

Advocacy Update
August 17, 2007

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Preserving King County's Legacy

Please join the King County Council for a Town Hall Meeting in Sammamish regarding historic preservation on Monday, August 27:

6:30 pm - Public Reception

7:00-9:00 pm - Program

Sammamish City Hall, 801 228th Ave SE, Sammamish, WA 98075

The meeting will feature a briefing by the King County Historic Preservation Officer and the County Landmarks Commission Chair on major preservation programs and projects, including the Barn Again Initiative. (More information on this initiative is available at: <http://www.metrokc.gov/exec/bred/hpp/projects/barnAgain.htm>). A panel discussion will highlight current preservation issues, including heritage tourism, archaeology, and historic downtown core preservation. Audience members will have an opportunity to question presenters and panelists. At the conclusion of the program, the Council will also take public testimony on any issue.

The County Council is a regional government committed to engaging King County residents in their local communities. Throughout the year, the Council holds local Town Hall Meetings on issues of public importance. Community members have the opportunity to meet Councilmembers, be briefed by local and regional experts, and provide public testimony.

Each Town Hall is a special meeting of the Council's Committee of the Whole (COW), the only standing committee on which all nine members serve. COW considers legislation and policy issues of interest to the entire council. Recent Town Hall Meetings have been held in Maple Valley, Shoreline, Seattle, Redmond, Renton, and West Seattle.

Questions? Please email CouncilTownHall@KingCounty.gov or call 206-296-0335.

Directions to Sammamish City Hall from Seattle:

From Interstate 5 take State Route 520 East.

Follow Eastbound 520 to the SR 202 Redmond/Fall City Road Exit.

Turn right at the end of the exit and follow SR 202 east for 2.5 miles

Turn right onto Sahalee Way and continue for 2 miles

Turn right into the City Hall parking lot (across from the Skyline High School at 228th Ave SE and SE 8th St.)

Georgetown's Rainier Cold Storage Update

In 1993, the City of Seattle designated the former Rainier Cold Storage and Ice/Seattle Brewing and Malting Company Building, 6000-6004 Airport Way S., as a landmark. On August 8, 2007 property owners Sabey Corporation conducted a neighborhood meeting where they described the history of the property, primarily focusing on the changed use of the Stock House from a beer cellar (1903-1916) cooled at 37F to a cold storage freezer cooled at 12F (1937-2002). This building was not designed as a freezer, and that fact is now destroying the building as it thaws. On the west side of the building, the freezer froze the ground under the foundation 24 feet down to the bedrock over several decades. An "ice ball" was formed that heaved the building about 12 inches.

Since turning off the cooling system in late 2002, the building has been settling unevenly. Further, the building was used to produce ice on the third floor, which involves the use of caustic heavy salts. The salts have leached into the masonry and reinforced concrete and destroyed the structural integrity of the east side of the building. Sabey took numerous soil samples under the Stock House, measured movement in the wall on Airport Way, and installed 53 crack monitors inside the building in late January 2007.

Sabey's engineers (KPF, represented by Paul Diedrich and Bryan Tokarczyk) measured the movements while Sabey assessed redevelopment possibilities with an emphasis on trying to save the building. In June it became clear that the building was too unstable and deteriorating to save. Further, on July 18 KPF informed Sabey that the situation had become very severe because settlement was now measured at 1/4 foot per month in some areas. They emphasized that the forces that caused the heaving, settlement, and cracks in the 2-1/2 foot walls are immense. Coupled with the life/safety issues involved, they advised Sabey to immediately vacate the building tenants and demolish the building. Sabey and its engineers emphasized that they required long term tenants to move out, but that walk-throughs are permitted. Further, danger to Airport Way is not imminent, but is of sufficient concern that it is prudent to expedite demolition.

As a result, Sabey has applied to the Seattle Landmarks Preservation Board and is working on a permit application with the Seattle Department of Planning and Development to proceed accordingly with a demolition of the Stock House portion of the landmarked buildings. The Landmark Preservation Board application with much more information and background (280 pages with exhibits) can be found at Sabey's website: <http://sabey.com/home/index.php?id=261>. This website has been established as a community site to follow along with Sabey's notices, filings, info, etc.

This is a sad event for this building and Sabey stated that it did not purchase the property with this demolition in mind. However, this is the culmination of events started 70 years ago resulting from the aftershocks of Prohibition that shut down the brewery in 1916. The silver lining for Sabey is that a new building can be placed of equivalent mass, setback off the street to create pedestrian room, allow reasonable vehicle access and circulation, and open up the "great wall" between the east and west sides of Airport Way. This replacement building is in the process of being designed.

The emergency nature of the building status shortened Sabey's time for public notice and announcement. However, they revealed that the Bottling Plant will be redeveloped with a very light touch and have many of the same uses which are present today. The same holds true of the south end and lower floor of the Malt House. The upper portion is currently planned for residential use. The Brew House will be retained as a home for a very unique tenant as it is an unusual but cherished structure.

The proposed new building will be about 2/3 of the square footage of the Stock House volume, but generally equal in height with retail at street level and office above. The General Office will remain virtually unchanged. Sabey's plan will be revealed by architect Steve Johnson of Johnson Architecture + Planning in two months. The design will be reviewed in public meetings by the Landmarks Preservation Board.

The new building is envisioned to be complimentary in style, not shiny, but low key. Another public meeting will be hosted for release of those plans, but Sabey does not yet know the timing of when a permit could be received for the demolition. Sabey will appear multiple times before the Architectural Review Committee of the

Landmarks Preservation Board to receive their recommendations. Sabey will also post updates and info on their website to keep the community informed.

For more information, please contact Jim Harmon at Sabey: jimh@sabey.com.

Crosscut Online Magazine

August 14, 2007

The "Taj Mahal" and the pink elephant

By Knute Berger

Rhapsody Partners, the Kirkland-based developer that would like to tear down the Ballard Denny's at the corner of 15th Avenue Northwest and Northwest Market Street, has hired local historian Mildred Andrews to research the building and write a Seattle landmark nomination.

The building came to the attention of preservationists when Crosscut reported that the building's designer, Clarence Mayhew, was an important mid-century modern architect from the San Francisco Bay Area. The structure is considered by some experts to be an excellent example of post-war modern "googie" architecture.

The developer's plans have also come under fire from local residents, business leaders and nearby developers who also worry that the proposed Rhapsody plan for the site isn't appropriate for the neighborhood's new walkability emphasis. Andrews, a respected social historian and preservationist, says Rhapsody has given her "carte blanche," though she admits the developer "is hoping that the Seattle landmarks board will reject the nomination." It is not uncommon for developers and property owners to submit their own landmark nominations in hopes of scuttling attempts by others to obtain historic landmark status for their properties. If a landmark nomination is turned down, it cannot be appealed (except by the owner) for five years -- by which time the structure may well be demolished.

Andrews says she is moving full steam ahead with no agenda and will let the chips fall where they may. She has uncovered some interesting tidbits. Over lunch in Pioneer Square last week she shared some of her findings from newspaper archives. She found that the building of the Denny's building -- originally part of the Seattle-founded Manning's cafeteria chain -- has been well covered by the press. When it opened in 1964 its exotic curving roof line and vaulted interior caused it to be called the "Taj Mahal" of Ballard -- which may say as much about what passed for exotic in Snoose Junction in that era as it does about the building's design.

Press accounts indicate the new Manning's made a splash when it was built. Edward Manning, a partner in the restaurant chain, described the unusual design in the Seattle Times as a "marriage of Northwest and Polynesian longhouse in the idiom of Paul Bunyan" which, bizarre as it sounds, is very apt. When Manning's closed and the Denny's chain considered tearing the place down in the mid-1980s, there was a neighborhood outcry to preserve the building, a favorite gathering place for Ballard's old-time residents and senior citizens. Denny's relented and remodeled the restaurant, including covering up the original high ceiling with a false one that is still in place. The original one, no doubt still lurking beneath the acoustic tiles, featured large curved ribs that resembled the inside of a wooden ship's hull. No wonder the old salts of seafaring Ballard felt at home.

Public outcry is comparatively muted today, indicative of just how much Ballard has changed since the mid-80s. The Manning's generation has died off or moved to the Norse Home. Andrews said the Ballard Historical Society had no information about the site. The building was unquestionably regarded as a local landmark by residents 20 years ago, but now memories of the building's past, its origins, and its part of the local fabric seem largely forgotten.

The speed of change definitely can play a role in historic preservation -- gentrified neighborhoods can hemorrhage institutional memory. But another problem is in judging the significance of recent structures. On a car tour of North Seattle modern sites last week with architect Susan Boyle and preservationist Eugenia Woo, both of whom are on the board of DoCoMoMo-WeWA, an organization dedicated to preserving modern

architecture -- it was evident that some modern structures deemed important or interesting are visibly fascinating. Others are not.

In terms of visual no-brainers, Dick's Drive-in on 45th NE in Wallingford, is a googie classic. A little more upscale and ambitious, but still on the googie continuum, is Roland Terry's Canlis restaurant, the modernist dining redoubt above Lake Union on Aurora Avenue, indisputably of landmark caliber (the service too, which we established after stopping for cocktails). But the tour also included a Seattle School District warehouse in the Cascade neighborhood in South Lake Union. It has a roof that ripples with pre-fab, folded plate concrete forms that look like the tops of so-many Quonset huts strung together. Such concrete forms were innovative in their era, and helped architects, engineers, and builders (from googie to brutalist) achieve new and affordable heights and interior spaces (think the Kingdome). It wasn't always pretty, but it is interesting when you learn a little bit about it. Nevertheless, for few people will it evoke much nostalgia.

Another category of modern structure that falls between landmark and kitsch are those that aren't of any real architectural significance but are simply iconic and beloved. A good example was at the end of our tour: the Elephant Car Wash neon sign at Denny Way and Battery Street. The twirling pink elephant has been called many things over the years: one of Seattle's seven wonders, one of our best examples of neon art, one of our top ten local icons, and one of the last holdouts of "old Seattle." Groups like Historic Seattle have fretted over its future.

That fretting may finally come in handy. Eugenia Woo mentioned that the car wash is on the Denny Triangle acreage put up for sale by the Clise family. A quick check indicates she's right: the sign spins on a tiny wedge-corner of land that the Clises hope to sell to a single buyer who will transform the "blank slate" neighborhood with massive development. So while Ballard's Taj faces the wrecking ball, the pink elephant appears to be an endangered species.

Seattle Weekly

August 15, 2007

Why Is Peter Steinbrueck Obsessing Over Downtown Preservation? Does he think it'll lead to a higher office?

By Aimee Curl

City Council member Peter Steinbrueck makes no apologies for his crusade to designate dozens of downtown Seattle buildings as historic landmarks. In fact, if he could, he'd extend the effort "all over the place, not just downtown," he says. "We're working against time and development pressures that have the upper hand." Steinbrueck says simply that he's "passionate about preservation," and it's safe to say it's in his blood. His late father, and local hero, Victor Steinbrueck, is credited with saving Pike Place Market in the 1970s by spearheading a massive preservation effort that thwarted development interests. The elder Steinbrueck, an architecture professor who never held public office, also helped establish the Pioneer Square historic district.

But there are some who wonder whether there's another motive at work—particularly since Peter Steinbrueck, after 10 years on the City Council, is stepping down shortly and admits to having his eye on a higher office. Bruce Cowen, who owns the Ace Hotel building and the El Gaucho building (both in Belltown and included in the city's recent inventory of potential landmarks), says the latest initiative smacks of grandstanding. "The general feeling seems to be it's politically motivated and somebody wants to be mayor," he says, referring to Steinbrueck. "It's without total regard for the factors that make a building historic."

Even Art Skolnik, the state's first historic preservation officer, is opposed to the plan, saying the city is overreaching and that the effort could backfire. "I want to see as much history preserved as possible," says Skolnik, who helped craft the ordinance that created Seattle's Landmark Preservation Board. But, he says, "You have to maintain the trust with the property owners or you throw out years of progress." He adds: "Shame on Peter Steinbrueck, getting his name out there at a time when he's running for mayor." For the record,

Steinbrueck says he's not planning a mayoral bid, at least not yet. "This has nothing to do with that," he says. "My motives are pure."

But Steinbrueck's not shy about saying that the mass-landmarking effort, which he helped set into motion last year by sponsoring so-called "livability" legislation, is part of the legacy he hopes to leave. "I came to council to do good things and to put the greater good before special interests and property owners. This is all part of that. I want to do everything I can before I go." Last month, the city released a list of 37 downtown properties eligible for nomination as Seattle landmarks. They include everything from low-slung slabs to tall towers and five of the city's waterfront piers. An additional 56 buildings were identified to be considered for nomination next year.

Landmark nominations can be made by any person or group. This list of eligible properties was created by a consultant, whose work was funded in the city's budget in connection with the livability legislation approved by the City Council last year. The measure was designed to offset the effects of the mayor's plan that changed zoning to allow for taller buildings and greater density downtown. The landmark effort only encompasses buildings located between Elliott Bay and I-5, Denny Way and Pioneer Square. Skolnik says nomination of 37 buildings would represent a "nuclear pace" compared to the average of two buildings annually that the city typically nominates for landmark designation downtown.

Karen Gordon, Seattle's historic preservation officer, couldn't confirm these numbers, but she says, "We always have a steady stream of nominations, whether we prepare them or not." She adds that the city undertook a similar effort to nominate dozens of properties for designation 23 years ago. "It's usually based on resources that we have available," Gordon says. "We haven't had funding to prepare nominations for a long time." She stressed that the inventory is the first step in a long process. The city's Landmark Preservation Board, a group of appointed citizens, will choose nominees from the list and then decide which to approve.

Skolnik says it doesn't matter that the designations, or even the nominations, aren't official. Once the property shows up on a list, he says, the building is "marked," and the owner won't be able to sell or alter it. "The city thinks it's honorific, but it's like having the plague," Skolnik says. "Everyone stays away from you." And the effects are felt over the entire block, he says. "When you throw the net out to 37 properties, you freeze a lot of real estate downtown," he says. "It's an abusive action that threatens the cooperation between property owners and government to the point where it could undo that relationship."

Tina Lee, who owns the building at Fourth and Bell that houses the Two Bells Tavern—which is on the list of potential historic nominees—says she feels like she's "getting cornered into something. We own the property and now we have to deal with the Seattle process, which is a nightmare." If Two Bells is designated a historic landmark, for example, Lee could be prohibited from painting her storefront or adding signs. If the city finds value in the interior, Lee could also be prevented from changing things like the molding or the bar. (The City Council can also grant property owners relief by allowing rezoning to accommodate different uses, or bending building-code rules to make the building more marketable.) "My father immigrated to Seattle from Italy in 1917. The sense of the past is important to a number of us, not just the preservation board," Lee says. "The irony is, we preserved the building's facade and tried to bring it back the way it was, and we kind of get ambushed for doing that."

"It's not the Pike Place Market. It really isn't," she says of the Two Bells building. Without the facade, she says, it's a "cinder-block building on a cement slab with a tar roof." According to city documents, the Two Bells is one of several Belltown buildings designed by George Wellington Stoddard of Stoddard & Son (best known for designing Memorial Stadium at Seattle Center) and a "fine example of innovative 1920s ornamentation."

Paul Lambros, executive director of the Plymouth Housing Group, says his organization received no notice before its building on Second and Bell, the William Tell Apartments, showed up on the city's list. He says the William Tell, which at one time provided housing for the homeless, is mostly vacant today and Plymouth, a nonprofit that serves very low-income tenants, had been considering selling the parcel to raise funds to develop more housing. "We're all for landmarking," he says, but adds that it will probably reduce the property value.

"No, we didn't consult with [property owners] every step of the way," says the city's Gordon. "It was a survey and planning effort done by consultants. But no decision has been made yet." Steinbrueck adds that designating landmarks has been a very public part of the city's livability plan. "If property owners are acting surprised," he says, "they just weren't paying attention." Though he says he's not planning a mayoral bid today, Steinbrueck doesn't deny his ambition for higher office. He says the mayor's post "is a job I may decide to seek one day. A congressional office is also something that I would consider one day. But not now."

He sees the landmark debate as "particularly important at a time of immense growth and change in our city. Basically, there's a battle between property rights and what I would call deeper values in our city." Historic preservation is critical to the long-term health of Seattle's downtown, Steinbrueck maintains. "There are economic benefits to preserving history, authenticity, and character. It's what sets our city apart from other places that are anonymous, ugly, and nondescript." He says the Market is a perfect example. "It has brought immeasurable economic value to downtown and to the city and continues to do so," he says. "The economic benefits of preservation should not just be measured site-by-site or owner-by-owner."

Meanwhile, Skolnik's helping to organize building owners for what could be either a lawsuit against the city or a ballot initiative that makes landmark designation a voluntary process requiring property-owner permission. He says there's a lot of interest so far. "In terms of general public appeal, you have to think of this in terms of the whole city. The fact is, they can designate your house," he says.

If Steinbrueck could, he just might. Or at least the homes of the likes of Skolnik, he says. Skolnik, separately, also indicated he'd like to landmark Steinbrueck's residence. "These people make me crazy," Skolnik says. "The only way to get through to them is to designate their house."

SLOG (The Stranger Blog)

August 15, 2007

Credulous *Weekly* Story Gets It (Nearly) All Wrong

By Erica C. Barnett

In a story headlined "Why is Peter Steinbrueck Obsessing About Historic Preservation?" (equally querulous subhead: "Does He Think It'll Lead to Higher Office?") recent *Seattle Weekly* hire Aimee Curl speculates that City Council member Peter Steinbrueck proposed a survey of potentially historic buildings downtown because he's running for mayor and wants an issue to run on. Here's her evidence.

1. Downtown business owners think Steinbrueck's decision was politically motivated.

Bruce Cowen, who owns the Ace Hotel building and the El Gaucho building (both in Belltown and included in the city's recent inventory of potential landmarks), says the latest initiative smacks of grandstanding. "The general feeling seems to be it's politically motivated and somebody wants to be mayor," he says, referring to Steinbrueck. "It's without total regard for the factors that make a building historic."

First of all, anyone who has watched an election in Seattle, ever, knows that if you want to run for mayor, the last people you want to piss off are downtown business owners. Mayoral candidates succeed or fail on the support of downtown businesses. Conversely, historic preservation is extremely low on the list of political issues that decide elections in this town.

Second, the survey took into regard precisely the "factors that make a building historic." Those factors are spelled out very clearly in the city's landmarks preservation ordinance. (The designation standards are also listed in plain English here.) Steinbrueck's legislation does not deviate from those very precise, very clearly delineated factors, whatever pissed-off downtown business owners happen to believe.

2. Art Skolnik thinks so. And he's a former historic preservation officer for the state!

"I want to see as much history preserved as possible," says Skolnik, who helped craft the ordinance that created Seattle's Landmark Preservation Board. But, he says, "You have to maintain the trust with the property owners or you throw out years of progress." He adds: "Shame on Peter Steinbrueck, getting his name out there at a time when he's running for mayor."

Then, later in the story, this:

Skolnik's helping to organize building owners for what could be either a lawsuit against the city or a ballot initiative that makes landmark designation a voluntary process requiring property-owner permission. He says there's a lot of interest so far. "In terms of general public appeal, you have to think of this in terms of the whole city. The fact is, they can designate your house," he says.

Let's do a bit of Reporting 101. First rule: Consider the source. Art Skolnik—last seen seeking landmark status for the Alaskan Way Viaduct and sending the Council vituperative letters for "failing" to save the Kalakala (a historic boat that was doomed in part by Skolnik's political bumbling)—has a long history of "organizing" "movements" that fail to go anywhere—his move to save the viaduct being only the most recent example.

And Curl's story raises an obvious question (one that she should have asked or at least addressed in her story): Why would a historic preservation advocate suddenly turn against historic preservation? The answer can be found in the second paragraph above: Skolnik wants downtown businesses to hire him to fight downtown historic preservation. Skolnik, in other words, needs a job. (He also ran for City Council in 2003). But his job search isn't the one Curl's interested in.

(Also, fact check: "They" can't "designate your house." As Curl knows, the downtown upzone to which the downtown historic landmarks survey was attached only applies in a small area of downtown, not citywide.)

3. The city's going nuts with landmark nominations! Why, after years with virtually no landmark designations whatsoever, they're nominating dozens! It's a wholesale effort to halt downtown development in its tracks!

Last month, the city released a list of 37 downtown properties eligible for nomination as Seattle landmarks. They include everything from low-slung slabs to tall towers and five of the city's waterfront piers. An additional 56 buildings were identified to be considered for nomination next year. [...]

Skolnik says nomination of 37 buildings would represent a "nuclear pace" compared to the average of two buildings annually that the city typically nominates for landmark designation downtown.

The first paragraph is true, sort of: The city released a list of 38 (not 37) properties that qualify as "category 1" candidates for landmark designation under the process approved by the council last year. (And yes, they do include those silly piers—which, at more than 100 years old, just happen to be the oldest structures up for landmark status). Those properties will go through a lengthy process to determine whether all or part of each structure qualifies for landmark status. (Their owners then get two appeals if they don't agree.) The 56 additional properties "to be considered for nomination next year" are properties that didn't make the initial cut, meaning they're lower on the city's list and less likely to be designated. The remaining properties—Category 3s—are those deemed unlikely to be designated historic.

"Nuclear"? Hardly. The city began the process of funding a downtown historic-building survey nearly two years ago (incidentally, before Steinbrueck knew he wouldn't seek reelection). So it's hardly news to anyone, least of all downtown property owners—much less erstwhile historic-preservation advocates like Skolnik. And the reason for the "nuclear" pace, as Curl mentions briefly later in her story, is that the city finally has the funding to move forward with nominations—thanks to legislation approved, again, by the entire city council last year.

4. Designating 38 structures as landmarks is obviously an attempt to freeze development and harm property values downtown.

"When you throw the net out to 37 properties, you freeze a lot of real estate downtown," [Skolink] says. "It's an abusive action that threatens the cooperation between property owners and government to the point where it could undo that relationship."

OK--except that the whole reason the downtown historic-preservation survey was approved in the first place was because the council gave developers between 30 and 40 percent more development capacity, in the form of height increases, last year. The historic-building survey was one of the tradeoffs developers accepted in exchange for higher property values. So it's pretty disingenuous to say Steinbrueck did it without their "cooperation."

5. Steinbrueck wants to keep people from fixing up their buildings. Worse, he wants to designate landmarks that aren't even pretty!

If Two Bells is designated a historic landmark, for example, Lee could be prohibited from painting her storefront or adding signs. If the city finds value in the interior, Lee could also be prevented from changing things like the molding or the bar. (The City Council can also grant property owners relief by allowing rezoning to accommodate different uses, or bending building-code rules to make the building more marketable.) [...]

"It's not the Pike Place Market. It really isn't," she says of the Two Bells building. Without the facade, she says, it's a "cinder-block building on a cement slab with a tar roof."

The city's landmark process is a negotiated process, not an arbitrary one. If the Two Bells' interior isn't historic, it won't be designated historic. And landmark status doesn't de facto prevent property owners from making changes; it merely requires that they bring their request before the landmarks board, which frequently allows changes to historic buildings, particularly their interiors. Moreover, whether Two Bells (or Cinerama, which is also on the list) is pretty or made of "cinder block" is immaterial. The question is whether it's historic and deserves to be preserved on that basis.

Two additional points:

1. Landmark status actually makes financial incentives available to property owners, including grants, tax exemptions, tax credits, and zoning and use exemptions; a full list of federal, state and local incentives is available at: <http://www.seattle.gov/neighborhoods/preservation/incentives.htm>. So it's not a one-way street in which property owners lose value under oppressive city regulations; property owners gain value, too, in ways that are not available to owners of non-historic buildings.

2. Curl notes that historic preservation is "in [Steinbrueck's] blood," giving wink-wink credit to his late father Victor for helping preserve Pike Place Market and Pioneer Square. But Peter Steinbrueck has been a longtime advocate of historic preservation, too, working to preserve the Market (in the 1990s, when he founded the Citizens Alliance to Keep the Pike Place Market Public), the Pioneer Square pergola, First United Methodist Church downtown, and, ironically, the Kalakala.

Seattle City Council's Quasi-Judicial Proceedings Update Continues

This proposal is coming back before the Urban Development and Planning Committee on September 12 for a final review and hopefully a vote out of Committee and on to the full Council on the amendments. On the issue of landmark review standards on appeals of controls and incentives, the UDP Committee gave direction to staff to incorporate the "substantial evidence" standard of review for both the Hearing Examiner and Council when reviewing appeals of landmark controls and incentives, instead of the 'clearly erroneous' standard that was originally proposed. Additional language would also be included with this standard indicating that the appellant bears the burden of proof that the Hearing Examiner's recommendation should be rejected or modified.

Committee members also requested that additional language be provided to clear up any ambiguity in the Ordinance about who designates a landmark, in particular when controls and incentives are subject to appeals. Finally, clarifying language will also be proposed as to the effect of designation without Controls and Incentives.

The staff report on this should be available a few days before the Committee meeting, once it is made public. For more information, please contact Rebecca Herzfeld at Rebecca.Herzfeld@Seattle.Gov.

National Trust 2008 Dozen Distinctive Destinations Nominations

Nominate your favorite historic destination to the annual list of Dozen Distinctive Destinations!

When people travel through the United States, they like to visit scenic areas and historic sites, shop in historic downtowns, stay in historic hotels, eat delicious American food, and learn from authentic resources in America's great places. But how do they find the best experiences? The National Trust for Historic Preservation's Dozen Distinctive Destinations program answers that question. Each year, the National Trust for Historic Preservation chooses 12 outstanding communities from across the country that demonstrate a commitment to historic preservation and community revitalization – and are great places to visit. Distinctive Destinations are marketed to our membership and the media, featured in Preservation magazine, on our website, and included in our annual Travel Guide.

To be considered as one of a Dozen Distinctive Destinations, a place must provide an authentic and dynamic visitor experience; have a heritage tourism infrastructure, such as unique shopping, dining or lodging (e.g. historic hotels); have interesting and attractive historic architecture and/or cultural landscapes; and organizations actively working to promote and protect the community's historic assets. Some of our recent Distinctive Destinations offer places to vacation where the Sundance Kid once held up the local bank, where dozens of wineries and luxurious spas vie for your attention, and where four world-class museums are within walking distance. Others allow a visit to the gateway of the Great Smoky Mountains, a baseball field where Babe Ruth once played, the oldest U.S. city under the American flag, or the rocky, windswept California coast.

Give your destination the recognition it deserves by nominating it to the National Trust for Historic Preservation's 2008 list of Dozen Distinctive Destinations. Nominees should be recognizable locations, such as a town, city, or urban neighborhood (e.g. West Hollywood, CA). Nominations should be submitted by a local organization that is working to promote the community, such as a Chamber of Commerce, Convention & Visitor's Bureau or a Main Street organization, ideally in partnership with a local preservation organization. Nominations from individuals will not be accepted.

The 2008 Dozen Distinctive Destinations will be announced in February 2008. To nominate a destination fill out the form below. Also be sure to email at least five high resolution photographs (2MB in size; 300 dpi JPEGs) with captions and photo credits, and two letters of support to dozen@nthp.org. Questions? Call Carrie Johnson at 202-588-6141. Submit all nominations and supplemental materials to:

Office of Communications/ Dozen Distinctive Destinations
National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, D.C. 20036
dozen@nthp.org
(Fax) 202-588-6299

All nominations must be received via email by Friday, September 28, 2007.

Daily Journal of Commerce

August 17, 2007

Harbor History Museum for Gig Harbor

By Jon Silver

The site of a former tribal village and Gig Harbor's first city plat will soon be home to a building that pays tribute to the past. Work began last month on the 14,500-square-foot Harbor History Museum. The site, at 4121 Harborview Drive, is part of the downtown waterfront. It currently includes three Peninsula Light Co. warehouses and an administration building. Some of the structures will become part of the new museum. The Harbor History Museum was formerly known as the Gig Harbor Peninsula History Museum. Since 1998, it has been housed in a 2,500-square-foot converted log cabin next to a wastewater treatment plant. Other previous homes included a church basement. "Now we're really moving on up," said Jennifer Kilmer, the museum's executive director.

The larger space will allow the museum to hold workshops, lectures and children's programs that it didn't have room for in the past, she said. The building will also have space for a project to restore and display a historic 65-foot fishing vessel. The museum is raising \$10.1 million for the project, which will cover the cost of the property, construction, installations and storage space. A sale of excess property will bring the museum to almost 80 percent of its goal, Kilmer said. The design incorporates part of two warehouses on the site, making up a quarter of the new building. Other elements include a new entrance and additions for larger exhibits, such as a fishing vessel.

A separate 700-square-foot building, a one-room school built in 1893, will be located across a courtyard from the museum and will be used as a classroom and exhibit gallery. "We wanted to fit in with the Gig Harbor waterfront," Kilmer said. "The architect has designed the museum with a commercial maritime feel." Architect David Boe of Boe Architects said the building will have an "industrial aesthetic," with exposed woods and sustainable elements such as reused wood decking and low-VOC finishes.

The Shenandoah, a 65-foot purse seiner, will be restored on site. The vessel was built at the Skansie Shipyard in Gig Harbor in 1925. Boe said transporting the vessel to the museum will be a challenge. The boat will need to slide into a cradle, then be placed on a flatbed and rolled down a hill to the site. "I think the museum should sell tickets to watch that operation," he said.

The museum is scheduled to open in late summer of 2008. Other project team members include developer WPC, general contractor Wade Perrow Construction and exhibit design consultants One + Two.

Daily Journal of Commerce

August 15, 2007

Fire stations made historic landmarks

By Journal Staff

On Monday, the Seattle City Council unanimously approved the final stage in making seven Seattle fire stations historic landmarks. The fire stations are in Green Lake, the Central District, the Industrial District, Ravenna, Delridge, Magnolia and the University District. They were recognized as landmarks for architectural and cultural significance in Seattle's history. Council member Peter Steinbrueck said, "Some of our fire stations represent the very best of city owned landmarks in the city of Seattle."

Daily Journal of Commerce

August 16, 2007

Board OKs condos for Smith Tower

By Journal Staff

The Pioneer Square Preservation Board yesterday unanimously approved converting the Smith Tower from office to residential condos, the owners of the tower said in a news release. "We are pleased with the preservation board's decision," said Michael Allmon, Walton Street Capital's operating partner of some assets in the Seattle market. The Chicago-based investment firm owns the historic Smith Tower.

"While we still have several hurdles to overcome, we are encouraged by this endorsement of our vision for Smith Tower as well as the support we have received so far from the city, the public and the historic preservation community," Allmon said. The approval doesn't change the use in the Chinese Room in the tower.

Ballard News-Tribune

August 15, 2007

What to do with old city power station?

By Rebekah Schilperoort

A community pizza oven, a weekend arts and crafts market, or a green space where educational programs are offered to area youth are just some the ideas a group of neighbors have for a piece of surplus city property in the Sunset Hill neighborhood. That is, if they can come up with the money to purchase it or convince the city to help them.

Hillary Hamilton with the Seattle Fleets and Facilities Department, the department in charge of disposing of the former Seattle City Light substation and six others in the area, said while it's not that common, there have been instances where citizens were successful in securing surplus city property. She used the Soundway West property in West Seattle as an example of a successful community driven effort to preserve surplus land that could have gone to developers. Residents were able to lobby state legislature for \$500,000 toward preservation of the land as a greenbelt and it eventually gained support from the city council and Mayor Greg Nickels.

City Light is required to offer surplus properties to government and public agencies before putting them on the market, but so far there's been no interest in the Sunset Hill property. Following disposal guidelines, a lengthy public input process will be conducted over the next several months and the final decision will be made by the Seattle City Council. But Hamilton said it's not too late for city departments to decide to acquire the property. "It's only too late when (the Seattle City) council makes a decision," she said, adding that in some cases, the council has asked departments that have turned it down to take another look. "There's no real door that shuts," she said.

The patch of land in Sunset Hill is about 5,400 square feet and located on the south side of Northwest 65th Street just west of 32nd Avenue Northwest. It's been unused for the past 15 years. The area is zoned Neighborhood Commercial-1 with a 30-foot height limit, typical zoning for a mixed-use developments. But at a recent community "brainstorming session," Sunset Hill residents said they would rather see the property stay in public hands. "Universally, we think that's a position we should take as a community," said Robert Drucker, a member of the Sunset Hill Community Association. "We bought that land, we own it and we should be able to keep it."

Drucker said the estimated value of the land is around \$275,000, though it has not yet been officially appraised. Drucker called the meeting to start organizing community momentum toward preservation of the land. "I don't want to talk about feasibility today," he said. "I want to hear every crazy, wacky idea..." Suggestions included a community P-patch, a rainwater collection system or a place for senior activities. Someone said it could be used for short term uses like raku kiln firings or a basketball court while the community works on securing funding for something permanent.

One man said it should be developed into an "urban sanctuary" with multi-purpose uses that had "political and social value," such as a solar powered water element that could serve as a demonstration for how solar energy can work in an urban setting. "Creativity rather than jack hammer's seems to be the way to approach this," he

said. "I think there are seeds that could grow into something and I think those are the kind of ideas we need."

Residents could also point to the Ballard/Crown Hill Neighborhood Plan, in which acquiring surplus city land for community use was designated as a goal. Though the mayor and city council adopted the plans mostly as a guide to neighborhood development, the community should pressure them to "stick to it," said Drucker. "We're holding their feet to the plan," he said.

Ballard also has less open space than any other Seattle neighborhood, residents said, and while it's achieving goals for accepting density, Ballard is still lacking in public amenities that should accompany it. Another woman said the space should be dedicated in honor of Lily Shoffman, a Jewish refugee from World War II who owned the commercial strip to the east of the site. Shoffman, who died in the mid-1990s, had provided discounted rents for business owners there through her trust.

Tom Bailiff, trustee of the Shoffman estate, recently raised the rents, prompting longtime businesses to vacate. Bailiff has indicated interest in acquiring the substation land while he renovates the commercial spaces. A man who said he'd been asked to attend the community meeting on behalf of Bailiff, said Bailiff had mentioned developing a restaurant with outdoor seating there. "But if you guys persevere, that's great," he said. "He (Bailiff) wants you guys to have your chance."

But it's still early in the process, said Hamilton. The city is just starting to assemble a preliminary report based on the first round of public input. The council probably won't hold a vote until next spring, she said, and in the meantime, the city will plan community meetings. "The level of appropriate public involvement is tailored to the site," Hamilton said. "It depends on what the issues are. It really varies-that's the good news."

Port of Everett to Sell Historic Weyerhaeuser Building; Building to be Moved in 2009

Port Press Release

August 14, 2007

On Aug. 14, the Everett Port Commission approved the Executive Director to negotiate the sale of the historic Weyerhaeuser building to developer Steve Hager, and to enter into negotiations with the Stuchell/Kinzua Partnership for developing the existing site. The building, which the Port purchased in 1984 from the Weyerhaeuser Mill Company, will be moved to a one-acre piece of property near the city's new Riverfront Redevelopment.



Hager is well known for his work in moving the Donovan Homes in Everett in light of the Providence Everett Medical Center hospital expansion. Hager earned the 2007 Historic Preservation Award from the state Department of Archeology and Historic Preservation for his work on saving the Donovan Homes. “Steve has a real knack for moving historic structures, and not only has our support, but also has the support of the community,” Commission President Don Hopkins said. “This will be the building’s third road trip, and it is great to see this building rest closer to its long-standing location.”

The Weyerhaeuser Building was constructed in 1923, and originally located at Mill A, which is currently the Port’s South Terminal shipping area. In 1938, the building was moved, via barge to Mill B, which is currently the Port’s Riverside property. In 2009, when Hager plans to move the building, it will once again be transported by barge. “This is a gorgeous building, and will be a perfect addition to the upcoming Riverfront Development,” Hager said. “This building’s extensive history in this community, and intricate gothic style will enhance the city’s gateway project.”

Hager said he used to refer to moving the 11 Donovan Homes as moving the “grandmothers,” so he is now calling the relocation of the Weyerhaeuser Building the “grandfather.” Even with the impending move, the building will maintain its status on the National Register of Historic Places. The building will need minor repairs, but overall the building is in good condition, Hager said. The bottom floor of the building will be used for retail or office, and the top floor will be turned into residential units.

“We wouldn’t turn over this valued part of Everett’s history to just anybody,” Executive Director John Mohr said. “Based on Steve’s track record, we know this building is in good hands, and it will continue to be a well-respected and valued building in the Everett community.” As part of this transaction, the Port will enter into negotiations with the Stuchell/Kinzua Partnership to lease the site where the Weyerhaeuser Building is now located in Port Gardner Landing. Stuchell would then sell the one-acre site near the Riverfront property to Hager for the Weyerhaeuser Building.

For more information, please contact Lisa Mandt, Communications Administrator at 425-388-0617 or by e-mail at lisam@portofeverett.com.

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