



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

PSB 312/16

MINUTES for Wednesday, November 2, 2016

Board Members

Mark Astor
Ryan Hester, Chair
Dean Kralios, Vice Chair
Caitlin Molinaar
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk

Chair Ryan Hester called the meeting to order at 9:00 a.m.

110216.1 APPROVAL OF MINUTES:
October 26, 2016
MM/SC/CO/AR 4:0:0 Minutes approved.

110216.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

110216.1 Scheuerman Building
110 Cherry

Change of use to combine three spaces with gallery and (restaurant) eating and drinking uses into one 2990 square foot space for a restaurant, eating and drinking use with 2109 square foot at street level and 881 mezzanine.

Staff Report: The combined use is less than 3000 square feet so is a preferred use.

Applicant Comment:

Shane Staley explained the plan to convert the Bengodi space and gallery space into Cherry Street Coffee. He noted that Cherry Street slopes up and that a secondary entrance will provide access to mezzanine space. He said that the mezzanine space will

be used for secondary seating for coffee customers but will also be used for special events. He said there will be interior and exterior access between the main level coffee shop and the mezzanine.

Mr. Kralios noted that the Cherry Street level space could operate as a standalone space.

Mr. Staley said he is not sure how Cherry Street will use that space.

Mr. Kralios said he was concerned that the street level space could be empty.

Mr. Staley said they have a lot of people that gather at the coffee shop and it will be well used.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. He said the space is under 3,000 square feet and restaurant is a preferred use.

Action: I move to recommend granting a Certificate of Approval for Change of use to combine three spaces formerly gallery and (restaurant) eating and drinking uses into one 2990 square foot space - 2109 square foot at street level and 881 mezzanine, for a (restaurant), eating and drinking use.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 2, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.130 Street Level Uses

MM/SC/CO/CM 5:0:0 Motion carried.

110216.3 PRELIMINARY PROJECT REVIEW

**110216.3 Fisher Building
115 S Jackson**

Briefing regarding proposed rehabilitation and alterations

Thomas Schaer, SHED Architecture, presented via PowerPoint (details in DON file). He provided history and context of the building which started out as two buildings; he went over the history of alterations and additions and noted the existing façade is from 1929. He said that the building has nice plaster work, cast concrete details, Art Deco façade that wraps around corner about 15', ghost signs. He went through as-

built drawings and noted that the buildings are separated by a bearing wall. He explained their idea to provide a range of small scale commercial / retail / incubator spaces on the secondary alley elevation. He went over the ongoing alley activation work in the district and said their concept will support that. He said they will preserve the retail storefronts on Jackson. He said a new interior egress stair will need to land at grade and they propose it to terminate into the alley. He said they will restore the existing wood sash windows. He said the rear elevation – tertiary façade – has been heavily modified over time.

Greg Shiffler, SHED Architecture, said they propose to open up all the infilled openings to activate the crossroads alley spaces.

Mr. Schaer said they will restore original windows. He went over color coded window graphic and said they want board feedback on how to treat the altered windows.

Mr. Astor said he needs to see a rendering of the whole elevation. He expressed concern about the proposed 250 square foot retail and the removal of historic material for a concept he has never see here and asked the team to speak to that.

Mr. Schaer said they don't have absolute certainty – it is an aspirational plan.

John Burke, Urban Villages, noted Ebbots Field, who occupies half the building and can't afford market rent. He said that moving fabrication elsewhere and keeping a small space for retail is workable for them. Without the burden of a larger space and high rent this concept allows a presence here. He said the businesses could be low impact food – like a gelato shop. He said he thinks there is a real market for small retail and the first target group are businesses like Ebbots Field.

Prentis Hale, SHED Architecture, said they have talked about flexibility of floorplate behind the storefront to configure as needed and to allow adaptability to the secondary façade.

Mr. Astor said they are proposing to destroy historic fabric based on a theory that may or may not work. He said they are proposing permanent modification to the building for theory and he would like them to do more investigation in the viability of the concept.

Mr. Hester arrived at 9:30 am.

Mr. Burke said the goal is to create alley activation. He said if no new entries it will create a sterile environment. He said they might not need all the penetrations for entries; there may be one or two, or as many as they are projecting.

Mr. Schaer said the openings have already been modified over time and they will keep as much fabric as they can. He said they see this as adaptive reuse. He said they want to sensitively achieve that and can store salvaged brick in the basement.

Mr. Shiffler said they propose to bring in residential use by addition of a penthouse. He went over zoning constraints and what is allowable. He provided an aerial perspective photo showing other penthouses in the district. He said they are trying to be responsive to the Secretary of Interior Standards. He went over penthouse massing diagram and options explored.

Mr. Schaer said the challenge is how to disengage from the parapet yet be engaged with the alley. He said they also want to distinguish between existing and new. He went over sight lines and noted that the parapet will shield views from the street level.

Ms. O'Donnell asked about the residential unit size.

Mr. Shiffler said at this time they are envisioned as studio apartments.

Mr. Schaer said they will be smaller scale, market rate.

Public Comment:

David Westman, district resident, asked about the size of residential units.

Mr. Schaer said as shown now they are in the 400 square foot range. He said they will provide bike storage and other storage in basement. He said they will make the units viable long term living spaces.

Mr. Kralios went over District Rules. He said the sight lines were helpful in showing the minimal impact to views. He said he wants to see concepts for residential lobby, and how trash and waste collection, utilities will all be handled.

Mr. Astor said the residential penthouse doesn't trigger concerns and the sight lines show minimal visual impact. He said it all seems compliant.

Mr. Kralios said the idea to disengage from the parapet is a good one. He said as the design develops to review materials with board. He noted Mr. Astor's concerns about modifications to secondary façade. He said he appreciates the efforts to activate the alley but asked if this alley would be active. He noted alley locations already put a business at a disadvantage. He said 250 square feet is small and he wondered if that was big enough to draw people down to the business. He wondered about the floor heights. He said that the proposal to remove masonry to do this is bold and that he is having a hard time supporting that. He said to look at a scaled back version – perhaps three 500 square foot spaces. He said he is not totally against it but it needs to be approached judiciously because this is a historic resource.

Mr. Aster agreed. He said an alley location is not a good location for anyone let alone a small 250 square foot business.

Mr. Shiffler said there is quite a bit of momentum underway to make this type thing viable. He noted the work underway at Nord Alley and Pioneer Passage. He said

Urban Village developers has experience and could make it more viable. He said it takes a leap of faith. He said the city and neighborhood are making that leap by upgrading the alleys. He noted Casa Antigua which points to success. He said Urban Village can speak to their track record and the kind of tenants they have gotten. He said there is interest in these spaces.

Mr. Astor said he is not absolutely opposed – just skeptical. He said this is a historic asset that they want to experiment with.

Mr. Kralios said he isn't against retail – Pioneer Square is a district of small businesses; he said that all these openings without a proven model is concerning. He said this is not a strip mall where you can adjust at will.

Ms. Molinaar said she agreed with her colleagues but said she thought that Pioneer Square could handle these spaces. She said this is the type of space she seeks out and this would help the historic district be interesting and relevant to her age group. She said the changes don't seem proportionate. She said 500 square feet is a better way to approach and that maybe the opened-up infill masonry opening could be a main opening.

Mr. Shiffler said they are trying to put retail action in the alley – that's where the concept is now.

Ms. O'Donnell said she approves of alley activation but didn't think a main entry with inside mall type set up was viable. She preferred fewer openings than what is shown.

Mr. Burke said that they are still working out size, flexibility, visibility and that they would be nervous if it were one building alone. He said they have 75% of the block and are doing a lot there and it will become a destination of its own. He said they are a lot of interesting concepts looking for small spots like this.

Mr. Kralios said that there is universal support for alley activation.

Mr. Shiffler said they are looking at designated times for trash pick-up, deliveries or a festival street designation. He said they are looking to find a balance of a working alley and pedestrian space.

Mr. Kralios noted the tension to preserve the resource that is Pioneer Square while allowing for the next iteration. He noted that the ghost signs are features of the district and asked if there were plans for them.

Mr. Shiffler said they are not touching any of them.

Mr. Burke said they can put a paint over the top to protect them – it is invisible but protects the ghost signs.

Mr. Kralios said the board will want to see the cut sheets for the product.

Mr. Schaer indicated page 38 and said for the door from egress stair they will need to remove non-original window to bring opening down to grade.

Mr. Kralios said that it is easier to get behind life-safety issues because it is necessary; the board would likely support that. He said the discretionary ones need more review.

Ms. O'Donnell asked if they would re-use some of the brick.

Mr. Shiffler said that they will reuse where needed to bring sill up. He said that they will come back for another preliminary briefing.

Mr. Kralios gave kudos to the team and said it is a great opportunity to do something and with two buildings facing the alley.

Ms. Molenaar thanked the team for the graphics throughout the packet.

Mr. Rolluda said to look at Pike Place Market: at Post Alley where there are retail spaces of 450 – 500 square feet; at the DownUnder where retail spaces are 250 square feet; and at Western Avenue where they are 250 – 350 square feet. He said that Pike Place Market is already a destination but it is well done there.

110216.4 BOARD BUSINESS

110216.11 Johnson Plumbing Building

Gridiron
589 Occidental

Ms. Nashem explained that as a condition of PSB6816 the addition of an address to the approved sign is to be reviewed by ARC for consistency with the approved sign. She said that ARC reviewed the modification and found it to be consistent with the original.

Action: I move to support the change to COA PSB6816 to include the address in the approved sign as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 2, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.160 Signs

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

- B. General Signage Regulations
- 1. Letter Size.

Secretary of Interior's Standards for Rehabilitation

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/DK/RH 5:0:1 Motion carried. Mr. Astor abstained.

110216.5 REPORT OF THE CHAIR: Ryan Hester, Chair

110216.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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