



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 71/23

MINUTES for Wednesday, April 5, 2023

Board Members

Kianoush Curran
Maureen Elenga
Sage Kim
Karl Mueller
Jose Lorenzo-Torres
Lindsay Pflugrath
Maggie Sean
Steven Sparks
Henry Watson

Staff

Genna Nashem
Melinda Bloom

Chair Maureen Elenga called the meeting to order at 9:00 a.m.

0040523.1 PUBLIC COMMENT

John Schwartz spoke in support of the One Yesler project. He said the design matches the scale of additions to overall scale of historic waterfront and the scale and character are sympathetic to existing building. He said the team paid attention to Preservation Brief 14. He said the owner is willing to invest in a small footprint and small building – ADA, seismic upgrade. He said it is an overall good approach.

Mike Jobes spoke in support of the One Yesler project. He noted the similar approach at the Westland Building – the addition is clearly separate but complementary. He noted the key location in the district and waterfront. He said the design is respectful to the neighborhood scale and stays within 75% of the historic datum. He said the new addition reads as a separate building and is congruent with other buildings in the district.

Jessa Timmer supported the East West streets of the Waterfront project amendment and noted the team has been responsive to the neighborhood. She was happy with compromise.

040523.2 **APPROVAL OF MINUTES:**
February 15, 2023 Postponed.

040523.3 **APPLICATIONS FOR CERTIFICATE OF APPROVAL**

040523.31 **East West Streets Project of the Waterfront**
S Main St and S Washington St
Applicant: Therese Casper

Change of materials in the right of way for the strip separating the driving lane from the parking lane

Staff report: On March 1, 2023, the Board was briefed about the change to the materials to the materials approved in Certificate of Approval 14422 for the East West Streets project. During the meeting Board members expressed support for the change of the parking strip material. After discussions with the Alliance for Pioneer Square, Waterfront Seattle is proposing to use the same-colored concrete as the parking strip, untextured and unscored rather than the exposed aggregate strip they previously proposed to replace the granite pavers.

Therese Casper, Office of the Waterfront explained that bids came back too high which necessitated a change in materials. She said changes presented at ARC have been updated to incorporate feedback from Alliance for Pioneer Square.

Dave Rodgers said the material change must be able to provide support for trucks and help visually narrow down road for slower vehicles movement. He proposed using the same paving treatment as in parking area – concrete, dark gray, with 2' x 2' scoring.

Ms. Elenga said it is a good solution.

Action: I move to recommend granting a Certificate of Approval for:
Change of material to in the right of way for the strip separating the driving lane from the parking lane as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *April 5, 2023* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Seattle Municipal Code

23.66.030 Certificates of Approval required

A. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any

building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

23.66.190 - Streets and sidewalks.

- A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk prism lights, sidewalk widths or street paving and curbs.

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.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- A. Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.
- B. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances the same concrete and lampblack mixture used for the sidewalk will be used.

MM/SC/KMHW 9:0:0 Motion carried.

040523.32

Union Hotel

204 3rd Ave

Applicant: Pamela Derry, SMR architects

Ms. Elenga recused herself from this application and Mr. Mueller stepped in as Chair.

Proposed replacement of residential windows and painting of the storefronts.

Staff report: A survey of the window conditions was provided. This is a project for a non-profit supportive housing program. Vinyl windows are proposed only in the interior window well which is not visible. Aluminum clad wood windows are proposed in all visible locations. The storefront is not being replaced, only painted. The project includes roof membrane replacement, but it is an in-kind replacement, so no Certificate of Approval is needed for that part of the project.

Pam Derry, SMR Architects said the building was constructed in 1905 and in 1990 underwent some renovations including rehabilitating the windows. She proposed window replacement, painting of exterior trim and replacement of roof membrane. She provided a window survey which details window condition, which are original and which are replacements. Photos show extensive rot and loose sashes. New windows and trim will match existing.

Action: I move to recommend granting a Certificate of Approval for:
Replacement of residential windows and painting of storefronts as per proposal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 5, 2023 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

B. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

Pioneer Square Preservation District Rules

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The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- C. 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)
- D. 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)

Secretary of Interior's Standards

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the

historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Preservation Brief's

[Brief 9 - The Repair of Historic Wooden Windows](#)

[Brief 11 – Rehabilitating Historic Storefronts](#)

[Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings –](#)

[Windows starting page 102](#)

[Guidelines for Sustainability](#)

Tech notes

<https://www.nps.gov/orgs/1739/upload/tech-note-windows-04-protecting-against-decay.pdf>

<https://www.nps.gov/tps/standards/rehabilitation/rehab/windows01.htm>

MM/SC/KC/JLT 8:0:1 Motion carried. Ms. Elenga recused herself.

040523.33

City Hall Park

450 3rd Ave

Applicant: Steph Hammer

New Benches

Steph Hammer, SPAR said existing benches are non-historic and she noted they are in a state of disrepair, and some have been removed. She presented two options and noted which was preferred. She said the preferred bench is metal, more durable and easier to maintain than the cement and wood benches on site now. She said two clusters of four are proposed and she noted that the cluster at the northeast terrace would not be replaced. She said the benches at that location were removed some time ago to make room for a future kiosk.

Staff report: Ms. Nashem said City Hall Park does not currently have the benches that are referred to in the current guidelines, in fact those benches only exist in Pioneer Park. They were approved to be removed from Occidental Park several years ago, possibly in 2006. There they were replaced with moveable tables and chairs. Some bench removals and replacement with movable table and chairs was approved for City Hall Park in 2019. City Hall Park has been redesigned several times throughout the years. She did not know when these benches were installed in City Hall Park, they do not appear to be historic in design.

Board members had enough information to make a decision.

Action: I move to recommend granting a Certificate of Approval for:
Replacement of benches 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 5, 2023 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

SMC 23.66.030 Certificates of Approval required

C. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

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

- 10. New additions and adjacent or related new construction will be taken 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.

Guidelines for Setting (Historic District)

To meet the Standards for Rehabilitation, new site elements should:

- Be compatible with the historic character of the property.

Basic guidance for new site features that will meet the Standards is:

- New site features should be compatible with the building(s) and the significant landscape features on the site. Additionally, new site features should be consistent with the historic use of the property.
- New site features should be as unobtrusive as possible in both location and design.
- New site features should preserve the historic relationship between the building(s) and the significant landscape features.

MM/SC/KC/LP

9:0:0 Motion carried.

040522.4 BOARD BRIEFINGS

040522.41 Bedford Hotel Building

1 Yesler

Applicant:

Proposed addition on the side of the building

Brian Runberg provided context of the building and noted his firm has occupied the building for 18 years. He provided historic use and adaptive reuse of the building over time. He said the building needs tuckpointing and cosmetic work after viaduct removal and subsequent vandalism. He said they set up an office and added a storefront to mitigate security issues with future use in mind. He noted the changing street grid and the increasing pedestrian movement. He provided examples of adaptive reuse projects completed by his firm.

Mr. Runberg said the existing building has a 1500 square foot floorplate and the parking lot is 1500 square feet. The project proposes upgrades to historic building seismic, ADA, general façade improvements and addition of exit stair. He said they have followed the Secretary of Interior Standards for Rehabilitation especially Brief 14. He noted the addition design is set back and differentiated and reads as a secondary volume. He said zoning allows for 100' building but they won't go that high and plan for about 75' which is compatible with the Polson and other adjacent buildings. He shared massing options explored and noted Option 3 is preferred and he noted it matches historic datums. He explained how seismic upgrade to historic building would be approached in each of the options. He shared design approaches in the District including the Railspur project, Citizen M, 450 Alaskan Way and the Korn Walker block.

Mr. Runberg reiterated improvements proposed for the historic building:

1. Structural seismic upgrade (bracing) - high volume pedestrian corridor.
2. Handicapped accessible elevator
3. Second exit stair
4. General facade improvements, tuck pointing, belly band and north parapet repairs/replacement.
5. Convert ground floor back to retail use

Ms. Elenga appreciated the presentation and noted the site is challenging.

Mr. Lorenzo-Torres also appreciated the presentation and called it a straightforward intervention.

Ms. Elenga said it would be useful for the next briefing to provide sight line images of what preferred option would look like.

Mr. Runberg said the project was inspired by the Railspur and Korn Walker projects. He noted the infill staircase expressed at the Korn Walker project and noted the similar highly glazed elevation with floor lines aligned.

Ms. Elenga said the Preferred Option 3 seems to meet Brief 14 and she looks forward to future presentations with more details. She said it is an important corner and important building. She said the infill addition is thoughtful and has been designed by people who care about the neighborhood and also have a stake in it.

Ms. Pflugrath noted the thoughtfulness of the project and what it would do for the neighborhood.

Ms. Curran said a lot of thought, and care had gone into the project. She appreciated the proposed seismic upgrade and changes. She said the result would be beautiful.

Mr. Mueller appreciated the 75' height and thoughtfulness of project.

Ms. Kim appreciated the presentation, materials and photos provided. She looks forward to the next presentation.

Mr. Sparks concurred.

040522.5 **REPORT OF THE CHAIR:** No report.

0405722.6 **STAFF REPORT:** Genna Nashem
Administrative Review report
Ms. Nashem went over administrative approvals for wayfinding signage.

Adjourn at 10:30 am.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227