



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 58/21

MINUTES for Wednesday May 12, 2021

Board Members

Roll Call	
Lynda Collie	present
Kianoush Curran	present
Sam Dawson	present
Alise Kuwahara Day	present
Audrey Hoyt	present
Alex Rolluda, Chair	present

Staff

Genna Nashem
Melinda Bloom

Absent

Brendan Donckers
Felicia Salcedo

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.

051221.1 APPROVAL OF MINUTES:
April 7, 2021
MM/SC/

051221.2 PUBLIC COMMENT

Karen True, Alliance for Pioneer Square said the Alliance for Pioneer Square generally supports projects to improve mobility but asked for a more holistic approach regarding the 4th Avenue Bike Lane project. She asked that SDOT proceed in coordination with Alliance for Pioneer Square framework plan. She said without the coordination of all neighborhood stakeholders they will miss an opportunity to best serve the public.

051221.3 APPLICATIONS

051221.31 Maud Building
311 1st Ave S

Final selection of paint color as conditioned in previous approval

Staff report: On April 7, 2021, the Board approved painting of the damaged brick under the condition that the applicant bring back three colors painted on the wall for final selection.

Greg Percich provided photos of three color options for board review.

Board members agreed unanimously on color SW 6348.

051221.32 Metropole Building
423 2nd Ave Et S (and 417 Second Avenue Extension S)

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

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

At the last briefing, The Board generally thought the approach to the rehabilitation was consistent with Rules and the Secretary of Interior Standards. The Board thought the proposal to add two stories where stories had been removed, with the

intent to design the addition to be compatible but differentiated as new construction was consistent with the Rules and the guidelines for additions in Preservation Brief 14. The Board thought that the intended uses were allowed uses.

The Board asked for more information about how the building will look when viewed from the south. The Board supported the color and materials choices. This presentation for final design includes final design construction drawings. The application does not include at this time any alterations to the alley, or sidewalk which are expected at another time. Waivers requested for overhead weather protection, alley widening and setbacks of solar panels and stair penthouse and circulation.

Matt Aalfs provided historical overview of the buildings. He said the Metropole Building was built by Henry Yesler in 1892. The architect is identified in the National Register Nomination as Emil de Neuf Sr., but local architecture historian Jeffrey Ochsner has suggested that the building may have been designed by Elmer Fisher. The adjacent building immediately to the south known as the Busy Bee was built earlier than the Metropole by an unknown architect. The two buildings are internally connected and were combined into a single tax parcel in the 1960s. During the 1890s through the 1970s the ground floor housed the G.O. Guy Drug Store. Other retailers, including the Busy Bee Café occupied the ground floor of the southern building. The upper floors of the Metropole building originally housed a hotel and later offices.

He reported the major earthquake of 1949 severely damaged the two upper floors of the southern building, which subsequently were removed in 1950. A fire in 2007 damaged the ground level restaurant in the Metropole, and the building has been completely unoccupied for the past 14 years. With decades of deferred maintenance and years of vacancy, the building has missing and boarded up windows, roof leaks, and is generally exposed to weather and deterioration.

He said the project scope includes the complete renovation and adaptive re-use of both buildings, as well as the reconstruction of the two floors of the southern building which were removed in 1950. The project is classified by SDCI as a Substantial Alteration, and therefore the scope includes a complete seismic retrofit, and additional code-mandated structural upgrades, accessibility improvements, new exit stairs and elevators, and a new fire sprinkler system. In addition, completely new systems for HVAC, plumbing, and electrical will be installed throughout the building. A new electrical transformer vault will be constructed in the basement as required by Seattle City Light. A rooftop photovoltaic array and a battery storage system will provide a portion of the building's electricity and emergency power to operate a portion of the building.

Mr. Aalfs said the Metropole Building has a unique and historically significant rusticated Tenino sandstone façade which will be repaired and restored. This involves extensive work to remove up to nine layers of paint on the sandstone and the brick, which have trapped moisture and caused deterioration of the masonry. The masonry

restoration scope also includes 100% mortar repointing using compatible Type 'L' lime putty mortar, and the replacement of severely damaged outer wythe brick at the alley side. The building original cornice which is no longer existing and will be replaced with a historically accurate replication cornice. The fire escapes on the alley side will be retained and modified per Seattle Fire Department requirements.

He said all of the original windows in the Metropole Building are no longer existing and will be replaced with compatible new windows, wood storefronts, and entrances. The Busy Bee has four original windows remaining on the east façade which will be rehabilitated and retained. All of the other windows in the Busy Bee are non-original and will be replaced with compatible new windows.

The two upper floors of the Busy Building which collapsed during the 1949 earthquake will be reconstructed using compatible yet distinct materials, proportions, and detailing. An outdoor rooftop play area for the childcare center will be located on the alley (west) side of the Metropole roof, and a roof terrace for the other building tenants will be located on the northern area of the Metropole roof. These outdoor rooftop spaces will be accessed by two stairs and an elevator connected by enclosed breezeway structure on the roof. Mechanical units and photovoltaic panel arrays will be located on the upper roofs.

The areaways under the sidewalk along Yesler and Second Ave are intact and historically significant. We would like to repair the areaways and incorporate them into the interior space of the lower level of the building. However, more work is needed to design the areaway repairs, and therefore the areaway work will be done under a separate Certificate of Approval.

Mr. Aalfs said the owner is the Satterberg Foundation, a Seattle philanthropic organization that funds and supports a wide range of not-for-profit organizations that work on social justice, equity, and environmental stewardship.

The completed Metropole building will provide a mix of community-oriented, not-for-profit uses including small office space, event and meeting space, a community kitchen, a childcare center, and small-scale retail. The tenants of the building will be a not-for profit organizations that work directly in support of communities of color in Seattle, including the Native American, African American, Latino, and Asian American Pacific Islander communities.

The project is designed to have a significant impact on environmental sustainability and resiliency. The project sustainability features include LEED Platinum Certification, compliance with the Seattle 2030 District goals, efficient HVAC systems with air-source heat pumps, hydronic radiant heating, and hydronic passive chilled beam radiant cooling, extensive use of passive systems including natural ventilation, daylighting, and thermal mass pre-cooling, optimized thermal envelope with a super-insulated roof and triple paned wood framed windows, on-site solar power generation, no use of fossil fuels and the removal existing natural gas infrastructure, emphasis on occupant health, safety, and wellness with focus non-toxic materials, indoor air quality, access to daylight, and support for alternative transportation.

Mr. Aalfs said the renovation of the Metropole building is an important opportunity to preserve, restore, and return to use this significant historic building which is currently at risk of further deterioration and eventual loss or demolition. The ownership goals and the program of the project also present a very special opportunity to address social justice and equity while making a significant impact on environmentally responsive design and resiliency. As such, the renovated Metropole Building will have an important and positive impact on the revitalization of the Pioneer Square District and the Second Avenue corridor and will contribute to improving the health and welfare of communities living and working in downtown Seattle.

He said they have previously presented this project to the Pioneer Square Preservation Board on January 22, 2020, and on September 30, 2020. At these two meetings we received general support for our approach to the project design, and we understood that the Board felt that the design was compliant with the District Rules and the Secretary of the Interior's Standards.

Mr. Aalfs requested waivers:

- Awnings, serving as weather protection are to overhang the sidewalk a minimum of five feet.

23.49.018 Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot.

23.66.180.C Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

Waiver requested to not add any awnings to the existing buildings since they would dramatically change the historic character of the building.

- Limitation on acceptable exterior building materials to promote conformance throughout the District.

23.66.180.A Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

Waiver requested for the use of matte finish concealed fastener metal panel at the roof terrace level, above the historic existing building and not easily visible from the street level. All materials visible from street level are either existing materials from the original construction or are in conformance with this section of code. The metal panel may be visible from adjacent buildings

but the contrast in materiality helps to distinguish this alteration/addition from the original building construction below.

- Alleys in all downtown zones to be a minimum of 20' wide.

23.53.030.D The minimum required width for an existing alley right-of-way shall be 20' wide for all downtown zones per Section 23.53.030 Table C.

Waiver requested for the alley to remain as existing with an approximate width of 15' instead of the required 20' minimum width for existing alleys in the downtown zones per Exception 23.53.030.G.5 which allows for alleys located in historic districts to be excepted from this requirement if the widening would be detrimental to the character and goals of the district.

- Roof coverage

23.66.140.C.4D Solar collectors, stair and elevator penthouses, mechanical equipment and minor comm utilities and accessories may extend up to 8' above the roof or max height limit, whichever is less, with minimum setbacks of 15' from the street and 3' from an alley. They may extend to 15' above the roof with minimum 30' setback. Features listed shall not exceed 15% of the roof area.

Diagram for rooftop uses, coverage, and setbacks has been provided in the full-size drawing set included in this Certificate of Approval application on sheet G211

Per the diagram: Total roof area (both buildings): 6,866 SF

Coverage of Mechanical Equipment (188sf) plus stair/elevator/circulation penthouses (1,460sf) is 1,648 sf, or 24%. Waiver is requested.

Additionally, the project is pursuing LEED Platinum Certification; in addition to solar panels directly mounted to the south stair penthouse roof, we request an additional 641sf of freestanding solar panels, installed less than 4' above the reconstructed parapet at the south building to achieve the LEED credit. These panels would not be visible from the street as shown in our perspective views.

These solar panels, if tallied in the coverage above, bring the rooftop coverage area to: 2,289 sf, or 33% of total roof.

Mr. Aalfs went over floor plans and noted the incredible architecture in the basement and said the areaway repair will be a separate project. He said the street level historical arched entry on 2nd Avenue is the main entrance. He said childcare will occupy the 2nd and 3rd floors of the Busy Bee with two classrooms per floor, with office space in Metropole. He said outdoor play and outdoor amenity for offices will be on the roof. He noted the glass enclosed breezeway. He said the roof top will house mechanical units for hydronic radiant heating and cooling, solar arrays, exhaust fan and fresh air intake.

He said the 2nd Avenue sandstone façade will be restored, cornice will be replaced with historically accurate cornice, and street level painted wood windows and window wall will be aluminum clad window to match original configuration. He proposed a blended brick and steel channel for upper floors of Busy Bee; remove paint from busy Bee and reuse original color windows. He said Yesler façade will be new; a good portion of the alley side will be replaced, brick from grade up to 8'. He said a new stair will provide access to roof top. Enclosure will surround childcare play area. He said new blended brick is spec'd for south elevation of the Busy Bee, then turns the corner to metal panel system with concealed fasteners with vertical reveals and matte paint finish.

He went over material palette and said some wood and color will be used at childcare space and he said the Glen Gery brick will be light and of multiple hues. He said the metal siding doesn't reflect light like most metal siding does. He said Anderson E series replacement windows will be used on upper floors with dark ash finish and then two colors for the painted wood windows at street level. He said the Washington Blue was chosen because it will be up against the reddish brick. He said on the Metropol the street level wood window trim will be eggplant purple that will look nice with the sandstone. He went over proposed landscape design. He said rooftop amenity space for office will have low gravel and low plantings and noted the weight limits. He said the childcare play area is has a covered area. He said grasses and perennials and low plants will be used adjacent to play area.

He provided street level perspective and noted the large street level opening. He said there will be a lot of transparency into the building. He said the interior brick of the Busy Bee will be exposed which he said will be wonderful. He provided a perspective view per board request. He provided aerial photo of buildings and rendering of proposed changes. He noted the outdoor terrace and the solar array panels that will be largely set below parapet and will not be visible from street level perspective. He noted trash room and bike room on alley side. He provided bike rack cut sheets for racks on 2nd Avenue as shown on site plan. He said two windows on the Busy Bee, as indicated on plan, will be filled in because they are right on the property line.

He reiterated waiver request for overhead protection so as not to interrupt the openness of the historic windows; metal siding on upper portion of Busy Bee will be matte which is non-reflective; existing alley width; rooftop coverage setback.

Ms. Nashem said there are two sections of the Code that cover solar panels and when they are under 7' above the roof, then there is unlimited coverage. She said the solar panels don't count toward the rooftop coverage but noted in the clause is a 10' setback. She said the board needs to approve the waiver for the setback because there is one little corner is less than 10' setback.

Mr. Aalfs appreciated the clarification. He said the solar panels are part of the sustain ability and helps get to LEED Platinum.

Mr. Rolluda asked if the applicant will still need to seek a waiver for rooftop coverage if the solar panels are not included in the calculations.

Ms. Nashem said they are still above the 15% and below the 25%. She said that the Board often reviews proposals that are over 15% and the Board can give consideration and approve coverage up to 25%. Their total roof coverage is less than 25%. She said that will need to be added to the motion.

Mr. Rolluda asked if any prisms are in the area.

Mr. Aalfs said there are filled in locations. He said they are not working in the areaway under this Certificate of Approval but they do have the aspiration to restore the areaways and glass prisms. He said he thought there are four of six panels of prisms that would be restored as a separate project.

Mr. Rolluda asked about the Busy Bee addition cap.

Mr. Aalfs said there is a minimalist sheet metal coping and he indicated on drawing.

Mr. Rolluda asked if they explored doing something more intentional, like soldier course brick to get it a termination.

Mr. Aalfs said no, the brick is multi-hued so there is a texture in it. He said they are using steel at the windows. He said there is a slim sort of termination.

Mr. Rolluda said he appreciated exposing the limestone and the tall window walls. He said being able to see the whole façade is a positive for the project.

Mr. Dawson said he appreciated the presentation.

Ms. Kuwahara Day asked about the alley fire escape.

Mr. Aalfs said the frame and vertical elements will be retained but platforms and treds would be removed per Seattle Fire Department standards.

Ms. Kuwahara Day asked about restoration of existing original windows at the Busy Bee and asked about condition of other existing windows.

Mr. Aalfs said the rest of the windows are horrible or, as in the Metropol, non-existing. He said mirror glass was installed in about 1970.

Ms. Kuwahara Day noted that the Guidelines state that existing windows should be retained and appreciated clarification. She appreciated the activation the openness the windows will provide. She noted the metal façade will be fairly visible from South Washington and said that an exception makes sense in this context. She encouraged some activation of that façade whether with artwork or something else they might explore in the future.

Mr. Aalfs said they are waiting for the tenant and community to be formed to make that decision. He said there is an intention that art could be on these walls. He said originally, they proposed brick veneer on this wall until it became imperative to lighten the weight load so they transitioned to metal siding.

Ms. Curran said the board has seen this project many times and a lot of questions have been clarified in previous presentations. She said the overall project looks fantastic and the materials are attractive and compatible. She said it will be a drastic improvement to see this building finally transformed after many years of stagnation.

Ms. Collie agreed and said she was excited for all this project will bring.

Ms. Hoyt agreed and said the termination on the cap on the Busy Bee is interesting. She said it is an attractive project and she said she is excited to see it go forward.

Mr. Rolluda asked for a motion and reminded board members to include waivers for no overhead weather protection, alley width, setback for solar panels and metal materials, and rooftop coverage over 15% but less than 25%.

Action: I move to recommend granting a Certificate of Approval for Final design for rehabilitation of existing buildings including rebuilding the two missing floors which were removed in 1950 on the southern “Busy Bee” building including:

- Complete renovation and adaptive re-use of the three-story Metropole building located at 423 Second Avenue Extension S. and the adjacent two-story building at 417 Second Avenue Extension S.,

- Complete seismic retrofit, and additional code-mandated structural upgrades, accessibility improvements, new exit stairs and elevators,

- New systems for HVAC,

- A rooftop photovoltaic array,

- A new electrical transformer vault will be constructed in the basement as required by Seattle City Light,

- The Metropole Building rusticated sandstone façade will be repaired and restored,

- The brick masonry on both buildings will be repaired and restored,

- The missing cornice on the Metropole Building will be replaced in kind,

- Missing windows and storefronts will be replaced,

The southern building four original windows on the east façade will be restored and the others replaced,

An outdoor rooftop play area is planned as part of the childcare center use and a rooftop terrace will be installed on the roof, both which will be accessed by an elevator and two stairs connected with a breezeway.

With conditions that the scope of work for paint removal is provided for administrative review after the tests are done in May and the condition that the final brick color is brought back to the ARC for final approval after the paint is removed; approval of requested waivers including: waiving the alley setback requirements because it is an existing building, waiving the overhead weather protection requirements because awnings or canopies would cover unique architectural features of the building, allowing metal siding as an alternative material on the south façade wall adjacent to neighboring building and modifying the setback requirement for a portion of solar panels which were demonstrated to be minimally visible.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 12, 2021 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.100 - Creation of district, legislative findings and purpose

During the City of Seattle's relatively brief history, it has had little time in which to develop areas of consistent historical or architectural character. It is recognized that the Pioneer Square area of Seattle contains many of these rare attributes and consequently is an area of great historical and cultural significance. Further, the regional sports stadiums, constructed in and near the Pioneer Square area, and the traffic and activities that they generate have resulted in adverse impacts upon the social, cultural, historic and ethnic values of the Pioneer Square area. To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein; to return unproductive structures to useful purposes; to attract visitors to the City; to avoid a proliferation of vehicular parking and vehicular-oriented uses; to provide regulations for existing on-street and off-street parking; to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups; to encourage the use of transportation modes other than the private automobile; to protect existing commercial vehicle access; to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area; and to encourage pedestrian uses, there is established as a special review district, the Pioneer Square Preservation District. The boundaries of the District are shown on Map A for [23.66.100](#) ^[22] and on the Official Land Use Map.

23.66.120 - Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by [Section 23.66.122](#) and those that are subject to special review as provided in [Section 23.66.124](#).

23.66.130 - Street-level uses

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;
- b. Theaters.

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;
- d. Professional services establishments or offices that occupy more than 20 percent of any block front; and

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;
2. Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.

23.66.140 - Height

A. Maximum Height. Maximum structure height is regulated by [Section 23.49.178](#) Pioneer Square Mixed, structure height.

B. Minimum Height. No structure shall be erected or permanent addition added to an existing structure that would result in the height of the new structure of less than 50 feet, except as allowed in the PSM 85-120 zone under the provisions

of [Section 23.49.180](#) for the area shown on Map A for [23.49.180](#). Height of the structure is to be measured from mean street level fronting on the property to the mean roofline of the structure.

C. Rooftop features and additions to structures

1. The height limits established for the rooftop features described in this [Section 23.66.140](#) may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed.

3. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within 300 feet of the structure.

4. Height limits for rooftop features

b. For existing structures, open railings, planters, clerestories, skylights, play equipment, parapets, and firewalls may extend up to 4 feet above the roof of the structure or the maximum height limit, whichever is less. For new structures, such features may extend up to 4 feet above the maximum height limit. No rooftop coverage limits apply to such features regardless of whether the structure is existing or new.

c. Solar collectors, excluding greenhouses, may extend up to 7 feet above the roof of the structure or the maximum height limit, whichever is less, with unlimited rooftop coverage, provided they are a minimum of 10 feet from all lot lines. For new structures, solar collectors may extend up to 7 feet above the maximum height limit, except as provided in subsection 23.66.140.C.4.j.1, and provided that they are a minimum of 10 feet from all lot lines.

d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

2) stair and elevator penthouses;

3) mechanical equipment;

Additional combined coverage of these rooftop features, not to exceed 25 percent of the roof area, may be permitted subject to review by the Preservation Board and approval by the Department of Neighborhoods Director.

23.66.180 - Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

C. Awnings. Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

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:

- A. Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.
- B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive

window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.

- C. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- 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)
- E. Building Base. Buildings are allowed a base of approximately 18-24 inches. Base materials should be concrete, sandstone, or granite, and may be poured, cut to fit or unit-paved. The color relationship between the sidewalk and building must be considered. Brick or tile materials should not be used except when existing walks are of the same material.
- F. Additions. Additional stories to existing buildings are discouraged unless they were original to the structure.

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

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 shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.

Preservation Brief 14.

Board members clarified mid-motion that brick color will return to ARC for approval and wording for waiver for roof coverage. Ms. Kuwahara Day completed the motion.

MM/SC/AKD/KC 6:0:0 Motion carried.

051221.33

Light pole and areaway

515 2nd Ave and areaway from Yesler to 2nd Ave

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

Staff report: This application was originally presented on April 21st and was tabled so that the applicant could provide more information. The Board requested an additional photo where the tile was more clearly visible. They also asked if the applicant to determine if the equipment box could be placed in the areaway to reduce the visual impact to the facilities in the District.

The City of Seattle has adopted guidelines for the installation of small cells on poles in the city. Small wireless facility attachments are discouraged in Historic Districts. Therefore, the applicant is supposed to provide documentation that there are no other alternatives and the need for the small cell installation at this location. If the Board is satisfied that there are no alternatives in this area, the Board should next consider the impacts to the areaway. The areaway where the work is proposed is rated as “substantially intact, notable” the highest rating. In the areaway below the location where the pole is proposed to be replaced is proposed a new support column. The footprint of the trapezoid column is proposed to be 8 feet tall, 3.5 feet wide in front and appears to be longer against the wall and is 2.8 feet deep on one side and 4.3 feet on the other side. Visible in the photos is a rubble wall and tile floors from the original Seattle Hotel building.

The antennas appear to comply with the standards as they are 23.8 inches by 13.8 inches and extend 15 inches from the pole and are 23 feet above the sidewalk. The enclosed accessory box is supposed to be the smallest possible. In this case 40 inches by 16 inches by 12 inches is below the maximum size. The plans say that they will reuse the existing bronze base.

Jay Rodriguez, Mastec said the board requested additional information at the last meeting about impacts to the historic tile. He said 10 square feet of tile will be impacted; there is additional tile there, but they couldn't get a figure on how much.

Tim Gassers said the tile is covered in mud and debris and they can't tell how much is there, but the impacted portion is about 10% of what was exposed.

Mr. Rodriguez provided a photo of what the antenna would look like on Aladdin pole and said it is not feasible to put the equipment box in the areaway as longer cable run would have a negative impact to coverage. He said the bronze base will be re-used. He asked Staff if DAHP had provided any information related to Section 106.

Ms. Nashem said she did not receive information but that DAHP will review this project independent of this board review.

Matt Frazier said they reached out to Allison Brooks, DAHP but have not heard back.

Ms. Nashem said to continue to work with them.

Ms. Kuwahara Day she understood there are no wood poles. She said because small cells are discouraged in historic districts, the board is tasked with determining if whether there are alternative locations. She said because this requires work in the areaway and potentially covering some historic materials – the tiles – she asked if they had looked at other similar sites that don't require work or have already filled in areaway.

Mr. Frazier said the next two blocks in any direction have areaways. He said they haven't touched into every single areaway to see if it has been filled in.

Mr. Rodriguez said the locations are determined by radio engineers as the best places to put nodes.

Ms. Kuwahara Day questioned if this specific light pole is the right place. She said the board is tasked with trying to preserve historic materials wherever possible. She said she hasn't seen enough information from the applicant that this is the least detrimental option. She asked for information on conditions of other areaways and light pole that would be less detrimental to historic material.

Mr. Rolluda agreed. He recommended the applicant provide a site plan that shows where they have investigated the various areaways and prove to the board that the antenna can't be relocated to another location.

Ms. Kuwahara Day said Mr. Frazier mentioned a two-block radius or something which makes sense to locate this facility. She asked if they would identify the light poles that are within that area that makes sense and the condition of the areaways at those locations.

Mr. Rolluda suggested tabling the application pending further information.

Ms. Nashem said if the applicant is willing to provide information yes, but if they want a decision the board can vote yes or no.

Mr. Rodriguez said they will table the application to do further investigation. He said they will provide more information and get the Section 106 information.

The applicant tabled pending further information.

051221.34

4th Ave Connector Bike Lane

4th Ave to Dilling Way S to Yesler to 2nd Ave S

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

Staff report: This project was seen at a briefing on December 16, 2021. While the Board does not have review over the use of the right of way, meaning if cars drive on the road or bicycles drive on the road, the Board has preview over any installations, paint colors or other physical alterations and demolitions in the rights of way.

The Board had originally required that planters be used on 2nd Ave S rather than plastic delineators except where delineators were necessary in areas such as pickup/drop off zones. There was a stretch of 2nd Ave where people were using the planters as benches and it was causing unsafe pedestrian and bicycle interactions. The Board approved

removal and replacement with plastic delineators after the fact on this block and for the plastic delineators to be installed in a new section of bike lane extending from that site. This project would also install the plastic delineators. While signage and green striping appears to have been installed as part of the 2nd Ave Bike lane those items were not included in the application submitted and reviewed by the Board.

There are several planning processes going on in this area including that Parks is looking at improvements to City Hall Park and Prefontaine Fountain. SDOT is also looking at the area around Prefontaine Fountain and the tunnel head house and looking at Fortson Square in collaboration with the Chief Seattle Club. The Alliance for Pioneer Square currently has a project to try to compile all the planning in this area which is called the Northeast Pioneer Square Framework Plan.

Chris Svolopoulos, SDOT said he would be discussing the 4th Avenue mobility improvements, Phase 3, which will be building portions in the Pioneer Square area. He said SDOT is connecting the bicycle network with a protected bike lane (PBL) on 4th Ave through the downtown and central business district. Extent of this phase is 4th from Madison to Dilling, Dilling from 4th to 3rd, Yesler from 3rd to 2nd. He said the proposed design for the protected bicycle facility is going to be similar to what is on 2nd Avenue: 10' wide 2-way protected bike lane, 2' wide 'paint and post' buffer, design and color samples to reflect those of 2nd Ave Protected Bike Lane.

He provided existing and proposed conditions and said they would add two-way protected bike lane along west curb of 4th Ave. The west curb northbound travel lane to be removed, with no modifications to road surface, curb, or sidewalk. He said at intersection of 4th and Jefferson there is a driveway that accesses City Hall Park. He said they are going to be moving forward with a green driveway treatment along the west curb and new traffic poles and bicycle signal heads on west curb. Similar cross-section to protected bike lane north of Jefferson St, no modifications to road surface, curb, or sidewalk protected bike lane will transition along west curb of 4th Ave to north curb of Dilling Way. He said Dilling Way is a small one-way street; parking on north curb to be removed to accommodate protected bike lane; ADA parking relocated to south curb – 4 spots minimum; asphalt over brick is not in good condition and needs road surface repair; potential for curb repair, no sidewalk modification.

Mr. Svolopoulos Protected bike lane ramps up to sidewalk between Dilling Way and 3rd Ave; drain to be cleared and maintained; "Bikes yield to pedestrians" signage; asphalt, curb, tree pit and sidewalk repair; tree roots protruding up to be ground down, and tree pits replaced with chestnut brown dyed Flexible Porous Surface Treatment; new concrete sidewalk panels dyed to match existing; bicycle dots for wayfinding; concrete bicycle ramp approximately 10' north of existing curb ramp; tactile ADA pad; accesses crosswalk similar to standard ramp; tactile pad in Federal Yellow (City standard) unless otherwise requested. Bicycle signals to be added to NE corner traffic pole and NW pedestrian cross pole. No modifications or alterations to existing poles aside from new signal heads for bicycles. "Bicycles yield to pedestrians" signage on NE corner. Crosswalk to be restriped. New painted bicycle/pedestrian curb bulb on NW corner. Existing southbound right turn slip is underutilized and to be closed/turns restricted. Two of three concrete pads to be

removed – pedestrian signal to be maintained. Realignment of west crosswalk to match new ramp locations.

He said a future Prefontaine project will formalize the northwest curb bulb with concrete and install ADA ramps. There will be a standard PBL design along the north curb of Yesler Way – 10' wide PBL with 2' buffer. He said parking will be removed on the north side of the block with south parking maintained. He said there will be no modification to the road surface, curb or sidewalk. Green driveway treatment will be installed at Smith Tower alley access. He said the lane will connect with 2nd Avenue PBL at 2nd and Yesler intersection.

Mr. Svolopoulos provided schedule of outreach including Alliance for Pioneer Square, preservation board, Seattle Parks and Recreation, King County Courthouse, local stakeholder businesses among others. He said signal work will take place in the spring 2021; concrete / asphalt work in summer 2021. He said PBL signs and markings will be installed with construction expected in September 2021.

Ms. Nashem said that Ms. Collie left, and the Board no longer has a quorum; application will have to return to next board meeting for vote. She said Ms. Collie sent comments via email that the delineator posts are not being maintained and are a hazard.

Mr. Svolopoulos said there is a general facilities maintenance program that keeps equipment in working condition. He said in certain corridors the posts will last a lifetime, others, only a few weeks. He said they will try to be more proactive.

Mr. Rolluda asked about ADA tactile metal pads.

Ms. Nashem said metal are installed on the Waterfront, Railroad Way, streetcar and other locations around Pioneer Square except at areaways.

Mr. Rolluda said metal is becoming the norm in Pioneer Square.

Ms. Svolopoulos said they are allowed to use Federal Yellow or metal. He said they are not replacing the curb. He said they need a formal request to not use Federal Yellow.

Mr. Svolopoulos said Federal Yellow is the standard because it is more visible for people partial/limited vision.

Ms. Hoyt asked about grinding down tree roots on Dilling Way sidewalk.

Mr. Svolopoulos said he is confident that root grinding and flexi pave replacement of concrete will stand.

Ms. Hoyt asked if tree replacement is needed.

Mr. Svolopoulos said he hoped there would be no major tree work.

Ms. Hoyt asked about the ramp at Dilling Way.

Mr. Svolopoulos said between Yesler and Dilling Way bikes will use the sidewalk, but they are meant to yield to pedestrians.

Ms. Hoyt said it is a safety issue for pedestrians. She said she supported improved mobility but to make sure to protect the safety of the neighborhood and to make sure things are property marked.

Mr. Svolopoulos said there is 15' from the tree to the landscape riser; they will take care to make sure bikes and pedestrians are safe. He said bikes follow dots. He said they will revisit the design if it doesn't work.

Ms. Hoyt said there was no visual of signage.

Mr. Rolluda said the dot colors should be consistent.

Mr. Svolopoulos said they are white, but they can review color.

Lost quorum; application to be tabled until next week.

Ms. Nashem noted that in the photos provided for this application, the Board might have noticed that some of the bronze light poles have been painted bright green, a few others gray and pink. She said she is working with City Light to strip the paint off the bronze.

051221.4 BOARD BUSINESS

051221.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

051221.6 STAFF REPORT: Genna Nashem

Ms. Nashem explained postings have gone out for Ms. Kuwahara Day's and Mr. Doncker's positions, vacant historian and resident positions. She said contractors will be present about Guidelines at the Alliance for Pioneer Square meeting to get public feedback from members attending that meeting. She said a work session will be scheduled soon.

Genna Nashem
Pioneer Square Preservation Board Coordinator
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