



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 168/22

MINUTES for Wednesday August 3, 2022

Roll Call

Board Members

Kianoush Curran
Maureen Elenga
Lauren Kush
Jose Lorenzo-Torres
Lindsay Pflugrath
Alex Rolluda, Chair

Staff

Genna Nashem
Melinda Bloom

Absent:
Lynda Collie

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

080322.1 PUBLIC COMMENT

080322.2 APPROVAL OF MINUTES:

June 15, 2022
MM/SC/LP/ME 5:0:0 Minutes approved.

080322.3 BRIEFINGS

**080322.31 Metropole Building
423 2nd Ave**

Briefing regarding alterations to the areaway

Matt Aalfs said a Certificate of Approval was issued last year for this building which will operate as a mixed used community resource center. He said the areaway is in poor condition and will need lots of work to make it usable space. He provided photos of existing space and noted load bearing masonry brick resting on steel beams that are

rusted through. He proposed restoration of prism sky lights. He said the basement level is proposed to be used as conference space, storage, a mothers' room, meeting rooms. He provided a reflected ceiling plan and noted the need to reconstruct the ceiling which is the structure that supports the sidewalks. He said structurally the areaway must meet certain loading requirements and is a life-safety hazard now.

Greg Coons went over detail of structural issues and noted water infiltration has created lots of damage, the concrete is in severely poor condition and the areaway doesn't have enough depth to meet SDOT requirements for loading. He proposed a concrete arch system.

Mr. Aalfs said at this time the areaway can't support the weight of trucks or heavy vehicles should they accidentally drive on it. He said that 2nd Avenue is a major vehicle thoroughfare. He proposed removal of brick and deteriorated concrete slab and to replicate the arch shape with concrete while meeting loading requirements. A weatherproof barrier will be used. He shared renderings of cross sections, preserved existing brick and new concrete vaulted structure, view looking up at prism lights, and a minimal strip LED lighting. He proposed a simple glass wall system that will be a minimal, butt-jointed system so the focus will be on the brick.

Mr. Rolluda applauded Mr. Aalfs' intent to get LEED Platinum rating and said it is not an easy feat. He asked if the suspended ceiling was intended to hide structure.

Mr. Aalfs said everything will be exposed. The acoustic panel are needed for acoustic performance as the room is intended to be used as a board room.

Mr. Rolluda asked if the rubble stone would be retained and how waterproof is it.

Mr. Aalfs said a new concrete retaining wall would be installed with a system to capture water between new wall and the rubble wall

Mr. Rolluda said the board formed concrete barrel vaults is a good solution. He said the columns were sized appropriately.

Ms. Pflugrath appreciated the ambition and thought that has gone into the project. She noted the structural security of the sidewalk and said she would support the project.

Mr. Lorenzo-Torres said it is a great solution to replicate the vaults. He asked if the vaults are common.

Mr. Coons said use of vaults is not uncommon and noted the plan to replicate them in concrete.

Mr. Lorenzo-Torres noted materials propose do not detract from the vaults but thought the columns were obtrusive.

Mr. Aalfs said it is basically concrete post and beam and that the existing beams were built into the brick.

Mr. Lorenzo-Torres said the column didn't exist before.

Ms. Elenga said it is a great solution to retain the form. She was glad the glass prisms would return and said that helps to mitigate the loss of the brick arches.

080322.32

Seattle Steam

633 Post Ave

Briefing on proposed rehabilitation and addition to the building

Matt Aalfs said the steam plant is being decommissioned which will be complete by end of year. The building owner wants to sell, and local developers are interested but no one would buy because of the risks associated with environmental cleanup and the complication of adaptive re-use of this type. He said there is not a lot of usable square footage and noted the building is in the local historic district and is on the National Register. He said he has been asked to provide potential massing strategy that could be viable to Secretary of Interiors Standards and to Preservation Brief 14. He said there is no plan to proceed with a project, he is assisting owner to create material to offer potential buyers.

He provided historical significance and said the Old Post Station Facility, along with the Seattle Steam's New Post Station, is one of the last working remnants of the industrial fabric of the Pioneer Square-Skid Road Historic District and definitely dates from before 1903. The buildings have been in continuous use as a steam plant. He said the buildings are relatively intact for their age and noted the interior is all modern although the equipment is still there. He said coal has been burned there in massive furnaces so there is hazardous material on site. He said in addition to burning coal, there are asbestos insulated pipes, onsite fuel storage, battery room all of which require environmental cleanup in the building and soil. He noted the unique circumstances of this building due to its use. He indicated "Hell's Alley" space between buildings.

Mr. Aalfs proposed upgrades to operate the change of use including new building systems and noted the intention to meet a 100,000 square foot threshold to make the proposal viable and to create a pathway to meet SOI and Preservation Brief 14. He proposed a multi-story addition on Old Post building and one and a half story addition on the New Post building. He showed studies to get more usable space in the building. He provided context of adjacent buildings relative to height. He provided street-level perspective view so board could consider contextual impact of buildings with additions.

Mr. Rolluda said it is amazing space and it would be a shame to cut it up. He said it would be ideal to have a creative use of the space; the tall arch windows are beautiful. Mr. Rolluda suggested an option to open up to mixed use and preserve some of the tall bay space.

Mr. Aalfs said the owner wants clarity on what kind of multi-story addition might be viable to the preservation board.

Ms. Elenga said the massing strategy makes sense and appears to adhere to Preservation Brief 14. She said the angled setback is elegant and minimizes impact. She noted the big open space.

Ms. Pflugrath expressed concern about the foreboding thoroughfare but noted nothing presented would be an obstacle or hurdle. She said to preserve the windows.

Ms. Elenga wanted the building purchased and developed and to have a clean site.

Mr. Aalfs said having a developer who understands the limitations is desirable.

Ms. Elenga said there don't seem to be any overwhelming objections to the project.

Mr. Rolluda concurred.

080322.4 BOARD BUSINESS

080322.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

080322.6 STAFF REPORT: Genna Nashem
Administrative Review report

Ms. Nashem provided an update on administrative reviews.

Genna Nashem
Pioneer Square Preservation Board Coordinator
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