



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 111/24

**MINUTES** for Wednesday, April 17, 2024

### Board Members

Maureen Elenga  
Tyler Hall  
Sage Kim  
Karl Mueller  
Jose Lorenzo-Torres  
Lindsay Pflugrath  
Henry Watson

Absent  
Kianoush Curran  
Steven Sparks

### Staff

Genna Nashem  
Melinda Bloom

Chair Maureen Elenga called the meeting to order at 9:00 a.m.

### **Roll Call**

**041724.1 Public Comment**

**041724.2 Meeting Minutes**

March 6, 2024

MM/SC/LP/KM

4:0:2

Minutes approved. Messrs. Hall and Walters abstained.

Mr. Lorenzo-Torres joined the meeting.

**041724.3 Certificates of Approval**

**041724.31** Ace Hotel and Duppenenthaler Building (Union Gospel Mission)  
211 S Washington Street  
Applicant: Poppi Handy, Third Place Design Group

Kyra Stark, Third Place Design proposed replacement of non-historic windows in the Duppenthaler Building and in the Ace Hotel. She said the windows are in poor condition with some having plexi-glass instead of glazing. She said most of the windows in the Ace Hotel were replaced in a 2016 restoration. In addition, she proposed to replace the non-original blue tile with a beige-brown-neutral background color to complement the building. She proposed to replace all storefronts of the Duppenthaler Building to match the Ace Hotel profile; replace two full light doors.

Ms. Nashem said the buildings previously had approval for repair with a few replacements of the upper story windows, but the storefronts were not proposed at the time. The storefronts along 2nd Ave Extension were replaced at the time the buildings were altered for the 2nd Ave Extension; that alteration is considered part of the period of significance for the National Register of Historic Places listing of the district. However, it appears from the inventory photos and historic photos that there have been many piecemeal approaches to repairs of the windows over time and changes to plexiglass that were not reviewed and approved. The survey and inventory show the condition of the current storefronts.

Ms. Elenga attended the ARC meeting and said there were no questions.

Mr. Mueller appreciated the windows would be replaced with more historic materials. He said what was proposed was appropriate.

Ms. Kim agreed.

Action: I move to recommend granting a Certificate of Approval for replacement of storefronts as per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *April 17, 2024*, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

**Seattle Municipal Code**

23.66.030 Certificates of Approval required

Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

**Rules for the Pioneer Square Preservation District**

**Secretary of Interior's Standards**

3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

National Park Services guidelines for Storefronts

<https://www.nps.gov/crps/tps/rehab-guidelines/store01.htm>

Preservation Brief 11

<https://www.nps.gov/orgs/1739/upload/preservation-brief-11-storefronts.pdf>

MM/SC/KM/SK

8:0:0

Motion carried.

**041724.4**

**Board Business**

**041724.41**

**Bedford Hotel Building**

**1 Yesler**

Applicant: Brian Runberg

Briefing on proposed addition on the side of the building

Brian Runberg provided historical background and said the building is contributing to the district. He said that URM upgrades will be addressed in this project. He provided context of the building and site and noted the importance of looking at the full context of what exists in the area now and zoning potential. He said this project is an infill project, 50% below FAR. He said the design approach is connector as physical link. He showed the new design references the historic datum and is no more than 15' taller than adjacent structures. He said it is 10' above the Pioneer Square Hotel; a parking lot is adjacent. He said the project is not a penthouse addition on top of the historic structure but is a separate structure that will help support seismic upgrades to the historic building.

He said the ground floor will go back to retail after it served as office in order to populate the area during the viaduct demolition and subsequent area reconstruction work. He noted reliance on the new addition to add seismic upgrades and carry the structural load. He said only one brace will need to go into historic structure. It will be carefully placed to minimize impact to the windows. He said the original building is a flatiron, the new will be rectangular with base, middle

and top. He said lateral frames will be held within and expressed. He said the new building's first floor will serve as lobby for office with the entrance on Yesler. A second exit stair and ADA elevator will be added in the addition.

Mr. Runberg said the original parapet is in bad shape and will be replaced in-kind on the Yesler façade only. He said the fire escape will remain with the treads and ladder removed. The belly band will be replaced in-kind with metal and will wrap around the building as original condition. He explained the desire to retain visibility of interior brick and noted drawing C407. He said they will assess where they can insulate and what they will leave exposed; they want to preserve brick as much as possible. He noted that he talked with Geronimo Rodan at Department of Archaeology and Historic Preservation (DAHP) about the belly band and about the rehabilitation plans.

Mr. Runberg said the lighting would be simple discrete lighting, up-down with some wall lights on the east wall. He said the neighboring building has lighting as well. The historic portion will go back to retail. The office portion will have a separate entry in the new building. He said SDOT is making right of way improvements, and they hope to take advantage of that to include seating outside. He proposed a discrete simple plate canopy. He noted the transparent curtain wall and the expresses seismic frame. He said the new building is recessed back and the historic building stands proud of that.

He said the new addition alley façade makes the two buildings function together. Three windowsills will be cut to door openings and allow insertion of exit stair. He said the Pioneer Square Hotel fire escape will be retained as 8' x 14' will remain in the alley and allow for garage staging. He said there is a chain link fence there now; this project will offer a wrought iron gate to the hotel. He said the gap between buildings is typical. He noted the new roll up door and new driveway entrance onto shared easement. He said building materials will be complementary to the existing historic building. He said the palette is simple and picks up on the brick. He said bracing will be similar to that at the Citizen M Hotel. He described how the CLT on addition would be detailed and executed. He said the original solid timber floors in the historic building would remain.

Mr. Runberg noted the ongoing Waterfront planning and said they abandoned a curb cut for a larger bulb to allow seating space and the activation it would bring. He said the board approved his request for a seven-year reprieve from first floor retail and that space is now ready to go back and contribute to the neighborhood.

Ms. Elenga appreciated that the applicant spoke with Geronimo Rodan at Department of Archaeology and Historic Preservation (DAHP) about the belly band. She asked if any part was salvageable.

Mr. Runberg said no, but that some could be used to make a mold with. He said it is severely pitted and portions have fallen off. He said it is a hazard.

Mr. Mueller asked for clarification on window retention.

Mr. Runberg said three east facing windows will be cut to floor level to allow for movement between the two buildings.

Mr. Mueller asked if the new construction would block Pioneer Square Hotel's water view.

Mr. Runberg said the primary windows in the hotel are those on the north and south; the ones facing west are secondary windows in those rooms with more of a West Seattle view.

Mr. Mueller said he read concerns about materials and height in the letter from the neighboring property owner. He said proposed materials have been approved in the past and are all over the neighborhood; they do not detract from the district. He said height is not an issue – this design is not so high to be outlandish. He said he had no problem with the design.

Ms. Pflugrath concurred. She appreciated the thoroughness of the presentation and the thoughtfulness of the program.

Ms. Elenga agreed and noted the design nods to the older building in window placement and color palette. She said the new design is complementary and doesn't mimic the historic building. She said that concerns were expressed that this is not subordinate to the historic building. She said Preservation Brief 14 addresses tight urban areas like this and the appropriateness of connector intervention. She said this design flawlessly meets Preservation Brief 14.

Mr. Lorenzo-Torres concurred. He asked for clarification on the prow on the addition.

Mr. Runberg said it hasn't changed that much. He said a moment frame is proposed on the south and the brace goes vertical and then ties to Yesler side. He said it is key to not having a lot of intervention on Yesler Building. He said it doesn't protrude out over the curtain wall; it wraps the building. He said it gives a stronger cap to the frame.

Mr. Hall said it is a unique and challenging site and he noted the respectful approach to the historic building and the neighboring building. He said the design and massing are thoughtful. He said the new construction feels deferential and increases the utility of the space. He said the exposed frames tell a story. He said the design complies with the spirit of the rules.

Ms. Nashem asked about the energy requirements and any waivers needed because of insulation affecting the exterior appearance of the building.

Mr. Runberg said he is not sure how much they will need to do but that they would like an energy code waiver.

Ms. Nashem said that the board has typically supported this type of waiver.

Ms. Kim said she agreed with her colleagues' comments. She noted the materiality is the same as that used elsewhere. She appreciated the contrasting and original approach with different materiality and the transparency. She noted the transparent massing that shows the connection between the two buildings is subtle. She said it works as a backdrop to Alaskan Way and complements the historic building in a smart way that meets Code.

Ms. Elenga said there is much to consider, including a mandated seismic retrofit, energy performance and viability of operation in the neighborhood. She noted the importance of keeping historic structures viable.

**041724.5      Report of the Chair**

**041724.6      Staff Report:**  
Genna Nashem  
Administrative Review Report

Ms. Nashem reviewed administrative approvals to date.