



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

PSB 7/15

MINUTES for Wednesday, January 7, 2015

Board Members

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

Staff

Genna Nashem
Melinda Bloom

Absent

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

010715.11 APPROVAL OF MINUTES:

December 3, 2014

MM/SC/DK/AmB 6:0:2 Minutes approved. Messrs. Astor and Parish abstained.

010715.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

010715.21 Our Home Condominium

75 S Main St

Replacement of five non-original windows on the third floor

ARC Report: Mr. Hester reported that ARC reviewed the plans for window replacement. Steve Archer, WSDOT, said that according to the building manager the windows were all replaced in the 1986 rehab of the building and that the windows have a vinyl interior that indicates the windows are not original. They are proposing to replace the windows to the closest windows available to match the existing windows

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

"Printed on Recycled Paper"

and that has a noise reduction quality. The building manager also confirmed that they had the original paint for the windows so they do not have to try to get a match. Mr. Archer said that this is the only unit, because of its location that changing the windows is anticipated. ARC thought that the difference of ½ inch on the vertical rails on the 3rd floor would not be noticeable. ARC recommended approval.

Applicant Comment:

Steve Archer, WSDOT, explained the need to replace five non-historic windows on the third floor of the north and east facades to mitigate noise concerns.

Mr. Pearson arrived at 9:05 am.

Mr. Archer provided specifications and details of the windows and noted they are close to what is there now. He said that although the sash rails will be ½” smaller this will not be perceptible from the street.

Mr. Hester asked if the new windows will just slide into existing frames.

Mr. Archer said they will but if necessary they are prepared to replace wood trim. He provided the paint code for the file.

Public Comment: There was no public comment.

Mr. Hester went over board purview.

Mr. Kralios said it was straightforward and noted they are not replacing historic fabric and are using a similar window. He said that there is not impact to historic fabric.

Mr. Hester said the minor change to sash rail size will not be perceptible on the third floor.

Allison Hanson, WSDOT, said there is no expectation of other replacements. She said that this is related to noise concerns; she noted the building’s close proximity to the work on Alaskan Way. She said that they are working with other remedies/mitigation options and that replacement is specific to this individual unit.

Mr. Kralios said that all pertinent information on the windows should be supplied to the condominium association to allow consistency when they purchase new windows in the future.

Ms. Hanson said they provided that information to them and that it was a stipulation in this process.

Action: I move to approve a Certificate of Approval for replacement of five non-original windows on the third floor

Code Citations:

District Rules III General Rules for Rehabilitation and New Construction
Secretary of Interior 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.

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.

Guidelines for Windows

MM/SC/DK/MA 9:0:0 Motion carried.

010715.3 PRELIMINARY PROJECT REVIEW

010715.31 **SR 99 Bored Tunnel Project** Project Update/Building Inspections

PowerPoint presentation report in DON file; the following are Board questions and comments.

Steve Archer, WSDOT, provided an overview of the monitoring system and next steps given the settlement issues.

Rick Conte went over the monitoring area and the locations of the instrumentation as well as an approximation of settlement that has occurred. He said they are not sure what has cause the settlement and are investigating. He said that they have inspected 50 properties. He said that they are taking requests from building owners to look at their buildings. He said that they had some data from when the tunnel was considering a route on 1st Ave. He said that they may need to install crack gauges on buildings and would seek administrative approval for that. He explained that they did precondition surveys in 2012-13 including videos and photos.

Ron Wright explained the methodology used. He reported that there is evidence of movement but they don't know when it occurred; areas affected have been noted and are on a 'watch' list.

Ms. Petrovich asked if they will report back.

Mr. Conte said they will.

Mr. Kralios asked if there is a mechanism in place for property owners and tenants to report new issues.

Presenters said there is a hotline: 1-888-AWV-LINE and people can also go to Milepost 31.

Mr. Hester asked about compensation grouting.

Mr. Conte said that they never did implement compensation grouting. He noted that piles were installed along the Viaduct and the structural support was added to the Western Building.

Mr. Hester asked if there were impacts to the North Lot.

Mr. Wright said they haven't had any requests for inspections from that area. He said that Washington Shoe is pretty good.

Ms. Petrovich asked about the 505 Building.

Cecilia Gunn said they have not yet connected with the owners of 505, Merrill Place or the triangle buildings.

Mr. Wright said that property owners and tenants were provided education on what to look for e.g. sticking doors and windows, cracks.

Mr. Conte explained that everything in the area is moving uniformly.

Mr. Wright said that most movement has been happening over time.

Mr. Astor asked about the King Street crack.

Mr. Conte said they couldn't find anything – no voids.

Ms. Bennett asked if the dewatering was complete.

Mr. Conte said it is ongoing.

Ms. Petrovich asked when the tunneling will restart.

Mr. Conte said they hope to start in June.

Ms. Petrovich asked if the pit will be filled.

Mr. Conte said that they will either backfill it with dirt or flood it with water.

Mr. Hester asked about next steps.

Mr. Conte said that no direct action is needed at this point but that about ten buildings are designated for follow-up. He said they will begin condition surveys for those who request them.

Ms. Nashem requested they explain differential versus uniform settlement.

Mr. Conte said that uniform settlement is all over with differential settlement in a specific area. He said they have seen only some slight differential settlement in one building – the Seattle Garage. He said that there won't be damage unless there is differential movement.

Mr. Archer said they are in conversation with various agencies and departments including DAHP, Historic Seattle, State Historic Preservation Officer, City Historic Preservation Officer, and Alliance for Pioneer Square among others in the Section 106 process.

Ms. Petrovich asked if they have notified the owners of the building proposed for demolition and new construction about the settlement.

Mr. Conte said they have. Mr. Hester added that the pilings for new construction will likely be below the layer that is settling.

Ms. Brown expressed appreciation that the presenters came to two meetings in the district and were open and above board answering questions.

Mr. Pearson asked about ground water levels in this area.

Mr. Conte said it fluctuates. He said the confined aquifer is very deep -140'. Responding to questions he said that they are checking for salt water intrusion.

010715.32

Johnson Plumbing/Seattle Plumbing

589 Occidental Ave S

Mr. Astor recused himself.

Briefing regarding potential alterations to an existing building and construction of a seven story addition

PowerPoint presentation report in DON file; the following are Board questions and comments.

Kevin Daniels provided an overview of their response to Board comments from an earlier briefing. He explained the desire to transform the neighborhood to a 24/7 neighborhood and create a pedestrian-friendly environment. He said they plan to enhance the environment by creating pedestrian gathering and retail spaces.

Responding to question about the east façade David Hewitt explained that original windows will remain with new doors below; he said that they will be short doors and will not be as tall as represented in drawing. He said they have come up with options that include reduced floor to floor height so that the over all height is reduced 18 feet; cornice expression introduced at roof perimeter; triangular balconies and glazed window screens removed from south end; south end pulled back; levels 5 and 6 recessed at entire perimeter; and flush wall on 11 on Railroad Avenue is dropped down.

Mr. Hester commented that the recessed balcony give a 'serrated' edge.

Mr. Hewitt went over the multiple cornice concepts and the proposed use of terne metal cladding. He went over design scheme options and said their preferred option is Scheme A, the option with rounded decks at the prow.

Mr. Kralios asked about flooring on prow balconies.

Mr. Daniels said they haven't decided yet.

Mr. Hester said that Option 1 is most responsive to the massing of existing building. He said that he likes the addition of balcony at level 6 in Option 2 if it could be chamfered in response to the existing chamfered edge. He said that the addition of projecting pointed elements does not respect the existing structure with the chamfered end. He expressed concern with the openings on the east wall and said the doors look like they would be more squatted than shown. He said that he likes the flow idea but said he was concerned that it is adding a lot more penetrations to the wall which changes the façade. He suggested reducing the doors to alternating windows.

Mr. Kralios said the base is more solid and thought the openings could be grouped to maintain that.

Mr. Hewitt said the mass of exposed brick wall is important to convey and that the clustering of doors is good.

Ms. Bennett asked if the vertical lines in the new addition match up with lines on original building.

Mr. Daniels pointed out that there are strong elements that go all the way up but they don't necessarily line up. He said he thought that because there was a setback where the new building started, it disassociated the new part of the building from the new.

Mr. Hewitt said that they set back two stories to be different from what is above.

Ms. Bennett asked why no brick, material or color had been incorporated above and said she thought there should be something to tie the two pieces together.

Mr. Daniels said they want to keep it completely separate and noted the base is a gorgeous example of everything that is Pioneer Square.

Mr. Hewitt said he loves the color of Terne metal but that they could also look into using terracotta; he said they don't want to try to match the brick.

Mr. Pearson suggested pulling vertical elements through as a better way to connect the top and bottom than using brick.

Mr. Hewitt said they could bring in some iron elements.

Mr. Hester said to take advantage of patterning.

Ms. Petrovich said that bricks wouldn't work because they would not match and noted that the lower is very historic and the upper is very new; she said that Option A respects that. She said Option B with the decks, looks like the prow of a ship where Option A looks like a chamfered edge like other buildings in Pioneer Square.

Public Comment:

Karen True, Alliance for Pioneer Square, commented on the importance of building the residential base in the district; she said there are so few opportunities to do this. She said residential is very important to the success of the restaurants and the overall health of the district. She said she loves the proposed street activation.

Dillon Simon and Dave Shumaker, Colliers International, commented on the challenge of a project penciling out and market timing. They said they have not been able to find a buyer for this property.

Ms. Petrovich asked if the pets and parking pieces would be the same here as at Nolo/Wave.

Mr. Daniels said that there will be a higher percentage of parking here – 86 stalls. He said that there is lots of transit in this area. He said that if he had it to do over he wouldn't have put the Nolo entrance on Occidental which is why they have the entry for this building on Railroad Avenue.

Mr. Kralios commended the team on the work and said the packet was helpful in understanding their thought process. He said it was helpful to see how they were mitigating the height, bulk, and scale. He said that he was excited about what he has seen. He said that it is respectful of and clearly delineates the original massing and there is a clear distinction of materials.

Mr. Hester and Ms. Brown agreed with Mr. Kralios.

Mr. Astor left at 10:45 am.

Mr. Pearson said there is strong vertical element going all the way to roof. He asked if they were planning to continue the cornicing along the remainder of Occidental.

Mr. Hewitt said they could go either way but noted the intrigue of the rhythm of the adjacent building.

Mr. Kralios noted the continuation of the bays and said they had done a nice job of breaking up the massing on Occidental but suggested they look at doing that on Railroad. He would like to see how the nice terminal element to the building develops. He thanked them for the willingness to explore options for the notch. He agreed that carrying up the notch didn't work.

Ms. Bennett noted page 31-32 with Triangle Tavern; she said that it is a nice mix of the two in the neighborhood. She said that she prefers Option 1 with the chamfered corner.

Mr. Pearson agrees would like to see an option with the amount of doors reduced and cluster

Railroad tracks which were to have been removed and stored have not been removed so there may be an opportunity to use them.

010715.4 BOARD BUSINESS

010715.5 REPORT OF THE CHAIR: Ryan Hester, Chair

010715.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227