



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 295/17

MINUTES for Wednesday, September 6, 2017

Board Members

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

Staff

Genna Nashem
Melinda Bloom

Absent

Brendan Donckers

Chair Mark Astor called the meeting to order at 9:00 a.m.

090617.1 APPROVAL OF MINUTES: July 19, 2017

090617.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

The following application was reviewed out of agenda order.

090617.22 Heritage Building/Western Dry Goods
101 S Jackson

Kimberly Petty

Change of use from retail to gallery/event use in a 7, 442 square foot space.
Revisions to previous approval to alter one storefront entry door.

ARC Report: Mr. Kralios reported that ARC reviewed the plans provided and thought that the gallery was a preferred use when it is under 3000 square feet but is not listed as discouraged when it is over 3000 square feet so that it is not a discouraged use. They thought that the use would be pedestrian-oriented and would activate the space and the street. ARC generally thought that the reduction of inset doors is an improvement

and thought that the change to one proposed door configuration to resolve floor height issues was compatible. The material and colors will be the same as previously approved. ARC recommended approval for the change of use and the proposed revisions to the previous approval.

Applicant Comment:

Kimberly Petty explained the intent to change the use to gallery, event center. She said they occupy 28.3% of the block front and will provide lots of activity. She explained the interior layout. She said there are currently three inset storefronts and they propose to change to one inset storefront in the same approved design. She provided two options: 1) one inset door on south side of vestibule with height of sill increased higher on inset portion; or, 2) decrease floor level 5" at that entry to facilitate ingress.

Mr. Hester asked if it would impact historic materials.

Ms. Petty said it would not.

Mr. Kralios asked the applicant to describe the entry level to the floor now.

Ms. Petty said it is 10-12" higher and using an ADA ramp would get shorter if lowered; they prefer Option 2, lower the floor 5" at that location. She said they are working with a structural engineer but they have not been on site yet to verify.

Mr. Astor noted the interior is not in board purview, the changing the sill height is.

Staff report: Ms. Nashem explained that the Board previously approved PSB9417 for alteration to the storefronts. This application is a reduction to those alterations and is a change to one of the proposed alterations. The storefronts are not original.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said the application was discussed at previous ARC meetings and there was support for going to a more aligned façade. He said the proposal is consistent with design of building and others in the district. He said the materials and colors are appropriate and he had no concern about the use.

Mr. Kralios said that gallery is a preferred use and the District Rules are silent on that over 3000 square feet. He said the simplification of entries is good and it places emphasis on the entry.

Other board members concurred.

Action: I move to recommend granting a Certificate of Approval for Change of Use from retail to gallery/event use in a 7,442-square foot space. Revisions to previous

approval for storefront a storefront entry door; both options recommended for approval based on further review of structural condition.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *September 6, 2017* public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.130 Street Level Uses

A.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;

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.

A. 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.

- B. 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)

- C. 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)

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

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

090617.21

State Building
300 Occidental Ave S

Katherine Anderson

Installation of signage

ARC recommended an expedited review which means the applicant will not need to present, as the application is simple and straightforward and determined by ARC to be compliant with the regulations.

Staff report: Ms. Nashem said the letter size complies with the sign band regulations. Most other businesses on the Occidental Mall also have gold letters.

Mr. Astor recused himself.

Public Comment: There was no public comment.

Mr. Kralios said the sign complies with District Rules.

Action: I move to recommend granting a Certificate of Approval for installation of signage gold letters in the sign band per the plans and samples provided.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 6, 2017

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

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 Signs

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board.

(8/93) Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

Sign Materials: Wood or wood products are the preferred materials for rigid hanging and projecting (blade) signs and individual signage letters applied to building facades. (7/99)

C. Specific Signage Regulations

2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied, and shall not be neon. (12/94)

MM/SC/RH/AR 4:0:1 Motion carried. Mr. Astor abstained.

090617.23

Squire Building

Nick Brown

On the Field
901B Occidental Ave S

Tabled.

090617.24

200 Occidental

Joseph Biacca

224 Occidental Ave S

Installation of a sidewalk café

ARC Report: Mr. Kralios reported that ARC preferred fenceless sidewalk cafés but preferred SDOT find an alternative that is more compatible with the historic district; in the meantime, the blue markers are what is available. ARC thought the materials were high quality and durable and the colors compatible with the district and the building. They supported the use of a rope and stations during event days. ARC recommended approval.

Applicant Comment:

Joe Biacca proposed outdoor seating to match what Cherry Street has; there will be 40 or fewer chairs. He said the café will be fenceless most of the time; they will use black ropes and posts during event days.

Staff report: Ms. Nashem said that SDOT is working to find a more compatible sidewalk marker but in the meantime the standard blue marker is what is available.

Mr. Kralios asked if they will use umbrellas.

Mr. Biacca said they won't because there are awnings on the building.

Mr. Hester asked if the footprint had been reviewed by SDOT.

Mr. Biacca said it had.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said it is consistent with regulations and he had no objections. He said the furniture is consistent with that at Cherry Street. He said the furniture will come in each night and they will use stanchions and ropes temporarily on game days.

Mr. Hester asked about the furniture in the park.

Mr. Biacca said that furniture gets moved around the park.

Action: I move to recommend granting a Certificate of Approval for installation of a fenceless sidewalk café with the use of a velvet rope and stations in black during events.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *September 6, 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) Planter boxes are discouraged and will be permitted only in exceptional circumstances.

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

090617.25

City Loan Building/Occidental Park

Robie Russell

109 South Washington

Installation of a sidewalk café with railing which extends into Occidental Park

ARC Report: Mr. Kralios reported that ARC reviewed the drawings and photos provided and noted that although this is an after the fact consideration, they would be reviewing this application the same way they would review a new application. ARC thought that the railing was compatible with the district and similar to other railings in the District; it was not attached to cobble. They thought that the tables were compatible and durable but there were mixed feelings about the red plastic table covers. ARC agreed that the proposed plastic chairs were not durable and of high quality consistent with the District and they would not recommend approval of this element of the application. They suggested that they provide an alternative metal chair. The applicant noted that they used to have metal chairs but some were stolen when they were left out at night. ARC noted that they had never heard of anyone else having their chairs stolen and no one else has plastic chairs. They suggested that they solve that by bringing the table and chairs in at night. ARC thought that three umbrellas was reasonable but that the three needed to match each other.

Robie Russell explained the person in charge of getting the permit moved so they had to do this retroactively. He showed the tables, rails, location. The rails are not attached to the building, they stand along. He said new chairs will be purchased to match the metal tables and provided a photo of the proposed chairs.

Staff Report: Ms. Nashem reported that this sidewalk café has existed in different parts of the park for several years without a Certificate of Approval. In 2013, they submitted

an application but the application was not complete and was never competed. In 2015, they received a permit from Parks that was conditioned upon getting a Certificate of Approval which they never received as they never completed the application. They applied again recently and completed their application. SDOT started to address the compliance when they went to review the other applications in the area. They are proposing plastic furniture, which has never been approved. She said at the guidance of ARC that plastic was not compatible with the district or durable, changed to metal tables and chairs.

Mr. Hester noted that the circular silver tables will remain and will match the new chairs.

Ms. O'Donnell said the red vinyl table covers are different from what is seen at other sidewalk cafes in the district.

Mr. Hester agreed and said removing them makes sense; vinyl table covers are not compatible. He said to leave the table exposed and wipe it down.

Mr. Astor agreed and said the red vinyl is not in keeping with the district.

The applicant agreed to not use them.

Public Comment:

Greg Aden said it already exists.

Mr. Kralios said the rails are metal, durable and do not impact any historic material. He said the tables and new proposed chairs are high quality and consistent with others in the district. He said the vinyl table tops are not in keeping with the district. He said that three umbrellas is reasonable as long as they match.

Mr. Rolluda concurred.

Action: I move to recommend granting a Certificate of Approval for Installation of a sidewalk café with railing which extends into Occidental Park, per the plans provided with the chairs *as revised*, *without* the red table covers and with up to three umbrellas as long as all three umbrellas match each other and if the umbrellas advertise a product that the product is the sold at the business and that not more than one product is advertised.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *September 6, 2017* public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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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)

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

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

090617.3 PRELIMINARY PROJECT REVIEW

090617.31 74 S Jackson St (former addressed as 316 Alaskan Way)

Briefing regarding proposed demolition and new construction Jerry Garcia

Briefing packet in DON file. Following are Board and public questions and comments.

Jerry Garcia, Olson Kundig, said they hoped to get clarification on four items:

1. South Jackson entrance
2. Cornice
3. Canted lightwell on North
4. General penthouse design

South Jackson Entrance

Mr. Garcia provided an overview of the design up to this point and said they added a band belt course as a connection to the horizontal band on the building next to it and recessed/inset entry to reference condition on adjacent building.

Cornice

Mr. Garcia said they eliminated the cant on the Alaskan Way side windows for consistent presence on both elevations. He said they reduced the overhang of the cornice so there is less of a cornice presence now but it still ties into the context without being so prominent.

Lightwell

Mr. Garcia said they mapped district lightwells which responded to a need for light. He said they reflected adjacent lightwells and recessed the area as shared space. He said they canted the window to maximize light. He provided an exploration of the design and types of lightwells. He said the north façade is a secondary one.

Penthouse Amenity

Mr. Garcia showed how the canted space meets the roof and how they provided a buffer to the east side by moving the mass to middle and set it back. He said there is a 13'6" enclosed roof amenity. He said they are working to keep the mechanical as low as possible and provided views studies. He said they will celebrate the historical width of the alley and will maintain current alley setback.

Mr. Hester appreciated the lightwell case studies and said they are a common theme in the district. He asked about the aspect ratio and sizing.

Tom Kundig, Olson Kundig, said it varies and is more intuitive.

With regard to the canted windows Mr. Hester said a lot of emphasis has been placed on a concept. He said it is interpreted as a modern architectural component. He said it is a novel concept in lightwells and is appropriately placed on the north façade.

Public Comment:

Linda Gallagher, private citizen, said she lives in Ballard but would love to live in Pioneer Square just not next to this building. She said it has gotten better over the years but the scale and mass are too much. She said there are three things:

- 1) Pioneer Square from the very beginning was, is, always should be a waterfront community especially now with the Viaduct coming down. When you block off the waterfront along the edge of it you take away the light from all the other historic buildings. She said there is a lot more discretion on this space because it is like building on a parking lot. She said she was not commenting on the parking garage issue.
- 2) But it still needs to be mass and scale with the other buildings; she said it is not at all with the building to the north; it towers over it. She said she didn't know the engineering of it or canting facts. She said she didn't see any respect for 80 S. Jackson to the east go all the way up, big tower, in mass and scale. The drawings / renderings looks like the new building is only one story plus the top story that now looks like a penthouse - all glass plus amenities above. It towers over that side so maybe if there was a way to do one of those relites to the east too that would get a little sun inside your building. Still a big block wall above the buildings to the east and all around it. Nothing else is in the same scale as this except the new one.
- 3) The waterfront is Pioneer Square too. At one of the meetings you talked about waterfront side and now turning the corner to go into Pioneer Square. She said that all sides of the building are Pioneer Square; she asked that they keep that in mind.

Greg Aden, district resident, said massing remains a problem. He said it looks nice in slides but it still 100' plus penthouse; it is out of scale. He said they said they would do their best to keep the height lower, that would solve the problem. He said that he didn't think a Certificate of Approval has been issued for demolition yet. He said they are the only people who have presented an unpaid expert, Dr. Jeffrey Ochsner, University of Washington. He said he had recent research on this building and he believes that the existing building is historic and contributing. He said as Linda said, she defers to the structural engineers; we should all defer to the unpaid expert, a person who really looked into this deeply and has a strong opinion on it. He said that we should respect that opinion. He said you all have your levels of expertise and he wouldn't try to overstep those; Dr. Ochsner has his and we should respect that. He said that there are two other historic and contributing garages in Pioneer Square; they were built after the existing garage and they have architects that are no more well-known than here. He asked if they should be torn down if they are no longer contributing. He said how can you justify demolition of this garage and not touch the others. If the others are precedents, are historic and contributing, so this one has to be historic and contributing. He asked that his comments be taken into account.

Jessica Lucio, district resident, said she participated in the last proposal that went to the Hearing Examiner and the Hearing Examiner decided that it was out of scale due to height. Height which was brought up at several meetings by members of the public. The response by the SDCI was to remove height from the purview of the board which is illegal. She said that the Hearing Examiner's decision will be the exact same decision on this proposal if it gets a Certificate of Approval. She said it does not deserve it in any way, shape, or form; it is against the Ordinance that created the District. She said it is against the Standards for Rehabilitation, a set of ten minimum considerations for historic preservation and it is out of scale. She said that the surrounding properties are low lying. It is between that low-lying property and an even lower lying district at the Waterfront which maxes out at 45 feet. She said there is no reasonable path for this proposal to go on and be built unless by obstruction and ignoring public concerns.

Nick Lucio, district resident, said when he looks at this proposal this is truly no different from the last proposal that went in front of the Hearing Examiner. He said the scale is nearly identical, in fact the massing is larger now that it goes to all of the lot lines. He said the massing is actually much larger – 30 – 40% larger than the last one was. He said we have the same project that was rejected last time coming before the Board again. He encouraged the board to take that into consideration and realize that the project although we are talking about windows and various architectural features is fundamentally is against the Pioneer Square Ordinance due to the scale and massing of the current proposal.

Mr. Hester asked for clarification on massing being larger than previous proposal.

Mr. Lucio said the previous proposal from the firm in Oregon was a residential building – he said his understanding is residential buildings can't go to the full lot line – so it had a nice L-shape to it that was carved out; even though it was approximately the same height; that building would be a lot less. He said this building goes to all four lot lines so it is larger massing than the previous proposal.

Mr. Kralios said on the Jackson façade, the elimination on the bridge element doesn't go far enough. He said to utilize it as a way to scale down the building by disconnection to brick. He said the street patterns tend to have full break up of brick that will help break down scale. He appreciated the reduction in size of the cornice. He said the upper cornice is set further out to property line instead of back. He said the canted lightwell would be more benefit off the alley. He said there are a lot of elements on the rooftop and locating the mechanical at the property line on the alley doesn't help mitigate height. He said the consider alternate placement of mechanical.

Mr. Hester asked for clarification on Mr. Kralios's lightwell comment.

Mr. Kralios said that the brick part of the building is a nod back to historic character; the glass part differentiates. He said he would support a cant in the alleyway – it could mitigate scale and impact to adjacent property.

Mr. Hester noted buildings where the lightwell was not on the alley – Mottman, Interurban so he supported it on the north facade. He said the canting is a modern design component and it throws him off a bit. He said he worries the cant detracts and pulls the building away from being compatible. He said Concept 1 of previous proposal the recessed curtain without horizontal banding was strong design component. Relief and distinct fenestration style contributes to the reduced massing. The reduced cantilever cornice is a better choice and better location. He appreciated the creativity to go into new window concept and he is eager to see how it develops; it could be successful.

Mr. Rolluda appreciated the in-depth district analysis and the ideas drawn from it. He said that this building does fit in – rhythm and massing and punched windows. He said it has consistent architectural voices in the District; he noted the simplicity of Alaskan Way and Jackson Street façades. He appreciated the band at the entry and said it brings vertical ties to the adjacent building. He said the cant on the north elevation is a strong statement and said it might work being a secondary façade. He said the canting of a lightwell is a modern element which hearkens back to light monitors that were canted to gain more light. He said the location of the cant on the north façade is an attractive elevation and it creates interest. He said the technical reason for cant is to collect light. He appreciated the simplicity of the cornice and that it brought back a light cap to the building.

Mr. Astor said when they raised up the Jackson entrance he appreciated the grander entrance. He said there are different window elements on either side. He appreciated the brick concourse brought through on a couple levels to tie it together making it more cohesive. He appreciated the smaller cornice depth. He thought the canted lightwell is a compatible modern addition to differentiate it from historic buildings. He said they have reasons to bring light in and it breaks up the north façade. He said he had no strong feelings about the penthouse.

Ms. O'Donnell appreciated the reduction in the height of the penthouse, the lightwell and its cant. She said the building looks like a collection of small buildings rather than

one large one. She thought the reduced cornice and the differentiation with window sizes also helped reduce scale and break up massing.

Mr. Garcia said the orientation was chosen because of the utility of bringing light and air into the building and they wanted to keep it quiet on the alley to give privacy to residents across the alley. He said there are no residents across the north.

Mr. Kundig said the north face window walls are canted to get more light.

Mr. Kralios said to provide more information on cant and light as benefit to building and as a mitigating element to shave off mass. He said there was mixed input on Jackson Street entrance to carve away mass.

090617.4 BOARD BUSINESS

090617.5 REPORT OF THE CHAIR: Mark Astor, Chair

090617.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227