

LANDMARKS PRESERVATION BOARD MATERIALS



The City of Seattle

Landmarks Preservation Board

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

March 9, 2012

LPB 105/12

Kohl & Kohl
Attn. Matt Weber
2810 Eastlake Ave E.
Seattle, WA 98102

Re: Denial of Nomination of the Bonair Apartments, 1808-12 Eighth Avenue

Dear Mr. Weber:

At the March 7, 2012, meeting of the City's Landmarks Preservation Board, the Board voted to deny the nomination of the Bonair Apartments at 1808-12 Eighth Avenue in Seattle. The majority opinion to deny the nomination was based on the finding that this property does not meet any of the designation standards of SMC 25.12.350.

Termination of Proceedings

SMC 2.12.850A states:

“In any case where a site, improvement or object is nominated for designation as a landmark site or landmark and thereafter the Board fails to approve such nomination or to adopt a report approving designation of such site, improvement or object, such proceeding shall terminate and no new proceeding under this ordinance may be commenced with respect to such site, improvement or object within five (5) years from the date of such termination without the written agreement of the owner.”

This provision is applicable to these nomination proceedings.

Issued: March 9, 2012

Sarah Sodt
Landmarks Preservation Board Coordinator

cc: Greg Harris, R.C. Hedreen & Co.
Shauna Decker, Puget Capital

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

“Printed on Recycled Paper”

Diane Sugimura, DPD
Ken Mar, DPD
Alan Oiye, DPD
Mark Hannum, Chair, LPB



The City of Seattle

Landmarks Preservation Board

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

May 21, 2012

LPB 239/12

Richard Brandsma
Sound Credit Union
PO Box 1595
Tacoma, WA 98401

Re: Denial of Nomination of the D.N. & E. Walter & Co. Building, 808 Howell Street

Dear Mr. Brandsma:

At the May 16, 2012, meeting of the City's Landmarks Preservation Board, the Board voted to deny the nomination of the D.N. & E. Walter & Co. Building at 808 Howell Street in Seattle. The majority opinion to deny the nomination was based on the finding that the property does not have the integrity or ability to convey its significance, as required by SMC 25.12.350.

Termination of Proceedings

SMC 2.12.850A states:

“In any case where a site, improvement or object is nominated for designation as a landmark site or landmark and thereafter the Board fails to approve such nomination or to adopt a report approving designation of such site, improvement or object, such proceeding shall terminate and no new proceeding under this ordinance may be commenced with respect to such site, improvement or object within five (5) years from the date of such termination without the written agreement of the owner.”

This provision is applicable to these nomination proceedings.

Issued: May 21, 2012

Sarah Sodt
Landmarks Preservation Board Coordinator

cc: Greg Harris, R.C. Hedreen & Co.
Shauna Decker, Puget Capital
Diane Sugimura, DPD
Ken Mar, DPD
Alan Oiye, DPD
Mark Hannum, Chair, LPB



The City of Seattle

Landmarks Preservation Board

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

June 20, 2013

LPB 347/13

Shauna Decker
Ninth & Stewart LLC
217 Pine Street, Suite 200
Seattle, WA 98101

Re: Denial of Nomination for the Greyhound Bus Terminal, 807 Stewart Street

Dear Ms. Decker:

At the June 19, 2013 meeting of the City's Landmarks Preservation Board, the Board voted to deny the nomination of the Greyhound Bus Terminal at 807 Stewart Street in Seattle. Seven board members voted in favor of denial, and one member recused herself. As per the Rules and Regulations, Code of Ethics and Procedures adopted by the Landmarks Preservation Board, official actions of the Board shall require a majority vote of the Board members present and voting. Since there were seven members in attendance and voting at the June 19, 2013 Landmarks Preservation Board meeting, a majority of four members voting in favor would be required for a motion to pass. Therefore, the nomination was denied.

Termination of Proceedings

SMC 25.12.850A states:

“In any case where a site, improvement or object is nominated for designation as a landmark site or landmark and thereafter the Board fails to approve such nomination or to adopt a report approving designation of such site, improvement or object, such proceeding shall terminate and no new proceeding under this ordinance may be commenced with respect to such site, improvement or object within five (5) years from the date of such termination without the written agreement of the owner.”

This provision is applicable to these nomination proceedings.

Issued: June 20, 2013

Sarah Sodt, Landmarks Preservation Board Coordinator

cc: David Peterson, NK Architects
Ryan Durkan, HCMP
Alan Oiye, DPD
Diane Sugimura, DPD
Ken Mar, DPD



The City of Seattle

Landmarks Preservation Board

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

LPB 341/13

STAFF REPORT: Nomination of the Greyhound Bus Terminal
807 Stewart Street

Staff Recommendation:

Staff does not recommend the nomination of the Greyhound Bus Terminal, as the building and site have had significant alterations made to the character-defining features, and therefore the property appears to fail to meet the threshold criteria as required by SMC 25.12.350, which states that the object, site or improvement must have the “*integrity or the ability to convey its significance.*”

The Greyhound Bus Terminal was originally constructed as the Central Terminal for the Pacific Northwest Traction Company to provide regional interurban and stage service, and has subsequently functioned as a regional transportation hub since its construction, and therefore is strongly associated with the development of transportation systems in the city and the region, as well as being associated with development in the Denny Triangle and South Lake Union neighborhoods. The building was originally designed by a well know architect B. Marcus Priteca.

Despite the historical significance, many of the character-defining features of the building have been removed or altered:

- Removal of the continuous marquee along the south elevation and removal of the interurban canopy.
- The majority of the original brick cladding has been covered with ceramic tile (salmon colored “Vitri-Neer” tile). The cast stone ornament on top of the pilasters has been removed.
- The street-level storefront and window openings were infilled on the main Stewart Street elevation.
- Replacement of original wood framed entries. Removal and infill of second floor arched triple windows above the main entry on Stewart.
- Renovation of the interior main waiting area, including removal of original finishes.

Although alterations and additions to buildings can gain significance over time, the renovations of the subject property appear haphazard and do not appear sympathetic to the original design.

Approval of Nomination

If approved, a public meeting would be set for 30-60 days from nomination to consider the designation. During this time, the board and staff may amend the nomination form. From the time of nomination, Subchapter VI of SMC 25.12 shall apply. This section requires a Certificate of Approval for alterations or significant changes to the features proposed for preservation. Following board

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

“Printed on Recycled Paper”

approval of the nomination (or designation) the owner may give written notice of a desire to confer and consult with the Board and Board staff to each agreement on specific features to be preserved and methods to achieve such preservation. A timetable is established by Board, board staff and the owner. This written request by the owner is the only procedure which may alter the time requirements or the public meeting on designation.

Disapproval of Nomination

If the Board fails to approve the nomination, no new proceeding may be commenced for a period of 5 years without the written agreement of the owner.

Deferral of Consideration

The Board may defer consideration. Adequate notice should be given to all parties about when the matter is to be reconsidered. Once nominated, the Board must follow the procedures of the Landmarks Ordinance and approve or disapprove the designation.

Suggested Language for Disapproval of Nomination

“I move that the Board not approve the nomination of the Greyhound Bus Terminal at 807 Stewart Street as a Seattle Landmark, as the property does not have the integrity or the ability to convey its significance, as required by SMC 25.12.350.”(*or give other reasons*)

Suggested Language for a Nomination Motion

“I move that the Board approve the nomination of Greyhound Bus Terminal at 807 Stewart Street for consideration as a Seattle Landmark; noting the legal description in the Nomination Form; that the features and characteristics proposed for preservation include the exterior of the building and the site (*or exclude or include other features*); that the public meeting for Board consideration of designation be scheduled for August 7, 2013; that this action conforms to the known comprehensive and development plans of the City of Seattle.”

Submitted:

Sarah Sodont, Coordinator Landmarks Preservation Board