



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 156/21

MINUTES for Wednesday September 1, 2021

Board Members

Lynda Collie
Kianoush Curran
Sam Dawson
Alise Kuwahara Day
Brendan Donckers
Audrey Hoyt
Alex Rolluda, Chair
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

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.

Roll Call

Lynda Collie	Present
Kianoush Curran	Present
Sam Dawson	Present
Alise Kuwahara Day	Present
Brendan Donckers	Present
Audrey Hoyt	Present
Alex Rolluda, Chair	Present
Felicia Salcedo	Present

090121.1 APPROVAL OF MINUTES:
 June 2, 2021
 MM/SC/LC/AKD 8:00 Minutes approved.

090121.2 PUBLIC COMMENT

There was no public comment.

090121.3 APPLICATION

**090121.31 Burke Building - Sidewalk and Areaway
160 S Jackson St**

Rebuild the sidewalk including alterations to the areaway ceiling and structurally reinforce the areaway for two panels

Ron Wright provided context using a site plan and indicated where a truck turned the corner and went through the sidewalk, leaving a large hole in the areaway. He said steel plates cover the damaged area. He said repair will maintain the areaway, remove the lid, provide new concrete slab. The sidewalk will be restored later; he noted the granite curb will be retained. He said the underside photos shows the damage with bracing, brick arches with steel beams. He said two supporting beams need to be replaced and the roof needs to be replaced with concrete. He said the two arches will be replaced with three to handle the load.

Staff report: Ms. Nashem said there was no quorum at the last meeting; the application was presented to the board members in attendance. Those in attendance were supportive of the projects. She said a couple years ago a truck drove on the sidewalk causing a portion of the sidewalk and areaway ceiling to cave in. It has been temporary covered with a metal plate since. Shortly after the accident occurred SDOT structures staff, and the building owner, along with a sidewalk topping consult along with myself attended a site visit. Staff observed that this section of the areaway is walled off from the rest of the areaway, that it had cobble and brick walls as well as one remaining brick arch. It was also noted that there were several locations of cracks and previous failed repairs to cracks and spalling on the sidewalk. Options discussed at the time included filling the areaway and adding a topping coat to the sidewalk. The proposed alternative maintains the space of the areaway, and the areaway walls and provides for a solid sidewalk. The entire buildings areaways are rated as substantially intact areaway and the remainder of the areaway is used for underground tours.

Ms. Kuwahara Day said it was a consensus that the plan is fairly sensitive to the area and is as minimally invasive as possible. She said this is the preferred alternative and the historic brick will be retained.

Action: I move to recommend granting a Certificate of Approval for: Rebuild the sidewalk including alterations to the areaway ceiling and structurally reinforce the areaway for two panels as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 1, 2021 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

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.

XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

Secretary of Interior's 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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/KC/LC 8:0:0 Motion carried.

Mr. Rolluda asked when work would begin.

Mr. Wright wasn't sure but thought it would be in the next six months. He said the project still needs to go through the SDOT SIT process.

090121.32

Merrill Place – Sellers Building

Alterations to the cornice to provide sleeves for window washing equipment

Staff report: Ms. Nashem said she was not aware of any other project proposal like this, and she was not sure how the building accommodates window washing at present.

Mary Hustad, Nelson proposed installation of window wash sleeves to allow for a safe window washing process. She said the sleeves would be in line with major window mullions and would be installed up over the cornice and anchored to structure through roof. She said the only visible part are the sleeves where they come through the cornice through the opening underside of dentils.

Todd Sparrow said the sleeves won't be visible from the street and they felt this was the best option and the one with least impact to the building.

Ms. Hustad said there are 8' between the supports.

Ms. Kuwahara Day asked if the cornice is historic.

Ms. Nashem said she assumes that it is.

Mr. Sparrow said there is no documentation, but they are treating it as if it were historic. He said a significant upgrade on the building was done in 1985. He said window washing attachment used to be at the cornice ends but it caused damage. Responding to questions, he said the cornice is sheet metal. He said the sleeves would be watertight within the cornice with a boot at the top where the sleeve penetrates the top. He said the metal sleeve will not protrude through the dentil, only the shadow will be visible.

Mr. Rolluda called it an 'innovative' system and noted that safety is important. He said the visible impact would be minimal. He asked if the sleeve would be painted.

Mr. Sparrow said it is galvanized and would be painted to match color of sheet metal on top of cornice – a brick red color.

Action: I move to recommend granting a Certificate of Approval for: installation of sleeves as shown.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 1, 2021 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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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.

Secretary of Interior's Standards

10. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
11. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/SD/AH 8:0:0 Motion carried.

090121.4 BRIEFING

090121.41 Yesler Bridge abutment

Sara Pizzo, Alliance for Pioneer Square provided an overview of the bridge’s history and noted that it was built in 1910 and rehabbed in 2016-2017. She said the west abutment was replaced during the rehab; the mural is proposed for that wall. She said a public art project would benefit the neighborhood. She said SDOT has given permission to use the site. She said an open call for artist was held; selected artist is from the Quinault tribe. She shared the design and explained it would be painted directly on the concrete with an anti-graffiti clear coat on top. She said the artist can come back for needed maintenance. She said board input is desired.

Mr. Rolluda asked how the mural would be impacted by the slope of the wall and if lighting would be included.

Ms. Pizzo said the mural will accommodate the slope and she said she would talk to the artist about showing that on rendering. She said no lighting is proposed.

Ms. Nashem said there is lighting under bridge exists, but no additional spots are proposed.

Ms. Collie said she appreciates the community outreach and thoughtful art. She appreciated that maintenance and follow-up have been planned.

Mr. Dawson appreciated community outreach was done despite Covid. He said it is important to have neighborhood engagement. He said it is a beautiful mural.

Ms. Pizzo said they plan on having volunteer painting day, under direction of the artist. She said they are still working on those details.

Mr. Rolluda asked if an informational plaque is planned and noted URL code provided at art installation. He said the design is beautiful and that he likes the colors and composition.

Ms. Pizzo said she would look into plaque.

090121.5 BOARD BUSINESS

Ms. Nashem said new board members should be confirmed on September 20, 2021 and would replace Ms. Kuwahara Day and Mr. Donckers. She thanked Ms. Kuwahara Day and Mr. Donckers for their service on the board. She also thanked Mr. Dawson for being available to attend another meeting before his term ended.

090121.6 REPORT OF THE CHAIR: Alex Rolluda, Chair

090121.7 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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