



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 50/18

MINUTES for Wednesday, February 7, 2018

Board Members

Adam Alsobrook
Lynda Collie
Kianoush Curran
Brendan Donckers
Dean Kralios, Chair
Carol O'Donnell
Alex Rolluda
Alison Thompson

Staff

Genna Nashem
Melinda Bloom

Absent

Chair Dean Kralios called the meeting to order at 9:00 a.m.

020718.1 APPROVAL OF MINUTES:

November 1, 2017

MM/SC/KC/AA

4:0:2 Minutes approved. Mmes. O'Donnell and Collie abstained.

020718.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

020718.21 Lucky Hotel Building

211 1st Ave S

Change of use from retail to restaurant in a 3,600-square foot space street level space

ARC Report: Change of use not reviewed at ARC

Henry Walters, Atelier Drome, explained that Even Steven, a sandwich shop, would be the tenant.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said the board has approved similar use in the past especially when a space was long and narrow.

Mr. Donckers arrived at 9:02 am.

Staff Report: Ms. Nashem explained that while the square footage of the use puts it in the discouraged use category, restaurant would otherwise be a preferred use. The Board can approve discouraged uses when they are compatible with preferred use. In the past the Board has considered a larger than 3,000-square foot restaurant compatible with a less than 3,000-square foot restaurant. The Board has also considered the layout of the similar space which is not practical to split into two long skinny spaces with one main entry.

Action: I move to recommend granting a Certificate of Approval for Change of use from retail to restaurant in a 3,600-square foot space street level space as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 7, 2018 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;

b. Theaters.

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for 23.66.130:

a. Any use occupying more than 50 percent of any block front;

b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

Pioneer Square Preservation District Rules

II. CERTIFICATES OF APPROVAL FOR USE, DESIGN AND DEMOLITION

B. Use Approval

MM/SC/CO/AR 8:0:0 Motion carried.

020718.22

Interurban Building

102 Occidental Ave S

Change of use from sales and services to eating and drinking in a 2,466 square foot space street level space

ARC Report: Chang of use not reviewed at ARC.

Applicant Comment:

Steve Bull explained the change of use to eating and drinking from sales and service. He noted the space on highlighted plan.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules.

Action: I move to recommend granting a Certificate of Approval for change of use from sales and services to eating and drinking in a 2,466-square foot space street level space per the plans attached.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 7, 2018 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

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

II. CERTIFICATES OF APPROVAL FOR USE, DESIGN AND DEMOLITION

B. Use Approval

MM/SC/AA/BD 8:0:0 Motion carried.

020718.23

Maud Building

309 1st Ave S

Change of use from restaurant to gallery with accessory offices in a 2,907square foot street level space and change of use to storage in 3,044 a basement space

ARC Report: Change of use not reviewed at ARC

Doug Holmstrom explained the space will be used for gallery; past use was catering. He said the basement area is in rough shape; they will use it for storage. Responding to clarifying questions, he oriented board members to the space using a site plan.

Mr. Donckers asked staff if there are rules for basement use.

Ms. Nashem said all uses are allowed unless they are a prohibited use.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules.

Action: I move to recommend granting a Certificate of Approval for Change of use from restaurant to gallery with accessory offices in a 2,907square foot street level space and change of use to storage in 3,044 a basement space

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 7, 2018

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

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.120- Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by [Section 23.66.122](#) and those that are subject to special review as provided in [Section 23.66.124](#).

C. All uses not specifically prohibited or subject to special review under [Section 23.66.124](#) are permitted as both principal and accessory uses, except gas stations, which are permitted as accessory uses only in parking garages.

SMC 23.66.122 - Prohibited uses

A. The following uses are prohibited in the Pioneer Square Preservation District as both principal and accessory uses:

1. Retail ice dispensaries;
2. Plant nurseries;
3. Frozen food lockers;
4. Animal shelters and kennels;
5. Pet daycare, except as permitted as a street-level use in subsection 23.49.180.F if an applicant elects to use added height under the provisions of [Section 23.49.180](#);
6. Automotive sales and service, except gas stations located in parking garages;
7. Marine sales and service;
8. Heavy commercial services;
9. Heavy commercial sales;
10. Adult motion picture theaters;
11. Adult panorams;
12. Bowling alleys;
13. Skating rinks;
14. Major communication utilities;
15. Advertising signs and off-premises directional signs;
16. Transportation facilities, except passenger terminals, rail transit facilities, parking garages, and streetcar maintenance bases;
17. Outdoor storage;
18. Jails;
19. Work-release centers;
20. General and heavy manufacturing uses;
21. Solid waste management;
22. Recycling uses;
23. Major marijuana activity; and

24. High-impact uses.

B. Except for the uses listed in subsection 23.66.122.B.2, automobile-oriented commercial uses are prohibited, including but not limited to the automobile-oriented uses listed in subsection 23.66.122.B.1.

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;

b. Theaters.

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for 23.66.130:

a. Any use occupying more than 50 percent of any block front;

b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

Pioneer Square Preservation District Rules

II. CERTIFICATES OF APPROVAL FOR USE, DESIGN AND DEMOLITION

B. Use Approval

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

020718.24

Mutual Life Building

605 1st Ave S

ARC Report: Mr. Kralios said ARC reviewed the proposed hardware and considered it to be compatible with the building and the historic district. Much of the mechanism will be internal which the ARC thought was an improvement over the previous hardware. ARC recommended approval and recommended an express review. The ARC report will be read, and the applicant will be available for clarifying questions but otherwise it will go straight to a Board vote following public comment.

Staff Report: The door was previously approved; the door and hardware were determined not to be historic material.

William Bowen explained the door was just replaced and they are upgrading the hardware to something less intrusive and more in character with the building. He said the hardware is unlacquered bronze and brass which will patina to a natural finish as it would have when the building was built. He said the door is in an alcove. He explained the plate is custom.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules.

Action: I move to recommend granting a Certificate of Approval for New hardware for previously approved new door as shown in the approved plans.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 7, 2018 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.

Secretary of Interior's Standards for Rehabilitation 9

MM/SC/AA/AR

8:0:0 Motion carried.

Mr. Bowen said the board has been helpful and kind and noted the door will look awesome. He said Ms. Nashem is a valuable asset.

020718.25

Bike Racks

Various locations around Pioneer Square

ARC Report: Mr. Kralios reported that ARC thought the locations proposed were all appropriate. They thought that the locations lined up the racks with other street furniture and aided in pedestrian flow while accommodating car doors where parking is allowed. The only concern was in the locations where the old racks were being removed; ARC would prefer the holes be filled or sealed to prevent water intrusion and cracking. It was acknowledged that the bike rack on 1st Ave would likely not be installed until the end of the street car project.

Staff Report: Bike rack design was approved with PSB13216, installation of some locations was approved in two previous COAs.

Applicant Comment:

Carl Leighty, Alliance for Pioneer Square, explained the plan to replace every existing SDOT bike rack with the Pioneer Square standard. He went over map and key indicating location of existing and proposed bike racks; what will be removed, replaced, and added. He said the design is flat cast iron with some detailing. He said racks will be installed with less than 3" bolt. There will be no impact to the areaway; SDOT will confirm. Only five bricks will be impacted by single hole. He said they did outreach to building owners, business owners and managers. He said that holes will be filled.

Public Comment: There was no public comment.

Mr. Donckers asked if the Alliance for Pioneer Square is the applicant.

Mr. Leighty said yes.

Mr. Rolluda appreciated Mr. Leighty's analysis and sensitivity to location; he appreciated the design.

Mr. Kralios said it will be nice to see this implemented.

Ms. Curran asked if businesses can request a rack in the future.

Mr. Leighty said yes.

Mr. Donckers asked about limitations – if racks can be added to alleys or if they need to be on public property.

Mr. Leighty said they need to be on public property; they have easements.

Mr. Kralios said alleys would be a challenge with service and delivery vehicles.

Mr. Leighty said the city will install at no cost and they got funding via a grant to pay for the racks.

Mr. Donckers said the applicant is the Alliance for Pioneer Square on whose board he serves. He said he would abstain from voting.

Action: I move to recommend granting a Certificate of Approval for Replace bike racks, add bike racks and remove a bike rack per the site plans and photos provided.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 7, 2018 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
XI Street Furniture

Secretary of Interior's Standards for Rehabilitation 9 and 10

MM/SC/AR/KC 7:0:1 Motion carried. Mr. Donckers abstained.

020718.26

Fisher Building

115/119 S Jackson

Removal of existing exterior metal stair

ARC Report: Mr. Kralios reported that ARC thought that the removal of the 1979 stair was appropriate as it was not historic material. It was discussed that the existing stair was bolted into the brick with epoxy and that the removal of the bolts could do more harm and therefore the ARC supported the concept to leave the bolts and patch with appropriate patching product. They asked the applicate to get consultation from their mason on products that will prevent water infiltration and rusting of the bolts and if replacement with salvaged brick when the rehab is proposed may be a better long-term plan. ARC recommended approval of the removal of the exterior stair case with the patching method and product to be reviewed administratively, and if the long-term plan is to be replacement brick that the plan be included in future briefing.

Applicant Comment:

Michael Thompson said that as part of the 419 project a new transformer vault will be installed. In order to construct the vault, they must remove the stair which is the second means of egress; the 115 building is currently vacant. He said that when rebuilt the stair will be inside. He provided detail of the connection points and said they will grind off

bolts flush with elevation; they will apply non-rust coating. Salvage brick will replace anything broken. Once the stair is down they will assess what repair is needed.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules.

Action: I move to recommend granting a Certificate of Approval for Removal of existing exterior metal stair with the patching method and product to be reviewed administratively and if the long-term plan is to be replacement brick that the plan be included in future briefing.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 7, 2018 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.

Secretary of Interior's Standards for Rehabilitation 5 and 10

MM/SC/AA/BD 8:0:0 Motion carried.

020718.27

123 3rd Ave S

Demolition of a non-historic, non-contributing building to the National Historic District and vacant parking lot. Final Design approval for the new construction of an 88-foot 6-inch, 6-story, mixed-use building.

The uses will be: 80 residential units on floors 2 – 6; 2,500 square-foot art gallery; residential lobby and building services on the ground floor; a rooftop terrace recreation space; and improvements to the right of way including street trees and sidewalks.

Material will be: brake metal, sheet metal flashing and trim (in black); brick (Forest Blend); fiber cement siding (in Chantilly Lace and Black); cast in place concrete; vinyl windows; aluminum storefronts and louvers (in Permafluor black); and a steel canopy with corrugated steel deck.

ARC Report: Mr. Kralios said that ARC reviewed the plans, renderings, and material samples provided. ARC thought the existing building was built outside the period of significance, that it was considered non- historic and noncontributing to the National Register Historic District, and therefore they supported demolition. They noted what is proposed is an improvement compared to the existing building.

ARC thought the height, bulk, and scale studies showed that the proposed building was in scale with the immediate area and much shorter than two other buildings on the block. They noted the building was not built to the maximum height limit. ARC thought that the building studies showed they organized the building compatibly, the organization of the windows echoes the organization of other buildings, and the use of red brick is compatible with other red brick buildings. They thought that the way they integrated the vents makes them blend in but also adds detail to the façade. They thought that the use of fiber cement panels on the back was appropriate and traditionally building used a different material on the back and the back of this building is less visible. While the ARC said they would not support vinyl windows in a historic building, they thought because of the color, and design how they are configured, and that this is a new building, the vinyl windows were acceptable in this case.

ARC had previously supported and still support the departures. The sight line studies show that the mechanical is minimally visible. They thought the reduction of common space was appropriate as they had demonstrated recreation opportunities nearby. They were not concerned with reduction of the trash room size. ARC discussed that they support the departure to have a canopy at the entrance only rather than a continuous canopy as it is compatible with other buildings in the District and allows for planting of trees. Discussing trees and responding to public comment requesting a different tree, ARC agreed that they would support an alternative tree to the London Plane in this location because it is not a north south street, there are not London Planes in this area and the opportunity for views down the street to the water. The applicant noted that they showed a concept of an art screen that would be applied to the grill bars of the gas meters. They said that they would like to come back with the final design. In general, the ARC said they support additional housing in the District and that this was a demonstration that new housing could be done compatible with the Historic District. Dean read a list of people who had written support letters and one letter of opposition.

Staff Report: SEPA was published on 11/27/2017 with a determination of non-significance. The applicant has submitted their proof of financing and commitment to build to the Director. The Board should make sure that the comment all, but not limited to, the following topics in relation to Pioneer Square:

Demolition, architectural, or historic significance;

Height;

Massing and Scale (of façade and details);

Design;

Materials;

Uses; and

Views from Kobe Terrace.

Applicant Comment:

Gabe Grant, Spectrum, explained this process has resulted in a better building and they are committed to the project. He said they have lots of supporters and have provided 36 letters of support (in DON file). He said the work will reflect what the community wants.

Rhoda Lawrence reported that she presented historic report back in 2015 (full report in DON file); she provided an overview for new members. She said the Walthew Building was constructed in 1971; designed by Ken Ripley. This building was the first new building in the district following its formation. She said it was a design failure for this location in the district; the board denied approval because the design was incongruous with the rest of the area but the decision was overturned by City Council. She said the building is outside the period of significance and doesn't contribute to the character of the district; it is non-historic and non-contributing.

Ed Weinstein said they propose demolition of the Walthew Building and replacement with five floors of workforce housing over retail base. He provided context of the prominent corner site and noted the building will fit in the site, and will be in character with the area and district buildings. He showed existing and new buildings in context diagrams, in context with adjacent buildings. He said they extracted principles of façade composition and horizontality of base, transom windows, and marquees. He said the new building is below height limit and there is no view blockage from Kobe Terrace.

He showed the tall floor to floor height and the typical resident floor that has tall ceiling and storage lofts above the bathroom. He said they will be high efficiency units. He said the elevator overrun and mechanical will be on roof and there are two light wells to bring additional light into the units. He said the building will be contemporary but harmonious with the fabric of Pioneer Square. He said the building will have running bond brick masonry with double soldier course at every level, space for ventilation for kitchen and bathroom. He said the windows are heavy vinyl and will be ganged together. He said demising wall and structure will be clad metal with black finish. He said trim and windows will be dark metal. He showed the cornice study and explained why the middle option was chosen.

Mr. Weinstein said they will have marquee at entry only due to conflict of street trees and requirement for continuous weather protection. He said the trees are more important. He said the gas meter recess is on the 3rd Avenue side; PSE requires a recess. He said they propose an artist-designed metal grill and will come back for that review. He showed plan details: venting details, corner post, double soldier course, ganged windows with broken metal trim. He said vents in light wells will be surface mounted. He said they will use a tray system for roof vegetation to create a dynamic landscape system; there is limited space due to the stair. He said they looked alternative trees to the London Plane and said the American Hornbeam is similar to the London Plane but not as aggressive in growth. He went over lighting details and specs and noted placement.

Departures requested

1. Reduce community recreation area
2. Overhead weather protection only at entry
3. Waive 2' setback along alley
4. Trash room with reduced area
5. Reduce setback for elevator penthouse and equipment

Public Comment:

Karen True, Alliance for Pioneer Square, spoke in support of demolition of the existing building and the new design. She said she loves what is going on in the neighborhood and what is going on in the arts. She said residential is listed in all neighborhood plans; it is good for business. She can't wait for what she called a 'positive addition'. She appreciated the owner and developer intentions with community feedback and incorporation into plans.

Jane Nelson supports the project, residential and affordable housing.

Holly Jacobsen, Path with Art, explained the mission of her organization; she explained that students come from the social service partners in Pioneer Square. She said they give students a path back to themselves and the community through art. She said Pioneer Square has a role to play in developing innovative solutions that are positive. She noted that employees need housing.

Adam Hasson, Samis, supported the project and noted the height, bulk, and scale are appropriate. He said the design is compatible; the building is of its own time but fits in well. He supported demolition of existing building and infill of parking lot. He said the development will add vitality to the area.

Mr. Kralios noted many letters of support were received and only one in opposition. Letters are in DON file.

Mr. Donckers said there was no question that the building is non-contributing. He said he has no issue with height, mass, or scale. He noted light benefits to the north elevation and asked how that will be impacted if Frye Garage is developed.

Mr. Weinstein said there are lots of windows on the Frye Building next door; development of Frye Garage is not likely.

Mr. Kralios said he was supportive of demolition and said the building was built 40 years after the period of significance.

Board members were supportive of demolition of the Walthew Building.

Mr. Kralios said the proposed height is less than allowed and it is compatible with other buildings in area and district. He said it meets the bulk and scale of the district and District Rules. He said it is thoughtfully designed and there has been a thorough study of other building in the district to inform the design. He said it is a modern interpretation of base, middle, top and the design is complementary. He said the use of brick is good and he noted the thoughtful use and placement with subtle variations including venting. He said that the vinyl windows, which are typically discouraged in the district, are high quality and configured in such a way that they are compatible here. He supported the departures and said the building is thoughtfully designed.

Ms. O'Donnell agreed with Mr. Kralios's comments. She said the design is thoughtful. She supported use of the American Hornbeam and noted the profile is slightly narrower.

Mr. Rolluda echoed previous comments; he thanked the team for providing iterations and thoughtful design.

Mr. Donckers was concerned about the exception of the London Plane and said that it is not precedent-setting; it is taken into context of everything else.

Carl Leighty said they hope to have other trees (besides London Plane) on east-west streets to maintain views to the water. He said there is a range of trees they are considering.

Action: I move to recommend granting a Certificate of Approval for Demolition of a non-historic, non-contributing building to the National Historic District and vacant parking lot,

Final Design approval for the new construction of an 88-foot 6-inch, 6-story, mixed-use building.

The uses will be: 80 residential units on floors 2 – 6; 2,500 square-foot art gallery; residential lobby and building services on the ground floor; a rooftop terrace recreation space; and improvements to the right-of-way including street trees and sidewalks.

Material will be: brake metal, sheet metal flashing and trim, (in black); brick (Forest Blend); fiber cement siding, (in Chantilly Lace and Black); cast in place concrete; vinyl windows; aluminum storefronts and louvers, (in Permafluor black); and steel canopy with corrugated steel deck.

The gate to the gas meter cove is approved on the condition that decorative art is added to the gate with the final design returning to the Board for final approval.

All per the drawings provided and the material, color samples shown.
London Plane or American Hornbeam to be used.
All departures presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 7, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC23.66.030 Certificates of Approval required

SMC 23.66.100 Creation of district, legislative findings and purpose

To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein;... to stabilize existing housing, and encourage a variety of *new and rehabilitated housing types for all income groups*; to encourage the use of transportation modes other than the private automobile; to protect existing commercial vehicle access; *to improve visual and urban relationships between existing and future buildings* and structures, parking spaces and public improvements within the area; and to encourage pedestrian uses, there is established as a special review district,

SMC 23.66.115 Demolition Approval

A. Demolition or removal of buildings or other structures in the District is prohibited unless approved by the Department of Neighborhoods Director. Except as provided in subsection B below, no approval shall be given for building demolition or removal unless the following prerequisites are met:

1. The Director of Neighborhoods, following a recommendation by the Preservation Board, determines that the building or structure has no architectural or historic significance; and
2. Use and design of the replacement structure has been approved by the Department of Neighborhoods Director; and
3. Proof acceptable to the Department of Neighborhoods Director of a valid commitment for interim and long-term financing for the replacement structure has been secured. In addition to other proof, the Department of Neighborhoods Director may accept a bond, letter of credit or cash deposit as a demonstration that the project has adequate financial backing to ensure completion; and
4. Satisfactory arrangements have been made for retention of any part of the structure's facade which the Department of Neighborhoods Director, following a recommendation by the Preservation Board, determines to be significant; and
5. Satisfactory assurance is provided that new construction will be completed within two (2) years of demolition.

SMC 23.66.120- Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by [Section 23.66.122](#) and those that are subject to special review as provided in [Section 23.66.124](#).

C. All uses not specifically prohibited or subject to special review under [Section 23.66.124](#) are permitted as both principal and accessory uses, except gas stations, which are permitted as accessory uses only in parking garages.

SMC 23.66.122 - Prohibited uses

A. The following uses are prohibited in the Pioneer Square Preservation District as both principal and accessory uses:

1. Retail ice dispensaries;
2. Plant nurseries;
3. Frozen food lockers;
4. Animal shelters and kennels;
5. Pet daycare, except as permitted as a street-level use in subsection 23.49.180.F if an applicant elects to use added height under the provisions of [Section 23.49.180](#);
6. Automotive sales and service, except gas stations located in parking garages;
7. Marine sales and service;
8. Heavy commercial services;
9. Heavy commercial sales;
10. Adult motion picture theaters;
11. Adult panorams;
12. Bowling alleys;
13. Skating rinks;
14. Major communication utilities;
15. Advertising signs and off-premises directional signs;
16. Transportation facilities, except passenger terminals, rail transit facilities, parking garages, and streetcar maintenance bases;
17. Outdoor storage;
18. Jails;
19. Work-release centers;
20. General and heavy manufacturing uses;
21. Solid waste management;
22. Recycling uses;
23. Major marijuana activity; and
24. High-impact uses.

B. Except for the uses listed in subsection 23.66.122.B.2, automobile-oriented commercial uses are prohibited, including but not limited to the automobile-oriented uses listed in subsection 23.66.122.B.1.

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;

SMC 23.66.050 - Departure from Land Use Code requirements

A. An applicant seeking a certificate of approval for new multifamily, commercial or major institution development, that is not otherwise subject to design review pursuant to [Section 23.41.004](#), may also seek land use code departures from the Special Review Board. A Special Review Board may recommend granting a departure where an applicant demonstrates that departure would result in a development that better meets the requirements of this [Chapter 23.66](#), the district use and development standards, and the purpose for creating the district.

B. Departures may be requested from any Land Use Code standard or requirement, except for the standards or requirements set forth in subsection 23.41.012.B and provisions in this [Chapter 23.66](#).

C. A Special Review Board shall recommend, in writing, to the Director of the Seattle Department of Construction and Inspections whether to approve, or deny, any departure.

D. Departures authorized by this [Section 23.66.050](#) do not limit the approval of waivers or modifications of development standards permitted by other provisions of the Seattle Municipal Code.

E. The Director of the Department of Neighborhoods, in coordination with the Director of the Seattle Department of Construction and Inspections, may establish, by rule, procedures for a Special Review Board to review and prepare a recommendation whether to approve or deny any requested departure.

SMC 23.66.140 – Height

A. Maximum Height. Maximum structure height is regulated by [Section 23.49.178](#) Pioneer Square Mixed, structure height.

B. Minimum Height. No structure shall be erected or permanent addition added to an existing structure that would result in the height of the new structure of less than 50 feet, except as allowed in the PSM 85-120 zone under the provisions of [Section 23.49.180](#) for the area shown on Map A for [23.49.180](#). Height of the structure is to be measured from mean street level fronting on the property to the mean roofline of the structure.

C. Rooftop features and additions to structures

1. The height limits established for the rooftop features described in this [Section 23.66.140](#) may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed.

4. Height limits for rooftop features

- a. Religious symbols for religious institutions, smokestacks, and flagpoles may extend up to 50 feet above the roof of the structure or the maximum height limit, whichever is less, except as regulated in [Chapter 23.64](#), provided that they are a minimum of 10 feet from all lot lines.
- b. For existing structures, open railings, planters, clerestories, skylights, play equipment, parapets, and firewalls may extend up to 4 feet above the roof of the structure or the maximum height limit, whichever is less. For new structures, such features may extend up to 4 feet above the maximum height limit. No rooftop coverage limits apply to such features regardless of whether the structure is existing or new.
- d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

- 1) solar collectors, excluding greenhouses;
- 2) stair and elevator penthouses;
- 3) mechanical equipment;

Additional combined coverage of these rooftop features, not to exceed 25 percent of the roof area, may be permitted subject to review by the Preservation Board and approval by the Department of Neighborhoods Director.

D. New Structures. When new structures are proposed in the District, the Preservation Board shall review the proposed height of the structure and make recommendations to the Department of Neighborhoods Director who may require design changes to assure reasonable protection of views from Kobe Terrace Park.

SMC 23.66.150 - Structure setbacks

- A. Structures located within Subarea A on Map C for [23.66.122](#) and [23.66.150](#) shall cover the full width of the lot along street lot lines and have street-facing facades that abut street lot lines for the full width of portions of a structure that are up to 100 feet in height.

SMC 23.66.155 - Waiver of common recreation area requirements

The Director of Neighborhoods, after review and recommendation by the Preservation Board, may waive or reduce the common recreation area required by the underlying zoning or modify the required standards for common recreation area under the following conditions:

- A. Allocation of all or a portion of the required gross floor area would adversely affect the visual character of the structure or the District; or
- B. Common recreation area requirements would adversely affect the economic feasibility of the project; or
- C. It can be shown that the project is reasonably served by existing public or private recreation facilities located nearby.

SMC 23.66.160 – Signs

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

1. Signs Attached or Applied to Structures.

- a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
- b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;
- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
- d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
- e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;
- f. Whether the proposed sign lighting will detract from the character of the building; and
- g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

4. When determining the appropriate size of a sign the Board and the Director of Neighborhoods shall also consider the function of the sign and the character and scale of buildings in the immediate vicinity, the character

and scale of the building for which the sign is proposed, the proposed location of the sign on the building's exterior, and the total number and size of signs proposed or existing on the building.

5. Information displayed on the valance of awnings, canopies or marquees shall be limited to identification of the name or address of the building or of an establishment located in the building.

SMC 23.66.180 - Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

- A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.
- B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.
- C. Awnings. Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

SMC 23.66.190 - Streets and sidewalks.

- A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk prism lights, sidewalk widths or street paving and curbs.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99)
Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- A. Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.
- B. 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.
- C. 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)
- D. 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)
- G. Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.
- H. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances the same concrete and lampblack mixture used for the sidewalk will be used.

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.

IX. SECURITY BARS AND GATES

Pursuant to SMC 23.66.100, the Pioneer Square Preservation District was created, in part, because of its historic and architectural significance, and remarkable business environment. District goals include preserving, protecting, and enhancing the historic character of the area, and encouraging the development of street level

pedestrian-oriented businesses that attract citizens and visitors to the neighborhood. In keeping with these goals, installation of permanent metal security bars in storefront windows is prohibited. Permanent ornamental gates are permitted in street front entrances where added security measures are deemed necessary. Retractable roll down and scissor type gates are permitted only in garage door openings and in alley locations that require high levels of security. (5/96)

XIV. STREET TREES AND VEGETATION

London Plane is the preferred street tree in Pioneer Square, and the required street planting in Occidental Mall, its future extension, and all north/south Avenues. Throughout the rest of the District's street right of ways, if physical site constraints preclude use of London Planes, a tree similar in habit and form may be substituted, subject to City Arborist approval. For individual small parks and spaces, a different, complementary tree may be proposed as a signature tree for that area. (7/99)

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (7/03)

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and appreciated. Sign proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

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

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph.

E. AWNINGS AND CANOPIES

Awnings and canopies are structures attached to buildings above storefront windows and entrances to provide weather protection. Awnings are light-weight structures constructed of metal framing with fabric or vinyl covering. Canopies are heavier, more permanent structures constructed of rigid materials such as metal or metal framing with glass. (7/99) Those buildings wishing to use awnings or canopies shall adhere to the following requirements:

3. Canopies that are compatible in design, scale, materials, color, details, and method of attachment with the building and that do not display a false historical appearance are permitted. (7/03)
5. Awnings and canopies must serve a functional purpose, and therefore shall project a minimum of five (5) feet horizontally. (7/03)

Secretary of Interiors Standards 9 and 10

Preservation Brief 14 Additions (as extrapolated to an addition to a district)

MM/SC/AA/CO 8:0:0 Motion carried.

020718.3 PRELIMINARY DESIGN REVIEW

020718.31 Grand Central, City Loan and Buttnick Buildings
(Squire Latiner, Gottstein, Brunswick-Balke-Collender)
216, 206 and 202 1st Ave S

Briefing on proposed alterations to the buildings

Ms. Collie recused herself.

PowerPoint presentation in DON file. Following are board questions and comments.

Brett Phillips, Unico, explained the project goals to activate, rehabilitate, and adaptively use the buildings.

Catherine Merlino Rogers provided a historical overview of the block and buildings.

Jim Graham presented options and requested board input. He explained there will be a permit to allow Unico to manage the park. It is not an alley vacation; the alleys will always be open for pedestrians to use.

Mr. Graham explained the desire for smaller retail on the east elevation, and a passage through, connecting 1st Avenue to the park and more transparency. He said the Swannie's addition in the alleyway is a liability and they propose to remove that and celebrate original arched openings; this would become passageway through the building. He provided three options they are exploring for the east elevation:

Option A – pull façade out with tempered façade. Existing openings intact. Pedestrian circulation, open to public, seasonally protected.

Option B – segmented arches, transparency to park remains, operability – seasonally can open. Alterations include re-opening sealed openings. Becomes lantern at night.

Option C – minor addition. Broaden openings, move small sections. A to openings to allow transparency. Alley circulation remains. Apply new storefronts – modern application. Exploring weather protection.

Public Comment:

Karen True, Alliance for Pioneer Square, said it is a very thoughtful retail concept and she loves the connection to the park. She said she likes the flow and connection to alley.

Mr. Kralios said letters of support were received from Midge McAuley and Kelly Kost, and Jane Richlovsky.

Board Discussion:

Ms. O'Donnell said Option B would have the least impact on current openings. She expressed concern about maintenance of glass windows / tops.

Mr. Donckers said he was concerned about Option B and said it changes the façade of the building. He said Swannie's is an example of what not to do and what they are proposing is an extension of that mistake. He said Nord Alley is an important byway. He said to minimize impact and to allow pedestrian access.

Mr. Alsobrook said it is still three buildings – all built separately; he urged the team to consider that. He said there are complaints about Swannies but it is still there and he didn't think the proposal would be removed. He said the view shed down the alley changes. He was concerned about the privatization of public space. He questioned who will be allowed to use the park. He was opposed to Option B because of the dramatic alteration to the facades. He said the heritage of the tertiary façade must be respected.

Ms. Curran said she found Option B most intriguing. She said to be conscious that the park should be used and activated and to be aware of weather. She liked the option because the public will be able to use the park in an enclosed way. She said

access to space is important issue and how it will play out – who is allowed in? anyone? Freeflowing? Only patrons?

Mr. Phillips showed Option B view south rendering. He said the permit would have to be renewed every 10 years. He said retail and restaurant base could extend seating out. He said that covenants would require additional space be open to the public. He said hours of operations will align with hours of park, which closes at 10:00 pm.

Mr. Rolluda said anytime historic material is removed it concerns him. He said the board's priority is to repair or restore before removing historic material. He said Option B removes heavily alters the historic character. He said the façade tells the story; the tertiary façade tells the story. He said they propose to alter the façade to meet today's needs but new openings should be considered carefully.

Mr. Kralios noted the conflict with the desire to activate alleys and yet alleys still have to function as alleys. He said now those functions would be moved to primary streets which is not good urban planning. He said that options A and C are not compatible with SOI; other similar applications were told no by the State and NPS. He said he could consider Option B as an addition but supporting structure should not be up against the brick structure; it should be stand alone. He said that historic material and character should be retained. He noted that Swannie's addition could be removed. He said once openings are opened up it is impossible to return them to original condition. He said that for over 60 years this has not been an alley.

Ms. Rogers said it is a challenging façade; she said there is no character-defining feature and they want to approach this sensitively. She noted Preservation Brief 14 and SOI standards for secondary façade. She said it is utilitarian and they will touch it as lightly as possible. She said that they will try not to change the primary façade and are trying to respect the three buildings.

Mr. Kralios noted NPS responses on similar issues and said he was reluctant to change openings; retail activation is not a compelling reason to do so. He said that Option B is more compatible with SOI and District Rules. He reiterated his concerns about moving alley services to side streets. He noted the proportion and scale of the addition and said it should be shorter and be kept separate from the building.

Mr. Rolluda said he liked the image on page 43 of minimal structure and noted there is a separate proposal to double the size of the kiosk and add a play area; he said there is a lot going on; competing focal points, in this area of the park. He said right now the beauty is the buildings themselves but the character is being lost in the proposal. He said that less is more.

Mr. Donckers said a combination of options B and C would be more awning like. He said he won't support walling off the alley way.

Mr. Kralios said walling off the alley counteracts the activation of other alley ways.

Mr. Phillips explained their interest in knowing why board members preferred the options they did; how they feel about the removal of historic material on secondary façade at existing openings.

Mr. Donckers cited the 419 project reopened bricked in openings and extended existing openings down to the ground minimizing impact to the character.

Mr. Alsobrook said they didn't remove brick pilasters between openings.

Mr. Kralios said NPS said no if they want to receive tax credits. He noted that there wasn't consensus; some board members prefer B, some don't. He said that Option C would be heavy handed and perhaps a similar affect can be done with planters and lighting. He said the rendering is confusing about how much material is proposed to be removed.

Mr. Alsobrook said they propose to lop off the brick pilasters and replace it with a round column. He thought that brick pilasters should remain all the way to the ground. Sometimes the lack of character defining features is a character defining feature in itself; they were what they were. He said the 'store-frontization' of this façade is a tough sell.

Mr. Kralios requested a window assessment.

Ms. Rogers said almost all windows have been replaced in the 1970's. She said the uppers have original frames, but sashes have been replaced.

Mr. Kralios said to advance options B and C and to provide more detail; no to Option A.

020718.4 BOARD BUSINESS

020718.5 REPORT OF THE CHAIR: Dean Kralios, Chair

020718.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227