



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

PSB 182/17

MINUTES for Wednesday, June 7, 2017

Board Members

Mark Astor, Chair
Brendan Donckers
Ryan Hester
Dean Kralios, Vice Chair
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk
Caitlin Molenaar

Chair Mark Astor called the meeting to order at 9:00 a.m.

060717.1 **APPROVAL OF MINUTES:**
May 3, 2017
Deferred.

060717.2 **APPLICATIONS FOR CERTIFICATES OF APPROVAL**

060717.21 **Schwabacker Building**
105 1st Ave S

Installation of a new storefront
Installation of signage
Installation of a sidewalk café with railing

ARC Report: Mr. Kralios reported that ARC reviewed the plans and samples provided. ARC thought that being the storefront was not original there was flexibility and what was proposed was similar to what was there. They thought that the sidewalk café railing and

furniture were compatible in style and color and durable. They confirmed there are no glass prisms in this location; they are proposing a 4-inch bolt but will confirm that it will not penetrate the areaway at installation. ARC thought that signage complied with regulations for size and letter size and were appreciative that it used the existing bracket. The applicant explained that the menu board will be updated often but a sample menu was provided. ARC recommended approval.

Mr. Donckers arrived at 9:04 am.

Applicant Comment:

Shane Staley, Atelier Drome, explained the proposal to replace the store front windows south of the entry door; one of the windows will be replaced with a mechanical intake louver. He said the bottom half, up to 42" will be fixed storefront and above that will be a folding window. He said that signage will be 10" letters in the sign back; a blade sign, and a signboard with 10" letters. He said inside the window will be a drink ledge constructed of fir; he said the window structure will be integrated to the bar thickness. He said that seating in the sidewalk café will be metal, a steel frame railing will bolt into sidewalk with 4" bolt. He said there are no prism lights and installation will not impact areaway. He said they will refurbish the signboard in alcove; it will be repainted to match storefront. He said the menu is 8 ½" x 11".

Mr. Kralios said exact size of menu can be reviewed administratively.

Staff Report: Ms. Nashem explained that the areaway is historical and intact. She asked the applicant to verify there were not prisms under the concrete patch and to make sure they were not penetrating through the areaway roof.

Responding to Board questions Mr. Staley said the composite material will be used only for the letters in the sign band and the letters will be white.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules. He said the sign is the same scale as what was previously there. He said there is no impact to historic material and the colors are complementary. He said the café rail will be bolted to a new concrete panel and suggested mechanical anchor bolt rather than epoxy. He said the menu can be reviewed administratively and the furniture is suitable.

Mr. Kralios said the sign complies in placement and size; he said it works with the existing store front system. He said the louver will not damage historic material.

Mr. Astor said he agreed.

Mr. Donckers said this is the third railing at this building and they are all different; but it is durable and they are all black and comply with the Rules.

Mr. Hester said cafés improve the pedestrian environment as long as they don't impede circulation.

Ms. O'Donnell noted consistency in the rail height.

Mr. Kralios said the materials are durable.

Action: I move to recommend granting a Certificate of Approval for
Installation of a new storefront, including a louver
Installation of signage
Installation of a sidewalk café with railing

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 7, 2017 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

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

- A. 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.
- B. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- C. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted, however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances.

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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)

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)

Sign Materials: Wood or wood products are the preferred materials for rigid hanging and projecting (blade) signs and individual signage letters applied to building facades. (7/99)

C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)
2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied, and shall not be neon. (12/94)
3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If a business chooses awnings for its projecting element, it may not also have a blade sign, flag, or banner, and no additional signage may be hung below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)
4. Blade signs (signs hanging perpendicular to the building). Blade signs shall be installed below the intermediate cornice or second floor of the building, and in such a manner that they do not hide, damage, or obscure the architectural elements of the building. Typically, non-illuminated blade signs will be limited to eight (8) square feet. (12/94)

Secretary of Interior's Standards 5, 9 and 10

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

060717.22

Howard Building

614 1st Ave

Change of use to retail for a ticket office

Installation of signage

ARC Report: Mr. Kralios reported that ARC reviewed the signage application. ARC thought there was over proliferation of signage in the window, that it blocked transparency, and it was a distraction from the character of the building. They understood that each was a separate tour with different branding. However, they thought that the different font, sizes and random layout of the signage created chaotic

feel. They thought, although the letter size is under 10 inches the background makes them appear larger and blocks transparency. ARC suggested that they remove the background, develop some hierarchy and scale down the size of the individual tour signs and provide order to the signage and list the tours off to one side. They suggested this would also help with transparency. They noted that the letters in the sign band appear to be compliant. ARC suggested that the applicant provide an alternative sign package at the Board meeting.

Applicant Comment:

Rick McCurley explained they made changes per ARC suggestions. He said he reduced the letter height – the tallest letter is 7” and the overall width is 46 ¼”. He said they lowered the placement to open transparency in the window.

Mr. Hester asked about the Sub-Seattle sign.

Mr. McCurley said it was removed for now.

Ms. O’Donnell asked the height of the white rectangle.

Mr. McCurley said it is 10”.

Staff Report: Ms. Nashem said what is proposed is a preferred use but the existing established use is unclear.

Ms. Nashem said that this signage has been installed, so this is an after the fact approval.

Public Comment: There was no public comment.

Board Discussion:

Mr. Rolluda appreciated the changes made since ARC but noted ARC suggested the background be transparent.

Mr. McCurley said that it was hard to read when the space is occupied.

Mr. Astor said the over-proliferation has been mitigated greatly by the new layout.

Mr. Kralios said there is a clear hierarchy of signage and the applicant was responsive to ARC.

Action: I move to recommend granting a Certificate of Approval for Change of use to retail for a ticket office and installation of signage as presented at today’s meeting.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 7, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.130 B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

- a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;

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;
- 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.

4. When determining the appropriate size of a sign the Board and the Director of Neighborhoods shall also consider the function of the sign and the character and scale of buildings in the immediate vicinity, the character and scale of the building for which the sign is proposed, the proposed location of the sign on the building's exterior, and the total number and size of signs proposed or existing on the building.

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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)

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)

Sign Materials: Wood or wood products are the preferred materials for rigid hanging and projecting (blade) signs and individual signage letters applied to building facades. (7/99)

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

060717.23

Scientific Building

323 Occidental Ave S

Installation of a fenceless sidewalk cafe

ARC Report: Mr. Kralios reported that ARC reviewed the proposed plans for the fenceless sidewalk café. ARC thought that the furniture was in character of his restaurant and was compatible with the district. They thought the furniture was durable. The applicant said

he would need to fill holes in the brick after he removed the existing sidewalk café railing. ARC recommended approval.

Applicant Comment:

Eric Fisher explained the proposal to remove existing railing and install markers for fenceless café. He said they will install the markers with E6000 adhesive per SDOT requirements: marker on every corner and every 10’.

Mr. Donckers asked if the café area is larger now.

Mr. Fisher said it is a little larger.

Mr. Kralios noted it is roughly aligned with two storefront windows facing mall.

Staff Report: Ms. Nashem said that this is a fenceless sidewalk café similar to the 200 Occidental application recently reviewed. The bricks in this location are from the 1980s and are replaceable if the bricks get damaged.

Ms. O’Donnell asked if they will have umbrellas.

Mr. Fisher said no.

Public Comment: There was no public comment.

Board Discussion:

Mr. Astor said removal of the rail and use of café boundaries is an improvement; it will open the pedestrian corridor on Occidental Mall. He said the furniture is durable and he had no objections.

Mr. Kralios agreed and noted he appreciated the integration of furniture with sign colors. He noted the alignment with storefront windows and said there is plenty pedestrian room. He said it is a welcome addition.

Mr. Hester spoke of the value of finding a placard design for pavers and noted a bronze would be more appropriate for historic district than blue.

Mr. Astor agreed.

Action: I move to recommend granting a Certificate of Approval for Installation of a fenceless sidewalk café.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 7, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:
SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules
XIII. SIDEWALK CAFES

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Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

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

060717.24

Harbor Master's Garden

3rd and King (parcel 766620-4875)

Construction of a public space with a pergola structure, bench seating, plantings lighting and decorative fence

ARC Report: Mr. Kralios reported that ARC reviewed plans provided and the material samples. ARC thought the design of the garden speaks to the history of Pioneer Square, is integrated into the site and takes cues from its surroundings, especially King Street Station. They thought the colors, planting and materials were all compatible. They appreciated the design was considered from many vantage points. They appreciated that it is self-sustaining. They appreciated that there would be a local stewardship with the hotel but the facility will still be maintained and repaired by 4 Culture.

Applicant Comment:

Cath Brunner, 4-Culture, explained the public artwork proposal by a premier public artist, Buster Simpson. She showed a historical parcel map on which the site is described as a park and noted the shed roof structure in historic photos. She noted the collaboration with 4-Culture and Waste Water Treatment, which will still maintain a functioning odor control facility on the site. She said the odor stack will remain and they need access to the hatches for maintenance. She said they have been working with the developer of the new hotel to create a neighborhood development.

Buster Simpson, artist, explained that the whole site was to be a garden 20 years ago but that now it will be a hanging garden, an extension of the shed roof. He explained the design and function of the pergola structure and said the shed structure and forms / morphs into a new winged structure. He said the magnesium glass will turn purple over time. He said the spine is a runnel and eight columns carry the weight; the steel is the same as the shed roof structure. He said that Metro needs to get trucks under to access hatches; 20' gates will allow truck access. He said the fencing is a color field of mesh; he provided samples. He said that a recessed estuary 'wetlands' receives water from runnels. He said that railroad 'frogs' will function as columns. He said a Japanese Wisteria will be planted and will provide 'hanging garden'. He said that gravel in the 'wetlands' will be speckled.

Ms. Brunner said the gravel was selected to not mimic the gravel in the upper plaza.

Mr. Hester noted birds pick up gravel and drop it, sometimes causing damage. He suggested using an epoxy treatment to secure it.

Mr. Simpson said solar panels will be placed on the top ridge of the structure and will power the circulation of water down the runnel, down water features into cistern, and used as irrigation for wisteria. He said light fixtures will be a warm LED and can be dialed for appropriate lighting. He went over shadow studies and said a Wilkeson sandstone mile marker will be placed on the property line.

Ms. Brunner noted the title of the artwork will be added.

Mr. Hester said he was impressed with the high-quality design and intentional relationship with King Street Station. He said there are lots of components from seating to sustainability. He said the overall mass, size, and scale are appropriate and complementary. He said the materials and aesthetic are high design and it is suitable. He asked about functionality of fencing.

Mr. Simpson said it is not popular for tagging.

Michael Poffiney, Metro, said the waste water surface is gravel now and has been for years.

Mr. Hester asked if SODO Builders will have a maintenance agreement to clean.

Ms. Brunner said graffiti and repair, restoration will be handled by 4-Culture; money has been set aside. She said day to day maintenance – trash, general housekeeping – are being negotiated with SODO Builders.

Mr. Hester said it is a fantastic installation and good use of public space. He said the design is thoughtful and uses high quality materials. He said the design is related to the district.

Mr. Rolluda asked for clarification if the two columns will be used in addition to the frog.

Mr. Simpson said their intention is for it to be on its own but the columns are shown in case engineering indicates it needs additional columns once the frog is acquired. He said the frogs are cast in Seattle.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said it complies with District Rules and is fantastic.

Mr. Astor agreed.

Action: I move to recommend granting a Certificate of Approval for Construction of a public space with a pergola structure, bench seating, plantings lighting and decorative fence.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 7, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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)

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

Secretary of Interior's Standards

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/AR/RH 6:0:0 Motion carried.

060717.3 PRELIMINARY PROJECT REVIEW

060717.31 S King Street 2nd Ave S to Occidental Ave S

Briefing on revised proposal to only add curb bulbs

Tabled.

060717.32 419 Occidental Ave S

Briefing on sidewalk extension

Tabled.

060717.33 74 South Jackson Street (316 Alaskan)

Briefing on proposed new construction

Jerry Garcia and Tom Kundig, Olson Kundig, presented via PowerPoint and handouts (in DON file).

Mr. Garcia said the building address has changed to reflect the neighborhood rather than the waterfront; they are using a historic address. He said that Rhoda Lawrence previously presented about the existing structure which, he said, is non-contributing. He said he would speak to neighborhood observation that informed scale, concept and massing of a proposed new structure and that Mr. Kundig would present proposed design. Via PowerPoint he explained the elements of scale found in the district:

- Strong outside corners at primary intersections
- Transition between design, palette and scale as turn corner from primary to secondary elevations; richness of alley intersection
- Storefronts layered with articulated components
- Primary / secondary façade as important device; distinction between primary and secondary and how perceived in district
- Comparable heights and use of base, middle, and top
- Grain of development and rhythm
- Nothing historical about view prioritization in neighborhood

Mr. Kundig said they have begun to define the corners and pull back from edges at top. He said the main entry is on South Jackson. He noted the 1/3 – 2/3 bifurcation of building as others are in the district. He provided break-up perspectives, how the building will come down to street, how it will turn corners, and its relationship to adjacent buildings.

Mr. Garcia noted the significance of the intersection at Alaskan Way and S. Jackson and said it is busy. He said holding and defining the corner is important and it is where the

building starts to scale itself. He said it is picking up rhythm of adjacent buildings. He noted the tipped façade gathers northern light to get light to the middle. He said the scale of the facades is sympathetic to what is around it.

Mr. Kundig noted they referenced the scaling of fenestration in smaller breakups.

Mr. Garcia said they scaled the building down and increased detail and articulation.

Mr. Kralios said at preliminary design review the board typically sees bulk, mass, scale in relation to district. He said the board wants to see the thought process of how the design evolved. He said that analysis is in the packet but he would like for them to discuss it.

Mr. Kundig said they are developing the design on macro / micro levels at the same time.

Mr. Kralios said he was not objecting but that it felt like they were discussing elements rather than how to tie the building scale and proportion on block.

Mr. Rolluda said he appreciated the number of studies done as printed in the briefing packet. He asked about the approach from the waterfront.

Mr. Donckers asked the height.

Mr. Garcia said it is a 100' building with 15' amenity.

Jack McCullough clarified that 130' is standard Seattle datum elevation rather than building height.

Mr. Hester asked about recessed central vertical band on the west elevation.

Mr. Garcia said it is recessed about 5' and is a riff on adjacent buildings.

Mr. Hester said the vertical recessed element is unique and asked what it related to.

Mr. Garcia explained it alludes to the hierarchy of recesses on storefront and curtain wall.

Mr. Hester said it reduces the mass of the building and it almost reads as two separate buildings.

Public Comment:

Greg Aden, district resident, said he was concerned at how fast this is moving. He said he was told by Department of Neighborhoods that he could submit a report or he could have 5 minutes for comments. He said there wasn't time for him to prepare the report. He said that with the address of this site changing three times is not easy for people to track it. He noted that the design is a great improvement since last seen.

Leslie Smith, Alliance for Pioneer Square, appreciated the thoughtfulness put into the design and she appreciates watching it evolve.

Jessica Lucio, resident, said the Hearing Examiner said the last design was out of scale and they will appeal again. She said demolition is unnecessary. She said she never heard of 'non-contributing' and it is not recognized in the Secretary of Interior Standards or as a reason to demolish a building. She said it is important to protect historic resources. She said redevelopment is not in mandate and to look at rehabilitation. She said height and scale are intertwined and can't be mitigated by perception.

Nick Lucio, resident, said the owners, architect and addressed have changed but the law firm is the same. He said that even with changes, this is a reiteration of the project rejected by Hearing Examiner. He said the scale and massing is just as abusive.

Jeff Davis said he was disappointed in the elevation from Alaskan and noted that 450 was referenced rather than historic buildings. He appreciates the efforts to make a better fit. He said to try to reference more within the historic area rather than outside it.

David Miamon supported the project and appreciated seeing the evolution of the building; he said the design is complementary.

Board Discussion:

Mr. Kralios said the design has moved quickly. He said he wished there was more discussion on the thought process and the massing was more diagrammatic. He said that people are already reacting to the design. He said the general mass makes sense in the neighborhood scale. He noted the breakup of two primary massings with reveal in middle is a good direction. He noted the differentiation at corner and edges but they still relate to one another as a whole. He would like to see how the datum lines line up, mass and scale relationships and floor plan relationships.

Mr. Hester agreed and said he looked forward to a more robust discussion on evolution of design and how it relates to other buildings in district. He said the design seems complete with some elements too far evolved. He said the board would like to discuss mass, scale and relationship to adjacent buildings and district.

Mr. Donckers said he wants a better understanding of relationship of height and scale. He noted Mr. Aden's public comment suggesting something other information about the building than what the board has seen and asked that they provide it.

Mr. Rolluda said the existing building is one of the last surviving structures built for parking. He said in early photos the elevation is always open as entry to building. He said it would be good to play homage to that.

Mr. Astor said he wants to see the justification for massing. He said they have done a good job of making it blend in in. He said he had no great objection to current design. He said the view rendering does seem to show it in scale to adjacent structures.

Mr. Hester noted Mr. Aden's public comment and said he would like to have their historical report in writing so the Board would have time to review it.

Mr. Aden said a presentation is more effective and he needs more than seven days' notice. He said that he was told that the Board considers demolition and new construction simultaneously.

Ms. Nashem said the earliest she would know when a briefing is scheduled 14 days prior to meeting when agenda is sent out and they can submit the report at anytime.

Mr. Astor said he thought the question of significance was asked and answered in the past but he would consider new information if it is provided.

Mr. Kralios said the board looked at current state of building, alterations, massing, windows, ornamentation and determined what integrity is left even if there was new information they would still consider the integrity of the building.

Mr. McCullough said they already did that presentation and it would be the same presentation if they were to do it again.

Ms. Nashem said final decision for demolition is made when the Board also approves a new structure. She said that any other information can be presented at any time and can be considered. She said that if the Board has questions they can ask but that typically we would not have applicants repeat their historic report at each briefing.

Mr. Donckers said someone mentioned the property was subject to litigation and asked if there is anything pending.

Mr. McCullough said there is a new owner and there is nothing pending.

060717.4 BOARD BUSINESS

060717.5 REPORT OF THE CHAIR: Mark Astor, Chair

060717.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227