



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 88/21

MINUTES for Wednesday, June 16, 2021

Board Members

Lynda Collie
Alise Kuwahara Day
Audrey Hoyt
Alex Rolluda, Chair
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Sam Dawson
Brendan Donckers

Chair Alex Rolluda called the meeting to order at 9:00 a.m.

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx meeting link or the telephone call-in line provided on agenda.

061621.1 APPROVAL OF MINUTES:

April 21, 2021
MM/SC/

May 12, 2021
MM/SC/

061621.2 PUBLIC COMMENT

There was no public comment.

061621.3 PROJECT BRIEFING

061621.31 Westland Building
100 S King St

The full project scope includes the complete renovation and adaptive reuse of the existing Westland Building, change of use from office to lodging, and new construction of a one-story rooftop penthouse. This briefing package is submitted for early guidance relative to the following updates to the design proposal:

- 1) Proposed street-level uses
- 2) Proposed modifications at ground level of secondary facades on public alley (east) and private passageway (north)

Staff report: Following the 2/5/2020 briefing to the Board, the project received administrative Certificate of Approval for Preliminary Design on 9/9/20 which included the change of use and construction of a one-story rooftop penthouse.

Modifications to the building exterior addressed in this briefing are proposed in support of street-level activation and contemporary use. To preserve the visual character of the existing building, proposed modifications are concentrated within non-historic elements that have been previously modified during the building's history, where possible.

Mike Jobes, Miller Hull provided context of the site and proposed addition of a dining patio in the north private passageway; restaurant will be open to the public. He said the project at this site is companion to separate projects at 419 Occidental and 115/119 Jackson. He noted the unique opportunity to program an entire block and create a micro-district. He said this will bring life to the alleyways. He said the Westland Building project will result in a 115-room hotel. He said that historic tax credits are being sought and they are working with consultants. He said in 1977, the Westland Building was one of the first heritage restorations in Pioneer Square. He said the transformer vault was installed at that time and the 1st Avenue entrance was partially bricked in. He proposed unbricking the opening and bringing it back to its former glory. He said the building was upgraded seismically in 2007.

Mr. Jobes proposed street uses: two multi-purpose rooms, fitness room, lounge, general sales and service, accessory dining enclosure, and food and beverage establishment. He noted ability to enter restaurant from alleyway and from wester retail entrance. He said the transformer vault will be turned into a patio for dining.

King Street Elevation

He proposed diagonal canopy supports for the slim canopy that will clip into the opening; it will be attached to interior shear wall, and not to historic bricks. He said they will restore openings that was altered back to original window look.

1st Avenue Elevation

He said they will restore entry opening and will remove brick infill and replace storefront. He said a below-grade lounge is proposed, fitness room and multi-purpose room are planned for that side.

East Elevation

Remove door at central bay and fill back in. Move primary entry / exit one bay south to become service entrance.

North Private Passageway

He noted the unique condition at the site. He said the existing vault will remain and the patio and canopy setup are designed to be removable when Seattle City Light (SCL) needs access. He said they will need an easement with SCL for access. He said the dining structure is in scale with surrounding adjacent structures and the project turns the vault into an asset that is compatible with building.

Mr. Jobs said the briefing focus would be on the dining area. He provided rendering of building as a rail spur and a rendering of the vault space today. He said four historic openings were closed, windows added; they want to open up and activate the openings. For canopy he proposed steel wide flanges attached to new shear walls inside going out to vault with more steel wide flanges will be placed on top. He proposed a new concrete clap/lid on vault with access hatch for transformer maintenance. He said the enclosure needs to be two-hour rated vertical wall and they propose a two-hour fire rated glass system to keep the openness. He said the roof will be glass to allow visitors to see up historic façade. He said it is all removable.

Mr. Rolluda asked if columns will need to be treated with fire rated material.

Mr. Jobs said they do, and they will use paint that will look like steel. He said they have held back from historic façade and the dining patio interventions will not impact wrap around nice brick. He said bar grating has been kept within secondary brick façade so there is no impact to face brick that wraps the corner.

Ms. Kuwahara Day asked if any historic material would be removed.

Mr. Jobs said no that they would remove only 1970s CME infill.

Ms. Kuwahara Day said she appreciated the structural tie into the shear walls and that the brick is protected.

Mr. Jobs asked if there are budgetary issues if instead of glazed roof the canopy could be solid with sky lights like the approach they took on the upper pavilion at Pike Place Market. He said they will come back with lighting and they plan to pick up with what was approved at 419 and bring that over. He said they are not quite there yet. He said they want to keep the light source hidden with light appearing as glow.

Mr. Rolluda said to come back with lighting briefing and said it is important for activation, especially at night.

Mr. Jobes asked for board opinion on modification of windows at second bay to get an access door; the jamb side would be kept open. He said they propose to remove existing door in 3rd bay and open it back up as window.

Mr. Rolluda asked if the secondary exit could be at the third bay where there is already a door instead.

Mr. Jobes said they need more back of house space and that entrance bisects the front and back of house that is needed for operation. He said the window is not historical material, only the brick above and below. He said the lower window is historical.

Ms. Collie suggested that any brick salvaged be used to infill existing door.

Mr. Jobes agreed and said it was a good idea.

Ms. Hoyt appreciated the programming and activation by utilization of all ground floor space. She asked how the spaces tie into public entrance at 419.

Mr. Jobes said the entrance would be available when the multipurpose spaces are in use. He said there would always be an entrance from the east and he noted the main entrance is from the south. He said 419 next door has an opening on the west façade into the alley for multi-vendor marketplace.

Ms. Hoyt said she appreciates the concept and activation. She said to make sure the uses don't feel exclusive and that it feels inviting to public walking through.

Mr. Jobes said the space is called 'private' because of the land ownership and not for how it will operate. He said the north side is a private alley belonging to an adjacent property. He said public access is desired.

Ms. Hoyt supported the concept as long as it is open to the neighborhood and public.

Ms. Kuwahara Day said because the project is respectful of limiting removal of historic material elsewhere, she was supportive of removal of material at this opening.

Mr. Rolluda concurred.

061621.4

BOARD BUSINESS

Ms. Nashem said interviews had been held for new board members with materials forwarded to the Mayors' Office for review/approval. She said she will keep the board posted when she hears anything.

061621.5

REPORT OF THE CHAIR: Alex Rolluda, Chair

Mr. Rolluda said he has been going to office and has noticed things are opening up. He said the pergola and the play structure are up in Occidental Park but there are still many boards up on buildings.

061621.6

STAFF REPORT: Genna Nashem

Ms. Nashem said the Alliance for Pioneer Square has a grant to help remove panels from storefronts and do minor repairs. She said five or six businesses have already taken advantage.

Genna Nashem
Pioneer Square Preservation Board Coordinator
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