

recommended approval of demolition, preliminary design, and use with an allowance of retail space over 3000 square feet.

Staff Report: Ms. Nashem said demolition approval will be contingent upon proof of financing, and assurance it will be built within two years of demolition. Preliminary design reviews the bulk and scale while construction detail and materials are approved at the final design.

SMC 23.66.122 Prohibited uses B. prohibits new surface parking
Height limit for this area is 85 feet.

Mr. Hester arrived at 9:00 a.m.

Ed Linardic explained the proposal to construct a six-story building consisting of first floor retail with five floors of office use above. They will remove the existing Mac's Smokehouse building. With regard to ARC questions about the fenestration he made changes to the mullions in the middle bay and removed some mullions above. He brought three variations of brick colors and photos of buildings constructed from each of those colors. He said they intend to incorporate elements from adjacent buildings and the building is designed so that it could be incorporated into the floor plate of the Palmer building if a tenant wishes. He provided a drawing that showed removal of the canopies and removal of the mullions on the windows.

Ms. Brown noted that because the building is an eyesore in the neighborhood riddled with illegal activities it will be nice to have it gone.

Mr. Hester asked how the lot would be used between demo of existing building and construction of new.

Mr. Linardic said they would like to use it for vendor space in the interim but not for parking.

Board members noted that all historic fabric on the existing building was removed ages ago and there were no character defining elements left. There was general agreement that it no longer contributed to the character of the neighborhood.

Mr. McConachie noted the applicant had complied with 23.66.030 M, that if a building is to be demolished there is a reason given for it, a description of the replacement building is at hand, and an historic survey had been done.

Mr. Ito noted the only demolition prerequisite lacking was the financial information and commitment to build which needs to be provided to the Department Director.

Mr. McConachie said with regard to the bricks that it was good for the building to stand on its own. He asked the Board to comment if it was more appropriate for a new building to use a blend closer to the look of historic bricks or if the brick should be uniform in color but noted he thought either way was okay. Mr. Ito agreed.

Mr. McConachie noted the new sketch shows a lack of mullion in the window transom and no awning.

Mr. Linardic asked for an exception to the 3000 square foot rule for ground floor retail because of the proximity to the stadiums; it would allow greater flexibility because 3,000 square feet for a restaurant would not be adequate.

Mr. Ito added that ARC was okay with that because it could be divided to smaller tenant spaces with a flexible storefront system allowing for additional doors.

Public Comment: There was no public comment.

Board Discussion:

Ms. Doherty said the changes are an improvement and noted the way the windows are now ganged together. With regard to the brick she thought the copper color may fight with the adjacent buildings.

Mr. Ito agreed and said the solid brick is a more suburban brick application. If solid brick was preferred he suggested going with brown over the copper. He said it needs to be in keeping with the district but noted it is a background building between two historic buildings.

Ms. Doherty requested to see mortar color.

Mr. Ito said that ARC didn't want awnings but suggested brick detail or header course to give detail to the retail side and further elaborate that a sign band may be appropriate.

Ms. Doherty said the rendering showed modulation of the pilasters that doesn't occur at the base. She said it makes it read differently but suggested that some stratification to lend more scale to lower level. She thought the ground floor could benefit from more detail.

Mr. Ito suggested the Palmer Building as an example and noted the detail at the top and detail at the pedestrian level. He was okay with the massing and said it is in keeping with the district. He liked the new window design and noted it was simpler, cleaner and doesn't exactly replicate adjacent but does harken back to a warehouse feel.

Mr. Hester agreed that the windows are an improvement and that he preferred the brown brick. He reiterated the request to see the mortar color.

Mr. McConachie suggested gray for the mortar color.

Action: I move to approve a Certificate of Approval for

Demolition: The Board has found that the one story Macs Smokehouse building has no architectural or historic significance and recommends approval of demolition with the Palmer Court building to remain. Demolition approval is contingent upon the prerequisites for demolition being met;

Use: Retail use is approved for 10,323 square feet of street level space giving an exception for use over 3,000 square feet and office use is approved for the five upper

floors at 10,997 square feet per floor for a total of 54, 975 square feet of office. Temporary use as parking is not included in this approval (*if there is a new temporary use proposed add it here*);

Preliminary design:

Preliminary design approval is granted for building height, bulk and scale for a six story building 77'8" to the roof, 81' to the top of the parapet and 87 feet to the top of the stair/elevator penthouse, the penthouse is set back more than 30 feet. The building will be built to the property line on both First and Occidental.

As shown in plans, drawings, renderings and information attached.

In addition to meeting the prerequisites of demolition, the following requirements have been attached as conditions of this Certificate of Approval:

Prior to issuance of any subsequent permits from the Department of Planning and Design, including a building permit, the applicant shall obtain a Certificate of Approval for Final Design from the Board and the Department of Neighborhoods Director. Design features to be considered as part of the final design approval (which are not included in this preliminary design approval) include, but are not limited to the following:

- detailing of the building façades, including windows
- detailing and color of the materials, including windows
- design and details of rooftop features including mechanical equipment and sustainability features such as solar collectors or green roofs
- inclusion of canopies and if so the design and materials associated with the canopies
- design and details associated with pedestrian lighting, street lighting and street trees
- design and details associated with signage

Per Code Citations:

District Rules III General Guidelines for Rehabilitation and New Construction

A. Site

23.66.115 Demolition Approval

23.66.030 Certificates of Approval 5. Preliminary Design

23.66.120 Permitted Uses

23.66.122 Prohibited Uses

23. 66. 130 Street Level Uses

2 Discouraged uses

23.66.140 Height

23.66.180 Exterior Design

Secretary of Interior Standards for Rehabilitation

MM/SC/ED/LM

7:0:0 Motion carried.

091609.22

Railroad Way S and S King Street

Installation of an electrical vault

ARC Report: Mr. Ito reported that ARC reviewed the proposed work in the road way. Mr. Chan explained that they will be excavating to install new electrical vault. The engineers report suggested that building be monitored for settling while they were dewatering so ARC requested their plan to monitor the buildings. ARC members asked for clarification on location of the vault and affected street material as brick was shown in the photo but not indicated on the plan and SCL had determined that they would be moving the vault further west than shown on the drawing. ARC did not make a recommendation pending the requested information.

Quang Minh Ta, Seattle City Light, explained they had contacted SPU for building monitoring. He said there will be four to six monitor points on the building – vertical and horizontal – and would take place prior to construction and after.

Responding to clarifying questions Desmond Chan, Seattle City Light, said the duration of construction will be two weeks. They will measure once a week before, during and after to check for any movement. He said duration of excavation depends is one to two weeks but if anything unexpected occurs it could be up to a month.

Mr. McConachie asked about the steel plates adjacent to where the vault is going shown in the photos.

Mr. Chan explained the street was dug up to provide temporary service for the 505 First Avenue Construction project; he said he thought they planned to restore the street. He said the applicant's project will be away from that area.

Ms. Brown provided a photo and pointed out the bricks were gone and two steel plates on floor and asked if they had already done the work.

Ms. Doherty asked if the plates would be lifted to see what has been done before digging is started.

Mr. Ta said the bricks were removed for temporary service and that the bricks will be replaced and asphalt will be put down.

Ms. Doherty clarified that Seattle City Light did the work in question (at 505 First) and has agreed to bring back the historic brick.

Mr. Ito advised it is a violation because it was never approved by the Board and noted all historic brick and cobble is required to be replaced and that Ms. Nashem will follow up.

Ms. Doherty reiterated her question about what is under the plates and expressed concern about stability of the ground having just been opened up.

Mr. Ta said their civil group opened it up for a porthole to do sampling.

Mr. Ito expressed concern with de-watering which could be more unstable to the adjacent historic buildings.

Mr. Ta said there would be no de-watering at 505 First Avenue.

Mr. Ito suggested that because their Engineer's Report suggested a monitoring plan for 83 King a letter from City Light and SPU showing their monitoring plan should be required. He noted the Board should be notified if any shifting occurs.

Mr. Chan explained that 83 King Street has a basement and areaway and said the foundation is very deep. He said it is not an historic area.

Ms. Brown said that the 1st and King St. areaway is very beautiful. She said it runs north and south along First Avenue and was used as a wine cellar at one time.

Ms. Doherty pointed out that if it is an areaway it should be monitored as well.

Mr. Hester advised that monitoring should be periodic and assumed applicant would want to determine the duration based on what activity is being done for example monitoring once a day during highly invasive activity. The schedule should be specific to activity being done.

Public Comment: There was no public comment.

Board Discussion:

Mr. McConachie said in the long run there will be more reliable power but the work should be done in a safe and reasonable way.

Mr. Ito agreed it is related to potential development on the North Lot and the removal of the Viaduct and is a basic infrastructure and electrical upgrade for the neighborhood.

Action: I move to approve a Certificate of Approval for installation of the vault as proposed under the condition that they submit a letter with their building monitoring plan per

Code Citations:

23.66.030 Certificates of Approval

23.66.190 Streets and Sidewalks

MM/SC/RH/LM

7:0:0 Motion carried.

Ms. Nashem will contact City Light regarding work that had been done and to find out when the bricks will be returned.

Mr. Ito said noted the lack of City Light, SDOT and SPU working together and said that nothing is ever resolved.

Mr. Chan said that all City Light work has to be restored by SDOT.

Mr. McConachie said we should tell SDOT here is another example of bricks not restored.

091609.4 **REPORT OF THE CHAIR:** Doug Ito, Chair

091609.6 **STAFF REPORT:** Genna Nashem

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