



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 101/21

**MINUTES** for Wednesday July 7, 2021

**Board Members**

Lynda Collie  
Sam Dawson  
Alise Kuwahara Day  
Brendan Donckers  
Audrey Hoyt  
Alex Rolluda, Chair

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Kianoush Curran  
Felicia Salcedo

Chair Alex Rolluda called the meeting to order at 9:00 a.m.

**In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx meeting link or the telephone call-in line provided on agenda.**

**070721.1      APPROVAL OF MINUTES:**  
May 19, 2021    Tabled.

**070721.2      PUBLIC COMMENT**  
There was no public comment.

**070721.3      APPLICATIONS**

**070721.31      Lowman and Hanford Printing - Washington Park**  
68 S Washington St

Amendment to previous Certificate of Approval PSB2421 including:  
Reconstruct the missing cornice,  
Further set back west wall of penthouse,

Change to color of the cladding of the penthouse,  
Change to storefront windows on 1<sup>st</sup> floor,  
Eliminate new entry on S Washington,  
Change of use from restaurant to office for 4049 square foot space and establish use of restaurant in a 1469 square foot space on the 1<sup>st</sup> floor.

Staff report: An Administrative Certificate of Approval for the rehabilitation and the addition of a penthouse was issued 4/17/21 according to the emergency legislation. The previous approval was consistent with the briefings the Board had reviewed but this application includes changes to what was previously reviewed and approved and includes office use which is not a preferred use and requires Board review. With the exception to the change of use, the changes are to meet condition for Federal Tax Credits.

While the office use is not a preferred use at over 3,000 square feet, calculations are provided to show that the office use is under 20% of the square footage of the block front so therefore it does not fall into the discouraged use category. The calculations provided show that office use would be under the maximum 50% of the street level frontage condition for approval.

Applicant Comment:

Kate Weiland, BuildingWorks explained the request for revision to Certificate of Approval. She described the adaptive reuse project which includes a full restoration, seismic upgrade and addition of a penthouse. She said they were now seeking federal historic tax credits and NPS issued condition that penthouse color be changed. She said they requested a change of use at street level.

She provided a summary of the project and noted the building was constructed in 1890. She proposed reconstruction of parapet in brick and cast polymer modified glass fiber reinforced gypsum (PGRG) to match original design as understood from historic photographs of the building. PGRG cornice to be painted. She said the west wall of the penthouse has been shifted 5' to reduce visibility of the penthouse from the street level at Alaskan Way. The penthouse cladding has been changed from dark blue to a neutral color to blend with surrounding structures at penthouse level. She said all new windows at storefront level will be fixed painted wood storefront windows in original break up / configuration. She said original double hung windows on second and third floors will be retained. She said the fire escape will be retained with section below second floor removed as it interrupts the entry.

Ms. Weiland proposed a change to street level use from restaurant to office. She said there is a floor level change which is not conducive to restaurant use and makes it challenging to rent to a restaurant. She said the space could be a benefit to creative office space users.

Matt Aalfs said it is a real estate term that refers to technical, internet or graphics workers.

Ms. Weiland went over the proposed color palette. She said the cornice PGRG will be painted BM City Shadow, a grey. The penthouse cementitious cladding will be painted an off white per NPS recommendation, to blend with neighboring structure at that level. She said the penthouse is not highly visible and is only somewhat visible from Washington. She said the parapet helps to mask it. She said a couple rows of brick needed at the top will be salvaged from somewhere else if possible; if not, brick will match original. She said the non-original mezzanine will be removed. She said the arched window will be restored and a strip light added to mark the entry with conduit on inside of building. She said exterior lights will be installed to highlight pilasters, a downlight and an up light.

Mr. Rolluda asked about light installation on pilasters.

Ms. Weiland said the lights will be installed on brick above the stone triangles. Lights will be mounted to a plate to minimize penetrations to brick. She said the fixture is black and plate is dark gray to match storefront windows.

Ms. Kuwahara Day asked if the bottom portion of storefront windows is frosted.

Ms. Weiland said no, it is shadow line from awning.

Ms. Kuwahara Day asked if window treatment is anticipated at street level office use.

Ms. Weiland said nothing is proposed. She said historically the windows went all the way to floor; here they do not go quite all the way down, a kick plate is added.

Ms. Kuwahara Day asked about office use calculation.

Ms. Nashem explained calculations are provided to show that the office use is under 20% of the square footage of the block front so it does not fall into the discouraged use category. The calculations show that office use would be under the maximum 50% of the street level frontage condition for approval.

Mr. Donckers asked how long use will last once approved.

Ms. Weiland said the owner wants restaurant use on the corner and as part of this project they will put in stove hoods in hopes of attracting a future restaurant tenant.

Ms. Hoyt asked about grade issues with restaurant.

Ms. Weiland said it was important to restaurant to have outside seating as well and they don't want servers to do stairs.

Mr. Aalfs said with Covid issues, it has been difficult to sign up restaurant tenants right now.

Ms. Weiland said 1,500 square feet is more marketable right now.

Ms. Hoyt said her preference is to keep the space as retail or restaurant to get general public walking around. She asked the definition of block front.

Ms. Nashem said it is surrounded by three streets and an alley or another street.

Mr. Dawson asked why they want office use rather than retail.

Mr. Aalfs said retail and restaurant use is not viable right now.

Ms. Weiland said office is the approach right now; a year from now the infrastructure will be there to accommodate a restaurant if things change.

Mr. Donckers said the board must be mindful of the long-term use of the space.

Ms. Hoyt said the landscape will be different in a year from this moment in time.

Mr. Aalfs said it has been a big issue in all projects; there is a reliance on ground level small scale businesses to occupy space.

Mr. Rolluda said he agreed with Ms. Hoyt. He asked if there was an opportunity to create an entrance in office space to the east. He noted it is such an important corner.

Ms. Weiland said no.

Mr. Rolluda asked about the south façade louvers.

Ms. Weiland said they are for air intake for future hood.

Mr. Rolluda said he had a hard time with changing use from restaurant to office. He noted the economic situation now and said it is reversible so he could approve it. He said he was okay with other amendments to the Certificate of Approval.

Mr. Donckers asked if the use had to be decided today.

Mr. Aalfs said approval for the amendments is part of ownership's process to secure funding in order to proceed.

Mr. Donckers said it is understandable.

Ms. Kuwahara Day said that having the project go forward is desirable to Pioneer Square as well and given the circumstances she would support it.

Messrs. Dawson and Donckers agreed.

Ms. Hoyt expressed concern that approving office use was a slippery slope; she questioned where to draw the line with change of use which could be in perpetuity. She said she was not a fan of the change of use to office and would not support it.

Mr. Rolluda asked if the developer has approached commercial retailers.

Ms. Weiland said they have been actively marketing various uses.

Mr. Aalfs said retail / restaurant is preferred to activate the building.

It was suggested that use change to retail, restaurant and office so the space could transition to retail / restaurant when things turn around.

Ms. Kuwahara Day and Messrs. Dawson and Donckers liked that change.

Ms. Hoyt said it is a better option and she would approve.

Action: I move to recommend granting a Certificate of Approval for:  
Amendment to previous Certificate of Approval PSB2421 including:  
Reconstruct the missing cornice,  
Further set back west wall of penthouse,  
Change to color of the cladding of the penthouse,  
Change to storefront windows on 1<sup>st</sup> floor,  
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Change of use from restaurant to **restaurant, retail, office** for 4049 square foot space and establish use of restaurant in a 1469 square foot space on the 1<sup>st</sup> floor.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the July 7, 2021 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.130 - Street-level uses

- A. 1. Uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.
- 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;
- C. Discouraged Street-level Uses.
  - 1. The following are discouraged at street level in the area designated on Map B for 23.66.130:
    - a. Any use occupying more than 50 percent of any block front;
    - b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
    - c. All other uses with gross floor area over 10,000 square feet;
    - d. Professional services establishments or offices that occupy more than 20 percent of any block front; and
  - 2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.
- D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:
  - 1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;

SMC 23.66.180 - Exterior building design.

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.

**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. Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.
- 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.
- 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.
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/AKD/SD          5:0:1    Motion carried. Ms. Collie abstained.

**070721.4          BOARD BUSINESS**

Ms. Nashem explained the mayor's proposition to encourage filling of storefronts at ground level. She said City Council will deliberate it this summer. It would increase flexibility but said it would require active use in storefronts.

Mr. Rolluda asked if it would affect the guidelines.

Ms. Nashem said no, just the Code.

**070721.5          REPORT OF THE CHAIR: Alex Rolluda, Chair**

Mr. Rolluda said he noticed things opening up, stores and restaurants are slowly coming back. He said the pergola and the playground are both open.

**070721.6          STAFF REPORT: Genna Nashem**

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227