



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
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PSB 71/11

**MINUTES** for Wednesday, March 23, 2011

### Board Members

Ann Brown  
Erin Doherty, Vice Chair  
Ryan Hester  
Miriam Hinden  
Lorne McConachie, Chair  
Jessica Miller  
Tija Petrovich

### Staff

Genna Nashem  
Melinda Bloom

### Absent

Adam Hasson  
Willie Parish

Chair Lorne McConachie called the meeting to order at 9:03 a.m. He welcomed new Board members Tija Petrovich and Miriam Hinden.

**032311.1 APPROVAL OF MINUTES:** No minutes were reviewed.

**032311.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

032311.21 **Occidental Mall**  
State Building  
308 Occidental Ave S

Remove the night drop and infill with brick, remove ATM and restore window, remove awning and repair brick, and remove existing signage

Staff Report: Ms. Nashem explained that the Bank will have removed their branding in advance of the review so the focus was on the restoration. The applicant was asked to provide information regarding the profile of the window, the paint color and the brick sample at the meeting.

Tom Frank and Brian Johnson from Westmark Construction presented the application and reported that the decals on the windows had been removed; the Bank of America

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

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lettering has been removed and panel will be patched and painted; and the Bank of America inset on the clock has been replaced with a blank white insert. The night drop had been installed through an old window which will now be restored to match existing wood single hung/single pane window with brick molding on the side. Holes and anchor points will be patched to match. The old burglar alarm was removed and the panel patched.

Responding to Board member questions Mr. Frank explained that the sign band is painted plywood which is easy to patch. He explained that the night drop had been there for a long time. He assured Board members that new brick will be woven in with appropriate gray mortar to match existing. Board members noted that it is important in the freeze-thaw cycle that the mortar matches existing.

Mr. Johnson explained that the canopy was bolted in the joints and the repair will be easy.

Public Comment: There was no public comment.

Board Discussion:

Ms. Hinden questioned if replacement of metal security bars is appropriate and compatible with the Guidelines.

Discussion ensued about if the bars were really necessary. It was noted that the guidelines permit gates “where deemed necessary” and Board members determined that the bars were not necessary and it was consistent with the District rules not to have them.

Ms. Doherty reiterated that the applicants would match milling, clear glass and would be “toothing” the brick.

Action: I move to approved a Certificate of Approval for the project as amended to not approve the additional bars to match and request permission to remove the adjacent bars; brick will be brought to ARC for review, per

Code Citations:

District Rules III General Guidelines for Rehabilitation and New Construction

Secretary of Interiors Standards for Rehabilitation

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

MM/SC/ED/JM            7:0:0    Motion carried.

032311.22

**King Street Station**  
300 S Jackson St

Installation of glass canopy on the north and upper west side and installation of photovoltaics on the existing south metal canopy

Tim Williams, ZGF, explained that the proposed photovoltaics will provide 1% of the energy needs. He explained the intent to change the material of the upper canopy to glass. He didn't have a physical sample of the photovoltaic material but provided a Data Sheet. He explained that the material is dark blue-black, peel and stick and is 15 ½" wide. He said that the standing seam on the roof is 16" on center and the product will be applied between the standing seams. He explained that a 1500 square foot portion on the south side of the canopy is the optimal location for sun and is least conspicuous. He said that power will go back to the mechanical room and into the grid. He said that the lobby will have a display showing energy created.

Mr. Williams provided a photo of existing conditions of the roof and pointed out the gray material that had been installed in 2004. He said they are not altering the canopy except for the addition of the photovoltaic material which, he said, will create a darker hue. He said it is affordable technology. He said that each strip will be individually wired and could be taken up for maintenance purposes if needed.

Mr. McConachie noted the product works well in our gray winter climate.

Mr. Williams, responding to clarifying questions, said that the wires will be at the top of the slope and will be concealed. He said that they had received a grant to do this work and the 1500 square feet being used will provide a LEED point. He went on to explain the plan to replace a canopy section with glass which they are replicating from historic photos. He provided a sample of the laminated glass with a frit pattern that will conceal dirt and soiling that will occur over time. He said the striped pattern has been used successfully elsewhere and the pattern would run parallel to the building. He said that the trusses are existing and that an aluminum system would be added to support the glass; it will be painted a gray color. He said the copper fascia with decorative crenellation is being replicated as there is no original left; they would leave it as unpainted copper. He said there would be no alteration to the suspension bars off the building.

Ms. Doherty said that the frit pattern seems super contemporary.

Mr. Williams said that it tends to "go away" and noted there was some installed at City Hall. He said that it obscures dirt and soiling but is still transparent and allows light in. He said that they can use a more translucent frit but that would mean that it wouldn't conceal dirt as well.

Public Comment: There was no public comment.

Board Discussion:

The Board discussed the canopy first.

Mr. Hester said his only concern was the frit pattern but that he was confident that it will allow light in and the pattern is not so obvious.

Mr. McConachie said that the historic glass can't be replicated since we don't know what it was but that the frit is appropriate – it is of this time and is not pretending to be otherwise.

Mmes. Hinden and Miller agreed with Mr. McConachie.

Regarding the photovoltaics Ms. Miller said she is pleased to see the applicant integrate sustainable features with an historic property and that she thought it would work well.

Mr. McConachie compared it to the water tanks on buildings and said it was part of straight forward problem solving.

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

Code Citations:

District Rules III General Guidelines for Rehabilitation and New Construction

Secretary of Interiors Standards for Rehabilitation

6. and 10.

MM/SC/MH/AB 7:0:0 Motion carried.

032311.23

**Seattle Steam Areaway**

633 – 619 Post Ave S

Fill the areaway with lightweight concrete and replace the sidewalk.

Staff Report: The Board has had previous briefings on the project and toured the areaways on February 9, 2011. It was noted that the coal hopper is inaccessible and the south area has lots of obstacles. ARC thought it was unrealistic for the public to view and it was noted that it is dangerous as well. Some of the other apparatus have been moved to the Georgetown Steam Plant for display and ARC members thought that might be a recommendation for this equipment.

Jeff Bertram, SDOT, explained that the coal bunker would not be part of this project due to grant funding issues and will be done as a separate project by Seattle Steam. He said the work as they have it planned now will better protect the building and noted that the sidewalk is supported on one side by the building. He said they are confident that there will be no settlement issues noting that the materials lab geologist has reviewed it. He said that the south section could settle up to ¼” with no settlement expected on the north end. He explained that there are a couple duct banks and he said that the northernmost City Light duct bank would be saved and the smaller one will be covered over.

Mr. Bertram explained how the sidewalk would interface with the building and noted that the granite curbs will be kept. He said that much of the existing elevation would be kept. He said that drainage is currently toward the building and they will change that so the sidewalk slopes away from the building and drainage goes to the street. He said they will saw cut next the building and use joint filler so the new sidewalk is structurally separated from the building.

Responding to Board questions Mr. Bertram confirmed that the light weight concrete will jog around the bases to columns. He said the areaway will be filled with light weight concrete. He said that utilities are going through the coal bunker which belongs

to Seattle Steam. He said he hoped that Seattle Steam would still be able to do their repairs.

Ms. Doherty noted the areaway is in tough shape.

Mr. McConachie expressed concern about the structural stability of the building and noted that filling the areaway would help in that regard. Mr. McConachie asked how the sidewalk would abut the building.

Mr. Bertram said they will saw cut close enough to the building, then chip out, then grout and use joint filler.

Mr. Hester said that they are preserving the aspect that should be; the conduit duct banks and noted that the lightweight concrete won't impact the existing building. Mr. Hester reported that he went through the upper levels of the building during the tour and that it had been seismically retrofitted and that only the basement was questionable. He said that existing curbs will be saved.

Public Comment: There was no public comment.

Board Discussion:

Ms. Miller said the columns will be visible in their entirety; stepping back from them is appropriate. She said that filling the area – under these circumstances – is in the best interest of the building.

Ms. Doherty said necessity was very clear during the site visit and the historic features were being preserved.

Mr. Hester said he thought the pulverizer and coal bunker could be moved to a facility. He requested good photos be taken of the area before it is filled with concrete.

Action: I move to approve a Certificate of Approval for the project as presented under the condition that the area historic features were documented with professional quality photos before it is concealed per

Code Citations:

District Rules  
III General Guidelines for Rehabilitation and New Construction  
H Curbs  
XVII  
A. Standards  
XVIII Areaways

Secretary of Interiors Standards for Rehabilitation 2, 5, 6, 9 and 10.

MM/SC/RH/AB 7:0:0 Motion carried.

**032311.3**

**BOARD BUSINESS**

032311.31

**PRELIMINARY PROJECT REVIEW**

032311.31

**Trail to Treasure**

Update on the status of the project

Liz Stenning and Lisa Dixon, Alliance for Pioneer Square, explained the intention to create an historical interpretative trail that will tell the stories of the history of the area. Ms. Stenning noted it will be more involved than just the Klondike and they want to expand the stories of Pioneer Square – the arrival/departure of settlers, how the land changed, the people, buildings. She said that they have received some funding to create a conceptual plan and they are working on a master plan and funding. She said they are working on the trail route, main message, what could be installed – signs, kiosks, logo ideas, how businesses can be involved, and building a more robust website and audio tour. She said that part of the funding match is wayfinding expertise to design kiosk. She said the master plan should be done in April. She said that a suggested message is “People’s needs and desires flow across time to form Pioneer Square”. She said that there would be six main stops on the trail route: Cadillac Hotel, King Street Station, Prefontaine Building, Alaska Way/Washington Street Boat Landing, Yesler Mill and North Lot/Occidental.

Ms. Stenning said that they have identified all possible interpretive elements – brochure, web application to download audio piece, trail marking – sidewalk options, kiosk, rubbing station, ways to involve businesses. She noted the possibility of having cut-outs of people etc. She went over three ideas for the logo noting a purple theme as drawn from the prism glass in the sidewalk.

Ms. Miller said that purple is a good choice noting that the glass prisms are unique to the neighborhood. She preferred a less literal logo and said that while the sinking ship may not always be there it tells an interesting story.

Ms. Hinden also liked the color scheme and the relation to the purple.

Ms. Doherty said that the colors are not the right palette – that they are not consistent with the historic color palette. She said that the purple shown on one of the documents is more muted and similar to the prism lights. She said the colors need to be compatible and are too strong as shown. She referenced the similarity to the “University of Washington” color/branding and recommended that they steer away from that.

Mr. McConachie said that the grayed down purple was more appropriate. He said that the original shoreline concept is fascinating and that it brings in the prehistory aspect of Pioneer Square. He said that the deep bay, estuary, and defensible position are why the city was located here. He noted Pioneer Square’s rich history of being seamy compared to the “more appropriate” city to the north. He noted the importance of the Native Americans and the European settlers.

Ms. Stenning said they could weave a story working with the waterlines group. She said they will come back when the master plan is finished.

Ms. Doherty noted the full range of ideas had been presented and it will be simplified. She noted the challenge of doing a meaningful streetscape. She liked the idea of offering the opportunity to do rubbings as well as the tech side of the website and audio and noted there are many ways to experience the area.

Ms. Miller called the strategy interesting noting it is unique to interpretive trails. She said that there are only so many visual cues you can make along the way. She said that the logos and maps will be helpful.

It was noted that activities for people of multiple ages is positive and that the trail will be good for Pioneer Square and for the history of the city. The Chinese Room in the Smith Tower was suggested as a place from which to gain a different perspective of the district.

Ms. Dixon noted the challenges of a big project and noted the ideas of sandblasting or dying concrete as temporary markings when the Viaduct comes down.

Mr. McConachie noted the Secretary of Interior Standards and said that markings should not be obvious with preference on more subtle. It should be subtle and balanced so not "hitting one in the head" with it.

Ms. Miller noted the use of bronze plaques in France and said they are long lasting, removable and subtle.

Mr. McConachie said that the Board's operative rules are the Secretary of Interior Standards and cited 9 and 10 which talk about new additions. He said that is the lens by which changes are made.

Ms. Doherty said the kiosk idea is well thought out.

**032311.4**      **REPORT OF THE CHAIR:** Lorne McConachie, Chair

**032311.6**      **STAFF REPORT:** Genna Nashem

Genna Nashem  
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