



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 84/19

MINUTES for Wednesday April 3, 2019

Board Members

Lynda Collie
Kianoush Curran
Brendan Donckers
Carol O'Donnell
Emma McIntosh
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Adam Alsobrook, Vice Chair
Alex Rolluda, Chair

Vice Chair Carol O'Donnell called the meeting to order at 9:00 a.m.

040319.1 APPROVAL OF MINUTES: January 20, 2019 Deferred.

040319.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

040319.21 King Street Center
201 S Jackson St

Installation of a 4-bike locker unit on the sidewalk

Dawn Miles and Malva Slachowitz presented.

Ms. Miles proposed bike lockers at King Street Center which is private property. She said it is a quad locker for four bikes. She indicated on map the site and locker location; she said it is an out of way location on sidewalk and not in main pedestrian flow. She said the standard color for roof is blue.

Ms. Slachowitz provided a photo of the locker unit in context and said the roof isn't too vibrant.

Ms. Miles said the locker unit will be bolted into concrete and is removable. She said it is solar powered; the panel is located right above the card slot.

Ms. Slachowitz said the lockers are 'on demand' and not leased to a person. The lockers can be accessed by anyone with an authorized account throughout the bike link system. She said the system allows for turnover of space.

ARC report: Ms. O'Donnell reported that ARC reviewed the proposed lockers and location and thought that bike locker with the neutral colored top did not distract from historic building at this new location on a new sidewalk backed by a concrete wall as a previous proposal had at another location. However, the proposal is now for a blue top. They thought it appeared that there was adequate pedestrian flow around the box. ARC asked if they could provide a photo of an actual installation in Seattle and wanted clarification on the installation. ARC also asked if they were able to get an actual sample of the top to bring one to the full Board meeting. The applicant said that the vendor will maintain the box. The ARC noted that there seems to be open sight lines in this location. ARC recommended Approval.

Ms. O'Donnell asked about maintenance.

Ms. Slachowitz said the vendor will be cleaning through a service agreement. King County Metro maintains the box itself – repair, damage, etc.

Staff report: Ms. Nashem said there was a previous proposal for quad bike storage boxes in the Union Station Corridor. At that time there were several boxes proposed. They took space away from what was supposed to be a public plaza and created several safety issues. The design of the boxes was not considered compatible with the historic Union Station or the design of the plaza. The previous proposal was denied by both the Pioneer Square Board and the International District Board.

Ms. Slachowitz said she wasn't at the previous proposal and said this style was presented; a different style can be presented if needed.

Public Comment: There was no public comment.

Ms. Salcedo disclosed she works at King County but is not affiliated with this project.

Ms. McIntosh asked about safety if the locker is used for shelter and someone gets stuck.

Ms. Slachowitz said there is an emergency latch on inside and there is graphic in English and Spanish. She noted that access is required by electronic card access.

Ms. O'Donnell said she preferred neutral color, but the dark blue was subdued enough that it is OK. She went over District Rules and said it seems OK.

Action: I move to recommend granting a Certificate of Approval for Installation of a 4-bike locker unit on the sidewalk as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 3, 2019 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

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mailboxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

Secretary of Interior's Standards

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

10. New additions and adjacent or related new construction will 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//JC/FS 5:0:0 Motion carried.

040319.22

Goldsmith Building

401 2nd Ave S

Installation of minor communication utilities and removal of existing utilities

Colleen Donoghue said there will be no visible impact, nor will there be penetration to building – only to penthouse which was built in the 1970s. She said existing equipment was installed in 2006 and needs to be updated. They will replace the six existing and add three more antennas. She said the shrouds etc. are painted to match penthouse. Equipment will be installed on walls of penthouse. She provided a materials sample which is an identical match to what is there now. She said the State Historic Preservation office determined there was no visible impact.

Mr. Donckers arrived at 9:25 am.

Ms. Donoghue provided a complete report SHPO report. Responding to questions she said there will be no increase in height.

Ms. Collie said ARC reviewed and noted there are three additional antennas being installed in addition to replacement of existing six. She said they will match existing non-original penthouse color and there is no impact to the historic building.

Ms. Nashem said it is replacement of existing equipment, but the equipment was more than 4' above roof so needed board review per SMC.66.140.

Public Comment: There was no public comment.

Ms. O'Donnell went over District Rules. She said it is really replacement in kind.

Ms. Curran said it is straightforward and there are no impacts to historic fabric.

Mr. Donckers disclosed he is on the board of the largest tenant in the building and that he would abstain from voting.

Action: I move to recommend granting a Certificate of Approval for Installation of minor communication utilities and removal of existing utilities on the roof penthouse of the building.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 3, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

4. Height limits for rooftop features

d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The

combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

4) minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of [Section 23.57.014](#).

23.57.014 - Special review, historic and landmark districts.

Communication utilities and accessory communication devices for which a Certificate of Approval may be required in IDR, PSM, IDM, PMM (see SMC [Chapter 25.24](#)) zones, the International Special Review District, the Pioneer Square Preservation District, and the Ballard Avenue (SMC [Chapter 25.16](#)), Columbia City (SMC [Chapter 25.20](#)) and Harvard-Belmont (SMC [Chapter 25.22](#)) Landmark Districts shall be sited in a manner that minimizes visibility from public streets and parks and may be permitted as follows:

A. Minor communication utilities and accessory communication devices may be permitted subject to the use provisions and development standards of the underlying zone and this chapter, with the following additional height allowance: communication utilities and devices may extend up to four (4) feet above a roof of the structure, regardless of zone height limit.

B. An Administrative Conditional Use approval shall be required for communication utilities and accessory devices regulated per [Section 23.57.002](#), and which do not meet the requirements of subsection A above. Any action under this section shall be subject to the Pioneer Square Preservation District and the International Special Review District review and approval and the Department of Neighborhoods Director; in the Ballard Avenue Landmark District by the Ballard Avenue Landmark District Board and the Department of Neighborhoods Director; in the Pike Place Market Historical District by the Pike Place Market Historical Commission, and in the Columbia City Landmark District and the Harvard-Belmont Landmark District by the Landmarks Preservation Board, according to the following criteria:

1. Location on rooftops is preferred, set back toward the center of the roof as far as possible. If a rooftop location is not feasible, communication utilities and accessory communication devices may be mounted on secondary building facades. Siting on primary building facades may be permitted only if the applicant shows it is impossible to site the devices on the roof or secondary facade. Determination of primary and secondary building facades will be made by the appropriate board or commission.
2. Communication utilities and accessory communication devices shall be installed in a manner that does not hide, damage or obscure architectural elements of the building or structure.
3. Visibility shall be further minimized by painting, screening, or other appropriate means, whichever is less obtrusive. Creation of false architectural features to obscure the device is discouraged.

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

10. New additions and adjacent or related new construction will 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/KC/EM 5:0:1 Motion carried. Mr. Donckers recused himself.

040319.23 Branagan- Smith Building

15 Pho
213 1st Ave S

Installation of a sidewalk cafe

ARC report: ARC reviewed the plans provided for the fenceless sidewalk cafe. ARC thought that the pedestrian flow was provided for and that the furniture was compatible with the district and durable. ARC recalled that the sidewalk café regulations were changing and thought that if the dimensions of the markers had to be adjusted to comply that would be okay. There are no prisms shown in the existing conditions photos. There is an unapproved A-board sign shown in the photos. Signage will need to be applied for an approved.

Board members reviewed the application in applicant's absence but determined to table the applicant pending more information that only the applicant could provide.

040319.3 PRELIMINARY DESIGN BRIEFINGS

040319.31 60 Yelser Way
Briefing regarding new construction

Case Creal presented (presentation details in DON file) and provided responses to board questions.

Roof Screenings

Explored visibility along Alaskan Way, from ferry, from Yesler at 300', 500' and 1000'. Visibility minimal to zero with negligible impacts.

Street Level at Western

Entry on both sides with Yesler the dominant entry. Western entry shifted to right because of grade; involves a couple steps down. He said they can't regrade the sidewalk.

Materiality

Darker gray with soldier coursing and running bond; completing block of expression of warehouse typology that has driven language and should drive materiality. There is not a strong precedent for dark grey – red brick is consistent with surrounding buildings. Working with SOI, differentiation; red will stick out more. Showed renderings of building in red and gray brick in relation to other buildings on Alaskan Way.

Ms. O'Donnell asked if adjacent buildings are painted concrete.

Mr. Creal said they are. He said grey brick will provide a contemporary expression of brick.

Bay Study

Addition of mullion; showed rendering with mullion and comparison to neighbor to north.

Signage

Two signs proposed; not lighted per District Rules:

1. At entry, small tombstone shape, with logo; bright red and white on black background.
2. Alaskan and Yesler – same sign at low level, sits in planter

Mr. Donckers asked if they were proposing a bright light on the top of the building.

Mr. Creal said no.

Departure

Art process: panelists selected – including Ilze Jones, Sharon Arnold, Philippe Hyojung Kim, Philip Tomlinson. They will get to three finalists and all finalists will present to PSPB board.

Ian Morrison asked that building and art approval be separate to allow each to go through process concurrently. He noted the gap between the building application and art processes and wanted to condition recommendation on building with certainty that art will come to full board for approval. He said they anticipate getting the MUP in the next two quarters.

Mr. Creal said they hope to get under construction before rain.

Ms. Nashem noted concern that if art doesn't go with the color of brick.

Ms. McIntosh said color of brick will be signed off by board and it should be OK. She didn't want an empty canvas for a long time when it is integral to the building.

Mr. Donckers said the board has discussed the art process is the first of its kind and noted the need to be careful. He questioned how the art fits in with signage and said the board doesn't want to create precedence where there could be bifurcations. He said that minimalist signage has been proposed and that provides some comfort. He said that any decision the board makes on this application doesn't open the door for others.

Ms. McIntosh said art and signage are not together.

Ms. O'Donnell said art needs to be art and not advertising.

Brick

Ms. O'Donnell said grey makes more sense and it completes that block; red breaks it up in a weird way.

Mr. Donckers agreed.

Ms. McIntosh preferred the red, but the process has been good, and it has been helpful to review everything.

Ms. Curran said the red looks forced and she said not to mimic historic because it would look inauthentic in this context.

Signage

Ms. McIntosh said the T is 12" and not 10".

Ms. O'Donnell said they can have up to three larger letters with reduced signage; here the signage is minimal.

Ms. Nashem said no free-standing signs are allowed and asked board members to discuss what was proposed. Usually free-standing signs are thought of as separate from building and asked if the context here makes a difference.

Mr. Creal said signage is being slightly detached allows the building to have its own character.

Ms. McIntosh said she had no problem with it as it is – it feels tied to the structure and is not floating.

Ms. O'Donnell said it is within the setback alcove within the thickness of the pilaster; it is not out on street.

Mr. Creal said the sign on Alaskan is in a planter, within the lot.

Mr. Donckers asked if the bar / restaurant will take up the entire ground level or if there will be other tenants.

Mr. Creal said it would; there will be no separate identity.

Mr. Donckers asked if there will be signage, vinyl on doors, identifying bar / restaurant.

Mr. Creal said they don't brand their bars. There is no intent to have separate demisable space or to add vinyl signs.

Ms. O'Donnell asked if this is their signage plan or the intention of their signage package.

Mr. Donckers expressed concern over holding space for future signage. He said the board doesn't want signage to be minimized and then come back for more in a piece meal manner. If there are placeholders for future signage, they should talk about it now.

Public Comment:

Ilze Jones said she has reservations about the dark gray brick and expressed concern that it will become a 'super block'. She noted that painted concrete can change. She said from the other way, the view is a mix of red and blonder colors, it is a real hodge podge. She said the questions is not whether to wait to go with Alaskan Way grey; she suggested to go blonder. She said there is gravitas coming with being at the foot of Yesler, at the foot of the city.

Mr. Donckers asked Ms. Jones if she thought red was the wrong color.

Ms. Jones said deep red is too massive. She said there are a lot of blond greys and to look at the building in its context. She said to look at the Alaskan Way super-block to

the north, it used to be quite light; it now breaks with the Pioneer Square hodge podge.

Ms. O'Donnell asked the design team if they had explored a lighter gray.

Mr. Creal said it was not felt to be a strong statement for the building.

Ms. Nashem requested photos with samples against other buildings in the district. She said to notice how the lighter or darker relates to the Mutual Life Building

Ms. O'Donnell noted the other two buildings are flat and painted, this is brick and mortar will provide differentiation from the others.

Mr. Creal said they have long felt the dark gray is appropriate.

Ms. O'Donnell said she still supports the darker gray.

Mr. Donckers said dark red is a no.

There was board agreement on the dark grey.

Mr. Donckers noted the images on 16 or 17 show an old version of the 619 Building before it was painted.

Mr. Morrison said they can update the images when they come back for Certificate of Approval. He said they wanted to show their thought process on color.

Mr. Donckers said page 27 shows it pretty matching.

Ms. McIntosh said the dark grey feels modern. She said the red helps blend with the district, but it works better in modernity to be darker. It will never be an exact match to painted concrete which feels a bit Brutal and severe; it will alter as trees come in, artwork comes in. Red is not convincing enough. She said light gray was too blond, too yellow and didn't fit in.

Mr. Creal said there is no natural point to blend; they decided they needed to make a statement and this is the statement they showed.

Ms. Curran said projected images don't capture variegation of color. She said that page 24, best case scenario, shows variegation. She asked if the board could direct that brick be selected with balance of light and dark.

Mr. Creal said that they will be pulling bricks from west coast where not as many greys are made; there will not be a lot of in-between to blend. He said they are trying to use a mix of smooth and rough to provide liveliness.

Ms. O'Donnell supported grey as presented.

Ms. Salcedo supported grey.

Ms. McIntosh supported grey. She said the team has done their due diligence and this is the best grey they can come up with.

Ms. Curran said it is possible the concrete could change color. She supported grey as presented.

Ms. Collie supported the grey as presented and said it lightens up in the larger scale. She said variation is healthy and red seemed forced.

Mr. Donckers was OK with grey.

Ms. O'Donnell appreciated the direction of signage and supported the grey. She said in this case there is willingness to separate the art and building approval processes based on the proposed sign package. She said to include door signage in the sign package – they can use it or not.

040319.4 BOARD BUSINESS

040319.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

040319.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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