



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 174/18

**MINUTES** for Wednesday June 27, 2018

### **Board Members**

Adam Alsobrook  
Lynda Collie  
Kianoush Curran  
Brendan Donckers  
Carol O'Donnell, Vice Chair  
Alex Rolluda  
Felicia Salcedo

### **Staff**

Genna Nashem  
Melinda Bloom

### **Absent**

Dean Kralios

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

**062718.1      APPROVAL OF MINUTES:**  
May 16, 2018  
MM/SC/AA/AR 4:0:2    Minutes approved. Mmes. Collie and Salcedo abstained.

**062718.2      APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**062718.21      409 Second Ave S sidewalk**  
**Bus Stop**

Installation of a new bus stop including shelters signage and garbage cans

Applicant Comment:

Dale Cummings proposed two shelters in front of the Metropole Building and two shelters in front of the bricked area. He said in September the bus stop will be expanded from 90' to 120' to accommodate increased bus traffic; nine bus routes will pick up and drop off here. The shelters will be single size; no backs or benches. He said they will have

lighting, be painted black and have one trashcan. He said that Metro will move and reposition as needed when restoration of the Metropole proceeds.

Ms. O'Donnell asked about impact to areaway.

Mr. Cummings said that the shelters are cantilever style and have no landings or footings. He said they will adhere to service strata with bolts 2 ½" deep. The sidewalks are 4" thick and the bolt will not penetrate all the way through it; there will be no impact to the areaway. He said they will use expansion bolts and epoxy.

Staff Report: Ms. Nashem explained the location of one of the shelters is over a substantially intact areaway, the sidewalk is assumed to be 4 inches and the proposed bolts are 2 inches. She said the Board should inquire if there are potential risks to the areaway during the install. Or there would not be any reinforcement of the areaway required because the buses are using that location. While the Metropole building is still boarded up there continues to be a lot of interest in redeveloping the building. Rehabilitation of the building is important to its preservation and to the overall health of the District. Returning underutilized buildings to productive use is one of the purposes of the Historic District as well as to improve the visual relationship of new structures and public improvements to the buildings and the district. One of the bus shelters is located in front of the one of the existing storefronts of the Metropole. The Board should consider the if there is adequate pedestrian flow, and adequate transparency for when the building is reoccupied and if the location of the shelter creates a disincentive to bring the property back to productive use. The Board has previously denied a shelter proposed at Merrill Place because it would block transparency and hide architectural features of the building and did not improve the visual relationship between the building and the new structure. Metro has agreed to remove the structure during construction, but it is unclear if the intent would be to return it to this location after construction.

Mr. Cummings said that the sign is a City standard surface mounted sign; there is one sign in the area now.

Ms. O'Donnell asked about the impact of the weight on the areaway and sidewalk.

Mr. Cummings said he will ask and that he thought the engineers had looked at it.

Ms. Nashem asked Ms. O'Donnell if she meant the weight of the buses.

Mr. Cummings said there are many busses that drive in that lane now and he didn't anticipate any impact on the areaway. He said it will be more busses, probably twice as many.

Mr. Rolluda asked about the 2" core drill shown on detail plan.

Mr. Cummings said that installation is strictly surface-mount as shown in the other detail.

Mr. Rolluda asked about shelter glazing.

Mr. Cummings said a standard design is used; glazing will be on ends only.

Ms. Curran asked if they considered adding more trash cans and noted the higher volume of people.

Mr. Cummings said they would add as needed. Responding to questions he said the trash is emptied once a day and the shelter is pressure washed once a week.

Ms. Curran asked that they consider adding another trash can. She asked why they are adding four shelters.

Mr. Cummings said it is in anticipation of the need and what the area can handle.

Ms. Salcedo said she understands about loitering concerns and asked about those who have a need to sit.

Mr. Cummings said it is a difficult area. The stop down the street became an ongoing encampment. They moved the stop one block north as a result; so far it has been a good move.

Public Comment: There was no public comment.

Mr. Rolluda said it is a standard design and that shelters can be relocated later depending on Metropole rehab. He supported the application.

Ms. O'Donnell agreed with Mr. Rolluda. She appreciated there would be no back on the shelter and said it improves visibility. She suggested adding to motion that the shelters could be removed when the Metropole is rehabbed.

Ms. Collie said it is a good approach; she liked the shelters and the transparency is good. She said the redevelopment of the Metropole might warrant a different approach.

Ms. Salcedo disclosed she is a King County employee in a different department from Mr. Cummings.

Mr. Alsobrook asked if shelters like this have been approved before.

Ms. Nashem said there are some in district that would have required review but she doesn't recall the board reviewing them. It could have been long ago. She noted one at the triangle at 2<sup>nd</sup> Avenue extension. She noted that there was one proposed on 1<sup>st</sup> Ave S and it was denied because the Board thought it impeded pedestrian flow and transparency into a storefront.

Mr. Alsobrook said it is likely there will be another Waterfront shelter design.

Mr. Cummings said this is low impact to the sidewalk compared to what would be installed if there wasn't an areaway.

Ms. O'Donnell clarified that just the two shelters in front of the Metropole will be of concern when the Metropole is rehabbed.

Mr. Alsobrook agreed. He expressed concern with applicants not wanting canopies on the building because they don't want people under the canopies.

*Mr. Donckers arrived at 9:25 am.*

Action: I move to recommend granting a Certificate of Approval for installation of bus shelters under the condition that the two bus shelters in front of the Metropole building be re-evaluated for removal and relocation when construction of the rehabilitation of the building begins.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 6, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.100 Purpose

To return unproductive structures to useful purposes;

To improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area...

**Pioneer Square Preservation District Rules**

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

- A. 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)

XI. STREET FURNITURE

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, mail boxes, 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)

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

Secretary of Interior Standards for Rehabilitation

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.

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/KC/LC 6:0:1 Motion carried. Mr. Donckers abstained.

**062718.22**

**Mutual Life Building**

Simply Seattle

607 1<sup>st</sup> Ave

Installation of signage

Applicant Comment:

Jamie Munson, Simply Seattle, explained they will sell Sonics gear and local and visitor items. He said four signs are proposed:

1. A blade sign on corner of building: steel tubing with Dibond front installed into steel plate bracket with penetrations into grout.
2. Mutual Life Building signage: graphic on matching color strip.
3. Sandwich board: meets district rules.
4. Metal Letters on face of building: to match Magic Mouse letters. Installed on solid back, adhesive mount with no penetrations.

Staff Report: Ms. Nashem said the signs all appear to meet the regulations for size, letter size and attachment. They appear to be consistent with the other approved signs on the building.

Mr. Donckers said 8 square feet is allowed for blade sign and said the one presented seems slightly larger than 8.

It was determined the blade sign is slightly over allowable size.

Mr. Munson said they would reduce the size of the blade sign to 33" x 33" to comply with size requirement.

Public Comment: There was no public comment.

Ms. O'Donnell said the application meets District Rules.

Action: I move to recommend granting a Certificate of Approval for installation of signage as amended to reduce the blade sign to 33" x 33".

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 27, 2018 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

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;
- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
- 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;
- f. Whether the proposed sign lighting will detract from the character of the building; and
- g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

2. Wall signs painted on or affixed to a building shall not exceed ten percent of the total area of the façade or 240 square feet, whichever is less. Area of original building finish visible within the exterior dimensions of the sign (e.g., unpainted brick) shall not be considered when computing the sign's area.

### **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)

##### **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
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)
8. Wall Signs. The Board recommends that wall signs be painted on a wood or metal backing and attached in such a manner that the building surface is not damaged. Colors and graphics of wall signs shall be compatible with the character of the District, and letter sizes shall be appropriately scaled to fit the overall design and dimensions of the sign. (7/99, 7/03)

### **Secretary of Interior Standards for Rehabilitation**

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/AR/KC            7:0:0    Motion carried.

**062718.23**

#### **State Hotel Building**

Deadline

114 1<sup>st</sup> Ave S

Installation of a fenceless sidewalk café

Applicant Comment:

Joshua Masterson proposed a barrier-free sidewalk café. He said there is no demolition nor any interaction with building. He said they will apply the SDOT boundary placard to the sidewalk. He said three matte black steel tables with tile mosaic top are proposed.

Ms. O'Donnell asked if furniture will come in each night.

Mr. Masterson said they will.

Staff Report: The proposal is for a fenceless sidewalk café. SDOT has not found an alternative sidewalk plaque so what is proposed is the City standard. The sidewalk café appears to provide adequate clearance and the furniture is metal.

Mr. Rolluda asked if there is a spacing requirement for the placards.



Ms. Nashem said it might be 6’.

Mr. Masterson said then he will might need another one.

Action: I move to recommend granting a Certificate of Approval for installation of 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 27, 2018 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**

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)

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

**062718.24**

#### **Drexel Hotel**

519 3<sup>rd</sup> Ave

Installation of conduit and lockbox

Applicant Comment:

Andy Octavo explained they will mount conduit and lockbox on the Drexel Hotel into the mortar only; he said the lockbox is secured with a special tool. He said 2” conduit will run 6 - 10’ up the back of the building as needed; conduit will be attached to mortar only. He said the lockbox dimensions are 12” x 12” x 8”.

Staff Report: Ms. Nashem said the alley was already approved for installation of conduit with reinstallation of the brick. This application is for the installation of a conduit and lock box attached to the building. The plans indicate that attachments will be in the mortar joints.

Ms. Collie asked the conduit color.

Mr. Octavo said it can be steel gray or white.

Ms. O'Donnell preferred the gray and noted at 10' it will be out of pedestrian accessibility.

Board members concurred.

Public Comment: There was no public comment.

Mr. Rolluda said it is straightforward.

Action: I move to recommend granting a Certificate of Approval for Installation of conduit and lockbox with gray conduit and lockbox installed 10' above alley.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 27, 2018 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**

#### **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)

#### **Secretary of Interior Standards for Rehabilitation**

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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/AA/AR 7:0:0 Motion carried.

**062718.25** **Scheuerman Building**  
110 Cherry St

Installation of conduit and lockbox

Andy Octavo explained they will mount conduit and lockbox on the Scheuerman Building into the mortar only; he said the lockbox is secured with a special tool. He said 2" conduit will run 6 - 10' up the back of the building as needed; conduit will be attached to mortar only. He said the lockbox dimensions are 12" x 12" x 8".

The Board said this was the same installation as the Drexel and had no additional comments for the Scheuerman.

Staff Report: The plans indicate that attachments will be in the mortar joints.

Action: I move to recommend granting a Certificate of Approval for Installation of conduit and lockbox with gray conduit and lockbox installed 10' above alley.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 27, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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

**062718.26** **Washington Street Boat Landing Pergola**  
Washington and Alaskan Way

Installation of donor signage

Applicant Comment:

Ron Wright proposed installation of commemorative plaque to boat landing for funders. He said it matches a 1974 plaque for when the last renovation was done. Plaques will be together in concrete apron at seawall.

Staff Report: The proposed plaque is embedded in the sidewalk similar to an existing donor plaque. It is not attached to any historic material. Letter size complies with regulations. She said there are no specific rules for this donor signs but said it is a non-commercial sign.

Mr. Donckers said the original plaque is not capitalized but this one is.

Mr. Wright said he didn't know why; the text came from the Waterfront office.

Ms. O'Donnell said because they are associated with two separate restorations they don't need to match.

Mr. Rolluda asked if they will be flush in concrete.

Mr. Wright said they will.

Ms. O'Donnell said it meets District Rules.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Installation of donor signage

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 27, 2018 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

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.

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- 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;
- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
- 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;
- f. Whether the proposed sign lighting will detract from the character of the building; and
- g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

3. Signs not attached to structures shall be compatible with adjacent structures and with the District generally.

### **Pioneer Square Preservation District Rules**

#### **XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES**

##### **B. General Signage Regulations**

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**Secretary of Interior Standards for Rehabilitation**

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

**062718.3            PRELIMINARY DESIGN BRIEFINGS**

**062718.31            108 2<sup>nd</sup> Ave Ext S**

Briefing on proposed demolition and new construction

Heather Hargesheimer, Weinstein AU, presented via PowerPoint (full report in DON file). She said that they would present updates since the last briefing.

Johnpaul Jones said ten years ago they remodeled the old Monterey Hotel to create a successful program and housing that provided a safe place to rest and counseling for native people. He noted the need to address the spiritual part and said they created a small round space which is heavily used. He said more room is needed for staff and clients. He said there is nothing that speaks to the Coast Salish people and they want to help them feel they have an identity; they want to add some identity inside and outside.

Ms. Hargesheimer read from 23.66.115. She presented façade study and showed photos of the building changes over the years. She said they have explored what is worth keeping and the feasibility of retaining the concrete frame. She indicated changes and said only the frame is left. She described the alterations they would need to do to achieve their goals using the existing frame. She said the building is not a good example of the style and has lost integrity.

She said the floor lines don't line up to adjacent building and there are accessibility issues. If the building is demolished they will be able to level up floors across at street level and basement. She said with a gallery at street level they can add

storage, clinic, programming, security behind it; there is ample space to expand their services.

Mr. Jones said they will provide transitional housing, not temporary, overnight shelter. He said the housing is for the people coming out of being homeless and giving them a chance.

Ms. O'Donnell asked if they will house families.

Ms. Hargesheimer said it is not; they will be small, efficient studios for single adults.

Mr. Jones said they tried housing a mix; it became dangerous, so they had to separate the groups.

Ms. Hargesheimer said all together, they believe demolition of existing building makes sense and to replace it with a new building.

Mr. Jones said the building is a mess with all the changes. He said the stucco limits opportunity for cultural design opportunities. He said they want create a better relationship to Pioneer Square at street level and add identity as a Native place.

Ms. O'Donnell cited 23.66.100 A and C.3 which encourages new and rehabilitated housing and unique social diversity.

Ms. Hargesheimer went over context of site and noted the historic waterfront line. She said the proposed envelope is a lower height than what is allowed. She said there is limited frontage and they propose to push off the south façade to allow windows and achieve 77 units. She said they will push back the slot area which is a departure from Code; it will provide entry to the back space. The gallery café on the street front will be double height space.

Mr. Jones cited Billy Frank who said you 'can't go back' and 'keep it livable'. He said they want to create a home, celebrate Native community, language, textiles, Chief Sealth, circles, heritage, copper, and art.

Public Comment:

Letters of support were received from the Pioneer Square Resident Council, and three members of Seattle City Council: Councilmembers Mosqueda, Bagshaw and Juarez. Ms. O'Donnell read them into the record (letters in DON file).

Nancy Fulwiler, Pioneer Square Residential Council, spoke in support of the project.

Dan Fulwiler said it is a fabulous idea and will add to the neighborhood. He said the existing building doesn't add much and the plans for the new building are amazing. He said transitional and affordable housing are needed.

Ms. Nashem clarified that while comments and recommendation on demolition are part of the discussion, final demolition approval is not granted until new design is also approved.

Board Comments:

Mr. Donckers cited 23.66.115 A.1. He said the existing building has some significance; if there was ever a reason for departure, that the land was Native owned, Native run, and predated the Code, that would be it. He said there is no question about need.

Mr. Alsobrook said the building is non-contributing and the alterations were made outside the period of significance. He said that what remains is not historic. He agrees that the building is non-contributing to the District. He said you couldn't tell a story of any time period from the remaining building; every character defining feature is gone. He said it does have height, bulk, scale, but there are better examples in the district that convey their significance. He did not support a façadectomy; he said in the end you destroy what you were trying to preserve. He said preserving a façade would mean restoring a building that would never be contributing. He said façadectomy tells design professionals that there is nothing they could produce that could be a future historic building. He noted Billy Frank's words and said you can't go back in this particular instance, you have to move forward.

Ms. O'Donnell agreed and said the building is highly altered and doesn't relate to the street level like it once did. She said there is no significant relationship to the neighborhood and that she would support demolition.

Mr. Rolluda agreed and said any structural features that can be saved, should be. He said the only feature is the cornice and wondered if it could be salvaged.

Ellen Mirro, The Johnson Partnership, said the brackets are metal and the cornice is likely wood with metal over.

Mr. Rolluda said it is consistent in all photos and is the one feature that has been retained over the years.

Mr. Donckers supported demolition and said the new building should clearly incorporate Salish tribes. He said there are no elements of significance on this non-contributing building.

Mr. Alsobrook said on this specific building there is a muddling of many changes. The building no longer speaks to retail at the ground floor.

Mr. Rolluda said the cornice feature itself as a detail is significant; it should be attempted to be preserved somewhere because once it is gone, it is gone.



Ms. Hargesheimer said removing it may destroy it, but they will report back on what they find.

Mr. Alsobrook said to treat it as an artifact.

Ms. Curran agreed. She said the totality of arguments – non-historic, infeasibility of rehabilitation, etc. weigh in favor of demolition; it is a non-contributing building.

Ms. O’Donnell appreciated the work the team put into answering board questions. She said she was comfortable with the mass, bulk and scale. She supported a departure to set back to have windows.

Messrs. Rolluda and Donckers concurred.

Mr. Alsobrook said the board has allowed a 2’ alley dedication waiver on other projects in order to maintain the alley line. He wanted to see more detail of the slot but noted support for it. He said maintaining the block face is important and asked for more detail on that. He said he wished they had more money and could go higher but noted the challenges the applicant faces. He said it is an exciting project.

**062718.32**      **Grand Central, City Loan and Buttnick Buildings**  
(Squire Latimer, Gottstein, Brunswick-Balke-Collender)  
216, 206 and 202 1<sup>st</sup> Ave S

Briefing withdrawn.

**062718.4**      **BOARD BUSINESS**

**062718.5**      **REPORT OF THE CHAIR:** Dean Kralios, Chair

**062718.6**      **STAFF REPORT:** Genna Nashem

Genna Nashem  
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