



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 41/21

**MINUTES** for Wednesday April 7, 2021

**Board Members**

**Roll Call**

Lynda Collie	Present
Kianoush Curran	Present
Sam Dawson	Present
Alise Kuwahara Day	Present
Brendan Donckers	Present
Audrey Hoyt	Present
Alex Rolluda, Chair	Present
Felicia Salcedo	Absent

**Staff**

Genna Nashem  
Melinda Bloom

Chair Alex Rolluda called the meeting to order at 9:00 a.m.

**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 on agenda.**

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**040721.1 APPROVAL OF MINUTES:**  
November 18, 2020  
MM/SC/ADK/AH all approve except KC abstained

December 16,2020  
MM/SC/LC/KC all approve except BD abstained

**040721.2 PUBLIC COMMENT**  
There was no public comment.

*Mr. Dawson arrived.*

**040721.3 Applications for Certificate of Approval**

**040721.31 Maud Building  
311 1<sup>st</sup> Ave S**

Proposed painting of 15 feet of north façade

Greg Percich explained the need to paint the side of the building because of repeated graffiti. He said past pressure washing has damaged the brick beyond repair. He said a Sherwin Williams paint has been selected in orange to best blend with existing brick.

Mr. Rolluda asked if it is an elastomeric paint.

Mr. Percich said it is and it will stretch a bit; after two to three coatings it will build up so it will be cleanable. He proposed a straight line across the building going to 12' above grade.

Mr. Rolluda noted Bread of Life has stepped their painting. He asked if the concrete base is black.

Mr. Percich said the black band at the bottom is water proofing for the basement and can be left black or painted. He said application specifications are provided by Graffiti Busters who will do the painting. He said he thought it would be sprayed on.

Ms. Hoyt asked if it could ever be fixed, brought back to brick.

Mr. Percich said it is already damaged from power washing the 130-year old brick. He said the best use of the site is infill and they are working to do that. He said there is no guarantee or timeline for that at this point.

Mr. Dawson asked if other graffiti types – such as sharpies - would clean off the paint.

Mr. Percich said graffiti will always be a nuisance and any new would just be painted over as what is proposed is not anti-graffiti paint. He said they relied on experts to provide information on durability. He said anti-graffiti coating makes stuff not stick but the surface is pitted now.

Mr. Rolluda asked if alkaline or organic solvents or chemical cleaners had been explored.

Mr. Percich said Graffiti Busters uses chemical cleaner but it didn't work.

Mr. Rolluda noted brick spalling on ground.

Staff report: Ms. Nashem presented the Staff Report and said both the District Rules and the Secretary of Interior's guidelines do not recommend painting unpainted

brick. When paint is considered necessary in a circumstance, it recommends using a breathable product. It does appear that the bricks and the mortar has been severely damaged by past graffiti removal. A letter was included from Graffiti Busters, but the letter does not identify what kind of solution they used, or what water pressure they used, so there is no way to know from the information provided, if the reason for the damage was inappropriate methods of cleaning and paint removal or because of the number of times the graffiti was removed. This façade was not originally an exterior façade and likely had softer brick. Regardless, the brick and the mortar are damaged as a result and weather exposure and futures cleanings will continue to deteriorate the brick. The Board will need to determine if all alternatives to paint have reasonably been considered. The application includes a couple of recommendations that say the brick is too far damaged for a temporary clear graffiti coating. The recommendation also includes the suggestion of tuck pointing and rotating the bricks. The process of rotating bricks also comes with risks of damage. Tuck pointing is not proposed in the application. If painting in this circumstance is found appropriate the Board should determine if the product is appropriate and an appropriate color. For clarification, the painted wall on the other side of the parking lot may not to have a Certificate of Approval. It appears on Google street view images in the earliest photo available of 2008, and there is no Certificate of Approval in our C of A list that goes back to 2002. The paper file was not available at time of writing the staff report. However, the circumstances for this proposal should be considered independently anyway.

Mr. Rolluda asked the applicant if there are any other draw down samples.

Mr. Percich said he could paint a sample on brick.

Ms. Kuwahara Day asked how they would treat the corner where the front meets the side.

Mr. Percich said the front is in good shape and that will be clear-coated.

Ms. Kuwahara Day appreciated the documentation. She noted the deterioration of the brick and said paint is a reasonable option. She asked if they had explored art or a mural to discourage tagging.

Mr. Percich said he hadn't but that he wouldn't be opposed to it.

Ms. Nashem said the board would review art / murals for the side elevation submitted for review. She said the art on the front façade window coverings is different.

Mr. Percich said they would paint now but will explore the mural option later. He said he had been contacted by people who did the murals throughout Pioneer Square about cleaning.

Discussion ensued about how high to paint the wall to preserve brick above the damaged section.

Mr. Rolluda recommended the applicant provide two-three color samples on the wall for board review.

Mr. Donckers said that is important. He said painting brick is low on the preferred list and said he supported extra condition to minimize the impact of painting the brick. He said the light color paint on Bread of Life stands out.

Mr. Percich said he had no problem with the board selecting the color.

Ms. Kuwahara Day said to also capture the corner condition to make sure it is compatible with front condition. She suggested three options including the currently proposed option.

Ms. Hoyt said it would be nice to capture the variation in brick color as the variegated color of brick is part of its appeal. She said using one color is flat but she would support it as she realized painting brick by brick would be expensive and take much time.

Ms. Collie said the deterioration of the brick and grout is bad. She said she is not a fan of painted brick but that in this case painting the brick is a way to keep it intact and provided a cleanable surface. She said hopefully the paint will encapsulate and protect what is left of the brick. She supported board selection of final color.

Ms. Nashem asked the applicant to submit color options in one photo for comparison by board.

Mr. Rolluda recommended review and approval by full board rather than ARC.

Action: I move to recommend granting a Certificate of Approval for painting the brick the first 10 feet on the north façade with the condition that applicant come back with three paint samples for board to make final decision; because of the condition of the brick this is the last option and another option cannot be found for graffiti removal with damage to brick.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at *the April 7, 2021* 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.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

#### Secretary of Interior's Standards

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.

#### Guidelines for Rehabilitating Historic Buildings

**RECOMMENDED**

**NOT RECOMMENDED**

**Identifying, retaining and preserving** masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.

**Protecting and maintaining** masonry by ensuring that historic drainage features and systems that divert rainwater from masonry surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.  
Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry cleaning tests when it has been determined that cleaning is appropriate. Test areas should be examined to ensure that no damage has resulted and, ideally, monitored over a sufficient period of time to allow long-range effects to be predicted.

Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.

Removing or substantially changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired, thereby destroying the historic integrity of the building.  
Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically-painted masonry.

Failing to identify and treat the causes of masonry deterioration, such as leaking roofs and gutters or rising damp.

Cleaning masonry surfaces when they are not heavily soiled to create a "like-new" appearance, thereby needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be evaluated.

Cleaning or removing paint from masonry surfaces using most abrasive methods (including sandblasting, other media blasting, or high-pressure water) which can damage the surface of the masonry and mortar joints.

Using a cleaning or paint-removal method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.  
Cleaning with chemical products that will damage some types of masonry (such as using acid on limestone or marble), or failing to neutralize or rinse off chemical cleaners from masonry surfaces.

Preservation Brief 1 [Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#)

Preservation Brief 2 [Repointing Mortar Joints in Historic Masonry Buildings](#)

Preservation Brief 6 [Repointing Mortar Joints in Historic Masonry Buildings](#)

Preservation Brief 38 [Removing Graffiti from Historic Masonry](#)

MM/SC/AKD/SD 7:0:0 Motion carried as amended.

**040721.4 PROJECT BRIEFING**

**040721.41 Pioneer Square East West Pedestrian Improvements**

Yesler Way, Washington ST, Main St and King St

Briefing on proposed pedestrian improvements to streets, sidewalks and amenities.

Steve Pearson, Office of the Waterfront explained the project is at 60% design. He said they have completed SEPA review and issued decision of non-significance and they have built parts of Alaskan Way.

Brice Maryman identified the original shoreline along the entire waterfront and proposed to identify crossing of the threshold of original shoreline. He said they are thinking about living legacies and will deepen stories and tell stories of the period of significance and beyond. He said Pioneer Square is the site of 8000 years of human habitation and the project will acknowledge this as an ancestral homeland. He said they will acknowledge layers of somewhat obscured history embedded in the stories which lack voices of those who have not been heard.

Yesler

Mr. Maryman said the way the Yesler intersection is configured the only pedestrian crossing is at the northern leg. He noted this is a gateway to the entire district for pedestrians, bicycles, and vehicles and noted the access to Pioneer Square Park, transit terminal, City Hall Park, and said that many amenities are being directed here. He said the Yesler and Western intersection is a key spot where you can get a panorama of the past and present, the Olympic range, Colman Dock, Steam Plant, Post Avenue, Pergola, and Smith Tower – a unique panorama. He said there is an opportunity for place-making gesture, and he showed a photo of Yesler Mill with stacked lumber and logs floating in Elliott Bay. He said it is an eddy spot that will have wood decking with wood seating. He said the materiality speaks to the history of Yesler Mill and there will also be a rain garden with a couple trees. He said it will be a shaded spot where one can take in views from all angles.

He said that inground plantings will be planted in front of the Travelers Building, there will be nooks with stacked decking seating, raised crossing that will improve mobility issues. He said they are looking at Yesler being eastbound only lane but now westbound traffic can make a right hand turn heading north. He noted an

enhanced new two-way cycle track and planted median as buffer. He said there are areaways on Yesler and that they will build outboard of them to not impact them.

### S. Washington and S. Main streets

Mr. Maryman identified the old shoreline on a map and noted how the streets work today with 12.5' sidewalk, 8' curb, and two lanes of travel. He noted the challenge of this set up is that it puts a lot of load at the thinnest part of areaway at the parking lane. He said solutions were explored and they found a solution that takes pressure off the areaway wall and puts the pressure on thicker walls: 17-18' sidewalk, parking and loading 8' and a 12-14' travel land. He said the solution provides more space for pedestrians, more space for outdoor cafés, loading, and movement. He said the solution involves curbless system, central travel lane, restriping, signage and back in angle parking.

He said they will reinforce brick paving material on Occidental and in the alleys from 1<sup>st</sup> to Alaskan Way. He said paving pattern would reveal historic shoreline. He said Occidental was originally curb-less and the future will be as well. He explained the shoreline had been manipulated and showed photos of piers extending out into Puget Sound as markers for land developers to mark their plots even as they were underwater. He said when on the water side of the district the material language changes to allude to the historic past. He said gridded piers emerge out of planting area and blackened wood will be used in a nod to the Great Fire. He said place names will be integrated into posts and offer storytelling opportunities about the different names this place is called. He said lettering may be an applique or illuminated.

### Materials

Mr. Maryman said they want pedestrian-friending but not overly busy materials. In areas where the pavement remains, they will use the 2' x 2' pedestrian scale concrete treatment. He said carved out of that they will re-use granite cobbles in historic district as rough or cut granite. He said that shoreline alley will be similar to Nord Alley with use of salvaged bricks and stone pavers; it will be ADA compliant. He said within green space wooden deck platforms can be used for restaurant programming or seating to enjoy the view; there will be no truck unloading there.

### Shoreline Gesture

Kristine Matthews noted the nice alignment on west edge with existing alley. She said there will be crossing over original shoreline in two spots where a wave design paver will be used; interpretive panels will be used as well. She said brick improvement in alleys will create organic wave patterns to suggest the shoreline. She said a wall mounted panel with its name "Shoreline Alley" will make it a destination. She said there are many custom hatch cover designs; one will be designed to align with the shoreline. She said a lighting overlay is proposed on Washington to provide alert one the area used to be under water. She said expanded overhead lighting is planned for alley.



Mr. Maryman said plantings will allude to past conditions and a native plant palette with four season interest is planned. He said plantings must withstand an urban environment and bring back habitat: birds, butterflies, bugs. He said bike racks, cannon bollards, and planting fences around plant beds will be black. He said Main Street was originally a bluff and they will put in Madrona trees.

#### King

Mr. Maryman said modest improvements will be made on King.

He said they would like board input on: streetscape telling a story, reveal of original shoreline, materials, and in-ground planting.

Mr. Rolluda noted the limited horizontal spaces. He said he appreciated the original shoreline with brick and said it would be effective. He said the piers as icons serve early pioneers and said to not lose sight that this was an early settlement of the Duwamish people and there is a lot of history. He said there are other stories as well: immigrants from southeast Asia, African Americans, Latinx and those stories should be told as well. He said we are all here and how do you share that and weave it all together. He noted the connection of the Puget Sound to Pioneer Square and the International District.

Mr. Rolluda said to make sure there is adequate ADA parking. He said the modern injection of lighting might not work in this district and he noted Pioneer Square has standard lighting. He said the planting palette is appropriate. He said it is nice benches are shown on the south side across the street and noted how people congregate along the Grand Central building to capture the sun when it is out.

Ms. Nashem clarified that the National Register district has a period of significance; the local historic district doesn't and all history is important and considered.

Mr. Donckers agreed with Mr. Rolluda and said to be mindful of International District and diverse history of communities. He supported revealing the shoreline and appreciated the planting palette and addition of Madrona trees. He said he is open to the Washington Street lighting. He said he has seen examples of modern lighting used effectively in historic areas. He said the team has done good work and that he supports what he has seen.

Ms. Kuwahara Day agreed with her colleagues and appreciated the comprehensive presentation. She said the shoreline story is important and to make sure all histories are considered. She said she leaned toward Mr. Rolluda's perspective regarding the modern lighting; the district has a standard light fixture. She said she would like more information on the lighting and perhaps see it used in a transitional zone.

Mr. Pearce said they are keeping the Pioneer Square three-globe lighting fixtures along the east side of Alaskan Way and in the district. He said the proposed lighting

would be as an accent and would be complementary to not instead of. He said it would call out the shoreline location at night.

Mr. Rolluda said the blue wave over the alley concerned him.

Ms. Matthews said it would be a light touch, just to make a visual connection of that line.

*Mmes. Collie and Hoyt left the meeting.*

Ms. Curran agreed with Mr. Donckers that perhaps there is opportunity to marry old and new lighting to bring interesting and art-oriented layer of light in the evening. She said she is not opposed to the proposed lighting effect. She said the proposal seems appropriate and compatible.

Mr. Dawson said he is open to exploring modern lighting especially in the alleys.

Ms. Nashem said the board should discuss backlit signage which is prohibited in the district.

Ms. Mathews said what is proposed is a very subtle treatment that could easily be achieved with etched or applied letters.

Mr. Rolluda advised the presenters to be sure to reference Pioneer Square Guidelines.

Mr. Pearce said they showed an interpretive sign attached to a building.

It was stated that attachment should not be through brick but into mortar so it can be patched when sign removed. No backlit signs are allowed.

Mr. Rolluda asked about use of columns, piers.

Mr. Maryman said the vertical piers emerge out of landscape as a design gesture and a call back to the past. He said it causes one to raise eyes out toward boat landing and beyond.

Mr. Rolluda said the piers/piles were used by settlers to delineate property. At one time this was all used by the Duwamish and that story isn't told, only that of colonialism. He said the full story needs to be told especially the Native Americans who were here first.

Mr. Maryman said they are finding balance in how to tell the story. He said they will continue to explore the way to tell the story.

Mr. Rolluda said now it is heavily on colonial side.

Mr. Pearce said they will be back at end of summer.

040721.42

**Metropole  
423 2nd Avenue Extension South**

Briefing on proposed rehabilitation of existing buildings including rebuilding the two missing floors on the southern building

Matt Aalfs provided an update to the proposed project. He said the two buildings – the Metropole and the Busy Bee started out as two buildings but were converted to a single building. He said a fire in 2007 left the building in poor condition that will require reconstruction. He proposed removing all paint from the Metropole's Tenino Sandstone, restoring the façade, and repairing and repointing as necessary. He said he has been working with national expert John Speweik on the masonry plan. He said no original windows remain. He said they are going for LEED Platinum on the project. He said the mixed-used programming which includes a childcare facility.

Via plans he noted use of each of the floors:

Basement: building services, Seattle City Light transformer vault

1<sup>st</sup> floor: archway as primary entry, community kitchen to be used by childcare and other community events, services, bike room off alley, existing stairwell.

Mezzanine: retain.

2<sup>nd</sup> and 3<sup>rd</sup> floors: childcare, classrooms, office tenants, breakroom / kitchenette, stairway.

Roof: childcare outdoor play area, glassy breezeway to separate play area from tenant roof deck to north, solar array, rooftop mechanical room for hydroponic system. He said the 8'5" screen wall is to protect children and has less impact at this site because it is on the alley side.

2<sup>nd</sup> Avenue elevation:

Restore sandstone, replace windows, 16' high opening, solid wood curtain wall, painted sits on low wall clad in painted wood panels, aluminum clad wood window, double hung, operable.

On Busy Bee: remove paint from bricks, same window system painted a different color, replace floors, design compatible but distinct, no faux historicism, grey blend brick, plate and steel channel.

Mr. Rolluda asked if the grey brick is set back.

Mr. Aalfs said it is not, there is a steel seam that separates old from new. He said the new brick will be in plane with that below.

He said the cornice will be replaced on the Metropole based on photographic evidence.

Mr. Rolluda noted the painted transoms on the Busy Bee and asked if that will be the case on the Metropole as well.

Mr. Aalfs said the Metropole storefront windows will be glass all the way up. He said the louvers on the Busy Bee are needed for air intake there. He said the Metropole's Yesler façade will receive painted wood storefront, large double entry. He said some openings on alley façade will be infilled. He said on the south elevation the grey brick turns the corner then meets with metal panels. He said recess at stair allows for windows. He said colored glass windows will be reused on Busy Bee.

Mr. Rolluda commented it was a good presentation with good graphics.

Mr. Dawson appreciated the presentation and detail.

Ms. Kuwahara Day disclosed she might need to recuse herself as her firm consulted on childcare portion of this project.

Mr. Aalfs said Environmental Works involvement was on a feasibility study and code related issues and is not currently involved with planning on the project. Board member thought she did not have a conflict of interest at this time.

Ms. Curran noted the innovative design and said the façade seems in line with the district and is compatible. She said effort has been made to make sure it blends in well. She said the white portion seemed off.

Mr. Aalfs said it isn't white, it is a three-blend grey paired with painted steel angles from the windows. He said the grey differentiates new from old. He said it is a quality, multi-hued blend. He held up brick and metal panel samples to show the true color.

Mr. Rolluda asked how the colors were selected, specifically the windows.

Mr. Aalfs said he looked at historic colors and noted he wanted to bring some color to the façade.

Mr. Rolluda said they are good choices.

Ms. Kuwahara Day asked how the south façade looks from the adjacent building.

Mr. Aalfs said it is a parti-wall condition. He said there is opportunity for art/murals. He said the building will be a community hub and with Chief Seattle Club across the street there will be a re-establishment of cultural presences that will be powerful. He said while there is interest in public art or a mural, there isn't anything planned at this time.

**040721.6**      **REPORT OF THE CHAIR:** Alex Rolluda, Chair

**040721.7**      **STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227