



## Appendix I - HISTORIC RESOURCES TECHNICAL REPORT ADDENDUM

YESLER TERRACE REDEVELOPMENT  
HISTORIC RESOURCES ADDENDUM

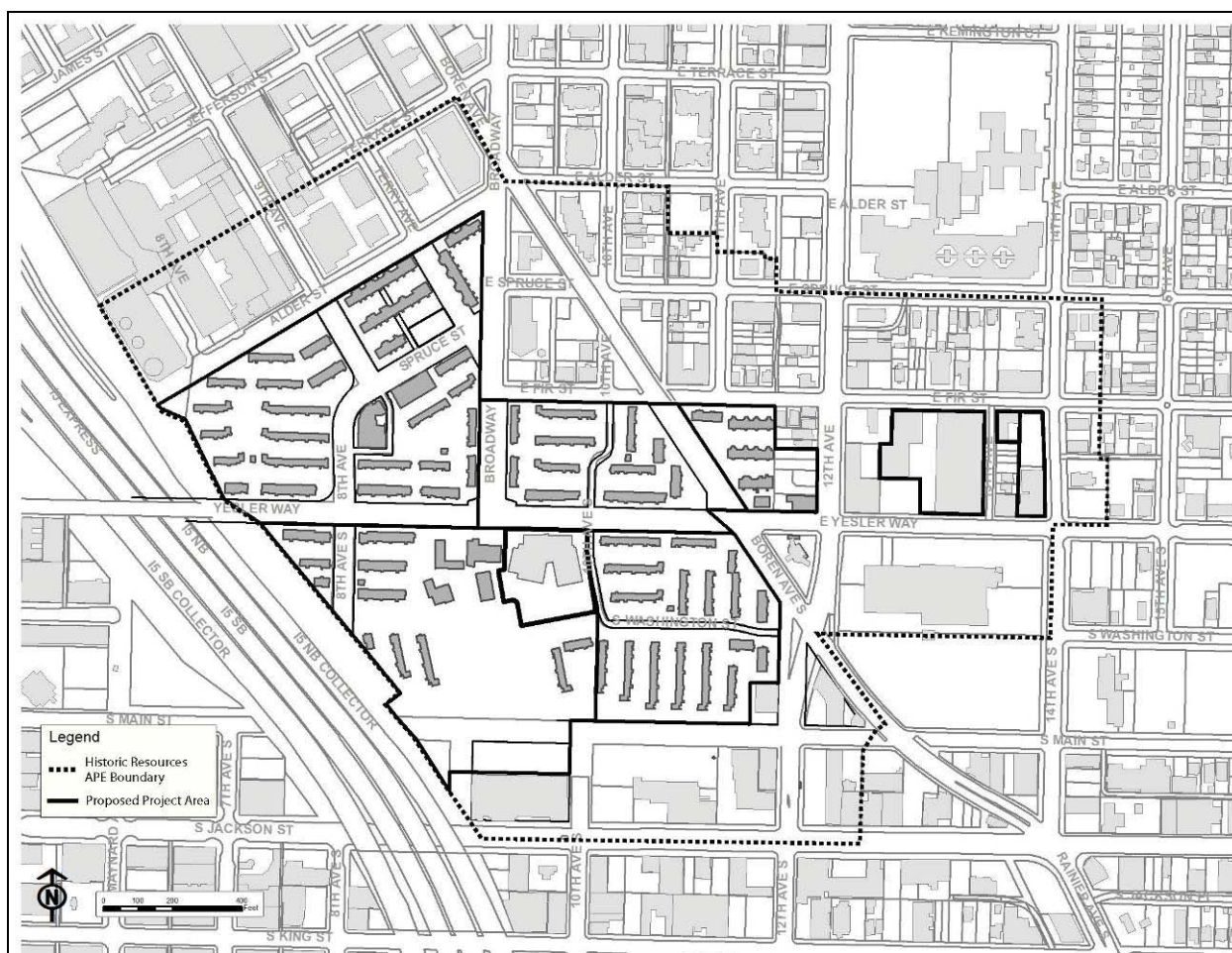
BOLA Architecture + Planning  
4.11.2011

# I. HISTORIC RESOURCES—Preferred Alternative Analysis

## Introduction

This addendum to the Yesler Terrace Redevelopment Historic Resources technical report addresses a revised project area due to a change in the preferred alternative for the project. The addendum presents the results of historic resource investigations for an expanded historic resources APE, identifying historic resources on the site and in its vicinity (within the APE), evaluating potential impacts to these resources as a result of construction and operation of the proposed redevelopment, and identifying measures to avoid and/or reduce impacts.

For analysis of impacts, the APE has been expanded due to the added project area east of 12th Avenue. The eastern portion of the APE (east of 12th Avenue) has been revised to extend north to East Spruce Street, east to include properties on the east side of 14th Avenue, and south to include the Bailey Gatzert property on the south side of East Yesler Way. (See **Figure 1, Historic resources APE [revised for preferred alternative]**).



**Figure 1, Historic resources APE (revised for preferred alternative)**  
Source: Collins Woerman, 2011.

Properties within the APE constructed in 1964 or earlier are cited by their original construction date, address, and historic status or eligibility recommendation in response to the listing criteria of the National Register of Historic Places (NRHP) and the local, City of Seattle landmark designation criteria. The report also includes an analysis of impacts under the preferred alternative, describing the potential impact on historic resources, as well as mitigation recommendations.

## Regulatory Framework

The same regulatory framework described in the Historic Resources Technical Report of the DEIS applies. There are two National Register-listed properties in the APE (#2-Fire Station No. 3 and #56-Washington Hall); seven determined NRHP-eligible by DAHP in 2010 (#3-King County Juvenile Detention Home/Michael Reese Bldg, #4-Washington Baptist Convention/Japanese Baptist Church, #10-duplex at 216 10th Ave, #12-duplex at 208 10th Ave, #23-Star Apartments, #28-residence at 1108 E. Fir, and #48-Yesler Terrace Steam Plant); and two others in the expanded APE recommended eligible as a result of the additional analysis performed for the preferred alternative (#55-residence at 1311 E. Spruce and #60-St. George Hotel/Seattle Urban League). An expanded description of Section 106 of the NHPA is included below.

### NHPA Section 106

The National Historic Preservation Act (NHPA) and its implementing regulations (36 CFR 800) establish a program for the preservation of historic properties throughout the United States. Section 106 of the NHPA requires that federal projects or projects under federal jurisdiction take into account the effect of an undertaking on properties eligible for or included in the NRHP. The proposed project is considered a federal undertaking subject to compliance with Section 106 because funding would include federal monies. The City Human Services Department (HSD) has accepted delegated responsibility as NEPA Responsible Entity from the U.S. Department of Housing and Urban Development (HUD), which includes certifying the project complies with the NHPA.

NHPA Section 106 Consultation between the lead agency and State Historic Preservation Officer (SHPO), Dr. Allyson Brooks of the Washington Department of Archaeology and Historic Preservation (DAHP) includes defining an APE, notifying Native American tribes and other interested parties, describing the undertaking, identifying properties listed on or eligible for listing on the NRHP, and identifying impacts and adverse effects on listed properties and properties eligible for listing on the NRHP. If adverse effects are found, consultation is continued to resolve adverse effects by avoiding, minimizing, or mitigating the adverse effects. A Memorandum of Agreement (MOA) containing the mitigation measures is executed by the consulting parties if they agree on how the adverse effects will be resolved.

NAHP implementing regulations include a provision for early and effective communication with interested parties, such as Native American tribes and local preservation agencies including notifying interested parties of the project's intent and nature and providing them a reasonable opportunity to identify concerns about historic properties, provide advice and comment, and participate in the resolution of adverse effects.

Under Section 106 of NHPA, any effects of the proposed undertaking on properties listed in or determined eligible for inclusion in the NRHP must be analyzed by applying the Criteria of Adverse Effect (36 CFR Part 800.5(a)): Criteria of Adverse Effect – An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

Some examples of Adverse Effect include the physical destruction of or damage to all or part of the property; its alteration (including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access), inconsistent with the *Secretary's Standards and Guidelines for the Treatment of Historic Properties*; removal of the property from its historic location; or demolition.

### Research Methods

Research methods for this expanded portion of the APE were the same as described in the Historic Resources Technical Report of the DEIS.

### Affected Environment

Within the expanded portion of the APE, there are 16 properties east of 12th Avenue containing buildings constructed in 1964 or earlier. (The Yesler Terrace Steam Plant has also been given an individual number, since it is an individually designated Seattle Landmark. In the DEIS this structure was incorporated into the entire Yesler Terrace property.) Historic properties east of 12th Avenue within the project's APE are presented in **Table 1, Historic resources matrix, additional properties**. Descriptions of the buildings follow **Figure 2, APE Map with properties built 1964 or earlier**. (Descriptions for properties #1-47 are found in the Historic Resources Technical Report of the DEIS.)

One (1) property east of 12th Avenue within the APE, Washington Hall, is listed in the National Register of Historic Places and the Washington Heritage Register and is a designated City of Seattle Landmark. The St. George Hotel/Urban League building has been determined to be eligible for listing in the NRHP.

Bldg #	Parcel #	Name (no name typ. indicates residence)	Address	Year Built	Listing Status	NRHP Eligibility Recommendation
48	9821700005	Yesler Terrace Steam Plant	120 8th Ave	1941	SL	SHPO det. Eligible 2010
49	3927400035		1214 E. Fir	1932		Not Eligible
50	3927400045		1223 E. Spruce	1910		Not Eligible
51	4226900125		1225 E. Spruce	1903		Not Eligible
52	4226900105		1229 E. Spruce	1906		Not Eligible
53	4226900095		1231 E. Spruce	1906		Not Eligible
54	4226900110		1229 1/2 E. Spruce	1900/1893		Not Eligible
55	4226900070		1311 E. Spruce	1900		Eligible NR & SL
56	4226900030	Washington Hall / Danish Brotherhood of America, Seattle Lodge #29	153 14th Ave	1908	NR, WHR, SL	N/A
57	4226900245		162 14th Ave	1904		Not Eligible
58	5051100000	Paris Court / Maison Giselle	120 14th Ave	1928		Not Eligible
59	0007600195	Group Home	110 14th Ave	1900		Not Eligible
60	0007600192	St. George Hotel / Seattle Urban League	1310 E. Yesler Way	1910		Eligible NR & SL
61	0007600131	Ritz Apartments	1302 E. Yesler Way	1908		Not Eligible
62	0007600185		110 13th Ave	1905		Not Eligible
63	0007600208		112 13th Ave	1905		Not Eligible
64	0007600184	Baldwin Apartments	124 13th Ave	1918		Not Eligible
65	2197600505	King County Archives and Records Center	1215 E. Fir	1954		Not Eligible

NR - National Register

WHR - Washington Heritage Register

SL - Seattle Landmark

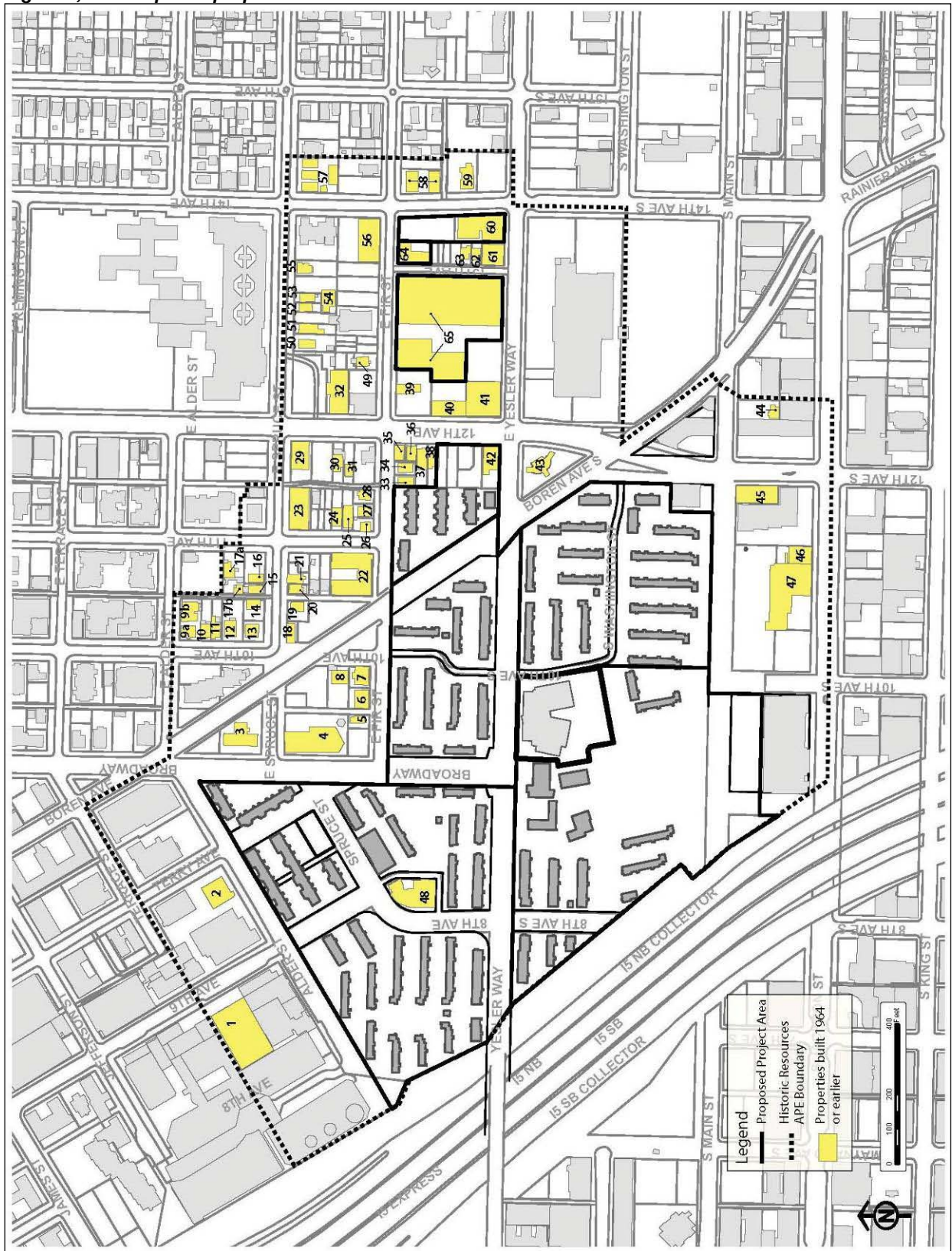
**Table 1, Historic resources matrix, additional properties**  
(Properties 1-47 are listed in a matrix in the Historic

The expanded portion of the APE, east of 12th Avenue, is situated in the Squire Park Neighborhood between First Hill and the Central Area. The Squire Park neighborhood boundaries are generally defined by 12th Avenue on the west, East Yesler Way on the south, 20th Avenue on the east, and Madison Street on the north. The area was identified on some early maps as the Minor or Yesler neighborhood and is sometimes cited as part of the Central Area. The neighborhood emerged as part of the city's fabric rather than from early establishment as an autonomous town or a specific real estate development, and has transformed through the past decades.

Historically, Squire Park contained the residences and business of many of Seattle's early Jewish families. The former Mikvah (ritual bath) and Congregation Bikur Cholim (its first synagogue in 1897 was a remodeled private residence at the site that is now Bailey Gatzert School), former Jewish Chapel (constructed ca. 1920 at 12th Avenue and East Spruce Street), and original Temple de Hirsch (built 1909 at 15th Avenue and Seneca Street) represented this early settlement pattern. Other early nearby institutions included the original Providence Hospital and its power plant, which were built in 1910 on a full-block parcel purchased by the Sisters of Providence in 1906. What became the Providence Medical Center now forms the Cherry Hill Campus of Swedish Hospital, bounded by 16th and 18th Avenues and East Jefferson and East Cherry Streets. The neighborhood today is comprised of a mix of single- and multi-family residences, small-scale commercial structures, and institutions, providing a range of building uses, sizes, and original construction dates.



**Figure 2, APE Map with properties built 1964 or earlier**



Source: Collins Woerman, 2011.

## Historic Building Descriptions

*For Buildings No. 1-47, see the DEIS.*

**Building No.:** 48

**Parcel No.:** 9821700005

**Building Name:** Yesler Terrace Steam Plant

**Address:** 120 8th Ave

**Construction Date:** 1941

**Eligibility Status:** Designated Seattle Landmark; Determined eligible, NRHP

**Architectural Description:** The steam plant is located where 8th Avenue, 9th Avenue, and Spruce Street intersect, on a site that slopes steeply down from north to south. The concrete building has an irregular footprint and features a curving facade at the northwest corner, where it follows the curvilinear roadbed of 8th Avenue. The southern portion of the building has a more rectilinear footprint. Original windows are primarily multiple-light steel sash, set into openings with a slightly projecting concrete sill. A tall stack rises above the building.

**Evaluation of Significance:** The steam plant was constructed in 1941 as an original part of the Yesler Terrace project, providing steam heat to the residential units until it was decommissioned in 1989-1990. While the steam plant is a utilitarian service structure, it exhibits some clearly Modern design features, in contrast to the traditional designs of earlier power plants in the city. These features include the simple curvilinear massing, the flat roof and overhang over a horizontal bands of windows along the northwest facade, and the expressive use of architecturally finished concrete as both structure and finish.



**Building No.:** 49

**Parcel No.:** 3927400035

**Address:** 1214 E. Fir Street, 98122

**Construction Date:** 1932

**Eligibility Status:** Not eligible

**Architectural Description:** This one-and-a-half story, single-family dwelling is wood-frame construction with brick veneer. It is characterized by a side-gabled roof with a slightly project front-gabled portion at the west end of the primary south façade. This gable end features patterned brickwork.





**Evaluation of Significance:** The exterior has been altered with expansion of a small shed dormer into a large dormer extending across the full width of the primary façade, as well as replacement of original wood windows with incompatible vinyl sliders.

**Building No.:** 50

**Parcel No.:** 3927400045

**Address:** 1223 E. Spruce Street, 98122

**Construction Date:** 1910

**Eligibility Status:** Not eligible

**Architectural Description:** This two-story wood-frame duplex has a simple rectangular massing with a hipped roof. It is arranged into an upstairs and downstairs flat—the main floor unit is accessed by a door located centrally in the primary north façade, while a set of U-type stairs provides access to the second-floor entry.



**Evaluation of Significance:** The King County property record card notes the building was moved to its present site in 1950, from 1223 E. Alder, a block to the north. The exterior has been altered by the replacement of clapboard with vinyl siding, which also replaced the original wider door and window trim as well as a frieze band at the eave line. Original wood windows have been replaced with incompatible aluminum units.

**Building No.:** 51

**Parcel No.:** 4226900125

**Address:** 1225 E. Spruce Street, 98122

**Construction Date:** 1903

**Eligibility Status:** Not eligible

**Architectural Description:** This one-story single-family residence is wood-framed with a hipped roof and prominent pedimented dormer centrally located in the primary north roof slope. There is a small three-sided bay that projects from the east façade, and the building is finished with clapboard siding.



**Evaluation of Significance:** The building has been extensively altered, with the infill of an original front porch at the northwest corner of the house, removal of a cutaway bay window at the east end of the primary north façade, replacement of original wood windows with vinyl, and replacement of the original wood-shingle roof with composition shingle.

**Building No.:** 52  
**Parcel No.:** 4226900105  
**Address:** 1229 E. Spruce Street, 98122  
**Construction Date:** 1906  
**Eligibility Status:** Not eligible

**Architectural Description:** This one-and-a-half story single-family dwelling is of wood-frame construction. It features a front-gabled roof with a gabled wall dormer on each side, and a recessed front porch at the northwest corner. A group of three windows in the primary north gable end has a small oculus to each side.



**Evaluation of Significance:** The exterior cladding originally featured wood clapboard, with wood shingles in the upper portion of the north gable end. Decorative details included a wide frieze band at the level of the first-story window heads and another above the gable end window group, as well as a bargeboard detail reminiscent of half-timbering. These elements have been removed, and the house is now clad with vinyl siding and corner trim.

**Building No.:** 53  
**Parcel No.:** 4226900095  
**Address:** 1231 E. Spruce Street, 98122  
**Construction Date:** 1906  
**Eligibility Status:** Not eligible

**Architectural Description:** This one-and-a-half-story duplex of wood-frame construction has a front-gabled roof with a large gabled wall dormer on the west façade. The entry doors to the two units are sheltered by a recessed front porch at the northeast corner of the building.



**Evaluation of Significance:** This duplex was constructed as a single-family dwelling, a mirror-image twin of 1229 E. Spruce immediately west of it. Tax records indicate that it was converted to a two-family dwelling in 1965 and significantly altered at that time. Original wood cladding and trim details were replaced with flat vertical board siding and aluminum windows, which have since been replaced with vinyl sliders.

**Building No.:** 54  
**Parcel No.:** 4226900110  
**Address:** 1229 ½ E. Spruce Street, 98122  
**Construction Date:** 1900 (1893 property record card)  
**Eligibility Status:** Not eligible

**Architectural Description:** This one-story wood-frame building is characterized by a low-sloped, cross-gabled roof, aluminum slider-type windows (some large), and vertical board siding.



**Evaluation of Significance:** Originally a single-family dwelling and now used as a rectory, this building has been so extensively altered as to be unrecognizable. It was a modest one-story dwelling with clapboard siding, 4:4-light double-hung wood windows, and a central entry covered by a hip-roofed front porch.

**Building No.:** 55  
**Parcel No.:** 4226900070  
**Address:** 1311 E. Spruce Street, 98122  
**Construction Date:** 1900  
**Eligibility Status:** Determined eligible, NRHP

**Architectural Description:** The one-and-a-half-story single-family dwelling is of wood-frame construction. The building footprint is irregular and the house features a cross-gabled roof. The main entrance is centrally located in the primary north façade and is sheltered under a modest hipped roof supported by simple square posts. Cladding is clapboard, accented by a flat frieze band and corner boards.



**Evaluation of Significance:** The building appears largely intact, although its integrity has been compromised by the replacement of original Tuscan porch columns with thin posts, replacement of some wood windows and the original glazed wood entry door, and an addition constructed at the southeast corner of the house. The property is representative of similar older, large-scale dwellings in the area ca. 1900.

**Building No.:** 56  
**Parcel No.:** 4226900030  
**Building Name:** Washington Hall / Danish Brotherhood of America, Seattle Lodge #29  
**Address:** 153 14th Ave, 98122  
**Construction Date:** 1908  
**Eligibility Status:** Designated Seattle Landmark, listed NRHP and WHR





**Architectural Description:** This prominent three-story brick building is located at the southeast corner of 14th Avenue and East Fir Street. The building is characterized by Mission-style features—its shaped parapet and arched wall openings.

**Evaluation of Significance:** Washington Hall was designed by architect Victor Voorhees for the Danish Brotherhood of America as a fraternal lodge, serving as the center for social and cultural activities of Seattle's Danish population. From early on, the building's dance hall and meeting rooms were used by groups of various ethnic backgrounds and it served the Squire Park neighborhood as a gathering place and performing arts venue. Billie Holiday, Duke Ellington, Mahalia Jackson, Marian Anderson, Count Basie, and a young Jimi Hendrix all performed at Washington Hall. This property is listed in the NRHP and WHR and is a designated Seattle Landmark.

**Building No.:** 57A, B, C, D

**Parcel No.:** 4226900245

**Address:** 162 14th Ave, 98122

**Construction Date:** 1904

**Eligibility Status:** Not eligible

**Architectural Description:** This property contains four modest one-story hip-roofed duplex dwellings—one facing onto 14th Avenue and three onto E Spruce Street. Each building has a rectangular footprint and a full-width recessed front porch with four Tuscan columns as porch supports. The two unit entry doors are centered in the primary façade, flanked by paired 1:1-light windows. There is also one garage at the eastern edge of the property.

**Evaluation of Significance:** This collection of vernacular duplex dwellings was likely constructed as a rental property. The buildings' integrity has been compromised by installation of asbestos shingle cladding and porch alterations (ca. 1958), as well as the replacement of some of the original glazed wood panel doors with flush types.



**Building No.:** 58

**Parcel No.:** 5051100000

**Building Name:** Paris Court / Maison Giselle

**Address:** 120 14th Ave

**Construction Date:** 1928

**Eligibility Status:** Not eligible



**Architectural Description:** This apartment complex consists of two, two-story brick buildings, one on either side of a central courtyard. Each building contains eight units, with entry porches facing onto the courtyard. The property is sited at the southeast corner of 14th Avenue and E Fir Street, and the main entry gate is located on 14th Avenue.

**Evaluation of Significance:** This residential complex was originally a typical example of a simple brick apartment court. It is been altered with the replacement of original double-hung wood windows (with multiple upper lights on the primary courtyard façades) with incompatible vinyl windows, addition of a roof to the entry gate, and changes to the front porches.

**Building No.:** 59

**Parcel No.:** 0007600195

**Building Name:** Group Home

**Address:** 110 14th Ave, 98122

**Construction Date:** 1900

**Eligibility Status:** Not eligible

**Architectural Description:** This three-story wood-frame building has a slightly irregular footprint. The primary west façade has a central entry emphasized by flanking pilasters supporting a pediment. Windows on this façade are set into slightly projecting bays at the second and third stories. A projecting cornice wraps the west and south sides of the building.



**Evaluation of Significance:** This multi-family dwelling has been extensively altered. Wood windows have been replaced with aluminum, and cladding consists of asbestos shingle (above the water table) and vinyl siding (below the water table).



**Building No.:** 60  
**Parcel No.:** 0007600192  
**Building Name:** St. George Hotel / Seattle Urban League  
**Address:** 1310 E. Yesler Way / 105 14th Ave, 98122  
**Construction Date:** 1910  
**Eligibility Status:** Determined eligible, NRHP & recommended Seattle Landmark



**Architectural Description:** This Renaissance Revival-style building is prominently located at the northwest corner of E. Yesler Way and 14th Avenue, its primary façades facing east and south. The corner is curved, and one entrance is located at the corner, while a second is located on 14th Avenue. The three-story bearing brick building is finished with brick and decorative cream-colored terra cotta. It is characterized by arched openings at the first and third stories, pilasters between window bays, a denticulated cornice, and decorative details at the terra cotta window trim. The 14th Avenue entrance is deeply recessed and reached by a flight of stairs. A terra cotta entry surround features a prominent bracketed entablature capped with a shaped parapet. The property record card indicates that the building originally had a balustrade and shaped parapet.



**Evaluation of Significance:** The building has retained significant architectural integrity and clearly expresses the Renaissance Revival style. It was opened as the St. George Hotel in 1910, with commercial space at street level along the south side and southern portion of the east side. In the 1930s community musicians gathered in the basement, making it an important part of the Central Area's music scene. Since 1974, the Urban League of Metropolitan Seattle has occupied the building.

**Building No.:** 61  
**Parcel No.:** 0007600131  
**Building Name:** Ritz Apartments  
**Address:** 1302 E. Yesler Way  
**Construction Date:** 1908  
**Eligibility Status:** Not eligible



**Architectural Description:** This three-story apartment building has a rectangular footprint and a flat roof. The entry is centrally located in a recessed bay on the primary south façade. Fenestration is regular, with rectangular windows placed individually or in groups of two or three.

**Evaluation of Significance:** This building has been extensively altered. It originally featured projecting balconies at the central bay on the south façade, wood clapboard siding, 1:1-light double-hung wood windows, and a projecting cornice. The balconies have been removed, window openings enlarged and aluminum windows installed, cornice removed, and original cladding replaced with vinyl.

**Building No.:** 62

**Parcel No.:** 0007600185

**Address:** 110 13th Ave, 98122

**Construction Date:** 1905

**Eligibility Status:** Not eligible

**Architectural Description:** This one-and-a-half-story single-family residence is of wood-frame construction. It has varied rooflines, consisting of a cross-gabled mass with a hip-roofed extension sheltering the front porch at the southwest corner. A Tuscan column supports the porch roof. Fenestration consists of vinyl windows, and the building is clad in vinyl siding.



**Evaluation of Significance:** Originally a modest example of a Queen Anne Free Classic single-family dwelling, this building has been significantly altered by removal of original trim, installation of vinyl siding and windows, and insertion of double-doors at grade.

**Building No.:** 63

**Parcel No.:** 0007600208

**Address:** 112 13th Ave, 98122

**Construction Date:** 1905

**Eligibility Status:** Not eligible

**Architectural Description:** This one-and-a-half-story building was constructed as a single-family dwelling. The wood-frame building has a front-gabled roof with a slightly lower cross-gable to the south and shed-roofed additions on the primary west façade. Windows are vinyl.



**Evaluation of Significance:** What was a Queen Anne cottage has been extensively altered, including removal of original clapboard and fish-scale shingle cladding, a half-story addition at the southern portion of the building, replacement of original wood windows with vinyl, alteration and enclosure of the original entry porch, and extension of the cutaway bay at the northern portion of the primary west façade.



**Building No.:** 64  
**Parcel No.:** 0007600184  
**Building Name:** Baldwin Apartments  
**Address:** 124 13th Ave, 98122  
**Construction Date:** 1918  
**Eligibility Status:** Not eligible

**Architectural Description:** This three-story L-shaped bearing brick building has a flat roof and minimal cast stone detailing. It is sited at the southeast corner of 13th Ave and E. Fir Street, primary façades facing north and west. The main entrance is centrally located in the west façade, with a simple concrete surround. Windows at the first and second stories have simple cast stone lintels; all windows have brick sills.

**Evaluation of Significance:** This apartment building does not have any distinctive architectural features and has been altered. The main entry originally consisted of a pair of glazed wood doors set into the simple surround. The surround has been partially infilled and a flush metal door inserted. Original wood windows with multi-light upper sash have been replaced with vinyl.



**Building No.:** 65  
**Parcel No.:** 2197600505  
**Building Name:** King County Archives and Records Center  
**Address:** 1215 E. Fir Street, 98122  
**Construction Date:** 1954  
**Eligibility Status:** Not eligible

**Architectural Description:** This property contains two single-story reinforced concrete warehouse buildings. The two utilitarian structures are used for records storage and have no decorative details and limited fenestration.

**Evaluation of Significance:** The buildings are not architecturally or historically significant.



## Description of EIS Preferred Alternative

This EIS Addendum addresses the probable significant adverse environmental impacts of the preferred development alternative.

### Overall Development Concept

The Preferred Alternative represents an assumed 5.4 million SF of housing-based/mixed use redevelopment built over the assumed 20-year horizon (see **Figure 2-7**). Land uses under the Preferred Alternative would include approximately:

- 4,750 residential units, including the East of Boren Sector (not including the East of 12<sup>th</sup> Sector)
- 250 residential units in the East of 12<sup>th</sup> Sector
- 900,000 square feet of single use office space (portion of this could be hotel)
- Approximately 88,000 square feet of neighborhood commercial/retail space (including 9,000 SF of neighborhood retail/office in the East of Boren Sector and 4,000 SF of neighborhood commercial in the East of 12<sup>th</sup> Sector);
- Approximately 65,000 square feet of neighborhood service space (including the Yesler community center and steam plant)
- 6.4 acres of public open space (including the existing 1.4 acre Yesler Community Center parcel, and a 1.7-acre Common Park west of the Community Center) and 10.8 acres of semi-private open space; and,
- 5,100 parking spaces within/under buildings

The intensity of development under this alternative would be highest in the NW Sector and lowest in the East of 12<sup>th</sup> Sector. It is assumed that four existing on-site buildings (the approximately 8,500 SF Steam Plant and the approximately 22,000 SF City-owned Yesler Community Center, Baldwin Apartments and Urban League Building) would be retained.

Street vacations and new street dedications are proposed under this alternative to provide a more connected grid network internally and to/from the surrounding community. This alternative would require a Land Use Code text amendment and rezone to allow mixed use redevelopment. It may also require a City of Seattle Comprehensive Plan amendment (see Section 3.9, **Plans and Policies**, for additional detail).

## Impacts of the Alternative

A preferred alternative has been identified for environmental analysis in this EIS Addendum. The potential impacts to the historic properties in the APE (west of 12th Avenue) described in the DEIS remain the same under the preferred alternative. Potential impacts to the historic properties in the expanded portion of the APE, east of 12th Avenue, are consistent with those described as Construction Impacts in the DEIS.

Within the portion of the proposed project site east of 12th Avenue is one property that has been determined to be eligible for listing in the NR and as a Seattle Landmark—the St. George Hotel / Seattle Urban League (#60). Washington Hall / Danish Brotherhood of America (#56) is a designated Seattle Landmark, located directly across East Fir Street from the project site in the

expanded APE. There is also one resource off-site within the expanded APE—a single-family dwelling at 1311 East Spruce Street (#55) that has been determined to be eligible for listing in the NHRP.

The preferred alternative would result in the retention of the original Yesler Terrace Steam Plant (#48, designated Seattle Landmark and determined eligible for NR listing), as well as retention of the St. George Hotel / Seattle Urban League (#60, which appears eligible for both local designation and NR listing). Both are within the project area.

### **Construction Impacts**

Potential indirect and/or temporary construction-related impacts of the preferred alternative could affect some properties within the APE. These potential impacts include the following:

- Potential Structural Instability/Undermining – Damage that could occur to an historic resource due to structural instability caused by construction-related vibration and/or earthwork.
- Temporary Dirt/Unintended Damage – Introduction of atmospheric elements that may temporarily alter and/or potentially damage historic building fabric or architectural features.

### **Direct Impacts**

The preferred alternative would not result in the demolition of any designated historic properties or apparently eligible properties. In the preferred alternative, the Yesler Terrace Steam Plant (#48) and St. George Hotel / Seattle Urban League (#60) are planned to be adaptively reused or rehabilitated. Provided the buildings are adaptively reused/rehabilitated in a manner consistent with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*, there would be no adverse impact. For designated Seattle Landmarks, any planned adaptive reuse/rehabilitation design affecting designated features of the property would have to be reviewed and approved by the Seattle Landmarks Preservation Board.

Yesler Terrace as a whole was determined by DAHP to be not eligible for the NRHP. As a result, its demolition does not constitute an impact to be mitigated.

### **Secondary/Cumulative Impacts**

The area east of 12th Avenue would not experience the secondary/cumulative impacts of increased development pressure described in the DEIS. The single-family dwelling at 1311 East Spruce Street (#55) is located in an L-3 zone, and because of this more restrictive and less dense zoning it is unlikely to incur the same development pressure. Washington Hall (#56) is also in an L-3 zone and is a larger building footprint that covers its site. The Seattle Urban League (#60) is in an NC3-65 zone, but because of its size the building is not likely to be impacted by development pressure.

### **Mitigation Measures**

The following mitigation measures would address potential impacts to historic resources resulting from the Yesler Terrace Redevelopment Preferred Alternative. All mitigation measures



listed below are assumed to be the same as those identified in the DEIS except those noted below as having been modified (MODIFIED) or added (ADDED):

Mitigation for potential impacts to historic resources in the expanded portion of the APE east of 12th Avenue is consistent with that described in the DEIS for Potential Structural Instability/Undermining and Temporary Dirt/Unintended Damage.

- (MODIFIED) Yesler Terrace Steam Plant (designated City of Seattle Landmark and NRHP-eligible property) – The Preferred Alternative assumes the Steam Plant would be retained and adaptively reused/rehabilitated. Changes to the exterior (designated feature) of the Steam Plant, including demolition of the building, cannot be undertaken without the review and approval of the Landmarks Preservation Board. As a NRHP-eligible property, any adaptive reuse/rehabilitation plan would be required to comply with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*.
- (ADDED) St. George Hotel/Seattle Urban League (recommended SL and NRHP-eligible) – The Preferred Alternative assumes the St. George Hotel/Seattle Urban League would be retained and adaptively reused/rehabilitated to accommodate new residential uses. Local permits are likely to trigger the Seattle Landmark Nomination process. Assuming this process results in designation of the property, changes to the designated feature(s) of the building cannot be undertaken without review and approval by the LPB. As an NRHP-eligible property, any adaptive reuse and/or rehabilitation plan would be required to comply with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties*.
- Potential Structural Instability/Undermining – Care should be taken in order to avoid structural damage to nearby historic buildings that could occur due to construction-related vibrations and/or earthwork. All excavation, earthwork, pile driving, etc. should be designed and monitored in order to minimize and/or immediately address any such impacts to nearby or adjacent historic properties. Monitoring should include crack monitors placed on nearby structures, periodic observation, and photography to document the structural integrity of the historic buildings and determine whether there was resulting damage of interior or exterior finishes, or exterior masonry and/or framing. If such damage occurs as a result of the project, damage should be mitigated through repairs to the affected buildings.
- Temporary Dirt/Unintended Damage – Care should be taken in order to avoid or limit the introduction of atmospheric elements that could alter and/or potentially damage historic building fabric or architectural features of nearby historic resources. All construction activity should be monitored in order to prevent and address any such impacts to adjacent or nearby historic properties from construction vehicles carrying excavation materials. Dust control measures would be implemented (see **Section 3.2, Air Quality** of the EIS for details).
- (MODIFIED) Development pressure on low-scale properties – Mitigation in the form of preservation planning could be undertaken, by development and submittal of landmark nomination reports for those buildings offsite within the APE (*west of 12th Ave portion only*) that are potentially eligible for listing as Seattle Landmarks but not currently designated.

### Significant Unavoidable Adverse Impacts

With implementation of proposed mitigation measures, no significant unavoidable adverse impacts to historic resources are anticipated.

### Resources

Resources were the same as described in the Historic Resources Technical Report of the DEIS.



STATE OF WASHINGTON

**DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION**

*1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501*

*Mailing address: PO Box 48343 • Olympia, Washington 98504-8343*

*(360) 586-3065 • Fax Number (360) 586-3067 • Website: [www.dahp.wa.gov](http://www.dahp.wa.gov)*

November 12, 2010

Mr. Ryan Moore  
Senior Housing Developer  
Seattle Housing Authority  
120 Sixth Ave. N  
Seattle, WA 98109-1028

In future correspondence please refer to:

Log: 072110-36-HUD

Property: Yesler Terrace -DEMO

Re: NOT Eligible

Dear Mr. Moore:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). I have reviewed the Yesler Terrace Housing Project and the surrounding resources on behalf of the State Historic Preservation Officer under provisions of Section 106 of the National Historic Preservation Act of 1966 (as amended) and 36 CFR Part 800. My review is based upon documentation contained in your communication and further information from BOLA Architecture & Planning.

I have determined that Yesler Terrace as a whole, is NOT ELIGIBLE for the National Register of Historic Places due to a low level of architectural integrity. Keep in mind that the development is on the State Register. Within Yesler Terrace, I have determined that the Steam Plant is individually ELIGIBLE for the National Register of Historic Places, as an intact example of its building type and for its direct connection to the Yesler Terrace Housing project.

I have also determined that the following buildings within the APE of your project are individually ELIGIBLE for the National Register of Historic Places:

- 1108 E Fir Street
- 160 Broadway Ave.
- 170 Broadway Ave.
- 200 Broadway Ave.
- 208 10<sup>th</sup> Ave.
- 216 10<sup>th</sup> Ave.
- 301 Terry

As a result of this finding, we look forward to further 106 consultation regarding the effects your project may or may not have regarding these eligible resources.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MH', with a long horizontal line extending to the right.

**Michael Houser**  
*State Architectural Historian*  
(360) 586-3076  
michael.houser@dahp.wa.gov

Historic Name	Address	SHPO Determination
	1002 E Spruce St, Seattle, WA 98122	NOT ELIGIBLE
	1005 E Spruce St, Seattle, WA 98122	NOT ELIGIBLE
	1007 E Alder St, Seattle, WA 98122	NOT ELIGIBLE
	1010 E Spruce St, Seattle, WA 98122	NOT ELIGIBLE
	101-103 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	1014 E Spruce St, Seattle, WA 98122	NOT ELIGIBLE
	1016 E Spruce, Seattle, WA	NOT ELIGIBLE
	1032 S Jackson St, Seattle, WA 98104	NOT ELIGIBLE
	1032 S Jackson St, Seattle, WA 98104	NOT ELIGIBLE
	104 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	110 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	110 Boren Ave S, Seattle, WA 98122	NOT ELIGIBLE
	1100 E Fir St, Seattle, WA 98122	NOT ELIGIBLE
Japanese Women's Home	1102 E Spruce St, Seattle, WA 98122	NOT ELIGIBLE
	1104 E Fir St, Seattle, WA 98122	NOT ELIGIBLE
	1108 E Fir St, Seattle, WA 98122	ELIGIBLE
	1108 E Spruce St, Seattle, WA 98122	NOT ELIGIBLE
	1115 E Fir St, Seattle, WA 98122	NOT ELIGIBLE
	1119 E Fir St, Seattle, WA 98122	NOT ELIGIBLE
	119 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	121 12th Ave, Seattle Heights, WA 98122	NOT ELIGIBLE
	1215 S Main St, Seattle, WA 98144	NOT ELIGIBLE
	124 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	125 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	129 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	151 11th Ave, Seattle, WA 98122	NOT ELIGIBLE
	156 11th Ave, Seattle, WA 98122	NOT ELIGIBLE
	157 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	158 11th Ave, Seattle, WA 98122	NOT ELIGIBLE
	159 10th Ave, Seattle, WA 98122	NOT ELIGIBLE
	159 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	160 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
Washington Baptist Convention	160 Broadway Ave, Seattle, WA 98122	ELIGIBLE
	169 12th Ave, Seattle, WA 98122	NOT ELIGIBLE
	170 11th Ave, Seattle, WA 98122	ELIGIBLE
	172 10th Ave, Seattle, WA 98122	NOT ELIGIBLE
King County Juvenile Detention Home	200 Broadway Ave, Seattle, WA 98122	ELIGIBLE
	207 11th Ave, Seattle, WA 98122	NOT ELIGIBLE
	208 10th Ave, Seattle, WA 98122	ELIGIBLE
	211 11th Ave, Seattle, WA 98122	NOT ELIGIBLE
	214 10th Ave, Seattle, WA 98122	NOT ELIGIBLE
	216 10th Ave, Seattle, WA 98122	ELIGIBLE
	220 10th Ave, Seattle Heights, WA 98122	NOT ELIGIBLE
Fire Station No. 3	301 Terry, Seattle, WA	ELIGIBLE
	303 12th S, Seattle, WA 98104	NOT ELIGIBLE
Harborview Hospital	325 9th, Seattle, WA 98104	NOT ELIGIBLE
Yesler Terrace	825 Yesler Way, Seattle, WA 98122	NOT ELIGIBLE
Yesler Terrace - Community Building	903 Yesler Way, Seattle	NOT ELIGIBLE
Jessie Epstein Building	905 Spruce Street, Seattle	NOT ELIGIBLE
	910 E Fir St, Seattle, WA 98122	NOT ELIGIBLE
	914 E Fir St, Seattle, WA 98122	NOT ELIGIBLE



	918 E Fir St, Seattle, WA 98122	NOT ELIGIBLE
Yesler Terrace - Steam Plant	Seattle, WA 98122	ELIGIBLE



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Mr. Ryan Moore  
Senior Housing Developer  
Seattle Housing Authority  
120 Sixth Ave. N  
Seattle, WA 98109-1028

March 9, 2011

In future correspondence please refer to:

Log: 072110-36-HUD  
Property: Yesler Terrace -DEMO  
Re: Expanded APE

Dear Mr. Moore:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). I have reviewed your letter dated January 27, 2011 regarding the expanded APE for the Yesler Terrace Housing Project.

I concur with the revised boundaries of the APE and look forward to further consultation regarding the potential historic resources that are within the boundaries of this expanded area. As a reminder, please keep in mind that we will also need to review any effects that the project may have on eligible resources once all the determinations have been made. Please note that we have already determined that eight resources are eligible.

My review is based upon documentation contained in your communication and on behalf of the State Historic Preservation Officer under provisions of Section 106 of the National Historic Preservation Act of 1966 (as amended) and 36 CFR Part 800.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me.

Sincerely,

**Michael Houser**  
*State Architectural Historian*  
(360) 586-3076  
[michael.houser@dahp.wa.gov](mailto:michael.houser@dahp.wa.gov)



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November 12, 2010

Mr. Ryan Moore  
Senior Housing Developer  
Seattle Housing Authority  
120 Sixth Ave. N  
Seattle, WA 98109-1028

In future correspondence please refer to:

Log: 072110-36-HUD

Property: Yesler Terrace -DEMO

Re: NOT Eligible

Dear Mr. Moore:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). I have reviewed the Yesler Terrace Housing Project and the surrounding resources on behalf of the State Historic Preservation Officer under provisions of Section 106 of the National Historic Preservation Act of 1966 (as amended) and 36 CFR Part 800. My review is based upon documentation contained in your communication and further information from BOLA Architecture & Planning.

I have determined that Yesler Terrace as a whole, is NOT ELIGIBLE for the National Register of Historic Places due to a low level of architectural integrity. Keep in mind that the development is on the State Register. Within Yesler Terrace, I have determined that the Steam Plant is individually ELIGIBLE for the National Register of Historic Places, as an intact example of its building type and for its direct connection to the Yesler Terrace Housing project.

I have also determined that the following buildings within the APE of your project are individually ELIGIBLE for the National Register of Historic Places:

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As a result of this finding, we look forward to further 106 consultation regarding the effects your project may or may not have regarding these eligible resources.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me.

Sincerely,

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**Michael Houser**  
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Yesler Terrace - Steam Plant	Seattle, WA 98122	ELIGIBLE