

(GENERAL)

COMPTROLLER FILE NUMBER 280066

RECOMMENDATION

C.B. NO. 101
THE LANDMARKS PRESERVATION BOARD OF THE
FLATIRON BUILDING (TRIANGLE HOTEL) 551
FIRST AVENUE SOUTH, FOR LANDMARKS DESIGN-
NATION.

3/18/74 - designate
1/12/77 - file

FILED SEPTEMBER 26, 1974

C. G. ERLANDSON
COMPTROLLER AND CITY CLERK

C. G. Erlandson
DEPUTY

ACTION OF THE COUNCIL

REFERRED	TO	PLANNING & URBAN DEV.
REFERRED	TO	
REFERRED	TO	
REPORTED	DISPOSITION	ON FILE
RE-REFERRED	TO	
REPORTED	DISPOSITION	

REPORT OF COMMITTEE

Mr. President:

Your Planning and Urban Development Committee
to which was referred the within recommendation

would respectfully report that we have considered the same and respectfully recommend that the same
be placed on file.

CHAIRMAN

Paul Traubel

CHAIRMAN

December 11, 1974

LPB-1947

The Honorable John R. Miller, Chairman
Planning and Urban Development Committee
City of Seattle
Seattle City Council

Gentlemen:

The enclosed Data Sheets, minutes, and proposed designation legislation are for your information concerning the recommendation of the Landmarks Board for designation of the Flatiron Building as a Seattle Historic Landmark to be considered at the December 18 hearing of the Planning and Urban Development Committee. The enclosures are a follow up to the Board request for review of their recommendation dated September 20, 1974 (LPB 1764).

Should you have any question or request further information feel free to call our office (583-4470).

Sincerely,

A handwritten signature in cursive script that reads "Earl D. Layman". To the right of the signature is a large, stylized circular flourish or monogram.

Earl D. Layman
HISTORIC PRESERVATION OFFICER

JJ:hg

Enclosures

Landmarks Preservation Board

Seattle Historic Building Data Sheet

LPA 020 011

1. Name (common or present and/or historic) THE FLATIRON BUILDING
2. Street and Number 447 1st Ave. S. (original) S. 48.74' Designed 1908
551 1st Ave. S. (present) Block 327 Lot 8 Year Built Completed 1910
3. Present Owner SEE ATTACHMENT Present Use SEE ATTACHMENT
4. Interim Owner(s) SEE ATTACHMENT Interim Use(s) SEE ATTACHMENT
5. Original Owner Victor Hugo Smith Original Use Hotel and store
6. Architect C. A. (Alf) Breitung Builder Unknown at present
7. Assessed Value: Building \$23,200.00 Land \$3,200.00 Assessors File No. 766620-6935-03
 Building estimated to cost \$15,000; Actual \$22,000

8. Classification:
- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Occupied | Open to Public:
<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> No |
| <input type="checkbox"/> Site | <input checked="" type="checkbox"/> Private | <input type="checkbox"/> Unoccupied | |
| <input type="checkbox"/> Structure | <input type="checkbox"/> Both | <input checked="" type="checkbox"/> Preservation work
in progress | Hours <u>9a.m. - 6p.m., M-F</u> |
| <input type="checkbox"/> Object | | <input type="checkbox"/> Threatened by
demolition | |
| <input type="checkbox"/> Other | | <input type="checkbox"/> Unknown | |

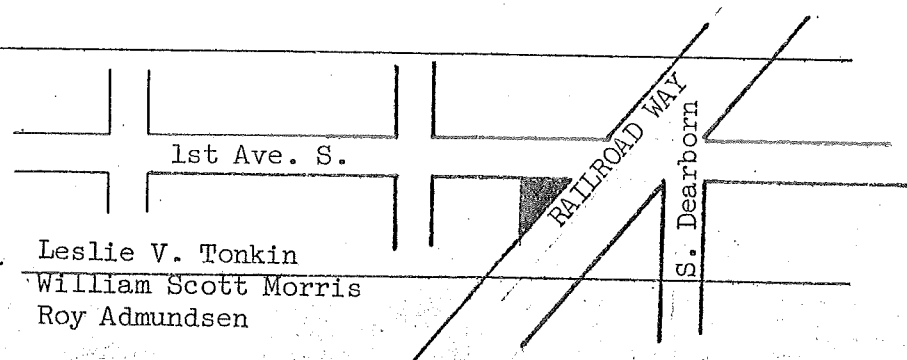
9. Neighborhood Information:
- A. Compatibility With Neighborhood
- Structure Yes No
- Use Yes No
- B. Importance to Neighborhood
- Great
- Moderate
- Minor

C. Architecturally Strong Neighborhood

Comments: This building basically identified as Tudor English with Eclectic Islamic influences. The building occupies a prominent location with respect to 1st Ave. S. and The Pioneer Square Historic District. It forms a link between the new stadium and the District. (See space notation slide sequence attached.)

10. Special Research Sources (Be Specific, list name or item and where found) - SEE ATTACHMENT

11. Cross Street Reference



12. Photos Attached & Photographer
- Leslie V. Tonkin
William Scott Morris
Roy Admundsen

13. Physical Description

- A. Style of Architecture Tudor English Revival with identifiable traces of Medieval Turkish Residential and Late Italian Romanesque details, ie., late 19th Century American Eclectic
- B. Construction Material - SEE ATTACHMENT
- C. No. of Stories
Three floors above street grade, plus full basement and sidewalk vault
- D. Condition
Excellent _____
Good _____
Fair exterior finishes
Poor structural frame (seismic damage)
- E. Exterior Desecration of Original Design
None or little Orig. in situ; added wiring, conduit, etc.
Moderate amount seismic damage
Considerable _____
- F. Architectural worth at Example of Its Style - SEE ATTACHMENT
Exceptional _____
Excellent _____
Good _____
Fair _____
Poor _____
- G. Notable Features: (Be specific, i.e., detailing, craftsmanship, proportions, materials, colors, interior, etc. Refer to Guidelines of Landmarks Preservation Board). - SEE ATTACHMENT

ATTACHMENT to Seattle Historic Building Data Sheet - The Flatiron Building

3. Present Owner:
The Flatiron Associates
- Present Use:
Tavern at 1st floor and basement;
second floor Tonkin/Greissinger/Architects
4. Interim Owner(s):
Peninsula Land and Building Co.,
V. H. Smith to 1910;
Abbie D. Preston to 1945;
Dean C. Thaanum to 1967;
R. C. Ken Wickstrom to 1973
- Interim Use(s):
Triangle Bar at first floor until 1929;
Triangle Hotel to closure, 1945
10. . Seattle Public Library, Main Branch, Seattle Reference Sections
- . The Northwest Collection, Suazzella Library, University of Washington;
Robert Monroe and Andy Johnson, Librarians
 - . Seattle Historic Society Collections, Museum of History and Industry,
Seattle; Mrs. Stratford, Librarian
 - . Historic Directory Collection, Pacific Northwest Bell Telephone Co.,
4th and Spring Streets, Seattle
 - . Mr. Lester Barnheart, Area Manager Operations, Western Union Telegraph
Co., Seattle, and Western Union Reference Library, Upper Saddle River,
New Jersey
 - . Mr. Jack Mills, Issaquah, Washington, EX 2-6801, former manager, "C"
Branch, Western Union and Seattle Branch Manager, (15 branches), Western
Union. (retired)
 - . Mr. Dean C. Thaanum, former owner (1945-1967) of the Flatiron Building
1017 Minor, Seattle, 682-8018
 - . Building Department, City of Seattle
 - . King County Assessor's Office, Harley Hoppe Assessor, Property Records
and Photograph Library
 - . Potential sources not available to surveyor; the Frank Lynch Collection
of Historical Articles from the Seattle Post-Intelligencer Library
and the Library of the Seattle Times

ATTACHMENT to Seattle Historic Building Data Sheet - The Flatiron Building
(Con't)

13.(G) Notable Features: (Con't)

(2) Decorative
 Fenestration

Facia: Cast-in-place (repetitive cast) concrete bond beam outboard side, top of parapet at S, E, & W

Corbel: 7 courses extended from 1' at wall to 2' at top (incl. bond beam)

Bays: Decorative pressed zinc coated sheet metal (24 Brown & Sharp ga.) over 3/4" x 7-1/4" net vertical shiplap fir siding over 3/4" x 7-1/4" net horizontal shiplap fir siding on 2 x 4 studs at 16" O.C. Bays have decorative non-structural sheet metal brackets below on approximately 2' centers - see photos and drawings

Concrete Belt Course: The extended concrete feature belt course at the top of cast-in-place concrete walls below masonry construction is decorated with diagonally set 4" x 4" glazed ceramic tile (copper-green) continuous at south, east, and west

(3) Exterior Color

Rubbing at several places has revealed that a heavy bodied stain, not paint was used originally to coat the concrete bond beam at the parapet and as a finish for the bay windows including wood trim. Sample analyzed by Preservative Paint Co. laboratory, Seattle, proved that this finish which appears visually copper-green is in fact a blue with grey and green added. See sample enclosed. Brick masonry units utilized some clinker headers mixed in the Flemish bond coursing; mortar color grey

(4) Interior Finishes

Doors; 5 panel stile/rail fir doors; 10" fir bases with moldings; capped window and door casings; fir chair and picture rails

ATTACHMENT to Seattle Historic Building Data Sheet - The Flatiron Building (Con't)

13.(B) Physical Description

Construction Material - Brick masonry bearing wall (Flemish bond at W, S, E, common running bond at N); frame floors and zinc coated sheet metal covering wood frame extended bay windows; decorative concrete bond beam at corbelled parapet; cast-in-place concrete frame from basement to second floor with C.T. decoration at second floor belt course.

13.(F) Architectural worth at Example of Its Style

Exceptional in its time and place. When constructed in 1908-10, style was not contemporary with other buildings of its time but is more characteristic of the whimsical exuberance of Seattle building in the '80's'.

13.(G) Notable Features

(1) Brick Work & Brick Masonry

- Extended 4 course feature belt course every 8th course vertically from second floor up, typical
- Above bay openings and below parapet - T & B extended BMU band framing a 5 course basketweave diag. brick coursing above typical belt courses - see photos
- Bond: Flemish bond at East, West, and South; common running bond at North
- Corbel: Extended 7 course BMU at parapet - see drawings and photos
- Decorative Features: Buttered brick masonry round window heads at N, E, and NW, and S
- Structure: Masonry bearing walls vary in thickness from parapet to second floor concrete feature belt course - Stepped masonry walls vary vertically from:

	<u>E, W, & S</u>	<u>North</u>
Top of parapet	2'-0"	1'-4"
Roof	1'-0"	1'-4"
Third Floor	1'-0"	1'-8"
Second Floor	1'-4"	1'-8"

ATTACHMENT to Seattle Historic Building Data Sheet - The Flatiron Building
(Con't)

14.(C) Statement of Significance (Con't)

- "C" Branch Office, Western Union occupied building from 1929 to 1954 - first branch of Western Union in U. S. from original business at Second and Cherry; connected in 1st Ave. by pneumatic tubes (brass tubes in situ) Also had standby electric transmitter.
- Phone conversation April 11, 1973 between owner Dean C. Thaanum and surveyor Walter H. Greissinger: "I bought the building in 1945 and kicked out the black guy, three months later. He was running a stable of blondes and he kept them locked in." Statement verified by former "C" Branch Manager, Jack Mills, July 2, 1974. Mr. Mills stated that "these people were no problem because they only worked at night and weren't there during the day." Western Union supplied the upper floors with electricity tapped off their own line and this business paid Western Union a fee for this service, often past due. Surveyor's note: In as far as possible, we cannot verify continuous occupation after 1945 and do not know how long whorehouse existed serving docks and railroad, this area.
- Rumor: not verified: Ripley's 'Believe It Or Not' once stated that this building was the "World's Smallest Hotel West of the Rockies". Surveyor will verify with publisher.
- C. A. (Alf) Breitung, Seattle Architect; Seattle builder and engineer, Aug. 7, 1909 Vol. 8, No. 33, p. 6 "Hugo Smith, Seattle National Bank Building will erect a three story brick hotel at 1st Ave. S. & Railroad Way, to cost \$15,000. C. A. Breitung, Architect; Walker Bldg., is drawing plans".
- Rumor: not verified: Albert Rosellini initiated his first campaign for governor in the Flatiron and utilized the upper floors as campaign headquarters. The parapet is said to have been used to hang campaign bunting. Lou Santi, tavern operator was a Rosellini supporter in this campaign and granted permission for this use.
- Lou Santi original tavern owner (deceased) started tavern in 1956 (17 years ago). Lou's Tavern is presently owned by John Sheppard; derived tavern name "Lou's" from Mr. Santi; then sold to John and Tiny Francisco in 1965 who operated it for 7 years. They in turn sold it to Mr. Sheppard for \$8,000 cash.

ATTACHMENT to Seattle Historic Building Data Sheet - The Flatiron Building

13.(G) Notable Features: (Con't)

(5) Utilities

Plumbing: 1 oak tank and seat W.C. in each toilet at second and third floors
1 C.I. tub in third floor toilet
1 hand lavatory sink each sleeping room
1 electric hot water tank at third floor landing
2 toilets with lavatories at first floor; urinal in mens' toilet
1 service sink in basement drained to sump

Heat: hot water circulating through C.I. registers from coal fired basement boiler, since removed.
In the 20's water was heated by electric hot water tank located above tub in third floor. Western Union installed first ceiling hung gas space heater at first floor. Notation on Assessor's file, "Heating - Gas, Humprey Automatic".

Lighting: Originally gas light ceiling fixtures later converted to electric

14.(C) Statement of Significance

- Prior to 1908 this lot occupied by coat yard. See Seattle Pub. Lib. photos #13099, 12050, 9922
- Pioneer Seattle businessman Victor Hugo Smith purchased site 1908. Note on back of Seattle Historical Society photo #3632 Hotels, "Hotel built by owner V. Hugo Smith, 1909 on tiny lot on 1st Ave., Railroad Ave., a triangle. Three stories with full basement. Eight room hotel, ground and basement for mercantile purposes. Cost \$22,000." Architect: C. A. Breitung
- Building listed in Krolls City Directory of Seattle, 1911 as Triangle Hotel, (Eur. 50 cents & up) 547 1st Ave. South, Andrew Belvilaque, Prop.; W. R. Cody, Mgr. (Northwest Collection, Suazella Library, U of W.)

ATTACHMENT to Seattle Historic Building Data Sheet - The Flatiron Building
(Con't)

14.(C) Statement of Significance (Con't)

- . Statement of significance: This building like so many others in this area cannot tell its own story (who slept here?). The building however, is truly a visual delight. Anyone who has looked at its shades, details, and colorings in the light of morning, afternoon and evening, cannot help but be impressed by its complete freedom and exuberance; it stands alone on its pointed block-end lot holding the south gateway to Pioneer Square. It measures an almost exact 600' from the west ramp of the stadium along Railroad Way to 1st Avenue.

14. Significance

A. Major Significance

- Historical - Fabric of Seattle history
- Architectural - Primary
- Engineering
- Cultural
- Geographical
- Archaeological

B. Level of Significance

- National - To extent indicated in "C"
- State - To extent indicated in "C"
- Community - Intregal part of historic fabric of Seattle

C. Statement of Significance (Be specific, history, personages, events, etc.) - SEE ATTACHMENT

TONKIN GREISSINGER ARCHITECTS

Surveyor Signature

Walter H. Greissinger

Walter H. Greissinger, Partner

Date July 8, 1974

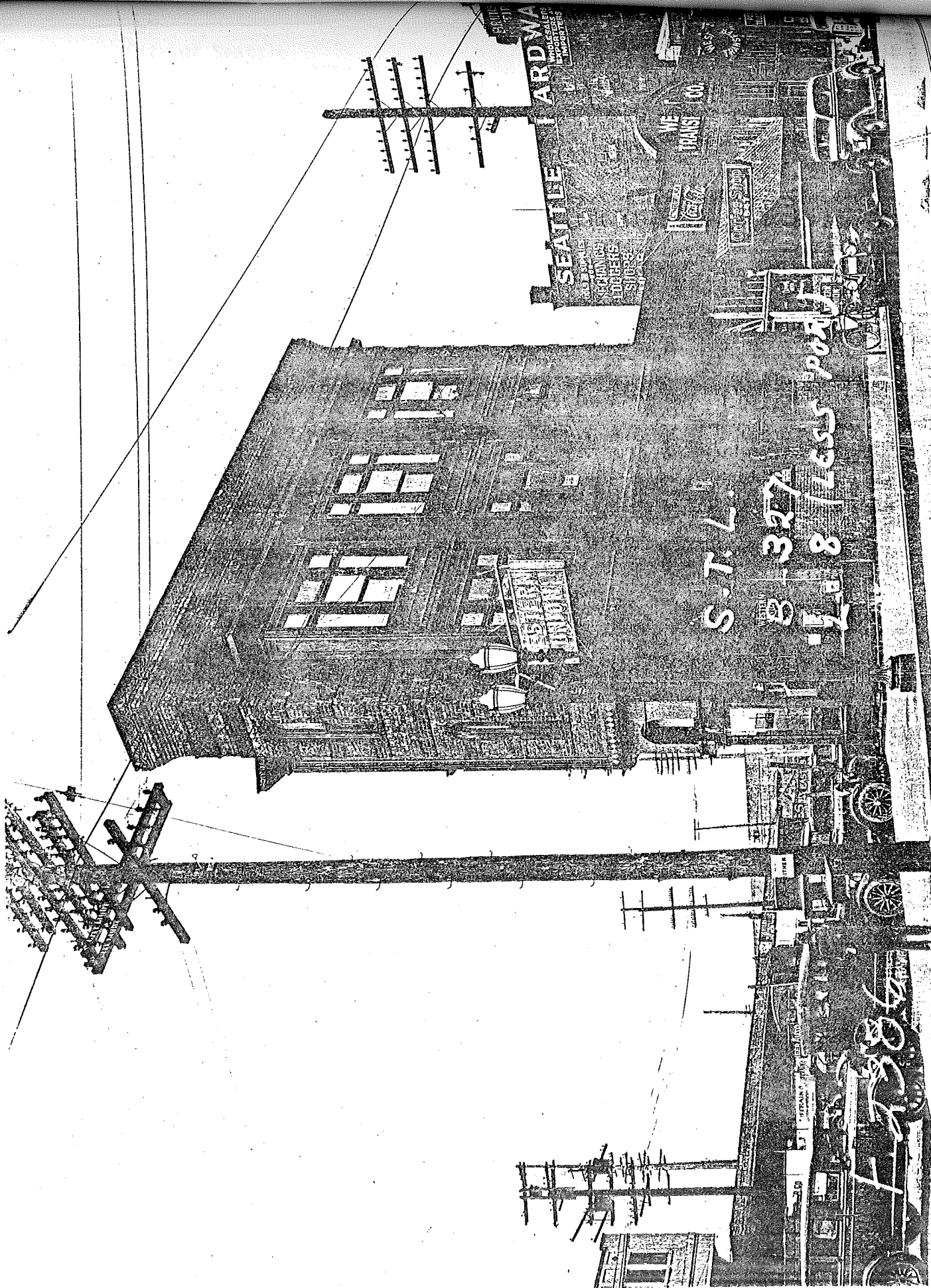
Reviewed:

[Signature]

Historic Preservation Officer

Date

9/2/74



Summation - Landmarks Board Actions and Considerations

Flatiron Building - 551 First Avenue South

Sequence of Events:

1. Prior to July 17, 1974, the Board and staff were contacted by the owners concerning Landmark designation of the Flatiron Building.
2. At their meeting of July 17, 1974, the Board held an informal review of the subject property. Following a presentation by Walter Greissing, one of the owners, Fred Bassetti, of the Board, moved to initiate designation procedures. The motion passed unanimously.
3. Beginning July 20, 1974 the Board advertised for three days as required in Section 7 (c) of the Landmarks Ordinance: a notice of a public hearing of the Landmarks Board, to be held on Wednesday, September 18, 1974, to review and possibly act on the consideration of landmarks designation of the subject property. The owners were concurrently notified.
4. On September 18, 1974 the Board held its advertised public hearing. Following discussion the Board voted on the consideration of recommended designation of the Flatiron Building - 551 First Ave. South, as a Seattle Landmark. The consideration carried unanimously.
5. Beginning October 14, 1974, staff advertised for three days, as required in Section 7 (c) of the Landmarks Ordinance: a notice of a public hearing of the Planning and Urban Development Committee of the City Council, to be held on December 18, 1974, to review and possibly act on the consideration of Landmarks Designation of the subject property. The owners were concurrently notified.

MINUTES OF THE PUBLIC HEARING OF SEPTEMBER 18, 1974*

LPB-1778

The hearing convened at 11:35 A.M. in the Mayor's Conference Room, 12th Floor of the Municipal Building.

Present:

Barbara Buck
Miles Yanick
Art Andersen
Victor Steinbrueck
Katherine Bullitt
Sally Kazama
Geraldine Lucks
Ilze Jones

Staff:

Earl D. Layman, Historic Preservation Officer
John Jochman, Staff

Also Present:

Polly Lane
Claude Slaughter
Rueben Calixto
Ann Wyman
Bill Newman
Yale Lewes
Peter Eising
Walter Greissing
Ann Brians
Nancy Susman
Robert Koch
Al Elliott

091874.1 FORMAL CONSIDERATION OF THE DE LA MAR APARTMENTS

Earl D. Layman, Historic Preservation Officer, read a summary of Board actions and considerations to date and summarized the data sheets presented to the Board on the subject building.

Peggy Corley, Chairperson, called for comments from the owners; none were made, since the owner was absent.

Alfred Petty questioned present compliance to the building code of the De la Mar Apartments. Earl Layman, Historic Preservation Officer, answered Mr. Petty stating that the building was being remodeled to bring the stairwells in particular up to code and this was nearing completion.

Victor Steinbrueck stated that he would not be in favor of designation and that the building did not qualify under any criteria of the Ordinance. In considering the building, the only possible application to the criteria would be under architectural significance and that he felt that, architecturally although the building was flamboyant, it would be embarrassing for him to say that it was good architecture, and was certainly not up to the standard for Landmarks designation.

Arthur Andersen stated that he would have to say that the only significant feature of the building was its flamboyance.

Miles Yanick stated that he felt that the building fitted nicely into the neighborhood compared to the new large apartments that have recently been added, but that this was not sufficient reason to single out the De la Mar for Landmarks designation considering the number of buildings of similar quality and flamboyance in the City.

* Tapes of this hearing are available through the Department of Community Development Office, 200 Arctic Building

Barbara Buck stated that the only thing it had going for it was it was flamboyant and thus somewhat unusual for the City.

Ilze Jones stated that she felt it did not qualify under the guidelines of the Landmarks Ordinance.

Geraldine Lucks expressed concern with replacement and compatibility of a possible replacement with the neighborhood and added that if the Landmarks Board were to reject a recommendation for Landmarks designation that would not preclude the possibility of reinstating the De la Mar after the one year waiting period as specified in the Ordinance.

Katherine Bullitt amplified Geraldine Luck's statement by saying that the building was not threatened at this time and that Mr. Kaufman, the present owner, was interested in preservation of the structure.

Peggy Corley agreed with Barbara Buck and felt that she was not particularly enthusiastic for designation at this time.

Victor Steinbrueck commented on the present procedure of waiting for a motion to recommend or not recommend, and mentioned that a somewhat different procedure used by the Market was working well for them.

ACTION: Victor Steinbrueck moved to adopt the procedure of voting on the consideration of recommending the nomination for Landmarks designation. The motion passed unanimously. 8:0:0.

Peggy Corley asked for a vote on the consideration of recommendation of the De la Mar Apartments for Landmarks designation. The motion failed. 0:8:0.

091874.2 MISCELLANEOUS

Councilman Bruce Chapman asked to interrupt the hearing to announce that he has just been advised that Corporation Counsel has advised the Comptroller to pay \$600,000.00 of revenue sharing funds to Historic Seattle, Inc.

091874.3 FORMAL CONSIDERATION OF THE SEATTLE TOWER (OLD NORTHERN LIFE BUILDING)

Earl Layman, Historic Preservation Officer, read a summary of the Board's actions and consideration to date and summarized the data sheets presented to the Board on the subject building.

Peggy Corley commented on the minutes of the previous meeting and mentioned that any consideration of the Board at this time should be based on whether they felt that this building was in fact a Landmark, and not based on any economic considerations.

Peter Eising, representing the owners of the building, expressed his concern with the preservation of the building and stated that his understanding for deferral at the last meeting was the need to review the building and economic ramifications of the Landmarks designation. He stated that they had been in contact with the Office of Historic Preservation and that he didn't think that they were unwilling to cooperate. He felt that since the motion was made to defer until the work had

been done (work which has not yet been completed), he was hesitant to continue.

Sally Kazama stated that she would like to clarify what it was about the building or parts of the building that were significant, and felt that such clarification would make a decision to recommend possible.

Peggy Corley suggested that if it be so named, a committee could be formed to formulate an ordinance and to determine what was significant about the Tower.

Sally Kazama felt that each building should be considered separately and that maybe in this case clarification of significant portions of the building for Landmarks designation would help.

Peggy Corley stated that in this case it would help to define what exactly is the Landmark that they would be recommending, especially considering the size and present condition of the structure, as well as the intent of the owners towards preservation.

Sally Kazama stated that most definitely the exterior should be included in any discussion of Landmarks designation.

Miles Yanick felt that there was some concern with the scale of such a project and such a Landmarks designation. There is no question that the building was a Landmark, and that if he were the owner he would also be reluctant to lose control of a building of such size. He further felt that the Board was also losing control in discussions of Landmarks designation as pertaining to the subject building. He said that he would feel much better about the process if what was significant in terms of a detailed survey and a proposed ordinance were submitted for recommendation to the Board.

Geraldine Lucks agreed with Miles Yanick but stated that in any of these considerations she would like to leave out any questions of compensation since it was not appropriate nor was it a criteria for Landmarks designation.

Earl Layman stated that the owners had been notified in advance of this hearing and in that letter the Board offered to meet with them at their convenience discussing any concerns they might have in relation to Landmarks designation of the building. Subsequent to that letter the Board received no word from them directly.

Victor Steinbrueck commented in support of Mr. Layman, and felt that since the original deferral was at the request of the owner to gather more data in relation to Landmarks designation of the building, it was their responsibility to make the contacts and collect that data.

Yale Lewis stated that he was curious to know who requested the delay and the purpose for the delay. He stated that the procedures for Landmarks designation were set-up very clearly in Section 7, Paragraph (d), which states that the Board is to consider economic vitality and economic impact both on present and future use. He stated that it was important to consider in the Landmarks designation of the Seattle Tower the economic vitality of the building, as well as the economic impact on present use. He summarized events leading to this meeting, and commented that the owner was being exceptionally cooperative in making his books available to any survey of Landmarks designation and economic impact that would be conducted.

Peggy Corley commented that Corporation Counsel has informally stated that the Board must restrict its responsibility to only those criteria outlined in Section 6. Discussion followed.

Geraldine Lucks stated that by only designating those buildings that are in economic straits and not considering buildings of sound economy, the Landmarks Board would be doing the Landmarks cause and preservation cause in the City a most definite injustice. Discussion by the Board followed.

Victor Steinbrueck argued that the Board has in fact considered economic considerations and should now proceed with recommendation for Landmarks designation, and if one considered other areas where preservation efforts have been accomplished in Seattle the economic vitality of those structures have been improved by preservation recognition.

Miles Yanick agreed with Victor Steinbrueck that designation has in Seattle improved the economic vitality of certain neighborhoods, including Pioneer Square and the Public Market. However, he would like to see a draft ordinance that would spell out specifically what should be designated in the case of the Seattle Tower. Discussion followed.

ACTION: Geraldine Lucks moved to continue this formal hearing until a draft ordinance on the subject property could be proposed and reviewed, prior to a rescheduled hearing.

Arthur Andersen questioned whether the proposal should be in form of an ordinance.

Victor Steinbrueck, in discussing the motion felt that the discussion and proposal of significant parts of the building could be carried out at that meeting because of the familiarity of the Landmarks Board with the building. He asked that the Board vote on the recommendation of the Seattle Tower as a Landmark. Discussion followed.

Barbara Buck stated that she felt this motion was showing some responsibility to the property owners.

Ilze Jones felt that a proposal could be spelled out more definitely at the next meeting. Discussion followed.

Victor Steinbrueck stated that he would like to designate the exterior and the public lobby.

Peggy Corley stated that she felt the exterior was significant and should be designated.

Yale Lewis commented on behalf of the owners, summarizing his previous statement. He felt that the owners would not like to attack the Landmark process before the City Council, and would prefer working with the Landmarks Board toward a mutual agreement on what should be recommended for designation. Discussion followed.

Peter Eising stated that it was important that the idea of preservation be enhanced and that economic considerations do have an impact on designation; the Board should feel free in working with the owner who is in fact trying to preserve the building.

Victor Steinbrueck felt that discussion of particular portions of Landmarks designation process was inappropriate at this time and felt that the Board must recommend designation under the ordinance and the criteria stated there. Discussion by the Board followed.

ACTION: Peggy Corley called for a vote on the motion which stated: The public hearing continue until a draft ordinance (stating what areas of the Seattle Tower should be considered for Landmarks designation, as well as consider controls by the Landmarks Board on those areas) could be proposed and submitted for review prior to a rescheduling of the meeting. The motion carried. 6:2:0.

Peggy Corley, Chairperson, then asked for volunteers to serve on a committee to draft the proposal. Besides the owners and the staff, Miles Yanick, Arthur Andersen and Geraldine Lucks of the Board volunteered to serve on a committee to draft a proposal.

091874.4 FORMAL REVIEW OF THE FLATIRON BUILDING

Earl Layman, Historic Preservation Officer, read a summary of Board actions and considerations to date and stated that the data sheets submitted by the owners of the Flatiron Building were the best example of documentation in the Board's files at this time, and that the staff would recommend designation of the Flatiron Building based on architecture and historical significance.

Walter Greissing one of the owners of the building, summarized the data sheets and gave a brief history of the Flatiron Building.

Victor Steinbrueck questioned the name "Flatiron Building" and that possibly the "Triangle Hotel" one of its previous names might be more appropriate as a historic name for the ordinance. Discussion on that point followed but no action was taken at this time.

Geraldine Lucks mentioned that this building was to be included in the expansion of the Pioneer Square Historic District, but that neighboring properties oppose the expansion and it was not included.

Ilze Jones stated that she was in favor of the designation.

Barbara Buck stated that the building was interesting, and would support any designation of it.

Miles Yanick stated that he would be encouraged by the preservation of the building and its nomination for Landmarks status.

Arthur Andersen stated that the building was such a familiar Landmark in the area that it was hard for him to conceive of what might possibly replace it and supported designation of the Flatiron Building.

Victor Steinbrueck said that he was sympathetic to its designation as a Landmark, and would support designation of the exterior.

Sally Kazama stated that it was a very interesting building and was also in favor of its designation.

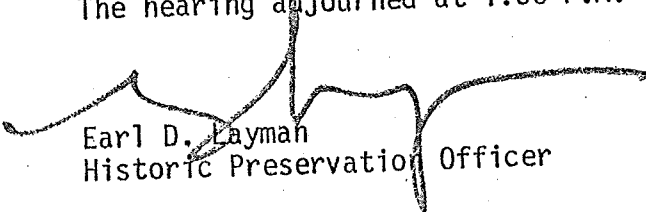
Peggy Corley stated that she was in favor of designation especially the exterior.

Victor Steinbrueck stated that the building was definitely a significant element in the Cityscape, and thus would support designation on possibly geographic criteria, as well.

Peggy Corley, Chairperson, asked for a vote on the recommendation of the Flatiron Building (Triangle Hotel) for Landmarks designation. The motion carried 8:0:0.

091874.5 A SPECIAL MEETING OF THE LANDMARKS BOARD FOLLOWED THE PUBLIC HEARING

The hearing adjourned at 1:30 P.M.



Earl D. Layman
Historic Preservation Officer

JJ:ps
093074

DRAFT ORDINANCE

LPB-1918 -a

AN ORDINANCE designating the FLATIRON BUILDING (Triangle Hotel) at 551 1st Ave. So., as a Seattle Historic Landmark, stating criteria for such designation, and establishing controls for preserving that landmark.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Purposes and Declaration of Designation.

The Seattle Landmarks Preservation Board, by the authority vested in it under Ordinance 102229, and in accordance with procedures established by that Ordinance, has recommended under the purposes and criteria of that Ordinance that the FLATIRON BUILDING be designated a Seattle Historic Landmark. The City Council, in accordance with the procedures established by Ordinance 102229 hereby designates the FLATIRON BUILDING (Triangle Hotel), 551 1st Ave. So., Seattle, Washington, as a Seattle Historic Landmark.

Section 2. Satisfaction of Ordinance Criteria.

2a. Historic/Cultural Significance.

The building was built in 1909 on the tiny triangular lot between First Avenue and Railroad Avenue. It was built by Seattle pioneer businessman Victor Hugo Smith as an eight room hotel with ground and basement floors for mercantile purposes. Between 1929 and 1954 the "C" branch office of Western Union occupied the first floor. This was the first branch of Western Union in the United States from the original business at 2nd and Cherry Street. It was connected to the main branch in First Avenue by pneumatic tubes (brass tubes - in situ) and a standby electric

MORE--

transmitter.

2b. Architectural Significance.

The building of modified Saracenic style was built in 1910. It differs greatly in the amount of ornamentation and style from other buildings in this neighborhood. The exterior facade bearing walls are of Flemish bond coursing and extended belt courses with wood frame doors and sheet metal covered wood window bays. Its notable features are the pressed metal fascia of the bay windows, its decorative parapet and exceptionally detailed brick work of the street facades.

expanding the total useable interior space of the building on the east and south sides.

Section 3. Controls.

3a. Exterior Controls.

No changes or modifications of any sort to the structure and exterior facing including major maintenance such as painting, sand blasting or other cleaning shall be effected on the exterior of the building without the issuance of a Certificate of Approval from the Landmarks Preservation Board in accordance with provisions of Section 8 of Ordinance 102229.

3b. Board of Review.

Landmarks Preservation Board in reviewing any proposed changes shall do so in accordance with the procedures outlined in Landmarks Ordinance 102229.

JJ:hg
121174

CITY COUNCIL TRANSMITTAL

Corporation Counsel
City of Seattle

775 FEB 26 PM 4:54

Mr: **John Miller, Chairman**
Planning and Urban Development Committee

C. F. # 280066

Date Sent: December 19, 1974

Reply Requested By:

Subject: Recommendation of the Landmarks Preservation Board of the Platoron Building (Triangle Hotel) 551 First Avenue South for Landmarks designation

	Review and Return File With Your Answer to Sender	
	Review and Answer Petitioner, Return File and Copy of Answer to Sender	
	Review and Make Recommendations, Return File and Recommendations to Sender () In Duplicate	
X	Prepare Legislation and Return File to Sender	

ACTION Required

Additional Information:

John Miller

Signature

LPB-1754

September 20, 1974

The Honorable **October 3, 1974**
President, Seattle City Council
City of Seattle

The Honorable **Mr. Earl D. Layman**, Chairman
Planning and Historic Preservation Officer
City of Seattle
Department of Community Development
Arctic Building
Seattle, Washington 98104

Following a public hearing of September 18, 1974, the Landmarks Preservation Board voted to recommend the Flatiron Building (Triangle Hotel) 501 First Avenue South, Seattle, Washington, for designation as a Seattle historic landmark. This is to inform you that the City Council Planning and Urban Development Committee has scheduled a public hearing on the proposed designation of the Flat Iron Building as a Seattle historic landmark for Wednesday, December 18, at 2:00 p.m. subject matter, as well as a supplemental explanation (Satisfaction of Ordinance Criteria) will be forwarded to you. Will you please publish the necessary notices?

Thank you for your assistance. of Ordinance 102229 that Planning and Urban Development Committee of the City Council hold a public hearing to consider landmark designation of the Flatiron Building. You may have called. Please inform us and we will publish the official notice of public hearing the required 60 days in advance of the hearing.

JOHN R. MILLER, Chairman
Planning and Urban Development Committee

JRM:sb

LANDMARKS PRESERVATION BOARD
306 Cherry Street - Seattle, Washington 98104

September 20, 1974

LPB-1764

The Honorable Sam Smith
President, Seattle City Council
City of Seattle

The Honorable John R. Miller, Chairman
Planning and Urban Development Committee
City of Seattle

Gentlemen:

Following a public hearing of September 18, 1974, the Landmarks Preservation Board voted to recommend the Flatiron Building (Triangle Hotel) 551 First Avenue South, Seattle, Washington, for landmarks designation. Accordingly, attached for your review are corresponding copies of the data sheets and the summary of Board actions and considerations concerning the subject property. Copies of the minutes of the Board's hearing and subsequent proposed designation legislation for the subject property, as well as a supplemental explanation (Satisfaction of Ordinance Criteria) will be forwarded to you shortly.

We request in accordance with the provisions of Ordinance 102229 that Planning and Urban Development Committee of the City Council hold a public hearing to consider landmarks designation of the Flatiron Building. Once you have established a date, please inform us and we will publish the official notice of the public hearing the required 60 days in advance of the hearing.

Sincerely,

LANDMARKS PRESERVATION BOARD



Earl D. Layman
Historic Preservation Officer

JJ:ps

cc: Mr. James Braman
Mayor Wes Uhlman

Enclosures

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

John R. Miller

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: *PT U.D.*

Gina Hill

PRESIDENT'S SIGNATURE **PRO TEM**