



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 67/22

**MINUTES** for Wednesday, April 20, 2022

### Board Members

Lynda Collie  
Kianoush Curran  
Maureen Elenga  
Lauren Kush  
Jose Lorenzo-Torres  
Lindsay Pflugrath  
Alex Rolluda, Chair

### Staff

Genna Nashem  
Melinda Bloom

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.**

### Roll Call

**042022.1 PUBLIC COMMENT**

**042022.1 APPROVAL OF MINUTES:  
postponed**

**042022.3 Applications for Certificate of Approval**

**042022.31 Jackson Street cross walk  
S Jackson Street at Occidental Ave S**

Replace cross walk striping with an art-based crosswalk

Staff report: Ms. Nashem said currently we do not have any guidelines for crosswalks or for public art. The Board usually reviews art for general compatibility

with the historic district and for quality, colors and durability of the materials. per the secretary of Interior standards rather than for the quality of the art. Typically the Board would review to be sure that the pedestrian pathway is clear but, in this case, the art work is intended to be the walking surface so that it not relevant for this project. However, the rendering show the material applied to the brick and the Board should confirm if that is the intention. Normally the Board requests alteration to brick to be avoided. The Board should consider if the artwork should cover the concrete island of the streetcar station as shown or if it should be confined to the street.

Jeremy Beliven explained the project and said they will paint over existing crosswalks and won't touch brick work on either end, tracks, or streetcar platform. He proposed colors similar to those used on the Citizen M Hotel art.

Mr. Rolluda asked about the hair pick theme.

Mr. Beliven said the art is a play on the commonplace.

Mr. Rolluda asked if the material will be slip proof.

Mr. Beliven said the thermos plastic to be used is the same material as what is used for cross walks now so it is in line with SDOT guidelines and safety.

Mr. Rolluda asked if the application is permanent.

Mr. Beliven said it is considered permanent and will go over to SDOT ownership to maintain. He said SDOT manages a number of these which do not have the same priority as white crosswalks but are maintained. He estimated it would be 3-5 years before maintenance is needed and noted maintenance costs for 10 years are included in this project. He said all maintenance would be done by SDOT.

Ms. Collie asked if interpretive signage is included.

Mr. Beliven said the artist, Tarika, has done outreach and has lots of support noting Alliance for Pioneer Square, Café Umbria, London Plane, Temple Billiards, among others. He noted excitement about the project.

Ms. Pflugrath asked if interpretive signage and artist bio would be included.

Mr. Beliven said interpretive signage is typically not done for this type installation.

Ms. Pflugrath said interpretive signage would be helpful so the object can be seen as a cultural reference which may be lost without context.

Mr. Beliven said he would explore that.

Mr. Rolluda noted the artist's gallery is adjacent and maybe there is opportunity for signage there.

Mr. Beliven said there is a very prominent window spot and it would be do-able.

Mr. Rolluda reminded that in-window sign would require Certificate of Approval.

Action: I move to recommend granting a Certificate of Approval for:  
Installation of an art cross walk 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 20, 2022 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 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.

**Pioneer Square Preservation District Rules**

**Secretary of Interiors Standards**

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.

Guidelines for setting and site

MM/SC/LC/KC                      7:0:0    Motion carried.

042022.41

**Nordic Cold Storage**

548 1<sup>st</sup> Ave S

Briefing on proposed rehabilitation and two-story addition to the building

Matt Aalfs provided context of the site and building. He proposed an adaptive reuse with addition on the heavy timber building. Constructed in 1904 by the Seattle Securities Company, the building now known as “Nordic Cold Storage Building” was constructed as the “Carsten Bros. Cold Storage Building” to reflect the initial 25-year lease to the Carsten Brothers Meat Company. The building served as a meatpacking and cold storage facility until 1928 when Central Cold Storage leased the building and converted it entirely to a cold storage facility. Other than a brief period when the building was used as a brewery for Pilsners Brewing Company from 1933 to 1934, it has functioned as a cold storage facility since 1928. First floor retail space along First Avenue South was occupied by a variety of companies up until 1936 when Nordic Cold Storage took over the ground floor for additional storage.

Designed by Edwin W. Houghton, the building is comprised of 24” thick masonry walls and heavy timber interior structure and has two facades, one facing First Avenue South and the other facing Occidental Avenue South. Although much of the original building is largely intact, the following elements of the building have been modified since the building was constructed:

- The interior of the building has been altered almost continuously since it was built.
- The southern bay of the western facade facing First Avenue South was originally open for loading but infilled sometime prior to 1937.
- The original storefronts along First Avenue South were destroyed in the 1949 earthquake and replaced with CMU infill.
- All of the glass on the eastern facade was shattered by the implosion of the Kingdome in 2000 but the original sash remains.
- The parapet along the western facade was damaged in the 2001 Nisqually earthquake and replaced by a shorter design later that year.
- Between 1979 and 1985, structural upgrades were made to increase the loading capacity for storage.

The proposed project scope is an extensive building renovation and adaptive reuse, including facade restoration, a two-story penthouse addition, and a range of building code upgrades to address accessibility, life safety, energy and structural building codes. The building will be converted from storage to office, with a retail space along first avenue and a restaurant along Occidental Ave.

The proposed façade restoration work includes the following:

- Rehabilitation of the existing original windows at the upper levels.
- Addition of new storefronts and entrances at the first floor to match original character.
- Reintroduction of retail space along First Avenue South and new restaurant space along Occidental Avenue South.

- A new utility door will be installed at the alley façade for management of trash and recycling.

The proposed two-story penthouse addition is designed to have minimal visibility from the street and minimal impact on the building's primary facades. Interior renovation work includes a complete seismic retrofit, new exit stairs and a new elevator, and new MEP systems. In addition to preserving the existing original windows, our goal is to preserve the existing interior exposed brick and heavy timber framing as much as possible.

He explained that the two-story addition would be set back one structural bay on both sides. He said Preservation Brief 14 was used as a framework. He said steel brace frame will be visible. He said the project is in the early stages of discussion about scope.

Ms. Pflugrath asked the size of the addition.

Mr. Aalfs said it appears commensurate with a two-story building to the north.

Ms. Pflugrath asked dimensions of the restaurant.

Kate Weiland said the coffee shop on 1<sup>st</sup> Avenue is 1600 square feet and the restaurant facing Occidental is 3800 square feet with 700 square feet of outdoor terrace.

Mr. Rolluda asked if a rooftop deck is planned.

Mr. Aalfs said there is opportunity for outdoor space on both sides of the roof level and noted the parapet is high and thick enough. He noted the car decking, robust timber and robust timber decking. He proposed exposing all timber and structure in common areas, retail areas.

Mr. Lorenzo-Torres asked how the outdoor terrace would be secured.

Mr. Aalfs said there would likely be some sort of railing although the space is 4' above grade. He said maybe a discrete slider or rolling system but that they would have to think about security.

Mr. Lorenzo-Torres asked if the trash area would also be 4' above grade.

Mr. Aalfs said it would be at street level in the southern-most bay.

Mr. Rolluda asked if structural bracing would be new.

Mr. Aalfs said yes that they would configure the brace frame to align with building structure. New stairs and concrete elevator core will provide a structural element as well.

Mr. Rolluda asked about window restoration.

Mr. Aalfs said about half on Occidental can be rehabilitated, the other half would be replaced with compatible product. The 1<sup>st</sup> Avenue windows are original and will be rehabilitated. He said the sashes are not divided so they will explore insulated glass on part of window rehabilitation.

Ms. Collie said she is curious to see the setback metrics and how it lays out.

Mr. Aalfs said the addition has about a 17' setback, or one structural bay in on both sides.

Ms. Collies said understanding the massing with adjacent neighbors as Ms. Pflugrath mentioned would be helpful.

Mr. Rolluda asked about the fire escape.

Mr. Aalfs said there is just one on the Occidental side and it will be maintained.

Ms. Nashem said fire escapes are commonly decommissioned by removing balcony floors, ladders and treds with stringers remaining.

Mr. Aalfs said brick was repaired and tuckpointed after the Nisqually quake and is in good shape but noted a structural analysis will be done. He said the project would do maintenance and repair but he thought structural work would not be needed.

Mr. Rolluda asked about brick width.

Mr. Aalfs said brick walls are 24" thick. Inside, there is heroic scale timber structure. He said he would provide photos survey next briefing. He said the building is empty and a tour could be arranged.

The Board asked for more view studies from down the street at street level.

Staff report: The Nordic Cold storage/Carston's Brothers Cold Storage is listed as historic contributing to the Pioneer Square Skid Row National Register District. The building did not have additional floors that were removed. For the addition to be considered a penthouse it has to comply with the SMC 23.66.140 for residential penthouses – maximum height of 8 feet if set back 15 feet or maximum height of 12 feet if set back 30 feet or office penthouses – maximum height of 12 feet, minimum setback of 15 feet. Both can only cover 50% of the rooftop. Code changes are still underway to allow additional uses in a penthouse.

Preservation Brief 14 suggests:

- A new addition should be simple and unobtrusive in design and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.

- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly sized or taller buildings.

Note: Seen in the existing conditions photos is an addition on a neighboring building, the Redoo/Washington Shoe at 542 1<sup>st</sup> Ave S. The record is not clear as to how addition was approved. The minutes reflect that the Board considered it a unique project within a unique circumstance. The building was heavily damaged in the earthquake. There were several ARC meetings and at least three Certificates of Approval changing the approach to the earthquake repairs eventually including the rebuilding of the third floor. A 4<sup>th</sup> floor addition was eventually approved at 18 feet tall, one floor with a mezzanine that reads as two story. It is set back 12 ft. The minutes reflect that the applicant said the building was “neither landmarked nor historic, it is just part of the historic fabric of Pioneer Square.” The building is a historic, contributing building to the national register district and there is no evidence that the Board found the building to the contrary. There was also a statement that implied that the addition complied with the code for penthouses when it does not. While parking is no longer required, it appears most of the conversation in the minutes was about the Board waiving required parking that was triggered by the addition.

While the minutes do not reflect consideration of Preservation Brief 14, the addition may have been considered compliant in that it was mid-block and had taller building to each side and that the building with the addition was not taller than the other existing buildings though it is highly visible.

#### **042022.4**

#### **BOARD BUSINESS**

Ms. Nashem said staff has been training for eventual hybrid meetings. She said the governor signed a changed to the Open Public Meetings Acts that allows for hybrid meetings that goes into effect in June. She anticipates moving to hybrid meetings in June.

She said there is a large pool of candidates for Mr. Rolluda and Ms. Collie positions.

Ms. Nashem said guidelines review would revisit Public Spaces section and she would send out documents by Friday.

**042022.5**      **REPORT OF THE CHAIR:** Alex Rolluda, Chair

**042022.6**      **STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
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