

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

BEFORE THE CITY OF SEATTLE HEARING EXAMINER

In the Matter of the Appeal of  
PROTECT VOLUNTEER PARK,  
  
of a Determination of Non-Significance  
Certificate of Approval issued by the  
Seattle Department of Construction and  
Inspections for construction in Volunteer  
Park.

**Hearing Examiner File No.: MUP-17-015**  
  
SDCI No.: 3024753

**DECLARATION OF SAM MILLER**

SAM MILLER hereby declares as follows:

1. I am a partner at LMN Architects, the architects for the Seattle Art Museum’s project. I have personal knowledge of the following facts. I am over the age of 18, and I am competent to testify.

2. The LMN architect team has presented various aspects of the Seattle Art Museum’s project to the Landmarks Preservation Board (“Landmarks Board”) or the Board’s Architectural Review Committee (“ARC”) on eight occasions to date. Presentations occurred on the following dates:

- a. May 27, 2016 - ARC
- b. June 24, 2016 - ARC

*DECLARATION OF SAM MILLER*

**HILLIS CLARK MARTIN & PETERSON P.S.**  
999 Third Avenue, Suite 4600  
Seattle, Washington 98104  
Telephone: (206) 623-1745  
Facsimile: (206) 623-7789

- c. August 12, 2016 - ARC
- d. October 5, 2016 – Landmarks Board
- e. December 7, 2016 – Landmarks Board
- f. February 24, 2017 - ARC
- g. April 19, 2017 –Landmarks Board

3. **Exhibit A** attached hereto is a true and correct copy of the initial Certificate of Approval application for the project that was submitted by LMN to the Department of Neighborhoods historic preservation staff on September 29, 2016.

4. **Exhibit B** attached hereto, is a true and correct copy of an architectural drawing for the Seattle Art Museum building authored by Carl Gould depicting the footprint of a potential expansion area for the museum. LMN obtained this drawing from the University of Washington’s archives. In my professional opinion, the expansion area depicted appears to be approximately twice the size of the original footprint of the building.

DATED this 1st day of May, 2017.

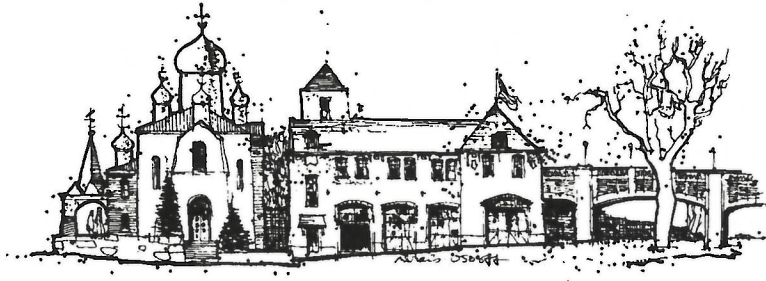
By   
SAM MILLER

ND: 17203.010 4846-3827-0278v1

*DECLARATION OF SAM MILLER*

**HILLIS CLARK MARTIN & PETERSON P.S.**  
999 Third Avenue, Suite 4600  
Seattle, Washington 98104  
Telephone: (206) 623-1745  
Facsimile: (206) 623-7789

# **EXHIBIT A**



The City of Seattle

## Landmarks Preservation Board

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

### CERTIFICATE OF APPROVAL APPLICATION

*The following information must be provided in order for the application to be complete, unless the Board staff indicates in writing that specific information is not necessary for a particular application, or the applicant makes a written request to submit an application for a preliminary design approval as set forth on page four of this application, and the staff agrees to accept the application.*

Building/Property Name: Asian Art Museum

Building/Property Address: 1400 East Prospect Street, Seattle, WA 98112

Landmark District:  
(if applicable) \_\_\_\_\_

Applicant: LMN Architects / Pamela Trevithick

Applicant's Address: 801 Second Ave, Suite 501, Seattle, WA 98104

Applicant's Phone: 206-682-3460

Property Owner's Name:  
(printed) SEATTLE PARKS + RECREATION

Property Owner's Address: 800 MARSHALL AVE S., SEATTLE, WA, 98134

Property Owner's Signature: Kell Gould

**Note:** *If the applicant for this certificate is not the building/property owner the application **must** be signed by the building/property owner in the space indicated, above, or accompanied with a signed letter from the building/property owner designating the applicant as the owner's representative.*



2. Four (4) sets of scale drawings with all dimensions shown of:
  - a. A site plan of existing conditions, showing adjacent streets and buildings and a site plan showing proposed changes;
  - b. A floor plan showing the existing features and a floor plan showing the proposed new features or changes;
  - c. Elevations and sections of both the proposed new features and the existing features;
  - d. Construction details;
  - e. A landscape plan showing existing features and plantings, and another landscape plan showing proposed site features and plantings.
3. Photographs of any existing features that would be altered and photographs showing the context of those features such as the building facade where they are located. The photographs must clearly show these features; ***Polaroids, digital photos and/or color Xeroxes may not be accepted. Clear digital photos are accepted.***
4. One (1) sample of proposed colors, if the proposal includes new finishes or paint, and an elevation drawing or a photograph showing the location of proposed new finishes or paint.
5. If the proposal includes new signage, awnings, or exterior lighting:
  - a. Four (4) sets of scale drawings of proposed signage or awnings showing the overall dimensions, material, graphic designs, typeface, letter size and colors;
  - b. Four (4) sets of a plan, photograph, or elevation drawing showing the location of the proposed awning or sign;
  - c. Four (4) copies of details showing the proposed method of attaching the new awning, sign, or proposed exterior lighting;
  - d. One (1) sample of proposed sign colors or awning material and color;
  - e. The wattage and specifications of the proposed lighting, and a picture of the lighting fixture;
6. If the proposal includes demolition of a structure or object:
  - a. A statement of the reason(s) for demolition;
  - b. A description of the replacement structure or object.

7. If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features being replaced, removed, or demolished.

### **Determination of Completeness**

The staff shall determine whether an application is complete and shall notify the applicant in writing within twenty-eight (28) days of the application being filed whether the application is complete or that the application is incomplete and what additional information is required before the application will be complete. Within fourteen (14) days of receiving the additional information, the staff shall notify the applicant in writing whether the application is now complete or what additional information is necessary. An application shall be deemed to be complete if the staff does not notify the applicant in writing by the deadlines in this section that the application is incomplete. A determination that the application is complete is not a determination that the application is vested.

The determination of completeness does not preclude the staff or the Board from requiring additional information during the review process if more information is needed to evaluate the application according to the standards in SMC 25.12 and in any rules adopted by the Board, or if the proposed work changes.

### **Preliminary Design**

An applicant may make a written request to submit an application for a Certificate of Approval for a preliminary design if the applicant waives in writing the deadline for a Board decision on the final design and any deadlines for decision on related permit application under review by the Department of Construction and Land Use. ***A written waiver must be included with this application.*** The staff may reject the request if it appears that approval of a preliminary design would not be an efficient use of staff or Board time and resources, or would not further the goals and objectives of SMC 25.12. To be complete, an application for preliminary design must include the information listed above on page one of this application and in Section 1. Description, Section 2a.- 2c., Section 3, and Section 6. *A Certificate of Approval that is granted for a preliminary design shall be conditioned upon subsequent submittal and Board approval of the final design, including all of the information listed above in subsection B, prior to issuance of permits for work affecting the landmark.*

## **Certificate of Approval Application**

### **Asian Art Museum Renovation and Expansion**

**27 September, 2016**

#### **1. Project Description:**

The Asian Art Museum (AAM) project involves the renovation of the existing building, small expansions at portions of the east and north facades, and a new landscape terrace along the east expansion. The building is located in the east, central portion of Volunteer Park and will maintain its current use as a museum. The building and site are much as they were originally developed in the 1930's although several additions and renovations have been made to the building and site over the years. The proposed expansion allows the opportunity to 1) connect and engage the user and the building to the east side of the park, 2) better serve the community with enhanced education program space, 3) increased gallery space to show more art, and 4) improve the building systems and infrastructure. The renovation scope with upgraded mechanical, plumbing, electrical and seismic systems and equipment is needed so as to meet the needs of the program but more importantly provide preservation to a historic icon.

*Per the Landmarks Preservation Board Report on Designation (1989), the features of the Landmark to be preserved, include: the entire exterior of the building, including the roof, and the portion of the landscape / site that is in accordance with the Hoggson Plan of 1933, and the following interior features: the entire main floor, and the public areas of the ground floor, including the corridors, the auditorium, the classic gallery, the former Board of Trustees Room, and the library.*

The proposed work includes the following:

#### **Site and Landscape**

Currently, an asphalt park path connecting the Volunteer Park road sidewalk to a crushed stone path along 15th Avenue crossing the museum loading dock driveway is not ADA compliant and presents potential conflicts between pedestrian use and loading activity. This segment will be eliminated and another built to connect pedestrians to another park path just to the north, providing a new accessible connection with no vehicular interface.

The existing path leading from the Volunteer Park Road sidewalk to the museum's front entry terrace is not ADA compliant. This path will be replaced with a similar path that is accessible (under 5% slope). A proposed second path on the north side of the front entry lawn will provide additional access, making the museum entry universally accessible from points north and south and creating a symmetry about the main entry.

The two existing accessible stalls located in the south side of the parking lot will shift to the north. Stalls will be closer to both the new accessible staff entrance and the north path to the front entry. No planting modifications are proposed on the west side of the building.

The project will endeavor to protect all significant trees and preserve or restore existing planting areas around the building. The existing Spruce tree, which is dead, on the east side of building will be removed. The Cherry tree on the north side adjacent to the loading dock area will be removed. A



second Cherry tree and a small Spruce tree on the east side conflicts with the new expansion and will be removed.

The electrical modifications needed for the renovation and expansion require an electrical service upgrade. New conduit will feed from a new transformer located on the corner of 15<sup>th</sup> Ave E and E Highland Drive and run underground through the park and to the building.

Work to the south façade is limited to removal of the existing exit steel stair and chain link fence, along with façade finish upgrades. The chain link fence on the east façade will also be removed.

Fire Department requires a new fire hydrant to be installed. Final location to be determined but is planned to be located just north of the loading dock entry drive.

### **Expansion**

The existing loading dock area beneath the north gallery addition will be infilled to create a new receiving area. A new freight elevator and loading dock will be added in the existing paved service area to the north of the addition. The new loading dock will be covered with a steel and glass canopy for weather protection. There will be a new slab on grade beneath the loading dock and the walls above the loading dock will be infilled with CMU. The existing service driveway will be regraded and widened slightly to allow for easier truck access to and from the loading dock. A new wheelchair accessible elevated walkway will be provided from the existing north sidewalk to the new staff entrance at the west side of the new receiving area. At the north end of the 1947 addition, the existing shed adjacent to the building will be removed and the area regraded to allow exterior access to the new generator and transformer rooms, both functions are internal to the building. The dumpsters will be relocated next to the new elevator where they will be less visible from the park. The extent of the paved service area is not proposed to be increased. The exterior skin will be a limestone stucco intended to mimic the existing concrete façade.

The east expansion will run the length of the 1955 building addition. The footprint is approximately 3,800 sf and will be three (3) stories tall, adding gallery, event/education and administrative functions. The expansion will be constructed of concrete shear walls and steel braced frames to address lateral forces and structural steel columns supporting composite steel beams. Level 1 will be a slab on grade sitting on top of geopiers below. Exterior materials consist of precast panels, a structural glazing system (curtain wall) and a storefront type system. Materials, colors, texture and finish details are still to be determined.

New membrane roofing and sheet metal flashing will be installed at both the new north and east roofs. New roof safety anchors will be installed for both expansions. New mechanical equipment will be installed on the existing south flat (low) roof.

### **Renovation**

The building was constructed without exterior insulation. Due to the historic nature of the sandstone facade (west, partial south, partial north), insulation will be added from the interior. The west, north and south stone facades will be gently cleaned and sealed where existing Wilkinson sandstone is located. Existing interior gypsum wallboard will be removed in order to add new insulation. Existing

wood wainscot, stone base and grilles will be carefully removed and placed back in their original location. All remaining exterior facades will be insulated from the outside with mineral wool and then covered with limestone stucco in keeping with the character of the existing concrete facades.

An existing elevator that was added in 1969 will be abandoned and completely removed as part of the expansion. The other existing passenger elevator is nearing the end of its useful life. It is either lacking many features that are required by code or features, such as handrails, that are not code compliant. At a minimum, the interior cab finishes for ceiling, wall and flooring along with lighting and handrails will be replaced. A new freight elevator is to be added and described above in conjunction with the north expansion.

No changes are proposed for the existing roof massing.

Seismic enhancements will be made to existing galleries, library, administration, circulation and storage spaces. Seismic work to the main floor galleries will require removal of some walls to allow access for structural work. Existing panelboards, conduit/wire, lighting and electrical devices that conflict with the wall removal are to be temporarily relocated and re-installed after work has been completed. The brittle hollow clay tiles will be reinforced to prevent their collapse throughout the building. Many of the existing openings in the Level 3 floor diaphragm will be filled in as required for shear transfer.

The existing restrooms located at Level 2, which are not ADA compliant, will be demolished and the existing plumbing will be removed. New ADA compliant restrooms will be reconfigured and added in their place. A new 'all gender' restroom will be added just north of the existing elevator on Level 2. Two new unisex restrooms will be located east of the auditorium in the Classic Gallery.

The existing mechanical system will be demolished, removed and replaced with a new energy efficient system that is compatible with maintaining a quality environment that is consistent with art preservation requirements. The air handling units required to heat/cool the building will be located on Level 1 and the chillers will be placed on the existing low roof on the south side, behind the existing parapet. The main floor (galleries) will utilize existing supply ducts and grilles for the return air system and new diffusers for supply air will be provided in existing ceiling or walls.

A new electrical system will replace the outdated system. All non-original electrical fixtures will be removed, particularly in the Library and Gardner Center. Original fixtures will be refurbished and kept in place. All existing surface mounted track and fixture head lighting in galleries (non-original) will be removed and replaced with new track and fixture heads.

A fire suppression sprinkler system will be installed throughout entire building to meet code requirements. A double interlock pre-action system will serve all spaces within the building which have artwork, store artwork, are located above artwork, or are located above artwork storage areas. Other spaces may be served by a NFPA 13 compliant system.

The Galleries at Level 3 will receive finish, lighting, seismic and systems upgrades as described previously. It is intended to remove carpet and restore the existing Masonite flooring. Condition of existing flooring is not known at this time. An alternate is to replace with new Masonite to meet the original intent.

The Garden Court at Level 3 will receive lighting, seismic and systems upgrades as described previously. Two new openings at the east wall are proposed to provide visual connection to the park and provide access to the new gallery via a Park Lobby that also connects to vertical circulation to the new event and education functions located on Level 2.

The Library and Gardner Center at Level 2 will largely remain intact with the intent that all non-original items will be removed. Original lighting fixtures will be restored and all non-original uprights will be removed. The original east window (in Library) that was removed in the 1955 addition, will be reopened and provide visual connection to the expansion. It is not known whether the original window exists in place and can be reused. Flooring options are yet to be investigated. Original shelving throughout these spaces will also be restored. Per hazardous material survey, the historic ceiling in the Library contains asbestos and is intended to be removed.

Historical hallway wall and ceiling finishes will remain. The existing concrete vertical boiler chimney at the Level 2 Auditorium lobby will be removed. Where demolition touches the ceiling, the new ceiling will match the profile and height of the existing historical ceiling.

The Auditorium will receive lighting, wall/ceiling/floor finishes, and acoustical upgrades. Per hazardous material survey, the historic ceiling in the Library contains asbestos and is intended to be removed. The non-original control/sound booth will be removed to allow visibility to stage upon entering room. A new open control position will be located to the west. Existing seats are to be removed and replaced in kind. Existing row standards will be reused. Spacing between seat rows will increase to 36" from the existing 32" spacing. New seats will be staggered to enhance sightlines. Five (5) ADA seats will be provided per code. Code compliant handrails will be added to west and east walls. A ceiling mounted projector will be added. Original lighting fixtures will be restored and new supplemental lighting to be added to address program needs. The stage has been modified over time and the intent is to bring back its original symmetry. Stage access for abled and disabled persons will require a person to exit the auditorium and enter through the reconfigured Classic Gallery via stair or ramp. The proscenium is proposed to shift towards the front of the house to accommodate program needs. Acoustical upgrades will include wall and ceiling finishes and will require further analysis.

Work on the existing windows will consist of cleaning, painting and replacing broken glazing and remain in place. Exterior thermal storm windows will be added to all existing windows with the exception of four (4) windows at Level 1 (1947 addition) which will be removed and replaced with louvers for air intake for a generator.

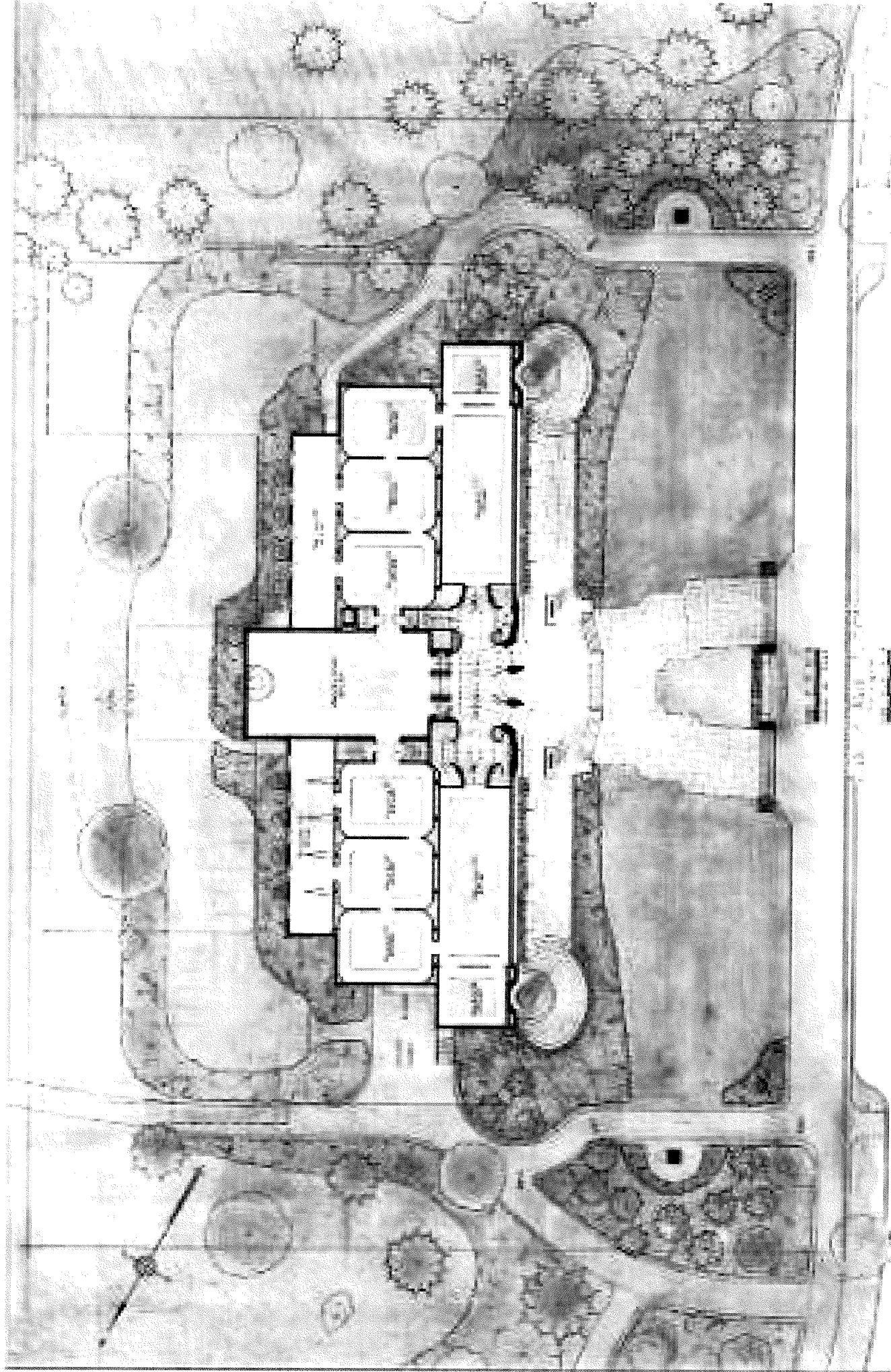
The primary west entry doors will remain as is. New power door operators are proposed to be added. The existing film on the windows, above the entry doors, not original to 1933, is to be removed to allow better visibility both inside and outside of building. An interior shading system to be investigated.

Existing handrails at public stairs are not code compliant. Options to make code compliant are currently being studied.

2. One (1) half size drawings included.
3. One 8.5x11 graphic package depicting existing conditions and proposed changes and design for what is known at this time.

4. **Proposed colors.** Not applicable at time of initial application issuance. Will be provided when final C of A application is submitted.
5. **Signage, Awnings or Exterior Lighting.** Not applicable at time of initial application issuance. Will be provided when final C of A application is submitted.
6. **Demolition of structure or object.** Exterior demolition involves removal of: the existing exit steel stair and chain link fence at south façade, the chain link fence on the east façade, the existing elevator that was added in 1969 and the existing wood shed adjacent to loading dock on the north. The proposed demolition structures/objects are not original to building and detract from the historic character of the building.  
Interior demolition in historic protected areas is due to the required seismic, mechanical, electrical, plumbing and other infrastructure upgrades. It is intended that original materials, fixtures or other items will be returned to their original location.  
For more information, reference project description above.

# **EXHIBIT B**



SEATTLE ART MUSEUM  
Site Plan