



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 198/17

MINUTES for Wednesday, June 21, 2017

Board Members

Mark Astor, Chair
Brendan Donckers
Ryan Hester
Dean Kralios, Vice Chair
Caitlin Molenaar
Carol O'Donnell

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk
Alex Rolluda

Chair Mark Astor called the meeting to order at 9:00 a.m.

062117.1 APPROVAL OF MINUTES:

May 3, 2017

MM/SC/RH/DK 5:0:0 Minutes approved.

May 17, 2017

MM/SC/RH/CO 4:0:1 Minutes approved. Mr. Kralios abstained.

Mr. Donckers arrived at 9:04 am.

062117.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

062117.21 Squire Building

On the Field
901 B Occidental Ave S

Installation of new sign copy for I phone 7 on the south façade

ARC Report: Mr. Kralios said that ARC reviewed the photos and drawings provided. They thought that the new copy was similar to the previous copy and recommended approval.

Staff Report: Ms. Nashem explained that this is a legal non-conforming sign which means that it was established in court that an on-premise sign can remain because it had been in use before the code prohibiting this size of sign was adopted but the size of the sign cannot change and the location of the sign cannot change. It is required to be an on-premise sign. I am asking the Board to not make a determination if they think the sign is an on-premise sign but to evaluate the sign based on the other criteria in our District Rules and the SMC23.66.160. The sign will still be required to comply with the on-premise sign permit through SDCI and other city laws.

Public Comment: There was no public comment.

Application qualified for expedited review.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy for iPhone 7 on the south façade wall sign. This consideration does not include any determination by the Board that the sign qualifies as an on-premise sign.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 21, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 Signs

Pioneer Square Preservation 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)

Secretary of Interior's Standards for Rehabilitation 9 and 10

MM/SC/CO/DK

6:0:0 Motion carried.

062117.22

Smith Building

Callus

Change of use from retail to eating and drinking for 730 square foot space with the rest remaining retail
Installation of signage

ARC Report: Mr. Kralios reported that ARC reviewed the proposed use. The applicant mentioned that there may be a barber included as part of the retail. ARC discussed that this should be called out in the plans as a separate use under personal services. ARC looked at the code and thought because the proposed location would not be in the store frontage that they did not need the calculation for linear store frontage for the block. They thought the uses all complied with the code and they recommended approval of the uses.

ARC reviewed the proposed signage and determined that it complied with the code and rules for signage on the awning as the white letter height is 7 inches. The applicant explained that he will be submitting a more comprehensive sign package later. He noted that there will be a counter in the window and the Board indicated that that would also require a COA at a later time. ARC recommended approval and an expedited review.

Applicant Comment:

Forest Eckley explained there will be a small flower as part of the common space in the café.

Staff Report: Ms. Nashem explained that this application is for a change of use eating and drinking and retail are preferred use. Personal Services use can be approved if it is not more than 25% of the street level frontage of the block front. The proposal is for the location of a barber in the back space so there will be no street frontage effected. She said the signage requested is for the awning; nothing is applied to the store front.

Public Comment: There was no public comment.

Board Discussion:

Mr. Astor said it was straightforward and the sign change is in keeping with the regulations.

Ms. O' Donnell asked if the signage would be done later.

Mr. Eckley said it would.

Action: I move to recommend granting a Certificate of Approval for Change of Use from retail to eating and drinking for 730 square foot space and for a 200 square foot space as personal service with the rest remaining retail and for installation of 7 inch letters on the awning as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 21, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.130

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;

C. Discouraged Street-level Uses.

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for [23.66.130](#) are subject to the following conditions: Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.

SMC23.66.160 Signs C, B 1 and

5. Information displayed on the valance of awnings, canopies or marquees shall be limited to identification of the name or address of the building or of an establishment located in the building.

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93)
Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph.

Secretary of the Interior's Standards 10

MM/SC/RH/DK

6:0:0 Motion carried.

062117.22

Western Ave restoration

Western Ave Yesler to Columbia

Restoration of the street and sidewalk after 2015 emergency repair of the water main

ARC Report: Mr. Kralios reported that ARC reviewed the proposed restoration plan.

Applicant Comment:

Ross Halloway said that he hasn't gotten a response from SDOT on the lamp black but noted there is still time to take a change order out.

Staff Report: Ms. Nashem explained that in 2015 she granted an emergency approval for the water main repair with the condition that they apply for a COA for final restoration and that the application include that the granite curb will be restored. At the time of issuing the COA, she still had not heard from SDOT on the lamp black issue.

Mr. Halloway said they prefer to cast iron domes rather than the cast iron finish. He said these will be part of the tunnel project and must meet ADA requirements as well as the Buy America clause. He said there will be new curb ramps at the northeast corner. He said that construction for the water main component is done and this is part of sidewalk repair. He went over sequencing and said the focus is to end by September. He said that Columbia intersection will be done as part of the waterfront project sometime in 2019-2022.

Mr. Hester noted a preference for the domes to match others nearby; there is a mix of cast iron and yellow now.

Mr. Halloway said they removed a granite curb and will replace that. He said that work will be noisy but business and residential access will be maintained. He said there will be one-way closures.

Mr. Hester asked the durability of cast iron finish.

Mr. Halloway didn't know but that he thought it was a thin plastic coating or pigmented through.

Mr. Hester preferred cast iron.

Mr. Kralios said the integral color should be all the way through.

Ms. Nashem noted she issued an emergency Certificate of Approval when the break happened.

Mr. Hester said he had no objection to the lamp black or equivalent dye receiving administrative approval.

Public Comment:

Leslie Smith, Alliance for Pioneer Square, encouraged the applicant to pursue the cast iron domes instead of default to Seattle Yellow.

Ms. Molenaar said the board needs to see the cast iron finish before going to mustard option.

Mr. Astor preferred the applicant follow up with ARC on lamp black answer as proscribed in Code as well as the cast iron finish.

Action: I move to recommend granting a Certificate of Approval for Restoration of the street and sidewalk after 2015 emergency repair of the water main including: if a new ADA ramp is installed, it will include a cast iron ramp; if cast iron is not permissible with Buy America clause, applicant will come back to ARC; installation of a replacement granite curb and concrete (with or without lamp black), applicant will come back to ARC for final approval of concrete.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 21, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

H. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances, the same concrete and lampblack mixture used for the sidewalk will be used.

XVII. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

Secretary of the Interior's Standards

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.

6. 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.

MM/SC/DK/RH 6:0:0 Motion carried.

062117.3 PRELIMINARY PROJECT REVIEW

062117.31 Grand Central, City Loan and Buttnick Buildings (Squire Latiner, Gottstein, Brunswick-Balke-Collender) 216, 206 and 202 1st Ave S

Briefing regarding proposed rehabilitation and alterations to the buildings including additions, and changes of use on the upper floors

PowerPoint in DON file for detail.

Brett Phillips, Unico, provided a history of the company, the Metropolitan Tract and their history with historic properties. He provided context of the site and noted Unico bought the entire block. He said the intent is to activate the area; rehab buildings; and adapt the use for multi-family apartments above. He said they want

to get the board's initial feel for the porch concept, passage concept and multi-family adaptive reuse.

He introduced the team: Jim Graham and Brett Baba, Graham and Baba, Katherine Rogers Merlino, adaptive reuse expert.

Ms. Merlino provided early history and said the area was known to the Suquamish and Duwamish tribes as Zechalalitch, 'little crossing over place'. It was a winter village and was the center of culture for indigenous tribes. Europeans settled and in 1884 this area was the center of the city; in 1889, the wood buildings were destroyed by fire. She said that many buildings in the area were rebuilt in Richardsonian Romanesque.

Character Defining Features and modifications over time

Grand Central Building, 1891

- Four floors
- Red brick masonry pilasters and mullions in running bond at windows
- Load bearing red brick masonry perimeter walls
- 8 stained glass transom window bays
- Cast iron storefronts with sandstone string course above openings, cast iron lintels with decorative rosettes
- Continuous sandstone sills and headers
- Flat roof skyline profile
- Palladian window at 3rd floor entry bay
- Semi-circle fan lights at 2nd floor entry bay
- Segmented arches over windows
- Windows groups in sets of three
- Primary entry with arched stone opening, glazed tympanum, decorated columns, rusticated stonework
- Rusticated stone pilasters with carved acanthus leaves

Removal of one large and several small skylights

Enclosure of two exterior skylights

Decorative parapet and entry pediment, brick detailing - 1949 earthquake

New public entry and pass-through

All 1st Avenue storefronts modified

City Loan Building, 1903

- Double-length grey brick
- Continuous sandstone sills
- Projecting sandstone string course above storefront
- Painted wood elements at storefront
- Prism lights at sidewalk on 1st Avenue
- Painted cast iron lintel
- Cast iron storefront columns

Storefront changes
Egress door added
Parapet lost in 1949 earthquake and/or 1950's explosion

Buttnick Building, 1909

- Ghost signs from the 1950's
- Chamfered entrance at northwest corner
- Load bearing red brick masonry laid in running bond
- Rectangular window with masonry jack arches above
- 1:2 vertical center pivot windows
- Continuous sandstone sill
- Stone face at 1st floor
- 6 storefront bays with cast iron columns
- Scottish bond red brick masonry
- Masonry brick jack arches at windows
- 3 bays with cast iron columns
- 1:2 center pivot windows
- Prism sidewalk lights on Washington
- Decorative rosettes
- Projecting sandstone E course above 1st floor
- Continuous sandstone sill at 3rd floor windows
- Ghost signs from 1950's post-explosion

Gas explosion in 1950; north and west facades rebuilt
Shared wall with City Loan Building
New cornice after explosion and again after 1966 earthquake
Modern face added in 1978

Alley Façade

- Load-bearing running-bond red brick walls
- 3 rectangular 6-panel glass windows
- 57 rectangular headed, double hung windows with arched brick header
- Sandstone sills
- Painted cast iron lintel
- Fire escape
- Ghost signage

One fire escape removed
Altered openings
Opening widened
Replacement storefront windows
Unpermitted 'greenhouse'
Bricked in windows
Exist stair added

Deficiencies

- Deteriorated historic features
- Un-insulated and under-insulated exterior envelop
- URM – needs seismic reinforcement
- Micropiles needed to support lateral seismic bracing
- Insufficient fire sprinkler system
- Outdated mechanical system, electrical distribution, and insufficient plumbing capacity
- Alley façade lacks connection to park, lack of ground level transparency, difficult retail connection, closed-in façade

He explained they propose to add housing above that is in scale with and sympathetic to the context and scale of the area; the addition will be set back. He said office use will be changed to housing. He said they will reinforce ground floor retail.

Mr. Kralios asked if they explored alley vacation.

Mr. Barton said they did but that bifurcation of ownership – building owner, SDOT, DOPAR, makes that difficult. He said they did not pursue vacation but will pursue a 30-year term permit.

Mr. Kralios asked how this will interface with Nord Alley and Pioneer Pass by adding a structure that blocks that.

Mr. Graham said the alley circulation is less an issue once past that and the structure acts as a terminus of arrival; it is between alley and active space.

Mr. Kralios asked if the ends of the porch will allow continuous movement.

Mr. Graham said they are exploring that but it could be an aperture of that.

Mr. Barton said it is meant to be porous; hinged doors will be open during open hours.

Mr. Graham said it is not a continuous gesture; it allows the park to be used in inclement weather.

Mr. Hester appreciated having the present and historic context of the site. He noted the significance of the buildings. He said the details are positive and it has the makings of a transformative project. He appreciated the thought that has gone into the granular storefront detail. He said addition of residential is important and noted the value of a 24-hour neighborhood. He asked if the residential units will be market rate of luxury.

Mr. Barton said there will be a mix. He said the 2020 neighborhood plan calls for more market rate housing with a unit mix that allows a diverse income mixed in based on square footage.

Mr. Hester asked the proposed residential square footage.

Mr. Graham said it varies.

Mr. Barton said 110,000 – 116,000 square feet but they are still exploring.

Mr. Hester asked if they anticipate having a rooftop addition or amenity.

Mr. Graham said they are exploring that.

Mr. Astor said the addition as shown is large and not in keeping with the Secretary of Interior Standards (SOI). He said he was not in favor of a large massing on top to reach revenue; 100 years of history would be sacrificed for current revenue. He said he had no great fondness to take public space for private gain. The porch provides no benefit to the park and or public good. He said it is an addition to the building rather than a porch; it is more proscribed.

Mr. Barton asked which porch concept should be advanced and noted the need to improve retail and activation on alley façade.

Mr. Graham said they didn't want to short change history; this is just an introduction at this point.

Mr. Astor said the building above is very problematic.

Mr. Donckers said he supported the idea of opening it up; the concept of a passage way is exciting. Residential density is important. He echoed concerns expressed about the porch and park space. He said Swanee's is an example of what not to do. He expressed concern that he sees the porch as an extension.

Ms. O'Donnell preferred an open rather than enclosed porch because it would be cutting off the block to the south. She said having it open and continuous and lighted will help lead people south.

Ms. Molenaar agreed with porch comments and said it is reflective of the way the building did function 100 years ago. She said the passage looks like the interior was gutted.

Mr. Graham said they propose to open it up as a volume.

Ms. Molenaar asked if they planned to do that to all three buildings.

Mr. Graham said no.

Public Comment:

Leslie Smith said she has seen iterations and thanked the team for the thoughtfulness and community engagement. She said increasing residential and rehabilitation of buildings is in alliance with the neighborhood plan. She said this is just a start.

Ali Ghamberi said he has great respect for the team. He said the park is the most important element of Pioneer Square. He said the park needs light; it needs all the sky and sun it can get. He said to be conscious of this.

Greg Smith, commented on the exciting changes in Pioneer Square. He supported Unico and the vision to change to residential is exciting as is activation of the retail edge of the park. He expressed concern that anything done to the outside envelope would be precedent setting and urged the team to be thoughtful. He noted the impact of light on the park.

Linda Gallagher said other options are needed for the porch. She said preservation in Pioneer Square is important. She said the addition changes the buildings and impacts light. She said to look at how many residential units could be created with no floors added and with one setback floor added.

Eugenia Woo, Historic Seattle, said they own the Cadillac which they saved from destruction. She thanked the team for their work and understands that generally design is an evolution. She said to be careful how primary facades are impacted. Regarding Option A she understands the vacation ordeal but didn't know that enclosed really would be open to public. She said the biggest thing is the proposed addition. She supported a setback penthouse addition but nothing above that. She said she echoed Mr. Astor's comments.

York Wong, resident, applauded the investigative work to honor and respect the historic fabric. He echoed Mr. Astor's remarks. He said form and function clash; you don't have to go beyond rehabilitation. He said the addition will impact light, character and fabric. The devil is in the details.

Jessica Lucio, resident, supports more residents. She said that multiple units for single people won't fill the need for residents. She grocery stores and services are needed; they don't need more retail shops. She questioned where the new residents will park and noted parking issues in the district matter to residents, stakeholders who live here. She said preservation and restoration are the reason for district.

Nick Lucio, resident, agreed with Mr. Astor. He commented on additional stories and what the community might feel regarding that versus a setback penthouse. He said he was against the private use of a public alley.

Mr. Kralios said the team did fantastic background investigative work; it is a great team and their precedent work shows the aptitude of the team. He said past

success happened within the framework of the building. He said to keep that in mind. He said the passage is a significant move and could activate without doing other work; it could act as a gasket and allow porosity.

Mr. Astor said numerous references were made to the District Rules, Secretary of Interior Standards. He said they frown upon additions in multiple ways and they are basically discouraged in the Code. He said there is lots of codified opposition and the same with the porch. He said look at how the bakery operates now. He said the financial aspect is not a provision the board can take into consideration e.g. that height is needed to pay for mechanical upgrades etc.

Mr. Hester appreciated the outreach to SHPO. He went over District Rules, NPS Preservation Briefs, District Rules and said they provide guidance and limitations. He noted public comments that stressed residential feasibility without stories and with one story; retail versus critical amenities, e.g. grocery stores and services; parking. He said they have done a great job with outreach and said to not underestimate the importance of reaching out to the residents of Pioneer Square and to solicit feedback.

Ms. O'Donnell said to contact the Resident Council. She noted the importance of not blocking light in the park; the new Weyerhaeuser building blocks some already and she didn't want a canyon affect.

Mr. Astor said the district was formed in 1970's to protect the historic contributing structures. He said that vacant and infill doesn't apply here. He said this is a contributing building. He noted that the Florentine and Norfin buildings were delisted due to changes made to them and noted the board's responsibility to prevent attrition of properties that make up the district.

Mr. Barton noted the comments about the alley public space being used for private gain. He said they have had conversation with DOPAR. He said they are not seeking a vacation nor would DOPAR give the space to the owner. He said they seek a term lease only and will be required to provide public benefit dollars which would be directed to the park. He said their intention is not to come in with preconceived designs; they aren't there yet. He said they will continue meeting and working with Resident Council and neighborhood stakeholders.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.120 - Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by [Section 23.66.122](#) and those that are subject to special review as provided in [Section 23.66.124](#).

SMC 23.66.130 - Street-level uses

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented.

Preferred street-level uses either display merchandise in a manner that

contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;

b. Theaters.

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for [23.66.130](#):

a. Any use occupying more than 50 percent of any block front;

b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;

c. All other uses with gross floor area over 10,000 square feet;

d. Professional services establishments or offices that occupy more than 20 percent of any block front;

23.66.140 - Height

C. Rooftop features and additions to structures

1. The height limits established for the rooftop features described in this [Section 23.66.140](#) may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed.

3. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within 300 feet of the structure.

4. Height limits for rooftop features

d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

1) solar collectors, excluding greenhouses;

2) stair and elevator penthouses;

3) mechanical equipment;

4) minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of [Section 23.57.014](#).

f. Residential and office penthouses

1) Residential penthouses may cover a maximum of 50 percent of the total roof surface and may extend up to 8 feet above the roof if set back a minimum of 15 feet from the street property line, or 12 feet above the roof if set back a minimum of 30 feet from the street property line.

2) Office penthouses are permitted only if the footprint of the existing structure is greater than 10,000 square feet and the structure is at least 60 feet in height. When permitted, office penthouses shall be set back a minimum of 15 feet from all property lines and may cover a maximum of 50 percent of the total roof surface. Office penthouses may extend up to 12 feet above the roof of the structure and shall be functionally integrated into the existing structure.

3) The combined height of the structure and a residential penthouse or office penthouse, if permitted, shall not exceed the maximum height limit for that area of the District in which the structure is located.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

F. Additions. Additional stories to existing buildings are discouraged unless they were original to the structure.

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

XVIII. 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.
- B. Alley Lighting. Wall mounted fixtures shall be installed at appropriate heights on alley building facades to improve public safety and encourage positive activity and uses in alleys. (7/03) The Board may require a project to include alley lighting in the redevelopment.

Secretary of the Interior's Standards

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

Preservation Briefs

- 3. [Improving Energy Efficiencies in Historic Buildings](#)
- 9. [The Repair of Historic Wooden Windows](#)

- 14. [New Exterior Additions to Historic Buildings: Preservation Concerns](#)
- 17. [Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character](#)
- 25. [The Preservation of Historic Signs](#)
- 41. [The Seismic Rehabilitation of Historic Buildings](#)

Interpreting the Standards Bulletins

ITS 3 New Additions: **New Additions to Mid-Size Historic Buildings**

ITS13 Storefronts: Repair/Replacement of **Missing or Altered Storefronts**

ITS14 Adding New Openings: **New Openings in Secondary Elevations** or Introducing New Windows in Blank Walls

ITS 18 New Additions: **New Additions to Mid Size Historic Buildings**

ITS 21 Adding New Openings: **Adding New Openings** on Secondary Elevations

ITS 22 Adding New Openings: **Adding New Entrances** to Historic Buildings

ITS23 Windows: **Selecting New Windows** to Replace Non-Historic Windows

ITS33 Secondary Elevations: **Alterations to Rear Elevations**

ITS 36 **Rooftop Additions**

ITS47 **Rooftop Additions** on Mid-Size Historic Buildings

[Illustrated Guidelines on Sustainability for Historic Buildings
Cumulative Effect and Historic Character](#)

- 062117.4 BOARD BUSINESS**
- 062117.5 REPORT OF THE CHAIR:** Mark Astor, Chair
- 062117.6 STAFF REPORT:** Genna Nashem

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