



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

PSB 309/10

MINUTES for Wednesday, November 17, 2010

Board Members

Erin Doherty, Vice Chair
Adam Hasson
Ryan Hester
Lorne McConachie, Chair
Jessica Miller

Staff

Genna Nashem
Melinda Bloom

Absent

Ann Brown
Willie Parish
Catherine Person

Chair Lorne McConachie called the meeting to order at 9:00 a.m.

111710.1 APPLICATION FOR SPECIAL TAX VALUATION

111710.11 **240 Second Ave South**
Pacific Commercial Development
Deferred.

111710.1 APPROVAL OF MINUTES:
November 3, 2010
MM/SC/ED/AH 5:0:0 Minutes approved.

111710.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

111710.21 **505 First Ave S**

Installation of roof decks including railings and penthouses for stairs and elevator access

ARC Report: ARC reviewed the plans, photos and drawings provided. ARC found the roof top features to be only minimally visible. They found the colors to be consistent with what exists on the building. Although the elevator penthouse is set back 50 feet there was a question of the elevator height requirements. Staff agreed to look into it. If the height of the elevator is acceptable ARC recommends approval.

Staff Report: Staff verified the height requirements on the one line Municipal Code which is kept up to date. The code on-line has been changed from 12 to 15 feet so the elevator is within the allowable height.

Jeanne Iannucci, NBBJ explained the proposal to add roof decks to the top floor as an amenity to encourage tenants.

Asayo Shioiri, architect NBBJ, pointed out the deck locations. She said that guard rails will be around the perimeter and along the passageways. She provided material samples noting the silver shade matches what exists on the building. She went over the sight lines and said the additions are minimally visible from 300'. She said the existing roof hatch is proposed to be changed to an elevator penthouse to house a full access stair and new elevator and said that railings will match other stair railings on the building.

Board Questions:

Mr. Hester asked about the paver materials and Ms. Shioiri said the passageways will use raised pavers and the decks will be composite material. Responding to clarifying questions she said the screen for the penthouse enclosure will be light gray which is consistent with the gray cornice on the building. She said the metals and colors chosen are the existing metal palette on the building.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester commented that the additions are an amenity to the building, the color palette compatible to the district and overall, appropriate.

Mr. McConachie said it is appropriate with minimal impact to the roof.

Action: I move to approve a Certificate of Approval for the project as proposed per

Code Citations:

District Rule III General Rules for Rehabilitation and New Construction

SMC 23.66.140 Height
C. Rooftop Feature 2 and 4

MM/SC/AH/RH 5:0:0 Motion carried.

111710.22 **304 Alaskan Way S**
Sturhan Canvas Company Building

Repair earthquake damage including reconstructing parapets, cleaning and tuck pointing the east façade and adding through bolts to the west façade.

ARC Report: Ms. Doherty said that ARC reviewed the plans provided. ARC found the method of repair to be acceptable but noted concern with the proposed water pressure to be used and thought that there were more gentle cleaners available. They asked the applicants to look into an alternative cleaner as well as the design of the rosettes, the color of the proposed metal cap and the type of mortar to be proposed. A recommendation was held pending the additional information.

Steven Cohen explained their proposal to repair damage to the building. He brought a sample of the proposed rosette and provided a color palette; he said they were thinking of selecting a red color to match the brick. He said the cleansers recommended are Bio Wash and Bio Clean.

Alan Cohen said that both are non toxic and environmentally recommended. He said they preferred Bio Clean because it would be faster. He said they would use water pressure less than 400 PSI.

Mr. S. Cohen said they will use type N mortar per Masonry Specialists' recommendation.

Ms. Doherty noted that the drawing set was complete and explained that the east and south brick parapets would be recreated with a CMU backing and the west would be braced. The applicants propose to salvage and reuse brick from the building and they think they have enough to do the job. She said that ARC had asked for a color sample for the painted metal coping.

Mr. S. Cohen said the anodized steel color proposed is brown or red as in the sample shown but were open to other colors.

Mr. McConachie suggested the warm grey or bronze for the metal coping as it is difficult to get reds to match.

Applicants agreed to use the gray finish color C241GR07 for the coping and for the rosettes.

Public Comment: There was no public comment.

Board Discussion: Board members determined they had enough information to make a decision.

Action: I move to approve a Certificate of Approval for the repairs as presented with the rosette as the sample shown, a simple flower design, a type n mortar and Prosoco cleaning product with water pressure up to 400 PSI and the metal capping and rosettes painted grey C241GR07. All per

Code Citations:

District Rule III General Rules for Rehabilitation and New Construction
Secretary of Interior's Standards for Rehabilitation 2. 5. 6 and 7

MM/SC/RH/ED 5:0:0 Motion carried.

Mr. Cohen thanked Ms. Nashem for all her help.

111710.23 **Aladdin Bail Bonds**
104/106 Prefontaine Place

The applicant did not attend, so the project was not discussed.
Staff report: The applicant sent an email saying they are withdrawing their application.

111710.24 **219 S Washington**

Installation of security gate

ARC Report: Ms. Doherty said that ARC reviewed the project on October 27, 2010. ARC members found further improvement in the design with a reduction of the amount of bars and change of screening material. Some members thought that the gate still appeared heavy, busy and overwhelming the architecture of the storefront.

Martin Kaplan, architect, commented the ARC meetings had been helpful. He said the discussions had focused on transparency. He went on to explain the design noting their intent to keep the transom because it reflects the composition of the façade behind the gate. With regard to transparency he said that lightening the wire mesh material would mean they would have to reduce the span and also went over challenges of maintaining transparency while also maintaining the strength of the gate. Responding to Board questions he explained that the gate will be painted green and black with the proposed green being as close as possible to the trim on the building. He said that they plan to eventually repaint (on separate application) the trim the same color as the gate. He said they plan to do the sash in black and the trim in green. He noted the

inconsistent colors on the window trim and said they chose the black because it tends to disappear better.

Mr. Kaplan said that they are working on the existing hardware so that it won't be visible. He said that both handles on the gate will be free-wheeling until engage so it can't be used as a ladder.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hasson called the gate an unfortunate necessity but noted the high quality design similar to the architectural detail and features. He said the gate is heavy but appropriate.

Mr. McConachie cited compatibility and said he hoped the painting the rest of the building trim would happen and the colors would all be integrated and in the same family.

Mr. Kaplan said they chose the black color from the east alcove which is painted black and has a black grill and gate.

Ms. Miller noted the scale of the gate is more inclined to be another piece of the facade. In lieu of being able to scale back, making it more uniform with the façade in terms of the painting strategy is good.

Action: I move to approve a Certificate of Approval for the installation of a security gate as amended per

Code Citations:

III. General Rules for Rehabilitation and New Construction

IX. Security Bars and Gates

XX. Rules for transparency, signs, awnings and canopies

Secretary of the Interior Standards for Rehabilitation 2, 5,9

MM/SC/AH/RH 5:0:0 Motion carried.

111710.3 BOARD BUSINESS

111710.31 **Alaskan Way Viaduct Central Waterfront Project**
Briefing regarding the Alaskan Way Viaduct Central Waterfront Project

Ron Paananen, WSDOT, provided an update to the Holgate to King St., Central Waterfront and Bored Tunnel projects via PowerPoint (full report available in DON file). What follows are questions and comments from the Board.

Allison Hanson, WSDOT, reported that the utility project at King and Alaskan Way has an exception from the holiday moratorium.

Board Questions:

Ms. Doherty asked where the new communications duct bank was coming from and where it is going.

Mr. Paananen explained that they are relocating communications facilities that were at one time located on the Viaduct. Routing will be going south to the construction area through the WASCA site; he said it will be staying outside of the district.

Mr. McConachie expressed concern about the continuity of all systems being relocated – gas, power, water, sewer, etc. He asked how all this work is being coordinated – is there a coordinated utility relocation plan so that the same area is not dug up repeatedly.

Mr. Paananen answered yes and no and said they know the relocation plan for Holgate to King but what is unknown at this time are the plans for the central waterfronts and seawall projects. He said they know where all the lines are but until more definitive plans on the seawall replacement there will be no plans for relocation. He said that at this time the seawall project is not as well defined and noted that the Holgate to King Street and bored tunnel are coming first. He said that given this project is design build they will learn more as they go along.

Mr. McConachie asked how the board will effectively get, review and consider information in a timely manner with multiple partners involved. He said that a coordinated “look ahead” would be valuable.

Mr. Paaranen said that all should come before the board to provide updates regularly.

Ms. Sheridan said the seawall team includes an interdepartmental team from the City including SPU, City Light, SDOT, utilities.

Ms. Doherty noted there was work planned adjacent to a building at King and Alaska and asked how close it will come to the building.

Ms. Nashem reported that it is an historic but non-contributing building in the district. There is no areaway underneath.

Board members indicated that when the application is brought before the Board that they would like to see a section that show how deep the vault is how it interacts with the base of the building.

Ms. Doherty expressed concern that the soil is bad and she said they want to make sure there isn't any settling of the building.

Mr. Paananen said they will be doing monitoring.

Mr. Hasson said that the moratorium exists to protect retailers and that this work will impact them. He asked if any outreach to the retailers has been done.

Ms. Hanson said she doesn't have an answer but they would check with their communications team.

Mr. Hasson reiterated the importance of notifying businesses.

Ms. Doherty advised that any brick paving found below the asphalt while trenching in the street should be salvaged and replaced.

Kevin Bartoid said they have included a provision for that.

Mr. Paaranen continued going over presentation and moved on to the Bored Tunnel Alternative.

Ms. Doherty noted soil impacts from the boring machine and asked what happens as the machine goes through.

Mr. Paaranen said there is a settlement trough at a 45° angle. He said they will protect whatever the tunnel is underneath. He said the Western Building is in very poor condition and that he didn't know if it is salvageable. He said they will have monitoring equipment in multiple locations – even in buildings – that will transmit data to their computers. He said that he thought the seawall would be ok but there may be some sidewalk damage. He noted there would be some settlement challenges and went on to explain the low density grout that would be used to replace the volume of material lost. He said it is a concrete but not a hard concrete and noted it is a very fine mix.

Mr. Hasson said that the Western Building is impactful to the district. He asked what compensation would be provided to the owner and to the neighborhood if it were demolished.

Mr. Paaranen said they would have to discuss action and mitigation.

Ms. Hanson said the specifics are yet to be worked out.

Mr. McConachie noted that the Western Building is in bad shape no matter what happens.

Mr. Hasson and Ms. Doherty each asked about mitigation and compensation to property owner and the historic district.

Mr. Paaranen said that only the property owner would receive compensation; none would be provided to the historic district.

Mr. McConachie said that the tenants of that building should be part of the discussions and that the Western Building is one of the few artist lofts left. He said that it is part of the grain of Pioneer Square.

111710.32 **Height proposal of 180 feet in Pioneer Square**

Briefing on an alternative height proposal to the Livable South Downtown Height Proposal.

The agenda item was tabled at the request of the presenter, William Justen.

111710.4 REPORT OF THE CHAIR: Lorne McConachie, Chair

111710.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227