



Spring 2020 Members Meeting – June 4, 2020

Hosted on Zoom

Agenda

5:15 PM	“Doors” open – Log in early!	
5:30 PM	Meeting Orientation	Brady Begin <i>Engagement & Administration Coordinator</i>
	Convene meeting Welcome Approval of October 2019 & March 2020 meeting minutes (attached)	David Yeaworth Council Chair
5:40 PM	Historic Seattle Update	
	We want to hear from you! Please submit questions in the Chat feature of Zoom for Q&A at the end.	
	COVID-19 & Properties Updates	Kji Kelly <i>Executive Director</i>
	Finance & Administration Updates	Jane Davies <i>Director of Finance & Administration</i>
	Advocacy Updates	Eugenia Woo <i>Director of Preservation Services</i>
	Programs & Philanthropy Updates	Naomi West <i>Director of Philanthropy & Engagement</i>
6:00 PM	Q&A	Moderated by Brady Begin
	Adjourn business meeting	David Yeaworth

Thank you for joining us! We look forward to seeing you in person again when it is safe to gather.

MINUTES

Historic Seattle Constituency

3/5/20

Dearborn House

1117 Minor Ave.

Eleven members and non-members attended the 3/5/20 Members Meeting at the Historic Seattle headquarters at the Dearborn House, 1117 Minor. Ave., Seattle. Staff was represented by Naomi West, Eugenia Woo, Cindy Hughes, and Jeff Murdock. No Council members were present.

Naomi West welcomed members at 5:40 p.m. and said that due to the absence of Council Chair David Yeaworth approval of the minutes of the 10/29/19 Members Meeting at Mt. Zion Baptist Church would be deferred until the next meeting. She added that in recognition of recent public health requirements surfaces in the Dearborn House have been wiped down with disinfectant and hand sanitizer is readily available for anyone who would like to use it.

2020 ORGANIZATION PLANS/BUDGET/FUNDRAISING EVENTS

Director of Philanthropy Naomi West began the presentation by acknowledging Historic Seattle's sponsors and reading the draft Land Acknowledgement that Historic Seattle is developing. She said that Historic Seattle's income stream derives from a combination of lease income, grants, donations, corporate sponsors, and education programs. Expenses go towards Real Estate Operations, Personnel expense, Fixed and Administrative expenses, programs and events, and consultants. She reviewed the 2020 budget highlights and added that Advocacy efforts were in particular need of outside funding – our Spring appeal will address that. Income and expenses were broken down by percentages. 2020 Fundraising Events include Friends & Family Night at McMenamin's Six Arms on May 5th, GiveBig on May 6th, the Preservation Celebration at the Showbox on September 17th, and the Holiday Open House at the Dearborn House on December 1st. Downtown is the featured neighborhood for 2020.

REAL ESTATE UPDATE (PRESERVATION ACTION FUND)

Jeff Murdock, Historic Seattle's Advocacy & Education Manager, made a presentation on 4Culture's Preservation Action Fund and its funding of Historic Seattle's acquisition of the historic Ronnei-Raum House in Fall City. He said that the fund is administered by the PAF Advisory Team consisting of Historic Seattle, 4Culture, King County's Historic Preservation Program, and the Washington Trust for Historic Preservation. The house that was acquired through the program was built in 1904 as a caretaker's residence for the Masonic Hall next door, and it was purchased from the Masons with the understanding that acquisition funds would be used for the needed rehab of the National Register-listed Masonic Hall. The house is an 800 square foot gabled cottage that sits on 1/3 of an acre – it is a structure that is very evocative of turn-of-the-century small towns and their modest housing needs. The interior floor plan as it exists now has been very altered and is essentially non-functional – our plans include getting rid of an awkward added stairway leading to unusable attic space on the north side of the building, and removal of the bathroom that was added on the back of the house and that now serves as the back entry. It will be replaced by a new bathroom that opens off an interior hall. We anticipate rehab of the original windows that are left in the house, and thoughtful replacement of those that have been altered. One large piece that we had to tackle first was the installation of a separate septic system for the property, and that work required an archaeological survey of the site. We are inviting interested parties to a late March event that will feature hands-on activities with the archaeologists who have been working on the site. We are looking forward to this event as it involves all three of our program areas of education, advocacy, and real estate.

Jeff welcomed any questions from the group. Diana James asked what the plan for the property was when the restoration was complete and Jeff said that it would be protected through designation as a King County Landmark and then sold for use as a single family home. Diana asked about the historical significance of the house and Jeff said that its age was significant, as well as the fact that it dated back almost to the original founding of the town of Fall City. Its long term relationship to the 1895 National Register-listed Masonic Hall next door is also important. Ryan Donaldson asked if Historic Seattle had encountered any surprises as it undertook the project, and Jeff said that the needed archaeological work was an unexpected element thus far.

ADVOCACY ACTIVITY

Director of Preservation Services Eugenia Woo gave an update on Historic Seattle's recent advocacy activities.

Hofius House: Eugenia explained that this 1902 mansion, located on the same block as the Dearborn House on First Hill, had been owned by the Catholic Diocese of Seattle since the 1920's. The original owner, William D. Hofius, owned the Hofius Steel & Equipment Co., and willed the house to the local diocese upon his death. Designed by Spalding & Umbrecht, the 9,000 square foot mansion is an unusual Seattle example of the Venetian Gothic Palazzo style. The church has announced that they will be divesting themselves of the house after the most recent archbishop declined to live in it and suggested it be sold to further the mission of the church. Because it is located in a high-rise development zone the property is quite valuable and development potential of the site is great. We have approached the Archdiocese to try to meet and talk about options for the house that do not include demolition, suggesting that the space be used for other purposes that could benefit the church and its mission. The fact that the house is owned by a religious entity means that it is not subject to City landmark designation; this is an issue that is playing out in a larger way as significant church properties around the city are being demolished due to high land valuation and development pressures.

Eugenia asked that if anyone in the audience had a connection with the archdiocese she would like to talk with them about the issue. Ginger Voorhees asked if the house was sold intact and went into private ownership prior to demolition would that provide a window of opportunity to have it designated? Eugenia said that if a new owner that is not a religious entity applies for a demolition permit, then the house can be landmarked before such a permit is issued. But most likely the church will get the permit prior to selling.

Franklin Apartments:

Eugenia reported we have been monitoring this designated landmark, located in Belltown at Fourth & Bell. The 1918 three story apartment building was gutted and has been sitting vacant and poorly maintained as the developer of a proposed 24 story apartment tower next door has been making decisions concerning its future rehab as part of their project. The property, including the development site and the Franklin Apartments was recently sold to housing developer Toll Brothers, and they have proved to be much more responsive to our concerns about the condition of the building. They have proposed a new design that doesn't impact the historic building as much as the previous one, and anticipate beginning the project, including apartments in the rehabilitated Franklin, next month.

Bush Garden:

Eugenia said that the Bush Garden building, located within the International District Special Review District and immediately outside the National Register Seattle Chinatown Historic District, is threatened by a developer's proposal to build a 17 story residential structure incorporating just the façade of the restaurant located on the ground floor. The "facadectomy", while an approach that has been used in other parts of the city, is a first for this historic area. We are working with community groups to oppose the project in this configuration and will keep our membership informed as to the success of our efforts.

Battelle/Talaris:

Eugenia explained that this 18 acre campus in Laurelhurst, protected as an important modernist landscape, is threatened due to its single family zoning and a developer's plan to build a 67 lot subdivision of luxury homes. The campus was built in several phases between 1965 and 1971 as a research facility for the Battelle Institute Research Center, with design by architect NBBJ and Landscape Architect Rich Haag. After the Battelle Institute left the property became the Talaris Institute, and then was sold several times, with the most recent developer being Quadrant Homes. Quadrant recently pulled out of the project but another development firm is now the official applicant to SDCI and the Landmarks Board for approvals on the project. Public comments on the development are due to the Landmarks Board by March 11th. The Laurelhurst Community Club has been very active in guiding the development of the site over many years and there is a zoning agreement in place which limits development to either a research institute or single-family homes on 5,000 square foot lots.

Seattle Landmarks Preservation Ordinance

Eugenia described the City's Landmarks Preservation Ordinance, developed in 1973, and went over the Ordinance's three Purpose & Policy points:

1. The protection, enhancement, perpetuation, and use of historic places are required in the interest of the City.
2. The City's heritage cannot be disregarded by allowing the necessary destruction or defacement of cultural assets.
3. Landmark designation is consistent with long-term goals and policies of the City.

As the development climate has changed in the 46 years since the Ordinance was enacted, its protective function has diminished, and we find that its goals are increasingly being pitted against other goals of the City today. In particular, the Controls & Incentives element is being subverted as real estate values reach sky high levels. We have included legal and real estate expenses in our 2020 budget to cover a close look at how the Ordinance might be updated to function more effectively in the city's current building climate.

Showbox Theater

Eugenia said that the Showbox Theater issue started as an Advocacy issue for us, but became a Real Estate opportunity when we submitted an offer to purchase the threatened building. That offer has been neither accepted or rejected by the building's owner. After a notable delay, the Controls and Incentives phase of the designation process is now scheduled for the Landmarks Board Meeting on 5/20/20.

Questions

Eugenia asked for any feedback or questions from those present, and the subject of the Seven Gables and Guild 45th Theaters was brought up. Both are owned by Landmark Theater Company and both were shuttered unexpectedly by the owner in early 2018. The Seven Gables, located in the University District, is a designated City of Seattle landmark, but Wallingford's Guild 45th is not protected. Both structures remain closed and are not being properly maintained. Eugenia said that Historic Seattle was well aware of the theaters' situation and had submitted an email to the City's Dept. of Construction and Inspections regarding the specific status of the Seven Gables. She added that a step that the public could take would be to contact the City of Seattle DCI, as well as Sarah Sordt, the City's Historic Preservation Officer, with concerns about building conditions. This situation is an example of demolition by neglect, in which an owner does not maintain a building until it reaches a state in which it becomes a public safety issue. When this happens DCI can bypass Landmarks Board protections altogether and allow the immediate demolition of the structure. This is a loophole that we hope to address when we review the Landmarks Preservation Ordinance during the upcoming year.

ADJOURNMENT

The business meeting was adjourned at 6:30 p.m. It was followed by a half hour reception at which members could share ideas with leadership and staff.

Members Meeting Minutes

Tuesday, October 29, 2019 | 5:50 PM – 6:15 PM
Mount Zion Baptist Church | 1634 19th Ave, Seattle, WA 98122

23 members and non-members attended the October 29, 2019 Members Meeting at Mount Zion Baptist Church. Brady Begin, Naomi West, Kji Kelly, Heather Wesner, Jane Davies, and Eugenia Woo were present as staff. Rick Sever, Krista Whitters, and Vernon Abelsen represented the Historic Seattle Council.

The Business Meeting was called to order at 5:50 PM by Historic Seattle Council Vice Chair Rick Sever. He welcomes the group to the Members Meeting and says he'll read his notes instead of using what's at the top of his head.

Historic Seattle Update

Thanks Mount Zion Baptist Church for hosting Historic Seattle, especially Reverend Dr. Phyllis Beaumonte, Sam Cameron, and Brenda Charles-Edwards.

Rick Sever introduces the other Council members in attendance: Krista Whitters and Vernon Abelsen. Rick mentions that Historic Seattle owns 8 historic properties, including affordable housing and office space in addition to performance spaces. When Rick joined, Historic Seattle had no performance spaces. He says we now have 4 or 5 that bring people into historic places from the outside.

Rick says in addition to owning buildings, our advocacy and education work brings people together to appreciate and save places that matter. He says we advocate for not just structures, but for the people who use them.

Minutes of 7/31/19 Members Meeting

The minutes of the 7/31/19 Members Meeting at ARTS at King Street Station were moved, seconded, and approved unanimously.

Rick introduces Krista Whitters, Council Treasurer.

Constituency Reappointment: Rick Sever

Krista says good evening. She mentions that she has been on the Council for 2 years, and states that the council has backgrounds in a number of areas including architecture, finance, and business.

She states that our second order of business is the reappointment of Rick Sever, who:

- Has been a self-employed architectural historian and general contractor since 1984
- Focuses on the restoration and remodeling of pre-1960 homes
- Teaches professional carpentry at the Wood Technology Center
- Has been a volunteer for Historic Seattle since 1991 and has been on the Council as a constituency appointment since 2003

Krista asks Rick if he has anything to add to that introduction, which he calls fabulous – he doesn't have any additions. Krista adds that she's known Rick for 8 years and that the preservation community speaks highly of him and his teaching ability and service to the community.

Krista asks if there is any discussion, and there is not. She then asks if she hears a motion to approve reappointment of Rick Sever to Historic Seattle's Council?

It is moved, seconded, and approved unanimously. Rick is reappointed to the Council.

Krista then introduces Kji Kelly, Executive Director of Historic Seattle.

Historic Seattle Progress Update

Kji thanks the staff of Mount Zion Baptist Church again. He introduces himself and says that he recognized the potential that preservation has in honoring communities when he walked into the church. He underscores the plurality of “communities” and the word “potential.” He says that Historic Seattle is working to honor and push for recognition of all people and the history that they bring to Seattle. He says Historic Seattle should be a leader in the evolution of preservation.

He says that the audience may remember Historic Seattle’s 5-year strategic plan. One of the most important elements is the notion of engagement. In Seattle’s terms, it’s him and Eugenia going to get coffee. However, he thinks Historic Seattle’s engagement should be more authentic. He describes 3 important values:

- Honesty
- Coming to the table with inquisitiveness
- Coming to the table with an ability to close your mouth and open your ears

Kji says that we’re bringing those 3 things to the table tonight, and thanks the audience for coming. He then reintroduces Rick.

Adjournment

Rick returns to the lectern. He then asks for a motion to adjourn.

A member objects and asks for more updates. Kji says that Historic Seattle is trying to purchase The Showbox. We have hired consultants and controls and incentives are the next step in the landmarking process. On the flip side, we are actively looking at making an offer to purchase it. It’s an opportunity to tap advocacy, education, and real estate to tackle a big project.

Naomi adds background concerning our upcoming Georgetown Art Attack event. She explains that the art will be for sale and that proceeds will benefit both Historic Seattle and the artists. She says that the Historic Theater lecture scheduled for November 2 is sold out and that you should keep your eyes open for our 2020 programs.

Rick asks Kji to talk about the Fall City house. He explains that we have a revolving loan fund that allows us to buy either designated King County (KC) landmarks or KC landmark-eligible properties. The goal is to buy them, get them designated as landmarks, then rehab them and put easements on the property. Ultimately, we sell the property and take the proceeds to the next project.

Kji explains the house is a small residence that was owned by the Fall City Masonic Lodge. We’re slowly going through landmark designation and the septic permit approval process. Rick has 32 wood tech students who may be able to build the porch and install it, do cabinet work, etc.

Kji says it’s an opportunity to find projects that need love and attention and have a value-add. He says there’s always going to be a buyer for a historic house. The add is that the proceeds go to the Lodge next door which has experienced some deferred maintenance. We’re helping them with their pro forma, operating model, etc. – rehabilitating both properties adds value to neighborhood.

Kji says anytime anyone has questions, feel free to call him and he’d love to meet with you.

Rick again asks for a motion to adjourn. It is moved, seconded, and approved unanimously

Rick introduces Eugenia Woo, Director of Preservation Services at Historic Seattle who discusses the landmark designation of Mount Zion Baptist Church as a lead-in to the night’s programming.