



SEATTLE CITY COUNCIL

Neighborhoods, Education, Civil Rights, and Culture Committee

Agenda

Friday, December 9, 2022

9:30 AM

Public Hearing

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Tammy J. Morales, Chair
Kshama Sawant, Vice-Chair
Andrew J. Lewis, Member
Sara Nelson, Member
Dan Strauss, Member

Chair Info: 206-684-8802; Tammy.Morales@seattle.gov

[Watch Council Meetings Live](#) [View Past Council Meetings](#)

Council Chamber Listen Line: 206-684-8566

For accessibility information and for accommodation requests, please call
206-684-8888 (TTY Relay 7-1-1), email CouncilAgenda@Seattle.gov, or visit
<http://seattle.gov/cityclerk/accommodations>.



SEATTLE CITY COUNCIL
Neighborhoods, Education, Civil Rights, and
Culture Committee
Agenda
December 9, 2022 - 9:30 AM
Public Hearing

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/committees/neighborhoods-education-civil-rights-and-culture>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment or Public Hearing period at the meeting at <http://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin two hours before the meeting start time, and registration will end at the conclusion of the Public Comment or Public Hearing period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak for the Public Comment or Public Hearing on the sign-up sheets located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the each Public Comment or Public Hearing period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Tammy J. Morales at tammy.morales@seattle.gov.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

Appointments

1. [Appt 02425](#) **Reappointment of Nathaniel Higby as member, Seattle LGBTQ Commission, for a term to April 30, 2024.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (5 minutes)

Presenter: Janet Stafford, Office for Civil Rights

2. [Appt 02426](#) **Appointment of Brett Pepowski as member, Seattle LGBTQ Commission, for a term to April 30, 2024.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (5 minutes)

Presenter: Janet Stafford, Office for Civil Rights

3. [Appt 02420](#) **Appointment of Miriam Hinden as member, Ballard Avenue Landmark District Board, for a term to June 30, 2024.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (5 minutes)

Presenter: Minh Chau Le, Department of Neighborhoods

4. [Appt 02421](#) **Appointment of Anthony R. Salazar as member, Ballard Avenue Landmark District Board, for a term to June 30, 2023.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (5 minutes)

Presenter: Minh Chau Le, Department of Neighborhoods

Landmarks

5. [CB 120312](#) **AN ORDINANCE relating to historic preservation; imposing controls upon the Seattle-First National Bank Building, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.**

Supporting
Documents:

[Summary and Fiscal Note](#)

[Summary Ex A - Vicinity Map of Seattle-First National Bank](#)

[Landmarks Preservation Board Report](#)

[Photos](#)

[Central Staff Memo](#)

[Presentation](#)

Briefing, Discussion, and Possible Vote (20 minutes)

Presenter: Lish Whitson, Council Central Staff

6. [CB 120456](#) **AN ORDINANCE** relating to historic preservation review procedures; amending and making permanent certain temporary procedures; amending Sections 23.66.030, 25.12.320, 25.12.720, 25.16.100, 25.20.090, 25.21.110, 25.22.110, 25.24.070, and 25.30.090 of the Seattle Municipal Code.

Supporting

Documents:

[Summary and Fiscal Note](#)

[Summary Att 1 - Map of the City of Seattle's Historic Districts](#)

[Central Staff Memo](#)

[Presentation](#)

Public Hearing, Briefing, and Discussion (30 minutes)

Presenters: Sarah Sodt and Sara Belz, Department of Neighborhoods

E. Adjournment



Legislation Text

File #: Appt 02425, **Version:** 1

Reappointment of Nathaniel Higby as member, Seattle LGBTQ Commission, for a term to April 30, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Nathaniel Higby</i>		
Board/Commission Name: <i>Seattle LGBTQ Commission</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed:	Term of Position: * 5/1/2022 to 4/30/2024 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Capitol Hill</i>	Zip Code: <i>98122</i>	Contact Phone No.:
Background: Since 2019, Nate Higby has been serving as a Commissioner for the Seattle LGBTQ Commission. He graduated with a bachelor's degree in Sociology from Whitman College, Washington and works at Virginia Mason Medical Center where he does continuous improvement consulting and is an active member of the LGTQB staff committee. A life-long Pacific Northwestern, Nate is passionate about social justice, especially dismantling systems of oppression. Nate has spent time advocating for both disability and LGBTQ rights. In 2018, Nate was able to participate in a civil rights pilgrimage in the South and heard firsthand from foot soldiers about the importance of civic engagement. Since then, Nate has been committed to serving the community by working with a variety of local organizations in Seattle, including Year Up, Common Purpose, Yesler Terrace's Youth Tutoring Program, and United Way. When not working or volunteering, Nate likes to train for marathons and try new restaurants around Capitol Hill.		
Authorizing Signature (original signature): <i>Bruce A. Harrell</i> Date: 6/6/2022		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Nathaniel Higby

Education

Whitman College, Walla Walla, WA: Bachelor of Arts in Sociology with Distinction

Work Experience

Virginia Mason Medical Center

Seattle, WA

Virginia Mason Production System (VMPS) Specialist, Kaizen Promotion Office

February 2018 - Current

- Serve as technical expert of VMPS/Lean implementation, collaborating with leaders across the health system to integrate VMPS into operations
- Train and coach 30+ organizational leaders in VMPS principals and workshop facilitation
- Facilitate cross-departmental improvement activities (e.g. target setting, kaizen workshops, weekly huddles, innovation)
- Conducted experience based studies using surveys, interviews, and observations to capture care gaps and emotional touch points for patients and providers in Orthopedics and Physical Medicine and Rehabilitation
- Co-founder of department's psychological safety sub-team, focusing on education and coaching of team members
- Member of Virginia Mason's LGBTQ's staff committee, collaborating with leaders, providers, and community partners to ensure access to safe and equitable care for LGBTQ patients

Physician Recruiting Coordinator, Provider Services

March 2016 – February 2018

- Managed over 230+ onsite interview visits; served as host for candidates and responsible for education on Virginia Mason and VMPS; strategized with hiring managers to improve candidate experience; managed candidate flow in high volume environment
- Responsible for communicating key provider information to downstream customers; conducted sensitive data entry into HR systems; performed administrative duties
- Project lead on Provider SharePoint Team Site implementation; collaborated with key stakeholders; facilitated roll-out plan development
- Improved business through Virginia Mason Production/Toyota Production System Tools:
 - Led a Kaizen event which implemented mistake-proofing measures to Physician Recruiting information flow to downstream customers, improving quality by 68% and reducing from nine to one information source
 - Created and implemented team production board to track capacity and identify needs for level-loading or problem solving
 - Utilized process flow tools to capture and understand information flows in complex recruiting processes, including internal transfers and fellowship recruitment; conducted root cause analysis to generate meaningful counter-measures.

Administrative Intern, Kaizen Promotion Office

November 2015- March 2016

- Provided administrative support to a department of 12 improvement specialists and four directors; created standard work to document processes; oversaw office supplies and reorders; facilitated weekly staff-wide Report Out meetings
- Performed complex scheduling for executive leaders and directors for improvement events; performed data analysis
- Led a Kaizen event which decreased repetitive rework, reduced processing time, and streamlined communications with department customers

House of Representatives

District of Columbia

American Association of People with Disabilities Congressional Intern

May 2015 – August 2015

Whitman College

Walla Walla, WA

College Coach Intern

May 2014- May 2015

Office for Civil Rights, Department of Education

Seattle, WA

Civil Rights Intern

May 2014- August 2014

Leadership Experience

Whitman Events Board Co-Sponsorship Chair
2015

May 2014- May

- Coached and led 25+ students to execute over two dozen campus-wide events; managed a budget of \$16,000

Associated Students of Whitman College Club Director

August 2013- May 2014

- Developed club leaders through one-on-one mentorship; facilitated bi-weekly club leader symposium; enforce compliance with college regulations; participated in executive council meetings

Other experiences: Resident Advisor, Senate Ombudsman, Class Senator, Student Affairs Council Member

**Term begin and end date is fixed and tied to the position and not the appointment date.*

Awards and Certifications

- 2015 Eugene Marx “Unsung Hero” Award for outstanding service to Whitman College community
- Virginia Mason Production System for Leaders and Advanced VMPS
- Crucial Conversations; Coaching for Development Excellence; and Situational Leadership

Skills and Abilities

- Proficiency in Microsoft Office Applications, Oracle, Survey Monkey, Kronos, Adobe, Taleo, & SharePoint
- Advanced experience and training in research methods, Cerner, EBD, statistical analysis, computer design, and conflict mediation

Seattle Lesbian, Gay, Bisexual, Transgender and Queer Commission

May 2022

Members: Pursuant to SMC 3.14.920, all members subject to City Council confirmation, 2-year terms:

- 8 City Council-appointed
- 9 Mayor-appointed
- 4 Other Appointing Authority-appointed: Commission-appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	VACANT	5/1/21	4/30/23	1	City Council
			2.	Member	VACANT	5/1/21	4/30/23	1	Mayor
			3.	Member	VACANT	5/1/21	4/30/23	1	City Council
			4.	Member	VACANT	5/1/21	4/30/23	1	Mayor
			5.	Member	VACANT	5/1/21	4/30/23	1	City Council
			6.	Member	VACANT	11/1/21	10/31/23	1	Mayor
			7.	Member	VACANT	11/1/21	10/31/23	1	Commission
			8.	Member	Steven Pray	11/1/21	10/31/23	1	Mayor
			9.	Member	VACANT	5/1/22	4/30/24	1	City Council
			10.	Member	Nathaniel Higby	5/1/22	4/30/24	2	Mayor
			11.	Member	VACANT	5/1/22	4/30/24	1	City Council
			12.	Member	Brett Pepowski	5/1/22	4/30/24	1	Mayor
			13.	Member	Raja Fouad	11/1/20	10/31/22	1	City Council
			14.	Member	VACANT	11/1/20	10/31/22	1	Mayor
			15.	Member	VACANT	11/1/21	10/31/23	1	City Council
			16.	Get Engaged	Lillian M. Williamson	9/1/21	8/31/22	1	Mayor
			17.	Member	VACANT	5/1/22	4/30/24	1	City Council
			18.	Member	VACANT	11/1/21	10/31/23	1	Mayor
			19.	Member	Victor Loo	11/1/21	10/31/23	2	Commission
			20.	Member	Andrew Ashiofu	5/1/22	4/30/24	1	Commission
			21.	Member	VACANT	5/1/22	4/30/24	1	Commission

SELF-IDENTIFIED DIVERSITY CHART

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor													
Council													
Comm													
Total													

Key:

*D	List the corresponding Diversity Chart number (1 through 9)
**G	List gender, M = Male, F= Female, T= Transgender, U= Unknown
RD	Residential Council District number 1 through 7 or N/A

*Term begin and end date is fixed and tied to the position and not the appointment date.

Diversity information is self-identified and is voluntary.

**Term begin and end date is fixed and tied to the position and not the appointment date.*



Legislation Text

File #: Appt 02426, **Version:** 1

Appointment of Brett Pepowski as member, Seattle LGBTQ Commission, for a term to April 30, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Brett Pepowski</i>		
Board/Commission Name: <i>Seattle LGBTQ Commission</i>		Position Title: <i>Commission Member</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed:	Term of Position: * <i>5/1/2022</i> to <i>4/30/2024</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Columbia City</i>	Zip Code: <i>98118</i>	Contact Phone No.:
Background: <i>Brett joined the Commission in 2021 and serves on the Community Outreach and Social Media Committee. Brett works as a data analyst for a housing and clinical services nonprofit, volunteers for an overnight camp for queer youth and youth of nontraditional families, and volunteers backstage for the local gay symphonic band. As a commissioner, Brett hopes to raise public awareness of issues and government actions affecting the queer community and increase local access to quality, affirming, affordable housing and healthcare.</i>		
Authorizing Signature (original signature): <i>Bruce A. Harrell</i> Date: 6/6/2022		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

**Term begin and end date is fixed and tied to the position and not the appointment date.*

Brett Pepowski

Experience and Service

Health Stabilization Specialist

July 2019-Present
Seattle, WA

Downtown Emergency Services Center

37.5 hours per week

Within a shelter and four permanent supportive housing sites, collaborates with clients and case managers to determine clients' health goals and necessary supports. Schedules and arranges transport to doctor appointments, food banks, and other outings.

- Builds rapport and practices harm reduction techniques to connect with hesitant clients.
- Leverages knowledge of LGBTQIA+ and disabled communities to provide appropriate help.

Cabin Counselor, Area Lead

August 2018-Present
Seattle, WA

Camp Ten Trees

479 hours total

Engaged LGBTQIA+ youth in social justice & other activities as they explored their identities.

- Developed and presented a Disability Justice training for other volunteers.
- Supported inclusion of campers by adapting activities to their mental and physical needs.
- As Area Lead, collaborated with Cabin Counselors to resolve camper conflicts.

Science Education Fellow

September 2016-June 2018
Evanston, IL

Science in Society, Northwestern University

40 hours per week

Collaborated with four other Fellows to plan and implement study skills/biology review curriculum in small tutoring sessions at highly diverse Chicago Public High School. Assisted teachers by answering student questions, communicating their needs to teachers, and creating tailored lesson plans.

- Led preparations for annual student field trip to Northwestern, coordinating with other Fellows, teachers, office staff, and Northwestern lab hosts.
- Supported supervisor by helping building partnerships with teachers, helping interview incoming Fellows, and creating orientation, LGBTQ, and other reference materials.

Stage Manager

November 2018-February 2019
Chicago, IL

Chicago Musical Theatre Festival

1-27 hours per week

Coordinated rehearsal scheduling and location for a musical. Communicated schedule, rehearsal expectations, etc. to actors. Directed load-in and load-out of set and props. Called cues during shows.

- Coordinated pre-rehearsal preparations with out-of-town staff.
- Developed and delivered key documentation and paperwork to directors.

Education

The University of Chicago

October 2012-June 2016
Chicago, IL

B.A. Biology, concentration in Microbiology

Cumulative GPA: 3.61

Honors included: Dean's List 2013 - 2016; Beatrice Garber Summer Scholar 2014

Skills

Languages: Spanish, American Sign Language, Latin (proficient); French, Polish, Hindi (conversant).

Computer: Microsoft Suite, G-Suite.

Other: First Aid/CPR/AED (2018-2020). Red Cross EMR (2014-2016).

Seattle Lesbian, Gay, Bisexual, Transgender and Queer Commission

Members: Pursuant to SMC 3.14.920, all members subject to City Council confirmation, 2-year terms:

- 8 City Council-appointed
- 9 Mayor-appointed
- 4 Other Appointing Authority-appointed: Commission-appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	VACANT	5/1/21	4/30/23	1	City Council
			2.	Member	VACANT	5/1/21	4/30/23	1	Mayor
			3.	Member	VACANT	5/1/21	4/30/23	1	City Council
			4.	Member	VACANT	5/1/21	4/30/23	1	Mayor
			5.	Member	VACANT	5/1/21	4/30/23	1	City Council
			6.	Member	VACANT	11/1/21	10/31/23	1	Mayor
			7.	Member	VACANT	11/1/21	10/31/23	1	Commission
			8.	Member	Steven Pray	11/1/21	10/31/23	1	Mayor
			9.	Member	VACANT	5/1/22	4/30/24	1	City Council
			10.	Member	Nathaniel Higby	5/1/22	4/30/24	2	Mayor
			11.	Member	VACANT	5/1/22	4/30/24	1	City Council
			12.	Member	Brett Pepowski	5/1/22	4/30/24	1	Mayor
			13.	Member	Raja Fouad	11/1/20	10/31/22	1	City Council
			14.	Member	VACANT	11/1/20	10/31/22	1	Mayor
			15.	Member	VACANT	11/1/21	10/31/23	1	City Council
			16.	Get Engaged	Lillian M. Williamson	9/1/21	8/31/22	1	Mayor
			17.	Member	VACANT	5/1/22	4/30/24	1	City Council
			18.	Member	VACANT	11/1/21	10/31/23	1	Mayor
			19.	Member	Victor Loo	11/1/21	10/31/23	2	Commission
			20.	Member	Andrew Ashiofu	5/1/22	4/30/24	1	Commission
			21.	Member	VACANT	5/1/22	4/30/24	1	Commission

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor													
Council													
Comm													
Total													

Key:

*D	List the corresponding <i>Diversity Chart</i> number (1 through 9)
**G	List <i>gender</i> , M = Male, F= Female, T= Transgender, U= Unknown
RD	Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 02420, **Version:** 1

Appointment of Miriam Hinden as member, Ballard Avenue Landmark District Board, for a term to June 30, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Miriam Hinden		
Board/Commission Name: Ballard Avenue Landmark District Board		Position Title: Position 5 – Architect
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other	Date Appointed: mm/dd/yy.	Term of Position: * 7/1/2022 to 6/30/2024 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: Ballard	Zip Code: 98117	Contact Phone No.: [REDACTED]
Background: Miriam Hinden possesses nearly two decades of experience in preservation architecture. Her work includes a broad range of approaches including rehabilitation, adaptive re-use of historic buildings, and new construction. She has worked in a design capacity on historic properties with the Ballard Avenue Landmark District as well as other designated historic sites in Seattle. Having previously served on the Seattle Pioneer Square Preservation Board, she is knowledgeable about municipal boards having a regulatory function.		
Authorizing Signature (original signature):  Date: 9/2/2022		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.

PROFESSIONAL EXPERIENCE

ATELIER DROME

Seattle, WA
Sept 2015 - present

Associate 2019-present . Project Manager 2015 - present

TAVOLATA RESTAURANT Seattle, WA . Project Manager / Architect . 2015-2016

Managed and led project team through design, permitting, and construction for a 2,200 sf restaurant tenant improvement and its outdoor sidewalk cafe in the Dunn Automotive Building on Capitol Hill.

THE SIX Seattle, WA . Project Manager / Architect . 2018-2019

Designed and managed project from initial concept through construction documents for a new 3,000 sf yoga studio and juice cafe with mezzanine in Ballard.

GRACIA RESTAURANT Seattle, WA . Project Manager / Architect . 2015

Managed and prepared permit drawings and historic review package for restaurant tenant improvement in the Ballard Ave Landmark District.

COLMAN BUILDING PENTHOUSE & RESTAURANT Seattle, WA . Project Manager / Architect . 2019

Designed and permitted restaurant tenant improvement and new rooftop penthouse to the historic Colman Building on Capitol Hill. Prepared renderings of penthouse from sidewalk for NPS' review.

HARBOR AVE APARTMENTS Seattle, WA . Project Manager / Architect . 2019-present

Managed and led project team through design and permitting, from concept design to CDs for a new multi-family apartment building in West Seattle, including Seattle Design Review.

SMALL BUSINESS ASSISTANCE WORKSHOPS Seattle, WA . Project Manager . 2018

Prepared and presented resources for tenant space design and permitting, and provided workshops to small business owners in the International District for Seattle's Office of Economic Development.

CLARK BARNES

Seattle, WA
Dec 2005 - Sept 2014

Associate 2013-14 . Project Manager 2011-14 . Project Architect 2008-11 . Intern Architect 2005-8

PUBLIX HOTEL & WAREHOUSE Seattle, WA . Project Manager . 2013-15

2017 SHPO Award for Outstanding Historic Building Rehabilitation - The Valerie Sivinski Award
Managed and led project team through all aspects of design, permitting, and CDs for mixed-use historic renovation and addition with restaurants and retail space, and apartments. Achieved approvals from HUD, International Special Review District, and NPS for Historic Tax Credits.

A.L. PALMER BUILDING Seattle, WA . Project Architect . 2008-09

Managed permitting, design and consultant coordination for all phases, including construction. Successfully nominated historic building to National Register; prepared successful NPS Historic Tax Credit application; and achieved approval from Pioneer Square Preservation Board.

ALASKA BUILDING - MARRIOTT HOTEL Seattle, WA . Intern Architect . 2006-08

Produced and detailed drawing sets for all design phases; prepared technical specifications; coordinated design and systems with consultants; prepared and presented project to Pioneer Square Preservation Board for approval; and performed historic material surveys.

EDUCATION + LICENSURE

Registered Architect, Washington State, April 2011 - present

Master of Architecture, University of Washington, Seattle, WA, 2004

PUBLIC SERVICE

Director, Interlake Childcare & Learning Center Executive Board (non-profit), 2012-2019

Architect Member, Pioneer Square Preservation Board, 2008-09, 2011-14

Judge, Washington History Day, 2009-11

Ballard Avenue Landmark District Board

7 Members: Pursuant to Ordinance 105462, 2 members subject to City Council confirmation, 2-year terms:

- 2 Mayor- appointed
- 5 Other Appointing Authority: Community Elected

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	M	6	1.	Community Historian	Anthony R. Salazar	7/1/21	6/30/23	1	Mayor
6	M	6	2.	Property Owner	Joe Herrin	7/1/21	6/30/23	7	Community Elected
6	F	6	3.	Tenant/ Resident	Kaia Wahmanholm	7/1/19	6/30/21	1	Community Elected
6	M	6	4.	Property Owner/ Business Person	Tommy Patrick	7/1/21	6/30/23	1	Community Elected
6	F	6	5.	Architect	Miriam Hinden	7/1/22	6/30/24	1	Mayor
6	M	6	6.	Property Owner/ Business Person	Mark Durall	7/1/20	6/30/22	1	Community Elected
6	F	NA	7.	Property Owner	Angela Economou	7/1/20	6/30/22	1	Community Elected

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	1	1					1			1			
Council													
Other										5			
Total	1	1					1			6			

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M**= Male, **F**= Female, **T**= Transgender, **NB**= Non-Binary, **O**= Other, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 02421, **Version:** 1

Appointment of Anthony R. Salazar as member, Ballard Avenue Landmark District Board, for a term to June 30, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Anthony R. Salazar		
Board/Commission Name: Ballard Avenue Landmark District Board		Position Title: Position 1 – Community Historian
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other	Date Appointed: mm/dd/yy.	Term of Position: * 7/1/2021 to 6/30/2023 <input checked="" type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: Ballard	Zip Code: 98117	Contact Phone No.: [REDACTED]
Background: Anthony Salazar holds multiple degrees in History and has been an urban historian for several decades with a focus on his residential neighborhood of Ballard and the Queen Anne neighborhood where he was a board officer for the Queen Anne Historical Society. He is also extensively involved in the histories of baseball and beer brewing holding membership with the Society for American Baseball Research and the American Homebrewers Association. His career at the University of Washington demonstrates his commitment to principles of equity and inclusion through his programmatic involvement in recruiting and mentoring under-represented students.		
Authorizing Signature (original signature):  Date: 9/2/2022		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.

EDUCATION

Master of Arts, History (1991). University of Oregon, Eugene, OR

Bachelor of Arts, History (1988). University of California, Santa Barbara, CA

SELECT RELATED SKILLS & EXPERIENCE

Marketing / Communications

- create and deliver public and campus presentations
- represent Graduate School, College of the Environment and School of Medicine at campus and community events
- represent University of Washington at national meetings and events
- post and maintain relevant material to department social media outlets
- work with local museums in presenting historical programming for public exhibition
- develop and manage national and local media contacts
- develop and oversee business opportunities and marketing communications plans
- produce marketing materials such as newsletters, brochures, advertisements, manuals and flyers
- seek new book distribution outlets and increase sales
- facilitate marketing opportunities with trade show appearances and professional associations
- promote and publicize series of educational laboratory experiences
- seek prospective customers and sustain existing client base
- maintain and coordinate direct mail marketing efforts and track responses
- negotiate contractual agreements and affiliate programs with prospective affinity partners
- coordinate marketing and public relations for historical organization
- facilitate public meetings in historical programming

Editorial Content & Review

- research and write articles, book chapters, book reviews for publications and websites
- write copy for press releases and design publicity pieces for various events
- create, write, and edit quarterly publications
- review and proofread seasonal catalogs
- create and maintain content for departmental Intranet and Internet sites
- write copy for Internet articles and features

Student Services, Recruitment & Advising / Administration

- manage special graduate education initiatives, programs, and recruitment events and activities
- manage special initiatives geared at postdoctoral fellows and alumni
- provide advising and leadership to diverse graduate student groups
- oversee graduate student diversity committee
- manage national database comprised of 9,500 diversity students and 60 university partners
- represent University of Washington at national recruitment fairs and conferences
- coordinate graduate student engagements and visits to local area community colleges
- analyze and monitor admissions and enrollment data for statistical reporting
- research and collaborate to grant writing efforts to increase diversity in graduate education

- coordinate and manage inclusive undergraduate student visits and campus engagements
- coordinate and manage committees for national diversity conferences drawing 4,000 participants
- create and facilitate series of educational bridge programs for underserved students
- serve as liaison between various campus graduate departments, programs, and offices
- organize and facilitate conference programs, schedules, and related activities
- maintain project budgets and prepare fiscal analyses
- provide and coordinate operations of clinic and compliance offices
- review grant materials for possible applications
- coordinate administrative functions between department/divisional offices
- maintain and update spreadsheets and database records
- coordinate and monitor state/federal registrations and licenses
- compile date-sensitive statistical data reports and create sales management presentations
- write course descriptions for continuing education courses
- provide support to national and local business development team members
- coordinate travel procedures and track related budget expenses
- direct multiple committees bringing national conferences (550 – 4,000 attendees) to Seattle area
- manage over 500 accounts and statements up to \$3 million/month

RELATED EMPLOYMENT HISTORY

Graduate Student & Postdoctoral Services Specialist. College of the Environment, University of Washington, Seattle, WA (2016 – 2022)

- manage and collaborate in outreach and recruitment activities, support special events and funding opportunities geared at 450+ graduate students, 100+ postdoctoral fellows in seven academic programs and departments.

Outreach & Recruitment Officer. Graduate School, Graduate Opportunities & Minority Achievement Program, University of Washington, Seattle, WA (2009 – 2016)

- develop, implement, and coordinate pipeline programs geared at 1,200+ minority undergraduate students to build awareness of UW Graduate School opportunities, and work with graduate students of color and graduate program advisors to promote diversity in graduate education, with special focus on STEM fields.

Program Coordinator. Office of Research and Graduate Education, School of Medicine, University of Washington, Seattle, WA (2001 – 2009)

- coordinate minority outreach efforts and create summer science education programs for underrepresented minorities (undergraduates & high school students) in the School of Medicine.

ADDITIONAL EMPLOYMENT EXPERIENCE

Marketing/Sales Account Executive. ELN Communications, Seattle, WA

Program Director. Discover U, Inc. Seattle, WA

Executive Assistant, Business Development. GreaterGood.com, Seattle, WA

Temporary. Pace Staffing Resources, Seattle, WA

Membership Account Representative. Group Health Cooperative, Seattle, WA

Sales Associate. McGraw-Hill Publishing Company, San Francisco, CA

ADDITIONAL PAST/PRESENT LEADERSHIP EXPERIENCE

Staff advisor, UW chapter Society for the Advancement of Chicanos & Native Americans in Science
Chair, Latino baseball committee. Society for American Baseball Research
Chair, Diversity Committee, Society for American Baseball Research
Committee member, Diversity Committee, American Homebrewers Association
Judge, 2019 National History Day, North Puget Sound Region
Chair, local conference committee, Annual Biomedical Research Conference for Minority Students (ABRCMS), University of Washington site 2015
Co-chair, Washington State Chapter, Foundation Fighting Blindness VisionWalk 2013
Committee member, Special exhibits education outreach, Northwest African American Museum
Co-chair, local conference committee, Society for the Advancement of Chicanos & Native Americans in Science (SACNAS), University of Washington site 2012
Chair, local convention committee, SABR36, 2006. Society for American Baseball Research
Chair, Public Relations. Queen Anne Historical Society

HONORS

2016 Association of Professional Advisors & Counselors, Advisor-of-the-Year Nominee, University of Washington
2016 Distinguished Staff Award Nominee, University of Washington
2013 Distinguished Staff Award Nominee, University of Washington
1999 Volunteer of the Year, Queen Anne Historical Society
1998 Temporary of the Year, PACE Staffing Network

UW DIVERSITY CERTIFICATIONS

Safe Zone, UW Q Center
Udocu Ally, UW Kelly Ethnic Cultural Center/Office of Minority Affairs & Diversity

CURRENT MEMBERSHIPS

American Homebrewers Association
Foundation Fighting Blindness, Washington state chapter
National Association of Graduate Admissions Professionals (NAGAP), Pacific Northwest Chapter
Society for the Advancement of Chicanos and Native Americans in Science
Society for American Baseball Research

SOFTWARE | COMPUTER SKILLS | APPLICATIONS

Microsoft: Access, Excel, PowerPoint, Publisher, Teams, Word

Adobe: Acrobat, Illustrator, InDesign

Social Media: Facebook, Instagram, LinkedIn, Twitter

Applications: Datawrapper, EventBrite, Evite, Google Workplace, Qualtrics, sli.do, UW Catalyst, WordPress, Zoom

References and Portfolio Available Upon Request

Ballard Avenue Landmark District Board

7 Members: Pursuant to Ordinance 105462, 2 members subject to City Council confirmation, 2-year terms:

- 2 Mayor- appointed
- 5 Other Appointing Authority: Community Elected

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	M	6	1.	Community Historian	Anthony R. Salazar	7/1/21	6/30/23	1	Mayor
6	M	6	2.	Property Owner	Joe Herrin	7/1/21	6/30/23	7	Community Elected
6	F	6	3.	Tenant/ Resident	Kaia Wahmanholm	7/1/19	6/30/21	1	Community Elected
6	M	6	4.	Property Owner/ Business Person	Tommy Patrick	7/1/21	6/30/23	1	Community Elected
6	F	6	5.	Architect	Miriam Hinden	7/1/22	6/30/24	1	Mayor
6	M	6	6.	Property Owner/ Business Person	Mark Durall	7/1/20	6/30/22	1	Community Elected
6	F	NA	7.	Property Owner	Angela Economou	7/1/20	6/30/22	1	Community Elected

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	1	1					1			1			
Council													
Other										5			
Total	1	1					1			6			

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M**= Male, **F**= Female, **T**= Transgender, **NB**= Non-Binary, **O**= Other, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: CB 120312, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation; imposing controls upon the Seattle-First National Bank Building, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Preservation Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (“Board”), after a public meeting on September 20, 2006, voted to approve the nomination of the improvement located at 566 Denny Way and the site on which the improvement is located (which are collectively referred to as the “Seattle-First National Bank Building”) for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on November 1, 2006, the Board voted to approve the designation of the Seattle-First National Bank Building under SMC Chapter 25.12; and

WHEREAS, on November 17, 2021, the Board and the Seattle-First National Bank Building’s owner agreed to controls and incentives to be applied to specific features or characteristics of the designated landmark; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Designation. Under Seattle Municipal Code (SMC) 25.12.660, the designation by the Landmarks Preservation Board (“Board”) of the improvement located at 566 Denny Way and the site on which the improvement is located (which are collectively referred to as the “Seattle-First National Bank Building”) is acknowledged.

A. Legal Description. The Seattle-First National Bank Building is located on the property legally described as:

Lots 3, 4, 5 and 6, Block 68, of D.T. Denny’s Park Addition to the City of Seattle, as per plat recorded in Volume 2 of Plats, page 46, records of King County. Except the East 12 feet condemned in King County Superior Court, Cause No. 193437 for Sixth Avenue, as provide by City of Seattle Ordinance No. 50890.

B. Specific Features or Characteristics Designated. Under SMC 25.12.660.A.2, the Board designated the following specific features or characteristics of the Seattle-First National Bank Building:

1. The site.
2. The exterior of the 1950 Building.

C. Basis of Designation. The designation was made because the Seattle-First National Bank Building is more than 25 years old; has significant character, interest, or value as a part of the development, heritage, or cultural characteristics of the City, state, or nation; has integrity or the ability to convey its significance; and satisfies the following SMC 25.12.350 provisions:

1. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state, or nation (SMC 25.12.350.C).
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).
3. It is an outstanding work of a designer or builder (SMC 25.12.350.E).
4. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of

such neighborhood or the city (SMC 25.12.350.F).

Section 2. Controls. The following controls are imposed on the features or characteristics of the Seattle-First National Bank Building that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B of this ordinance, the owner must obtain a Certificate of Approval issued by the Board according to SMC Chapter 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the features or characteristics of the Seattle-First National Bank Building that were designated by the Board for preservation.

2. No Certificate of Approval is required for the following:

a. Any in-kind maintenance or repairs of the features or characteristics of the Seattle-First National Bank Building that were designated by the Board for preservation.

b. Installation, removal, or alteration (including repair) of underground irrigation and underground utilities, provided that the site is restored in kind.

c. Installation, removal, alteration, maintenance, or repair of rooftop mechanical equipment.

d. The installation, alteration, or removal of exterior security lighting, video cameras, and security system equipment.

e. Removal of trees less than 6 inches in diameter measured 4-1/2 feet above ground.

f. Removal or replacement, or both, of shrubs, perennials, annuals, and landscaping rocks in existing locations.

B. City Historic Preservation Officer (CHPO) Approval Process.

1. The CHPO may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 of this ordinance according to the following procedure:

a. The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.

b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.

2. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a written decision constitutes approval of the request.

3. CHPO approval of alterations or significant changes to the features or characteristics of the Seattle-First National Bank Building that were designated by the Board for preservation is available for the following:

a. Removal of trees more than 6 inches in diameter measured 4-1/2 feet above ground, identified as a hazard by an International Society of Arboriculture (ISA) Certified Arborist.

b. For the specified features and characteristics of the landmark, the addition or elimination of ducts, conduits, HVAC vents, grills, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, and other similar mechanical, electrical and telecommunications elements necessary for the normal operation of the building or site.

c. Installation, removal, or alteration of exterior light fixtures, other than lighting excluded in subsection 2.A.2.d of this ordinance.

d. Installation, removal, or alteration of exterior building signage and site signage.

e. Installation of improvements for safety or accessibility compliance.

f. Installation of fire and life safety equipment.

g. Replacement of non-original windows and doors.

h. Changes to exterior paint colors.

i. Alterations to drive-through window and any related drive-through equipment.

j. Emergency repairs or measures (including immediate action to secure the area, install temporary equipment, and employ stabilization methods as necessary to protect the public's safety, health, and welfare) to address hazardous conditions with adverse impacts to the buildings or site as related to a seismic or other unforeseen event. Following such an emergency, the owner shall adhere to the following:

1) The owner shall immediately notify the City Historic Preservation Officer and document the conditions and actions the owner took.

2) If temporary structural supports are necessary, the owner shall make all reasonable efforts to prevent further damage to historic resources.

3) The owner shall not remove historic building materials from the site as part of the emergency response.

4) In consultation with the City Historic Preservation Officer and staff, the owner shall adopt and implement a long-term plan to address any damage through appropriate solutions.

Section 3. Incentives. The following incentives are granted on the features or characteristics of the Seattle-First National Bank Building that were designated by the Board for preservation:

A. Uses not otherwise permitted in a zone may be authorized in a designated landmark by means of an administrative conditional use permit issued under SMC Title 23.

B. Certain exceptions to or exemptions from regulations in SMC Title 23 may be available, either by virtue of the zoning designation applicable to the Landmark or its status as a Landmark.

C. Exceptions to certain of the requirements of the Seattle Building Code and the Seattle Energy Code, adopted by SMC Chapter 22.101, may be authorized according to the applicable provisions.

D. Special tax valuation for historic preservation may be available under chapter 84.26 RCW upon application and compliance with the requirements of that statute.

Section 4. Enforcement of this ordinance and penalties for its violation are as provided in SMC 25.12.910.

Section 5. The Seattle-First National Bank Building is added alphabetically to Section II, Buildings, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

Section 6. The City Clerk is directed to record a certified copy of this ordinance with the King County Recorder's Office, deliver two certified copies to the CHPO, and deliver one copy to the Director of the Seattle Department of Construction and Inspections. The CHPO is directed to provide a certified copy of this ordinance to the Seattle-First National Bank Building's owner.

Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2022, and signed by me in open session in authentication of its passage this _____ day of _____, 2022.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2022.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2022.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Neighborhoods	Sarah Sodt/206-684-0380	Miguel Jimenez/206-684-5805

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to historic preservation; imposing controls upon the Seattle-First National Bank Building, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

Summary and Background of the Legislation:

The attached legislation acknowledges the designation of the Seattle-First National Bank Building as a historic landmark by the Landmarks Preservation Board, imposes controls, grants incentives, and adds the Seattle First National Bank Building to the Table of Historical Landmarks contained in SMC Chapter 25.32. The legislation does not have a financial impact.

The Seattle-First National Bank Building was constructed in 1950. The property is located in the Denny Regrade neighborhood. A Controls and Incentives Agreement has been signed by the owner and has been approved by the Landmarks Preservation Board. The controls in the agreement apply to the site, and the exterior of the building, but do not apply to any in-kind maintenance or repairs of the designated features.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ☐ Yes ☒ No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

Are there financial costs or other impacts of *not* implementing the legislation?
No.

4. OTHER IMPLICATIONS

- a. **Does this legislation affect any departments besides the originating department?**
No.
- b. **Is a public hearing required for this legislation?**
No.
- c. **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.
- d. **Does this legislation affect a piece of property?**
Yes, see attached map.
- e. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**
There are no known negative impacts to vulnerable or historically disadvantaged communities. A language access plan is not anticipated.
- f. **Climate Change Implications**
1. **Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**
This legislation supports the sustainable practice of preserving historic buildings and their embodied energy. Reuse and restoration of a building or structure reduces the consumption of new natural resources, and the carbon emissions associated with new construction. Preservation also avoids contributing to the ever-growing landfills.
 2. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**
Many historic buildings possess materials and craftsmanship that cannot be duplicated today. When properly maintained and improved, they will benefit future generations, and surpass the longevity of most of today's new construction. They can also support upgraded systems for better energy performance, and these investments typically support local or regional suppliers, and labor industries.
- g. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**
No new initiative or programmatic expansion.

Summary Attachments:

Summary Exhibit A – Vicinity Map of the Seattle-First National Bank Building



Note: This map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

REPORT ON DESIGNATION

LPB 413/06

Name and Address of Property: Seattle-First National Bank Building
566 Denny Way

Legal Description: D.T. Denny's Park Addition, Block 68, Lots 3, 4, 5 and 6

At the public meeting held on November 1, 2006, the City of Seattle's Landmarks Preservation Board voted to approve designation of the Seattle First National Bank Building at 566 Denny Way as a Seattle Landmark based upon satisfaction of the following standards for designation of SMC 25.12.350:

- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.*
- D. It embodies the distinctive visible characteristics of an architectural style, period, or of a method of construction*
- E. It is an outstanding work of a designer or builder*
- E. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.*

STATEMENT OF SIGNIFICANCE

History of the Seattle-First National Bank

The history of Seattle-First National Bank, which was acquired by Bank of America when BankAmerica Corporation bought Seafirst Corporation in 1983, reaches back to the origins of Seattle and the city's earliest established banks. Seattle pioneer Dexter Horton is reported to have started "banking" money for local loggers by hiding sacks around his general store in 1860s. After spending some time in San Francisco, Horton returned to Seattle and, with one of his former mercantile partners, David Phillips, established the city's first official bank. Phillips, Horton & Company began operation in June of 1870, in a one-story brick and stone

building on 1st Avenue South near Washington Street. Several months later they moved the banking business to a 20' by 40' wood-frame building next door.

After Phillips' death in 1872, the bank's name was changed to Dexter Horton & Company and Arthur A. Denny joined the business. In 1875, the two older buildings were replaced with a one-story, 28' by 70' stone building at the corner of Washington and Commercial Streets. In 1877 the bank was incorporated. During the 1889 fire the building was damaged but its vault protected records and deposits, which then approached \$2 million.

Meanwhile, the two other organizations that would form the foundation of Seattle-First National Bank were established. In 1882 George W. Harris formed another private bank, George W. Harris and Company. Later that year, after he obtained a national charter, it became the First National Bank. The following year, in 1883, Puget Sound National Bank was founded.

Seattle weathered the economic depression of the early 1890s and toward the end of the decade boomed with the Yukon gold rush. A number of new banks had been formed, and in the first decade of the 20th century businesses began to merge to combine resources. The three banks mentioned – First National Bank Group, Dexter Horton & Company, and Seattle National Bank – each acquired or merged with a number of other banks. With the merger of Puget Sound National Bank and Seattle National Bank in 1910, Seattle National Bank overtook Dexter Horton Bank as the largest commercial bank in Seattle. Dexter Horton maintained its reputation as an industry leader, and in 1907 moved into a new seven-story building at the corner of Second Avenue and Cherry Street.

In 1924, Dexter Horton again became the largest commercial bank in Seattle after merging with the Union National Bank of Seattle. That same year, architect John Graham, Sr. designed the terra cotta-clad Dexter Horton Building at the northeast corner of 2nd and Cherry, and the company had a new headquarters.

Finally, in October 1929, three of Seattle's four major bank groups consolidated. Dexter Horton, Seattle National, and First National joined together to form First Seattle Dexter Horton National Bank. (A fourth, University National Bank, withdrew from the merger at the last minute.) The Dexter Horton Building remained the headquarters of the bank for the next forty years. The cumbersome name of the merged banks was changed in 1931, to First National Bank of Seattle, and in 1935, to Seattle-First National Bank.

Federal banking reform following the Depression changed the nature of local banks in the 1930s. The National Banking Act of 1933 changed regulations to allow national banks to operate branches on a statewide basis, as long as state banks could do the same. Washington State passed legislation allowing branches as well.

Seattle-First National quickly converted its affiliate banks into branches, and proceeded to establish new branches in communities without banking facilities. Seattle's International Branch, opened in April 1934, was the first bank to serve the neighborhood and boasted special attention for non-native English-speaking customers. By the end of 1940, Seattle-

First National had branched into 22 Washington communities, becoming the largest bank in the Pacific Northwest and one of the 50 largest in the nation (Scates, p. 85).

The wartime economy of the 1940s resulted in both large deposits to the bank and large lines of credit extended to war contractors. Seattle-First National also participated with other banks in War Bond drives and opened wartime offices at various military posts and facilities. These branches were not operated for profit, and were closed by the end of 1946.

After World War II, through the 1950s and into the 1960s, the bank continued to grow through acquisitions and establishment of new branches. National Bank of Commerce was Seattle-First National Bank's biggest branch bank competitor. By mid-century, National Bank of Commerce was the second largest bank in Washington, after Seattle-First National, and the 46th largest bank in the country, based on the amount of deposits (Elliot and Olson, p. 71 -74). By 1966, Seattle-First National Bank had grown to include 117 branches and 3,100 employees. It remained the largest bank in the Northwest, and was 28th in the nation. Seattle's National Bank of Commerce, meanwhile, continued to grow through consolidation with the Washington National Bank. NBC merged with Coast Mortgage Company, and the Commerce Credit Company joined the National Bank of Commerce as subsidiaries of Marine Bancorporation in the 1960s. By 1974 it was part of the Rainier Bancorporation, which was sold to Los Angeles-based Security Pacific Corporation in 1987 for \$1.1 billion and renamed Security Pacific Washington.

In 1974, Seattle-First National Bank was established as a one-bank holding company and began to use the Seafirst name. In 1983, Seafirst Corporation was bought by BankAmerica Corporation, which merged with Security Pacific Washington in 1992. In this way, the antecedents of Seattle's two earliest banks were brought into one national corporation. The Seafirst name was retained on its branch banks until 1999, at which point it was changed to Bank of America.

Development of the Cascade and Regrade Neighborhoods

The subject property is located in an area of the city defined by the Seattle Center Grounds on the west, and limited access roads or highway systems, including Mercer Street on the north and Aurora Avenue/Highway 99 on the east. The relatively flat site is on the north side of Denny Way.

Denny Way runs east-west from the city's waterfront up through Capitol Hill. In parts of the city the street defines a shift in the urban grid, which itself radiates in several locations from the curve of the Elliott Bay Harbor. While the grid and large arterial streets, such as Denny Way, tend to define neighborhood edges, this area was once part of continuous urban fabric that made up the westernmost portion of the Cascade neighborhood. (The U.S. Census defines the boundaries of Cascade as extending west to the Seattle Center.)

This area was included in the last phase of the Denny Hill Regrade project, which resulted in a leveling of the surrounding blocks. Thus it shares its 20th-century development with both

neighborhoods. The identification of the surrounding area as a part of a distinct neighborhood became more ambiguous after the early 1950s, when the Battery Street Tunnel and Aurora Avenue (located one block to the east of the subject property), were constructed as part of Highway 99. The following historic overview of the surrounding area includes references to both the South Lake Union/Cascade Neighborhood and the Denny Regrade.

The concept of regrading Denny Hill was advanced in 1898 as a vision to make Seattle's steep hills and streets more level. The first phase, which dramatically lowered the area along 1st Avenue from Pine Street to Denny Way was completed in January 1899. Directed by Seattle's visionary City Engineer, Reginald Heber (R.H.) Thompson, the regrade was intended to encourage development through the construction of straight, level roads and water systems in the city.

A contract for the second phase of the regrading of Denny Hill was let in 1903. By 1911, the area between 2nd and 5th Avenues, from Pike to Cedar Streets was flattened, leveling as much as 80' of the original Denny Hill. In 1910, the City's Municipal Council Plans Commission hired planner Virgil Bogue to produce a comprehensive "civic vision" for the regraded area. Bogue, who had worked with the renowned Olmsted Brothers, produced a grand Beaux-Arts scheme with radiating plazas lined by Neoclassical style buildings. The plan proposed a new civic area in the Regrade that followed an urban design pattern popular in 19th-century Europe. However, Seattle voters soundly rejected the plan in 1912, voting two to one against it. In the meanwhile, the completion of the Chittenden Locks in 1910 and the Lake Washington Ship Canal in 1917 had prompted further industrial development and maritime use of the South Lake Union area.

The third and final phase of regrading Denny Hill occurred between 1928 and 1930. It reduced the hill's eastern slope, comprised by the area between 5th and Westlake Avenues and between Virginia and Harrison Streets, including the subject property and several blocks north of it.

During the subsequent years, the leveled Denny Regrade neighborhood grew very slowly, with many vacant lots and some isolated apartments and commercial buildings. Drawn to the area by cheaper land prices and relatively close and level proximity to the downtown, auto dealerships, warehouses, additional service garages, and gas stations gradually were established in the area, along with small retail facilities and apartments. Construction along and north of Denny Way is indicated in early Kroll Maps of 1912 - 1920, which show a modest pattern of growth in the presence of small, wood-framed residential and commercial structures.

In the early 1950s, the City constructed a new electrical substation at Broad Street and 6th Avenue. This facility was one of a number of nearby public facilities, along with the full-

block "bus barn" maintenance and parking lot, the Civic Auditorium, Armory, and Memorial Stadium, which were located several blocks northwest of the subject property. In the early 1960s the Auditorium, Armory, Stadium, and a former public school, playground, and fire station were aggregated and redeveloped as part of the fair grounds for the Century 21 Exposition. The bus barn and Broad Street Substation resulted in the vacation and closure of several streets north of Thomas Street, which impacted pedestrian and vehicular traffic in the area.

Construction of Highway 99 and the Battery Street Tunnel in the 1950s essentially divided the Cascade neighborhood. Increased traffic on Denny Way further defined the Regrade and the Denny Triangle as separate from the area surrounding the Seattle-First National Bank / Bank of America property. In response to the World's Fair, the immediate neighborhood was developed with low-scale motels and tourist-related facilities.

Vehicle traffic on Denny Way and nearby Mercer Street has continued to increase in the last three decades. At the same time, the close proximity to I-5 and downtown made South Lake Union and Regrade neighborhoods increasingly attractive for development. A comparison of Kroll Maps dating from 1940 - 1960 and current conditions indicates increasingly large-scale, full-block mixed-use residential developments in the blocks south of the subject property.

Designated local landmarks near the subject building include "Seattle, Chief of Suquamish" statue at Tillicum Place, at the intersection of 5th Avenue, Denny Way, and Cedar Street, approximately two blocks southwest; the Space Needle and Seattle Monorail on the Seattle Center grounds, two and three blocks northwest; Old Norway Hall (presently Cornish College of the Arts, Raisbeck Performance Hall), at 2015 Boren Avenue, approximately eight blocks to the southeast, and Fire Station No. 2, at 4th and Battery Street, approximately three blocks south.

A 1975 urban inventory of the neighborhood, led by architects Victor Steinbreuck and Folke Nyberg for Historic Seattle, did not identify the subject building as significant to the city or the community. The survey cited the following buildings, which remain within three blocks of the subject bank property, as significant to the city. (None of these has been designated.)

- Apartment building at 2600 3rd Avenue (ca. 1910)
- Cedar Apartments, 320 Cedar Street (1916)
- Hermosa Apartments, 2700 4th Avenue (1915)
- Parks Department Headquarters, Denny Way and Dexter Avenue North (1948)
- Former Post Intelligencer Building / Group Health Administration, 521 Wall Street (1948)
- City Light Broad Street Substation, 526 Harrison Street (1949)

In the 1995 South Lake Union/Seattle Commons Plan EIS, the subject building was identified as Category 2, a building of secondary or community significance (p. 15-20).

The Bank as a Building Type

The subject building is an example of a Modern style bank. The nature of banking and bank architecture changed radically in the post-war era due to broad cultural shifts including general prosperity, the rise of middle-class consumers, and booming automobile use. This was anticipated as early as the mid-1940s, when there was a call for "the bank building, as well as the banker, [to] get rid of the 'stiff-collar and fishy eye' and meet the customer at least as engagingly as a first-rate retail store" (*Architectural Record*, March 1945, p. 88).

Historically, the American bank had been designed to represent tradition and solidity, using Classical forms to reinforce a sense of permanence and continuity. Banks in the 19th and early 20th centuries primarily served corporations, businesses, and the wealthy. The bank was an awesome temple with a grand banking hall. Internal functions were clearly separated with formal spaces created to enforce a sense of hierarchy and control. In Seattle this earlier business and building type is well represented by two locally designated landmarks – the Dexter Horton Building, at 710 2nd Avenue, and the Puget Sound Bank at 815 2nd Avenue.

Changes in banking patrons and their needs in the post-war era resulted in decided shift away from traditional bank design that had sought to awe or overwhelm the customer. In the suburbs and cities, women resumed their roles of homemakers and shoppers and became the banks' primary customers. Members of the rising middle class demanded new types of services (*Progressive Architecture*, October 1955). The architecture of the bank responded to the "completely new attitude [that] invaded the banking business – that of being friendly" (*Progressive Architecture*, June 1953, p. 125).

A comparison of bank buildings featured in post-war design periodicals reveals a consistency in the resulting design approach. Modernism was the ideal complement for the banking industry seeking to distance itself from its stodgy past and project a new, bold, optimistic image. Post-war banks were designed to be more human-scale and user-oriented. They featured open floor-plan structures that emphasized accessibility, friendliness, and contemporary notions of progress.

Modern Bank Building Design in Seattle

To convey a sense of stability without the traditional Classical detail and scale, bank designers typically offset glazed areas with a concrete core, a solid, sheltering roof, or massive, exposed structural elements. All of these concepts found built expression in the subject building on Denny Way, as well as in the NBC Bank at 6th and Olive (1955, now Bank of America), and at Battery Street and 3rd Avenue (1954, now US Bank). The 3rd and Battery branch was a Modern building, described as "embodying a new concept of bank architecture" (*Seattle Times*, June 13, 1954).

Spatial qualities of the earlier banks persisted even in modern bank buildings: the conventional "banking hall" became the central, publicly accessible banking room or lobby, with managers' quarters and tellers' cages more visible but separated by partitions to one or both sides. Bank offices, vaults, and employee lounges were located typically in more

private areas such as the second floor. Architecturally, the new banks also incorporated Modernist stylistic elements, such as smooth exterior facades of painted concrete and large areas of insulating and heat-resistant glass. New conveniences were addressed with ground level parking lots, drive-up teller facilities, a 24-hour-depository, and escalators in multi-story buildings.

This "new concept" in bank design acknowledged the growing role of the automobile in daily life, and sought to make the building accessible to drivers and noticeable to passing traffic at 40 miles per hour. Drive-up windows, ample parking, and careful placement of the bank on its lot addressed the auto culture. In order to make the bank visible to passersby, one critic wrote, "[m]ake it all glass, turn the whole building into a display case, light it up at night" (*Architectural Forum*, February 1953, p. 107).

Seattle-First National constructed the subject building in 1950, its eighth new building in the post-war period. Contemporaneous articles tout the bank's ample parking, convenient automobile banking, and customer convenience and comfort. The drive-up or drive-in was developed in the mid-to-late 1940s, so it was a new convenience at certain restaurants, theaters, and banks. The building was also designed with the idea of a large, public area on the interior, limiting working areas so customers would have the most "commodious" lobby.

The subject building was designed after a prototype, which was developed by architect J. Lister Holmes for Seattle-First National Bank's Industrial Branch (1946). The development of a prototype design appears to have been an effort by Seattle-First National to standardize the branches, and perhaps to unify and "brand" its image, in order that its various buildings would be easily identifiable and recognizable. Use of buildings as symbols and signs emerged along with corporate marketing in the early and mid 20th century. Buildings such as Carnegie Libraries, gas stations, lodging, and restaurants such as McDonald's and Denny's all used prototypes.

In the early 1960s, Seattle-First National announced plans to build a new headquarters in a downtown skyscraper. The site, between Spring and Madison Streets and 3rd and 4th Avenues, across from the downtown public library, was purchased for \$1.35 million in 1965. The 50-story Sea-First Building (known as "the big one") was opened in summer 1969. Designed by NBBJ, the steel-framed structure was the tallest building in Seattle and the Pacific Northwest at the time, and had a total of nearly 560,000 square feet. As with the branch bank before it, it featured on-site parking and contemporary banking services within an innovative Modern design, in its case an anodized aluminum curtainwall structure.

The Architectural Context of Modernism

As a style, Modernism rose to prominence in America through its commercial applications after 1945, but its origins were in Europe between 1915 and the late 1930s. There, Modernism was not so much a style as an ideology. Suffering from spiritual and economic loss after World War I, the architects and theorists of sought a

revolutionary break with all of the past – its sentimentality and nationalism, and also its elitist reverence for earlier styles and ornament.

Early European Modernists sought to serve society by creating an architecture of light and economy through the interdisciplinary efforts of artists, craftsmen, engineers, and architects. In reconciling society's needs with the technical progress of the machine age – with its motor cars, airplanes, radio and phonographs – Modern architects drew from formal aspects of avant-garde arts movements, including Cubism in France and Holland, New Objectivity and Expressionism in Germany, and Futurism in Italy. Architects such as Walter Gropius, Ludwig Mies van der Rohe, and Le Corbuiser sought a beauty derived from utility, and from the direct relationship between a building's purpose and its construction materials. Their ideals were translated into building forms with free plans (where the walls and perimeter were unencumbered by structure and could freely shape space), cubic massing, flat roofs, *pilots* (pillars) and windows grouped in horizontal and vertical compositions.

Because of the Depression and World War II, few large Modern buildings were designed or constructed in the northwestern U. S. until the late 1940s. Modernism was introduced in Seattle, as it was in other West Coast cities, largely through residential projects. Locally, these included Paul Thiry's house (1935 - 1936) and the Yesler Terrace housing complex (1941, J. Lister Holmes with Aitken, Bain, Jacobsen, and Stoddard). Modernism was expressed also by infrastructure projects such as the Lake Washington Floating Bridge (1940) and small-scale industrial structures such as the UW Kiln Building (1942, Paul Thiry).

Gradually, a new regional style emerged in the Northwest, combining Modern design principles with structural innovation, responsiveness to natural light, site landscape, and the nature of indigenous materials. Institutional buildings that exemplified this style included Gaffney's Lake Wilderness Lodge (1949 - 1950, Young, Richardson, Carleton & Detlie); Seattle Public School Administration Building (1946 - 1948) and Catherine Blaine Junior High School (1949 - 1952), both by J. Lister Holmes; Paul Thiry's Museum of History and Industry (1948 - 1950), North East Library (1954) and State Capitol Library (1955 - 1959); and Paul Kirk's University Unitarian Church (1955 - 1959) and UW Faculty Center (1958 - 1960, with Victor Steinbrueck). During the post-war period, corporate architectural practices took over large commercial and business projects, mostly in the downtown area, with design influenced by national tendencies, notably the Miesian tradition and the advanced technology of the aluminum and glass curtain-wall.

In the late 1950s and early 1960s, planning for the Seattle World's Fair provided unique opportunities for many local architects to explore Modern themes. Futuristic structures, such as the Monorail and Space Needle, are the most noticeable results of the Fair. A number of its other buildings and exhibits embodied the era's faith in progress and the city's vision of the future: science and technology.

Modernism allowed for unprecedented freedom in adapting a building's form to new functional demands. As American society became less stratified and more consumer-oriented in the post-war era, more Americans enjoyed a higher standard of living. Many

businesses that had previously been oriented primarily toward corporations or the rich shifted their attention to the growing middle class. Modernism became the architecture of this shift. Hotels, restaurants, car dealerships, clinics, small office buildings, theaters and banks reinvented themselves in more consumer-friendly guises, and expressed this change in the form of smaller-scale, open-plan, naturally-lit buildings.

In Seattle, the post-war construction of small-scale Modern buildings became common, making the style the pervasive norm. In this context, the Seattle-First National Bank's 6th and Denny Branch is both a unique design expression and representative of its era.

John W. Maloney, Original Architect

John W. Maloney (ca. 1896 - 1978) was the designer of the 6th and Denny Branch bank. He was born in Sacramento, California, and his family moved to the Puget Sound area in the early 1900s. He attended Auburn High School and then the University of Washington and Stanford University. After serving in World War I, Maloney established an architectural practice in Yakima in 1922. His buildings there include the A. E. Larson Building (1931), an Art Deco commercial structure, which is listed on both the Washington Heritage Register and the National Register of Historic Places.

In 1943, Maloney opened an architectural office in Seattle, where he went on to design a number of churches, along with schools, hospitals and office buildings. His designs for Seattle area churches include St. Benedict Church in Wallingford, Holy Family Church in West Seattle, Sacred Heart Church in Lower Queen Anne, St. Thomas Seminary at the north end of Lake Washington (1956 - 1958, the present campus of Bastyr University), and St. Anne Church and Rectory on Queen Anne Hill (1960).

As a sole practitioner, John W. Maloney designed a number of forward-looking buildings using innovative structural technologies and Modern design elements. St. John's Hospital in Santa Monica, California (1952) appeared in a national advertisement in the June 1952 *Architectural Forum* for Truscon Steel Company of Ohio. In the ad, Maloney commented on the company's line of commercial steel windows, which were used in the hospital.

The subject building was designed by Maloney in 1950 when he was a sole practitioner. (Project drawings note that his office was in the downtown Central Building.) This was followed by a number of projects for the Seattle Public School District: an addition to the 20th Avenue School (1955, presently Meany Middle School), Jefferson Park Junior High School (1956), Asa Mercer Junior High School (1957), an addition to Grover Cleveland High School (1958), and Rainier Beach Junior-Senior High School (1960). In 1958 he designed a curtainwall building as the regional offices for the Blue Cross Insurance Plan, Washington Hospital Association, on Seattle's First Hill.

In 1960, Maloney designed another office building in the Modern style, located on Eastlake Avenue in Seattle. The building was constructed to house three insurance groups. (*Seattle Times*, July 24, 1960). This small-scale building was a simple curtainwall design. That same year Maloney designed St. Anne's Catholic Church and

rectory in Queen Anne ("Catholic Church, Rectory to Cost \$600,000," *Seattle Times*, undated article, SPL Collection).

In 1963, Maloney joined with others to form a new firm, Maloney, Herrington, Freesz & Lund. That firm grew in the 1960s to a company with an estimated 40 personnel. Each partner was responsible for his own design work, with the firm organized to provide production. Immediately after its formation, the firm designed St. Thomas More Catholic Church in Lynnwood, Washington (*Seattle Times*, October 20, 1963, SPL). The following year, the firm designed a \$3.9 million men's dorm for Seattle University (*Seattle Times*, May 11, 1963, SPL). In 1966, the firm designed the Lemieux Library, a reinforced concrete and steel-frame building that features bronze-tinted windows and cladding of white marble and green granite, for Seattle University. As a late Modern building, it exhibits elements of the Brutalist style. (An undated pamphlet at SPL described the building as "contemporary American Gothic.")

In addition to the buildings for Seattle University, the firm designed institutional structures in Alaska and campus facilities for other regional colleges and universities, including Washington State University, Gonzaga University, and Central Washington University. The buildings at WSU included Holland Library (1948 - 1950), Todd Hall (1949), Compton Union Building (1950 - 1952), and Johnson Tower (ca. 1955).

Maloney retired from the firm in 1970. In 1973 - 1974, the firm designed alterations to the subject building. Later, with new principals, Maloney, Herrington, Freesz & Lund subsequently evolved into Mills John and Rigdon. MJR focused on hospital design and planning, with 95 percent of the firm's recent work in healthcare. It merged in 2004 with a Portland firm, Clark Kjos Architects, and is known currently as CKA.

J. Lister Holmes

J. Lister Holmes designed an earlier Seattle-First National Bank that appears to have served as a prototypical design for the 6th and Denny Branch. Following World War II, Holmes emerged as a leading architect in translating European Modernism to fit the Northwest context. Through his work and that of others, a regional variant of Modernism was quickly adopted by the generation of Seattle architects who had initiated their careers designing in academic traditions of the Beaux-Arts. In 1946, Holmes designed the Industrial Branch building for Seattle-First National Bank, located at 2764 1st Avenue South. Intended to serve as a prototype, "[t]he new structure represented a model – a distinctive functional pattern of a new type of building to be followed in a state-wide building program intended to standardize all branch offices" (*Bankoscope*, p. 8).

Born in Seattle on July 6, 1891, J. Lister Holmes is considered one of the prominent Northwest architects of his era. After receiving a civil engineering degree from the University of Washington in 1911, Holmes transferred to the University of Pennsylvania where he earned a graduate architectural degree in 1913. After graduating, Holmes worked his way back to Seattle, traveling through and working in Philadelphia, New York, and

Montana, arriving in his hometown in 1916. He worked briefly as a draftsman with E.F. Champney, and then as an architect with several leading Seattle firms, including Carl Gould; B. Marcus Priteca; Schack, Young and Myers; and Daniel Huntington, before establishing his own firm in 1922 at the age of 30.

Holmes' early practice focused on commercial buildings, small hotels and apartment blocks, and single-family residences. Because of the widely based Beaux-Arts education, received in Pennsylvania, Holmes was able to quickly develop a reputation for quality residential architecture. He became one of the more versatile architects in the Seattle area, with styles ranging from Spanish colonial to 18th-century French idioms.

Along with the onset of the Depression came a gradual shift by many architects towards the simplicity and economy of the International Style. In the early to mid 1930s he became known for a "contemporary" house in the Broadmoor neighborhood, constructed by the Puget Sound Mill Company, which received local recognition through publications and an AIA award. By the late 1930s, Holmes was working on a variety of commissions. He continued to integrate his classical training with the new ideas posed by regional Modernism. The shift in Holmes' career came in the late 1930s, partially due to the improved wartime economy, when his practice began to focus on large-scale housing projects and public buildings both in Seattle and Vancouver, B. C. These included the Washington State Pavilion for the 1939 New York World's Fair (now demolished) as well as one of the first large-scale housing projects in Seattle, Yesler Terrace (1940 - 1943).

Immediately after the war, Holmes tackled multiple projects including the Seattle Public Schools Administration Building (1946 - 1948), the Ida Culver House (1948 - 1949, demolished), and Seattle Goodwill Industries (1948). The Catherine Blaine Junior High School (1949 - 1952) is recognized as an outstanding example of his Modern design work during this period.

In 1955, Holmes was elected a Fellow of the American Institute of Architects (FAIA). The last major works of his career included a number of UPS distribution buildings on the West Coast, including Seattle, Pasadena and San Diego in the 1960s. J. Lister Holmes retired in Seattle and died the age of 95, on July 18, 1986.

Construction of the Seattle-First National Bank Building

The subject building was constructed in 1950, on lots that had been cleared and leveled 20 years earlier, in the final phase of the Denny Hill Regrade. Prior to the regrading, the subject block and surrounding blocks were occupied primarily by low-scale, wood-framed residential buildings. The entire block was level and vacant in 1932, when construction began on the Teamsters Building to the west of the alley. (Over the next 15 years, the Teamsters made several additions to the property.) The 6th and Denny Branch was Seattle-First National Bank's 50th statewide banking office.

The subject building was designed by John W. Maloney after J. Lister Holmes' prototype. The massing of the building and the taller, concave entry surround were carried over into

Maloney's design, while many other elements were singular to the specific site of this branch location.

DESCRIPTION

Urban Site Conditions

The subject property is sited in the Denny Regrade neighborhood, surrounded by blocks containing a mix of buildings and uses. Many different zones converge at this location in the Denny Regrade. The subject block is currently zoned SM-85 (Seattle Mixed, with a maximum height of 85'). The blocks directly south, across Denny Way, are zoned DMR/R 125/65 and DMR/C-240/125.

The bank property is located on the northwest corner of the intersection of Denny Way and 6th Avenue North, on the southeast corner of the block bounded by those streets on the south and east, respectively, as well as John Street on the north and Taylor Avenue North on the west. The site consists of Lots 3-6, Block 68, D.T. Denny's Park Addition, to form a parcel of 108' by 240' or 25,920 square feet. The two former Teamsters Buildings occupy the west half the block.

The site slopes down slightly to the north and east, approximately 10' from the southwest to the northeast corners. The property is bounded by paved concrete sidewalks on the south and east sides, and a paved 16'-wide alley along the west side. The building is located at the southwest corner of the parcel, abutting the alley to the west and a sidewalk to the south. A paved drive and surface parking lot are located to the east and north of the building. A three-sided brick sign tower, 50' tall, is sited to the northeast of the building at the east property line. Two street trees are located in front of the building along Denny Way, with additional shrubs and plantings in raised beds.

Original Building

The Seattle First-National Bank building is a one-story, reinforced concrete, Modern style structure. It measures 65' by 120', with a roof height of approximately 26'. The exterior is finished with Roman brick and Indiana limestone. The building has a concrete foundation and full basement. The 2" thick reinforced concrete roof slab is supported by five steel trusses set 20' on-center and steel joists at 2' on-center. Footings, slabs, and trusses were designed for a future clear-span second floor (Reese, p. 4). Such an addition was never made.

South and north facades are very similar to each other, designed to provide equivalent entry for customers approaching on foot (along Denny Way, south facade) or by car (parking in the lot immediately north of the building). Each of these two facades features a taller, central portion sheathed in cut stone and flanked by brick-clad walls to the east and west. The smooth-finished stone veneer is comprised of panels measuring 3'-6 1/4" tall by 2'-0 1/8" wide, with 1/4" joints. The 30' wide stone portion functions as a monumental entry surround.

The entire surround is slightly concave, with an aluminum entry assembly recessed approximately 2', set within a central glazed area approximately 20' tall by 18' wide. Original drawings note the glass panels as "heat absorbing glass wedged in mastic with wood or fibre." Centered above the glazed portion on both north and south facades is a bronze Seattle-First National Bank plaque set in a stone cartouche. On the south facade, the verticality of the entry portion is reinforced by two tall windows, a single one set to either side in the brick segment. (The windows measure approximately 5'-6" wide by 14'-2" tall.) The north facade is slightly wider to the east of the entry surround, due to the way the east facade flares out in a curve.

The east facade faces 6th Avenue North and is set back from the sidewalk approximately 35', allowing space for a driveway that served the original drive-up window. The plane of the east facade is concave (with an overall recess of approximately 4'), with a curve to match the drive. The wall is sheathed in brick and has a large projecting bow window, 14' high and 80' long, trimmed in stone. A curved, concrete marquee extends from the northernmost window panel to the brick sign tower northeast of the building. Detailed in a way that it appears to float, the marquee shelters the drive-up banking station, continues the curve of the facade, and connects the building and tower architecturally.

The west facade, along the alley, is secondary. It is primarily an exposed concrete wall, with approximately 20' at the southern end finished in brick to "wrap" from the primary south facade. There is no fenestration on the alley facade, although a large fresh air intake is located at the upper, northern portion of the wall.

On the interior at the main floor, a 78' long central oval lobby, 30' wide at the middle, provided the bank's lofty public space. Bankers' and tellers' desks were located along either side of the lobby, which had an oval check desk in the center. The north and south entry vestibules open into the lobby, and the four corners of the building housed separate spaces. The original plan had a conference room with adjoining bathroom and coat closet located at the southeast corner; a public waiting room and employee work room at the southwest corner; the vault and safe deposit vault at the northwest corner; and janitor's closet, public women's lounge, stairway to basement, and access to interior side of the night deposit box at the northeast corner. Property tax records from 1950 note first floor ceiling height as 17', and original drawings indicate approximately 20' ceilings in the entry vestibules.

A magazine article describes original interior finishes:

The main floor fixtures, comprising teller's cages, counters, booths and desks, are of pencil stripe walnut, enhanced with bronze, formica and Lucite fittings and trim. A... carpet of forest green background... [and] magnolia flowers covers the officers' area, public waiting room, conference room and women's lounge and powder room. ...Lighting throughout the bank is both fluorescent slim line and recessed incandescent fixtures. (Reese, p. 9.)

The article also notes floor finishes as linotile in work areas and warm red terrazzo in the public lobby, ceiling finish as acoustical tile, and walls as painted plaster. The 80' window on the east wall could be screened with a large, push-button operated drape. An interior planting box was set beneath the window.

The full basement had 12' high ceilings and accommodated numerous service and employee spaces. According to original drawings, it included a janitor's closet, record vault, restroom, men's locker room, and toilet. In these spaces the ceiling was dropped to 9'. The northern portion of the basement was marked in drawings as "future office space."

Changes to the Original Building and Current Conditions

Some modifications have been made in the past 45 years. The following specific changes are cited in DPD permit records and drawings, and/or in drawings obtained from the current property manager (Jones Lang LaSalle):

<u>Date</u>	<u>Permit Work Scope</u>
1950	Construction
1961	Drive-up window alterations
1973	Alterations
1982	Energy conservation modifications
1994	Remove existing metal letters, replace with illuminated letters; reface two existing 8' x 18' single face signs on tower
1997	Interior alterations to existing bank to counters, phones; make doors barrier free
1999	Install one single face illuminated wall sign and one double face illuminated projecting sign and reface; replace existing Seafirst signs, sign projects over sidewalk
2002	Remove canopy over drive-up island, replace teller window with ATM, insulated wall
2002	One single face ATM sign

The 1973 alterations designed by Maloney Herrington Freesz & Lund focused on the interior, main floor. Drawings show removal of the curved banking counters and cabinets, and their replacement with individual officers' desks on the east side of the lobby and a straight banking counter on the west side. A new 20' by 60' suspended ceiling section was dropped in the center of the lobby, and three large circular chandeliers were installed. Existing door mullions and a threshold for an inner set of doors in the southern entry vestibule were removed. Drinking fountains were replaced. The exterior work involved widening the curved drive by 5' and installing a new 4' wide "customer drive-up unit" in the center of the driveway, aligned with the motor banking window at the north end of the east facade.

The 1982 energy conservation modifications involved replacement of two cast iron boilers in the basement with a new boiler, and insertion of new aluminum-frame doors in the existing

openings within the south entry vestibule. These were to match the exterior doors. Notes on the drawings specified "new add-on insulating glass units on all panels, with reflective film to the upper levels."

The building exterior has not been altered since its construction in 1950, with the exception of changes in signage over the years and replacement of the original motor banking window with an ATM. Inside, the finishes and furniture in the lobby space have been changed. Currently, the central expanse of the floor is tiled and the outer portions, occupied by bank personnel, are carpeted. Newer teller counters with plexiglass surrounds run along the west side of the lobby, while individual desks are located to the east side. The southern portion of the basement was never converted to office space and is presently used for storage. Part of the basement was reportedly used as a bomb shelter and retains signage for this.

Seattle-First National Bank's Prototype Design

Architect J. Lister Holmes designed the Seattle-First National Bank Industrial Branch at 2764 1st Avenue South, which opened October 26, 1946. According to the June 1960 issue of the Seattle-First National Bank employee newsletter, "Bankoscope," the Industrial branch building "represented a model – a distinctive functional pattern of a new type of building to be followed in a state-wide building program intended to standardize all branch offices" (p. 8). Holmes' design featured tall, block-like rectangular massing and brick cladding, with a prominent, concave stone-clad entry surround placed symmetrically in the facade. On the interior, the bank featured a spacious and open public lobby. After Holmes designed the 1946 building, subsequent similar buildings were designed by different architects, not on a strict repetitive plan but adapted to each site. All the buildings are characterized by their simple massing, with higher, concave surround at entry, and most of them are brick-clad with a stone-clad entry surround. Most were freestanding or at corner locations, although some are presently sited mid-block, with abutting commercial structures.

A "Seattle-First National Bank Family Tree" from 1970 (included as a pullout in Scates' book) includes identification of new bank branches by the dates they were established (in contrast to banks acquired by Seattle-First National, which would not involve construction of a new building). The list does not appear to be entirely consistent with observed buildings. It omits some branches that are known to exist. Also, a "Crown Hill" branch is listed, whereas Ballard and Greenwood branch buildings are extant. (One of these might have been noted as the "Crown Hill" branch.) Finally, inclusion on this list does not guarantee that the building was constructed after the prototype design. For instance, the military base locations were most likely smaller and more temporary rather than permanent buildings.

<u>Branch</u>	<u>Date established</u>	Additional branches observed,
not on the list:		
Industrial (Seattle) – <i>prototype</i>	1945	*Ballard (Seattle)
*Lake City (Seattle)	1945	*Greenwood (Seattle)
*Richland, Wa.	1948	*Pullman, Wa.

Aurora-North Park (Seattle)	1949	*Bremerton, Wa.
Larson Air Force Base	1949	*Toppenish, Wa.
*6th & Denny (Seattle)	1950	*Moses Lake, Wa.
Union Gap, Wa.	1951	*Olympia, Wa.
North Wenatchee, Wa.	1953	
University (Seattle)	1955	
Burien	1955	
Geiger Field (Spokane)	1955	
Airport (Seatac)	1957	
Crown Hill (Seattle)	1959	
Lake Hills	1959	
Tukwila	1959	*Buildings based on the prototype.

The Pullman and Richland branches have been demolished, but were identified from historic photos.

The other buildings on this list have not been documented; it is not known if they were based on the prototype or if they are extant.

BIBLIOGRAPHY AND SOURCES

Architectural Forum:

"Drive-in Bank for Downtown." February 1956.

"Close Up: Glass Bank." July 1958.

"Wide Open Bank." August 1952.

"Fish-Bowl Bank for Drive-in Customers." February 1953.

Architectural Record:

"Comparative Glance at Three New Banks." April 1951.

"Drive-ins: Banks, Theaters, Restaurants." August 1950.

"What Bankers Want of Their Buildings." March 1945, p. 88-90.

The Bankoscope (Staff publication of the Seattle-First National Bank), June 1960.

Berner, Richard C. *Seattle 1900 - 1920: From Boomtown, Urban Turbulence, to Restoration*. Seattle: Charles Press, 1991.

_____. *Seattle 1941 - 1960: From Boom to Bust*. Seattle: Charles Press, 1992.

_____. *Seattle Transformed: World War II to the Cold War*. Seattle: Charles Press, 1999.

BOLA Architecture + Planning. "Seattle School District Warehouse." Landmark Nomination, November 2005.

____. "Seattle Public Library Central Branch." Landmark Nomination, September 2000.

City of Seattle:

Department of Neighborhoods, Historical Site Inventory database.

Department of Planning and Development, Microfilm Library, Permit Records and Drawings.

Municipal Archives, Digital Photo Collection.

Grief, Martin. *Depression Modern: The Thirties Style in America*. New York: Universe Books, 1975.

HistoryLink, the Online Encyclopedia of Washington State History.

Jester, Thomas, ed. *Twentieth-Century Building Materials: History and Conservation*. Washington, D.C.: McGraw-Hill Companies, 1995.

King County Parcel Viewer. http://www.metrokc.gov/gis/mapportal/PViewer_main.htm.

King County Tax Assessor Records for D.T. Denny's Park Addition, Block 68. (Available at the Puget Sound Regional Archives, Bellevue Community College.)

Pacific Builder and Engineer. "New Building and Interior for Seattle Banks." October 12, 1907, p. 14-23.

Pokinski, Deborah Frances. *The Development of the American Modern Style*. Ann Arbor, Mich. UMI Research Press, 1984.

Progressive Architecture:

"Bank." September 1955.

"Interior Design Data: Banks." June 1953.

"Bank Planning." October 1952.

"Interior Design Data: Banks." October 1955.

Reese, W.A. "New Branch for Seattle-First National Bank: Design Emphasizes Conveniences for the Customer." *Construction News Bulletin*, December 23, 1950, p. 6-9.

R.L. Polk & Company. *Polk's Seattle City Directory*. Seattle: 1916, 1920, 1925, 1930.

Scates, Shelby. *Firstbank: The Story of Seattle-First National Bank*. Seattle: North Pacific Bank Note Company, 1970.

Seattle-First National Bank. "Building Facts." Brochure, n.d.

_____. "For You...Sixth and Denny Branch, Seattle-First National Bank: Seattle's Newest and Most Modern Banking Office," promotional brochure, 1950.

Seattle Public Library Special Collections. Uncatalogued newspaper clippings, Seattle banks.

Seattle Post-Intelligencer:

- "First National Plans \$300,000 Denny Branch." September 16, 1949.
- "Public Troops to Opening of New Seattle-First National Bank Branch." August 31, 1950.
- "Sea First Bank Plans Big Building." January 12, 1966.
- "A Gleaming Tower." May 6, 1973.
- "The City's First Bank." Northwest magazine, December 28, 1980, p. 28.
- "Big California Bank Joins in Takeover Games in This State." November 25, 1986.
- "Bank Evolution." April 13, 1992.

Seattle Times:

- "Home of Architect Filled with Charm." September 23, 1934, p. 17. (Holmes)
- "Four Seattle Banks Noted Among 300 Largest in Nation." January 26, 1939.
- "City's First Bank Opened 75 Years Ago." Sunday magazine, July 8, 1945.
- "Six Washington Banks Qualify For 'Big' List." February 13, 1949.
- "Seattle banks Make Gains in 50 Years." January 7, 1950, p. B1.
- "1870 Bank." November 11, 1951.
- "Banking Business Has Kept Pace with Washington's Rapid Progress." November 15, 1953.
- "Bank Building Embodies New Design Plan." June 13, 1954.
- "Two Banks Tell Plans For Branches." June 18, 1954.
- "Bank O.K'd For North End Shopping Area." November 21, 1954.
- "Seattle Bank to Establish Midtown Office." July 14, 1955.
- "Holmes Chosen Head of New Zoning Board." August 3, 1957.
- "The Tall One." April 1971.
- "NB of C Plans New Structure." May 6, 1973.
- "U. S. Supreme Court Clears Way For National Bank of Commerce Merger." June 26, 1974.
- "Rainier National Bank to be New Name of NB of C." July 31, 1974.
- "Commerce House Name Change Sought." October 8, 1974.
- "Making Fun of Inflation." November 20, 1974 (column by John Hinterberger).
- "Most of Bank Group Adopt 'Rainier' Tag." December 2, 1974.
- "Memorial Service Planned Today for Architect J. Lister Holmes, 95." July 17, 1986.
- "Big Mergers Are Redrawing Map of Northwest Banking." May 21, 1987.

Steinbrueck, Victor. *Seattle Cityscape*. Seattle: University of Washington Press, 1962.

Steinbrueck, Victor and Folke Nyberg. *Denny Regrade: An Inventory of Buildings and Urban Design Resources*. Seattle: Historic Seattle, 1975.

Tobin, Caroline and Hart Crowser. "Historic & Cultural Resources," in *Seattle Commons/South Lake Union Plan, Final Environmental Impact Statement*, Volume 3A Technical Appendices, No. 15, May 1995.

University Herald. "Seattle-First National Bank to Build in U District." January 26, 1956.

University of Washington Libraries, Manuscripts & Special Collections:
Digital photograph collection. <http://db.lib.washington.edu/photos/>.
Pamphlet file, Seattle Banks & Finance, Seattle-First National Bank.

Warren, James R. *A Century of Seattle Businesses, 1889 - 1989*. Bellevue: Washington: Vernon Publishing Company, 1989.

Washington Historical Quarterly, "The Background of Early Washington Banking," vol. 26, October 1935, p. 243-246.

Whiffen, Marcus. *American Architecture Since 1790: A Guide to the Styles*. Cambridge, Massachusetts: 1993 (revised edition).

Woodbridge, Sally B. and Roger Montgomery. *Guide to Architecture in Washington State- An Environmental Perspective*. Seattle: University of Washington Press, 1972.

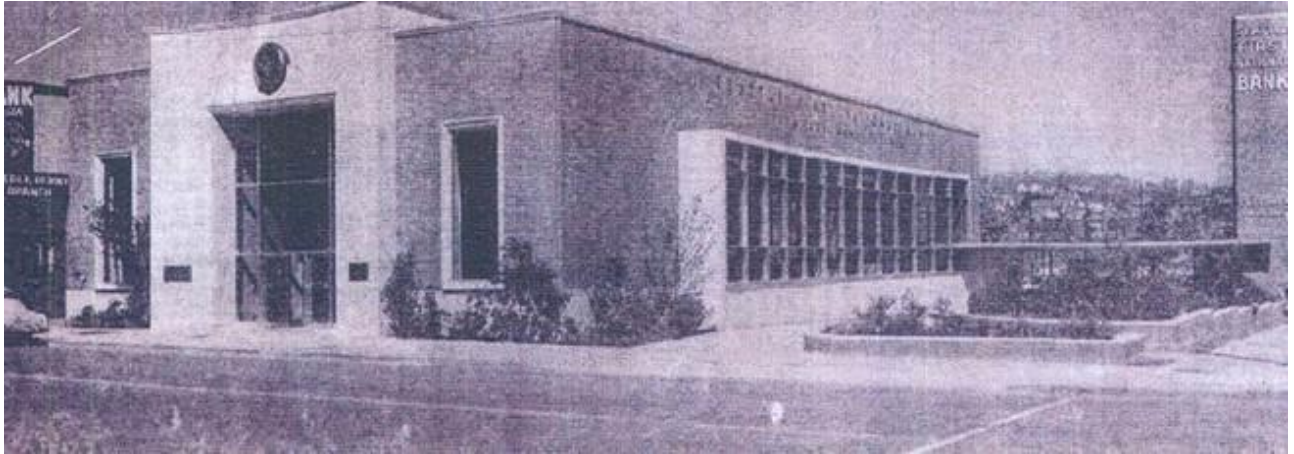
The features of the Landmark to be preserved include:

The site and the exterior of the building, excluding the Bank of America signs and ATM machine/equipment installed after 1997.

Issued: November 15, 2006

Karen Gordon
City Historic Preservation Officer

cc: Heather Downey
Kim Tobiason
Melody McCutcheon
John Wayland
Amy Kosterlitz
Stephen Lee, LPB
Diane Sugimura, DPD
Cheryl Mosteller, DPD
Colin Vasquez, DPD
Ken Mar, DPD



Seattle-First National Bank Building, 566 Denny Way, 1950



Seattle-First National Bank Building, 566 Denny Way, c. 2011

December 5, 2022

MEMORANDUM

To: Neighborhoods, Education, Civil Rights & Culture Committee
From: Lish Whitson, Analyst
Subject: Council Bill 120312: Seattle-First National Bank Building

On Friday, December 9, the Neighborhoods, Education, Civil Rights & Culture Committee (Committee) will discuss and may vote on [Council Bill \(CB\) 120312](#), which would adopt Controls and Incentives for the Seattle-First National Bank building (SFNB) at 566 Denny Way (Council District 7). The exterior and site of the SFNB was designated a Landmark by the Landmarks Preservation Board (LPB) on November 1, 2006. On November 17, 2021, the LPB and the building's current owner, Walgreens, jointly approved a set of Controls and Incentives that would apply to the site and exterior of the structure. CB 120312 would grant final approval for that negotiated set of controls and incentives.

This memorandum describes (1) the landmark nomination and designation process; (2) the City's position as a Certified Local Government under Washington State Law under the National Historic Preservation Act; (2) the SFNB landmark; (3) standard controls and incentives the City uses to encourage compliance with the City's Historic Preservation laws; (4) the zoning in the Uptown neighborhood and zoning incentives for landmarks; and (5) the specific controls and incentives included in CB 120312.

Landmarks Nomination and Designation Process

Seattle's Landmarks Preservation Ordinance, SMC [Chapter 25.12](#), lays out a three-step process for designating City of Seattle landmarks. The process starts with a nomination for consideration of an object, site, or improvement¹ as a landmark, designation as a landmark, and approval of controls to be placed on the landmark and incentives to maintain the landmark.

The LPB – a 12-member board of experts in architecture, history, urban planning, structural engineering, real estate, and finance – oversees the nomination and designation process. The LPB's decision is based on the standards for designation provided in SMC [25.12.350](#):

An object, site or improvement which is more than twenty-five (25) years old may be designated for preservation as a landmark site or landmark if it has significant character, interest or value as part of the development, heritage or cultural characteristics of the City,

¹ Objects that have been designated include street clocks and historic vessels. Sites are unimproved, but potentially landscaped or contain culturally significant elements, areas of land. Improvements include buildings and other structures, such as electrical substations.

state, or nation, if it has integrity or the ability to convey its significance, and if it falls into one (1) of the following categories:

- A. It is the location of, or is associated in a significant way with, an historic event with a significant effect upon the community, City, state, or nation; or
- B. It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or
- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; or
- E. It is an outstanding work of a designer or builder; or
- F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.

Nomination and Designation

Anyone may nominate a site, improvement, or object of historic, cultural, architectural, engineering, or geographic significance as a potential landmark. Most typically, nominations are made by (1) property owners voluntarily seeking long-term preservation of a structure; (2) property owners required to nominate a structure that triggers thresholds for additional review under the State Environmental Policy Act (SEPA);² or (3) community-based organizations proposing long-term preservation of a site, object, or improvement.

Nominations require filing of a [standard nomination application](#), which includes a physical description of the site, object or improvement and its context; a statement of significance regarding the history of the property and its context; photographs; and plans, maps or other figures. The statement of significance addresses the contextual history of the nominated site, object, or improvement which could relate to the potential standards for designation.

The LPB must consider the nomination at a public meeting. They either (1) approve the nomination in whole or in part and schedule a date for a public meeting on the designation or (2) disapprove the nomination. If the nomination is disapproved, the proceedings terminate, and the nomination may not be brought forward again for five years, or ten years for public school buildings, unless the owner consents to reconsideration.

² Those thresholds are listed in Footnote 1 for subsections [25.05.800.B.6](#) and [25.05.800.B.7](#). Demolition of or modification to structures with at least 4 units in lower-density zones or 6, 8, or 20 units in higher-density zones; or 12,000 square feet of non-residential use in Commercial, Seattle Mixed and Industrial zones or 4,000 square feet in other zones are referred to the Department of Neighborhoods for further review.

If the nomination is approved:

- The LPB then holds a public meeting within 60 days to consider designation of the site, object or improvement, as a City of Seattle landmark. At that meeting, the LPB receives any comments in support of or opposed to the designation and decides whether to approve the designation; and
- A [Certificate of Approval](#) (C of A) is required from the LPB before any changes can be made to the nominated site, object or improvement. This requirement remains in place unless the LPB decides not to approve the designation.

If the LPB declines to designate a landmark, the proceedings terminate, and a nomination may not be brought forward again for five years, or ten years for public school buildings, unless the owner consents to reconsideration.

Controls and Incentives

If the LPB approves a designation, the structure, site or object officially becomes a landmark. The LPB issues a report on the designation within 14 days and the City Historic Preservation Officer (CHPO) begins to negotiate a Controls and Incentives agreement with the Landmark's owner.³ Controls delineate the features of the Landmark that must be maintained and the process for receiving a C of A for making changes to the Landmark. The agreement also includes a detailed list of types of work that do not require a C of A, and the types of work that can be reviewed by the staff in lieu of the Board. Incentives often include zoning flexibility, exceptions to building and energy codes, and financial incentives, such as Special Tax Valuation.

If Department of Neighborhoods' historic preservation staff (staff) and the Landmark's owner reach agreement on Controls and Incentives, the Controls and Incentives agreement is considered by the LPB. If the LPB approves the negotiated Controls and Incentives agreement, it is forwarded to Council in a Council Bill for consideration. If the LPB disapproves of the negotiated agreement, they may file their own recommendation with the Seattle Hearing Examiner (Examiner) and any interested party may file objections to the LPB's decision with the Examiner.

If staff and the Landmark's owner cannot reach agreement on Controls and Incentives, staff will forward their proposed Controls and Incentives to the LPB for consideration. In this case, the LPB may recommend or not recommend the Controls and Incentives, and file their objections with the Examiner. The owner, and any interested person of record may also file objections with the Examiner.

If objections to the LPB's decision are filed, the Examiner will hold a hearing. According to SMC [25.12.560](#): "The [LPB's] recommendation on proposed controls and incentives must be

³ The SMC includes specific time limits for negotiation of Controls and Incentives agreements. Negotiations are supposed to start within 15 days of designation of a Landmark per SMC [25.12.490](#) and negotiations should be concluded within 75 days of designation per SMC [25.12.500](#). However, these timelines are frequently extended upon a vote by the LPB.

supported by applicable law and substantial evidence in the record. The appellant bears the burden of proving that the Board's recommendation should be rejected or modified.” The Examiner must “determine whether to recommend, accept, reject or modify all or any of the proposed controls and economic incentives recommended by the Board, and/or whether to recommend a modified version of any of the proposed controls or incentives.” The Examiner may not impose requirements for a particular use of the Landmark. The Examiner must also ensure that owners are not deprived of a “reasonable economic use” of the landmark.⁴

If the Examiner recommends that no controls be imposed, changes may be made without review by the LPB. If the Examiner recommends Controls and Incentives be applied, it files that recommendation with the City Council. Either way, the Examiner’s decision may be appealed to the City Council, by any party of record before the Examiner, which will treat any appeal as a Quasi-Judicial matter.⁵

If no appeal is filed, the Council reviews Controls and Incentives bills as a legislative action. SMC [25.12.650](#) states, “The Council may by ordinance amend or repeal any designating ordinance...” However, in the past, the Washington State Historic Preservation Officer (SHPO) has warned that decisions by the Council that could be seen as “arbitrary and capricious” could risk the City’s designation as a Certified Local Government. Council-initiated changes to a Controls and Incentives ordinance should be both “well-documented and thoroughly justified.”

Certified Local Government Status

The City’s delegation to the LPB of the authority to review nominations, designate landmarks, and approve changes to designated landmarks is a requirement for the City to maintain its designation as a [Certified Local Government](#) (CLG) under the National Historic Preservation Act of 1966 (NHPA). Designation as a CLG makes the City eligible for Federal and State grants, allows the CLG to directly participate in consulting and negotiating with the Federal government when there is a project that is subject to review under Section 106 of the NHPA (such as the West Seattle to Ballard Light Rail Extension and SR 520 projects).

Designation as a CLG requires that the CLG demonstrates a commitment to preserve, protect, and increase awareness of our unique cultural heritage found in the built and natural environment. The Washington State Historic Preservation Officer (SHPO) reviews designation of each CLG annually to determine whether the CLGs have:

- complied with the certification agreement;
- met minimum program requirements;
- performed its responsibility consistently; and

⁴ The factors that the Examiner uses to determine reasonable economic use are outlined in SMC [25.12.590](#) and include the market value of the landmark before and after the controls and incentives are applied; the owner’s past and projected future financial return on the property; and the net return and rate of return on the site.

⁵ For more information on Council’s review of quasi-judicial matters, please see the Council’s [Quasi-Judicial](#) rules.

- coordinated with the identification, evaluation, and preservation priorities of the comprehensive state historic preservation planning process.

The SHPO has the authority to decertify a CLG if it determines that the CLG has not complied with the certification agreement or met these other standards.

Standard Controls and Incentives

Controls are intended to maintain the designated features of a landmark that convey its significance according to the LPB. Incentives are provided to owners of a landmark to assist in the maintenance and preservation of the landmark. Most recent Controls and Incentives ordinances include the following provisions:

Controls

Controls typically identify the alterations and significant changes to the designated features or characteristics of the landmarks that require a C of A from the LPB. In the case of features requiring a C of A, the LPB will review plans and specifications to ensure that the significant features are maintained. Typically, in-kind maintenance is excluded from this requirement. The Controls may also identify changes that can be approved administratively by the CHPO.

Incentives

[Incentives](#) typically include the following:

- Flexibility under the Land Use Code to accommodate uses otherwise not permitted in the zone under an administrative conditional use permit. For example, in Neighborhood Residential (NR) zones, SMC [23.44.026](#) states that a landmark may be occupied by uses not otherwise allowed in NR zones provided that: (1) the use is compatible with the Landmark, (2) uses permitted outright are impractical, and (3) the use isn't detrimental to nearby properties or the public interest.
- Other incentives as provided for in the Land Use Code. For example, Landmark structures may receive a special exception from parking requirements. Specific to the SFNB, the zone in which it is located provides for transfers of development rights and transfers of development potential from designated landmarks. This is a benefit for the property owner discussed later under "Zoning."
- Exceptions may be provided from requirements of the Seattle Building Code and the Seattle Energy Code.
- Opportunity for Landmarks to access property tax relief pursuant to Revised Code of Washington (RCW) Section [84.26](#). This State law allows for a reduced assessed value up to ten years, equal to the amount invested in qualified rehabilitation expenditures in a two-year period.

Seattle-First National Bank

The SFNB was designated a City Landmark on September 20, 2006. It was designated under designation criteria C, D, E, and F:

- C. It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation;
- D. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction;
- E. It is an outstanding work of a designer or builder; and
- F. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the City and contributes to the distinctive quality or identity of such neighborhood or the City.

The building was built by Seattle-First National Bank⁶ in 1950. The building is representative of a new modern style of branch bank intended to be “friendly” to its patrons. Its location on Denny Way, at an intersection where the street grid shifts and is now surrounded by recently built multi-story mixed-use and hotel development, makes it an easily identifiable visual feature of the neighborhood.

Seattle-First’s history goes back to the first bank founded in Seattle – Phillips, Horton & Company. The bank was the result of the merger in 1929 of the three largest banks in Seattle. By 1934, it was the largest bank in the Pacific Northwest. Following World War II, there was a shift in banking to provide a more customer-friendly experience and accommodate increased automobile use by bank customers. The SFNB is representative of the new free-standing branches being built during that time with its drive-through, distinctive signage on a podium, and surface parking lot.

⁶ Seattle-First National Bank was also known as (1) “First Seattle Dexter Horton National Bank,” when first incorporated as a result of the merger of First National Bank Group, the Dexter Horton National Bank, and Seattle National Bank; (2) First National Bank of Seattle; (3) Seattle-First National Bank; (4) Firstbank; and (5) Seafirst. The bank was acquired by BankAmerica Corporation in 1983, but continued to operate as Seafirst or Seattle-First National Bank until 1999.

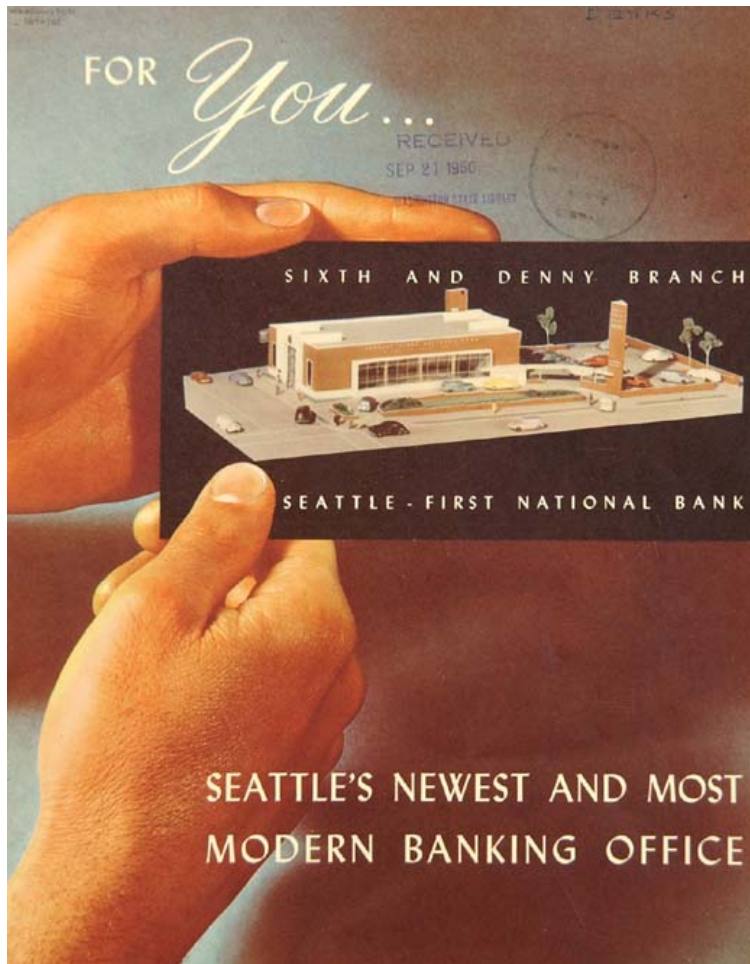


Figure 1. Postcard announcing the opening of the Seattle-First National Bank Denny Way Branch in 1950 (Washington State Department of Archaeology and Historic Preservation)

The Denny Way branch was one of a few Seattle-First National branch banks following a general prototype designed by J. Lister Holmes.⁷ The Denny Way branch was designed by John W. Maloney based on that prototype. Holmes is known for the design of Yesler Terrace, Seattle Public Schools Administration Building, and Catherine Blaine K-8 School. Maloney is known for his design of churches in and around Seattle, including the former St. Thomas Seminary, which is now Bastyr University in Kenmore; a number of schools in and around Seattle, including Mercer Middle School; and a number of buildings on the Seattle University Campus, including the Lemieux Library.

The SFNB was built on land that was leveled as part of the last phase of the Denny Regrade. Built around the same time were the Battery Street Tunnel for State Route 99/Aurora Avenue N one block to

the east and the [Broad Street](#) electrical substation, also a City landmark, two blocks to the north. In 2007, the year after its designation, Walgreens purchased the SFNB and converted it from an office use to a retail drug store in 2009.⁸

Zoning

The SNFB is in the Seattle Mixed 160 Uptown zone with a Mandatory Housing Affordability (MHA) suffix (SM-160 UP (M)). This zone was created in 2017 in response to the recommendations of [Uptown: Framework for the Future](#), a five-year process to create a new neighborhood plan, new zoning and new design guidelines for the Uptown Urban Center. That

⁷ A list of these buildings is included in the Landmarks Board's report. The first building built on this prototype still stands at the northeast corner of 1st Avenue S and S Forest Street in the Duwamish industrial area. Differences between the structures include the relationship between the accessory surface parking and the building, the drive through which is a prominent feature of the Denny building, and the large sign post which is only at the Denny Way building. None of these other versions of the prototype have been designated.

⁸ The LPB's Landmark Designation [report](#) provides additional detail about the significance of the structure and its location in the Denny Regrade, its designers, and Seattle-First National Bank.

effort designated the area bounded by Denny Way to the south, Broad Street to the north and 7th Avenue N (formerly Aurora Avenue N) to the east as the “Uptown Triangle.”

The Uptown Triangle was [rezoned](#) in October 2017 from Seattle Mixed 85 to the current SM-160 UP zoning. Height limits were almost doubled, and the floor area ratio (FAR) was increased from a maximum of 6 FAR, with no limit on residential density, to 7 FAR for residential or mixed-use structures. Non-residential structures taller than 125 feet are limited to 2 FAR, non-residential development at or below 125 feet is permitted up to 7 FAR. This change allowed for taller, skinnier buildings than had been permitted previously.

The rezone added Uptown to the [MHA program](#). In the Uptown triangle, an M/High payment and performance area, residential development is required to provide seven percent of units or \$24.76 per square foot toward affordable housing. Non-residential development is required to provide the equivalent of five percent of the commercial floor area or \$9.76 per square foot toward affordable housing. The rezone also added a Transfer of Development Rights (TDR) and Transfer of Development Potential programs (TDP)⁹ to Uptown, with the SM-160 UP zone being the only area where TDP or TDR may be used.

In the SM-160 UP zone, floor area exceeding 5 FAR up to the maximum of 7 FAR is considered “extra floor area.” Extra floor area can also be achieved through participation in the City’s housing and childcare bonus programs and the TDR and TDP programs. At least 65 percent of extra floor area needs to be achieved through participation in the housing bonus or housing and childcare bonus programs, which result in on-site or off-site affordable housing. The remaining 35 percent of floor area needs to be provided through provision of on-site publicly-accessible open space or through TDR or TDP that is acquired from publicly accessible open space, sites with Landmark structures, or sites with vulnerable masonry structures in the Uptown Urban Center.

Extra floor area can also be achieved by providing one or more of the following features:

- Up to 1 FAR for development on a lot that includes a landmark structure;¹⁰
- Up to 1 FAR for development on a lot that includes an arts facility;
- Up to 1 FAR for development on a lot that includes a preschool, elementary or secondary school; or
- Up to 0.5 FAR for a lot that includes at least ten units with at least three bedrooms each and outdoor amenity area with children’s play equipment.

⁹ The term “Transfer of Development Rights” or TDR is used when discussing non-residential floor area. The term “Transfer of Development Potential” or TDP is used when referring to residential floor area. TDR or TDP programs allow a property owner to sell unused development rights or potential that would otherwise be allowed to be built on the site. TDR or TDP sales are typically private market transactions. The City sets up the program and ensures compliance with the regulations governing the TDR or TDP program, but private property owners undertake most TDR or TDP transactions.

¹⁰ There are two designated landmarks in the SM-160 UP zone, the Seattle-First National Bank and the Broad Street Substation located at 319 6th Avenue N.

SM-UP zones exempt the following areas from floor area limits:

- Landmark structures, unless TDR or TDP has been transferred from the landmark site;
- Floor area in a child care center, elementary school or secondary school;
- Floor area for theaters or arts facilities;
- Floor area of required street-level uses; and
- Floor area in vulnerable masonry structures if they are maintained for a minimum of 50 years.

In drafting the regulations for the SM-UP zone, the City considered the SFNB as one of two landmarks in the Uptown Triangle, and intended for the use of TDR to help with the preservation of the SFNB.

Council Bill 120212

CB 120312 (1) recognizes the designation of the landmark by the LPB; (2) identifies the site and exterior of the SFNB as the features designated by the LPB; (3) recognizes the basis of the designation; (4) imposes controls on the landmark; (5) grants incentives for the maintenance of the landmark; (6) recognizes the enforcement mechanisms provided under [SMC 25.12.910](#); and (6) records the landmark status in the SMC and with the King County Recorder's Office.

The Controls and Incentives recommended by the LPB for the SFNB are consistent with other recently approved Controls and Incentives agreements. Controls included in the bill would require a C of A from the LPB before making significant changes to the exterior of the building or the site. No C of A would be required for in-kind maintenance, removal or replacement of small plants, or installation or removal of underground, rooftop or security equipment. The CHPO would be authorized to approve alterations to the structure if changes were deemed to be consistent with the purposes of Chapter 25.12 of the SMC. Among the changes the CHPO would be authorized to approve are (1) removal of hazardous trees; (2) installation or removal of mechanical and lighting fixtures and signage; (3) installation of fire, life safety, or accessibility features; (4) changes to paint colors or drive-through window and equipment; and (5) emergency repairs.

Incentives provided in the bill include the standard incentives described previously: (1) ability to use the structure for a use not otherwise allowed; (2) other land use, building, and energy code flexibility; (3) special tax valuation after qualified rehabilitation; and (4) the ability to transfer development rights from the property.

Under [SMC 25.12.650](#), the Council has the authority to adopt, amend, or reject CB 120312. In the last 30 years, the Council has only amended one Controls and Incentives ordinance, which was for the Seattle Monorail.¹¹ Because CB 120312 would codify a negotiated agreement

¹¹ The Council passed Ordinance [121240](#) which adopted controls and incentives for the Seattle Monorail, but amended the ordinance to remove designation of the monorail's Westlake station, tracks and columns. Action on this ordinance took place while the Seattle Monorail Project was designing a new citywide monorail system.

between the LPB and the owner of the Landmark, the Council should consult with interested parties before making changes to the controls and incentives.

To protect the City's designation as a Certified Local Government, if the Council wishes to amend or reject the Controls and Incentives for the SFNB, Central Staff recommends that Councilmembers ensure that the Council's decision is not arbitrary and capricious, and its reasoning is thoroughly documented and justified.

Next Steps

The Committee may vote on CB 120312 at its December 9 meeting. If the Committee makes a recommendation on the bill, it could be considered as early as the January 3 City Council meeting.

cc: Esther Handy, Director
Aly Pennucci, Deputy Director
Yolanda Ho, Lead Analyst

Landmark Designation

HISTORIC PRESERVATION

April 22, 2022

Department of Neighborhoods



City of Seattle **66**

Designation Standards

In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six standards for designation outlined in the Seattle Landmarks Preservation Ordinance ([SMC 25.12.350](#)):

- a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or
- b) It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or
- c) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or

Designation Standards, cont.

- d) It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or
- e) It is an outstanding work of a designer or builder; or
- f) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.

In addition to meeting at least one of the above standards, the object, site, or improvement must also possess integrity or the ability to convey its significance.

Wagner Floating Home

2770 Westlake Avenue N – Unit 10

Designation: June 2, 2021

Standard: B, C and D

Controlled features:

- the exterior of the house
- the floating log foundation/platform

Date Built: c. 1910

Architect: unknown



Contemporary photo, 2020



Historic photo, 1912



The Center for Wooden Boats

1010 Valley Street (Waterway 4)

Designation: June 2, 2021

Standard: B, C and D

Controlled features:

- Exterior and interior of Pavilion
- Exteriors of Boat Shop & Boat House and pilings / support platforms
- Exterior of Oar House and support platform

Date Built: 1983(Boat Shop), 1984 (Oar House & Pavilion), 1989 (Boat House)

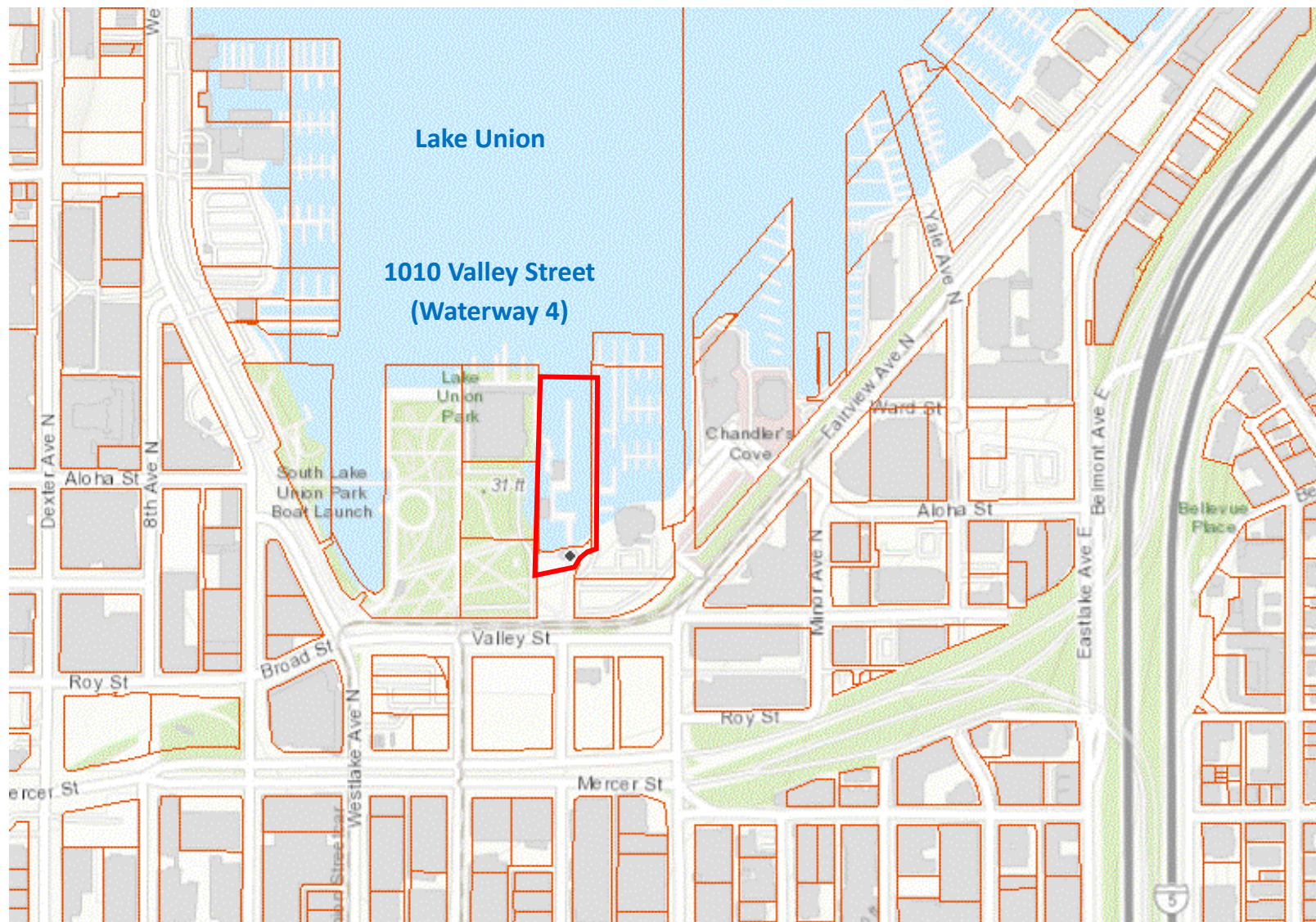
Architect: Richard E. Wagner w/ Barbara Oakrock, Steve Johnson, and Keith Vaughan



Contemporary photo, 2020



Historic photo, 1990



Seattle-First National Bank

566 Denny Way

Designation: November 1, 2006

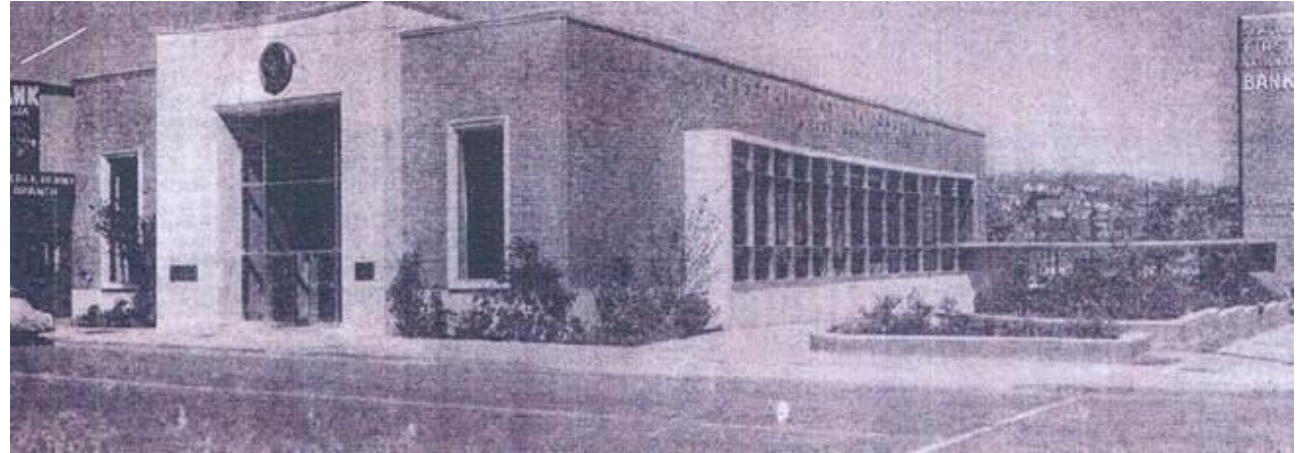
Standard: C, D, E and F

Controlled features:

- The site and the exterior of the building.

Date Built: 1950

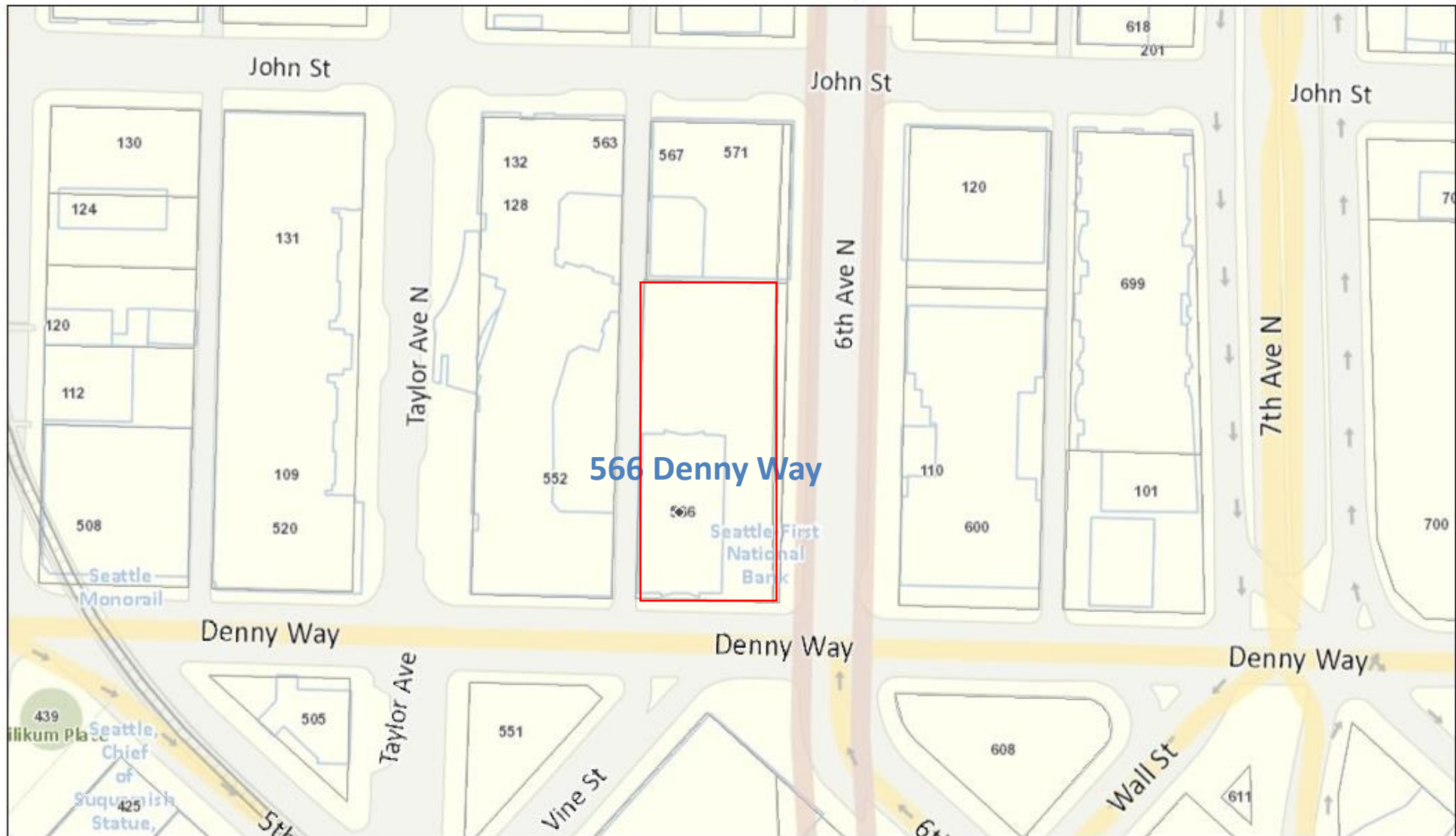
Architect: Designed by architect John W. Maloney after architect J. Lister Holmes' prototype.



Historic photo, 1950



Contemporary photo, 2011





Legislation Text

File #: CB 120456, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to historic preservation review procedures; amending and making permanent certain temporary procedures; amending Sections 23.66.030, 25.12.320, 25.12.720, 25.16.100, 25.20.090, 25.21.110, 25.22.110, 25.24.070, and 25.30.090 of the Seattle Municipal Code.

WHEREAS, on March 3, 2020, Mayor Durkan issued a Proclamation of Civil Emergency for the City of

Seattle based on the confirmed spread of COVID-19 in King County and resulting deaths; and

WHEREAS, on April 27, 2020, the Seattle City Council adopted Ordinance 126072, which allowed certain

land use applications related to historic properties to be handled administratively and approved by the

City's Historic Preservation Officer; and

WHEREAS, Ordinance 126072 was effective for a limited time; and

WHEREAS, on October 5, 2020, the Seattle City Council adopted Ordinance 126188, which extended many of

the provisions established in Ordinance 126072 until 60 days after the termination of the Proclamation

of Civil Emergency issued by Mayor Durkan; and

WHEREAS, due to the termination of the Proclamation of the Civil Emergency, Ordinance 126188 will not be

effective when this ordinance becomes effective; and

WHEREAS, in October 2021, the Department of Neighborhoods hired Broadview Planning to collect and

assess local community responses to the temporary administrative review provisions that apply to the

City's Historic Preservation Program; and

WHEREAS, Broadview Planning's findings generally indicated strong support for allowing many of the

temporary administrative review provisions to become permanent; and

WHEREAS, the community responses collected by Broadview Planning also revealed support for taking a more refined approach to the application of administrative review within the City's historic districts, which vary in scale and are each subject to a unique regulatory framework; and

WHEREAS, the Department of Neighborhoods now proposes to amend and make permanent many of the temporary administrative review provisions that apply to the City's Historic Preservation Program;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.66.030 of the Seattle Municipal Code, last amended by Ordinance 126188, is amended as follows:

23.66.030 Certificates of approval-Application, review and appeals

* * *

D. Review

1. Review when no special review board is established

a. When there is no special review board, the Department of Neighborhoods Director shall, within 30 days of a determination that an application for a certificate of approval is complete, determine whether the proposed action is consistent with the use and development standards for the district and shall, within 15 additional days, issue, issue with conditions, or deny the requested certificate of approval.

b. A copy of the Department of Neighborhoods Director's decision shall be sent to the Director and mailed to the owner and the applicant at the addresses provided in the application. Notice of the Director's decision also shall be provided to any person who, prior to the rendering of the decision, made a written request to receive notice of the decision or submitted written substantive comments on the application.

2. Review when special review board is established

a. When a special review board has been established, the board shall hold a public meeting to receive comments on certificate of approval applications.

b. Notice of the board's public meeting shall be posted in two prominent locations in the district at least three days prior to the meeting.

c. The board, after reviewing the application and considering the information received at the public meeting, shall make a written recommendation to the Department of Neighborhoods Director to grant, grant with conditions, or deny the certificate of approval application based upon the consistency of the proposed action with the requirements of this Chapter 23.66, the district use and development standards, and the purposes for creating the district. The board shall make its recommendation within 30 days of the receipt of a completed application by the board staff, except that the applicant may waive the deadlines in writing for the special review board to make a recommendation or the Director of the Department of Neighborhoods to make a decision, if the applicant also waives any deadlines on the review or issuance of related permits that are under review by the Seattle Department of Construction and Inspections.

d. The Department of Neighborhoods Director shall, within 15 days of receiving the board's recommendation, issue or deny a certificate of approval or issue an approval with conditions.

e. A copy of the decision shall be sent to the Director and mailed to the owner and the applicant at the addresses provided in the application. Notice of the decision shall be provided to any person who, prior to the rendering of the decision, made a written request for notice of the decision, or submitted substantive written comments on the application.

3. Notwithstanding any contrary provision of Section 23.66.020 or Title 23, applications for certificates of approval for the following items shall be subject to the process in subsection 23.66.030.D.1 rather than the process in subsection 23.66.030.D.2:

a. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical, or telecommunication elements necessary for the normal operation of the site, building, or structure.

b. Installation, alteration, or removal of minor communication utility equipment on rooftops or streetlight poles, when the location does not have impacts on other historic resources and otherwise complies with the City Design Guidelines for minor communication utilities.

c. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

d. Installation, removal, or alteration of exterior or interior signage.

e. Installation, removal, or alteration of awnings or canopies.

f. Installation, alteration, or removal of window treatments, including but not limited to blinds, curtains, shades, or window film.

g. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

h. Alteration to exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

i. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

j. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

k. Installation, removal, or alteration of fences, gates, and barriers.

l. Right-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

m. Repaving and restriping of existing asphalt paved areas not within public rights-of-way.

n. Installation of improvements for accessibility compliance.

o. Installation, removal, or alteration of fire and life safety equipment.

p. Temporary emergency alterations, if the proposed replacement material used is compatible with the historic building fabric.

q. Change of use, establishment of a new use, or expansion of use, if use is a preferred use per Chapter 23.66 or applicable district rules.

r. Replacement of non-original doors and windows within original openings, when the design intent is consistent with the Secretary of the Interior's Standards for Rehabilitation.

s. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

t. Alterations or changes to accommodate seismic improvements.

4. A decision denying a certificate of approval shall state the specific reasons for the denial and explain why the proposed changes are inconsistent with the requirements of this Subchapter I and adopted use and development standards for the district.

* * *

Section 2. Section 25.12.320 of the Seattle Municipal Code, last amended by Ordinance 126188, is amended as follows:

25.12.320 Staff-Historic Preservation Officer

The Director of the Department of Neighborhoods shall provide adequate staff support to the Landmarks Preservation Board and shall assign a member of the Department's staff to act as Historic Preservation Officer. Under the direction of the Board, the Historic Preservation Officer shall be the custodian of the Board's records, conduct official correspondence, assist in organizing and supervising the Landmarks Preservation Board, and organize and supervise the Board staff and the clerical and technical work of the Board to the extent required to administer this Chapter 25.12. In addition, the Historic Preservation Officer shall:

* * *

L. Be responsible for review and approval of applications for certificates of approval for certain items as

set forth in Title 25.

Section 3. Section 25.12.720 of the Seattle Municipal Code, last amended by Ordinance 126188, is amended as follows:

25.12.720 Board meeting on certificate of approval((:))

A. Within ((thirty (30))) 30 days after an application for a certificate of approval is determined to be complete, the Board shall hold a meeting thereon and shall serve notice of the meeting on the owner and the applicant not less than five (((5))) days before the date of the meeting. The absence of the owner or the applicant from the meeting shall not impair the Board's authority to make a decision on the application.

B. Notwithstanding any contrary provision in subsection 25.12.720.A or this Title 25, applications for certificates of approval for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building, or structure.

2. Installation, alteration, or removal of minor communication utility equipment on rooftops or streetlight poles, when the location does not have impacts on other historic resources and otherwise complies with the City Design Guidelines for minor communication utilities.

3. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

4. Installation, removal, or alteration of exterior or interior signage.

5. Installation, removal, or alteration of awnings or canopies.

6. Installation, alteration, or removal of window treatments, including but not limited to blinds, curtains, shades, or window film.

7. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

8. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

9. Interior alterations or changes when the design intent is consistent with the Secretary of the Interior's Standards for Rehabilitation.

10. Installation, alteration, or removal of art on public or private property, if the work does not adversely impact designated or historic features.

11. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

12. Removal of trees when identified as a hazard or high-risk by an International Society of Arboriculture (ISA) Certified Arborist, both on private property and within public rights-of-way.

13. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

14. Installation, removal, or alteration of fences, gates, and barriers.

15. Minor alterations to site grading, soil retention, drainage, or paving.

16. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

17. Repaving and restriping of existing asphalt paved areas not within public rights-of-way.

18. Installation, removal, or alteration of curbs, bollards, or wheel stops in parking areas not within the public rights-of-way.

19. Installation of improvements for accessibility compliance.

20. Installation, removal, or alteration of fire and life safety equipment.

21. Temporary emergency alterations, if the proposed replacement material used is compatible with the historic building fabric.

22. Replacement of non-original doors and windows within original openings, when the design intent is consistent with the Secretary of the Interior's Standards for Rehabilitation.

23. Installation, alteration, or removal of small ancillary structures (including but not limited to garden sheds, chicken coops/runs, or Little Free Library structures).

24. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

25. Installation, alteration, or removal of single-story portable classrooms or storage sheds at Seattle Public Schools, when located behind the school building and not impacting designated features of the landmark.

26. Installation, removal, or alteration of learning gardens, play areas, play equipment or pavement markings in outdoor play areas at Seattle Public Schools properties, including expansion of existing areas.

27. Alterations or changes to accommodate seismic improvements.

Section 4. Section 25.16.100 of the Seattle Municipal Code, last amended by Ordinance 126188, is amended as follows:

25.16.100 Certificate of approval-Issuance or denial((:))

* * *

D. Notwithstanding any contrary provision in subsection 25.16.100.A or this Title 25, applications for certificates of approval for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to

Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building, or structure.

2. Installation, alteration, or removal of minor communication utility equipment on rooftops or streetlight poles, when the location does not have impacts on other historic resources and otherwise complies with the City Design Guidelines for minor communication utilities.

3. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

4. Installation of improvements for accessibility compliance.

5. Installation, removal, or alteration of fire and life safety equipment.

6. Temporary emergency alterations, if the proposed replacement material used is compatible with the historic building fabric.

7. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

8. Alterations or changes to accommodate seismic improvements.

Section 5. Section 25.20.090 of the Seattle Municipal Code, last amended by Ordinance 126188, is amended as follows:

25.20.090 Board meeting on certificate of approval((-))

* * *

C. Notwithstanding any contrary provision in subsection 25.20.090.A or this Title 25, applications for certificates of approval for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise

subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building, or structure.

2. Installation, alteration, or removal of minor communication utility equipment on rooftops or streetlight poles, when the location does not have impacts on other historic resources and otherwise complies with the City Design Guidelines for minor communication utilities.

3. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

4. Installation, removal, or alteration of exterior or interior signage.

5. Installation, removal, or alteration of awnings or canopies.

6. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

7. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

8. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

9. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

10. Installation, alteration, or removal of art on public or private property, if the work does not adversely impact designated or historic features.

11. Installation, alteration, or removal of small ancillary structures (including but not limited to

garden sheds, chicken coops/runs, or Little Free Library structures).

12. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

13. Installation of improvements for accessibility compliance.

14. Installation, removal, or alteration of fire and life safety equipment.

15. Temporary emergency alterations, if the proposed replacement material used is compatible with the historic building fabric.

16. Replacement of non-original doors and windows within original openings, when the design intent is consistent with the Secretary of the Interior's Standards for Rehabilitation.

17. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

18. Alterations or changes to accommodate seismic improvements.

Section 6. Section 25.21.110 of the Seattle Municipal Code, last amended by Ordinance 126188, is amended as follows:

25.21.110 Board meeting on certificate of approval((-))

* * *

C. Notwithstanding any contrary provision in subsection 25.21.110.A or this Title 25, applications for certificates of approval for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal

operation of the site, building, or structure.

2. Installation, alteration, or removal of minor communication utility equipment on rooftops or streetlight poles, when the location does not have impacts on other historic resources and otherwise complies with the City Design Guidelines for minor communication utilities.

3. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

4. Installation, removal, or alteration of exterior or interior signage.

5. Installation, removal, or alteration of awnings or canopies.

6. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

7. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

8. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

9. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

10. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

11. Installation, alteration, or removal of art on public or private property, if the work does not adversely impact designated or historic features.

12. Installation of improvements for accessibility compliance.

13. Installation, removal, or alteration of fire and life safety equipment.

14. Temporary emergency alterations, if the proposed replacement material used is compatible with the historic building fabric.

15. Replacement of non-original doors and windows within original openings, when the design intent is consistent with the Secretary of the Interior's Standards for Rehabilitation.

16. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

17. Alterations or changes to accommodate seismic improvements.

Section 7. Section 25.22.110 of the Seattle Municipal Code, last amended by Ordinance 126188, is amended as follows:

25.22.110 Board meeting on certificate of approval((-))

* * *

C. Notwithstanding any contrary provision in subsection 25.22.110.A or this Title 25, applications for certificates of approval for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building, or structure.

2. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

3. Installation, removal, or alteration of exterior or interior signage.

4. Installation, removal, or alteration of awnings or canopies.

5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

6. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

7. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

8. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

9. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

10. Installation of improvements for accessibility compliance.

11. Installation, removal, or alteration of fire and life safety equipment.

12. Temporary emergency alterations, if the proposed replacement material used is compatible with the historic building fabric.

13. Replacement of non-original doors and windows within original openings, when the design intent is consistent with the Secretary of the Interior's Standards for Rehabilitation.

14. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

15. Alterations or changes to accommodate seismic improvements.

Section 8. Section 25.24.070 of the Seattle Municipal Code, last amended by Ordinance 126188, is amended as follows:

25.24.070 Issuance of certificate of approval((-))

* * *

C. Notwithstanding any contrary provision in subsection 25.24.070.A or this Title 25, applications for certificates of approval for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Commission or a public meeting but

otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Commission review and approval:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building, or structure.

2. Installation of improvements for accessibility compliance.

3. Installation, removal, or alteration of fire and life safety equipment.

4. Alterations or changes to accommodate seismic improvements.

Section 9. Section 25.30.090 of the Seattle Municipal Code, last amended by Ordinance 126188, is amended as follows:

25.30.090 Board meeting on certificate of approval

* * *

C. Notwithstanding any contrary provision in subsection 25.30.090.A or this Title 25, applications for certificates of approval for the following items shall be subject to administrative review and approval by the City Historic Preservation Officer, without the need for action of the Board or a public meeting but otherwise subject to the same approval criteria and procedures as would apply to such an application if it were subject to Board review and approval:

1. The installation, removal, or alteration of: weatherheads, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building, or structure.

2. Installation, alteration, or removal of minor communication utility equipment on rooftops or streetlight poles, when the location does not have impacts on other historic resources and otherwise complies with the City Design Guidelines for minor communication utilities.

3. Installation, removal, or alteration of exterior light fixtures, unless otherwise excluded from review under subsection 25.30.070.B.11.

4. Installation, removal, or alteration of exterior signage, unless otherwise excluded from review under subsection 25.30.070.B.8.

5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

6. Installation, removal, or alteration of the following site furnishings: benches; movable planters; movable water features; and bike racks unless otherwise excluded from review under subsection 25.30.070.B.5.

7. Installation, alteration, or removal of art on public or private property, if the work does not adversely impact designated or historic features, unless otherwise excluded from review under subsection 25.30.070.B.14.

8. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

9. Installation, removal, or alteration of fire and life safety equipment.

10. Temporary emergency alterations, if the proposed replacement material used is compatible with the historic building fabric.

11. Replacement of non-original doors and windows within original openings, when the design intent is consistent with the Secretary of the Interior's Standards for Rehabilitation.

12. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

13. Alterations or changes to accommodate seismic improvements.

Section 10. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but

if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2022, and signed by
me in open session in authentication of its passage this _____ day of _____, 2022.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2022.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2022.

Elizabeth M. Adkisson, Interim City Clerk

(Seal)

Attachments:

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Department of Neighborhoods (DON)	Sara Belz/276.0036 Sarah Sodt/615.1786	Miguel Jimenez/450.8216

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to historic preservation review procedures; amending and making permanent certain temporary procedures; amending Sections 23.66.030, 25.12.320, 25.12.720, 25.16.100, 25.20.090, 25.21.110, 25.22.110, 25.24.070, and 25.30.090 of the Seattle Municipal Code.

Summary and Background of the Legislation:

In March 2020, Mayor Durkan issued a Proclamation of Civil Emergency for the City of Seattle due to the confirmed spread of COVID-19 in King County. In April 2020, the Seattle City Council passed Ordinance 126072, which temporarily allowed smaller-scale land use applications related to historic properties to be handled administratively by Department of Neighborhoods (DON) staff and approved by the City's Historic Preservation Officer. Such applications were previously reviewed by the City's historic preservation boards. The temporary provisions included in Ordinance 126072 were later extended by Ordinance 126188 and part of a larger City effort to expedite permits, respond to economic challenges, and address urgent housing needs during the COVID-19 pandemic. Absent further legislative action by ordinance, the temporary provisions will expire 60 days after Mayor Harrell lifts the City's COVID-19 emergency order.

Examples of minor alterations temporarily eligible for administrative review include the installation of signage and awnings, storefront renovations, and building mechanical systems upgrades. New construction, demolition, and major redevelopment proposals are not eligible for administrative review.

In late 2021, DON hired Broadview Planning to collect community feedback on the Historic Preservation Program's temporary administrative review procedures. Broadview Planning's data and analysis generally indicated strong support for allowing many of the temporary administrative review provisions to become permanent. However, the collected responses also revealed support for taking a more refined approach to the application of administrative review within the City's historic districts, which vary in scale and are each subject to a unique regulatory framework.

The proposed legislation would more permanently codify many of the temporary administrative review provisions in place for the Historic Preservation Program, while also amending some of the provisions that apply within individual historic districts to better reflect their unique architectural, cultural, and community features.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ☐ Yes ☒ No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

Are there financial costs or other impacts of *not* implementing the legislation?
No.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?
No.
- b. Is a public hearing required for this legislation?
Yes, a City Council public hearing is required with 30 days advance notice of said hearing provided to the public.
- c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
Notice of the required public hearing shall be published in *The Daily Journal of Commerce* and the City's *Land Use Information Bulletin*.
- d. Does this legislation affect a piece of property?
The Department of Neighborhoods' Historic Preservation Program oversees the preservation of eight historic districts and more than 450 individual landmarks. Landmark sites and structures are located in neighborhoods across Seattle. A map of the City's historic districts is attached to this fiscal note.
- e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?
In addition to enabling members of the City's all-volunteer historic preservation boards to focus their limited time and resources on larger-scale applications and projects, the utilization of administrative review also simplifies the review process for permit applicants, many of whom are small business owners. The share of small businesses located in Seattle's older, historic neighborhoods that are BIPOC- or woman-owned also generally exceeds the citywide percentage.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

No.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?

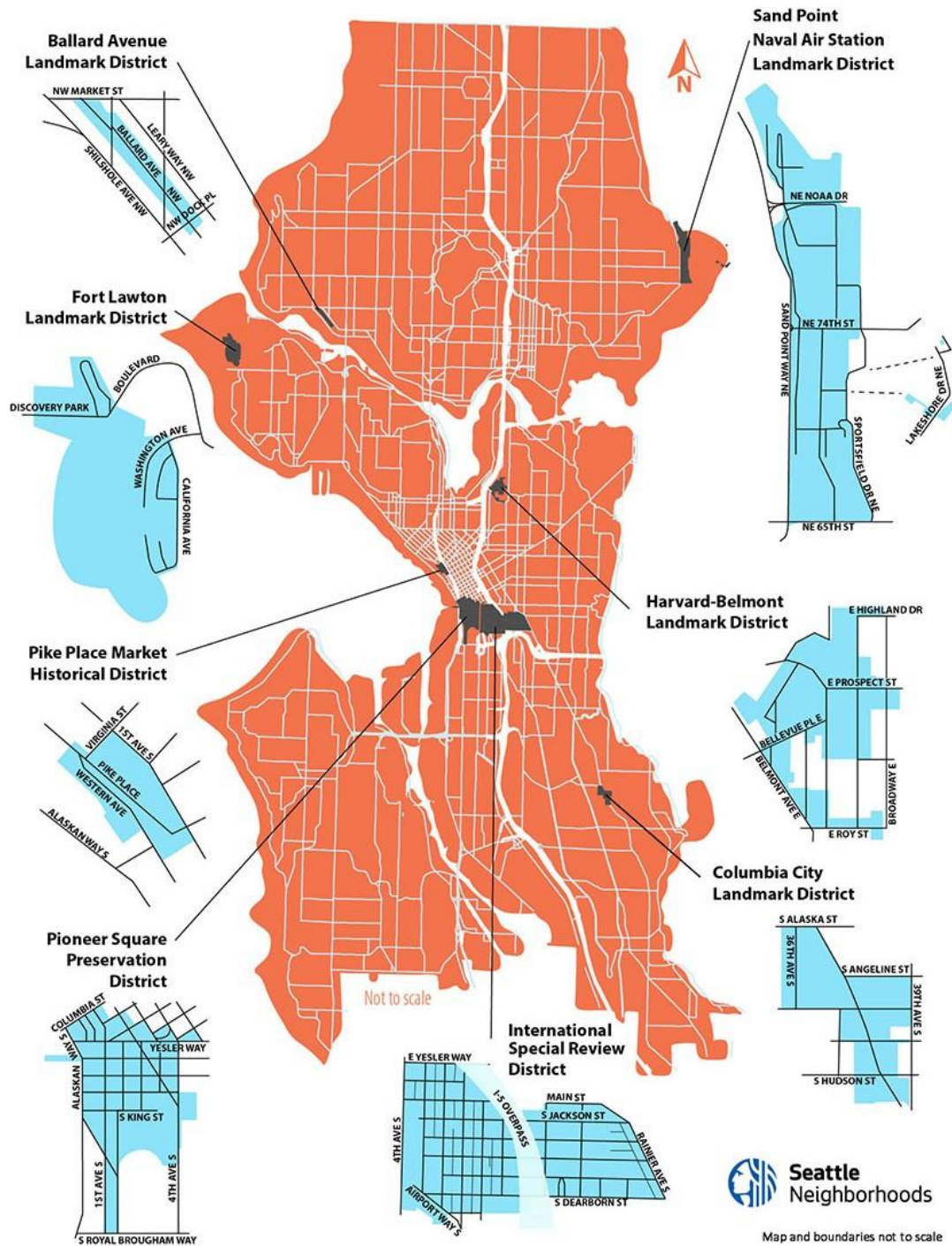
This legislation would not advance a new initiative or major programmatic expansion. Rather, it would more permanently codify many of the temporary administrative review processes that have been in place for the Historic Preservation Program since April 2020. The temporary provisions have been found to simplify the permitting process for many historic property owners, including small business owners, residential owner/occupants, and nonprofit organizations.

Summary Attachments:

Summary Attachment 1 – Map of the City of Seattle's Historic Districts

City of Seattle

Historic Districts



December 1, 2022

MEMORANDUM

To: Neighborhoods, Education, Civil Rights, and Culture Committee
From: Lish Whitson, Analyst
Subject: Council Bill 120456: Historic Resource Administrative Review

On December 9, 2022, the Neighborhoods, Education, Civil Rights, and Culture Committee (Committee) will hold a public hearing and discuss Council Bill (CB) [120456](#), which would amend various chapters of the Seattle Municipal Code (SMC) to allow for administrative review of specified categories of changes to historic resources. The bill would make permanent some changes that were implemented on a temporary basis during the COVID-19 emergency under Ordinance [126072](#) and extended under Ordinance [126188](#). Prior to the COVID emergency, these categories of changes were reviewed by the City's various historic preservation boards and commissions.

In addition to amendments to the Landmarks Preservation Code (SMC [Chapter 25.12](#)), the bill would amend the regulations for the following districts, which are shown on Attachment 1:

- Special Review Districts (Pioneer Square and International Special Review District) (SMC [Chapter 23.66](#))
- Ballard Avenue Landmark District (SMC [Chapter 25.16](#))
- Columbia City Landmark District (SMC [Chapter 25.20](#))
- Fort Lawton Landmark District (SMC [Chapter 25.21](#))
- Harvard-Belmont Landmark District (SMC [Chapter 25.22](#))
- Pike Place Market Historical District (SMC [Chapter 25.24](#))
- Sand Point Naval Air Station Landmark District (SMC [Chapter 25.30](#))

The categories of applications to be reviewed administratively would be specific to each district.

This memorandum describes the current approach to reviewing changes to historic resources, CB 120456, and next steps.

Review of Changes to Historic Resources

The City of Seattle has 480 designated historic landmarks¹ and eight historic districts.² When an owner proposes a change that would affect the designated features of a landmark or historic district, they are required to receive a "certificate of approval" (C of A) from either the

¹ Designated landmarks include buildings, sites, street clocks, vehicles, and vessels. "Landmark" is used in this memo as a generic term for any of these.

² The City currently has two "special review districts," one "historic district," and five "landmark districts." This memo uses "historic district" as a generic term to encompass all of these districts.

Landmarks Preservation Board (LPB), the Market Historical Commission (MHC), or the Director of the Department of Neighborhoods (DON) (Director) alongside any building or land use permits that may be required.

The specific categories of changes that require a C of A are laid out in the designating ordinances for each landmark and the SMC for resources within historic districts. Some exterior changes to a landmark, for example a change in paint color, may require a C of A, even if a land use or building permit is not required. Similarly, interior changes to a landmark that require a land use or building permit but do not affect designated features of the landmark would not require a C of A.

Many changes to landmarks require a C of A from the LPB. However, administrative review has been used for some changes to individual landmarks since the 1980s and is included in individual designating ordinances. The LPB is also the decision-maker for changes within the Columbia City Landmark District, Fort Lawton Historic District, Harvard-Belmont Landmark District, and Sand Point Naval Air Station Landmark District. For those districts, a local Application Review Committee makes a recommendation to the LPB on the application, but the LPB is the decision-making body. The Market Historical Commission reviews changes within the Pike Place Market and decides whether to grant a C of A. For changes in the City's other historic districts (Ballard Avenue, International Special Review District, and Pioneer Square), the Director is the decision-maker after receiving a recommendation from the relevant board.

The City's regulations require that the LPB, MHC, or Director issue a written decision granting, granting with conditions, or denying a C of A within 45 days of the filing of a complete application for a C of A. A decision on a C of A may be appealed to the Seattle Hearing Examiner.

Ordinance 126188 – Emergency Regulations

During the COVID-19 emergency, the Council adopted regulations that shifted approval for some C of As to the City Historic Preservation Officer (CHPO), a staff position in DON. This was intended to allow for faster review of smaller or less significant changes to historic resources, allowing the relevant review bodies to focus their attention on changes most likely to have a significant impact. Under the provisions of Ordinance 126188, the following types of changes to a landmark are subject to this administrative review through December 30, 2022:

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building, or structure.
2. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.
3. Installation, removal, or alteration of exterior or interior signage.

4. Installation, removal, or alteration of awnings or canopies.
5. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.
6. Alteration to interior or exterior paint colors and other finishes when painting a previously painted or otherwise finished material.
7. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.
8. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.
9. Rights-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.
10. Installation of improvements for accessibility compliance.
11. Installation, removal, or alteration of fire and life safety equipment.
12. Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric.
13. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.
14. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.
15. Approval of a final certificate of approval when the LPB previously granted a preliminary design certificate of approval and when the proposed final design does not deviate from what was submitted and approved in the preliminary design certificate of approval.

Similar provisions in Ordinance 126188 have allowed for administrative review of applications for minor changes within the City's historic districts.

Council Bill 120456

Based on experience with administrative review over the last two years and outreach to the City's historic district boards and stakeholders, the Executive is proposing permanent regulations that would allow for administrative review of specified changes to landmarks or historic districts. Under CB 120456, the following types of changes to landmarks or within all historic districts would be reviewed administratively:

- The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical, or

telecommunication elements necessary for the normal operation of the site, building, or structure.

- Installation of improvements for accessibility compliance.
- Installation, removal, or alteration of fire and life safety equipment.
- Alterations or changes to accommodate seismic improvements.³

CB 120456 is tailored to the conditions and needs of each district and feedback received during DON's outreach and engagement. Attachment 2 shows the different approaches for the various historic districts. For example:

- For special review districts, which include authority to review changes of use, the CHPO would be granted authority to issue a C of A when a use would be changed to a use that is preferred in the district. Other use changes would still go to the Pioneer Square Preservation Board or the International Special Review District Board, as appropriate.
- Based on community feedback, the Pike Place Market and Ballard Avenue districts would have the smallest number of changes that would be reviewed administratively. These boards would continue to review most changes, including signage, awnings, paint, alterations to the right-of-way, and replacement of non-original doors and windows.
- In the Sand Point Naval Air Station district, which was the most recently designated district, many of the features that are required to receive a C of A in other districts, such as planting of shrubs and other low-lying plants, are already allowed without any review or already can be administratively reviewed. Consequently, administrative review of those types of changes within the Sand Point Naval Air Station is not included in CB 120456.

For categories of changes that are subject to administrative review, approval is generally provided when DON staff determines that the application is complete and consistent with the District's adopted guidelines. For categories of changes reviewed by a board, that initiates the board's review period. The SMC typically provides 45 days for a board to review a change and for the Director, LPB or MHC to grant approval. Review typically applies concurrently with any review by the Seattle Department of Construction and Inspections. Because there is not the need to convene a board meeting to deliberate on an application, the amount of time required to review an application administratively is reduced. In addition, using administrative review for minor changes to historic resources would allow the volunteer historic review boards to spend their time reviewing those changes that are most likely to have a major impact on the historic resources under their purview.

³ Administrative review of seismic improvements is added as a new category of change subject to administrative under CB 120456.

Next Steps

The Committee will hold a public hearing on CB 120456 at its Friday, December 9 meeting. Unless the Committee votes to waive the Council rules and act on the bill on December 9, the bill could be considered for a vote at the next Committee meeting on January 13, and at the City Council meeting on January 24.

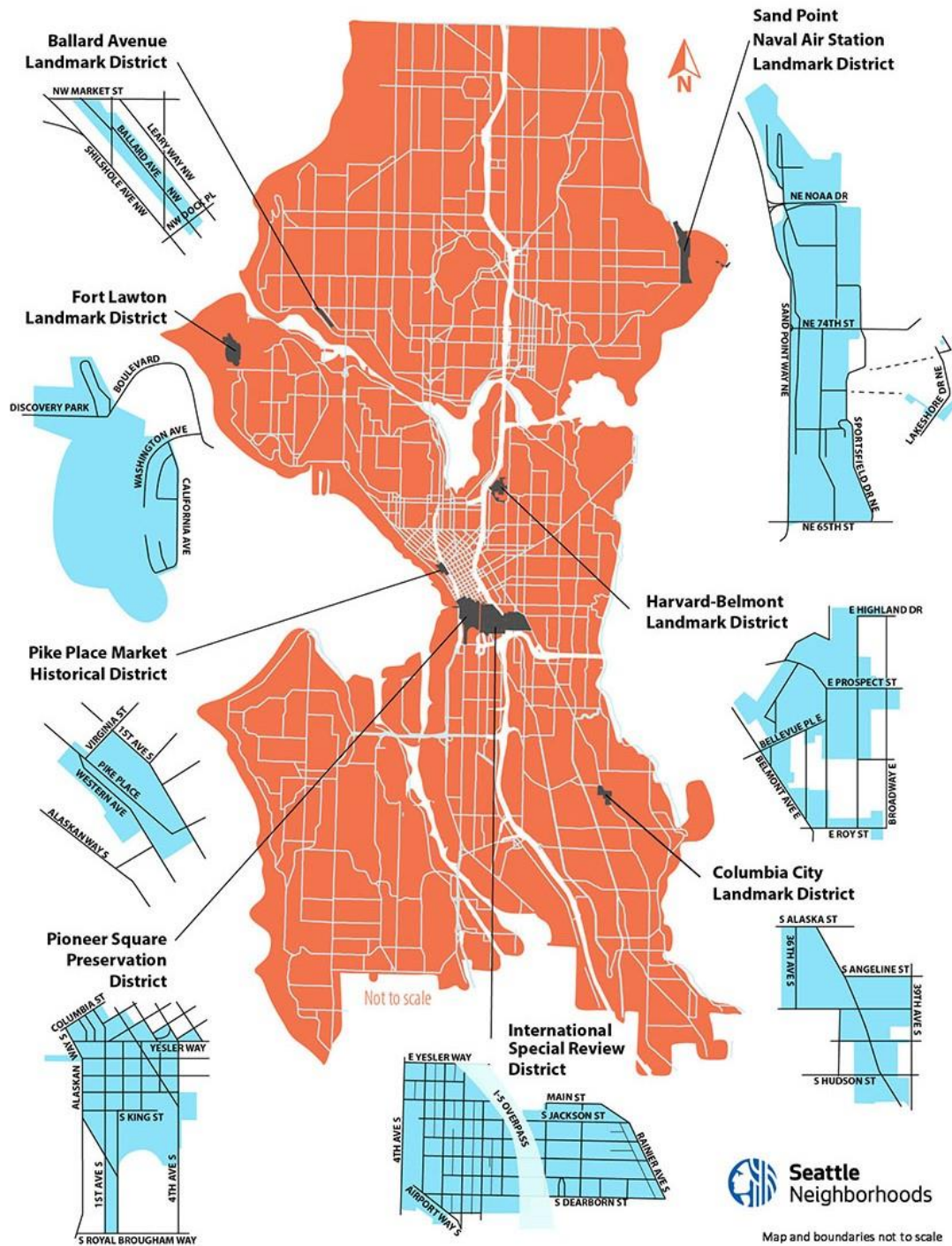
Attachments:

1. Map of Seattle's Historic Districts
2. Changes to historic resources that would be subject to administrative review and approval by the City Historic Preservation Officer under CB 120456

cc: Esther Handy, Director
Aly Pennucci, Deputy Director
Yolanda Ho, Lead Analyst

City of Seattle

Historic Districts



Bill Section	Section of the Seattle Municipal Code (SMC) amended	Historic Resources affected	Categories of Change																												
			Mechanical, Electrical or Telecomm elements ¹	Minor communication utility equipment	Exterior light fixtures, exterior security lighting, and security system equipment	Exterior or interior signage	Awnings or canopies	Window treatments	Storefront systems	Paint	Interior alterations	Art	Shrubs and other low-lying plantings	Removal of hazardous trees	Site furnishings ²	Fences, gates and barriers	Minor grading, soil retention, drainage, or paving	ROW alterations	Repaving and restriping paved areas	Curbs, bollards, or wheel stops in off-street parking areas	Accessibility features	Fire and life-safety equipment	Temporary emergency alterations	Change of use to a preferred use	Replacing non-original doors and windows	Small ancillary structures	Revisions sympathetic to previous approvals	Portables at public schools	Learning gardens, play areas, play equipment or outdoor play areas at public schools	Seismic improvements	
1	23.66.030	Special Review Districts (Pioneer Square and International Special Review District)	Y	Y	Y	Y	Y	Y	Y	Y	N/A		Y		Y	Y		Y	Y		Y	Y	Y	Y	Y	Y		Y		Y	
2&3 ³	25.12.720	Landmarks Preservation Board	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N/A	Y	Y	Y	Y	Y	Y	Y
4	25.12.100	Ballard Avenue	Y	Y							N/A		Y								Y	Y	Y	N/A			Y			Y	
5	25.20.090	Columbia City	Y	Y	Y	Y	Y		Y	Y	N/A	Y	Y		Y			Y			Y	Y	Y	N/A	Y		Y			Y	
6	25.21.110	Fort Lawton	Y	Y	Y	Y	Y		Y	Y	N/A	Y	Y		Y			Y			Y	Y	Y	N/A	Y		Y			Y	
7	25.22.110	Harvard-Belmont	Y		Y	Y	Y		Y	Y	N/A		Y					Y			Y	Y	Y	N/A	Y		Y			Y	
8	25.24.070	Pike Place Market	Y																		Y	Y		N/A						Y	
9	25.30.090	Sand Point Naval Air Station	Y	Y	Y	Y		N/A	Y	N/A	N/A	Y	N/A	N/A	Y	*	*	Y	N/A	*	N/A	Y	Y	N/A	Y		Y	N/A	N/A	Y	

Notes: for some districts, the list of permitted alterations listed in this table may not include all features. For a specific category of change consult Council Bill (CB) [120456](#).
Y = the category of change would be reviewed administratively under CB 120456. N/A = the category of change is not required to receive a Certificate of Approval. * = the category of change is already reviewed administratively. Blank cells = the category of change would continue to be reviewed by the relevant board.

¹ Installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including PV panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical, or telecommunication elements
² Installation, removal, or alteration of the following site furnishings: benches, movable tables and seating, movable planters, movable water features, trash/recycling receptables, and bike racks
³ Section 2 provides authority to the City Historic Preservation Officer to grant administrative approval as provided for in other sections of SMC 25.12. Section 3 provides for administrative review of listed changes to historic resources.

CB 120456: *Administrative Review Protocols for Historic Preservation*

Sarah Sodt, City Historic Preservation Officer
Sara Belz, Division Director, Community Assets
Department of Neighborhoods

Neighborhoods, Education, Civil Rights and Culture Committee
Seattle City Council
December 9, 2022

Administrative Review and the Historic Preservation Program

- In 2020, the City Council passed Ordinances 126072 and 126188, which temporarily allowed Certificate of Approval (CoA) applications for minor alterations to be handled administratively by staff instead of requiring board or commission review at a public meeting. These temporary provisions will expire on December 30, 2022.
- The SMC has long provided administrative review authority for certain, minor application types that would otherwise be referred to the Landmarks Preservation Board, both for individually designated landmarks and for properties within the Fort Lawton Landmark District and the Sand Point Naval Air Station Landmark District.

Temporary Provisions

will expire December 30, 2022

- Examples of minor alterations currently eligible for administrative review by staff include signage, awnings, storefront renovations and building systems upgrades.
- New construction, demolition and major redevelopment proposals are not eligible for administrative review.
- Regardless of whether a CoA is handled administratively or reviewed by a board or commission, all SMC requirements and adopted guidelines are adhered to.
- CoA submittal requirements and review timelines are the same regardless of whether an application is subject to administrative or board/commission review.

Historic Preservation and Administrative Review in other Municipalities

- **City of Los Angeles:** Board review of major alterations and staff review of minor alterations.
- **City of San Antonio:** Board review of major alterations, additions and demolitions; most other types of alterations reviewed by staff.
- **City of San Francisco:** Staff review of smaller project types including storefront alterations, signage, security equipment, mechanical equipment, landscaping and art.
- **City of Denver:** Staff review of small projects that clearly meet regulatory guidelines.
- **New York City:** Staff review of smaller project types including signage, additions to non-primary elevations and mechanical systems.

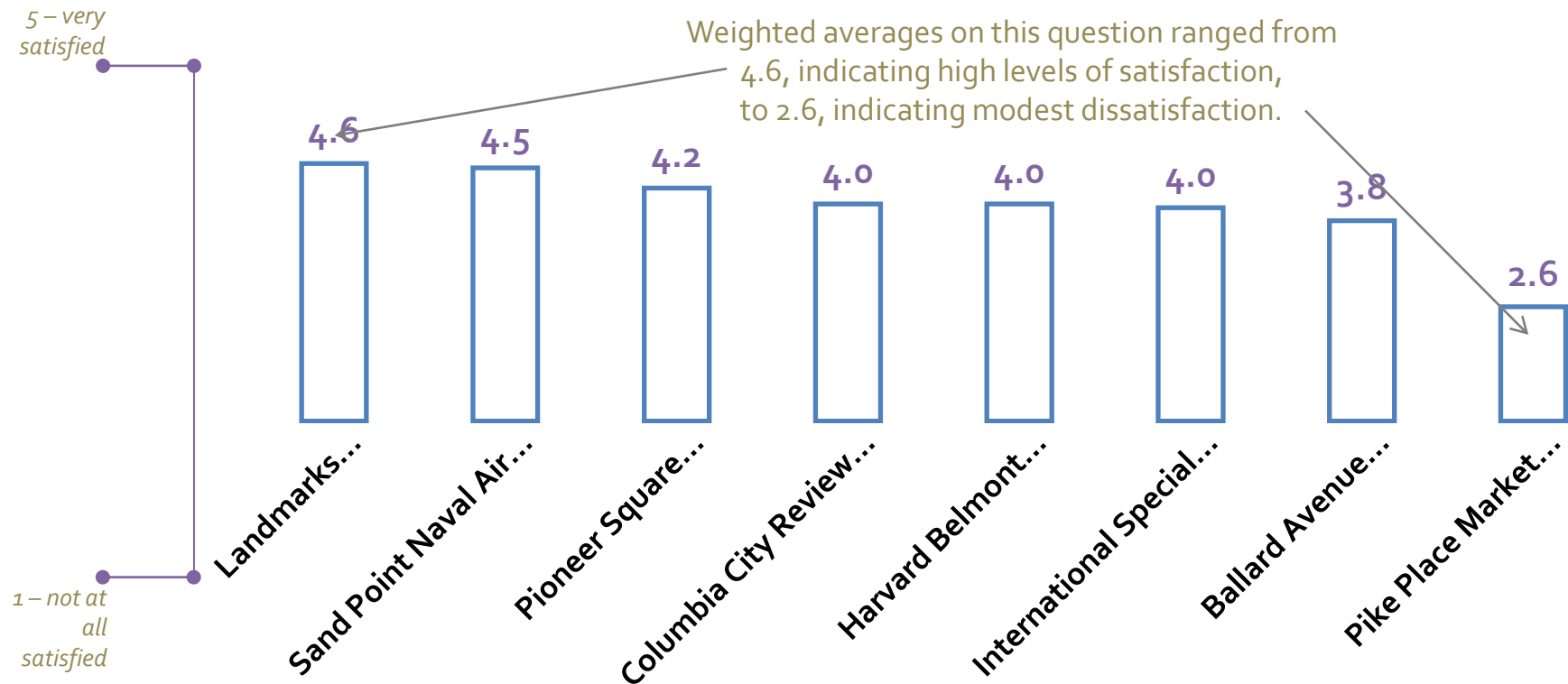
Benefits of Administrative Review

- Minor CoA decisions are often made more quickly without the need to schedule public board/commission meetings.
- Simplified and less expensive regulatory process for applicants.
- Board/commission meetings and volunteer resources can focus on more complex applications.

Outreach and Engagement

- In late 2021, DON engaged Broadview Planning to collect feedback on the Historic Preservation Program's temporary administrative review procedures. Broadview Planning utilized stakeholder interviews, case study analyses and a community survey in their engagement efforts.
- Two takeaways from Broadview Planning's work:
 - 1) Support for making the temporary administrative review procedures permanent is generally strong across the City's historic districts and boards, with Pike Place Market representing a more mixed response.
 - 2) More clarity and transparency are needed in the business practices for administrative review.

Respondents' satisfaction with the administrative review process varied based on their board or district affiliation



Source: Broadview Planning

CB 120456: Content Overview

- Would more permanently codify many – though not all – of the temporary administrative review provisions in place for the Historic Preservation Program.
- Takes a tailored approach to administrative review across the City's historic districts to better reflect their unique architectural, cultural, and community features.
- See Central Staff matrix for a detailed breakdown of how CB 120456 would apply administrative review across the City's historic districts and boards.

CB 120456 and Administrative Review in the Pike Place Market Historical District

Proposed language:

SMC 25.24.070.C

1. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical or telecommunication elements necessary for the normal operation of the site, building, or structure.
2. Installation of improvements for accessibility compliance.
3. Installation, removal, or alteration of fire and life safety equipment.
4. Alterations or changes to accommodate seismic improvements.

Note: *All other application types – including, but not limited to, signage and awning installations, interior alterations, use review, new construction and major redevelopment projects – would **not** be eligible for administrative review. These types of applications would all still be reviewed by the Pike Place Market Historical Commission.*

Case Study #1: *The Standard Building*

Administrative Review by DON Staff

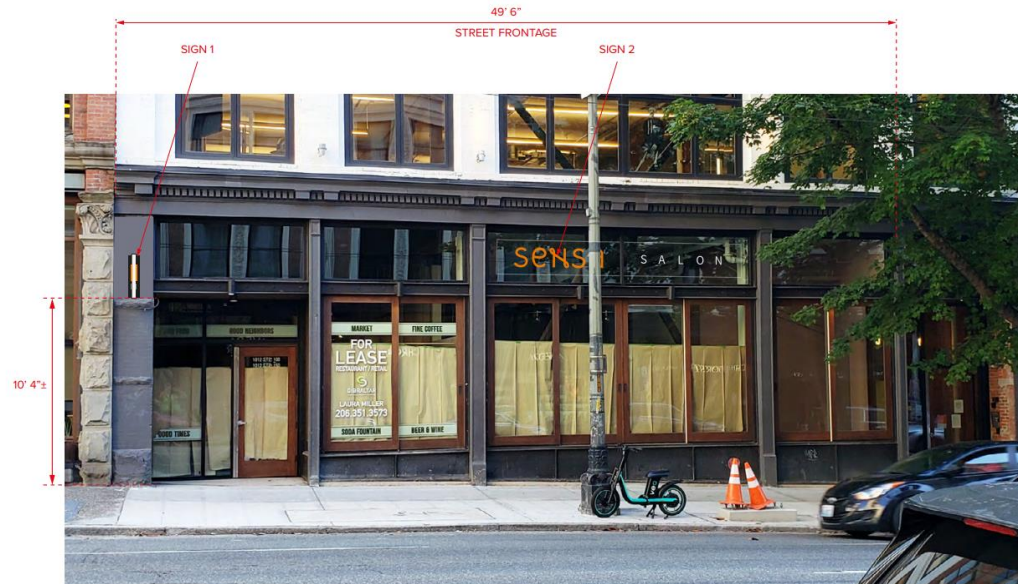
The Standard Building, 1012 First Avenue

New business signage



SOUTH ELEVATION

SIDEWALK WIDTH IS 15FT AT SIGN LOCATION



WEST ELEVATION

Case Study #2: *Pacific Telephone & Telegraph Garfield Exchange*

Board/Commission Review by Landmarks Preservation Board

Pacific Telephone & Telegraph Garfield Exchange, 1529 4th Avenue West
Penthouse addition, entry alterations and window replacement



Proposed Business Practice Improvements for CoAs Eligible for Administrative Review

- Publish notices of decision via email and on DON's website.
- Publish updated instruction materials for CoA applicants, including details about review timelines.
- Update DON's website to provide further clarity around when a CoA application can be reviewed administratively by staff and when board/commission review is required.
- Include a standing item on all historic preservation board/commission agendas for regular staff reports on administratively issued CoAs.

Questions and Discussion

Thank you!