



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 18/16

MINUTES for Wednesday, January 20, 2016

Board Members

Mark Astor
Ann Brown
Ryan Hester, Chair
Dean Kralios, Vice Chair
Kyle Kiser
Willie Parish
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

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

012016.1 APPROVAL OF MINUTES:
December 16, 2015

012016.3 PRELIMINARY PROJECT REVIEW

012016.31 J and M Hotel Building and J and M annex building
201 1st Ave S

Briefing regarding rehabilitation of the J and M Hotel building and reconstruction of the annex building.

Matt Aalfs, Alan Dodson, David Dahl, Weinstein AU, Dan Say, Swenson Say Faget, Susan Boyle, Rhoda Lawrence, BOLA presented. PowerPoint report in DON file. The team presented a detailed description of the buildings; its history, character defining features, structural analysis. Structural analysis noted a failing retaining wall, failing load bearing brick wall, building drift and instability; with all three combined the annex building can't safely be repaired. Mr. Aalfs said they propose a

preservation approach to restore and reactivate the building; Federal tax credits would be sought. Following are board member questions and comments and public comment.

Board Questions / Comments:

Mr. Astor asked if the window on Washington would be re-established or if it was new.

Mr. Aalfs said it used to exist.

Mr. Hester asked about floor failure at the northwest part of the annex.

Greg Koontz said it was from foundation failure; the whole wall has dropped. He said that the building is on a former estuary site and the west part was in the water; it is on fill and there has been settlement.

Mr. Astor asked about plan for drift.

Mr. Aalfs said that the buildings were constructed at different times and there is no physical connection to the walls.

Mr. Koontz said that structurally they will be tied together as they should be. He said they will become one integral structure.

Mr. Kralios said that inside should tell the story that the J & M was an independent structure before the annex was added.

Mr. Aalfs said they are interested in keeping remnants that tell the story of the building.

Mr. Hester asked about area impact with the rehab portion of the building.

Mr. Aalfs said that the brace frame will continue all the way down to a new lower level; it will be within the building and not in the areaway. He noted that there is lots of water damage down there.

Mr. Hester noted that the areaways are contributing features of the district.

Mr. Aalfs said that except for the transformer vault this work won't go into the area. He said that the areaway is isolated and dead ends at that location. He said they will be working in the building proper.

Mr. Hester asked about the foundation.

Mr. Koontz said they will use micropiles for brace and pin piles at the new retaining wall at west alley. He said that all work will be interior inside basement.

Mr. Aalfs said they will take advantage of the existing "H" circulation pattern. He said that the building is not heavy timber; it has joisted floors. He said there are

some tin ceilings, moldings, and interior character. He said that the post and beam line is down the middle of the building – it is a hybrid building.

Mr. Astor noted the building's contributing status in the district and asked about expectation of project impact to this status.

Susan Boyle said they are going through National Park Service for tax credits. She said the building as a hybrid is their overall approach. She said the project shouldn't impact status.

Mr. Kralios asked if a brick survey had been done.

Mr. Aalfs said that a lot of the face brick is deteriorated and not reusable but there should be enough material for headers, jambs and sills.

Mr. Kralios asked what their strategy is to integrate new brick if they come up short. He asked about their plan to capture depth of load bearing brick versus veneer.

Mr. Say said that the depth of structure can mimic existing.

Mr. Kralios asked if the brick between the buildings is similar.

Mr. Aalfs said it seems to be and they would explore that.

Ms. Boyle said that exploratory demolition is needed in the card room and front face of the Little Collins.

Mr. Kralios asked how the brick widths were tied together.

Mr. Hester asked for confirmation on mortar type and asked if they had a process planned for removal, inventory, cleaning of brick.

Mr. Aalfs said not yet. He said that BOLA will develop specifications for treatment of masonry. He said that the design of the process will be done in advance.

Mr. Kralios asked if a roof deck was planned for the lower structure.

Mr. Aalfs noted the challenge of public access to that area but that it is visible so they will explore it. He said there is a skylight in the card room and they will explore if it can be retained.

Mr. Kralios said a window survey is needed.

Mr. Aalfs said that they have assessed in the field but documentation and survey was not done. He said that at street level they plan wood framed commercial quality systems; at the upper level energy and sound insulated products is desired. He said they have more work to do. He noted preliminary sight line studies – invisible or limited visibility.

Ms. Nashem explained that setbacks can be modified but not height – that would require a code amendment.

Mr. Aalfs noted the challenge of the elevator overrun.

Ms. Nashem said that height can be adjusted from the top of the parapet.

Public Comment:

Liz Stenning said she is happy with the team assembled. She noted the neighborhood plan to address dilapidated properties and to engage property owners. She said it will bring new life to the building.

Brooke Best, Historic Seattle, was pleased with what was proposed and agreed with Ms. Stenning that it is a good team that understands the complexity of this property. She said it is important in Pioneer Square.

Mr. Hester said the board would look forward to a follow up briefing with information on window survey, and clarification on building materials.

Mr. Kralios appreciated the in depth report on the building and said it was a good presentation package.

012016.32 Pioneer Square Street Concept Plan

Briefing regarding proposed street elements for a street concept plan

Liz Stenning, Carl Leighty, Alliance for Pioneer Square, and Leslie Bain presented. Ms. Stenning said the concept plan would give more definition to planners of multiple projects being proposed. *See PowerPoint report for details (in DON file)*. Following are board questions and comments.

Bike Racks

Mr. Kralios asked about configuration plan and noted A-frame signs.
Response: there will be two bikes per rack; two points of contact per rack. They are working with SDOT for input / approval. Noted opportunity to make bike corrals.

Planters

Mr. Kralios asked about maintenance of plants.
Response: will vary – SDOT, Alliance, business owners. Looking at self-watering systems; subject to cost and water availability.

Public Art

Ms. Nashem noted overlapping purviews and freedom of speech issue.

Mr. Hester agreed that board should be involved in review. Pioneer Square is a neighborhood and resident and business owner outreach is important.

Ms. Nashem asked what other historic districts do around public art.

Ms. Bain noted review of placement issues, thematic.

Mr. Leighty said it is good to look at the neighborhood as a whole.

A-Board

Not allowed in City. Continue to review and approve here. No SDOT policy. Prefer none.

Ms. Bain said there may be other ways to advertise – flexible planters as chalkboards.

Mr. Kralios said that directories provide direction and de-clutter.

Ms. Bain noted directory in Pike Pine area in courtyard.

Ms. Brown noted businesses in Ballard used to do a map of all shops that was handed out by shops to clients; she said it was very helpful.

Ms. Bain said that a kiosk may be a way to combine information.

Street Trees

Ms. Nashem said there is more diversity in trees than she thought.

Architectural Lighting

Mr. Kralios asked about issues with Dark Sky.

Ms. Bain said it would be done carefully; there are different ways to do it.

Street Elements

Ms. Nashem said that globes at Union Station now have LED lights.

Ms. Nashem noted free speech issue; papers want to place bins where they want to; it will take community effort to encourage resolution.

Mr. Leighty said one rack needs to be purchased by one paper and coordinate usage.

It was noted that historic district in Boston got an exception.

Ms. Stenning noted that recycling containers get full and there are not enough pickups. They are working with SPU and SDOT for consistency and coordination.

Mr. Astor said he was pleased with a lot of the aspects of the amenities and said it is good for the pedestrian experience.

Mr. Hester said they are focusing on the right priorities – declutter, consistency, pedestrian environment. He said the approach will dovetail nicely into District Rules and is well thought out.

012016.4 BOARD BUSINESS

012016.5 REPORT OF THE CHAIR: Ryan Hester, Chair

012016.6 STAFF REPORT: Genna Nashem

Genna Nashem
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