



The City of Seattle

Pioneer Square Preservation Board

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PSB 169/11

MINUTES for Wednesday, July 20, 2011

Board Members

Erin Doherty, Vice Chair
Adam Hasson
Ryan Hester
Miriam Hinden
Lorne McConachie, Chair
Jessica Miller
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

Ann Brown
Willie Parish

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

702011.1 APPROVAL OF MINUTES:

June 15, 2011

MM/SC/JM/RH 6:0:1 Minutes approved. Mr. Hasson abstained.

July 6, 2011 Deferred.

702011.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

702011.21 Schwabacker Building

93 Yesler Way

Mr. Hasson recused himself.

Amber Walstad explained the proposal to replace the existing wood gate topped with barbed wire with an iron pedestrian gate. The entire gate will be painted Epoxy Green. She said that there will be pickets on top to prevent climbing over and noted that the gate does not extend beyond the face of the building. She said that installation will be in to the mortar with no attachment to the sidewalk. She said that the gate will prevent people from gaining access to the fire escape. She said that the panels will be mesh to

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allow some visibility through. She said that there will be no door knob – just access by key with a push panic bar for exiting from inside.

Mr. McConachie expressed concern that a coat hanger could be used through the mesh to pull the exit bar and allow someone access. Ms. Doherty noted that the fabric is a tight mesh.

Public Comment: There was no public comment.

Board Discussion:

Ms. Miller said that the design was appropriate for the circumstance – it is minimal and will recess into the alley. She said that it is not an entry to the building and the color is Pioneer Square green.

Ms. Doherty said that the fleur de lis pickets provided a nice ornamental effect. She said that she preferred more transparency but it was a unique niche and the character defining element – the fire escape – is still visible.

Ms. Hinden said that it is an improvement over what is there and the fire escape is still visible.

Action: I move to approve a Certificate of Approval for installation of a gate as proposed per

Code Citations:

District Rules IX Security bars and gates

MM/SC/RH/ED 6:0:1 Motion carried. Mr. Hasson abstained.

The following application was reviewed out of agenda order.

702011.23

Westland Building

100 S King St

Installation of light fixtures in the alley

Cleaning of the building, tuck pointing and applying coating on the sandstone and brick

ARC Report:

Lighting - ARC reviewed the application for the light fixtures and requested a close up photo of the existing light fixture. ARC requested that the fixtures be mounted in the mortar and that the conduit penetration also be in the grout line. ARC recommended approval.

Staff Report: Preservation briefs suggests “100 psi or below or even using a garden hose, and progressing as needed to slightly higher pressure--generally no higher than 300-400 psi.” Another one suggests that after testing and careful application the water could work up to 200-600psi and even a rinse could go 600-1800psi. “However, cleaning historic buildings under such high pressure should be considered an exception rather than the rule, and would require *very careful* testing and supervision to assure that the historic surface materials could

withstand the pressure without gouging, pitting or loosening. The distance of the nozzle from the masonry surface and the type of nozzle, as well as gallons per minute (gpm), are also important variables in a water cleaning process.”

Applicant Comment:

Spencer Norris explained that new lights that will match existing lights are proposed; conduit will go through the mortar to power the lights. Mr. Norris pointed out on a site plan where the proposed fixtures will go. He said the new lights are being added for security reasons and will be on sensors.

Mr. McConachie said that ARC said the proposal was appropriate and noted that wiring will go through the grout.

Public Comment: There was no public comment.

Mr. Norris passed out additional handouts about the proposed cleaning and tuck pointing of the building. He said that they would restore the mortar on all four elevations and said that they would repair sandstone in multiple locations primarily along the west. He introduced the contractor from Elite Construction, who would be doing the work.

Mr. McConachie said that ARC appreciated the proactive maintenance. ARC asked the applicant to do a test area to test the products and questioned if the sealer was necessary and wondered if it would change the appearance of the brick. ARC had questions about the proposal for the sandstone. The product appeared to be for sandstone mortar but the proposal was for patching. ARC did not make a recommendation pending more information.

The contractor went over the process and said they had to chisel down below the crumbly material to a good surface. He said they would then build the surface back up with Jahn mortar and noted that the Jahn product is put on in layers and that there is no feathering in this process. He said that a sample of the chiseled off sandstone would be sent to the product manufacturer to match the color and noted the difficulty in matching sandstone. He said that the sandstone would be cleaned first, a sample sent to Jahn for matching purposes – he said that it often takes a number of tries to get an accurate match. He said that the adherence is frost and water proof and bonds with the sandstone. He said that they will try to scratch some waves back in to make it look as the original did.

Mr. Norris said that most of this work will occur at the base but that there will be some above. He showed photos of other historic buildings that have had this technique applied.

Responding to clarifying questions the contractor said the products to be used are the same as recently used on the Nordic Building and that the waterproof coating prolongs the life of the brick and mortar. He said that they will try to find something matching on site to replace the damaged brick and noted that the same brick could possibly be reused by pulling it out and turning it around. For tuck pointing a 4 ½” grinder will be used to remove the mortar and a die grinder will be used in the head joints. He said that either

type N or M mortar would be used for this type building and that they can test the existing mortar.

Mr. Hester suggested verifying the compressive strength of the existing mortar and then to put in a comparable product.

Mr. Don noted the difficulty of getting a piece of mortar out to send for testing.

Public Comment: There was no public comment.

Board Discussion:

Responding to questions, the contractor said that the water pressure level of 300 psi maximum won't remove the old patina but will clean off the microbiology stuff.

Ms. Doherty said that the proposed methodology was fine but expressed concern with the sandstone match; she suggested ARC approve it.

Ms. Hinden thought the cleaning method was appropriate but expressed concern with the appearance of the sealer.

Mr. Norris noted that the sealer has no gloss and there will be no apparent difference once applied.

It was determined that Board members would make a site visit to see the sandstone and the sealant.

Action: I move to approve the installation of lighting in the alley and cleaning of the building, tuck pointing and applying coating on the sandstone and brick as proposed with the exception that cleaning will start at a water pressure of no more than 300psi and approval for sealant on brick color of the sandstone patch will be reviewed at a site visit.

Code Citations:

Secretary of Interior's Standards for Rehabilitation

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

[Guidelines for Masonry](#)

[Preservation Brief 1 – Assessing Cleaning and Water-proofing Historic Masonry](#)

[Preservation Brief 2 – Repointing Mortar Joints](#)

[Preservation Brief 6 – Dangers of Abrasive Cleaning](#)

MM/SC/ED/JM

7:0:0 Motion carried.

702011.22

Art with A Heart
Florentine Building
536 1st Ave South

Ms. Petrovich recused herself as she is a resident of the Florentine Building.

In the absence of the applicant Ms. Nashem reported that the letters and window signage are consistent with the sign plan for the building approved in 1990. Blade signs were approved for a year in 1992 but have remained since.

Mr. Hester said the signage is appropriate for transparency.

Mr. McConachie commented that the signage is graphically strong, complimentary and fits within the sign band.

Ms. Doherty noted that the graphic is large in proportion to the window but it is simple and maintains transparency.

Action: I move to approve a Certificate of Approval for installation of signage as presented per

Code Citations:

District Rules XX Rules for Transparency, Signs, Awnings and Canopies

A Transparency

B General Regulations

C Specific Regulations

1 Letter Size

2 Sign Bands

3 Projecting Signs

4 Blade signs

MM/SC/RH/MH 6:0:1 Motion carried. Ms. Petrovich recused herself.

702011.3 BOARD BUSINESS

702011.31 Briefing on proposed Streetcar project

Ms. Doherty recused herself as her employer is involved with this project.

Ethan Melone, SDOT, went over an informational packet and drawings with Board members. He went over the project extent within the district noting the terminus at Occidental, the change to the shelters more like those on the South Lake Union lines, new artist for public art has been brought in and that most of Pioneer Square will be wireless and pole-less. He noted the plans to use decorative paving options to pick up the 'flavor' of the neighborhood and noted the diverse neighborhoods the line will travel through. He went over railing and leaning rail details and noted that what is put in will relate to the shelter. He explained that they want crosswalks that differentiate from the sidewalk and went over different concepts for signage that differentiate crossings to the platform.

Board members expressed a preference for light pole fixture to match the station architecture and to keep the design 'of today'. They encouraged the use of art on the poles as Pioneer Square is associated with artist.

Mr. Melone reported that most work will occur in the roadway and won't touch the curbs except for a little demo in one spot where there is no granite and where a curb ramp will be added. He explained that work in the area of 2nd and Jackson would close the street to traffic but that other sections will be done one direction at a time. He said that lanes would be closed to traffic 2 – 3 weeks and said that there would be some utility work at the same time. He said that the work is anticipated in 2015 with Pioneer Square being in the last phase.

Board members noted traffic associated with athletic events and train arrivals/departures and that businesses may need provisions to allow alley access for deliveries.

Mr. Melone said that pointed out data from Portland and the South Lake Union lines that show a concentration of economic activity along the line.

Public Comment:

Erin Doherty spoke as a member of the public and reported that the end of the station blocks the alley connection and noted the ongoing alley activation and improvements taking place at this alley

702011.32 Briefing on proposed EPark and signage

Megan Sheppard and Michael Solheim, SDOT, went over the proposed EPark system and related signage. The system is intended to mitigate the loss of on-street parking with the replacement of the Viaduct.

Ms. Sheppard explained that signage will be installed at key decision points: Stewart and 8th, 2nd and 5th, I-5 onto Union. She said that there are six participating garages. Information on the signage will be tiered with the closest garage listed at the top. Parking information can be found online on the Seattle Parking Map and EPark website; there are no phone applications at this point.

Mr. Hasson noted that changing image signs are prohibited in the district.

Ms. Doherty said that how signs fit into the historic district is challenging noting that the color and graphics are not consistent with the district. She said that the dynamic sign, because of scale and colors, needs to be discussed by the Board.

Ms. Sheppard said they will use the same color coding as the Pioneer Square wayfinding signs. She explained that they do not have a location for the signs yet and some of the signs might be need to give drivers the information before they get to Pioneer Square.

Board members noted the signs would be additional projecting elements and that they are very large and bulky. It was suggested that they further research how the signs could fit into the regulations.

702011.4 REPORT OF THE CHAIR: Lorne McConachie, Chair

702011.6 STAFF REPORT: Genna Nashem

Mark Aster was introduced as a new Board nominee; he has yet to be confirmed.

Genna Nashem
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