



The City of Seattle

Pioneer Square Preservation Board

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PSB 95/15

MINUTES for Wednesday, April 15, 2015

Board Members

Mark Astor
Amanda Bennett
Ann Brown
Evan Bue
Ryan Hester, Chair
Dean Kralios, Vice Chair
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

Willie Parish
Marcus Pearson

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

041515.11 APPROVAL OF MINUTES:
March 18, 2015 Deferred.

041515.21 APPLICATIONS FOR CERTIFICATES OF APPROVAL

041515.21 **Alley Paving**
“Nord Alley” Alley east of 1st Ave, Jackson to Main
“Pioneer Passage” Alley east of 1st Ave, Yesler to Washington

Alley surface restoration including utility upgrades and drainage improvements

ARC Report: Mr. Kralios reported that ARC reviewed the plans and renderings provided. ARC appreciated the community involvement and the coordination to get utilities installed so that it would not have to be torn up in the near future. Seattle City Light confirmed that they would be installing infrastructure to accommodate the next 40 years. ARC asked if the product would be stockpiled or if the products would all be readily available and the applicants confirmed that the products are available, that Mutual Materials makes the bricks and the stone can be cut to the size needed. ARC

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

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agreed that the materials and design are in keeping with the historic character of the District and are compliant with the district rules which require unit pavers when the historic material is missing.

Applicant Comment:

Todd Vogel, ISI, provided an overview of program to replace bad activity in alleys with safe activity and noted the city-wide greening, art and activities. He said that there are now two businesses on the alley – Back Alley Bikes and Casa Antigua. He said they want to create a usable, safe, historically appropriate and economically feasible surface that will allow many activities to coexist. He noted they got funding through Community Connections.

Liz Stenning, ISI, said that Pioneer Passage and Nord Alley – on either side of Occidental Park – are the most active alleys and have businesses. She said they will have marked crosswalks into the alley.

Leslie Smith, Alliance for Pioneer Square, said that SVR has been hired and that they have partnered with utilities. She noted Pioneer Square's need for reliable electricity and high speed synchronous internet to attract businesses. She said that while the alley is improved they will also systematically replace the infrastructure. She said this will allow for continued economic development and will become a model to replicate elsewhere.

Ms. Stenning said the look and feel could be applied to all allies and serve as a template.

Brice Ramon, SBR, walked through the design via PowerPoint (full report and details in DON file). He gave an overview of how they developed their design using public comment and board guidance. He said the surface will be existing brick, contemporary brick and a granite stone; historic brick will be used at the edges. He went over details about proposed drainage and said the grates will be visible; there will be no concrete collar and bricks will go right up to the grate. Responding to questions he said that there will be no new electrical vaults and this work will be in the right of way. He said that the paving system will provide a consistent base that will stabilize the ground and should not sink.

Mr. Kralios asked about water intrusion and protection to buildings.

Mr. Brice said that they will use a waterproofing membrane plus the surface slopes away from buildings.

Mr. Hester asked if this has been done elsewhere and questioned the durability and ADA accommodation.

Mr. Brice said that SDOT just did a project like this in South Lake Union. He said this is best practice; it is durable and maintains public access. He said that SDOT has seen how well their installation has performed.

Mr. Hester asked about liability to buildings and risk which was a previous applicant's concern.

Mr. Brice said that they have been in every basement along alleys and only two buildings – Nord and New Orleans – have retaining walls at the right of way line that are in varying states of repair. He said these buildings are taking this opportunity to improve its retaining wall. He said the rest look pretty good. He said that they are taking water out of the system and adding an impermeable layer; he said they are actually improving the conditions.

Ms. Petrovich asked about the pavers being pulled up.

Mr. Brice said they will be used on the edges with new in the middle to allow for driving and ADA.

Mr. Kralios asked about timeline.

Ms. Stenning said they are working with Amanda at SDOT and that they are looking at next winter/spring.

Ms. Smith said they have contacted utilities so that work will be coordinated so that everything is done while open.

Ms. Petrovich asked about future upgrades.

Mr. Vogel said that SCL will install conduit that will accommodate future upgrades.

Mr. Hester asked about unforeseen utility repairs.

Mr. Brice said that they would pry up brick and cut through concrete and then pour concrete and re-lay brick.

Mr. Hester said the detailing is consistent and the repair approach is predictable.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went through District Rules.

Mr. Kralios said that unit paving will be used; they will salvage and reuse existing and there is a difference between new and existing. He said that what is proposed meets the Secretary of Interior Standards and Pioneer Square Preservation District Rules. He said it will be important to follow up on the pilot and to document lessons learned.

Ms. Brown complemented the team on the work and said it is the first time she has seen utilities come together with presenter.

Mr. Hester agreed and said that it is a fantastic example of how to plan construction of perfect public space. He said the coordination is appreciated as well as the research involved. He said he is thrilled with the design of the paver layout and noted that it could be customized.

Ms. Bennett agreed and said the board is responsible for maintaining historic character. She said that there is new material but it still belongs and is differentiated. She said it is a great model for construction.

Mr. Astor agreed and said it is a great solution. He said it is repeatable but can be customized to whatever historic brick is available.

Ms. Petrovich appreciated the work and said that the design shines light to historic elements, provides care and brings alley back to life.

Action: I move to approve the alley repaving plans including installation of utilities for the alley east of 1st Ave, Jackson to Main known as the Nord Alley and the alley east of 1st Ave, Yesler to Washington known as the Pioneer Passage Alley as proposed. Any future work in this alley will require that the repairs be made to match the alley in design and materials. In addition the cobble in the alley that are not used in this repaving project will be given to the SDOT storage yard to be reused by another project.

Code Citations:

District Rules

XIX. ALLEYS

A. Alley Paving. Alleys are to be paved with unit paving materials. Three types are acceptable in the District: remolded paving bricks, cobbles, and interlocking brick-tone pavers. Alleys should be repaired or re-paved in the original unit material when these materials remain available. All other alleys should be paved with remolded brick. The center drainage swale, peculiar to alleys, should be preserved as part of alley re-paving. Unit paved alleys should not be patched with any material other than approved unit paving.

Secretary of Interiors Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9 The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

[Guidelines for Setting](#)

MM/SC/TP/AB

7:0:0 Motion carried.

041515.22

Pronto Cycle Share
201 Occidental Ave S

Relocation of bike share station

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos of the proposed site. The applicant noted that this is one of the most used locations. ARC thought that the new location still allowed for pedestrian movement. The bike station design will remain as previously approved and it will not be attached to this new location either. ARC recommended approval of the new location.

Staff Report: When the Pronto Cycle Share station was first proposed it was known that it would have to be moved once the construction of the 200 Occidental Ave project started. At the time they were not ready to determine where it would be moved to so the project was approved under the condition that they would need to apply for Certificate of Approval for the new location.

Applicant Comment:

Demi Allen explained that they will move the existing station 60' to the west because of the construction project. He said that other sites were looked at and this was preferred by Alliance for Pioneer Square. He said that the unit is self-contained: it sits on surface without being connect and is solar battery powered. He said the station has been a highly successful station as a destination.

Ms. Brown asked if it would be the permanent location.

Mr. Allen said that as far as he knew it would be but that it was movable. He said they do not plan to move it back to original location when building is done.

Mr. Hester asked about maintenance of the station.

Mr. Allen said that Pronto staff move bicycles throughout day and provide cleaning and maintenance at same time. He said they have formal cleaning twice a month.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said that the station was previously approved. He said the station is self-supporting and self-contained and won't disturb anything.

Mr. Hester said there will be regular maintenance and cleaning and it is a standalone system.

Ms. Petrovich said she appreciated coming to the board instead of just moving the system.

Action: I move to approve a Certification of Approval for relocation of the Pronto Cycle Share as shown in the plans attached per:

Code Citations:
District Rules for Street Furniture
SMC 23.66.030 Approval required

SOI The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

MM/SC/AmB/MA 7:0:0 Motion carried.

041515.23

Burke Building

100 S Jackson St

Installation of business sign

Mr. Astor recused himself.

ARC Report: Mr. Kralios reported that ARC reviewed the drawings and rendering provided. They found that the white vinyl lettering sign did not affect transparency and was compatible the building and the district. The largest letters are 6” so comply with the District Rules for letter height. ARC recommended approval.

Applicant Comment:

Kara Kessler said they would put white vinyl on the window.

Public Comment: There was no public comment.

Action: I move to approve a Certification of Approval for installation of a vinyl lettering sign on the interior of the window as shown in the plans per:

Code Citations:

District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and appreciated. Sign proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

- A. Transparency Regulations
- B. General Signage Regulations
- C. Specific Signage Regulations
 - 1. Letter Size

MM/SC/AmB/DK 6:0:1 Motion carried. Mr. Astor abstained.

041515.24

Pioneer Square Hotel

77 Yesler

Installation of a low clearance warning bar

ARC Report: ARC reviewed the warning bar installation and found that the drawings showed the installation being bolted in the mortar joints but the applicant described it as removing bricks and putting the plate behind the bricks the same as the fire escape. The applicant will provide updated drawings. During the conversation the applicant mentioned paving the alley. It was clarified for the applicant that paving the alley would require a Certificate of Approval. He said he would submit the plans that were prepared for the SIP review.

Applicant Comment:

Dihong Shau said they would table the paving request and the bollards had already been approved. He said that work has been done except for the warning bar. He said that the building owners didn't want anything shared. He said they copied the same structural frame as used for the fire escape.

Ms. Bennett asked about the support and angle of the warning bar.

Mr. Shao said the support is black and the bar is white with red stripes. He said that they propose to take out face brick, drill hole, set anchor bolt, place stainless shim plate and built brick back.

Mr. Kralios asked any brick removed should be salvaged.

Mr. Shao said he would make sure to use appropriate brick.

Mr. Kralios said to use structural brick.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said it allows for durable installation and steel will match existing.

Messrs. Hester and Astor agreed.

Action: I move to approve a Certificate of Approval for installation of a low clearance warning bar. This approval does not include repaving of the alley with asphalt.

Code Citations:

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

SMC23.66.030 Certificates of Approval Required

Secretary of Interiors Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

MM/SC/MA/DK 7:0:0 Motion carried.

041515.3 PRELIMINARY PROJECT REVIEW

041515.31 213 S Main St

Proposed demolition and new construction with restoration of existing 1-story facade

Shawn Lubicks, Hewitt, presented via PowerPoint (full report and detail in DON file). He explained that a 100' building is proposed and they did an exploration of heights, scale and proportion of structures in vicinity.

Board questions and comments:

Mr. Hester asked if the top is stepped back.

Mr. Lubicks said there is a slight change of plane – 10 – 16". He showed two Alternatives for the top: 1) lighter and glassier and 2) a strong clear frame with articulation of the upper two floors. He said that they prefer Alternative 2.

Mr. Astor said the extended horizontal parapet is a modern element that is out of place with the rest of the massing.

Mr. Lubicks said that it is a contemporary expression that is in contrast to lighter skin and is a contemporary interpretation of cornice.

Mr. Astor said that Alternative 1 seems added on and Alternative 2 has a cleaner appearance and is more integrated into mass.

Mr. Lubicks said that there will be 40 residential units and two levels of parking.

Mr. Kralios asked about the setback.

Mr. Lubicks said it is on the same plane. He said the existing belt course projects forward and the only plan change is the upper two levels.

Ms. Bennett asked if just the east and north facades were being retained.

Mr. Lubicks said they are removing the alley façade. He said they will preserve the brick and masonry. He said they will replace the storefronts in kind and noted they haven't worked out the north façade storefront yet.

Ms. Bennett asked if windows will be replaced in kind.

Ms. Barrientos said they would.

Mr. Hester asked about the historic status of the building.

Mr. Lubicks noted an earlier presentation by Susan Boyle and said that the building was determined to be non-contributing to the National Register. He said that they are

retaining two of three partial facades because of street level character. He said they view the walls as interpretive components.

Ms. Barrientos clarified that the application is for demolition and the applicant is choosing to keep two facades.

Mr. Hester said that he preferred Alternative 2 and noted that the mid-portion visually appears stretched and asked if they had looked into adding another horizontal spandrel to reduce verticality.

Mr. Lubicks said they felt it divided the structure in half in an unsuccessful way.

Ms. Barrientos said they prefer the whole thing to be vertical but want to respond comments to reduce verticality and this seemed the most attractive way.

Mr. Hester said that his comments were about being compatible with other architecture in the district and it would reduce verticality and would relate to other buildings. He asked about the 16” setback at Alternative 2 top.

Mr. Lubicks said they want to communicate some mass of the piers and frame.

Mr. Hester said he appreciated the comparisons to other area buildings and noted the value in showing the building’s prominence in relation to others.

Mr. Kralios agreed and said the height analysis in the district was a good study in showing its relation to the texture of the district. He said he preferred Alternative 2. He said the maintaining the remnant is good and he preferred set back of new 16 – 24” from the old.

Ms. Petrovich said she appreciated the height study. She said she preferred Alternative 2 and said it is stronger, cleaner, and is more consistent with Pioneer Square.

Ms. Brown agreed and noted that she preferred Alternative 2.

Ms. Bennett said that Alternative 2 is more compatible with District and has proportions of a base, middle, and top similar to the Furuya Building.

Mr. Kralios agreed about paying attention to how horizontal elements are portrayed. He said to extend the cornice back to where the rooftop feature is.

Mr. Hester said there was general support for Alternative 2. He suggested a hybrid of #2: investigate more set back at base; investigate an additional horizontal element in the ‘middle’ and extension of cornice on west façade.

Mr. Kralios said the board was generally comfortable with the compatibility of the building with surrounding district and said the height study was helpful. He said the massing, proportion of openings, and floor heights and incorporation of cornice elements are compatible and they are headed in a positive direction.

041515.5 **REPORT OF THE CHAIR:** Ryan Hester, Chair

041515.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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