



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 2/17

**MINUTES** for Wednesday, January 4, 2017

**Board Members**

Mark Astor  
Ryan Hester, Chair  
Dean Kralios, Vice Chair  
Caitlin Molenaar  
Carol O'Donnell

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Colleen Echohawk  
Alex Rolluda

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

**010417.1 APPROVAL OF MINUTES:**  
December 7, 2016  
MM/SC/DK/CO 5:0:0 Minutes approved.

**010417.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**010417.21 McCoys Firehouse** David Brunner  
173 S Washington St

Installation of new sidewalk café railing  
ARC Report: ARC reviewed the proposed change in the sidewalk café railing and the sample provided. ARC thought the railing was of a quality design, durable material, the color was compatible and that it was compatible with the building

and with the District. They thought it was a big improvement over what is there now. The sidewalk café will be attached to the sidewalk which will be repairable if removed. The areaway is filled and there are no sidewalk prism lights. ARC recommended approval.

Applicant Comment:

David Brunner explained they will replace the existing wood railing with a more durable material that fits in with the character of the district. He said that new rail is 42" tall, will occupy the same footprint with same entry and gate. He said there will be no attachment to the building; attachment will be into the sidewalk with a hilty ¼" drop in anchor that will sit slightly below surface. He said that if removed the sidewalk is easily repairable. He provided a color and material sample and said the end posts will be 3" x 3".

Public Comment: There was no public comment.

Mr. Hester went over District Rules.

Mr. Kralios said it is in keeping with other rails in the district and is consistent with the District Rules. He said the new rail is an improvement on what is there and he noted that the attachment is good with no impacts to historic material or areaways.

Mr. Hester said that the rail and egress door will match.

Ms. O'Donnell said that what is proposed is attractive, durable and is an improvement.

Action: I move to recommend granting a Certificate of Approval for Installation of new green aluminum sidewalk café railing as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 4, 2017 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

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or

elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted; however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03)

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

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

**010417.22**

**State Hotel Building**

Steven Tran

114 1<sup>st</sup> Ave S

Installation of mechanical equipment

ARC Report: ARC reviewed the plans and photos provided. ARC requested the brackets and the louver be painted a darker color, or black. They inquired about the conduit that will run from the heat pump to the louver and discussed options to improve its appearance. ARC noted that there were a lot of items on the alley façade that appeared to be not in use and contributing to a cluttered appearance. They asked if being items are being added to the façade, if items could be removed. Staff said that she would contact the building owner to find out. ARC noted the neighborhood desire to clean up and activate the alleys and they thought that removing unused items would support the activation and improve the appearance of the District. ARC also asked that they adjust the drill hole size to fit the in the mortar joints. ARC did not make a recommendation.

Staff Report: Ms. Nashem said she contacted the building owner and they have agreed to look at the alley façade to see if there are items that can be removed.

Applicant Comment:

Steven Tran explained the installation of an outdoor heat pump. He said they will remove the existing window pane and install louver which will be painted black. He said he measured and determined they have ½" mortar line which is workable with the planned attachment. He said they will paint the bracket the same color as the louver and will use stainless steel fasteners.

Mr. Kralios asked if the impacted window is original or altered.

Ms. Nashem said it doesn't appear to be original.

Mr. Hester went over District Rules.

Mr. Kralios said what is proposed complies with District Rules and he noted it is on the alley façade. He said that attachment is through mortar joint and the work is removable and reversible and will cause no damage.

Mr. Astor said the painting of the bracket is appropriate as is the mounting.

Action: I move to recommend granting a Certificate of Approval for Installation of mechanical equipment including a heat pump and louver with the brackets and louver and conduit cover being painted black.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 4, 2017 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

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)

Secretary of Interior's Standards for Rehabilitation

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

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

**010417. 3 PRELIMINARY PROJECT REVIEW**

**010417. 31 Areaway**  
111 S Jackson St

Bill Bovey

## Briefing about potential areaway infill

Bill Bovey, SDOT, explained the program to strengthen street walls. He provided photos of the areaway showing condition bay by bay. He pointed out the concrete arches separated by brick wall, and noted the false ceiling in some areas. He explained there have been leaking / drainage issues; there is a sump pump to address this. He said there is some HVAC and explained there is a partition wall between the larger basement and the areaway. He said that there is a stone cap on top of the large columns that the building structure bears on. He said they are looking to fill the areaway with light concrete and will leave 10-18" around the columns so they are visible although they will not really be accessible. He said the proposed fill is lightweight and removable.

Board members asked for structural review analysis of the areaway as well as the areaway assessment status. Board members also asked that multiple options be presented with cost analysis. It was noted that the volume is significant element of the areaway and filling one is rare and a last resort for life safety issues.

Mr. Bovey said that with the coming streetcar line bus traffic has been moved to the curb lane; the analysis about need for strengthening street wall takes that into account. He said that funding is limited so when adjacent projects come up areaways in the area get more attention. He said they are looking at some strengthening from outside but that from a cost standpoint it is more expensive and not as feasible.

Mr. Kralios said the areaway is in decent condition and relatively unchanged; it exemplifies the Pioneer Square areaway. He said that conduit and mechanical would have to be removed or rerouted which would also impact costs.

Mr. Astor agreed and said the photos show the areaway is entirely usable and functioning. He said the space is historic and the volume is significant. He said it is an important record of the time after the great fire. He said to backfill this space with CDF would be to remove it from the resources; it is a hasty decision to take five functioning bays that are a good example. He said the board has run up against the cost-benefit analysis before and fiscal obligation is far down the list in consideration if considered at all.

Ms. Nashem said the areaway is rated as highly altered with some notable features.

Ms. O'Donnell said she agreed with Mr. Astor and that unless it is a life-safety issue there should be no filling of the areaway.

Mr. Hester said that review of the 2001 survey would be helpful to the applicant.

Mr. Bovey said that board feedback is needed and that he will investigate further and come back.

C. J. Holt, SDOT, said they have been working with property owner who is interested in handing this over to the City to handle. He said that leaking is a problem.

Mr. Astor said often the property owner is less interested in preserving this historic element. He asked the impetus of targeting this specific areaway.

Mr. Holt said they want to get in front of the streetcar project. He said that with the funding they have they can do one areaway per year at the most. He said they can go back and look at all the options and analysis.

Mr. Hester said to do another project review.

Ms. Nashem said she heard the Board say that more information is needed on the condition of the areaway and how the options address that.

Mr. Hester said the board is bound by the District Rules where there is no mention of financial part – that is for applicant benefit only.

Mr. Astor said the board's job is to protect the areaway. He said backfilling it is the worst case scenario option.

Mr. Hester said that the life-safety issue opens a whole other level of discussion and documentation that would be required to be deemed acceptable.

Mr. Astor said the package of information was helpful.

### **Board Business**

Mr. Hester explained that next meeting board members will vote for new Chair and Vice Chair; nominations should be emailed to Staff or paper copies completed at meeting.

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
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