



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 138/07

DATE: June 6, 2007
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

David Strauss
Sara-Jane Bellanca
Lorne McConachie
Adam Hasson
Tina Bueche
Sonja Sokol Furesz
Doug Ito
John De Lanoy

Staff:

Genna Nashem
Joanne Walby

Absent:

Alex Bennett
Rick Friedhoff

060607.1 **APPROVAL OF MINUTES:** Draft Minutes May 16, 2007
Board members pointed out a date correction.
Moved to adopt the minutes as corrected.
MM/SC/SB/LM 7:0:0

David Strauss arrived at 9:02am

060607.21 Fire Festival Banners
Various locations

Craig Montgomery

Application: Placement of banners on light poles.

ARC Report: Craig Montgomery of the Pioneer Square Community Association showed samples of the actual banners from Fire Festival last year. ARC reviewed the banners and found them to be in compliance with the District Rules. ARC confirmed with the applicant that SDOT will review the banners for compliance with the code's sponsorship language. ARC recommended approval of the application.

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Staff Report: Staff reviewed the banner with SDOT staff, Angela Steele. Ms. Steele said they agreed that the business name on the banner will be considered sponsorship.

Applicant Comment: Craig Montgomery of the Pioneer Square Community Association said the only change on the banner will be the date change.

Public Comment: There was no public comment.

Board Questions: Ms. Bueche asked how many banners there would be and when they would be installed. Mr. Montgomery said there will be 42 and they will be installed early next week.

Action:

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

Code Citations:

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

B. General Signage Regulations

SMC 23.66.160 Signs B.

MM/SC/SB/SSF 8:0:0 Motion carried.

060607.22 1016 1st Ave S Shane Smith
Install an equipment room and place 4 panel antennas on the roof.
Application Withdrawn.

060607.23 Nord Building Alicia Langston Bond
312 1st Ave S

Application: Install new door hardware and replace flashing on cornice

ARC Report: The applicant clarified that the proposed door handle would be the same color as the new intercom system. ARC found that the door handle complies with the District Rules. Alicia Langston Bond of Pioneer Construction Management explained that the flashing above the cornice is rusted needs to be replaced because water is deteriorating the cornice. She said the proposed flashing is a brown color similar to the existing rust color. The applicant explained that they plan to remove the mortar where the existing flashing is attached. Mr. Strauss asked for verification as to whether the curve in the flashing shown in the drawing is the same as the existing flashing. The applicant confirmed that it is. An ARC member recommended that a hem be added to the flashing to further protect against water penetration. ARC discussed the removal technique of the mortar and opined that today's power tools provide careful mortar removal similar to removal by hand.

Staff Report: No staff report.

Applicant Comment: Kirk Baur said they would include the hem in the scope of work for the contractor.

Public Comment: There was no public comment.

Board Questions/Comments: There were no questions.

Action:

I move to approve a Certificate of Approval for the project with an inclusion of a hem in the flashing, per:

Code Citations:

District Rules III General Guidelines for Rehabilitation and New Construction

B. Design

SMC 23.66.180 Exterior Building Design

Secretary of Interior's Standards for Rehabilitation 2, and 6

MM/SC/SB/DS 8:0:0 Motion carried.

060607.24

Utilikilts
620 First Avenue

Christian Jacobson

Application: Temporary Signage

Staff Note: application for façade alterations was tabled at the ARC meeting.

ARC Report: The applicant, Christian Jacobson of Utilikilts, explained that they are working on the design of a permanent sign but are having trouble locating some desired materials. In the meantime, he said they have attached 10" Lexan letters with silicon as their temporary signage. ARC recommended approval of the temporary signage on the condition that the applicant submit an application for new permanent signage. The Board discussed the storefront alterations and materials, but decided that since the permanent signage is integrated with the storefront changes that they be presented in one application at an upcoming Board meeting. ARC recommended that Board members do a site visit in order to view the storefront alternations before the application review.

Staff Report: Ms. Nashem said today's application before the Board is for temporary signage. The storefront alterations are tabled.

Applicant Comment: Christian Jacobson said today's application is for lettering for the temporary signage over the door. He said a new storefront design will be presented at the next Board meeting.

Board Discussion: There was no further discussion.

Action:

I move to approve a Certificate of Approval for the signage under the condition that an application is submitted for new signage.

Code Citations:

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

B. General Signage Regulations

C. Specific Signage Regulations, 1 Letter size, 2. Sign band.

SMC 23.66.160 Signs.

MM/SC/SB/JD 8:0:0 Motion carried.

060607.3

PRELIMINARY PROJECT REVIEW

060607.31

612 Second Ave
Alaska Building

Brenda Barnes

Briefing regarding possible new construction of an addition.

Brenda Barnes of the Clark Design Group said at the last Board meeting they received approval for a change of use for the Alaska Building and today are presenting the design for preliminary review of an addition to the Alaska Building. She described the building and configuration, saying the Alaska Building has a terra cotta-colored buff brick façade with a rough red brick on the secondary elevation. She said the addition would be built within the L-shaped building at the same height and would feature new seismic bracing for the entire building and an egress. She said the proposed brick color for the new addition would be in the color range of the existing building brick, but its color and texture of the brick would be differentiated. She said the proposed windows will have pre-finished aluminum and clear glass and spandrel glass at the lower portion of the window. Ms. Hinden said that they roof top coverage is at 24% so they would be seeking approval of coverage over 15 % but less than 25%.

Mr. Ito asked for clarification on the location of the spandrel glass. Ms. Hinden of Clark Design Group said it will be on the lower portion of the window while the upper portion will be clear glass.

Mr. McConachie asked if the new window frame color will match the old windows. Ms. Hinden said they are not the exact color, but they would “relate”.

Ms. Barnes commented that the recesses are a curtain glass wall. She said they did this in an effort to separate the disparate brick courses of the old and new brick facades. She said a louver would screen the mechanical equipment on the top floor and would have the same finish as the window frames.

Mr. McConachie asked Ms. Barnes to explain how the new addition’s material complies with the District Rules.

Ms. Barnes said the brick-faced alley wall would be rebuilt and will screen mechanical equipment. She said the base is concrete and at this level, the new addition will house meeting rooms. She said the second floor roof would have a lot of louvers and vents. The middle of the new brick construction will have punched openings along the tower until the top floor which drops out a course. The louvered area creates the top.

Mr. Hasson asked what would be inside the last twenty feet under the new addition’s roofline. Ms. Barnes said that would house the mechanical penthouse, partially enclosed.

Mr. Ito asked why they chose to extend the brick up to the louver penthouse.

Ms. Barnes said according to the elevation studies they did, she felt a “capped off” design ended too abruptly. She said the existing building design has a punched opening with a mild transition to the meeting space portals, which she said they felt it incorporates better into the façade.

Mr. Ito said it looks like they are going to add 10 more floors to the building. He said according to the perspectives that they have done, the band of colors seems to end the upper floors on the Alaska Building. He said he wonders if the floor with the louvers could have a color band, too, rather than “fingers of brick”. Ms. Barnes said this was a good comment.

Mr. McConachie asked if they would use pre-cast panels or laid-in-place brick. Ms. Barnes said the latter.

Mr. McConachie asked why they chose to use spandrel panels in lieu of traditional masonry. Ms. Barnes said they initially wanted the materials and colors to be sympathetic but not too similar on the new addition. She said the spandrel panels gave it a more modern interpretation.

Ms. Bellanca said she approves of this design that does not copy the original building.

Mr. Ito asked what is behind the blank panel along the southern elevation of the new addition. She said there is a shared panel there with meeting space. She said a view to Mt. Rainier would be provided by the vertical windows at the edge. Mr. Ito suggested they use a brick pattern on this side to create some interest in this large expanse of brick where windows may have been. Ms. Barnes said she was disinclined to pattern the brick because she felt that would be out of character with the rest of the building, but may consider using different planes.

Mr. Strauss said how the current penthouse finishes could be more consistent with the modern fenestration below and characterizes a difference from the original building. He said he likes it as it is.

Mr. Hasson suggested they soften the addition's roofline so it doesn't distract from the existing building's roofline.

Mr. De Lanoy asked if there would be enough of a differentiation on the new and existing brick colors, especially from a distance. Ms. Barnes said the colors in the renderings are perhaps misleading and that the difference in the proposed brick's color and texture would be apparent even from a distance. She referred to photographs of the existing brick and presented a red brick sample for the addition which she said is smooth in texture, unlike the existing rough red brick on the existing building's exterior façade. She also said the grout will be grey and the grout on the original building is red matching the brick.

Mr. Strauss said the flashing that will project from the surface of the brick giving it a shadow line.

Public Comment: There was no public comment.

Board Questions: Ms. Bellanca asked about their plans for the cleaning and repainting of the Alaska Building's historic sign. Ms. Barnes said their water-proof expert has toured the building and she said they would meet to discuss the signs this Friday. She said the historic signs would be addressed in their overall signage package.

Mr. McConachie said he was concerned because the ordinance does not specifically allow spandrel glass and the proposed windows are quite different from the existing fenestration pattern. Also, he said the window proportions don't match, noting the new building has three light, horizontally-banded windows and the existing building has double-sashed windows. Also, he said he would like to see more details on the cornice line of the new addition. He also wondered if this type of brace framing is what the Board wants to encourage in the District.

Mr. Ito noted that the District Rules state that materials to be exactly what they are. He said spandrel glass has been previously approved in the District but only for new construction. Regarding the windows, he suggested the Board might consider whether the windows are “in keeping” with the existing fenestrations.

Mr. McConachie and Mr. Ito discussed the use of either brace framing or moment framing in regards to transparency. Ms. Bueche noted that regardless, it would not be on the primary façade.

The Board discussed the use of spandrel glass in the design. Ms. Barnes said they decided to use it to build out the wall and because she said she felt the brick would be too massive.

Mr. McConachie said he would like to see design alternatives to the spandrel glass because he said there are compatibility issues with the old building and the Board needs to follow the District Rules. He also said he was concerned about the addition’s windows’ compatibility with the existing building. Ms. Hinden said the Alaska Building has several different sized windows.

Mr. De Lanoy pointed out that these District Rules refer to district character.

Mr. Strauss said the District Rules don’t expressly prohibit spandrel glass and furthermore there are other modern buildings in the neighborhood, for instance, the Logan Building.

Ms. Bellanca said the Board should be careful about trying to have too much “consistency” but rather be flexible in interpreting the Rules. Mr. Hasson agreed, but said he is concerned with how it would look from south side.

Mr. McConachie stated that the proposed brick sills may have long term maintenance issues. Mr. Strauss discussed adding flashing to the sill, as it relates to shadow line on the brick, which would add more depth to the window appearance.

Ms. Sokol Furesz noted that this is on a secondary façade. She said the mechanical penthouse doesn’t appear to have a cap because of the way the brick ends, which she believes is awkward.

Mr. Ito suggested that the application add a sill to the new building and that it could have a modern design.

Ms. Barnes said they would return to the Board with their design alternatives.

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BOARD BUSINESS There was no Board Business.
REPORT OF THE CHAIR: Tina Bueche, Chair There was no report.
STAFF REPORT: Genna Nashem There was no report.

Issued: June 20, 2007

Genna Nashem

Pioneer Square Preservation Board Coordinator
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