



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 340/16

MINUTES for Wednesday, December 7, 2016

Board Members

Mark Astor
Colleen Echohawk
Ryan Hester, Chair
Dean Kralios, Vice Chair
Caitlin Molenaar
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Chair Ryan Hester called the meeting to order at 9:00 a.m.

120716.1 APPROVAL OF MINUTES: November 16, 2016
MM/SC/DK/CM, Mark Astor Abstained 6:0:0 Motion carried.

120716.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

120716.21 **Sellers Building - Merrill Place**
411 First Ave S

Alterations to the back terrace

ARC Report: ARC reviewed the plans, photos and samples provided. ARC thought that changes were compatible with the District and with the rear of the building which has a more modern facade. ARC thought that alterations to the terrace floor would not affect the neighboring buildings. ARC thought that simplifying the materials on the railing was an improvement and that the installation of pavers instead of a poured concrete were more practical if there were need for future repairs. They appreciated the detail and study to line up post with building mullions and the approach to make

the offset attachments of the catenary lighting look fitting. ARC recommended approval.

Staff Report: The project previously briefed the Board and made changes to the project, supplied requested photos of where the other historic building meet the terrace flooring and construction detail drawings.

Applicant Comment:

Robert Leykam, NBBJ Architects, introduced the applicant team and ownership. He explained that changes were made in response to ARC and contractor comments and suggestions. He said that detail is provided showing the railings and connection of catenary lighting to buildings; details shows corner conditions and resolution. He said the catenary lighting will connect the alley to the lobby and through to the waterfront. He said the canopy lighting suggests a ceiling within the space to contain the space and address it as a pedestrian element. He said the existing canopy and paving will be demolished. He said there have been waterproofing issues and they determined that removable pavers are a better long term solution. He went through section drawing which showed the catenary lighting relationship with existing floors. He noted that lighting spec is included in drawing and can be either LED or incandescent. He said that all elements will be aligned to the mullions. He said the proposed changes will activate the block and will allow view through the lobby to the waterfront.

Mr. Leykam went over how the catenary lighting will be attached to two buildings via a splayed cable system. He went over connection details as indicated in drawings. He said that additional downlights will to attached to the canopy and at the stairs. He said they will be painted to match the canopy.

Mr. Hester asked if the cable connects to tube steel trellis on the other side.

Mr. Leykam said that it does; it goes through steel plate with hold in it and it tightens near the Sellers Building elevation; it is about 11' above the terrace so feels like a generous space.

Mr. Hester asked if there is any uplighting.

Mr. Leykam said that at the terrace there is catenary and downlighting only; uplights are in landscaping as part of the 450 project. He said that lights will match the color of the trellis. He said they will add concrete surface at stair to hide a revealed wall. He said that traditional concrete will be used in stairwells and sidewalls.

Mr. Rolluda asked for clarification on catenary cable shown on A4.01 and 3.01.

Mr. Leykam said it is related to the geometry of the structure – the cable has to dive under the beam a bit. He said that there will be a consistent 4" depth all the way across.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said a lot of study went into this and it is appropriate for the location in a vacated alley. He said that there is more leeway in that the Sellers Building back façade is more modern. He noted the durable materials.

Mr. Hester said the finishes are complementary and they have also taken cues from the 450 Building on materials and colors. He appreciated the rework of the pavement design to accommodate waterproofing issues.

Ms. O'Donnell said she welcomed the pedestrian access and noted the design is friendly.

Mr. Kralios asked the timeline.

Mr. Leykam said they hope to do the work while the alley is being done – around March.

Mr. Hester said the proposed work complies with District Rules.

Action: I move to recommend granting a Certificate of Approval for Alterations to the back terrace as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 7, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations :

SMC 23.66.030 Certificates of Approval required

23.66.180- Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

Secretary of Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/DK/MA 6:0:0 Motion carried.

120716.22

Sellers Building - Merrill Place

flora and henri
411 First Ave S

Installation of signage

ARC Report: Mr. Kralios reported that ARC reviewed the drawings and sample photos of other signage. ARC asked questions if the drawings would be line drawings and if the drawings could be provided to better fit the aspect ratio of the windows. ARC was also considering that this was temporary. The applicant mentioned that she might want to do this at her permanent location as well.

Applicant Comment:

Amy Augustine explained she had no time to redraft drawings to scale and brought photos to show the comparable scale. She said they are doing a holiday pop-up here to get customers driven to locations and market their upcoming permanent location at 401 1st Avenue S. She said the signage is hand drawn on the interior with white paint pen; drawings will be mostly line drawings with not a lot of solid. Signage had been installed – she provided photos. She apologized for installation before approval and was doing so now to make things right.

Mr. Hester said there is good transparency.

Ms. Augustine said that nothing obscures view into store.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, spoke in support of the application.

Board Discussion:

Mr. Kralios said the signage is artistic quality and adds pedestrian interests. He said that it will be there only 30 days. He supported the application.

Mr. Astor agreed. He said that if it were long term it might not be appropriate but it is seasonal and temporary. He appreciated the owner coming before the board.

Mr. Hester said he appreciated the quality and artistic nature of the signage and said it has a nice appearance. He said it is appropriately scaled. He said the board will need to go over signage for permanent space.

Ms. O'Donnell agreed and supported the application.

Action: I move to recommend granting a Certificate of Approval for Installation of signage as presented and installed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Dec 7, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations :

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 Signs

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance

views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

1. Signs Attached or Applied to Structures.

a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;

b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;

c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);

d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;

g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93)

Locations for signs shall be in accordance with all other regulations for signage. (12/94)

C. Specific Signage Regulations

1. Letter Size.

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

Secretary of Interior's Standards for Rehabilitation

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/MA/CO 6:0:0 Motion carried.

120716.3 PRELIMINARY PROJECT REVIEW

120716.31 **Cannery workers Building**
213 S Main St

David Hewitt and Jennifer Caldwell presented. PowerPoint in DON file.

Mr. Hewitt said they made refinements to the design based on board comments. He said that the rhythm of the bays is different on 2nd than it is on Main. He said that they created a podium and gasket with five stories above and added a coping detail at the top. He said they brought glazing down to floor line and added a projecting brick course to emphasize floor lines and create a shadow. He said that vertical pickets are proposed at windows. He showed renderings of the building in relation to its neighbors. He said that the building is brick clad – red on the 2nd Avenue elevation and they propose gray on Main Street elevation. He said they will repair the capitals on pilasters. He said there is a horizontal arch there that will be supported from the back. Material samples were provided.

Ms. Caldwell said that over the window is cast stone rather than terracotta per Pioneer Masonry. She said that the shoring engineer will adjust penetration to happen at brick for easier repair.

Mr. Hewitt went over coping detail at the edge to provide refinement. He showed side by side renderings of refinements made to coping, railing, and roll out course for comparison. He said they will ask for three departures: 1) overhead protection – the building never had it; 2) pier on alley side; and 3) amount of recreation space at the roof deck. He explained that the building is within walking distance to parks and open spaces as well as the waterfront. He said the roof deck will have a dog area, elevator penthouse, sitting area and green roof in containers. He said the units will be rental units.

Mr. Kralios asked if the brick on the north is painted.

Ms. Caldwell said they paint has been removed but it has not been professionally cleaned.

Mr. Kralios said to have masonry contractor do a test area and then to choose new masonry to work with that color.

Mr. Hester asked about the exposed concrete wall at the alley façade.

Ms. Caldwell said it is cast in place concrete wall and will be painted.

Mr. Hewitt said it will be treated with anti-graffiti coating.

Mr. Hester said the northeast corner relates closely to the pilaster but at the southeast corner the belt and top are recessed in; he asked what is driving that.

Mr. Hewitt noted there is triangulation there.

Ms. Caldwell said that there is a shared wall at the south property line; part of the column is engaged with the wall. She said they did their best to make it up and thinks the gasket helps to deal with that.

Mr. Kralios asked about if the concrete capital is a flourish or structural.

Mr. Hewitt said it is arbitrary; there are two on 2nd Avenue with a significant chamfer on the edge. The ones on Main are smaller in width.

Ms. Nashem explained that the façade on Main Street is original; the one on 2nd Avenue is from the 1930s – it is historic but not original.

Mr. Astor noted that the 2nd Avenue extension took out the corner. He asked if the image is reflective of what restoring the existing façade will look like.

Ms. Caldwell said it is.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, said the alley side is public space and said it is an opportunity for a window to make it interesting and add transparency as well as to activate the area. He said they could reuse the old brick. He noted it is a graffiti issue.

Mr. Hewitt said it is a new concrete wall and there are some functional openings.

Mr. Leighty asked if any uplighting is planned.

Mr. Hewitt said only at the soffit.

Board Discussion:

Mr. Kralios read from SOI and District Rules related to additions. He said the building is a non-contributing structure in the National Register District so there is leeway for five stories. He said to take cues from other buildings in the district for vertical patterning. He said the bulk is proportional and the gasket works. He said he is not a fan of dark brick and noted that it adds weight and can potentially be overwhelming; he said it is trendy now. He suggested historic masonry tones and what is there now – reds, tans, and lighter bricks.

Mr. Rolluda said that Gene Viernes and Silme Domingo were murdered here; he asked if there will be any reference to the cultural significance of the building.

Mr. Hewitt said they haven't zeroed in on that yet but there will be some narrative that would communicate the importance of the site. He said they think it is important to share that with pedestrians.

Mr. Rolluda suggested exploring what is at the Eastern Hotel in the International District. He said that he was a Local 37 member. He suggested contacting Cindy Domingo – who works for Larry Gossett; she is the sister of Silme.

Mr. Hester said that it is a prominent structure that relates well to the Maudlin Building. He said the current scale is appropriate. He said the color transition is awkward but he appreciated the discussion. He said the new is distinguished from existing and he said the gasket is good. He said the micro level detail adds interest and variety. He said he had no concerns with the departures and he noted they are reasonable.

Ms. Caldwell noted that they will minimize the metal in the gasket and said it will look very glassy. Responding to questions she said that the window proportions there are a little different with more glazing and height.

Mr. Kralios said he would like to see that at the next presentation.

Mr. Hester said to think about how to reuse rather than throw out brick from alley façade.

Mr. Hewitt said that everything behind the alley wall is functional use and adding brick there brings in another element.

Mr. Kralios said he likes the addition of rolled brick piece and noted it draws attention to the floor line. He said that the building is already disjointed with different facades; the alley is tertiary but very visible. He suggested to tie in some concrete joints with other elements on other facades. He said to tie in joints and how it ties in compositionally with other elements.

Ms. Caldwell said they are starting to do that and will continue to look but that it is dependent on utility locations etc.

Mr. Kralios noted that the design has improved since last briefing. He suggested moving the gas meter further into alley if possible.

Ms. Nashem asked the Board to comment on the departure to maintain the existing alley width rather than a 2-foot dedication as to do the 2-foot dedication, they would have to remove a portion of the existing façade on Main Street.

Mr. Kralios said to keep the existing façade so he supported the departure. He said there is support for height and proportion, coping and roll out course.

Ms. Nashem said they will come back to get Certificate of Approval for preliminary design once SEPA is published. They may have progressed the application and may want to switch to a final design.

Mr. Hewitt said that he thought this was the going to be the preliminary design approval. Ms. Nashem reminded him that this was on the agenda as a briefing and that the Board cannot make a decision on a project until the SEPA has been published.

120716.4 BOARD BUSINESS

120716.5 REPORT OF THE CHAIR: Ryan Hester, Chair

120716.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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