



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 260/22

MINUTES for Wednesday, December 7, 2022

Board Members

Kianoush Curran
Maureen Elenga
Sage Kim
Karl Mueller
Jose Lorenzo-Torres
Lindsay Pflugrath
Henry Watson

Staff

Genna Nashem
Melinda Bloom

Absent

Maggie Sean
Steven Sparks

Chair Maureen Elenga called the meeting to order at 9:00 a.m.

Roll Call

120722.1 PUBLIC COMMENT
There was no public comment.

120722.2 APPROVAL OF MINUTES:
September 7, 2022
MM/SC/LP/ME 4:0:3 Minutes approved. Ms. Curran, Messrs. Lorenzo-Torres and Walters abstained.

September 21, 2022 Tabled.

120722.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

120722.31 Metropole Building
423 2nd Ave

Rehabilitation of the areaway including new structural lid, sidewalk, waterproofing, prism glass skylights, lighting, power, ADA ramps and in-kind repair to the alley paving.

Matt Aalfs explained the application is for areaway improvements only. He explained the 1892 building is being restored after being left vacant for a long time. He provided an overview of the project which has already been approved under a separate Certificate of Approval. He said they are currently in a paint removal process which has revealed ghost signs. He said multiple cleaning methods are being used; preservationist John Spiewack was consulted. He said a peel and stick poultice process is being used and is labor intensive. He said there is some masonry restoration being done that typically doesn't happen on buildings; it is a great value to the district and shows what can be done.

He proposed restoration of areaway which he said needs lots of structural restoration. He provided current condition photos showing brick areaways with scaffolding that has been there for years because of poor structural conditions. He said brick vaults sit on steel beams that have rusted out due to water intrusion. He said a nine-glass prism skylight that had been removed will be reestablished. He pointed out Seattle City Light conduit running through the space. He noted lots of patch and repair of sidewalk and alleyway. He said a Hans Pederson contractor stamp will be preserved and reinstalled in reconstructed sidewalk. He said historical light poles will be retained. He noted right of way structural code and increase in structural load requirements and said the current vaulting cannot be reinforced to provide support and is a safety issue. He proposed to replace the sidewalk structure as indicated on plan. He said 18 glass prism panels would be reinstalled. He said current vaulted ceilings would be replicated with cast in place concrete; a 3-D scan was done to replicate the geometry.

Mr. Aalfs went through area section plans and indicated new vault, existing brick vaults that will remain, existing brick that will be re-used and re-pointed. He noted the conference room in rebuilt areaway and the steel frame glass enclosure system to be able to focus on arches and historical elements.

Ms. Kim said it is a beautiful, inspiring project. She was curious about finish for concrete vaults.

Mr. Aalfs said vaults would be constructed of board-form concrete; finish will be architectural finish grade concrete which is meant to be exposed. He said he wants to be authentic with the materiality and in dialog with historic brick.

Ms. Elenga asked how they would retain the Hans Pederson stamp.

Mr. Aalfs said it will be reinstalled like a tile in concrete.

Ms. Elenga commented that the design allows for the distinction between old and new.

Mr. Lorenzo-Torres agreed and appreciated having that distinction. He appreciated that the spatial configuration of the space would be retained. He asked about energy code requirements.

Mr. Aalfs said there are no requirements although the glass prisms are thermally challenging. He said the spaces will be heated and because they are underground, there is not the same exposure level. He said energy use index is at 18 which is very low. He said overall the building will perform twice as efficiently as code requires.

Staff report: The Board previously saw this proposal as a briefing on August 3, 2022. The Board generally supported the project to make the space in the areaway safe to use and thought that replacing the missing prism lights helped to mitigate for the loss of the brick arches in the ceiling of the areaway and the street wall. The Board acknowledged that there was a high volume of traffic on this street and a bus stop along the areaway. The applicant also noted that the street wall leaks into the space.

One detail that was not in the previous briefing was the discovery of a contractor stamp in the sidewalk. Hans Pederson was a prominent build in Seattle after the Great fire of 1889 but also constructed roads and sidewalks. The stamp also is inscribed in the concrete sidewalk along Prefontaine Way South next to the Prefontaine Building for which he was documented as the contractor. It was not previously known if Hans Pederson was the contractor for the Metropole building or the sidewalk. The Board should discuss if this stamp is a historic feature that should try to be salvaged and reinstalled when the sidewalk is replaced or other documentation as mitigation.

Action: I move to recommend granting a Certificate of Approval for: Rehabilitation of the areaway including new structural lid, sidewalk, waterproofing, prism glass skylights, lighting, power, ADA ramps and in-kind repair to the alley paving. The stamp in the sidewalk should be salvaged and reinstalled in the new sidewalk.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *December 7, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

- A. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

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.

- 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.

XVII. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

B. Sidewalk Prism Lights

The glass sidewalk prism lights are one of the unique elements in the District, and their retention is required. The Board maintains the right to require applicants for sidewalk repair to repair sidewalk prism light panels and individual prism lights that have deteriorated into a state of disrepair. (7/99)

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

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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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.

MM/SC/KC/JLT 7:0:0 Motion carried.

Mr. Aalfs thanked the board and offered a site tour. He said the restoration work would be interesting.

Ms. Kim said the project is almost a sampler of how to preserve historic character of a structure. She said it is very interesting.

120722.4 BRIEFINGS

120722.41 Waterfront Seattle

Briefing on eleven signs that provide historic, cultural and natural interpretive information related to Seattle's waterfront and welcome and operation information.

Presentation materials in DON file.

Rury Yampolsky introduce the project and the design team for this element.

Nicole Fischetti explained this was a small portion of the greater Waterfront project. She went over interpretive goals and mandates that shaped the creation of the interpretive plan. She noted challenges of limited budget, limited space, varied audience and routes and said the interpretation is designed to be concise but compelling. Traditional and non-traditional narratives will appear in a mix of materials and forms. Storytelling methods included song lyrics, food menus or quotes from waterfront gatherings, tactile maps and contours etched into the landscape that show the changing shape of the waterfront, reading rails with a variety of short snippets about places of the waterfront, and list of commodities and people that have moved in and out of the port. She noted the story of the Great Fire and of Immigration and Expulsion. She provided an overview of the working group and its working sessions.

Jennifer Ott said they looked at the intense history of place. She said they looked at immigration, who was coming in and who was pushed out and the meeting of cultures at the shoreline.

Ms. Fischetti proposed signage to tell stories of geology, habitat beach, cargo routes, Wa Chong, Pioneer Square Beach and Transit Hub, artiste recognition panels recognizing Buster Simpson and Tsutakawa Fountain. She shared signage styles and proposed placement. She said that planter panels would be set into planter soil.

Ms. Elenga asked if the Habitat Beach would only be open at specific times and how the gate signage would work.

Ms. Yampolsky said that is still being discussed but they see the gate as being open. The railing is canted so they believe the sign would be more visible on gate. She said nothing is finalized yet, just the generalized direction they are going in.

Ms. Elenga appreciated the integration of signs and elements.

Mr. Mueller concurred and noted the promenade is narrow at this end.

Ms. Nashem said the final application will be more detailed and she suggested the team include a photo of the habitat beach with gate open and gate closed.

Ms. Yampolsky said the railings may not be finalized or built by final submission but they would include the photo montage.

Mr. Lorenzo-Torres appreciated the presentation and suggested the team explain it in a way that all can understand the context of this in the larger project. He said to explain the beach – is it there now? Is it being created? He asked for more context photos.

Mr. Mueller concurred.

120722.5 BOARD BUSINESS

120722.6 REPORT OF THE CHAIR:

120722.7 STAFF REPORT: Genna Nashem
Administrative Review report

Ms. Nashem went over administrative approvals done since last meeting. She said City Council is reviewing and considering making administrative approval of specific items permanent.

Genna Nashem
Pioneer Square Preservation Board Coordinator
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