



The City of Seattle

Pioneer Square Preservation Board

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

MINUTES OF MEETING

PSB 276/07

DATE: October 17, 2007
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Ann Brown
Ryan Hester
Doug Ito
John De Lanoy
Adam Hasson
Rick Friedhoff
Catherine Person
Alex Bennett

Staff:

Genna Nashem
Joanne Walby

Absent:

Lorne McConachie
David Strauss

Doug Ito called the meeting to order at 9:02am

101707.1 APPROVAL OF MINUTES: Draft minutes from Sept 19, 2007 and Oct 3, 2007
Move to adopt the minutes of September 19, 2007 and October 3, 2007, as presented.
MM/SC/CP/RF 8:0:0 Minutes adopted.

101707.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

101707.21 **1016 First Ave** Ed Linardic
Change of Use- Admin Office to Retail on 1st Floor and Warehouse to Office on floors
two through four.
Application withdrawn.

101707.22 **Foster White Gallery** Phen Huang
220 Third Ave

John DeLanoy recused himself because his firm represented the applicant.

Signage: Paint business name signage on a painted black band.

ARC Report: ARC reviewed the renderings and photos provided. ARC asked the applicant to bring a sample of the black paint color to the full Board meeting. ARC members suggested that the applicant paint the top cornice to match the black band and the applicant said that she agreed with the idea. The applicant said the fire department sign will be removed. Pending the review of the black paint sample, ARC recommended approval of the project.

Applicant Comment: Phen Huang said she wants to paint the 35” sign band between the floors and apply 12” letters in gray paint color. She said they want this signage because people have reported having trouble finding their gallery. She said this signage would allow them to be visible from three sides.

Board Questions: Ms. Person commented that she thought the application was appropriate.

Public Comment: There was no public comment.

Action:

I move to approve a Certificate of Approval for Signage and to paint the sign band and top cornice black per:

Code Citations:

District rules-

III General Guidelines for Rehabilitation and New Construction

D Color

XX Rules for Transparency, Signs, Awnings and Canopies

B General Signage Regulations

C. Specific Signage Regulations

1. Letter Size

2. Sign Bands

SMC 23.66.160

C. 1 and 4

MM/SC/CP/RH 7:0:1 Motion carried. Mr. De Lanoy recused himself.

101707.23

Alaska Building

Brenda Barnes

612 Second Ave

Change of Use: Establish use in the addition for floors two through eight to be occupied by guest rooms and meeting space, floors nine through fifteen to be occupied by residential units.

Final design: A 14 story, 30,450 square foot addition is proposed at the interior of the “L” on the alley side of the building with the overall dimensions of 57’2” x 39’6”. The addition will include seismic upgrades for the entire building.

Replacement of non-conforming mechanical equipment on existing building.

A waiver is requested for the amount of exterior common recreation space.

ARC Report: ARC reviewed the drawings, renderings and samples provided. The applicants explained that they are replacing two existing non-conforming pieces of mechanical equipment. One was rotated to align with the existing penthouse at the suggestion of the Board at a previous briefing. The applicants showed sight line reviews indicating the equipment would not be visible from 300 feet. The applicants reviewed

the changes to the louvers of the mechanical room penthouse as suggested by the Board at a previous briefing. The applicant explained that the spandrel glass covers where the brace frame meets the floor and the spandrel glass achieved the wall to glass ratio required by code. The applicant clarified that to meet the stipulations of the code amendment the project will include 26 residential units in floors nine and above in the addition. The applicant said that because they are adding a residential component they are required to provide common recreation area. Ms. Barnes said they are providing more common recreation area square footage than required and they are requesting a waiver for 50% of the exterior common recreation area. Discussion ensued around the seismic upgrades. The applicant explained that the existing building is a steel framed masonry building and that the addition will create a core providing seismic bracing for the entire building. They said the brace framing will be visible through the windows. The applicant clarified that they will come back to the full Board with a complete signage package including the painted sign. ARC recommended approval of the project as presented.

Staff Report: As requested at a previous briefing, staff provided a report that the Board has approved spandrel glass on two other projects in the District. One was at the seventh floor in the new Starbucks building and the other instance was on the King County building. The meeting minutes reflected that in both applications the spandrel glass was to be a color that would look like it was the window except when the room was lit at night it would appear solid. She said the City Council approved Ordinance SMC 122.435 providing the code amendment for the height for the addition and includes the stipulation for the residential component. See at <http://clerk.ci.seattle.wa.us/~public/>.

Applicant Comment: Brenda Barnes, Miriam Hinden and Meredith Wirsching Clark Design Group presented the application. Ms. Barnes said they are also requesting approval for the roof coverage because it is over the 15% coverage but less than the 25% coverage limit.

Ms. Barnes explained the height limit in this area is 100', but because the main building is 160' a code amendment allows them to build the addition to 160'. She said they need approval to replace two non-conforming pressure fans for the elevator, located on the rooftop. She presented view studies taken from 300' back from the site. She said they are under the maximum rooftop coverage requirement of 23%. She noted that anything over 15% requires approval by PSPB.

Ms. Barnes explained because the new addition will feature 26 residential units they are required by code to provide 660 square feet of common recreation space. She said they are requesting that the requirement for 50% of the space to be exterior be waived because they are already providing 2319 square feet of interior common recreation area, including a pool, fitness area and a business library, which will be shared with the hotel. She said there are many parks in the surrounding area that tenants could make use of.

Ms. Barnes said the exterior design of the tower has been revised, per ARC's suggestions. She said the brick on the addition would be a similar brick color as the original building, but the finish would be smooth in contrast with the existing building's rough exterior. She said that the ARC requested that brick cladding on the addition not extend to the mechanical penthouse, so they propose metal panels on the

penthouse in order to diminish the look of its height. She said they also changed the top floor windows from one large and one small to three small windows, which enhances its verticality. She explained that after the last Board discussion about alternatives to the spandrels they decided to keep the spandrel glass panels because they are used elsewhere in the District. She said that they have recessed the brick on the side to brake up the wall. This change was at the suggestion of the ARC and is consistent with plain changes on the existing building.

Board Questions:

Mr. Hasson asked if the dumpsters would be in the alley. Ms. Barnes said they will be in the alley in roll-ups doors. She said they would replace the existing wall with a new one. She added that there would be frequent garbage pick-up at this location.

Ms. Person asked if the blue spandrel color would correspond with the Alaska building signage. Ms. Barnes said it would be in the same color range. She said the existing sign is somewhat faded.

Mr. Ito stated that the elevators and restrooms are not included in the calculations for “common” area. Ms. Hinden confirmed that they are not included in their calculations.

Public Comment: There was no public comment.

Action:

I move to approve a Certificate of Approval to establish use in the addition for floors two through eight to be occupied by guest rooms and meeting space and floors nine through fifteen to be occupied by residential units. I also move to approve a Certificate of Approval the final design of the project as presented, noting that the Common Recreation space will be interior and the outdoor requirement is waived, the setback for the mechanical on the rooftop is altered and the rooftop coverage is approved for 23% per:

Code Citations:

District Rules III General Guidelines for Rehabilitation and New Construction

B. Design

C. Building Material

D. Color

E Building Base

VII. Mechanical Systems

SMC 23.66.120 Permitted Uses

SMC 23.66.140 Height

SMC 23.66.180 Exterior Building Design

Secretary of Interior’s Standards for Rehabilitation 1, 2, 5, 6, 9 and 10
Guidelines for Exterior Additions

MM/SC/AB/JDL

8:0:0 Motion carried.

101707.24

Palmer Court
1000 First Ave S

Brenda Barnes

Change of Use: From warehouse to off ice on floors three through six.
Withdrawn.

Façade Alterations: Install seismic braced frames at the east and west elevations.
Reconfigure two storefronts on the east elevation.
Replace windows on floors two through six with aluminum clad wood windows to match existing window configuration.
Existing elevator machine room to be removed and new elevator and stair penthouse to be built

ARC Report: ARC reviewed drawings, renderings, photos and samples provided by the applicant. The applicant said they are extending the existing stairs past the third floor all the way to roof with a new stair penthouse. They are also changing the location of the elevator so the existing highly visible elevator penthouse will be removed and a new one built that will comply with setback requirements. The applicant said they will be altering the two center bay storefronts. The existing windows will remain in the right center bay. The applicants presented a new color scheme at the suggestion of the Board at a previous briefing. The applicants said a new hand rail that would be installed on the south egress to meet code. The applicant said the existing windows are beyond repair. ARC asked the applicant to provide pictures of all the windows to go along with the window condition survey. ARC also suggested the applicant consider replacing the new existing sixth floor windows so all windows are the same. The applicant explained the brace frame will show through the windows and that they are strengthening the concrete wall in the basement. They said the building had previous seismic upgrades to tie the floors to the walls. ARC recommended approval of the project pending review of the photos of the windows.

Staff Report: Ms. Nashem said the change of use application for this building is withdrawn. The Board approved the alteration of three of the storefronts (the bay with the existing rolling door was just repaired) in 1999.

Applicant Comment: Miriam Hinden said this un-reinforced brick building was built in 1910 and is located between Occidental Street and First Avenue.

She said because of the brace frames on the east side elevation they will need to reconfigure storefronts' center bays by adding recessed vestibules on either sides with doors. She said this will match what is existing. She said the storefront will be in the existing opening, per the ARC recommendation. She presented color samples of the brown color for the ground floor facades and cream as the accent color on the east and west facades. She said they propose to remove the existing elevator penthouse and add a stair penthouse within the setback limits. She presented metal samples of the penthouse cladding material. She said they propose to add a handrail on the ramp on the south side of the building.

She said they completed a window survey and found many of the windows to be in poor shape. She said they will propose to replace them with aluminum clad wood windows. The applicants showed a sample window that is clad on the exterior and wood on the interior. She said there are spacers between the muntin so it will appear as true divided lights. She passed out copies of the survey and reviewed it with the Board.

Ms. Brown asked if any windows could be repaired. Ms. Wirsching said probably not, because so many of them were water damaged. She noted that they had only received a few coats of paint in the past 100 years. Ms. Hinden said pieces of some window frames were like a sponge and disintegrated in her hand. She also said the

mullions on the upper floors are bowing in and the putty that secures the glass has deteriorated and was replaced with caulking that is also falling off. She said several of the windows on the fifth and sixth floors have loose glass and have the “very poor” rating in the survey and could be dangerous. She said the windows on the east façade had been replaced with painted wood windows but they had not been installed properly and are taking on water. She recommended that they be replaced as well. She noted that also ARC had recommended this full replacement as well so there would be uniformity.

Board Questions:

The Board asked if any of the windows could be repaired. Ms. Wirsching said so much of the material is deteriorated they would have to be completely rebuilt. She said that the storefronts are wood and are in good condition.

Mr. Ito asked if the deterioration was from dry rot or weathering. Ms. Wirsching said it was probably a result of weathering.

Mr. Bennett asked if the window headers are square or curved on the First Avenue side, sixth floor. He said the drawing shows it to be square. Ms. Hinden said they are curved. She said she would correct the drawings to reflect this.

Mr. Hester asked if they planned on any masonry restoration. Ms. Barnes said they would repair the headers, but that the rest of the building had already been tuck-pointed after the Nisqually earthquake.

Ms. Person asked if they planned on sealing the brick. Ms. Barnes said no, because she said they believe it is better off remaining porous.

Mr. Hasson noted that if the owners planned on applying for historic preservation tax credits their plans for window replacement will be important.

Public Comment: There was no public comment.

Board Discussion:

Mr. Ito said if Board votes to approve the aluminum clad windows they would need to match the existing window profile.

Mr. De Lanoy noted that aluminum windows are allowed under the District rules.

Action

I move to approve a Certificate of Approval the façade alterations as presented, noting that the 6th floor windows on First Avenue are curved at the top, per:

Code Citations:

District Rules III General Guidelines for Rehabilitation and New Construction

B. Design

C. Building Material

D. Color

SMC 23.66.140 Height C. 4 and 5

SMC 23.66.180 Exterior Building Design

Secretary of Interior’s Standards for Rehabilitation 1, 2, 5, 6, and 9

Guidelines for the treatment of windows and storefronts

MM/SC/AB/RH

8:0:0 Motion carried.

Alex Bennett left at 10:00AM

101707.25

Nutcracker March

Traci Salemm

Various locations in Pioneer Square

Application: Street Use: to install a temporary display of nutcrackers from Nov 13, 2007 to Jan 2, 2008.

ARC Report: The applicant explained that this is the third and final year of the Nutcrackers. They are proposing the same locations as last year noting that they have had no trouble with vandalism in these locations. They have scheduled a meeting with SDOT to get the final location approval. One proposed final design is included in the packet but the other designs are still to be determined although all Nutcrackers will be three feet by seven feet. ARC recommended approval of the project.

Staff Report: For this application for street use, the Board should review the location and size rather than the artistic design of the Nutcracker.

Applicant Comment: *The applicant was not present at the Board meeting.*

Public Comment: There was no public comment.

Board Questions/Discussion: The Board determined that they had enough information to make a decision.

Action:

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

Code Citations:

District Rules

I. Introduction – Public rights of way and open space

XI. Street Furniture

MM/SC/AH/JDL 7:0:0 Motion carried.

101707.3

BOARD BUSINESS There was no Board Business.

101707.4

REPORT OF THE CHAIR: Doug Ito, Chair

101707.6

STAFF REPORT: Genna Nashem

Ms. Nashem said the Board retreat would be held in the Collins Building November 30, 2007

Issued:

November 5, 2007

Genna Nashem

Pioneer Square Preservation Board Coordinator

206.684.0227