

Advocacy Update
July 18, 2008

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

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Historic Seattle celebrates Mid-Century Modern

1958 – 2008 Fifty years of the Egan House

Location: Egan House, 1500 Lakeview Blvd. E.

Date: Sunday, August 17, 2008 1:00 pm – 5:00 pm

Tickets: Free/Donation

Join us as we celebrate the 50th birthday of one of Seattle's most unusual modernist landmarks. Construction of the Egan House began in 1958 and was completed in 1959 between Seattle's Eastlake and Capitol Hill neighborhoods. At the time, it cost \$10,762. Designed by architect Robert Reichert for Admiral Willard Egan, it is one of Reichert's most notable residential designs. Its fame is based on two factors—the advanced design and the house's relationship to the surrounding property. For these same reasons, the wooden triangular form on a rectilinear plane sitting atop a pier block is an easily recognizable landmark within the city.

Though threatened with demolition in 1989, it survived four subsequent ownerships. When the Seattle Parks and Recreation Department purchased a large swath of land below St. Mark's Cathedral in 1998 that included the Egan House Historic Seattle arranged to acquire it and the rights to use the immediate surrounding land from the Parks and Recreation Department. Through a carefully planned program of restoration and rehabilitation, Historic Seattle is assuring that this unique residence continues to contribute to Seattle's architectural legacy.

Please come to tour the building, enjoy refreshments on the lawn, and learn more about the projects, programs, and advocacy that make Historic Seattle one of the nation's most important preservation organizations.

For information: www.historicseattle.org or (206) 622-6952

Bank of America/IMLS American Heritage Preservation Program

The Institute of Museum and Library Services and the Bank of America Charitable Foundation are pleased to announce the 2009 guidelines for the American Heritage Preservation Program. This new public-private partnership will fund the preservation of endangered and fragile art works, rare books, scientific specimens, and historical documents (photographs, maps, deeds, etc.) held in small and medium-sized museums, archives, and libraries. To access application guidelines instructions, please visit www.ims.gov/collections/grants/boa.htm.

The grants of up to \$3,000 are aimed at completing stand-alone conservation projects that convey the essential character and experience of the United States. Examples of fundable projects are provided in the grant guidelines. The partnership builds on IMLS's Connecting to Collections: A Call to Action, a multi-year, multi-pronged initiative to raise public awareness and inspire action on the care of America's collections. That initiative implements recommendations of an IMLS-supported study, A Public Trust at Risk: The Heritage Health Index Report on the State of America's Collections, which found that nearly 190 million objects in U.S. collections are in immediate danger of deterioration and need restoration or conservation.

For questions about museum projects, please contact Christine Henry, Senior Program Officer, at 202-653-4674 to discuss your questions. For questions about library or archival projects, please contact Susan Malbin, Senior Program Officer, at 202-653-4768. The deadline for application is September 15, 2008. IMLS and Bank of America will notify applicants of final decisions in January 2009, with projects to begin no earlier than February 1, 2009.

Modernism in the Northwest: Mid-century Architecture Identification and Evaluation September 4 - 5, 2008 Boise, Idaho

This two-day symposium features mid-century cultural resources experts from across the country with sessions on identifying, recording and evaluating Northwest architectural resources (1945-1975). Other events include a public lecture by Dr. Meredith Clausen on iconic Northwest architect Pietro Belluschi; a bus tour of Boise's mid-century architectural gems; and a session on mid-century interior design and furnishings. A final fun Friday night house party in a fabulous 1950s home will be a ticketed event. For more information, go to:

www.northwestmodernism.org

The symposium is jointly sponsored by Preservation Idaho, the Idaho Department of Transportation, National Trust for Historic Preservation, Modern Hotel and Bar, Idaho State Historical Society, and the US Department of Transportation.

McClatchy Newspapers - Washington Bureau

July 15, 2008

Washington senator urges landmark status for nuclear reactor

By Les Blumenthal

Sen. Patty Murray urged a National Park System Advisory Board on Tuesday to designate the B Reactor at the Hanford nuclear reservation a national historic landmark. The board meets next week to consider the designation, which would be another step toward permanently preserving the world's first full-scale nuclear reactor. "The B Reactor and the people who made it a reality have played an indelible role in our nation's history," Murray, D-Wash., said in a letter to William Baker, the chairman of the advisory board. "That history must be preserved so that we as a society have the opportunity to reflect on and learn from the important lessons this facility has to offer."

Interior Secretary Dirk Kempthorne will make the final decision on whether the B Reactor should be placed on the list of National Historic Landmarks. But it ultimately will be up to Congress to decide whether to save the reactor where plutonium for the bomb dropped on Nagasaki, Japan, during World War II was produced. The Park Service is expected to complete a study later this year on whether to include the B Reactor along with other Manhattan Project sites in Tennessee and New Mexico into a new national park.

The reactor is currently owned by the Department of Energy, which has indicated it will wait only until 2009 before deciding whether to "cocoon" it in concrete and steel for the next 75 years until a final decision is made on how dispose of it. Five of the nine former production reactors at Hanford already have been stabilized this way. Park Service officials have been reluctant to move quickly on a new national park because of budgetary

constraints. The Energy Department has indicated it was not in the museum business and was not interested in operating historic sites for tourists.

Murray, along with Rep. Doc Hastings, R-Wash., whose congressional district includes Hanford, have been lobbying the Park Service and DOE to take steps to preserve the B Reactor. "I believe that the B Reactor is deserving of this high honor of historic importance and preservation from the National Park Service," Murray said. The B Reactor took 11 months to build during World War II and operated for 20 years before being shut down. It was built at the dawn of the nuclear age and no one was sure whether the reactor, a pile of 75,000 graphite blocks, 36 feet high, 36 feet wide and 28 feet deep drilled through with 2,004 tubes to hold nuclear fuel, would even work.

The initial plutonium produced at the reactor was used in the world's first nuclear explosion at the Trinity Test Site in New Mexico and in the "Fat Man" bomb dropped on Nagasaki. The reactor now sits abandoned on the banks of the Columbia River. Though the reactor core is still radioactive it is shielded, and the rest of the reactor building and grounds cleaned of contamination. The reactor is open for occasional tours.

Upcoming Nominations to the Tacoma Historic Register

The Tacoma Landmarks Preservation Commission agenda for July 23, 2008 will include the following nominations to the Tacoma Register:

St. Luke's Memorial Church (3615 North Gove St)
Dorothy Apartments (301 Tacoma Avenue North)
Frisko Freeze (1201 Division)

Meeting Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16
Meeting Time: 5:00 p.m.

Daily Journal of Commerce

July 10, 2008

After 100 years, Joshua Green gets redo

By Lynn Porter

[NOTE: This building at 1425 Fourth Avenue downtown is a designated City of Seattle landmark and its proposed alterations are being reviewed by the Seattle Landmarks Preservation Board.]



The Joshua Green Building has been owned by the same family-run investment company since it was constructed in early 1900s at the southwest corner of Fourth Avenue and Pike Street in downtown Seattle. Now the firm, the Joshua Green Corp., is preparing to start a major renovation of the 10-story structure in late summer. The work is expected to be completed late next year.

The firm decided that if it planned to keep the 101,000-square-foot building it needed to make the space inside more efficient and improve the systems, said Stanley B. McCammon, president and chief executive officer. "We were sort of evaluating the uses of the building (and) what became pretty clear is the space is pretty inefficient," said McCammon. Additionally, he said, the building is nearly 100 years old, "and just very very simply put, its systems are nearly 100 years old."

The L-shaped building at Fourth and Pike was constructed for tenants that wanted 500 to 2,000 square feet. Most were small firms, a number jewelry-related. The goal is to attract tenants needing 6,000 to 10,000 square feet such as law, architectural or other professional firms. Occupancy has been about 85 percent in the last few years. Renovating the building to eliminate wide hallways in common areas will create more leaseable space. The building has operable windows, natural light and high ceilings. The renovation will include a seismic upgrade, the addition of central heating and cooling, and of sprinkler systems, which the ground-floor retail space had but not the office space.

A fire escape on the west side will be removed and windows added to offer better views of Elliott Bay, said Helen Wattley-Ames, property manager. The escape will be replaced with an interior stairwell. Bike storage and showers will be installed in the basement. The green marble at the building's base, which "people thought was pretty at the time," said Wattley-Ames, will be removed and the terra cotta underneath restored or replaced.

The firm is working with King County Metro to remove three bus shelters on Pike close to Fourth, she said. New glass canopies on the building will shelter transit riders, she said. With the shelters gone, she said the retail space will be more visible from Westlake Park. All the office tenants are expected to leave before the renovation starts. First or second floor retailers will remain for part or all of it, with the exception of Carroll's Fine Jewelry, a long-time business that has already left. Wattley-Ames said she expects upscale retailers or restaurants will be attracted to the new ground-floor space. "It is a good location and a corner location is always attractive," she said. "It's a good size and it's on a direct path between the convention center and the market" and on the southern fringe of the retail core.

The renovation is intended to bring the building to Class A office standards, McCammon said. He said there's a demand for historic premium space downtown and the Joshua Green Building is "exceptionally unique." "This building has been owned by one owner," he said. "I don't know that there's another building in Seattle that's been owned by somebody for 100 years." He declined to say how much the firm will spend revamping the building. The Urban Renaissance Group is development manager of the renovation. Lease Crutcher Lewis is the general contractor, Weaver Architects is the architect and Burgess Design is the interior designer. The office space is being leased by The Broderick Group and the retail by Real Retail.

Fauntleroy Neighborhood Historic Walking Tour

Learn about neighborhood history on a walking tour of the Fauntleroy neighborhood

Saturday, July 26, 2008, 10:00 AM

Tour begins at Log House Museum, 3003 61st Ave. S.W.

Price: Free

For more information about this event, contact: Andrea Mercado 206-938-5293

Resources Section of Historic Seattle's Website

Want information on architecture, restoration, rehabilitation and landmarks protection? In the Resources section at historicseattle.org, you will find: publications available either through Historic Seattle or through booksellers; a list of videotapes of Historic Seattle lectures that may be borrowed; a list of architects, contractors, craftspeople and design professionals who specialize in older construction and historic preservation projects; and links to archives, photography and public records that can help in research and documentation.

Central District News Blog

July 15, 2008

Update on Goodwill Redevelopment

By Scott

The Squire Park Community Council meeting on Saturday featured a presentation about the status of the big new development on the Goodwill property at Rainier and Dearborn. The presenter was Darryl Vange of Ravenhurst Development, one of companies involved in the project, who was chalking up his 126th community meeting on the topic. The short answer on the status is that the project is stalled at the city level for the rezoning of the property from industrial to retail/residential mixed-use. In May the rezone was recommended by the city's Director of Planning & Development, and that was appealed by project opponents. An appeal hearing was originally scheduled for June, but got pushed out to September 22nd because the appellants weren't prepared to present their challenge at that time. If the appeals are denied in September, the next step would be city council approval of the rezone in the first or second quarter of 2009. According to Mr. Vange, this pushes the earliest start of construction out to late 2010, with an opening in late 2012.



Conceptual drawing of the Goodwill project, viewed from the northeast

It's a huge project, with an estimated cost of \$350 million. In fact, they've already spent \$6 million on just the planning process. Once complete, it will contain a mix of big-box and smaller retail stores, 550 apartments, and 2200 underground parking spaces. Here's the specific breakout:

- A 170,000 sq. foot Target store
- One other big box store, possibly Lowe's (they'd close the Rainier location), or another retailer like J.C. Penny's
- A 50,000 sq. foot grocery store
- 4 25,000 sq. foot retail stores, about the size and type of Best Buy, etc
- 30-40 small retail spaces for restaurants, etc
- 80-100 very-low-income apartments for seniors, priced for those with incomes around \$14,000 per year
- 100-120 low-income apartments priced for people earning around \$27,000 per year
- 350 market rate apartments (described as being at the lower end of market rate)

The development site is about 11 acres, mostly owned by Goodwill (for perspective, developers claim it would spread over 70 acres if built to normal suburban standards). Goodwill will turn the property over to the developers in exchange for a new building on the site to house their retail and job-training operations. Evidently their existing buildings are in a very poor state of repair, and this project is a way for Goodwill to continue their mission at that site without having to raise private funds to build new facilities themselves.

One of my original concerns was the car-centric nature of the development, starting with the 2,200 parking stalls. To contrast that, Mr. Vange says that a comparable development in the suburbs would have about 3,300 spaces. He also says that the project is designed to support other modes of travel too, with 300 spots to park bikes (both above and below ground), 12-22 foot wide sidewalks and traffic signal changes to support pedestrians, and access to several major bus lines and a possible Jackson St. streetcar in the future.

The project's impact on traffic has been studied as part of the Environmental Impact Statement (EIS). For the busiest intersection at Rainier & Dearborn, the average delay during peak hours would go up about 17%, increasing the wait by 7 seconds. All other intersections would see smaller impacts than that. The project will also pay for a variety of traffic improvements, including an additional lane southbound on Rainier between Jackson & Dearborn.

The other issue is the type of retail. The large spots will definitely be national chains, but what about the smaller stores? Is there any commitment to supporting locally owned businesses? According to Mr. Vange, the answer is yes. They've pledged to subsidize the leases for small businesses up to \$100,000 per year, bringing

the overall rate down to about \$27 per square foot per year for about 10 businesses. For comparison, that's about the same as the rate for commercial space around 23rd & Jackson.

I came out of the presentation feeling more positive about the project than I had before. I end up shopping at Target once a month or so for some basic things, and it would be nice to do it here in the neighborhood instead of driving to Northgate or West Seattle. A good grocery store would also be a benefit to the area, and it would be hard to turn down 200 units of affordable housing. And while the sheer number of parking spaces still gives me pause, I'm guessing that the cost of gas in 2012 and beyond will keep those from being 100% utilized.

Mr. Vange's parting words to the Squire Park group were to encourage people to speak out if they support the project. He says the city council always hears from opponents of projects, but rarely from the supporters. Both supporters and opponents will have their next chance to speak out on Monday, September 22nd.

Seattle Land Use Blog

KCTS 9 looks at the future of land use in the Seattle area

Density vs. sprawl, artificially constrain the housing supply, increasing housing in shoulder neighborhoods between downtown and the far suburbs, cottage housing, downsizing boomers. Changing times, changing neighborhoods and new challenges for homeowners. What's ahead for the housing market, condos, urban cottages and green alternatives. View this July 1 video called "Beyond the Bubble" lasting 8 minutes at:

<http://www.kcts9.org/video/beyond-bubble>

August Walking Tours with Seattle Architecture Foundation

Discover the Future with a Look at the Past

"I walk by here every day and I never saw that before." Some version of this familiar comment, which our tour guides hear on a regular basis, gets to the essence of why Seattle Architecture Foundation (SAF) exists. Through entertaining and informative guided walking tours, SAF awakens people to the profound influence of the environment that surrounds them, and inspires them to get involved in shaping its future. Through active participation with our built environment the shape of our communities will better reflect who we are and who we wish to be. Register online at: <http://www.seattlearchitecture.org/tours.cfm>

Friday August 01	Friday Art Deco Tour
Saturday August 02	Ballard: Small Town/Big City Historic Skyscrapers
Thursday August 07	Greatest Hits: Seattle Architecture Highlights
Friday August 08	Friday Art Deco Tour
Saturday August 09	Art + Architecture: Where Form & Function Meet Harvard Belmont District: Mansions on Capitol Hill
Thursday August 14	Greatest Hits: Seattle Architecture Highlights
Friday August 15	Friday Art Deco Tour
Saturday August 16	Family Model Making Workshop International District: Seattle's Fortune Cookie Modern Skyscrapers Pike/Pine: Cars, Bars and Dead Rock Stars That's Entertainment: Movie Palaces and More!
Thursday August 21	Greatest Hits: Seattle Architecture Highlights
Friday August 22	Friday Art Deco Tour
Saturday August 23	Art Deco: The Roaring 20s, Northwest Style Pioneer Square: Seattle's First Neighborhood

Thursday August 28	Greatest Hits: Seattle Architecture Highlights
Friday August 29	Friday Art Deco Tour
Saturday August 30	Columbia City: Valley on the Rise Design Details: Lions, Griffins, & Walruses, Oh My!

Fort Lawton Historic District in Discovery Park

Seattle City Councilmember Tom Rasmussen has sponsored Council Bill #116145, An Ordinance relating to the Fort Lawton Landmark District. It will be reviewed at the Seattle City Council's Planning, Land Use and Neighborhoods Committee meeting on Tuesday, July 22, 2008 beginning at 9:30 a.m. in Council Chambers at City Hall. Public comment is welcome. Following are extracts from this proposal:

The Fort Lawton Historic District is significant for its association with the development and the history of the City of Seattle and for its embodiment of the characteristics of military interpretations of American architectural styles of the 1890s and early 1900s, based on standard Quartermaster General building designs, as well as its planned site. The period of significance for the Fort Lawton Historic District is from 1898 to 1945, based on the development of the post, with additional buildings and site features resulting from the Depression-era public works, and the fort's role in World War II.

The Landmarks Preservation Board shall draft and, after consideration and review in accordance with SMC 3.02, shall adopt development and design review guidelines as rules which shall become effective upon filing with the City Clerk. The development and design review guidelines shall identify the unique values of the District, shall include a statement of purpose and intent, and shall be consistent with the purposes of this chapter. The guidelines shall identify design characteristics which have either a positive or negative effect upon the unique values of the District and shall specify design-related considerations which will be allowed, encouraged, limited or excluded from the District when certificate of approval applications are reviewed.

Jurisdiction over changes and improvements to the District is vested in the Board. However in order to maintain adequate community involvement and contact, an Application Review Committee is created which shall consist of two (2) members of the Landmarks Preservation Board, at least one (1) of whom shall be an architect, and three (3) members selected from District property owners and/or residents and from representatives of organizations that have a demonstrated interest in the history and preservation of the Fort Lawton Landmark District.

Within the District, a certificate of approval, issued by the Landmarks Preservation Board, is required prior to the issuance of any City building, demolition, street use, or other permits for proposed work which work is within or visible from public property and, which involves:

- A. The demolition of, or exterior alterations or additions to, any building or structure;
- B. Any new construction;
- C. The addition or removal of major landscape and site elements, such as retaining walls, gateways, trees or driveways.

In addition, for proposed removal or addition of significant landscape and site elements which are within or visible from public property but for which permits are not required, and which are identified specifically in the District development and design review guidelines, a certificate of approval from the Board is also be required prior to the initiation of the proposed work.

Aurora Bridge Suicide Deterrent Advisory Group

Recent newspaper articles have appeared on this topic which contained incorrect information. No design proposals have yet been finalized or proposed to alter the historic bridge. Following is a brief description of the process and the players.

Advisory Committee members:

Ryan Thurston, Seattle Fremont Individuals and Employees Nonprofit to Decrease Suicides (FRIENDS)

Christine Palmer, Historic Seattle

Don Kuch, King County Crisis Clinic

Don Brubeck, architect and former Landmarks Preservation Board Chair

Ellen Monrad, Queen Anne Community Council

Erik Pihl, Fremont Community Council

Travis Commodore, Office of King County Councilmember Larry Phillips

Bill Blau, Fremont Chamber of Commerce

Jodie Vice, Office of Seattle City Councilmember Jan Drago

WSDOT staff: Hung Huynh, Andrea Burgess, Greg Phipps, Randy Simonsen, Paul Kinderman, Jed Bingle, Leslie Schwab

Meeting Facilitators: Penny Mabie, Erin Tam, Hillary Johnson, Laura Dye (EnviroIssues)

WSDOT has been funded by the Washington State Legislature to design a safety fence for the Aurora Bridge. This barrier will help keep people traveling on the bridge and those that live, work, and play below the bridge safer. WSDOT staff described project schedule and cost, as well as design parameters for the barrier. The final design must be submitted for approval to the Seattle Landmarks Preservation Board before it can go to the state legislature for construction approval and funding. The estimated cost for building the fence is \$5.9 million dollars. WSDOT is on a strict timeline that includes allowing contractors to bid on the project by August 2009.

In order to achieve this aggressive schedule, a design must be submitted to the LPB by November 2008 and subsequently approved soon thereafter. Design parameters include preserving the historic character of the bridge as much as possible. Other parameters include budget, fence height (no higher than 10 feet above the roadway), and maintenance and lighting requirements. Also, WSDOT must follow the American Association of State Highway and Transportation Officials (AASHTO) code for geometry criteria.

Some committee members noted that they were not architects or engineers and asked to look at various options to tell WSDOT what they liked and disliked. WSDOT will provide designs that members will comment on. The Committee discussed the importance of maintaining as much of the view of and from the bridge as possible. WSDOT is currently working to figure out exactly how much additional weight the bridge can support.

The Committee noted the \$50 million cost for the recently proposed suicide barrier on the Golden Gate Bridge in San Francisco and chose to find a way to balance desired aesthetics with WSDOT's \$5.9 million budget for the Aurora Bridge. WSDOT staff asked the Committee to identify various mitigation measures for the barrier which will be an adverse impact to the historic character of the bridge, a designated City of Seattle landmark.

WSDOT's specific goals for the project are to:

- Create continuity between the City's previous conceptual design process and WSDOT's current design work tasked by the Legislature
- Clearly define project parameters and constraints, including technical feasibility, historic requirements and financial considerations
- Design a fence that meets Landmarks Preservation Board requirements and is consistent with community values

The Advisory Committee discussed their role in the process and their goals. The goals collectively decided on by the Advisory Committee members are to:

- Diligently represent the values and issues of community members and stakeholders

- Arrive at a final barrier design that all members can live with and that will gain expedited Landmarks Preservation Board approval
- Help WSDOT determine effective communication strategies and mitigation options
- Provide meaningful design ideas and feedback to WSDOT

The Committee recommended that WSDOT provide rough sketches to the Landmarks Preservation Board's Architectural Review Committee as early in the process as possible. This would allow the ARC to provide input on fence designs throughout the process, making it more likely to approve the final design submitted at the LPB meeting.

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