



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 113/16

**MINUTES** for Wednesday, April 20, 2016

### **Board Members**

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

### **Staff**

Genna Nashem  
Melinda Bloom

### **Absent**

Mark Astor

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

**042016.1      APPROVAL OF MINUTES:**  
March 2, 2016

**042016.2      APPLICATIONS FOR SPECIAL TAX VALUATION**

042016.21      **WA and OR Railroad and Navigation Building (C and H)**  
304 Alaskan Way S

Ms. Nashem explained the Special Tax Valuation incentive program. She said the building is a contributing building in the district. She said the rehabilitation period February 27, 2014 – February 26, 2016. Rehabilitation costs submitted were \$1,034,730.55 and were all eligible.

Action: I move that the Pioneer Square Preservation Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Valuation Certification: WA and OR Railroad Building / C and H Building, 304 Alaskan Way S; that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based on the findings at the meeting on April 20, 2016: that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely affects those features

that identify its significance or contribution to the Pioneer Square Preservation District; and that the property has been issued Certificates of Approval as required in the Pioneer Square Preservation District; and has been substantially improved in the twenty-four month period ending February 26, 2016, that the recommendation is conditioned upon the execution of an agreement between the Local Review Board (Landmarks Preservation Board) as required by Title 84 RCW, Chapter 449.

MM/SC/DK/AR 5:0:0 Motion carried.

**042016.3 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**042016.31 1 Yesler Building**

Temporary change of use from restaurant to office for a 1,300 square foot space

Brian Runberg explained the building is right in the middle of tunnel construction the impacts of which have been detrimental to their ground floor tenant of 25 years, Al Bocalino who has gone out of business. He said that they want to use the restaurant space as office use – possibly as temporary construction office - for duration of tunnel construction in order to keep the space activated.

Mr. Kralios asked if the commercial kitchen will be removed.

Mr. Runberg said they equipment needs to be replaced but he wasn't sure if they would remove it.

Mr. Hester asked about allowances for temporary use.

Ms. Nashem said that it could be tied to the length of construction of tunnel and viaduct removal or the board can give a time limit and have the applicant come back for renewal if needed. She said the space is under 3,000 square feet so the use is not discouraged; it is allowed although not preferred.

Board members discussed approval term and it was noted this is a very unique situation.

Mr. Kralios said this is ground zero for tunnel and deconstruction of Viaduct; given the circumstances more flexibility is allowed.

Mr. Hester said that any positive activation of space is a benefit.

Mr. Rolluda agreed.

Action: I move to recommend granting a Certificate of Approval for temporary change of use from restaurant to office for a 1,300 square foot street level space until the tunnel work and viaduct removal is complete (or 3 years).

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 20, 2016 public

meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.120 Permitted uses

SMC 23.66. 130 Street Level uses

MM/SC/KK/DK            5:0:0    Motion carried.

**042016.4            PRELIMINARY PROJECT REVIEW**

**042016.41            Washington Street Boat Landing / Harbor Patrol**

Briefing regarding the rehabilitation of the pergola structure

Ron Wright presented via PowerPoint (in DON file). He provided a summary of what has been done to date and where the boat landing is stored. He said they are just beginning to start with rehabilitation.

Angie Brady provided an overview of the Waterfront project and said they are working in close coordination with WSDOT on the tunnel / viaduct removal project. The board landing was removed as part of the seawall project and is being stored off site; it will be reinstalled as part of the Waterfront Project.

Mr. Wright provided history, use, construction, background and condition of the boat landing. He said it is on the National Register of Historic Places. He explained that it was one of the early steel structures. He said there are a few cast iron elements – most ok but some need to be replaced. He said that the eight bays of steel columns are set perpendicular to the right of way. He said that at the north end a wood framed office was built and a small toilet added at some point. He said the roof is gone, some cast iron deteriorated, some water damage and rot but that in general it is in pretty good shape. He explained how it was taken apart and moved.

He said next step is to work with design build contractor; he said it is a highly specialized level of work and varied details are needed. He said they are in the middle of the RFQ and selection process. He said they are looking for expertise as well as price and they have shortlisted to two entities. He explained there is a detailed technical documentation process that they have submitted to National Parks Service to meet standards. He said they will restore as much as possible and then transfer it to the pier where the remainder of the structure will be put together – roof, walls.

Ms. Brady said they will do separate Certificate of Approval applications for removal, restoration and use. She said that multiple entities have to be coordinated with and the schedule is tentative but they have to have it moved by next year.

Mr. Wright said that the selected entity will be responsible to bring complete documentation for restoration for Certificate of Approval. He said that completion is dependent on the removal of the viaduct and completion of tunnel and that isn't known yet. He said they will look at temporary work and how to restrict access to protect it. He said that historically there was a single light fixture in each bay of the 1920 structure. He said they have identified a fixture.

Ms. Brady said there is a committee of 31 who are interested in providing funding for additional lighting for the boat landing. They are relatives of family members who contributed to the boat landing renovation.

Mr. Kralios asked about if a use has been identified and if systems will be updated to accommodate that.

Mr. Wright said new electrical, water service, waste, natural gas, telecom / communication will be added; portals are underneath and the design / build contractor will create protections for these. He said they are working through logistics for a restroom. He said it is possible for food service – coffee – or retail use.

Mr. Kralios asked if the original light is intact.

Mr. Wright said it has been removed and vandal resistant light was put in by DOPAR; is a fairly common barn style that is similar to original.

Mr. Kralios asked if they have done a lighting study.

Mr. Wright said the fixture is LED but looks the same as it did in 1920.

Mr. Kralios said to do a light study to see what light output they can get from LED.

Ms. Echohawk asked if they had ideas for potential users.

Ms. Brady said they have talked to stakeholders in terms of programming; the Friends of Waterfront Seattle could help determine a use. She said they want it super active.

Mr. Rolluda asked if the railing on the water side part of rehabilitation.

Mr. Wright said it is – a large knuckle railing that will mimic or match original; they will use intermediate wire to meet code.

Ms. Echohawk suggested use as a community space.

Mr. Hester asked about level of protection needed.

Ms. Brady said a fence or canvas wrap; the whole structure will be contained for the short term.

Mr. Wright said they could do a wrap with a mural – it would be more presentable yet also limit access during construction. He said the stakeholders want no chain link or barbed wire. He said the roof structure will be put together at that time.

Mr. Kralios asked if there will be interpretive signage. He said the video of moving the landing was interesting.

Liz Stenning, Alliance for Pioneer Square said that the boat landing will have wayside sign as part of the Trail to Treasure project; it will tell the history of the boat landing. It will be located across the street.

Ms. Brady said they haven't defined all the signage yet.

Mr. Wright said the boat landing move is on YouTube.

Mr. Hester went over SOI Standards on light, color, finish. He asked about timeframe.

Ms. Brady said the tunnel is supposed to be complete in 2018, viaduct down in 2019, and roadway work starts in 2019. She said multiple project activities impact this one.

042016.42

**Metropole Building**

433 2<sup>nd</sup> Ave S

Briefing regarding the rehabilitation of the building

Susan Boyle provided historical analysis of the buildings that were combined in the 1960s. She said the building to the north was built in 1892-93 and the one to the south, 1891. She said the great fire occurred in 1889, adjacent road system reoriented and reconstructed in 1927-28, earthquake in 1949 prompted demolition of two floors of the Busy Bee, Seattle Hotel replaced by Sinking Ship garage in 1965, and historic district formed in 1971. She said a fire damaged the building as it was being reconstructed in 2008. She noted the area as an important transportation hub.

She said the major entry of the three story building is on the east and noted the arched head opening. She noted free standing columns at north end were open and the storefront was recessed in. She said that G. O. Guy Drugstore occupied the north end until into the 1970s. She said that they put together pill kits for Klondike travelers and noted Guy was a good promoter. She said the location was a vital one. She said that after the 1920 the area became known as Skid Road and housed many SRO hotels. She noted the early marquee and signage at the rooftop. She said that in the 1960s the buildings were aggregated and modernized in a strange way. She said they removed and replaced glazing, painted brick and sandstone and made changes to the storefronts. She said today the rusticated sandstone remains but the cornice is gone. She wondered if the building was intended to be taller.

She said there is sandstone on the primary façade and running bond brick on the back side. She said a projecting beam on the alley said was for lifting. She said there is damage

to the masonry. She said on the inside there are remnants of elements – tile which might be original, cast iron columns which suggest a tall first floor. She said that the south wall in the Busy Bee section has a ghost sign on it that predates 1882. She said there is a highly detailed staircase and an areaway in the basement.

Mr. Kralios asked about the stained glass.

Ms. Boyle said it is original and noted some of the windows are original.

Matt Aalfs presented the proposal (report in DON file). He said they are pursuing historic tax credits and noted the project summary is on file. He said it is a beautiful building and they are proposing use as a hotel with restaurant on corner, retail, and a restaurant / speakeasy or retail in basement. He said they propose to re-establish an entrance on the alley said to activate the alley; there will be stairs down to the basement. He said the façade is wonderful and they plan to restore it. He said that structurally the interior has robust brick bearing walls – evidence that the building was meant to be taller. He said they will infill certain areas and tuck point. He said they will install two moment frames – the ladder type that sits in the middle and there will be two perpendicular concrete sheer walls. He said the areaway is unique space and there is the opportunity to rehabilitate / preserve it.

He said that they propose a restaurant on the first floor, double height retail, and two elevators, reconfigure central stair, and hotel lobby. He said they will re-establish the recessed entry. He said the second and third floors will be hotel rooms with open lounge space on three and roof terraces. He said they are doing studies of facades and windows. He said they proposed new window products to match original windows. They will reconfigure the storefronts with custom wood commercial storefront system. He said on the Busy Bee building they will maintain original windows and will restore the masonry façade. He said they will do studies, testing, to see if they can remove the paint. He said on the alley façade they will retain the fire escape but will remove the treads and platforms. Transom level original windows will be retained. He said they will open up bricked in windows.

*Ms. Echohawk left at 10:30 am.*

He said that they will re-establish a window system that makes sense. He said they will re-establish the cornice and have enough photos to reconstruct it. Responding to questions he said that the upper floors were under construction for a light remodel when it was damaged by the fire. He said the storefronts and windows were lost; there was not a lot of evidence of burnt up material but the original store front is gone.

Mr. Kiser asked about what they intend to do with the street art.

Ms. Stenning said that Jeff Weirido put the art up in 2010-11. He used to live in Pioneer Square. He is well known nationally. She said she can reach him.

C. F. Fisher said that the artist did one of the rooms at the hostel at 2<sup>nd</sup> and Battery. He suggested incorporating the murals into the basement plans; it is not part of the history of the building.

Mr. Hester said he appreciated the thorough history of the building and the restoration / rehabilitation plans. He went over District Rules. He said the board is here to help find good solutions. He said where things are not clear elements should be compatible with the district. He said the district has a rich history and he applauded the efforts thus far.

Mr. Kralios said that nothing presented gave him pause and their approach is good. He said board purview focuses on the exterior. He said the stairs, interior load bearing walls are significant and being retained. He said there are no prism lights.

Mr. Hester said the areaway is significant and there is an areaway survey.

Mr. Aalfs said the city needs to get electrical service to the vault; they want to run through the areaway and they are trying to understand alternate routes. He said that there may be other opportunities to look at - to run ducts to transformer, come below alley and underneath or run on inside of wall.

Mr. Kralios said the board want a review of the penthouse, sight lines and location and to make it as minimal as possible.

Ms. Nashem explained that during attempted paint removal at the Furuya Corgiat, old Masins building the paint stuck to the sandstone.

**042016.5 BOARD BUSINESS**

Mr. Kiser said that Get Engaged applications are going out.

**042016.6 REPORT OF THE CHAIR: Ryan Hester, Chair**

**042016.7 STAFF REPORT: Genna Nashem**

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
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