



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 47/20

**MINUTES** for Wednesday February 5, 2020

**Board Members**

Lynda Collie  
Kianoush Curran  
Alise Kuwahara Day  
Brendan Donckers  
Olivia Price

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Audrey Hoyt  
Alex Rolluda, Chair  
Felicia Salcedo

Vice Chair Kianoush Curran called the meeting to order at 9:00 a.m.

**020520.1      APPROVAL OF MINUTES:**  
November 6, 2019  
MM/SC/AKD/BD      5:0:0      Minutes approved.

**020520.2      APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**020520.11      Manufactures Building/Railspur**  
419 Occidental Ave S

Change of use for the ground floor to restaurant in a multi-restaurant format

ARC report: Change of use not reviewed at ARC.

Jim Brown proposed a market hall concept for the ground floor and noted there are 3000 square feet. He said interior demolition is ongoing now. Multiple retail tenants were originally planned and now they propose to conglomerate them all together to create a market hall space. He said from the storefront, the space is one large space and one can see all the way through to the other side. He said it is

transparent and feels open. He said it will be highly visual and diverse with distinct signage and versatility. He said the space will provide activation and encourage pedestrian-oriented experiences. He said it will be multifunctional and multi-purpose. He said each space will have retail option.

Staff report: Use on the ground floor was already approved with a combination of restaurant and retail. This is just changing to more restaurant uses, bar and the location and layout of those uses is adjusted. They are also in open format. The one area that had significant discussion in previous reviews was that the original building entrance to the upper floors still be a way to enter the building and access the upper floors. In the previously approved change of use plans the original entrance space contained a coffee shop with through access to the elevator lobby. Now the access to the elevator lobby would be through the open format restaurant space. While in the previous plans there had to be a closed door between the coffee shop and lobby this will be a more open flow but not a direct route. While together the restaurant space totals more than 3,000 square feet they appear and function as different restaurants and will have different operators. This could be considered as 8 separate uses. This format appears to not require any alterations to the exterior of the building.

Mr. Donckers said he thought it was a great project.

Ms. Collie said it is visually interesting and pedestrian oriented.

Ms. Curran concurred.

Public Comment:

Ryan Smith said it is a great concept and great adaptive reuse.

Action: I move to recommend granting a Certificate of Approval Change of use for the ground floor to restaurant in a multi restaurant format

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *February 5, 2020* 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 - Street-level uses**

A.

1. Uses at street level in the area designated on Map B for [23.66.130](#) require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

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.

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;

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

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:

1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;

**Pioneer Square Preservation District Rules**

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION  
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.

MM/SC/OP/BD            5:0:0    Motion carried.

**020520.12**            **Mutual Life Building**  
605 1<sup>st</sup> Ave

Seth Carlson proposed a garbage enclosure to prevent people from rummaging through trash and making a mess. He proposed to add a top enclosure. He said the

enclosure is stylistically similar to what is there, but they can't replicate the scroll work. He said the enclosure will prevent entry and contain trash and prevent dumping into it. He said method of attachment is bolt connected through mortar, not brick.

ARC report: Ms. Kuwahara Day reported that ARC reviewed the plans and photos provided. The ARC understood the need for the enclosure and that that it was attached appropriately to the mortar joints. The applicant explained that the scrolls were made using techniques that are not available today so that they will not be able to duplicate that portion of the design. ARC recommended approval as proposed.

Staff report: The surrounding enclosure was approved recently. This application adds a top to the enclosure to match the other enclosed area. It appears that the previous installation did not install into the mortar joints however this application does propose to install in the mortar joints.

Mr. Carlson said that mesh will infill open portions.

Ms. Kuwahara Day said it was straightforward.

Action: I move to recommend granting a Certificate of Approval alteration of a previously approved garbage enclosure to add a top as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *February 5, 2020* 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  
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.

#### **Secretary of Interior's Standards**

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

MM/SC/AKD/BD 5:0:0 Motion carried.

**020520.13**

**Bank of Commerce Building/ Yesler Building**

Solomon Cordwell Buenz  
95 Yesler Way

Installation of signage

Lindsay Von Seggern, SCB proposed installation of signage to match what it there now. The existing sign was designed for a second sign below. She said attachment is the same. White decals will be installed on glass doors and retain visibility.

ARC report: Ms. Kuwahara Day reported that ARC reviewed the plans and renderings provided. They thought that the signs complied with the regulations for signage but asked that applicant to verify that height of the proposed sign on the door so that it would not block visibility in and out of the door. The applicant agreed. The applicant noted that they would be using the same sign manufacturer as the existing sign so the material and colors will match. ARC recommended approval pending the consideration of transparency of the placement of the logo on the glass of the door.

Staff report: Ms. Nashem said this is in line with the signage plan for the building and previous installments of changes to the directory sign for the upper level tenants.

Mr. Donckers noted the size of 12" diameter graphic decal. He said 10" letters are allowed and asked if the 12" diameter logo was OK.

Ms. Nashem said to consider logo size and transparency.

Ms. Von Seggern said they and one other tenant occupy the space. She said the other tenant has paper sign taped up for now.

Public Comment: There was no public comment.

Board Discussion:

Ms. Von Seggern said they are not asking for approval of Method One sign.

Action: I move to recommend granting a Certificate of Approval for Installation of a sign attached to the existing directory blade sign as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *February 5, 2020* 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**

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)

#### **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)

Sign Materials: Wood or wood products are the preferred materials for rigid hanging and projecting (blade) signs and individual signage letters applied to building facades. (7/99)

#### **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.
  3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If a business chooses awnings for its projecting element, it may not also have a blade sign, flag, or banner, and no additional signage may be hung below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)
  4. Blade signs (signs hanging perpendicular to the building). Blade signs shall be installed below the intermediate cornice or second floor of the building, and in such a manner that they do not hide, damage, or obscure the architectural elements of the building. Typically, non-illuminated blade signs will be limited to eight (8) square feet. (12/94)

Secretary of Interior's Standards

11. 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.

MM/SC/LC/ADK            5:0:0    Motion carried.

**020520.14**

**Burke – State Buildings**

Beneath the Streets  
314 and 300 Occidental Ave S

Establish use  
Alteration of the areaway

Chuck Russell Coons said the underground history tours focus on history. He explained the proposal to connect two areaways to create a portal and modify non-original steel beams. He said the connection will help to illustrate the history of the underground by the ability to travelling from one area to another. He said it fits with the Guidelines and the SOI especially regarding rehabilitation. He said it will minimize damage to area of portal and retain material for display.

Matt Aalfs provided context of the site and impact area. He provided renderings of existing and proposed conditions. He said structural steel beams added in 2011 are

too low. He said they propose to modify by cutting and raising the center section and will add signage where they can't raise the beam. He said non-original gas line needs to be raised up. He said they will create an opening to connect two areaways, repair existing openings in part-walls. He said they will create a new portal opening, 5' w x 7'4" high, line opening with steel that is distinct from historic masonry. He said they will salvage and present brick, rubble and stone as display next to opening. He said a steel ramp will be added to connect change in elevations between two areaways. He said that overhead steel and trim will be neutral gray; ramp and rails will be dark gray.

ARC report: Ms. Kuwahara Day said ARC reviewed the plans, photo and renderings provided. ARC discussed that previous concern for the new opening in the wall was somewhat mitigated by the display of the removed materials and the interpretive signage. They asked the applicant to verify that the opening is only as large as needed. ARC wondered specifically if the 8-foot height was necessary. They also requested that the material be displayed rather than left as a pile of rubble and asked for more consideration of how they might do that. Another concern was the appearance to the change in volume of space in the areaway because of the added columns. The applicant explained the locations there the columns would be and the locations where there would not be added columns so the full width would be experienced. The applicant also noted that the altered beams are not original and where they are altered it would restore a sense of the original height of the areaway. ARC thought that the fact that these alterations for the tour would allow the public to access the areaways and for the areaways to be interpreted helped mitigate the alterations to the areaway.

Staff report: Ms. Nashem said she included the Interpreting the Standards documents for new openings and opening on secondary façades and creating new entrances. Although these are really assuming the consideration is an above ground façade and the areaway space is unique but only visible to the public that has access to a tour or otherwise granted access, a few points might apply here. That the new opening is necessary for use rather than a design preference and that the alteration does not affect the primary façade and that a person would understand that the new opening was an alteration. While the records do not include the alterations to add openings in previous areaways, the board has made considerations for new openings in non -primary facades for windows and doors, limiting to what was necessary for the intended use. Columns in areaways have been approved in other applications. In those applications and in other applications there has been discussion of the columns changing the perception of space. In those cases, the addition of columns has been an alternative to filling all or a portion of the areaway which would more greatly affect the volume of space.

Ms. Price appreciated the display of demolished materials.

Mr. Aalfs said that came out of ARC discussions.

Mr. Donckers said there have been other areaways expanded with removal of wall; this is the first time the board has reviewed. He asked if we would see more of this in the district.

Mr. Coons said what is unique here is there are only two structures on it so not as many parti-walls like in other areas. He said this is on Occidental Mall so there is no thru traffic so there are not the same weight requirements.

Mr. Donckers asked about structural integrity.

Mr. Aalfs said they are working with the same structural engineer who did the 2011 work, so it is reviewed and permitted. He said many other areaways are in poor condition so structural support must be done. He said more structural stabilization like this is likely to occur.

Ms. Nashem said SDOT is doing areaway research.

Public Comment:

Terry Linn Johnson, owner said he loves architecture and history; making change adds to the neighborhood.

Ms. Collie appreciated the work and minimizing opening, display of historic materials and activating space that no one typically sees.

Ms. Kuwahara Day appreciated that are only two buildings on this block as opposed to multiple.

Mr. Donckers noted concerns but on balance this is a benefit to the district. He said it will be impressive and helpful to show to visitors. He said to be thoughtful and careful about what is unique at this site.

Action: I move to recommend granting a Certificate of Approval to:  
Establish use as tour location and  
Alteration of the areaway as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *February 5, 2020* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required  
SMC23.66.120 allowed uses

### **Pioneer Square Preservation District Rules**

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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#### XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

#### Secretary of 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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

To the extent that an areaway is similar to a secondary façade:

Interpreting the Standards 14: New openings in secondary elevations

To the extent that the areaway work is similar to adding new entrances

Interpreting the Standards 22: Adding new entrances to Historic buildings

MM/SC/BD/LC            5:0:0    Motion carried.

**020520.15**

**ʔálʔal Together**

108 2<sup>nd</sup> Ave Ext S

Installation of construction signage and murals on construction fencing and bike lane protection

Heather Hargesheimer said there are no changes to the site plans, just updates to elevation.

Olivia proposed construction staging signage and oriented board to context of site. She explained signage provides donors, explanation of project and information on design. She said the 69' ledger art concept is overlaid with the Ordinance to relocate Native Americans in 1855 and one in 1955.

Ms. Hargesheimer said images of art include Bureau of Indian Affairs handbook documents.

Olivia said photos are from the owner's inventory and includes names of murdered and missing women. She said there are inspirational images as well that will be in color. She said for the bike lane they will provide shipping containers with holes for the bikes to go through; she went over images for the container.

Ms. Hargesheimer provided samples of mesh material and text size per ARC request. She said signage will dress up the site during construction and share information about the project.

ARC report: Ms. Kuwahara Day reported that ARC reviewed the plans and rendering provided. ARC asked for the letter size of The Chief Seattle Club signage included on the construction fence. ARC thought the construction signage complied with the square footage limits in the code. ARC thought that some interpretive information

about the design of the project would benefit the public. They thought that that could be considered non-commercial signage and allowed according to the Square footage requirements in the code.

ARC supported the art concept for the proposed murals but asked that they provide more information on the documents proposed for the background to assure that they were not a commercial message. The documents are intended to be historical documents. More details will be provided at the Full Board meeting. Construction will start Jan 30.

The applicant explained that the images on the bike tunnel will not cover the windows. ARC expressed support for the project pending the requested details.

Staff report: The construction fence and the bike protection tunnel are required to protect the public. It is common for construction project to have signage indicating funding, architects, construction companies, etc. Some projects have included art murals on the fences to enhance the appearance of the construction site. The square footage of art murals is not limited in the Code or in the Rules. The Board will need to make a distinction as to what is art and what is signage and that the signage portion complies with regulations.

Mr. Donckers asked if the fencing concept at the end is no larger than 10". He asked if there will be any other signage.

Ms. Hargesheimer said no.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval Installation of construction signage and murals on construction fencing and bike lake protection.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *February 5, 2020* 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

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be

reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

1. Signs Attached or Applied to Structures.

- a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
- b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;
- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
- d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
- e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;
- f. Whether the proposed sign lighting will detract from the character of the building; and
- g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

D. Temporary Signs.

1. The following signs are permitted at all times:

- a. Real estate "for sale," "for rent" and "open house" signs, and signs identifying the architect, engineer or contractor for work currently under construction. The total area for these types of signs in the aggregate shall not exceed twenty-four (24) square feet per sixty (60) linear feet of street frontage, provided that the design, location, shape, size, color and graphics are approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board, and provided further that the Director may approve up to thirty-six (36) square feet if there is more than one user of real estate signs or if the building abuts more than two (2) streets; and
- b. Noncommercial signs. The total area for noncommercial signs in the aggregate shall not exceed twenty-four (24) square feet per sixty (60) linear feet of street frontage, but where there are multiple users of the building, each business establishment and dwelling unit shall be allowed a minimum of eight (8) square feet of signage, regardless of the twenty-four (24) square foot limitation.

### **Pioneer Square Preservation District Rules**

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MM/SC/LC/AKD 5:0:0 Motion carried.

**020520.16**

#### **Graybar building**

416 Occidental Ave S

Removal and replacement of trees and sidewalk alterations

Ms. Nashem said the application is straightforward and qualified for expedited review. The applicant proposed removal of tree due to unusual placement.

ARC report: Ms. Kuwahara Day ARC reviewed the photos and plans provided. ARC recognized the need for trees growing next to the building to be removed. They thought replacing trees located in a planting strip next to the curb was more consistent with the urban environment and was better to preserve and protect the historic building. The applicant explained the distance requirements for planting trees, setbacks from corner, utilities etc. The Board supported planting as many trees as possible and suggest adding to the proposed motion they can add a third tree to the plans if SDOT Urban Forestry determines that three trees can fit. In discussing the tree species, ARC supported an alternative tree because it was an east-west street and recognized contemporary science supports having a variety of trees was healthy for all trees. SDOT had requested a lower growing tree because of the Street light. ARC supported the applicants preferred tree or any of the alternative trees if Urban Forestry prefers one of the alternative trees. The applicant clarified that they would pour concrete sidewalk with lamp black equivalent dye at the location of the existing trees planting strip next to the building. ARC recommended approval.

Staff report: To have trees planted in a planting strip along the building is an anomaly in the District. The existing trees are likely causing or will cause damage to the historic building. Typically, trees are planted in the sidewalk at the curb as is proposed in this application. This is not a north-south street so there is some flexibility in consideration of the appropriate tree. My original understanding was that there were wires in this location that would require a slower growing or smaller tree species however according to the applicant there are not wires but the requirement was because of the streetlight. However, I don't know of a case where this had been an issue. Staff will try to get clarification from Urban Forestry before the review. As the applicant has noted plantings in the planting strip have not been successful in this high pedestrian traffic area. Flexipave has been approved and

installed in other location in this area. While the material had not been considered visually attractive it has been considered practical and preferred to gravel and bark which often ends up being messy. While I have asked SDOT if there are alternatives that are more visually pleasing, Flexipave is the standard for SDOT for now.

Ms. Curran said doing work to preserve integrity of historic building makes sense.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval Removal and replacement of trees and sidewalk alterations. The trees will be Scarlet Oak, Hybrid Elm or Silver Maple included with application materials. While the plans indicate two trees, if Urban Forestry determines that there is room for a third tree the plans can be altered to include a third tree. The sidewalk will be altered to include a new planting strip. The existing planting strip will be poured with concrete include a lamp black equivalent dye and scored to match the exiting sidewalk. Flexipave will protect the tree pits.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *December 18, 2019* 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**

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XIV. STREET TREES AND VEGETATION

London Plane is the preferred street tree in Pioneer Square, and the required street planting in Occidental Mall, its future extension, and all north/south Avenues. Throughout the rest of the District's street right of ways, if physical site constraints preclude use of London Planes, a tree similar in habit and form may be substituted, subject to City Arborist approval. For individual small parks and spaces, a different, complementary tree may be proposed as a signature tree for that area. (7/99)

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 Interior's Standards

12. 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.

MM/SC/BD/LC 5:0:0 Motion carried.

*Mr. Donckers left at 10:00 am.*

**020520.4 PRELIMINARY DESIGN BRIEFINGS**

**020520.41 Westland Building  
100 S King Street**

Briefing regarding rehabilitation and addition of a penthouse

Jesse Bank, Urban Villages said they focused on adaptive reuse and intend to build community. He oriented board members to site and provided an overview of the project. He said they are seeking NPS tax credits. He said they have an interesting alley activation proposal as they control three of the corners.

Westland – Penthouse

Originally conceived as high-end boutique hotel with 115 rooms. Propose to add penthouse to conform to Pioneer Square Guidelines. No major changes to exterior, add lights. Change of use; bulk mass scale of penthouse; ground level activation.

Catherine Rogers Merlino provided present day context and prehistory. She said the area was known by ancestors of the Duwamish as Djijila'letc which translated as "little crossing-over place", it was a seasonal village, located amidst a lagoon and a sea of tide flats. There were longhouses and it was an important, rich place. She said the railspur here was the site of converging rail lines and was an important part of trade.

She said the building was constructed in 1907 by Albert Hamback and was designed by Saunders and Lawton in the Chicago style. She said rail was an advantage for a heavy plumbing supply business. She said there have been various tenants over time, mostly warehouse use. She said the primary entry was at 414 1<sup>st</sup> Avenue. The building was one of the first heritage restoration projects in Pioneer Square; the entrance was moved to South King. She said alley openings were filled in and doors were added. She said there was a seismic retrofit in 2007. The building has maintained its mass and scale.

Mike Joves, Miller Hull said they will seek a change of use from office to hotel. The bulk, mass and scale will remain the same, and they proposed to activate the ground level. He said they will maintain existing entries. Level 1 and 0 are food, beverage and back of house. He directed board attention to the drawings packet and read from SMC 23.66.140 C 4.f.2 and noted they are compliant. He said the rooftop addition will be in the least visible northeast corner. He said the roof slopes from west down to east. He proposed adding a new structure that spans the column to column that leave historic roof intact. The new will top out at the top of parapet which will set the stage for the penthouse. He said it is well under the maximum height limit in district. He provided view shed from multiple locations. He said the penthouse is compatible but differentiated.

He said the King Street level will have the lobby, bar, flexible space that will be open to public. He said they will retain the entry from the 1970s. He said 1<sup>st</sup> Avenue has double height flexible space visible through; in back is hotel back office. He said they will reanimate historic entrance to make micro retail. He cited SOI 5, 9 and NPS Brief 14.

Jessie Clawson, McCullough Hill said a chat is needed with SDCI is needs about commercial office guidelines.

Ms. Curran said based on what was presented it is a thoughtful design. The penthouse setback is less visible and is in conformance with Code. She said nothing is glaringly an issue. She said it is well-thought-out and will be of benefit to the neighborhood.

Ms. Kuwahara Day appreciated differentiation of street level uses.

Ms. Collie said the mass and scale fits with the neighborhood and is not highly visible. She said she appreciates the activation which is wanted in the neighborhood. She said she saw nothing concerning.

Ms. Price concurred. She said the penthouse is low visibility. She appreciated the alley activation etc.

Ms. Curran asked if they already have a hotel tenant.

Mr. Joves said they do, but they can't disclose it yet. He said they will be very involved with the highly curated first floor.

Ms. Curran asked about parking.

Mr. Joves said there is no capacity for parking due to grade change.

Public Comment:

Ryan Smith said it is a great project and commended the team on their work. He said it is a sensitive rehab and the use change is positive for the vitality of the area.

**020520.5 BOARD BUSINESS**

**020520.6 REPORT OF THE CHAIR:** Alex Rolluda, Chair

**020520.7 STAFF REPORT:** Genna Nashem

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