removing height-averaging provisions that allow the height of a home to be based on the height of adjacent homes if it exceeds the 30-foot height limit.

Another commonly disliked aesthetic are the large garages at the forefront of many larger homes. Under the proposed legislation garage doors limited to 50 percent of the front facade and prevent garages that jut forward from the front of the home. Council members say they want to maintain freedoms for property owners and developers. Clark said they are not going to prevent the construction of large homes, but aim to make sure that designs suit their neighborhoods. "We can't guarantee someone will make a great looking house," Clark said. "Were hoping to better describe a code that can lead to a house that's better proportioned."

First and foremost members of the council emphasize that they have been cautious to be sure the new regulations do no harm. "My concern is that we clearly understand the effects of the new regulations," Rasmussen said. "We have to know precisely what we're going to get before we make changes." The City Council will hold a public meeting on Sept. 22 to discuss the issue and vote on the bill Oct. 8. It is likely that some new regulations will be implemented while the Council analyzes how successful they are. "I acknowledge it's not perfect, but it's a step in the right direction," Conlin said.

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**From WSDOT: Come hear about possible replacement scenarios for the viaduct's central waterfront**

We are coming to a neighborhood near you to gather comments on proposed replacement options for the viaduct's central waterfront section. Come learn about the plan to take down this section of the viaduct in 2012. In September, WSDOT, King County, City of Seattle and the Federal Highway Administration are hosting a series of public scoping open houses throughout Seattle. These meetings are an opportunity to review current project information and tell us what issues- such as noise, air quality, traffic, etc.- should be considered in the central waterfront environmental document. Project information is available at [www.wsdot.wa.gov/projects/viaduct/centralwaterfront.htm](http://www.wsdot.wa.gov/projects/viaduct/centralwaterfront.htm).

The meetings will be held at the following locations:

**Downtown**

Sept. 11, 4:00 – 7:00 p.m.

Plymouth Congregational Church, Hildebrand Hall  
1217 Sixth Ave.

**West Seattle**

Sept. 16, 5:30 – 7:30 p.m.

Fauntleroy Church  
9140 California Ave. SW

**Ballard**

Sept. 18, 5:30 – 7:30 p.m.

Leif Erikson Hall  
2245 NW 57th St.

If you are unable to attend these meetings, you may submit comments directly to the program by mail, e-mail or phone. To ensure your comments on currently available project information are considered, please submit them by Sept. 30, 2008.

Mail: Alaskan Way Viaduct and Seawall Replacement Program

999 Third Ave., Suite 2424

Seattle, WA 98104

E-mail: [viaduct@wsdot.wa.gov](mailto:viaduct@wsdot.wa.gov)

Phone: 1 – 888 – AWW – LINE

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### **Historic Tacoma's Public Policy Update**

**Teardowns:** We have been working since late 2007 to move forward a demolition review ordinance proposal. We'll be presenting to the Economic Development Committee of City Council on Sept. 30th, 3pm, 9th floor Visibility Center, City Hall, seeking a do-pass resolution to go to the full Council. We are asking that a stakeholder group of staff and citizens be established to develop an ordinance proposal and implementation plan. Please attend the meeting to show your support.

**Design Review, Mixed Use Centers and Residential Development Regulations:** Historic Tacoma is responding to proposed amendments to City's Comprehensive Plan that will impact historic neighborhoods and business districts. We applaud much of what is proposed related to design standards, increased urban density, and the Transfer of Development Rights to preserve open space and historic structures. We are concerned about impact on massing and scale of historic neighborhoods and believe there should be more incentives for developers to rehab the historic structures which contribute so much to the city's built environment.

**Environmental Sustainability:** We are conducting a deconstruction demonstration project in the MLK area to call attention to opportunities to re-cycle sustainable building materials. We are collaborating with a local property owner and the non-profit Metropolitan Development Council. We have the support of the Cascade Land Conservancy in encouraging City Council to integrate deconstruction and re-use into a comprehensive strategy to address waste issues. For more information on the project, see Todd Matthew's article in the Tacoma *Daily Index*, "Salvaging history in Tacoma's razed older buildings" at: <http://www.tacomadailyindex.com/portals-code/searchd.cgi?id=1287422>

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### **PhinneyWood Blog**

**August 29, 2008**

**What does \$259,950 buy these days?**

**by Dale**



A 487-square-foot house in Greenwood, apparently:

The listing on Redfin at <http://www.redfin.com/WA/Seattle/349-NW-84th-St-98117/home/495634> touts the tiny house near 6th Avenue NW and NW 84th Street as "Greenwood's 1918 version of simple & efficient living."



In Ballard, there's a 325-square-foot "condo alternative" at 755 Earl Avenue NW listed for \$199,999 at: <http://www.redfin.com/WA/Seattle/7755-Earl-St-NW-98117/home/17161820>

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*Educate, Advocate, Preserve*