



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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PSB 12/10

MINUTES for Wednesday January 20, 2010

Board Members

Lorne McConachie
Ann Brown
Erin Doherty
Adam Hasson
Doug Ito
Catherine Person
Elizabeth Read
Willie Parish

Staff

Genna Nashem
Melinda Bloom

Absent

Jeremie Lipton
Ryan Hester

Chair Doug Ito called the meeting to order at 9:00 a.m.

012010.1 **APPROVAL OF MINUTES:** Draft minutes from January 6, 2010
Postponed.

012010.2 **APPLICATIONS FOR CERTIFICATES OF APPROVAL**

012010.2 **Cadillac Hotel / Klondike Gold Rush Museum**
319 2nd Ave S

Mr. Ito recused himself.

Kelton Johnson, Historic Seattle, explained the application to install six solar panels comprising 330 square feet which should generate 3.36 kilowatts of energy. In response to ARC questions he explained the power would be kept in the building.

Ms. Doherty went over the ARC report noting the applicant addressed concern about site lines from the street in the drawings and that the committee had requested a clarification on power use.

In response to Board member questions Mr. Johnson explained that the batteries would be housed in the electrical room and the converter would be on the roof. A

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small meter on the alley side would be installed into the grout lines; galvanized silver conduit would be left unpainted.

Ms. Doherty commented that the galvanized silver looks consistent with the alley.

Mr. McConachie asked about heights on the alley side.

Mr. Johnson explained that the installation will not be within 10' of the property line and the top of the panels will be no more than 7" above the height of the roof. The parapet on average is 2' high. He explained he has not yet been in contact with SDOT to confirm that there are no clearance issues with the meter in the alley. He said the converter is very small and would not be visible behind the parapet. He said an educational display will be included as part of the first floor museum.

Ms. Doherty commented that this was a good example for other property owners noting that it will be useful to see how it is implemented and what it will power. She said it is appropriate to this project only because the power is used for the site.

Mr. McConachie commented on the utilitarian legacy of Pioneer Square roofs and that this fits in with the working aspect of the district.

Public Comment: There was no public comment.

Action: I move to approve a Certificate of Approval for installation of solar panels as presented per Code Citations:

SMC 23.66.140 Height
3. Solar panels

MM/SC/CP/AB 7:0:1 Motion carried. Mr. Ito recused himself.

012010.2

Aura

309 First Ave S

Tabled by applicant.

012010.2

Pioneer Square Hotel Annex (Old Firehouse)

110 Alaskan Way S

Tabled by applicant.

012010.2

505 First Ave

Tabled by applicant.

012010.3

BOARD BUSINESS

Ballots were distributed for Board members to cast votes for Chair and Vice Chair. Ballots were to be returned to Melinda Bloom and Genna Nashem will email the results with the ballots have been counted.

012010.4 **REPORT OF THE CHAIR:** Doug Ito, Chair

012010.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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