



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 109/16

MINUTES for Wednesday, April 6, 2016

Board Members

Mark Astor
Colleen Echohawk
Ryan Hester, Chair
Dean Kralios, Vice Chair
Kyle Kiser
Alex Rolluda

Staff

Genna Nashem
Rebecca Frestedt
Melinda Bloom

Absent

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

040616.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

040616.21 **Scheuerman Building**
Center on Contemporary Art
110 Cherry Street

Change of use from restaurant to gallery for a 1317 square foot space

Installation of a new door
Installation of signage

ARC Report: Mr. Kralios said that ARC reviewed the plans and samples provided. ARC requested that they clarify the colors preferred and which color is for what, verify the material that the sign is attached to and possibly proposed an alternative method of attachment to reduce the number of penetrations. The applicant will reduce the letter size from 12 inches to 10 inches. The letters on the door will be white vinyl. The applicant clarified that the new door includes a new frame. This business will be there through August and ARC noted that it is changing from one preferred use to another. ARC recommended approval.

Staff Report: The Board could either grant this as a temporary use or approve the change of use and then change to the use again with the final rehab as that may be required anyway with the new configuration.

Todd Lawson explained they plan to use the former Imo Sushi restaurant site for a center for contemporary art on a temporary basis. To do this they will clean up the space, add a new door, trim, vinyl graphics and sign with 10" letters above the door as well as an A-frame sign. He said ARC had concern about attachment of the sign and noted there are two options: A) pegs lined up with grout; B) small metal frame painted same color as building (preferred). He said the door handle will be an old fashioned pull. He said the door and letters will be red; body of A-frame will be light gray, and trim around door and alcove will be darker gray.

Mr. Kralios asked about their preferred signage attachment.

Jane Richlovsky said a transparent frame will be attached into grout and letters will be blind screwed into that. She said they will interior mount the white and red vinyl window signage. Door handle pull is brushed steel. At some point they will install a kick plate that will be brushed steel as well.

Mr. Kralios asked if the glass in the door will be clear vision glass.

Mr. Lawson said it will be.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, spoke in support of the change of use to gallery noting the positive activation.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said it is a preferred use and under 3,000 square feet as well as temporary. He said the signage complies and there is not over-proliferation and it is well integrated. He said the door is a bit different but it is temporary and there are broader renovation plans for the building in the future.

Mr. Hester was ok with what was proposed and said the colors are appropriate and compatible. He said the A-board meets the requirements as does the lettering height and size. He said the signage attachment is sensitive – into the mortar joints. He said it is good to see the improvements.

Mr. Astor agreed.

Action: I move to recommend granting a Certificate of Approval for:
Change of use from restaurant to gallery for a 1317 square foot space,

Installation of a new door and,
Installation of signage *Option B*
All as proposed

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 6, 2016 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.

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.

D. 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)

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. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)

F. SANDWICH BOARD SIGNS (A-frame signs) shall follow adopted Pioneer Square sandwich board signs regulations:

Sandwich board signs shall be located directly in front of the business frontage either next to the building face or at the street side of the sidewalk by newsstands, street lights or other amenities. Signs shall not impair pedestrian flow. (12/94)

Sandwich board signs shall be limited to one per address. When multiple businesses, including upper floor businesses, share a common entrance, a single shared sign shall be used, rather than multiple, individual signs. Such signs shall be limited to one per entrance to the shared location. (7/03)

Sandwich board signs shall:

1. Comply with all other regulations for signs in Pioneer Square. (12/94)
2. Be a minimum of two feet high and a maximum of four feet high. (12/94)
3. Be a maximum of two and one half feet wide; (12/94)
4. Be a free-standing A-frame type sign to allow a horizontal component (e.g. chain or bar) between 3 to 8 inches above the ground on all four sides. This chain or bar accommodates high winds and sight impaired persons. (12/94)
5. Be prohibited from containing neon in any form. (12/94)
6. Have letter size restricted to 10 inches in height. (7/03)
7. Have the consent of the property owner prior to submittal to the Pioneer Square Preservation Board. (12/94)

The Secretary of Interiors 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.

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

040616.22

On the Field

Squire Building
901 Occidental Ave S

Installation of new sign copy of iPhone6S on the south façade

ARC Report: Mr. Kralios said that ARC reviewed the plans provided and found it to be consistent with the previous sign design. The applicant said that the iPhone 6 are still sold at On the Field. ARC recommended approval.

Applicant Comment:

Nick Brown explained the change to copy only on the south face of the building. He said the new copy is for Apple iPhone 6.

Mr. Hester said 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. He said the copy is attached to a stand-off aluminum frame.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said it is in-kind replacement with just the images being switches.

Mr. Hester said it is in-kind with no new penetrations and the product is sold in the retail space.

Mr. Brown said that OntheField.com is the name of the business. He said the sign would be installed today.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy of iPhone6S on the south façade as proposed. 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 April 6, 2016 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

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- 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.

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MM/SC/KK/MA 6:0:0 Motion carried.

040616.23

S Main Street and 2nd Ave S

200 Occidental Ave S

Installation of a gas main from 2nd Ave S west on S Main St and in the alley at 200 Occidental Ave S including installation of new ADA ramps at the intersection of S Main St and 2nd Ave S

ARC Report: Mr. Kralios reported that ARC reviewed the plans provide. The applicant clarified that the street restoration goes up to the rail and that the rail would remain, that there are no granite curbs, and that the street light will remain in place were the ADA ramps are upgraded. There is not an areaway in this location. They said their work in the alley will occur before the approved alley paving in installed. ARC requested that if any bricks were encountered that they be salvaged for later installation.

Applicant Comment:

Gene Um explained the installation of gas main for the new building. He explained the routing of the 4" steel wrapped pipe. He said it is a more intrusive installation method because of the proximity to steam pipe so it needs to be epoxied and will be at a 36" depth.

Ms. Nashem said that the alley will be repaved after the project is done.

Mr. Hester noted there no granite curbs will be impacted and any brick found will be salvaged.

Mr. Um said there is an agreement with SDOT about stockpiling brick or cobblestone at the Georgetown base. He said that they will bring up the northwest corner ADA ramp to code using Dijon mustard plastic screwed into concrete. He said the ramps on other corners are part of different projects.

Mr. Hester asked about glass prisms and areaways.

Mr. Um said there are neither.

Mr. Kralios asked about the extent of the work on the sidewalks regarding paver materials at tree pits.

Mr. Um said they won't be disturbed.

Mr. Kralios asked if the concrete sidewalk replacement will be to Pioneer Square Standards.

Mr. Um said yes, it will and they will match existing. He said that the street paving will be from the curb line to the street car rail. It will be a three-week installation starting May 18. He said they have a traffic control plan and have had pre-construction meetings. He said that a noise variance is not required because they are working from 9:00 am – 3:00 pm.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules and said it is consistent.

Mr. Kralios said what is proposed is consistent with District Rules.

Mr. Kiser said that salvage of historic material should be added to motion.

Action: I move to recommend granting a Certificate of Approval for Installation of a gas main from 2nd Ave S west on S Main St and in the alley at 200 Occidental Ave S including installation of new ADA ramps at the intersection of S Main St and 2nd Ave S as proposed with historic brick material salvaged.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 6, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.190- **Streets and sidewalks.**

- A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk prism lights, sidewalk widths or street paving and curbs.

The Secretary of Interiors 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.

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

040616.24

WA and OR Railroad and Navigation Building

304 Alaskan Way

Installation of voluntary seismic bracing

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos provided. The applicant clarified that the x braces are proposed for Alaskan Way façade. While the Board supported the idea of the x bracing and appreciated that the braces were positioned so that they were minimally visible, Mr. Hester noted that he expected SDCI to require changes to their plans. The applicant noted that they couldn't submit their plans until they has a certificate of approval so did not have the SDCI feedback. He acknowledged he likely be back with changes. The applicant noted there would be some tie of floors to the walls but they would not be through bolts with rosettes. ARC recommended approval.

Applicant Comment:

Adam Michelson said the work is part of full seismic work and is all interior from base to roof. He said the X bracing will be visible through the windows on the front of the building. Six to seven windows have steel blocking them – the tubing sets back 3” – 6”.

Mr. Hester asked if foundation work was being done.

Mr. Michelson said there is foundation level work behind the loading dock; they will be drilling for six pin piles and then will pour footing. He said it shouldn't impact façade. He said all work is on the interior.

Mr. Hester asked about gusset plates.

Mr. Michelson said they are probably not visible – one might be but they are set back; the joints are far from the windows. He said they are doing voluntary seismic work, life safety, to preserve the building. He said there is one tenant on the main floor and the upper floors are vacant – it is a good time to do the work.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, supported the work and said he is glad they are getting ahead.

Board Discussion:

Mr. Hester went over District Rules. He said the building is a great candidate for retrofit and he is glad they have gotten an early start. He said the work is sensitive to the property and will have minimal impact to the district. He said if SDCI review necessitates changes that are visible to come back to board.

Mr. Astor said that approval is granted unless something changes / deviates from this plan.

Action: I move to recommend granting a Certificate of Approval for Installation of voluntary seismic bracing as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 6, 2016 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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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 Secretary of Interiors 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.

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

040616.3 PRELIMINARY PROJECT REVIEW

040616.31 Bike Lockers Union Station Plaza

Briefing regarding installation of bike lockers

Mr. Kiser recused himself; the presenter is a client.

Ms. Nashem introduced Rebecca Frestedt who staffs the International Special Review District. She noted that both boards review this site because of district overlap.

Paul Royball explained the proposed installation of on-demand bike lockers. He said they propose ten banks of lockers that will accommodate 40 bikes. He said use is on-demand via access card and lockers are used by anyone; he said this is different from leased lockers. He said they are rented for .05 cents an hour. He said the dimensions are 80" x 45" x 75"; there are four bikes per bank with two doors on either side. He said the stainless steel mesh is see through and they want to maintain a standard across the system. He said they are mounted with brackets so there will be no disturbance to the ground plane. He said that ten of the twenty benches will have to be removed and they are looking into alternatives to replacing them. He said the metals supports are embedded in the concrete so will have to be sheared off.

Mr. Hester said they don't appear to be historic. He asked for photos at future reviews.

Mr. Royball said he provided a photo of existing site conditions. He said that placement of the lockers was selected to minimize impacts to pedestrian circulation. He said they won't cover the zodiac symbols or stage. He said the plaza is not historic but is used for gatherings. Regarding CEPTED issues the plaza is well-lit and visible and he met with CEPTED consultant, Terry Nelson from Seattle Neighborhood Group. He said there were some general security issues – it is blocky and could harbor bad things but the area is well lit. He said there is a Metro security camera there. He said that a keycard allows access but they are locked otherwise.

Mr. Astor asked from where the impetus came and how will they determine if it is a success.

Mr. Royball said that it is a multi-model site and the intent is to allow expansion of those services via bike. He said a 2013 study of lite rail stations said the demand would be for 85-130 secure bike spaces on a daily basis. He said the project is funded by Federal Department of Transportation. He said the lockers can be used by anyone via key card which will track use. He said once in a locker the bike can stay for ten hours maximum and during that time no other key cards will work. He said the closest parking is at SODO where there are leased lockers. He said there is no public access bike cage / storage nearby.

Ms. Echohawk asked if there has been any misuse of lockers at SODO.

Mr. Royball said no. He said they site them being mindful of visibility and safety. He said the mesh doesn't attract graffiti.

Mr. Hester asked about maintenance.

Mr. Royball said it is done on an as-needed basis.

Mr. Astor asked where the lockers are installed now.

Mr. Royball said Aurora Village Transit, and Shoreline.

Mr. Kralios asked about the target audience.

Mr. Royball said they want to make intermodal connections – mostly during working hours.

Mr. Hester said that shearing off attachments is not good or preferred. He said the anchors should be removable and he would like to see a final finish plan. He asked about impacts to glass prisms or granite curbs. He said the materials seem high quality. He said he needs to understand maintenance plan.

Ms. Frestedt went over International Special Review District board review and said the whole area was developed as part of planned community development. The plaza was mitigation as giving something back to the community. She said there are a handful of events that happen there. She said that members and bikes are an

asset to the community. She said that the benches are highly used and cosmetically the board felt this was not a good fit. She said the board noted the sharp angles and industrial design and said it is not consistent with the district. She said the configuration seems scattered and the board suggested consolidating in rows. She noted public safety in the evening hours. She said that the board suggested exploration of alternatives such as open bike rack system, other locations, cladding, as a response to issues raised.

Mr. Astor said that Burien and Aurora are Park and Rides and he didn't understand the need downtown. He said there is public transportation in the City. He expressed concern about the removal of seating. He said 2nd Avenue bike lane dominates traffic for a spattering of bikes that use it. He noted the commandeering of big public space for benefit of a few. He said there are other ways to handle than condos in a public square.

Mr. Kralios asked if the space is open to the sky. He said that for social nodes in the plaza to become shelters for a few bikes is inappropriate.

Mr. Royball said they are open to the sky.

Mr. Kralios suggested looking at consolidating them because they are scattered now. He said to find an underutilized part of the plaza. He requested methodology and said to scale back and see how it is being used before adding 40 which is a lot. He asked about other designs.

Mr. Royball said there are three colors available and they primarily use blue.

Mr. Kralios asked if the material is durable. He said the metal in the plaza is teal and these should be compatible.

Mr. Royball said there has been no disturbance elsewhere in the system.

Mr. Hester asked how 40 makes sense and asked if they could try fewer with an overall placement plan. He said this is a good location to connect to multi-modal transportation. He said the lockers are well-used throughout the city. He said the placement is convenient. He asked if there are other finish options such as stainless or powdercoated. He said they should be color matched for compatibility. He said to look at other communities where they have been successfully used.

Mr. Rolluda said the character doesn't fit with the character now and would be a departure of the character of the plaza, the pergola and the light standards. He suggested consolidation and asked if they could be stacked or more tightly arranged.

Mr. Royball said they have studied that. He noted constraints by their funder; he said a grant was received to secure storage for 50 bikes. He said they would have to go back to the funder. He said they have looked at the plaza and other areas are highly used by pedestrian throughout the day. He said the number accommodated

is based on the assumption that turnover is 1 ½ times per day = 60 people per day. He said there are different users on any given day. He said that there are some stacked units at UW and the visual impact is greater; security impact is greater because it is easy to hide behind them.

Mr. Astor said he appreciated the information. He noted the ratio of existing benches to what is removed. He said they are nice areas to sit / congregate.

Mr. Royball said that there are 20 benches there now and 10 are proposed to be removed. He said they can look at replacing the function.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, said there is no reverse commute on Sounder. He said it is a bad precedent for what is expected downtown and putting in public space what is not acceptable use of public space. He said it is better to replace parking on the street in the bike corridor. He said this is a public plaza designed for pedestrians. He noted the loss of seating and said people want more in the district.

Mr. Hester asked if next step should be ARC review or a second briefing.

Mr. Royball said that regarding funding they looked at the enclosed area and the money they have available and that is why they went with this option.

Ms. Nashem asked if this falls into Section 106.

Mr. Royball said no.

Ms. Nashem asked if they had talked to DAHP.

Jennifer Lee said no.

Ms. Nashem said that is important because federal funding is involved.

Ms. Echohawk asked if people are sleeping in the plaza now.

040616.32

J and M Building

Briefing regarding rehabilitation and reconstruction of the annex building

Matt Aalfs provided an overview of the project. (See PowerPoint in DON file for details). He said that this will be a complete renovation and they are seeking tax credits. He explained the building was built in numerous phases. He said that they intend to renovate the J and M and to reconstruct the annex which is in poor condition due to soft soils and deteriorating retaining wall. He said the plan to use it as a hotel, restaurant, with a bar venue in the basement. He noted the interior sheer walls and said they will install brace frames. He said that they will reuse brick if possible; he said they will clean,

carefully remove and stock pile it. He said they will reestablish the historic hotel entrance on 1st. He noted the H-pattern corridor they will employ. He said they removed the occupiable area from the roof and will have no public amenity; they will leave the skylight. He said they did a window survey and will preserve and rehab windows on the upper two levels; they will add interior storm sash window and weather stripping. He said that window are from many different time periods. He went over window survey.

Mr. Hester asked if the windows will be operable.

Mr. Aalfs said they are looking at that and it is still to be determined. He said they will preserve the stained glass but it is not original. Responding to questions he said they are working with Nicholas Vann at DAHP. He said that they will be creating a new façade for the annex / Collins with a wood window wall.

Mr. Kralios asked if they have historic photos of that area.

Mr. Aalfs noted the window survey and said that there was an ornamental portion that projected out.

Mr. Kralios said he appreciated the thoughtful detail study and the inventory of the brick. He asked if they have a backup plan if they find it is unusable.

Mr. Aalfs said they would find other brick in inventory or yards or use a soaking method to cut and use as a thinner veneer.

Mr. Kralios asked if the steel sections will remain.

Mr. Aalfs said it is part of the lighter touch retrofits done previously. He said they will leave it as part of the story of the building; it is not part of final structural system so it is possible to remove it.

Mr. Kiser agreed and said it would comply with Secretary of Interiors Standards.

Mr. Kralios noted they attempted to align with architectural elements.

Mr. Hester said he appreciated the thoughtful approach and historic analysis; he noted the impressive extent of work. He noted the use of marine grade epoxy for the window sills; he said it is helpful to understand the pluses and minuses and he would like to see a sample. He said he would like to see info brick cleaning process. He said the brick mapping is good. He appreciated the maintenance of historic character of the building and the integration of new.

Mr. Kralios noted that in absence of historic information on the historic façade what is proposed does a good job of differentiation. He said he liked it being treated differently – it read different and contemporary.

Mr. Kiser agreed and said he applauded the work. He said they have maintained the historic character of the windows while meeting energy and sound code. He said they have demonstrated that it can be done sensitively.

Mr. Astor said this is exactly what the SOI intended. He said that it is a sensitive restoration, rehabilitation and reconstruction.

Public Comment:

Brooke Best, Historic Seattle, said she loved the board's comments and agreed. She said this is the best team and they have done everything right – sensitively and creatively. She said the building will stand out as a feature in the district. She said she loves that it will stand out and encouraged other owners to do the same.

Ms. Nashem said to get the application in and noted that they might need interim emergency Certificate of Approval for the alley.

Mr. Aalfs said he will submit application as soon as possible.

Mr. Kralios said they have strong support to move ahead.

040616.4 BOARD BUSINESS

Ms. Nashem introduced new board members Collen Echohawk and Alex Rolluda.

040616.5 REPORT OF THE CHAIR: Ryan Hester, Chair

040616.6 STAFF REPORT: Genna Nashem

040616.1 APPROVAL OF MINUTES:

February 17, 2016

MM/SC/KK/MA

3:0:2 Minutes approved. Ms. Echohawk and Mr. Rolluda abstained.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227