

Advocacy Update
September 7, 2007

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B.F. Day Elementary School History Presentation

Please join the Fremont Historical Society to learn about the history of B.F. Day Elementary School on Saturday September 22 from 12:00 to 1:30 p.m. at the Fremont Library, 731 N. 35th St. There will be a lecture and slideshow on the history of the school and the Day family, who donated land for the school. The presentation will be 45 minutes. There will be time for questions afterwards. The event is free and open to the public. For more information on the event or the Fremont Historical Society, contact Heather McAuliffe at (206) 632-7247 or fremonthisory@comcast.net

League of Women Voters Seattle provides statistics on King County

Martin Luther King Jr. County is the largest county in Washington and the thirteenth largest in the U.S. King County has a population greater than that of ten states, in an area the size of Delaware. There are four major river basins, 20 school districts, 45 library districts, 29 fire districts, 39 water and sewer districts, 4 congressional districts, 18 legislative districts, 9 county council districts and 39 cities.

The League's civics textbook *The State We're In: Washington* describes a city or town as a local unit of government, legally defined as a municipal corporation. Cities have a population over 1,500 and towns less than 1,500. First class cities have a population of more than 10,000 at the time of incorporation and a charter form of government with greater home rule. There are 10 first class cities in Washington, but Seattle is the only one in King County. The five newly incorporated King County cities of Covington, Kenmore, Maple Valley, Sammamish, and Shoreline were all over 10,000 at the time of incorporation but are code cities.

Each city within King County has a mayor and city council. However, there are two different forms of government used by these cities, outlined in RCW Title 35, 35:01, 35:23 and 35:58. The mayor-council form is traditional, with an elected mayor forming the executive branch and an elected council forming the legislative branch. Within the mayor-council form there are "strong mayors" and "weak mayors." If the mayor has veto power over laws passed by the council, it is considered a strong mayor form of government. If the mayor has no veto power and there are other elected officials such as city prosecutor, it is considered a weak mayor form of government. Mayors in cities of less than 10,000 population and cities formed under the optional municipal code for mayor-council cities may veto ordinances. However, this veto can be overturned by a two-thirds vote of the council.

The council-manager form of government has an elected council with all legislative and policy powers, which hires a city manager to run the city. The council cannot interfere with the running of the city but has the power to fire the manager. The manager does the executive work, but the council has control over it. The council usually elects one of its members as mayor, to preside over the council meetings and to serve as ceremonial head of the city.

The following populations are from the 2007 Washington State Yearbook.

Municipality	Incorporation	Population	Government
Beaux Arts Village	1954 Town	300	Mayor +council (5)
Bellevue	1953 Code City	117,000	Council (7)-manager
Bothell	1909 Code City	16,600	Council (7) -manager
Carnation	1912/1951 Code City	1,900	Council (5) -manager
Clyde Hill	1953 Code City	2,795	Mayor +council (5)
Duvall	1913 Code City	5,735	Mayor +council (7)
Hunts Point	1955 Town	480	Mayor +council (5)
Issaquah (Gilman)	1892 Code City	19,570	Mayor +council (7)
Kenmore	1998 Code City	19,680	Council (7) -manager
Kirkland	1905 Code City	47,180	Council (7) -manager
Lake Forest Park	1961 Code City	12,770	Mayor-council (5)
Medina	1959 Code City	2,945	Council (7) -manager
Mercer Island	1960 Code City	21,860	Council (7) -manager
Newcastle	1994 Code City	9,175	Council (7) -manager
North Bend	1909 Code City	4,690	Mayor +council (5)
Redmond	1912 Code City	49,890	Mayor +council (7)
Sammamish	1999 Code City	39,730	Council (7) -manager
Seattle	1869 First Class City	578,700	Mayor +council (9)
Shoreline	1995 Code City	52,830	Council (7) -manager
Skykomish	1909 Town	210	Mayor +council (5)
Snoqualmie	1903 Code City	7,815	Mayor +council (7)
Woodinville	1993 Code City	10,350	Council (7) -manager
Yarrow Point	1959 Town	970	Mayor +council (5)

City Neighborhood Council and the District Councils Want You!

Your ideas are wanted by the thirteen District Councils and the City Neighborhood Council (CNC) which is their citywide voice. CNC and the District Councils are the only advisory bodies whose members are entirely selected at the grass roots rather than being appointed from above. The District Councils and the CNC were created almost 20 years ago by a City Council resolution that assigned them advisory responsibilities for the City budget, the Neighborhood Matching Fund, and neighborhood planning, and encouraged them to be forums to discuss common concerns.

The District Councils consist of neighborhood residential and business organizations and other groups, and CNC has one voting representative from each District Council. Democracy in action, their meetings are always open and are listed in the enclosed yellow calendar, and on the web site mentioned below. The District Councils and the City Neighborhood Council reflect an impressive range of racial and ethnic backgrounds, economic levels, ages, ideologies, faiths, and other demographics. They are reaching out, and they want to involve you!

CNC depends heavily on its committees, whose meetings are publicized and open to all. One committee helped create neighborhood planning. A second committee works out annual budget comments with the District Councils. A third committee makes recommendations on transportation and transit. A fourth committee helped invent the Neighborhood Matching Fund and regularly suggests improvements. And a fifth CNC committee, the Citywide Review Team, recommends Neighborhood Matching Fund awards, which CNC votes on before sending them to the Mayor.

Incredibly, all of this activity is by volunteers. It is value-added for the City-and it promotes self-help and mutual aid that could not be purchased at any price. If neighborhood organizations did not exist, they would have to be invented. See our web site at www.seattle.gov/neighborhoodcouncil for videos of CNC/district workshops on community building and neighborhood planning, the 2006 Summit report, the CNC work plan, and letters on many topics. The web site lists meetings of CNC, its committees, and the District Councils, and contact information for your District Council chair and members of the City Neighborhood Council. All of this information is also available from the Department of Neighborhoods at (206) 684-0464. Please get involved!

To check out your local District Council meeting, please see the dates below:

District Council Meetings September
(Subject to change--please call to confirm information)

North District September 5, Social time at 6:30, Meeting at 7:00 Lake City Library 12501 28th Ave. NE Ed Pottharst, 684-7526	8008 35th Ave. NE Karen Ko, 233-3732 CNC Executive Committee September 10, 5:00 pm Fremont NSC 908 N 34th Chris Leman, 322-5463
Southwest District September 5, 7:00 pm South Seattle Community College 6000 16th Ave. SW Stan Lock, 233-2045	Magnolia/Queen Anne District September 10, 7:00 pm Magnolia/Queen Anne NSC 157 Roy St. Christa Dumpys, 684-4812
Northeast District September 6, 7:00 pm Wedgwood Presbyterian Church	Lake Union District

September 10, 6:00 pm
Fremont NSC
908 N 34th
Yun Pitre, 684-4054

Ballard District
September 12, 7:00 pm
Ballard Library
5614 22nd Ave. NW
Rob Mattson, 684-4060

Downtown District
September 13, 8:30 am
Securities Building
1904 Third Ave.
Sara Wysocki, 233-8560

Central District
September 13, 6:00 pm
Garfield Community Center
2323 E Cherry St.
Ted Divina, 233-7257

CNC Neighborhood Plan Committee
September 18, 6:00 pm
West Precinct Conference Room
810 Virginia
Irene Wall, 784-8731

Delridge District
September 19, 7:00 pm
Youngstown Cultural Arts Center
Delridge Way SW/ SW Genesee
Ron Angeles, 684-7416

CNC Transportation Committee
September 21, 11:30 am
Seattle Municipal Tower, Room 4090
700 Fifth Ave.
Ref Lindmark, 723-9356

City Neighborhood Council
September 24, 6:30 pm
West Precinct Conference Room
810 Virginia
Scott Minnix, 684-0270

Greater Duwamish District
September 26, 6:30 pm
Beacon Hill Library, Meeting Room
2821 Beacon Ave. S.

Steve Louie, 233-2044

Northwest District
September 26, 7:00 pm
Greenwood NSC
8515 Greenwood Ave. N
Beth Pflug, 684-4096

Southeast District
September 26, 6:30 pm
Rainier Community Center
4600 38th Ave. S

International District Community Interested In Community Development Preservation Authority

At the July 9 meeting of Seattle's International District forum, State Rep. Sharon Tomiko Santos briefed attendees on the newly created Community Development Preservation Authority, which would operate in the three neighborhoods most affected by the Stadiums – ID/Chinatown, Pioneer Square, and SODO. Rep. Santos explained that while this new CPDA would be created by the state, it would not have the power of assessment nor would it have the power to use eminent domain. This new organization has not been funded beyond an initial appropriation of \$350,000. Securing a permanent, sustainable funding source is the next step for Rep. Santos. The attendees at the ID forum were very excited and engaged in the discussion and are anxious to see this move forward.

Elliott Avenue Development concerns neighbors

Residents of the 600 block of W Mercer Place are concerned about the development plans for 635 Elliott Ave W. Developer Martin Selig has plans to demolish the Westfarm Foods and Dairgold building and put in two buildings of industrial/commercial, with a requested height exception of up to 65 feet. Earlier this year, the Seattle Landmarks Preservation Board denied a City landmark designation for the site because it has been severely altered from its original design.

The condo residents on Mercer Place want to maintain the 45 foot zoning in order to maintain the accessibility of the waterfront at Elliott Bay Park and Myrtle Edwards Park for everyone. They also want to preserve the character and livability of the neighborhood by not having the waterfront taken over by tall commercial buildings.

Historic Seattle's proposed Stadium Lofts project appealed at Hearing Examiner

The Certificate of Approval to add one floor of loft condominium residences to the Stadium Lofts project (redevelopment of the Seattle Plumbing or Johnson Building at 589 Occidental Avenue) has been appealed by the neighboring property owner MSI Provident, Inc. The Provident Building owners base their appeal on the claim that the Pioneer Square Preservation Board and Director of the Department of Neighborhoods disregarded District and City regulations relating to additions to historic buildings, as well as the Secretary of Interior standards for preservation.

MSI also asserts that economic considerations and a preference for housing development were used to support the decision over historic preservation considerations. Historic Seattle and Nitze-Stagen believe that the record has been established that the proposal does meet the standards and requirements of the Pioneer Square District and City codes, and also the federal standards for rehabilitation of contributing historic properties. The burden is on the Provident owners to show that the decision was arbitrary and capricious; we do not expect their case to hold up. We continue with design, permitting, and marketing to be ready to start construction soon after this issue is resolved.

Note that the Provident Building owners installed windows on the north party wall shared by the two buildings. These windows would have been allowed to remain under our prior agreement. Could the preservation of these non-historic windows to benefit office tenants and support Provident leasing and rents be the real motivation behind the appeal?

Mark Blatter
Director Real Estate Development
Historic Seattle

Seattle Post-Intelligencer

September 4, 2007

Discovery Park deal nears approval - Plan restores natural area that now houses military

By Kathy Mulady and Mike Barber

An \$11.1 million deal that would demolish military housing and restore 24 more acres of natural area to Discovery Park could become final in a couple of weeks. The deal would remove 66 "Capehart" duplexes and homes in a small Navy development that has housed military families in Seattle for nearly 50 years. Military families live in them today.

The proposal, which comes after 2 1/2 years of negotiating between Seattle and the Navy, raises mixed emotions. Park advocates are thrilled at the prospect of more green space, but others say the small homes could be better used as housing for displaced veterans. But it is a separate plan -- to sell 26 elegant, historic houses that military families also are living in -- that is getting the most attention.

The Navy wants to sell those homes, and the city isn't interested in buying them. They could go to private owners.

But Historic Seattle, a public corporation chartered by the city of Seattle, said Tuesday that it is taking steps to buy the larger homes. They include the prominent yellow houses of "Officers' Row," built in 1904 above the parade ground at what was then a sprawling Army base. The houses have deep front porches and coveted, sweeping views of Puget Sound and the Olympic Mountains.

A public hearing on the city's plan to purchase the Capehart housing property will be held Wednesday before the City Council's parks committee. The committee is expected to approve the deal. The plan will then move on to the full City Council for final consideration. The purchase of the property is one of the last pieces of a 35-year-old city plan to reclaim Fort Lawton from the federal government. The beige three-bedroom Capehart houses and duplexes are well-maintained and freshly painted. The lawns are mowed and trimmed. The sidewalks are swept. Children clamber over playgrounds nearby.

Combined with a 2005 Defense Department decision to close Army Reserve headquarters on the park's northeast corner, the purchase effectively would end Seattle's last military base, which city boosters badly wanted more than a century ago. But what to do with the land has been a tug of war in the past and could be again. The proposed agreement with the federal government would allow demolition of the 66 houses named for the late U.S. Sen. Homer Capehart, R-Ind., who championed military housing to ease a post-WWII crunch. New housing for Discovery Park's Navy families is being built outside Marysville.

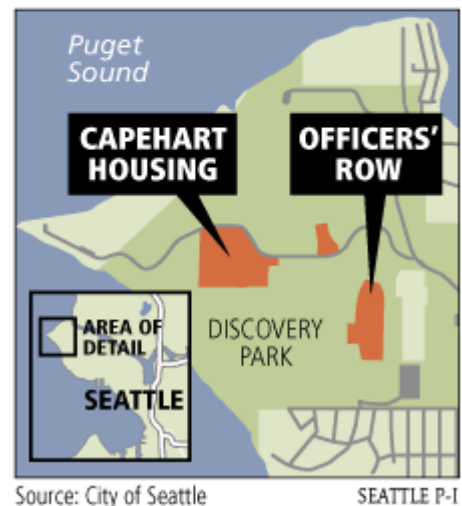
Plenty of people are interested in putting hefty down payments on the larger homes that would remain, while park supporters argue that the 100-year-old homes should stay in public hands. Paul Thompson, president of Friends of Discovery Park, says: "The city has turned its back on the historic housing. I think it is fundamentally wrong to allow private housing in a public park. There is no way the city should let this happen." According to some reports, the historic houses have been appraised at \$16 million.

Rick Lee, interim project director for Pacific Northwest Communities, the Navy's real estate partner, confirmed that the houses are on the market, but he declined to discuss the asking price. The company is a division of American Eagle Communities, a joint venture created to provide military housing nationwide. Lee won't say who has expressed interest in buying the houses except "applicants who have substantial financial capabilities and are sophisticated about these things and realize there will have to be tight controls on the houses."

"We're not looking for novices, or people interested in flipping houses. We are looking to make this a stable community with little kids and people mowing their lawns," Lee said. Lee said the final arrangement will

PARK LAND DEAL

The city of Seattle plans to buy the "Capehart" housing property from the Navy for \$11.1 million. The houses would be demolished and the land returned to a natural area. The historic "Officers' Row" homes also are for sale.



probably have one overall property owner, who will then sell the individual houses to private owners. "It is probably two years away; it takes time to arrange something like that," Lee said. "We are marketing them now."

Historic Seattle has contacted American Eagle representatives with its interest. "We think there would be some benefits to retaining the ownership of all the houses by a single entity," John Chaney, executive director of Historic Seattle, said Tuesday. He said his group would restore the houses and rent them out at market rate. "If they are retained in public ownership, hopefully there will be less potential for friction between private property interests and public property interests," Chaney said.

Deputy Mayor Tim Ceis said the city already has responsibility for a dozen other historic Fort Lawton buildings. "We have no interest in obtaining any more of the historic buildings. They are very costly to restore and maintain," Ceis said. "Having the private sector do that makes sense. For the city to acquire the old houses would probably require renegotiating the entire deal, Ceis said. "The purpose of historic preservation will be really well-served by having those home occupied under the historic preservation guidelines. It assures that they will be maintained," he said.

While the deal for the Capehart housing is finally sailing along, the \$11.1 million sales price the city is paying for the Navy land is about \$2 million more than planned. In 2005, the city thought it could swap some city property with the Navy as part of the selling price, but it became too complicated. "That was one of the difficulties that held us up," Ceis said. Most of the money has already been found from city, county and state sources.

Discovery Park supporter Bob Kildall has worked since 1968 -- when the U.S. government was planning to put an anti-ballistic missile site at Fort Lawton -- to have the land returned to the city for natural area. "We are aimed at keeping it as natural a park as possible, a place where people can get away from the lights and traffic, buildings, pollution and the stress of urban living," he said last week. "As the city grows and becomes more crowded, it is more and more important to have open space."

The Parks, Education, Libraries and Labor Committee of the City Council will have a public hearing on the acquisition of the Capehart naval housing area in Magnolia's Discovery Park at 2:00 p.m. Wednesday in the Council Chambers of Seattle City Hall, 600 Fourth Ave.

Here's how the city of Seattle intends to find \$11.1 million to buy the 24 acres at Discovery Park:

\$2 million -- Shoreline Improvement Fund

\$2.1 million -- Sale of city property

\$1.7 million -- State community trade and economic-development grants

\$4 million -- King County Conservation Futures Tax

\$500,000 -- State Interagency Committee grant

\$808,500 -- Still to be found

Main Street Basic Training: An Introduction to Preservation-Based Commercial District Revitalization November 5-8, 2007

Are you new to the Main Street process? Do you have experience in other areas of commercial district revitalization but would like to find out more about the Main Street Four-Point Approach™? If this describes you, then come to the National Trust headquarters in Washington, DC to join other professionals and volunteers involved in commercial district revitalization and learn about the nationally successful Main Street Approach™ to commercial district revitalization from the organization that has been the leader in the field for more than 25 years.

During this intensive, four-day training you will learn:

- how to combine historic preservation with economic development in your commercial district
- how the Four Points: Organization, Promotion, Design and Economic restructuring can be combined in a local, grassroots initiative to form a dynamic, comprehensive revitalization program appropriate to traditional commercial districts.

Registration includes access to the training on each day, light refreshments in the morning and afternoon, a copy of Revitalizing Downtown: A Professional's Guide to the Main Street Approach, and a 3-ring binder with additional materials for each of the four points.

For more information, please visit our website at www.mainstreet.org.

**Demonstrate Your Commercial District Revitalization Management Skills
Apply for the Certification in Professional Main Street™ Management Institute
January 21-25, 2008: Organization and Promotion
Application Deadline: October 29, 2007**

Are you ready to: build your professional skills to manage commercial district revitalization and resolve complex problems; explore current revitalization issues presented by industry experts; network with other seasoned professionals; and start on the road to receive Certified Main Street Manager credentials (CMSM)?

If you are, download and return your application for the 2008 Certification Institute. The 2008 program will include Organization and Promotion.

The Certification Institute's credential process involves admission to the program, participation in two weeks of advanced training, and a passing score on examinations before receiving Certified Main Street Manager (CMSM) credentials.

Visit www.mainstreet.org/certification to learn more about curricula and download an application or e-mail NTMSCtraining@nthp.org

**The Stranger
September 6, 2007**

**Ingenious Alternatives: A Jeopardized Work of Earth Art – Herbert Bayer Earthworks
Commemoration and tours on Saturday, September 8, 2:00 p.m. at Earthworks Park in Kent
By Jen Graves**

In 1979, the King County Arts Commission hosted a symposium called "Earthworks: Land Reclamation as Sculpture." One of two major works to come out of it was Herbert Bayer's Earthworks at Mill Creek Canyon in Kent, an entire campus of earth sculpted into geometric shapes that function together as a storm-water detention dam.

Bayer, who died at age 85 in 1985, had been director of the printing and advertising workshop at the Bauhaus in Dessau. Throughout his career, his mantra was, "The total environment should be the focus of art." Earthworks at Mill Creek Canyon is a seminal work in a whole genre of art made in the land itself that addresses practical issues.

"Now you have artworks that clean up acid drainage from coal mines, and art parks that process polluted water and restore the land," said Sam Bower, founder of San Francisco-based Greenmuseum.org, an online clearinghouse of information about environmental art. "The Bayer piece is one of those very important earlier pieces in this movement."

The City of Kent's standards for storm-water dams changed recently, putting the artwork in jeopardy. City planners want to preserve Bayer's design while adhering to his commitment to function, so the Kent Arts Commission have engaged students at the University of Washington School of Landscape Architecture, led by Nancy Rottle and supported by SVR Design. The students "provided the City of Kent with ingenious alternatives, all of which we are considering," e-mailed Cheryl dos Remedios, Kent's art coordinator.

In the meantime, artists, historians, and landscape architects from around the world (Dennis Oppenheim and Beverly Pepper included) will participate in an exhibition describing the ongoing influence of Bayer's Kent piece in a movement that hasn't abated. Take, for instance, the Olympic Sculpture Park, or SOIL's

Groundtruthing show last month. Performing artists—maybe even Texas-based Earthman—will kick things off in a party at the site on Saturday, September 8.

Rolland H. Denny Mansion Centennial Celebration—Property Open to the Public for the First Time

At six weeks of age, Rolland Denny was the youngest of the twelve children who landed in Seattle with their families on the schooner *Exact* in November, 1851. His 1907 mansion at 6601 NE Windermere Road in the Windermere neighborhood of Seattle is possibly the only residence remaining in the City where one of the original 24 pioneers lived. For the past 33 years, the Denny Mansion has been the home of the Family Federation for World Peace and Unification, a developing movement of spiritual pioneers founded by Rev. Sun Myung Moon. Their project to restore the Rolland Denny Estate has spanned three decades as funding has allowed.

The Family Federation invites you to join your neighbors for the centennial celebration of the Denny Mansion. The property was featured in *Classic houses of Seattle* by Caroline Swope, and has been a notable site on the western shore of Lake Washington for 100 years. The first time it will be open to the public will be on Saturday, September 22, 2007 when tours, history displays, and live entertainment will be featured beginning at 10:00 a.m. A commemorative ceremony and welcoming addresses will be provided by members of the Rolland Denny Mansion Centennial Committee beginning at 11:00 a.m. The historical displays will be exhibited in conjunction with MOHAI's photo collection. Also on display will be a c. 1911 steamboat, an antique fire engine, and other early twentieth century vehicles.



The Rolland Denny Mansion was designed by Bebb and Mendel, Seattle's most prominent architectural firm in 1907. The firm also designed the Frye Hotel at Yesler and Third Avenue S., the Hoge Building at 705 2nd Avenue, and the Corona Building at First and Jackson. Bebb helped found the Washington chapter of the American Institute of Architects. The home is a Spanish Revival style not commonly found in the Pacific Northwest. Commissioned by Rolland Denny and his wife Alice Kellogg, they named their new home "Lochkelden," Loch- (Scottish for lake), -kel- (Kellogg) and -den (Denny). Originally on the outskirts of Seattle, it was designed as a

country estate. Unlike the mansions of Capitol Hill whose carriage houses were used for cars, this mansion was built for a carriage and horses that Rolland used to ride on graveled Windermere Road.

Sitting prominently on a hill just to the south of Magnuson Park, the home can be seen from across the lake in Kirkland. From there a tour boat makes scores of trips every season showing tourists the homes of Seattle's rich and famous such as Kenny G and Bill Gates. The last home of the tour is Rolland Denny's 1907 gem. The tour boat guide explains that the building has been owned since 1974 by the Unification Church and that the Rev. Sun Myung Moon and his wife, Hak Ja Han, have occasionally stayed there.

Admission to the centennial celebration is free, but donations are welcome to defray the costs of the event and to fund further building restoration. Directions to the property are at www.lochkelden.org. Since there will be no neighborhood parking permitted, a free shuttle service from Magnuson Park will be provided. The centennial event has been paid for in part by the City of Seattle's Department of Neighborhoods Matching Fund Grant.

Former Packard Motor Company Building fails to achieve City of Seattle landmark designation

At its September 5, 2007 meeting, Seattle's Landmarks Preservation Board (LPB) considered the nomination of 1205 E. Pine Street (on the southeast corner with 12th Avenue), for a City landmark designation. Formerly the Packard Motor Company Building and now known as the Foley Sign Company Building, it was one of several auto dealerships built in the Pike/Pine Corridor during the early twentieth century. Historical consultants Susan Boyle AIA, and Sonja Sokol Furesz provided a thoroughly researched context for these auto dealerships which helped the LPB to reach its unanimous conclusion that the building was not worthy of landmark status. They found that this building was more typical rather than distinctive, and was not unique among the Pike-Pine auto

dealerships. Consequently, it did not meet any of the City's six designation standards. To view the standards, please visit: http://www.seattle.gov/neighborhoods/preservation/designation_process.htm.

Capitol Hill Times

September 5, 2007

The Foley Sign Company building's next chapter-- Historic Pike-Pine building to gain an additional three stories

By Korte Brueckmann

"Ask the man who owns one," was the motto of the Packard Motor Car Company for decades. This could easily be applied to the new Packard Apartments under development on the site of the Foley Sign Company's longtime home on the southeast corner at 12th Avenue East and East Pike Street.

Originally built in 1910 for use as an auto showroom, the building has been used by car dealers, car mechanics and furniture dealers for many years. The building lies within the area between Boren Avenue and 14th Avenue East and between Pine and Union streets, known generations ago as Auto Row, and now as the Pike-Pine corridor. The neighborhood was home to paint and upholstery shops, service garages, parts stores and fuel stations.

"We're calling it the Packard building because it was designed as the Packard showroom," said Maria Barrientos, owner of the eponymous Barrientos Development Company. "But it was never used as a Packard showroom." It was definitely home to the Stutz Motor Car Company and Willys-Overland Pacific Company. And it just may have started as a Packard dealer, but evidence is inconclusive.

Still in the area are the Ferrari-Maseratti dealership at 12th and Union, the Mercedes Benz dealership at Pike and Boylston and BMW of Seattle. Central Pontiac occupied the northeast corner of East Pine Street and Broadway within recent memory. Barrientos has been involved in several iconic Seattle projects including Marion Oliver McCaw Hall at Seattle Center, the Union Station refurbishment, Paramount Theater restoration, St. Mark's Cathedral seismic upgrade and building the Bailey-Boushays House.

The Packard Apartments plans call for restoring the two-story building and adding a three-story addition in a style that will complement the earlier architecture without upstaging it. Plans call for about 60 apartments - studios, lofts and one- and two-bedrooms - plus four retail spaces, about 9,000 square feet, on the ground floor with one facing East Pike Street. "We're not sure what target [demographic] we are going after and what finishes we will use," Barrientos said. "That will affect what the costs will be, and the rents."

Parts of the second floor have 15-foot ceilings. Plans call for maintaining the high ceilings and constructing loft apartments with unusual, appealing designs. The rest of the living spaces, traditional apartments, will house people from a mix of economic levels, if things go as planned. "That really is what makes a neighborhood, and we are really concerned about affordable housing," Barrientos said.

Consultations with the developers of the condominiums under construction a block south on 12th Avenue East have gone on with the notion of tying the project into what is happening there. "With all that has happened from Madison to Pike, we want to extend it to Pike," Barrientos said. A good restaurant is one tenant that Barrientos wants to put on the 12th Avenue East side of the building.

She said that choosing retail tenants is a very picky business because she wants to see "cool, exciting" businesses. Those might include boutique clothing shops, personal services, art and design or a sports shop. She definitely wants small businesses rather than chain stores, especially for the restaurant. Barrientos' idea is to make sure that the retailers will be useful to the residential tenants and fit the neighborhood.

Barrientos has more than a half dozen projects underway at this time throughout Seattle and on the east side of Lake Union. Although no work has started on it, Barrientos has also been chosen to develop the triangular block at 15th Avenue East and East Madison. That property was formerly home to Thumper's restaurant. Barrientos said she welcomes contact with the community and likes hearing ideas for her developments in the planning

stages. "Our experience is when people give comments from the neighborhood they are really good ones," she said.

Anyone interested in following the progress of the development can do so by visiting www.mbarrientos.com. Comments can be offered there or in writing to Barrientos, 2003 Western Ave. No. 100, Seattle, WA 98121 or by calling 728-1912.

Maritime Heritage Network Launches Interactive Maps, Plans Transition For 2008

Maritime Heritage Network, an online marketing collaboration by more than 80 maritime heritage groups in western Washington, has launched an innovative maps application on its website, www.maritimeheritage.net. The interactive maps show site users the locations of more than 100 historic ships, districts, maritime museums, and lighthouses in Puget Sound and the coast of Washington State. Part of 4Culture's Maritime Heritage Initiative, the MHN Interactive Map is believed to be the most comprehensive maritime heritage mapping tool available on the Internet. The project was funded by 4Culture and the National Trust for Historic Preservation.

The launch of the MHN Interactive Map sets the stage for the next phase of growth for Maritime Heritage Network, which began in 2005 as a method for promoting maritime heritage resources in King and Kitsap counties. 4Culture is exploring options for growing MHN into an independent not-for-profit, transferring ownership to an existing not-for-profit or government agency, and other options. A strategic plan may include giving MHN a national footprint while maintaining a strong regional presence in the Pacific Northwest. MHN staff is now consulting with maritime heritage organizations and other stakeholders to develop the best option. Plans call for completion of a transition sometime in 2008.

For more information on Maritime Heritage Network's new mapping application, visit the [Preservation 4Culture](#) section of the 4Culture website.

North Seattle Herald-Outlook

View From The Kirb: By Kirby Lindsay

September 6, 2007

Behind Fremont's front doors

Lately, I've heard complaints that only the rich can afford to live in Fremont. When I recently found out my favorite Real Change newspaper vendor, Van Crowder, had moved into Fremont, I asked him about renting here. Van met Bob Bailey while selling papers. "He knew I was looking for something," and Van rented a room from Bob in "upper" Fremont (the area above North 39th Street). While Van doesn't feel we have enough trees, he said, "Fremont's OK. I like it."

Bob bought his house in 1994 and rents out rooms because he said he feels selfish rambling about in a five-bedroom house alone. He admitted it's nice, financially, to get the rent, but he sounds sincere in his desire to give people a place to live. "It is nice to have people around," he said, and his tenants, like Van, keep his life colorful.

A friend of Van's, Marcie McMillen, rents "a small, little apartment" nearby. Currently laid-off, she said, "It's kind of alarming to see how fast the rent goes up.... One more rent raise and I'm out." Marcie has encountered fierce competition over apartments like hers: "I showed up early [to answer the rental advertisement], and there were already six people ahead of me." One applicant offered the rental agent money to move up the list, she related. "I am fortunate I can live alone," she said.

By personal choice, Marcie has avoided moving outside the city, where she could get something cheaper, or sharing with a roommate. "If my rent goes up much more," she said, "I may have to revisit those choices." "Fremont is a very desirable neighborhood," Bob remarked.

He receives weekly requests to sell his house. He estimates its value has tripled since he bought it. He doesn't expect housing costs to go down, but he admitted he'd almost welcome a drop: "It wouldn't affect me one way or

another. I'll be living here for a good, long time. "What's sad is that there is no blue-collar housing anymore: Seattle has just pushed them out," he said.

Bob has lived in Fremont since 1976 and has security in owning his house. He said he won't sell. "I just like the neighborhood, and what would I do with the money?" As for Van, he said he only expects to stay a year or so, "and I might want to strike out on my own."

A block over is a rental property, at 4401 Phinney Ave. N., dubbed "the only house of its kind in Seattle!" on fliers posted on telephone poles around Fremont. The flier urges readers to support an effort to have the building declared a city landmark. The flier directed me to the current owner, Gronvold Construction Co., and Kirk Gronvold. He stated, unequivocally, that the nomination "is definitely against our wishes." His grandfather started their company building brick Tudor houses in Ballard. Today, Kirk and his father, Ken Gronvold, are still based in Ballard and build apartment and multi-unit buildings around North Seattle.

According to Kirk, Ken bought the building on Phinney 30 or more years ago and continued to rent it out. Now they have plans to build a three-phase development there, creating nine housing units. If designated a landmark, Kirk admitted, it will cause financial hardship for the company. Landmarked buildings can earn some tax relief, according to the Department of Neighborhoods Historic Preservation website, but any changes to the exterior and any changes to the interior visible from the street require Certificates of Approval. No demolition or new construction is allowed.

Kirk suggests people who want to preserve history "save some place that is worth saving." The building has been remodeled and altered throughout its 100-year history as a rental property and is "just about to fall down," according to Kirk. It has dry rot, antique plumbing and wiring and is always breezy or drafty. Many exterminators have fought - and lost - battles to remove ant infestations.

Carol Tobin, who co-wrote the nomination, responded that "the condition of the house is not part of the designation. The interior is not significant; the main façade is the important part." She allowed that the condition may figure into considerations by the Landmark Board. Fremont has a long history as a neighborhood of Seattle, Carol pointed out, but we have no residential landmark-designated homes. "Most buildings have been altered so they don't retain their original character," she explained.

The flier states the building meets two criteria necessary to gain landmark status. It "embodies the distinctive, visible characteristics of an architectural style or period or a method of construction," and as an easily identifiable structure that contributes to the distinctive quality of our neighborhood or the city. Kirk said the first he heard of the house's historical significance came by a phone call earlier this year notifying him of the nomination. "Why in the world are they trying to make that dump a landmark?" he asked.

Walking by it, as I have many times, I had to ask a similar question. A public meeting on the nomination, rescheduled from August, will take place Sept. 19. To view more, including contact information for submitting written comments and the full nomination, go to www.seattle.gov/neighborhoods/preservation/landmarks_current_nom.htm.

Seattle Times

September 5, 2007

Relive some of Everett's history in home tour

By Kirsten Orsini-Meinhard

As a working-class boy growing up in the 1920s, Henry M. "Scoop" Jackson used to deliver newspapers to the stately Butler Mansion on Grand Avenue in Everett. Forty years later, Jackson became a widely known Democratic U.S. senator for Washington and was able to buy the house that he then lived in until his death in 1983. "It was the first house my father ever purchased," said his son Peter Jackson, who grew up in the house

and is now a freelance writer in Seattle. The three-story home, still the residence of Jackson's wife, Helen, will be one of 10 featured as part of the Historic Homes of Everett Tour on Saturday.

Not only do the homes represent pieces of Everett's past, they're also an indication of the quiet success of the nonprofit, Historic Everett, which organizes the event every year. The group, founded about six years ago, is a grass-roots effort with a David-and-Goliath-like cause: to save historic buildings from destruction. Modeling itself on the active Historic Seattle organization, the nonprofit has helped to save at least a handful of homes in Everett since it was founded, including two that will be on the tour this weekend.

Those homes, the George and Ida Hilzinger House and the Howard S. Wright House, both on Rucker Avenue, are being cleaned out for renovation. "They were subdivided into apartments, and the owners' heirs were trying to sell the property," said Patti Lohse, vice president of Historic Everett. The group also recently lobbied the city of Everett and Providence Everett Medical Center to save a neighborhood of historic houses known as the Donovan homes. While half of the homes were razed for expansion of the hospital, 11 were saved and moved by local developer Steve Hager to a different location.

Historic Everett is also involved in trying to save the Collins building, formerly a casket factory, at the Port of Everett. In the past few years, the organization has grown from a handful of people to more than 150 members, a feat that President Bill Belshaw attributes to increasing awareness of the value of preserving historic buildings. To that end, the group holds workshops about once a month about historic preservation, in addition to the annual home tour. "Saving buildings isn't just something that comes up when a building needs to be saved — we're also involved in education and advocacy," Belshaw said.

Historic Homes of Everett Tour: Self-guided tour begins at the Hartley Mansion, 2320 Rucker Avenue, 9:00 a.m. to 4:00 p.m., Saturday, September 8, 2007. The tour will include 10 historic Everett homes, including two that are on the National Register of Historic Places. General admission, \$15; Historic Everett members pay \$10. Tickets can be purchased in advance at J. Matheson Kitchen & Gourmet, 2609 Colby Ave., or the day of the event at Hartley Mansion.

For more information, call Patti Lohse at 425-303-0733 or go to www.historiceverett.org

Seattle Times

September 1, 2007

Neighborhood of the week: Pioneer Square--Lively mix of historical, edgy

By Stacey Solie

Safeco and Qwest fields cast shadows from the south. Semis rush by on the viaduct to the west. The train station stands to the east and skyscrapers look down from the north. Beyond the Alaskan Way Viaduct, orange cranes hover over Elliott Bay with necks outstretched, like dinosaurs peering out to sea. In other words, Pioneer Square is not the neighborhood in which to shop for a house with a big backyard and a picket fence. Most people who buy in Pioneer Square are singles or couples with no kids, said Pat Gourley, an agent with Windermere Real Estate. "It's edgy," he said. "You don't see a lot of strollers."

Considering its proximity to the water and downtown, Pioneer Square has seen remarkably few new housing developments, largely because of the neighborhood's status as a historic district. Out of 172 buildings, 143 are considered as "contributors" to this historic character, and as such are subject to height and other restrictions, said Jennifer Meisner, executive director of the Washington Trust for Historic Preservation. The conversion of industrial warehouses into condos is a practice that's become so popular that it inspires developers to adopt pseudo-industrial architecture for new buildings (look closely at Portland's Pearl District), but here, old or retro-new, condos are hard to come by. When one does go on the market, it's often for a pretty penny. "There are some gorgeous, million-dollar spaces here, but they never become available," Gourley said.

Older buildings are, however, occasionally renovated and resold, the Jackson Square Building condos being a case in point. The building, which dates to 1902, features the requisite high ceilings and exposed-beam-and-

brick interior. The southernmost unit has two bedrooms, a wrap-around private roof deck and a kitchen fit for a gourmet, replete with the now seemingly obligatory granite countertops, stainless-steel appliances and industrial-strength gas stove. Still, at \$1.25 million, there is no bathtub. Smaller units in the same building are listed at \$425,000 and up. The Nord, another historic building, on First Avenue South, has also been refurbished into condos, with units selling for between \$220,000 and \$415,000. And, the market may loosen up a little if the 93-year-old Smith Tower, Seattle's most famous historic building, offers up 150 of its former office spaces to condo dwellers — a project that only recently got a green light from Pioneer Square's Historic Preservation Board.

Despite the hefty price tags of some condos, one need not be wealthy to live in Pioneer Square. Above the OK Hotel are income-restricted apartments that rent for \$681 — a fantastic deal if you don't mind watching rush-hour traffic going by on the viaduct outside your window. The Tashiro Kaplan building on Prefontaine Way South offers beautifully refurbished rent-stabilized apartments to artists. For the truly down on their luck, there's the Bread of Life Mission, which offers 60 bunk beds on the third floor, 23 dorm-style rooms on the second and floor space in the chapel, for men only. The bunk beds are free for the first two nights and \$5 after that, said Keith Orr, who landed at the mission when he first came to Seattle from Tennessee two years ago. Now, as a full-time employee, he manages the bed assignments and oversees many of the mission's programs.

In two years, Orr hasn't spent much time exploring the neighborhood. "My job is pretty much 24-7," he said. "When I'm not here, I like to ride my bike somewhere. I like to go to Alki." One of the benefits of living in Pioneer Square is its unique artsy ambience, with kitschy stores for tourists next to high-end galleries across from raucous nightclubs. Vendors specialize in rare books, Persian rugs and chocolate cookies. There's a coffee shop for Starbucks loyalists, Zeitgeist for hipster art students and Café Umbria for those who prefer to imagine themselves on a sidewalk in Italy. At night, when the bars come alive, the Italian sidewalk daydream transforms into something akin to Bourbon Street. "My life is within six blocks, I love it," said Laine Ross, who moved to Seattle from Chicago 19 years ago.

She and her husband bought a condo in the Florentine and opened a gallery near First Avenue South and Yesler Way. The historic brick architecture was perfect for Ross' business. "All you need for a studio are fabulous walls," she said. However, when the gallery became less profitable last year the couple closed the studio, sold the condo and are biding time in a rental until they figure out what to do next. "We're waiting to see what happens with Seattle and with Pioneer Square," said Ross, alluding to the many changes on the horizon for this area.

Like many Seattle neighborhoods, Pioneer Square is in transition. The fate of the viaduct is uncertain; a mixed-use development may go up in Qwest Field's north parking lot; the underground bus tunnel will soon reopen along with the Yesler Way station, and in the summer of 2009 the station will serve light-rail riders as well. These and other projects could have an impact on parking, patronage and rent. Ross isn't the only retailer struggling with uncertainty. At Bud's Jazz Records, business was bustling on a recent Friday evening. A party was under way to celebrate the work of a local photographer. Champagne flowed, a soiree ensued. But this was an exceptional night, unhampered by parking and traffic problems. "On game days we may as well close up shop," said Jason Rasmussen, the proprietor.

And down the way, Robin's Jewelers is about to close its doors after 35 years. "Now people come in with a picture of what they want downloaded from the Internet," said the store's co-owner, Ken Davidson. "That's a long way from the old days when we designed it." Ken and his wife, Barbara, will continue to sell jewelry after the store closes through their Web site. But if jewels and jazz LPs aren't flying out the door, at least a few of the neighborhood businesses seem to be managing in this modern world of uncertainty.

The ladies working the deli counter at Salumi on Third Avenue South glisten from the daily marathon of assembling roasted pork, Italian meatballs and salami inside chewy baguettes. "How long is the line?" asks one fatigued sandwich-maker, to no one in particular. "It's to the door," answers a customer, with a sympathetic grimace. "Only to the door?" she says, her voice brightening. The revelation is followed by a collective sigh of relief and a renewed sense of good cheer behind the counter. Good food, purchased in person, is still in high demand in Pioneer Square, and it's got to be the only neighborhood in Seattle where you can get a condo for \$1.25 million or a bed for \$5.

Queen Anne News
September 5, 2007
Christian Scientist Church Saved
By Russ Zabel

A drop in price, a developer willing to back out of a deal, a church's capital campaign that switched into high gear years ahead of schedule, and perhaps a little divine intervention combined last week to save the Seventh Church of Christ, Scientist on Queen Anne Hill. The new owner of the 1926-era building on Eighth Avenue West is the Seattle Church of Christ, said Seventh Church board member Chuck Bergstrom on Friday, Aug. 31. "It closed today," he said of a \$1.56-million deal that spares the church from demolition.

The congregation at the neighborhood church had dwindled to less than a dozen, and the building was put up for sale because it needed repairs the Christian Scientists couldn't afford, church spokesman Scott Davis said at the time. And developer David Fletcher of TM Homes LLC stepped in with an offer to buy the property, tear down the church and an office wing, and replace them with four new homes.

The news of the pending sale met with sharp criticism from many Queen Anne residents, the community council, the Queen Anne Neighbors for Responsible Growth and the Queen Anne Historical Society, historical society president John Hennes pointed out. The Washington Trust for Historic Preservation also stepped into the fray, putting the church on this year's list of "Most Endangered Historical Properties. There were also environmental concerns about the project - especially for Jorge Baron and his wife Tyler Crone. They live right next door to the church and were worried that the demolition would expose their young children to the harmful effects of lead paint on and inside the church.

Still, the Department of Planning and Development issued a demolition permit for the project, said DPD spokesman Alan Justad. Baron and Crone promptly appealed the demolition permit, joining four other appellants that included the Queen Anne Historical Society. A city Hearing Examiner sided with the neighbors and the neighborhood groups, sending the permit back to DPD for a more thorough environmental review, Justad said. The Seattle Church of Christ, which was formed 18 years ago, has been renting space in other buildings all that time, said Charles Robinson, chair of the church's building committee.

But the congregation had started scouting around a few years ago for a permanent home, and a capital campaign was launched last March, he said at the end of a congregation work party at the church last Saturday. The goal was to get enough money together to buy something in about three years, Robinson added. "We were praying for a free church, honestly," he smiled. "We looked at this church about one-and-a-half years ago," said Pastor Jay Kelly, who heads up the congregation. There was a problem, though. "They were asking \$2.3 million," he recounted. "We couldn't afford it."

"TM Homes graciously stepped aside," added Bergstrom from the Christian Scientists. And the Seattle Church of Christ was able to raise a \$500,000 down payment and got commitments from congregation members for the balance of the \$1.56-million price tag, Pastor Kelly said. The Seventh Church of Christ, Scientist is also carrying the loan contract, he added. Kelly was hesitant to claim that God had a hand in the deal, but he acknowledged that buying the church's first home wasn't easy. "There were so many obstacles," the pastor noted.

One of them was making sure the building wasn't in danger of falling apart, according to Steve Kaeyser, a member of the building committee. But the congregation had a structural engineer inspect the church, and it passed muster, he said. "I was amazed by the building." Kelly said the church currently has between 260 and 270 regular members, and he expects the numbers to increase. "We're definitely a growing church, and we're focused on community outreach," the pastor said. But Kelly hopes those numbers don't translate into a parking problem for the neighborhood. "We're certainly going to work hard not to bother the neighbors," he said.

"We're happy the building is going to be preserved," said Baron, the next-door neighbor worried about lead exposure. The sale showed that the church could remain standing, he said, adding one caveat. "We still think

there's an issue of demolition and lead paint," Baron said. "The issue ... is not going away." QAHS president Hennes is also pleased that the church won't be torn down. "I really wanted that to be preserved," he said. "It's a handsome building."

Hennes also said the struggle over preserving the 81-year-old church helped raise public awareness about historical buildings disappearing at an increasingly rapid clip in Seattle. "If nobody had said anything [about the Seventh Church of Christ, Scientist], it would have faded out." Bergstrom, from the old church, said the congregation members will join another Christian Scientist church in the University District, and he's glad the ordeal is over.

"We've had a lot of bad publicity," Bergstrom said. "We were in the unfortunate position of doing something the community didn't want," he said of the planned demolition. "We didn't either." Both Bergstrom and members of Seattle Church of Christ at last weekend's work party said neighborhood reaction has been positive about the sale of the building. It's been "smiles all around," is how Bergstrom put it.

Seattle Times
September 1, 2007
Queen Anne church rescued
By Sanjay Bhatt

The Seventh Church of Christ, Scientist building atop Queen Anne Hill has been sold to the Seattle Church of Christ, which intends to preserve the structure and hold worship services there. Friday's closing of the nearly \$1.6 million deal ends months of uncertainty about the fate of the 1926 structure. A developer had planned to construct four homes on the site if the congregation couldn't find a buyer for the sanctuary and office wing. The city issued Seventh Church of Christ, Scientist a demolition permit in February, and after an emotional appeal by neighbors, the city's hearing examiner sent the demolition proposal back to the planning and development department in May for a fresh review.

Also, the Washington Trust for Historic Preservation put the Queen Anne church on this year's "Most Endangered Historic Properties" list, and the Queen Anne Historical Society worked to find a buyer who would preserve the sanctuary's Neo-Byzantine style. The building was designed by Seattle architect Harlan Thomas. "It's a win-win-win for all of us," said Jay Kelly, minister of Seattle Church of Christ, which has about 270 members and has been using various rental spaces for the past few years. He said he was interested in the property a couple of years ago but couldn't make a competitive offer.

Dave Weaver, the real-estate agent for the Seventh Church, said the congregation reluctantly sold the property to TM New Homes in the summer of 2006 after failing to close any deals with other churches. But that deal was contingent on Seventh Church receiving a demolition permit from the city, and developer David Fletcher had said he would step aside if a buyer stepped forward to preserve the sanctuary. By the time news of Seventh Church's possible demolition made headlines this spring, Seattle Church of Christ had raised enough to purchase the property. Consultants Kelly hired assured him that the building was structurally safe, he said.

Chris Moore, field director for the Washington Trust, praised Seventh Church's patience. "They stuck to their word that preservation was their No. 1 option," he said. Seattle Church of Christ plans to hold an open house at the Queen Anne property at 10 a.m. Oct. 14, Kelly said. For Weaver, Friday's closing was momentous personally as well. Seventh Church was the first property he listed when he became a real-estate agent nearly 20 years ago. The congregation took it off the market after no prospects materialized.

The property was also his last listing. He retired Friday. Said Weaver: "I'm not fast, but I'm persistent."

Capitol Hill Times
September 5, 2007
A question of balance for First Hill-- A dense, urban neighborhood faces a delicate juggling act
By Rick Levin

First Hill is unique among Seattle neighborhoods. One step up from downtown, the area is essentially urban and geographically locked down, with nowhere to expand but up. Open space is a rare commodity. Dominated by a cluster of hospitals such as Swedish and Virginia Mason-hence its moniker, Pill Hill-the neighborhood is heavily trafficked day and night. It is also home to Seattle University, another major institution that brings youth and bustle to the region.

Joanne Coombs of the First Hill Improvement Association (FHIA) calls First Hill "the only urban center in Seattle," meaning the neighborhood technically qualifies for that particular designation by having a numerical balance in employment and residency. "We are the only one that has enough of both," she points out. Coombs affectionately calls First Hill "sort of stuffy-quieter, more dignified," and she is acutely aware of the neighborhood's deep history. "The people in old Seattle moved up, and this is the first hill they moved to."

Coombs and her FHIA colleague Jim Erickson are quick to point out the pressing issues facing the First Hill neighborhood: transportation, housing, open space and public safety. In a sense, this looks like the generic wish list for any urban center; it is in the details, however, that one sees the way these issues are specific to First Hill and its residential population.

In the realm of public safety, Erickson points out that the neighborhood is almost of two personalities: there are those that work on First Hill during the day, along with the area's many hospital visitors; and there are those who live in the neighborhood. The latter group is made up largely of retirees living in such communities as Horizon House and Exeter House, as well as in the Presbyterian Retirement Community Northwest. "That's a big part of our population that we have to think about," Erickson explains.

To that end, such public safety issues as night lighting and sidewalk construction comes into play. For instance, a light pole was recently installed outside the new M Street Grocery on 8th and Madison, courtesy the FHIA, and Erickson said there is need for more such fixtures along dark and potentially dangerous sidewalks. "We're trying to work that into design reviews," he said, adding that improving sidewalks is also important. And it's not only retirees who would benefit from improved sidewalk safety, Coombs points out. "Our identity is also wrapped up in the hospitals," she says, adding that many hospital workers are commuting around the clock, meaning many people are getting to work in the middle of the night when good lighting and good sidewalks are crucial factors in public safety.

Also, Erickson and crew are working with the Seattle Department of Transportation (SDOT) to get 8th Avenue turned into a pedestrian walkway. Original plans called for that walkway to be along 9th Avenue, until the FHIA pointed out that it's a bit ridiculous to make the path between two hospitals. "We said no," Erickson says. "Our plan says 8th, and they listened to us."

Ever since the Sound Transit board scrapped plans for a First Hill Light Rail station more than two years ago, the FHIA has been working tirelessly to get a rapid-transit streetcar installed-one that would connect First Hill to both the International District and Capitol Hill, where riders could connect with Broadway's light-rail station. Erickson said he doesn't buy Sound Transit's reasons given for pulling the plug on the First Hill station, which was that digging down on a steep grade would prove too dangerous. "I don't buy that public fig leaf, but they succeeded at what they intended to do," he argues.

Nonetheless, Erickson and crew are undeterred, and they want the streetcar sooner than later. Current plans, albeit tentative, are calling for the streetcar to be installed after the completion of the Capitol Hill Light Rail station. "We're arguing we don't want to wait that many years," Erickson says, adding that where the streetcar would travel is also at issue. "We want it to come into the heart of town," he says. Michael Gray, who has been a member of FHIA for 20 years, said, "Sound Transit has been a big deal for years" among First Hill residents. "We're trying to come up with an alternative to the light rail station," Gray says. "Our whole group's pretty unified by that."

Regarding the creation of more open space in First Hill, Erickson and Coombs claim to work well with developers in getting such things as benches in First Hill Park (courtesy Opus Development); it's the city they have a hard time working with. "We have found the open space we get is from developers, not the city, and

that's pathetic," Coombs says. The FHIA is currently pushing to get a park installed in the parking lot directly across from the new M Street Grocery.

"Every single neighborhood has gotten their park except First Hill," Gray says, referring to the 2000 Pro Parks Levy that allotted \$5 million for a new park in the area. According to Gray, one of the locations being proposed for a park is the Spanish steps, which he argues is more enhancing for the cathedral nearby than suggestive of a decent neighborhood park. He is also advocating for the location at 8th and Madison.

"We're getting so much development here," Coombs says of the neighborhood in general. Both she and Erickson argue that First Hill is saturated with low-income and subsidized housing; according to Coombs, the neighborhood contains 25 percent of the city's low-income housing, on .4 percent of the land. Therefore, their concern is in getting more moderate or mid-level housing into the area, to create a diverse mix of residents.

Finally, both Coombs and Erickson are big fans of the new M Street Grocery, and they say it's crucial that word gets out to local residents about the store. "It's the only grocery store for 10 blocks," Coombs points out, arguing that the rumors that the store is overpriced are totally false. "It's very neighborly," she says, with competitive prices and almost unlimited free parking located underground.

"Our highest concern was a grocery store," Erickson said of what FHIA wanted in that location, formerly a Shop Rite. Owner and manager Matt Randish, whose family has been in the Northwest grocery business since 1915, said he did a tremendous amount of research into what sort of store would best suit the First Hill neighborhood. "I was very familiar with the area and the neighborhood," Randish said, adding that "in other cities you have this. It's something that people have to get used to."

According to Randish, the store provides a wide diversity of products. "We're high-end, we're organic and we're conventional," is how he puts it. One of his primary concerns was maintaining what he calls a "competitive price zone," to which end he carries generic brands along with name brands. "Our main focus for the store is our perimeter departments," Randish adds, meaning produce and meats as well as the store's deli, which serves a large, noon-time lunch clientele. He quips that the store is "50,000 square feet in 12,000 square feet."

Randish says he's not done adjusting the style and content of M Street Grocery. "We're still adjusting and tweaking the store according to our customers' needs," he says. "We're still moving forward and adjusting."

North Seattle Herald-Outlook

September 6, 2007

Lenin on the move? Statue's fate unknown

By Jessica Van Gilder

Where will Lenin take his revolutionary ideas next? Well, no one can really say. All options are open for the Lenin statue in Fremont, including leaving Fremont, becoming scrap metal or being sold to a museum. Although Lenin has made an impression on the Fremont neighborhood and has become "iconic" as some say, the statue has always been up for sale. The renewed discussion about Lenin's fate stems from the statue's owner, who would like to see the statue sold before it can be liquidated as an asset, according to Jon Hegeman.

Hegeman, who runs the Fremont Sunday Market and is a 17-year Fremont activist, said, "What it's doing is just reminding us that it is temporary; it is there to be sold. And there other options for other kinds of art or sculpture that we display." But are there other options to replace a unique propaganda statue of Lenin? "It's a crucial artifact that landed in our neighborhood. It's helped put Fremont on the map, and it's been an immensely entertaining piece of artwork to have with us. It will be sad to see it go," Hegeman said, "But it opens the door for what might come in afterward. It would create a vacuum: The opportunity to display something would be irresistible, and something would come there to replace it."

For Hegeman, who seems to have accepted that the Lenin statue will eventually leave Fremont, replacing the Lenin statue with that of another Lenin - John Lennon, that is - would be perfectly acceptable. He explained, to

replace Lenin's statue with one of Lennon would present "an entirely different sense of politics, presence and history."

Although a John Lennon sculpture may provoke the same discussion as Lenin's statue does, the current statue has become a focal point in Fremont. "It's become somewhat iconic in the community. The artistry public of Fremont, it just seems to be tied around Lenin," said Fremont Chamber of Commerce executive director Michael Jerrett. "It is part of Fremont, and it would be nice to see it stay. It would be really nice if somebody bought it and kept it here." But according to Jerrett, the chamber hasn't been actively attempting to sell the statue, and there haven't been any serious inquiries into its purchase either.

"Lenin may or may not be here forever - who knows? At this point I can't say either way," Jerrett said. The statue can be purchased from the owner for \$250,000, and since its installation in 1995, the statue has only received the interest of a few individuals, but no firm offers. "The status is that it's going to be changing depending upon the well-being of the current owner [who is ill], and [whether] the statue falls into the hands of the estate, that it might be repossessed and auctioned or sold - whatever it is most profitable as it's converted into an asset," Hegeman said.

Yet, Hegeman also said that unless an effort is made to purchase the statue to keep it in the community, it will eventually find a new purpose outside of Fremont. "It's a very good symbol of the community's sort of self-concept of being peculiar, kind of artistic, and Fremont's independence and social spirit," Hegeman said. "This statue was really about art outlasting politics. Art's supposed to create an interaction and provoke a response, which it has sure been successful at doing." For now, the Lenin statue continues to be displayed, until someone purchases it or it becomes scrap metal.

Ballard News-Tribune
Is Denny's building a landmark?
By Rebekah Schilperoort
September 4, 2007

Rhapsody Partners, the development firm that wants to tear down a Ballard Denny's Restaurant to build a six-to-eight story condominium, plans to nominate the 1960's building for landmark status. "We want to make sure that things are going the way they are supposed to go," said Katie Vance, a partner with the Kirkland-based developer. A well-known Bay Area architect, Clarence Mayhew, designed the building at 15th Avenue Northwest and Northwest Market Street. It was built in 1964 as a Manning's Cafeteria, a local family-owned chain that has since gone out of business.

Often referred to as a long-time hangout for "old Ballard," the style of the building, with its curled A-frame roof, is a post World War II architecture style called "Googie." It is reminiscent of the roadside style first popular in the Los Angeles area, with bold angles and sweeping cantilevered roofs. Since anyone can nominate a building for conservation 25 years or older with Seattle's Landmark Preservation Board, it's common for developers to do so first in order to save time and money, said Sarah Sodt, landmark coordinator for downtown.

"They want to know whether it will be designated or not as soon as possible," Sodt said. "It gives them the ability to start planning for the future depending on the (board's) determination." Nominating the building is a way to remove all "incumbrances" on the project and avoid costly delays if construction had to stop for any reason, said Louie Richmond, a spokesman for Rhapsody.

"That's what every developer wants to avoid," said Richmond, chief executive officer of Richmond Public Relations. "When (the developer) starts to build they want to make sure they can proceed in a judicious way." In some cases, if a building is more than 50 years old or there's a significant public interest in preserving the site, a standard environmental review can force a landmark nomination. A failed nomination can't be appealed for at least five years, except by the owner.

Scott Kemp, the city's land use planner for the project, said he hasn't received any comments from the public

asking that the site be preserved. "People seem to be more used to change than they used to be," Kemp said. The project has also been criticized by a nearby developer and community members for not being walkable enough, but Richmond said Rhapsody is "very interested in making it pedestrian and neighborhood friendly." "The design is not final...it goes through many, many changes," he said. The site was purchased from the failed Seattle Monorail Project, which planned to build a station there for the 14-mile elevated line.

Bob Derry, former staff member for the Seattle Monorail, said all the properties purchased by the organization were studied for landmark status, including the Denny's building. The "cafeteria with a funny roof" was found to have no historical, archeological or indigenous significance, he said. Rhapsody first hired Seattle historian and author Mildred Andrews to research the building further, but ended her contract after she submitted her preliminary report. Andrews wasn't willing to disclose her findings just yet, but said, "It's a very interesting building."

Preservation architect Larry Johnson is now consulting with Rhapsody's architects and will write the landmark nomination. His goal is to "stick to facts, not conjecture," Johnson said. "There's no room for speculation." Johnson, a former chair of the Ballard Avenue Landmark Board, was also hesitant to reveal any of his findings about the building while under contract with the developers. "My job is to report the facts," he said. "My opinion only enters in when I write a landmark nomination."

Richmond said Rhapsody is somewhat confident the site will not pass a nomination. "Rhapsody feels the site indeed is not a landmark," he said. "What they want to do is vastly improve the lot." Johnson is concerned that nominating a building for historic status has become the new way to fight unwanted development. "I think all these fights - we're reacting to change, such rapid change," he said.

The city's all-volunteer landmark board already has its hands full with considering the designation of 38 downtown buildings, he said, and their time shouldn't be used inefficiently. "We're scraping the bottom of the barrel (sometimes)," Johnson said. "We can't keep everything and we shouldn't be throwing everything out either."

Sound Transit's University Link/Capitol Hill Station 30% Design Open House
September 26, 2007
5:00 p.m. - 8:00 p.m.
Seattle Central Community College-Rm 1110
1701 Broadway, Seattle WA

University Link will connect Capitol Hill and the University District with the 16 miles of the light rail system already under construction. 30% Station design is complete for University Link's Capitol Hill Station. Sound Transit is hosting an open house for the community to learn about the latest progress on the project and provide feedback on the station design. Technical staff will be on hand to answer your questions. Come learn about:

- Station design, entrances, and pedestrian access
- Sound Transit art program (ST art)
- Transit Oriented Development
- Construction mitigation

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