



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 59/21

## AGENDA - REGULAR MEETING

Date: Wednesday, May 12, 2021  
Time: 9:00 a.m.  
Place: Remote meeting

**In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx meeting link or the telephone call-in line provided below.**

Sign-up to provide verbal Public Comment at the meeting; see link below.

Virtually attend the meeting (all attendees will be muted upon entry) via this WebEx link: <https://seattle.webex.com/seattle/onstage/g.php?MTID=e44e7641fa715badbba3531e6a471226e>

Listen to the meeting by calling +1-408-418-9388 and enter meeting access code: 187 784 7726

You may submit written public comment any time. We encourage you to submit written comment well in advance of the meeting to give the Board sufficient time to review them. If you would like to ensure that your written public comment is forwarded to the Board prior to the applicable Board meeting, please submit your comment to [genna.nashem@seattle.gov](mailto:genna.nashem@seattle.gov) no later than 12:00 pm the day prior to meeting.

**051221.1 APPROVAL OF MINUTES:**  
April 7, 2021

**051221.2 PUBLIC COMMENT**

Members of the public may sign up to address the Pioneer Square Preservation Board for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 10 minutes.

Register online to speak during the Public Comment period at:

<http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square-preservation-district/public-comment>

Online registration to speak at the Pioneer Square Preservation Board meeting will at 4:00 the day before the meeting, and registration will end at the start of the Board meeting. Members of the public who wish to speak can either use the call-in number or use the WebEx link above. Speakers must be registered in order to be recognized by the Chair/Board staff.

**051221.3 APPLICATIONS**

**051221.31 Maud Building**  
311 1<sup>st</sup> Ave S

Final selection of paint color as conditioned in previous approval

Public Disclosure/Disclaimer Statement

Consistent with the Public Records Act, Chapter 42.56 RCW, all records within the possession of the City may be subject to a public disclosure request and may be distributed or copied. Records include and are not limited to sign-in sheets, contracts, emails, notes, correspondence, etc. Use of lists of individuals or directory information (including address, phone or E-mail) may not be used for commercial purposes.

Attachments:

[http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/color\\_samples\\_Maud.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/color_samples_Maud.pdf)

Staff report

[http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSB5321\\_Maud.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSB5321_Maud.pdf)

**051221.32**

**Metropole Building**

Matt Aalfs

423 2<sup>nd</sup> Ave Et S (and 417 Second Avenue Extension S)

Final design for rehabilitation of existing buildings including rebuilding the two missing floors which were removed in 1950 on the southern “Busy Bee” building including:

Complete renovation and adaptive re-use of the three-story Metropole building located at 423 Second Avenue Extension S. and the adjacent two-story building at 417 Second Avenue Extension S.,  
Complete seismic retrofit, and additional code-mandated structural upgrades, accessibility improvements, new exit stairs and elevators,  
New systems for HVAC,  
A rooftop photovoltaic array,  
A new electrical transformer vault will be constructed in the basement as required by Seattle City Light,  
The Metropole Building rusticated sandstone façade will be repaired and restored,  
The brick masonry on both buildings will be repaired and restored,  
The missing cornice on the Metropole Building will be replaced in kind,  
Missing windows and storefronts will be replaced,  
The southern building four original windows on the east façade will be restored and the others replaced,  
Fire escape will be decommissioned, retaining the rails,  
An outdoor rooftop play area is planned as part of the childcare center use and a rooftop terrace will be installed on the roof, both which will be accessed by an elevator and two stairs connected with a breezeway.  
Waivers requested for overhead weather protection, alley widening and setbacks of solar panels and stair penthouse and circulation.

Attachments:

<http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/Metropole.pdf>

[http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/Metropole\\_dwgs.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/Metropole_dwgs.pdf)

Staff report

[http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSB5421\\_Met.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSB5421_Met.pdf)

**051221.33**

**Light pole and areaway**

515 2<sup>nd</sup> Ave and areaway from Yesler to 2<sup>nd</sup> Ave

Installation of small cell antennas on a new pole and alterations of the areaway

Attachments:

[http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/Mastec\\_set.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/Mastec_set.pdf)

[http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/Mastec\\_set\\_2.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/Mastec_set_2.pdf)

Staff report

[http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSB5721\\_mastec.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSB5721_mastec.pdf)

**051221.34**      **4<sup>th</sup> Ave Connector Bike Lane**

4<sup>th</sup> Ave to Dilling Way S to Yesler to 2<sup>nd</sup> Ave S

Proposed installation of a protected bike lane along including alterations to the right of way

Attachments:

[http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/bike\\_lane\\_set.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/bike_lane_set.pdf)

Staff report

[http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSB5621\\_bike.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PioneerSquare/MeetingDocuments/PSB5621_bike.pdf)

**051221.4**      **BOARD BUSINESS**

**051221.5**      **REPORT OF THE CHAIR:** Alex Rolluda, Chair

**051221.6**      **STAFF REPORT:** Genna Nashem

Issued:              May 5, 2021

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227

**To access this agenda via the Internet:** <http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square-preservation-district#pioneersquarepreservationboard>

**Note:** Meetings of the City of Seattle’s Pioneer Square Preservation Board are open to the public via the WebEx link and call-in line noted above. Testimony on matters being considered may be presented at the meeting or by submission of written statements to the Historic Preservation Program staff per the instructions at the top of this agenda. Authority of the Board is vested by SMC 23.66.

This agenda is for public notice purposes only. Complete applications are included in the Pioneer Square Preservation Board records available to the public by appointment at 600 4<sup>th</sup> Avenue, 4<sup>th</sup> Floor.

Inclusion of an application on this agenda constitutes a determination that the application for the specified Certificate of Approval is complete. Other agencies that may have jurisdiction over these proposals include, but are not limited to, the Department of Construction and Inspection, the Seattle Transportation Department, the Seattle-King County Health Department, the Washington State Liquor Control Board and the National Park Service, U.S. Department of the Interior.

Applicants or their representatives should be present via WebEx meeting link to discuss their proposals.

Accommodations for persons with disabilities will be provided upon request. Call Melinda Bloom at 206-684-0228 immediately upon receipt of this agenda to make arrangements.