



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 114/19

MINUTES for Wednesday May 1, 2019

Board Members

Lynda Collie
Alise Kuwahara Day
Brendan Donckers
Carol O'Donnell
Audrey Hoyt
Emma McIntosh
Alex Rolluda, Chair

Staff

Genna Nashem
Melinda Bloom

Absent

Adam Alsobrook, Vice Chair
Kianoush Curran
Felicia Salcedo

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

050119.1 APPROVAL OF MINUTES:

March 6, 2019

MM/SC/EM/AR

2:0:4 Minutes approved. Mmes. Collie, Kuwahara Day, Hoyt, and O'Donnell abstained.

050119.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

050119.21 Utility Boxes

1st Ave

Art Outside the Box

Installation of vinyl coverings with artwork

Tija Petrovich and Suzanne Morlock explained the project "Art Outside the Box" to add art to utility boxes in the district. They obtained a grant from BIA.

Mr. Donckers arrived at 9:05 a.m.

Ms. Petrovich said the Coast Salish was the first community here; there are 70 – 75 registered tribes.

Ms. Morlock, who is an artist in the Tashiro Kaplan Building, said they worked with the Chief Seattle Art Coordinator who directed them to Native artists. She said they chose to do a jury panel to select art/artists, including Johnpaul Jones who set the tone and narrative. Five pieces were chosen. She went over outreach efforts and the supportive, positive comments received by over 200 people. She said on the short ends, opposite of traffic side, they will identify funders, artists and artwork in 1" type; placement at bottom of art piece.

Ms. Petrovich said the jury instructed placement of the art, 1st Avenue is Coast Salish sacred ground.

Ms. Morlock said the jury proposed the placement and order sequence.

Mr. Rolluda went over District Rules.

ARC report: Ms. O'Donnell reported that ARC reviewed the plans provided and thought that the project team did a thoughtful and inclusive project process and the resulting proposed art was a wonderful contribution to the district. ARC recommended approval.

Ms. O'Donnell commended the team on the process, jury selection, and community outreach.

Ms. McIntosh said it is the best possible outcome; she noted the prominent artists. She asked if the box at 1st and Main might be included in a future phase.

Mr. Rolluda agreed.

Ms. Morlock said if/when SDOT repairs the box, they will. She said she thought when there are other box configurations there will be a way to fill in. She said SDOT won't talk to them until they have the Certificate of Approval.

Ms. Petrovich said she would try the Find It Fix It app to get the damaged box on their radar.

Mr. Rolluda said it is in front of the Union Gospel Mission – it is an equity issue as well.

Action: I move to recommend granting a Certificate of Approval for Installation of vinyl coverings with artwork on 5 utility boxes along 1st Ave S.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 1, 2019 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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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/CO/EM 7:0:0 Motion carried.

050119.22

Norton Building

206 3rd Ave S

Installation of push button door opener

Ray Wilson, Harborview, proposed installation of push button door opener at their clinic. He said they will install post in front of the front door; it will be in line with

property line, there will be no impact to historic features. And will bolt through non-original fabric.

ARC report: Ms. O'Donnell reported that ARC reviewed the proposed push-button pole and thought that the location and installation did not affect any historic material and did not distract from the building. It was also needed for function. ARC recommended approval.

Mr. Donckers said it is straightforward.

Mr. Rolluda went over District Rules.

Ms. O'Donnell said it is necessary and there is no impact to the building.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Installation of push-button door opener as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 1, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. 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.
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MM/SC/LC/BD 7:0:0 Motion carried.

050119.3 PRELIMINARY DESIGN BRIEFINGS

**050119.31 State Building
300 Occidental Way
Burke Building
314 Occidental Way**

Briefing regarding proposed alterations to the areaway

Staff report: Ms. Nashem said these are substantially intact areaways. She noted there is damage to the sidewalk on Jackson St.

Matt Aalfs proposed areaway alterations along Occidental in front of the State and Burke buildings along Occidental. Presentation materials / details in DON file.

Mr. Aalfs said modifications are desired to allow the space to become part of the underground tours. He proposed 1) cut and raise structural steel beams; 2) create a 5'7" – 5'8" opening in parti-wall to connect two areaways and install a steel ramp and handrail to bridge grade difference; 3) raise utility lines. He said steel lintel and plate will be installed at door.

Responding to questions, Ms. Nashem said the areaway is substantially intact and notable.

Mr. Rolluda asked if there are prisms.

Mr. Aalfs said there are not. He said the brick arch with the original steam is intact.

Ms. McIntosh asked if there is precedence to open up the wall.

Mr. Donckers asked how they plan to remove the wall, how structural engineer designed it.

Mr. Aalfs said general contractor would determine means but it would likely be handwork with temporary shoring while work is being done.

Ryan Smith said this has been done elsewhere; the steel header supports the load and then material is sawcut. He said the material is in poor shape and won't be salvaged. He said an archway was expanded at Café Umbria about 10-15 years ago. He said Union Trust Building has a passageway to connect the areaways.

Ms. Hoyt asked if there will be additional square footage.

Mr. Aalfs said it won't add space, just add accessibility especially under the raised beams. He said doing this will make the entire areaway accessible to the public via guided tours only.

Chuck Russell Kuhn, tour owner, said they may need a rope or banner in the space.

Mr. Rolluda asked about code, egress.

Mr. Aalfs said it is a dead end; he said it is a permeable pathway and there are limited numbers of people on the tours.

Mr. Rolluda said the board would need schematic to understand the relocation of mechanical and pipes.

Ms. Collie said the board wants to understand impact to historic finishes, patching. She said to look for precedent in the Code, District Rule 18 – Areaway. She said alteration that is significant should show how it fits with Code and care should be taken when altering anything significant.

Mr. Smith said they are making an opening; it is unique to have full stretch of block and the significance of what they used to be. He said it doesn't degrade the space.

Ms. McIntosh said it is the original wall and original construction. She said it was not originally a long space; if that is not the original wall, make sure that is clear.

Ms. Kuwahara Day said the columns are fairly visible; she said to see if they can minimize their impact and suggested being lined up with colonnade.

Mr. Aalfs said the structural steel is visible now and they propose raising that; except for the masonry wall, there is no impact to historic fabric.

Ms. O'Donnell asked for information about what was done at Café Umbria.

Mr. Aalfs said he will look for precedence and will bring that in.

Mr. Smith said it is their intention to make the areaway accessible to public. Access is through the State Building lobby and then through private space. He said there is no access now.

Ms. Aalfs said access is only via tour.

Mr. Rolluda wanted to know how SDCI views the dead-end corridor.

Mr. Kuhn said it is unprecedented to restore and bring areaway back into public use; this is one of the first.

Relevant Code and District Rules:

Code Citations:

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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)

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<https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS22-NewEntrances.pdf>

<https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS21-NewOpenings-SecondaryElevations.pdf>

050119.4 BOARD BUSINESS

050119.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

050119.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227