



The City of Seattle

Pioneer Square Preservation Board

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

PSB 137/15

MINUTES for Wednesday, May 20, 2015

Board Members

Mark Astor
Amanda Bennett
Ann Brown
Evan Bue
Ryan Hester, Chair
Dean Kralios, Vice Chair
Marcus Pearson
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

Willie Parish

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

052015.11 APPROVAL OF MINUTES:

March 18, 2015

MM/SC/DK/AB6:0:0 Minutes approved.

Mr. Pearson arrived at 9:03 am.

April 1, 2015

MM/SC/AmB/AB 4:0:3 Minutes approved. Ms. Petrovich, Messrs. Hester and Pearson abstained.

052015.21 APPLICATIONS FOR CERTIFICATES OF APPROVAL

052015.11 **Westland Building**
100 S King Street

Installation of new door system

Mr. Astor arrived at 9:05 am.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

ARC Report: ARC reviewed the proposed change to the door system. Although that records show that the existing storefront system is not original the ARC thought that what was existing was compatible with the building and the district but that the new proposed door was a stark modern change that was not compatible; that this was a change in one location of the otherwise consistent storefronts that seemed out of place. ARC asked why the change in door. The applicant said he thought it was to increase transparency and because the new tenant wanted it. ARC recommended that the applicant provide an alternative that might both offer more transparency but also be more compatible and the building and with the historic character of the district. ARC did not recommend approval.

Staff Report: Permits show that the current store front system was put in in 1982. While it is not original material the Board should look at the proposed alteration as to if it is sympathetic to the character of the building.

Applicant Comment:

Chris Amonson explained that this is a side door and not the main door. He said that the original proposal was just a glass door in a wood frame. He said Option 2 proposes a wood door with glass and Option 3 proposes to replace wood frame in bay with aluminum storefront and glass door. He said that the door to the right is larger and the brick band at 7'2" is a very low opening compared to everything else. He said that it is a hard to find space. Responding to questions he said that the bigger door is the main entry way and is just for the main lobby; this proposal is just for Suite 100. He said that the proposal is for the door only and they propose to replace the existing door for one with a glass door in wood frame; he noted the cut sheet and said it is almost full glass.

Mr. Hester asked if there is a sill panel there now.

Mr. Amonson said there isn't now but that the border will match the existing storefront mid band.

Mr. Hester said it must meet District Rules, SOI and the Guidelines.

Mr. Kralios said the new must be visually compatible and what is proposed is not consistent. He said that now there is a harmonious approach to the storefronts and this will stick out as being very different.

Mr. Astor agreed and said it is an inappropriate contemporary storefront on a historic contributing building. He noted the Norfin Building that was delisted as contributing because of its storefronts. He said that the full glass proposal is not appropriate to the period of the building and changes the look of the building.

Ms. Bennett said that Option 2 with the wood frame is the better of the two; it is a very consistent façade with all wood frames.

Mr. Hester agreed and said the profile is similar to existing storefronts and the color will be painted to match. He noted the flexibility of this being on a secondary façade although it is a busy street corner. He said that Option 2 is not a drastic departure.

Mr. Kralios said the material and color helps maintain consistency. He said if new material is piece-mealed in the individual storefronts the building will lose its character.

Mr. Hester asked what impacts to historic material the wood door option would have.

Mr. Amonson said they would maintain the existing threshold and repair any damage. He said they will keep the soffit and not touch windows – only the relite and door.

Mr. Pearson asked for clarification on what the preferred option was.

Mr. Amonson said that Option 2, wood door as on A.3.1.

Action: I move to approve a Certificate of Approval for installation of a new door Preferred Option 2.

Code Citations:

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.

B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.

SMC 23.66.180

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.

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.

[Guidelines for Storefronts](#)

MM/SC/MP/AmB 8:0:0 Motion carried.

052015.12

Yesler Way Bridge Over 5th Avenue South

5th Avenue South to 400 Yesler Way

Installation of utility encasement

ARC Report: ARC reviewed the plans and renderings provided. ARC thought that the placement of the utility incased in concrete was in a location that was less intrusive and minimally affected the sidewalk. The applicants noted that the side was in this location is 10 feet wide and that the encasement is about 12 inches. It was clarified that the vault in 5th Ave and the vault in the areaway at 400 Yesler are existing vaults. ARC thought the work had been planned to minimize impact on Pioneer Square. ARC recommended approval.

Staff Report: No addition information to report

Applicant Comment:

Amanda Tsai, SDOT, explained the need to relocate utilities because of the upcoming Yesler Bridge work.

Rob Gorman, HDR, said that currently power lines are connected the bridge. He said they propose to run encased conduits up the west abutment wall; it will be the only visible change here. He went over elevation views and showed detail.

Dan Herman, Seattle City Light said the work will start in June and they should be finished by the beginning of December. He said the first week they will saw cut on the east side of 5th Avenue; they will work nights and weekends and will put a plate over during the day. He said they will restore the road and then work on the west wide. He said the traffic control plans have been submitted. They will finish the beginning of December; this included pulling out old and putting in new wires.

Mr. Kralios said this bridge is not historic.

Responding to clarifying comments Mr. Herman explained that this will be a permanent relocation and noted the currently the wires are suspended underground under the bridge.

Mr. Hester asked about noise variances.

Mr. Herman said another engineer has obtained those. He said that their outreach person will send letter that will include schedule and impacts.

Ms. Brown said it will be football season and other signage should be included.

Ms. Tsa said that they will have signage as well.

Mr. Gorman said the sidewalk will be reduced to 9' at this location.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester cited applicable Seattle Municipal Code.

Mr. Kralios said it is not a historic structure and he commended the applicants for their approach to scope and to thoughtful placement in abutment. He said that there are no prisms or areaways impacts. He said that any cobbles or pavers found should be salvaged and retained.

Mr. Hester said that new work will match existing and there is no impact to ornamental features.

Action: I move to approve a Certificate of Approval for installation of utility encasement as presented per

Code Citations:

SMC 23.66.030 Certificates of Approval Required

SMC 23.66.190 Streets and Sidewalks

MM/SC/MA/TP 8:0:0 Motion carried.

052015.2 PRELIMINARY PROJECT REVIEW

052015.21 Yesler Bridge Fourth Ave and Yesler Way

Briefing regarding the retrofit of the bridge and associated sidewalk, street, and stairway alterations

Presented via PowerPoint (full report in DON file).

Amanda Tsa, SDOT, reported they would provide a follow up to the March briefing. She said that character defining features of the bridge will be salvaged and reinstalled on new bridge. She said they are in process to get to 100% design by next month and will submit Certificate of Approval application in the next few weeks. She said they plan to start construction in November; it will be 14 month duration. She said there will be detour routes. She said curb ramps at Jefferson will be incorporated into this project. She said Rob Gorman would go over details including lighting plan and traffic and pedestrian railings.

Mr. Gorman said detours and closed streets to traffic and pedestrians will be in effect 12 – 14 months. He said the contra-flow lane on 5th will be extended to Jefferson. Responding to questions he said they have done extensive outreach. He said that the

Jefferson St. curb ramps are a different funding source but because of proximity they will do this at the same time. He said their work will not impact prisms or areaways or existing brick driveway. He said he wasn't sure if there are granite curbs but if so they will salvage them. He said the traffic barrier will be in similar location to where it is today. He said they will refurbish the decorative lights on the girder fascia. He said they will remove flood lights and put in inset lights on new staircase; he said they will replace incandescent lamps with LED lights and the lights will hang flush with the bottom of the girders. He said the three globe lights will be replaced with new combo two-globe light to accommodate a future trolley.

Mr. Hester asked if the existing conduit will be sleeved through new wall.

Mr. Gorman said it would.

Don Hogan provided detail of bridge. He said they would replace the rails and noted that modifications to original rail the tee posts were beefed up. He said the tee posts symmetrically placed in the center of the bridge will be the attachment points for the cables. He said they examined what the original design and what is there now. He said the south pedestrian railing will connect at the southeast corner and they will close the gap to within 4". He said the wires will be on the roadway side – they are unlikely to be tampered with there and less visible to the pedestrian.

Mr. Astor left at 10:12 am.

Mr. Hester asked about granite curbs, existing conditions and salvage plans. He asked if decorated lighting will just be on the north façade.

Mr. Gorman said it will just be on the north. He said that they will be refurbished; get LED bulbs and then re-install.

Mr. Hester asked about light in soffit and pedestrian stairway. He said they provided options in finishes and fixture types. He said he had concern about the color and there might be something more appropriate. He said that he appreciates that the service cabinet will be Pioneer Square green and said to provide a color sample. He said he had no problem with the exterior concrete wall. He said the rail design is life safety driven. He said the approach they are taking – reusing existing – makes sense. He said that the wire is good on the exterior of the bridge because it is not as visible to pedestrians.

Ms. Bennett said they designed a new railing structure and she appreciated that they paid homage to the former design.

Mr. Kralios said to provide larger illustrations of existing and proposed and photo documentation of the overall appearance. He said their approach is sound. He said that with regard to lighting to make sure the lamps Kelvin is consistent with others in district.

Color of the step lighting fixtures was discussed with board preference for silver so it would blend more with the gray wall.

Mr. Hester asked the size of the light.

Mr. Gorman said it is bigger than the sample – 11” x 11”.

Ms. Sheridan said she heard comments that the under bridge light is too modern but it is replacing a modern fixture; she asked for board suggestions.

Mr. Hester said that the existing light is more barn style and what is proposed is more of a flat panel that lays flush.

Ms. Nashem said the applicants should bring requested options for board review.

Mr. Hester said he wanted to see color options.

Mr. Kralios said that so much effort has been put in to retaining the aesthetic of the bridge; he said that there might be something more sympathetic to the ornamented bridge.

Ms. Bennett suggested something metal and more in keeping with the character.

Mr. Gorman said that City Light has approved options.

Ms. Petrovich asked what is under the viaduct.

Mr. Gorman said it might be a WSDOT fixture.

Ms. Nashem said City Light is in the process of changing the standard.

Mr. Gorman said that this is the light they are moving forward with.

Mr. Hester said the board would like to see two to three light options and finishes as well.

Mr. Kralios asked if there was any way to better integrate the photo cell on the historic fixture so it is not as visible.

Ms. Petrovich asked about parking spaces impacted.

Mr. Gorman said they put a list together as part of the EIS process and said 40 spaces will be lost; he said that there will be no parking on the bridge in the future.

Ms. Petrovich asked about the posts and chain railing.

Mr. Gorman said it is not original and they will provide more detail next time.

Ms. Bennett asked for a cultural resource report.

Ms. Tsa said it was completed; it came back that there was an adverse effect to the bridge. She said they have drafted proposed mitigation measures and that they would meet with SDOT the next day.

Ms. Petrovich said the more new light blends in the better.

Public Comment:

Carl Leighty asked if the three-globe lights being saved for reuse elsewhere.

Ms. Nashem responded that they should be retained and stored.

Mr. Leighty asked about the pedestrian barrier on the inside of the bridge.

Mr. Gorman said pedestrian crossing will be shortened; there is a severe skew at the intersection. He said this is an extra measure of safety and a federal requirement.

Mr. Leighty said he preferred there be more mounted signage.

Jessica Luccio said the underdeck light was sterile and asked for other options that would provide a more attractive wash of light. She noted that maintenance concerns weren't a real issue if LED lamps last 20 – 50 years.

Mr. Gorman said they will go back to see if there are other opportunities.

Ms. Luccio said it is an opportunity to provide a nice lit area rather than just utilitarian.

052015.3 BOARD BUSINESS

052015.4 REPORT OF THE CHAIR: Ryan Hester, Chair

052015.5 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227