



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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MINUTES OF MEETING

PSB 124/08

DATE: May 21 2008
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Doug Ito
Ryan Hester
Adam Hasson
Catherine Person
David Strauss
Lorne McConachie
Ann Brown

Staff:

Genna Nashem
Melinda Bloom

Absent:

John DeLanoy

052108.1 APPROVAL OF MINUTES:

Minutes from May 7, 2008

MM/SC/DS/AH

5:0:2 Minutes approved.

Mr. McConachie and Ms. Brown abstained.

052108.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

052108.21 Chief Seattle Club and Monterey Lofts Withdrawn.
406 and 410 2nd Ave S Ext

Install a bike rack on the sidewalk

052108.22 Olympic Block
110 First Ave S

Summary of Application: Ms. Nashem introduced Ren Chandler and explained the application to replace existing doors and window combination on top floor only.

ARC Report: Mr. Ito reported that ARC reviewed the plans presented and photos taken from street level. The alterations are on the Penthouse which is set back eight feet. Mr. Chandler said that the old aluminum doors are being replaced with new aluminum windows and doors. ARC recommends approval.

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Ren Chandler explained the project to replace windows on the upper floor which sets back from the edge of the building by 8'. They will replace with a window combination and french doors using existing openings, not making them wider or taller. The windows will match existing windows in profile and color.

Ms. Person asked if there already was aluminum in the frames.

Mr. Chandler said the existing windows are existing sliding doors.

Public Comment: There was no public comment.

Board Discussion: The Board agreed it had enough information to make a decision.

Action: I move to approve a Certificate of Approval for the alteration as presented.

Code Citations:

District Rules III. General Guidelines for Rehabilitation and New Construction

SMC 23.66.180 Exterior Design

MM/SC/LM/AB 7:0:0 Motion approved.

052108.23 **Butler Building** **Tabled; Applicant no show.**

114 James St

Installation of a blade sign with neon

052108.24 **Spa Botanica** **Tabled; Applicant no show.**

Grand Central Building

220 First Ave S

Install new business signage including windows, awning and A-Board

Install curtains in the windows

052108.25 **Furuya Corgiat Building**

240 2nd Ave S

Change of Use: Ms. Nashem introduced Patrick Chatfield of Weaver Architects and Robert Brewster, Building Owner and explained the application for Change of Use for the combined building to be:

Basement and first floor will be restaurant and retail,

Floors two – five will be office use.

Rehabilitation of the two buildings including:

Repair windows and storefronts and replace windows on the Corgiat building on second and third floors with metal clad wood windows

Install new storefront entries on the Furuya

Replace retail entry doors on the Corgiat

Reconstruction of the fourth and fifth floors on the Furuya building

The West and South facades material is glass-fiber reinforced concrete panels made from molds of the existing sandstone.

The West and South cornice material is polymer-modified glass-fiber reinforced gypsum and replicates the old cornice
The North and East façade material will be Portland cement plaster textured to match existing east façade.
Repaint existing sandstone on the Furuya building and reconstructed floors
Install new metal clad wood windows on the fourth and fifth floor
Remove non-historic awning and replace with a steel canopy using connection points of historic canopy
Fill missing sidewalk prism lights holes with cement
Remove existing fire escape landing grillwork and extension ladders with the stairs, railings and supports to remain

ARC Report: ARC reviewed the plans, photos and samples provided. The applicants explained that they had conditional approval for tax credits on the project. Mr. Chatfield directed the ARC to the window survey for the Corgiat and explained that being the building's upper floors have not been maintained since the 50s they are in poor condition beyond repair. They propose to replace the windows with new aluminum clad wood windows. These windows will also be used in the reconstructed floors of the Furuya building. The rest of the windows will be repaired. Mr. Chatfield also explained that they will be rebuilding some of the knee walls at the storefronts and reconverting to entries at the site of three former entries. Mr. Chatfield showed examples of the material that they will use for the stone of reconstructed floors of the Furuya building. He said the GFRC is the more durable heavy duty material of the options they looked at. They are working with an Architectural Reproductions in Portland, OR who will make several models of the existing stone so that there will be variation in the manufactured stones. He also showed a sample of the manufactured cornice. Mr. Hasson asked about the color and heaviness of the new cornice compared to the original. Mr. Chatfield said that they study old pictures and other existing cornices on historic buildings and they believe that they were commonly all one color. He said that in one of the photos, although black and white it does appear to be lighter on the flat part. Mr. Chatfield showed photos of the holes in the prism light panels that they are proposing to fill. He said they are looking into the cost of replacing them. Mr. Chatfield said that the height is within 15 feet of the Union Gospel Mission behind them. Mr. Chatfield said that they were proposing to remove the ladders and the grills from the fire escapes. Mr. Ramos said that they preferred to remove the fire escapes being they are not functional or safe. Mr. Chatfield said they hope that removing the grill will indicate that they are not functioning. Staff read the District Rules for fire escapes. Mr. Hasson noted that the rules specify alleyways and there could be a case to remove the fire escape on Second, the primary side.

Staff Report: Uses: All uses are permitted uses. Building meets code for height and setbacks. Check on revised stair penthouse drawing. Fire escapes: The district rules say that the fire escapes are character defining characteristics of the alleyscapes. Being the fire escape located on Second Ave is the primary façade the Board could consider their removal of the escape if the Board determines it is not a character defining feature of the façade. On several projects to retain the character of the fire escapes but address the safety issues, the compromise has been to allow removal of the ladders and floor grill but retain the railings.

Applicant Comment:

Patrick Chatfield, Weaver Architects, said the Furuya Building had been built at the turn of the last century as a substation. It was originally a two story building with rusticated sandstone and within a few years three stories were added to bring it to a 5 story configuration. It was owned by a Japanese Commercial Bank and Furuya and was a meeting hall for the Japanese community. It became a cornerstone commercially and financially for the Pioneer Square area. Late 1940s a fire, coupled with earthquake compromised the upper two floors of the buildings so they were removed, leaving 3-stories. The applicant proposes to reconstruct the upper two floors. They don't have drawings of the upper two floors but they have historic photographs and using the grid and modular of the sandstone block that is there they are working up to the height and proportions it had before. The first set of drawings show what they are proposing: the Furuya Building proper and the Corgiat Building. The Corgiat building is a three story building, has always been 3-stories and they plan to leave the exterior as it is. The two buildings will be combined so the systems will be combined: the exiting, restrooms, elevators, core. There are some level changes between the two.

Mr. Chatfield explained the proposed use of GFRC body to replace the rusticated sandstone. They took molds off the existing building to replicate the blocks. The top banding and cornice line is proposed to be PGRG which is a lighter system that allows the building have reduced steel in terms of the seismic retrofit they are doing. They will have a brace frame that will go from the Basement level through to the underside of the 2nd floor; bracing will not be seen from the exterior. Everything else will be connecting floors to walls. The upper floors are steel with metal stud; they will be using claddings as a modern rainscreen, which will be a more modern, durable and weather resistant principle. From the exterior, there will be no visual difference. They are working on the grout joints, making sure they are the same from top to bottom.

Mr. Chatfield said they are asking if the fire escape from the primary façade can be removed. There are two fire escapes on the back side of the building that they would like to remove as well; but know that due to Pioneer Square guidelines they may need to remain as part of the alleyscape. They are concerned about liability so want to make it very clear these are non-functioning fire escapes so will be taking out the continuation to the ground floor from the 2nd floor and the landing so it is apparent it is not a life-safety means of egress.

Mr. Chatfield said they are adding three new entries; they have historic presence in terms of where the entries were before. The entry to the northern part of Main Street; one on the SE Side of the Furuya Building and on the corner as well. They have done a window survey; the Corgiat Building windows on the upper two floors are in poor shape so they propose to replace them with 1/1 double hung metal clad wood windows. They propose the same window system on the Furuya Building. The profiles are extremely close to what was there before; they are using corner trim that duplicates what is there. He provided a sample of the window system. The existing windows in the Furuya Building will be refurbished making sure that all the hardware works, sanding, repainting and reinstating. They are opening up windows; they will remove the soffit and opening up windows that had been painted. At the retail level, the existing windows will be kept, they will replace the stops on the inside as they have been weathered beyond repair; they will be replaced in-kind.

Mr. Chatfield said the stucco on the back sides, non-primary facades, was originally plaster. They will do a 3-coat 7/8' cementious plaster finish.

Mr. McConachie asked if the original façade had been a stucco.

Mr. Chatfield said on the back, bottom two floors the stucco has fallen off in pieces over time. They will clean that up and continue the plaster up; it is concrete and masonry depending on what part of the building you are on.

Mr. Ito asked the applicant to discuss the existing painted sandstone.

Mr. Chatfield said the existing building has been coated a number of times with paint and the paint in many ways has become structural, holding the sandstone in. It is visible on the corners where the sandstone has blown out where the paint has failed. Rather than try to remove the paint and compromise the sandstone that is there, and because it has already been painted, they propose to repaint the building and the new system as well so the two blend together as one. Since the precedent for painting was there, they will continue it.

Mr. McConachie asked where the sandstone was from.

Mr. Chatfield said the quarry is closed now but it came from Tenino or Chuckanut.

Mr. McConachie asked if studies have been done on the damage caused by the paint; basically moisture is being locked in when putting paint over a sandstone façade and that, in theory, denigrates the material faster.

Mr. Chatfield agreed and said he has talked to paint manufacturers; with sandstone you never know what is behind in terms of getting to the point to remove to see how much will actually come off with the paint. They recommended compatible systems with primer and paint that will seal it again so in a way the paint will remain first line of defense for moisture intrusion. Anything that has been compromised they will regrout or recaulk joints that have failed, and repaint again, with more of an acrylic paint so it can move a little bit more than the older paints.

Mr. McConachie asked when the building had been painted.

Mr. Chatfield wasn't sure but in the 1950s photo it had already been painted.

Eugenia Woo said there was a gap in getting photos in the 1940s.

Mr. Chatfield said it is a conundrum, what is the best thing to do with something that has already been compromised.

Mr. Brewster said it is a bit of a catch-22, in some ways he would like to take the paint off but fears doing more damage to the sandstone.

Mr. Ito said at ARC it was mentioned that they need to be very careful about the flashing system with the GFRC panels over the sandstone to make sure the water can't actually get in behind the sandstone.

Ms. Person asked for more information about GFRC.

Mr. Chatfield said it has come along ways; it is glass fiber reinforced concrete. What it allows you to do is instead of having huge concrete panels that are reinforced with rebar

it allows to actually lighter than cast stone and is engineered to reinforce itself with glass fiber as its tension member. They are brought into place and clipped into place with stainless steel clips and basically hung and connected to the building.

Ms. Person asked if it attracted mold.

Mr. Chatfield said no.

Mr. Ito asked how many different molds would be made of the blocks.

Mr. Chatfield said there would be a series of them. Architectural Reproductions in Portland has been working with them; a number of molds would be made. The molded pieces could be repeated elsewhere but also turned upside down which would look completely different. There will be some typical blocks for the upper part of the building but then there will be these customer pieces as well. They want to make sure it looks natural and varied.

Mr. Hasson asked if using actual stone was possible.

Mr. Chatfield said they looked at cast stone, which was very expensive and very heavy; they also looked at blocks of stone, it was very expensive. They are looking for something that is economical and feasible on the budget side but also looks plausible. Stone is possible but it is just very expensive, very heavy and takes a lot longer to put into place. With stone the building itself gets heavier and the steel structure behind it would need to be more stout to support all the stone.

Mr. Hasson said the materials the Board is allowed in the District is a high standards; he said this is probably the first time this is being used in the District so it sounds like it is not feasible to do it with natural materials.

Mr. Chatfield said it would not be feasible budgetwise.

Mr. Brewster said they would have to have the steel reinforced. They would eventually like to have the building LEED certified. The sandstone would have to come from a distance, outside of the LEED certification area.

Ms. Woo said they are doing the historic tax credit application for this project and it has been conditionally approved. An amendment had to be done with the GFRC. Steve Mathison, the State Historian, has approved its use and has forwarded that to the Parks Service. Gary Sachow at the Parks Service is reviewing it now.

Mr. McConachie said this is significantly less money than stone or cast stone.

Mr. Brewster said they did look at other options and said this is a good opportunity to put the top back on this building.

Mr. Chatfield said that rather than just putting a contemporary addition on the top they have chosen to reinstate what was there at one time.

Mr. Ito said a lot of the cornices have disappeared from Pioneer Square buildings and what is left is the tabature but anything that covered it is gone so it looks like a giant parapet. If you put it back to what it was back in 1920 you'd see a lot of heavy cornices.

Mr. Hasson said the photo has a lot of variation in color and the dark color on top seemed jarring.

Mr. Chatfield said the photo is not true representation of the color; he provided actual samples showing the color. The color in the photo is much darker; the color samples provided are true.

Mr. McConachie asked if there were photos of the north or south elevations, specifically the stucco area and the fenestration.

Mr. Chatfield the elevations were masonry all the way up and they were painted as billboards of the building.

Ms. Nashem asked the applicant to speak about the prism lights in the sidewalk.

Mr. Chatfield said the photos show the condition of the two sets of prism lights; with the exception of about 6, the rest of the prism lights are shattered and damaged. They proposed to fill openings with concrete to remove the trip hazard. They are also looking at sourcing prism lights; precedence has been set as other buildings have been filled in with concrete.

Mr. McConachie asked about the choice of aluminum clad wood window as replacement windows.

Mr. Chatfield said aluminum clad windows are acceptable historically so that is what they are pursuing. In terms of durability, maintenance and general looks they outperform wood; they will be up three stories in the Furuya Building. The wood is on the interior; surrounds, the aprons and trim work will be saved where feasible on the Corgiat Building.

Mr. McConachie said the challenge is locking moisture in.

Mr. Chatfield said this window system has good dribble-leak systems.

Mr. McConachie asked the applicant to speak to one of the Secretary of the Interior standards for reconstruction - that reconstruction shall clearly identify as contemporary recreation.

Mr. Chatfield said on the exterior the buildings will be visually tied together but the systems will be different and will be using different materials. There will be distinct differences on the interior although the initial appearance will be similar.

Mr. Hasson asked if that could be accomplished by educational materials or a plaque.

Mr. Straus reiterated Mr. McConachie's question regarding the Secretary of Interior standards which sets a seemingly impossible standard. You can't replicate on one hand to make it look new. This is a challenging project because this is a visual replication in an alternate material whose performance can't be judged; it won't perform the same as the painted sandstone will and the painted sandstone will be left to rot. Applicant has satisfied just about every point and it has been well done. On a fundamental ethical level the better option might have been to have added modern top instead of replicate. The

project is the right use, right place, right mass, and looks great in the image but on an ethical level the Secretary of Interior standards sell us short in terms of what architects can actually produce in terms of how to build compatible additions to historic buildings.

Mr. Brewster adding something modern on top of historic building is a challenge; they look terrible after a couple years. One of the downfalls of modern architecture is that it is shiny and new and after 10 years it is not anymore so loses the main thing that gives it what it is. He likes Pioneer Square for its historic look.

Ms. Person asked if they considered other materials like brick or other durable materials that could be used.

Mr. Chatfield said the texture of the stone has a deep cleft to it; it would start to look like a layer cake by adding different materials.

Mr. Ito said because it is a replication and because they have good photographic evidence of what was there for tax credit reasons they are forced into replicating it and making it what it was and brick wouldn't have done it.

Mr. Brewster said that directives from the National Park Service have prompted the replication.

Mr. Ito stated that what is making this feasible is the historic tax credits.

Mr. Brewster said this is an \$18 million project which will be worth about \$15 million when it is done. They are hoping to take this rather average building back to it the way it was and will hopefully start to liven up the area.

Ms. Person thought it would be a major boon to the neighborhood.

Mr. Brewster stated with regard to the fire escapes he would like to remove them as they create a liability by keeping them on even if the floor is removed; in a panic situation if people see the fire escape that is where they will go. He doesn't want to be liable.

Mr. McConachie argued that the removal of the fire escapes would be a clearly identified contemporary aspect of the recreation. He said the stucco should be a subtle variance in color that states it is a different material. He also stated that removal of paint from the sandstone be tested by a masonry restoration expert to see if it is possible to remove it and to assess the condition of the sandstone. If the richness of the old stone could be brought back it would be another way to differentiate the original stone from the GFRC.

Mr. Chatfield said the stone is generally in good shape on the upper floors but down at the bottom it is failing and cracking. They intend to repair the areas that have been kicked out.

Ms. Person asked how thick the sandstone is.

Mr. Chatfield said they are fairly deep blocks with masonry behind.

Mr. McConachie said some quarries had better stone than others and it seems like there should be a baseline test.

Mr. Chatfield stated that the building was historically painted.

Mr. McConachie asked what is historic and is the paint part of the history of the building. At this point he is concerned with the tectonics of the building and what will give it a longer life.

Mr. Ito thought that a better texture would be evidenced by removing some of the paint. He said it he is not talking about using sanders to remove all the paint because some of the paint is likely absorbed into the sandstone at different rates.

Mr. Chatfield confirmed that minimally it would be getting down to the base if that is recommended; they will have Pioneer Masonry look at it but they still prefer to repaint the building so the two tie together.

Mr. Ito's concern was more what the paint is doing to the sandstone and perhaps there is a better paint to use after removing the old, it would probably help the sandstone last longer.

The Board discussed the natural color of sandstone and that it varies from quarry to quarry and even its location within the same quarry.

Mr. Hasson stated that visually this building will get a lot lighter; even the existing floors are painted a darker color.

Mr. Chatfield said they chose the paint color based on chips in the paint on upper floors that revealed the sandstone; they chose to take a medium tonal value of what was there.

Public Comment:

Sarajane Bellanca asked if we are agreeing to this new material because it is being painted and asked if this is going to be a new material for Pioneer Square. She also expressed concerns about the prisms in the sidewalk; they were replaced at the Smith Tower and at Toshiko Kaplan so it is possible to do. She didn't like the idea of filling in the broken prisms with cement. She didn't hear a solution to returning the prisms to their original condition.

Mr. Chatfield they would just fill in the three or four that have popped out more from a liability issue.

Mr. Hasson agreed with Ms. Bellanca and said a decision needs to be made if applicant wants concrete or prism lights.

Mr. Ito responded to Ms. Bellanca's question regarding GFRC and PGRG; they are used in historic buildings generally to replicate broken and missing pieces when sandstone or other chunks can't be found. It is similar to cast stone and generally because of the expense.

Ms. Bellanca questioned if a building was every totally done in it and would it be accepted if it weren't being painted.

Mr. Ito said if the sandstone was not painted and they wanted to show the new portion of the building with GFRC panels we would be trying to match its color to the existing or would do a different color to make it stand out from the existing. It is a material that is generally not used in Pioneer Square because it is much more expensive.

Mr. McConachie read the materials section of the Ordinance and thinks the use is OK; “unless an alternative material is approved by the Department of Neighborhoods Director, following Board review and recommendation, exterior building facades shall be brick, concrete (and GFRC is a concrete material), tinted a subdued earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum painted metal wood or other materials may be used for signs, windows, door sash and trim being cornice.”

Ms. Bellanca said she hasn’t seen its use in a whole building and was concerned about setting precedent.

Mr. Ito said GFRC and PGRG said if we are setting a precedent for partial replication of the pieces of the building they are a pretty good choice versus infilling with stucco or a piece of metal.

Mr. Hasson said if someone were building a new building it would create a false historicism but since this is a reconstruction it is OK.

There was a discussion about the color of the materials and if they could be tinted as they were cast; it was thought that since these are hand made in small amounts, matching the die lots would be difficult.

Mr. Chatfield said that every layer, every block is a different size and even using repeat molds it would not be apparent when looking at the building.

The Board discussed the replacement of the glass prisms. The applicant is concerned with the liability and wants to fill the holes with cement. Replacing individual prisms is not an option; the whole sidewalk panel would need to be replaced which is expensive but it has been done as evidenced at Smith Tower and Toshira Kaplan buildings.

Chris Gibbs, Manager at the Toshiro Kaplan lofts confirmed that glass panels were replaced around his building and supports replacing the panels as they have been done at his building.

Mr. Hasson said he would go with the concrete.

Mr. McConachie asked the Board if a motion could be moved to leave out a couple issues such as stucco, color, masonry testing and prisms and the applicant could come back with additional information.

Ms. Nashem asked about the fire escape on 2nd Avenue.

Mr. Brewster said he wanted to remove the fire escapes from a liability perspective. He said that all the windows are operable.

Mr. Brewster said the fire escapes are not original to the original building but to the 2nd iteration of the building.

Mr. Hasson said the Board has been inconsistent with regard to fire escapes; he said the applicant should present a strong argument one way or the other.

Ms. Nashem stated that the Board has been consistent about the compromise for safety by removing the floors and ladders for example, the Monterey Building. There were new fire escapes and they said the metal was in very poor condition; the original ones were kept and the new ones with the bad metal were removed.

Mr. Chatfield said the metal is decent but the connections are questionable. The back side of the Furuya Building the connections are to the wood frame and it is very precarious.

Mr. Brewster said if they have to leave one one he recommended leaving the one on the front of the main building because the two in the back are tertiary part of the building.

Mr. Ito said generally the fire escapes in Pioneer Square happened on the back side and contribute to the alley scapes.

Mr. Brewster said their alley is a one block long alley.

Mr. Hasson said the alternative is to keep them and they have to be tested every five years.

Action: I move to approve the Change of Use: Uses for the combined building will be: Basement and first floor will be restaurant and retail, Floors two – five will be office use.

I move to approve the final design as amended for applicant to come back with regard to stucco color, testing of painted masonry, replacement glass prism at sidewalk, and the final disposition of fire escapes.

Code Citations:

District Rules

III. General Guidelines for Rehabilitation and New Construction

VI. Height Limits

VII. Mechanical Systems

X. Fire Escapes

XVII. Sidewalk Treatment B Prism lights

XX Rules for Transparency, Signs, Awnings and Canopies E. Awnings and Canopies. 3. and 5.

SMC 23.66.120 Permitted Uses

SMC 23.66.130 Street Level Uses

SMC 23.66. 140 Height

SMC 23.66.180 Exterior Design

Secretary of Interior Standards for Reconstruction

1, 2, 3, 4, 5

Guidelines for treatment of building exterior

Secretary of Interior Standards for Rehabilitation

1, 5, 6, 7

Guidelines for treatment of windows

Guidelines for treatment of storefronts

MM/SC/LM/CP 7:0:0 Motion approved.

052108.26

Silver Cloud Hotel Seattle Stadium

1046 First Ave S

Summary of Application: Ms. Nashem introduced Bill Weise and explained the application for street use for outdoor café.

ARC Report: Mr. Ito reported that ARC reviewed the application materials. They found the sidewalk café to meet district rules and found the design and materials to be attractive. Mr. Weise said that it will be stand up tables with no seating. ARC noticed an A-Board sign and requested that an application be made for it. Mr. Weise said that the sign will either have to be moved or removed to accommodate the sidewalk café. ARC recommends approval.

Staff Report: Sidewalk café meets guidelines.

Applicant Comment:

Mr. Weise proposed on the west side of Occidental, a small rectangular pen of 5 ½ x 18' which was tentatively approved by City of Seattle for street use permit. They propose temporary fencing not in concrete in order to allow access to the utilities located in the concrete. The decorative railing fits with the motif of the building; constructed of anodized aluminum to match building moulding and tables. The six tables proposed are high grade tables, standing 42" tall. Access to the restaurant is via inside the restaurant rather than off the street.

Mr. McConachie asked how much sidewalk is left.

Mr. Weise said a little more than 5'; it allows for turning radius and a clear 5 – 5 ½' path. There is an ADA ramp on the corner; they have taken that into consideration with siting of the "pen" and there is no blocking to lightposts or transformers. The railing material is anodized aluminum similar to the pool railing they have on the 9th floor and the color matches.

Mr. Ito said there was a comment at ARC regarding traffic on game day and Mr. Weise mentioned that the street is closed. SDOT is looking at it.

Public Comment: Sarajane Bellanca recalled when she sat on Board, there was always talk of having a sidewalk café in that area so it isn't a big deal.

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

Action: I move to approve a Certificate of Approval for a sidewalk café as presented.

Code Citations:

District Rule XIII Sidewalk cafes

MM/SC/RH/CP 7:0:0 Motion approved.

052108.3 BOARD BUSINESS

Ms. Nashem asked Mr. Strauss to talk about the Donovan Rypkema presentation that he went to.

Mr. Strauss said the talk was about sustainable development and Mr. Rypkema's argument was that LEED and Green have pretty much overlooked sustainable development for historic buildings and instead focus on gadgetry. He gave the example of the EPA whose mission statement has two mentions of sustainable development but by and large is geared toward new development on whatever site is available. Mr. Rypkema is a real estate economist who believes preserving historic buildings and districts makes environmental and economic sense. He recommends anyone who has a chance to go hear him speak.

Mr. Ito said that Callison was having a seminar on historic preservation and economics. It looked sort of like "how not to have your historic building be historic".

Ms. Nashem said it is not something that was sponsored by any of the historic preservation people.

Mr. Hasson asked if anyone had seen the article in the paper about all the unreinforced masonry buildings in Seattle; he expressed concern that in other cities it has precipitated a mass demolition because some of these buildings are being pushed to the end of their useful life by new ordinances. A lot of buildings in Pioneer Square were listed.

Mr. Ito said a lot of buildings in Pioneer Square were listed whether or not they had been renovated.

Mr. Hasson said they did not work with the owners at all; they just did the survey from the streets.

Ms. Nashem said it was an unfortunate survey and she had no idea it was being released. They did not evaluate if the building had been upgraded.

Mr. Hasson is concerned if there is legislation pending with City Council and if they will do that without consulting with other parties.

Mr. Ito said it isn't just City Council, it is DPD; it will eventually have to be approved and he thought that DPD would instigate that process.

Mr. Hasson thought it would be nice if this group weighed that they need to consider the consequences.

Ms. Nashem said she has been sending out information about proposed LEED changes that is meant to give more credit to historic buildings.

052108.4 REPORT OF THE CHAIR: Doug Ito, Chair

052108.6 STAFF REPORT: Genna Nashem

The meeting was adjourned at 10:40 AM.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227