



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 225/17

MINUTES for Wednesday, June 28, 2017

Board Members

Mark Astor, Chair
Brendon Donckers
Ryan Hester
Dean Kralios, Vice Chair
Carol O'Donnell

Staff

Genna Nashem
Melinda Bloom

Absent

Caitlin Molenaar
Alex Rolluda

Chair Mark Astor called the meeting to order at 9:00 a.m.

062817.1 APPROVAL OF MINUTES:
June 7, 2017
Deferred.

062817.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

062817.21 450 Alaskan Way S

Revision to COA for installation of conduits in the right of way

Applicant Comment:

James Maria explained there were conditions that were not known until work began; they chose the best course of action that is the least impactful.

Robert Leykam said the approved routing was further west than what they did which was less impactful to the areaway. He showed the impacts that would have been made with the approved option and what was actually done. He said the conduit went into existing utility pole. He said the other option explored would have gone into the pole across the street which was nearly impossible.

Kyle Applebury explained that a recent project required work at that intersection. He said there are water lines and 17 utility crossings they had to go under and over. He said there would have been similar issues with an areaway there.

Mr. Leykam said they chose the previously approved spot and made change to minimize impacts. He said there was no evidence of water intrusion into areaway.

Staff Report: Ms. Nashem explained this is an outstanding item from an application for revisions. This item was not included in the approval because the Board had requested more information. The work has been done. The original approval included an installation of conduit for 15 feet in the areaway. The installation was different as it entered the areaway in a different location and went directly up the pole. While the District Rules talk about the open space as being part of the character of the areaway there are utility conduits placed in many of the areaways. The Board has usually tried to assure the placement, penetrations and attachments have a minimal impact. This areaway is rated as new or highly altered. There are no prisms, no brick, cobble, or sandstone, no arches, or any other architectural feature visible in the photos provided.

Mr. Donckers arrived at 9:10 am.

Mr. Astor said what was done was less impactful than originally proposed; given the pole was there he had no concern with what was done.

Public Comment:

Greg Aden, district resident, asked if the work was already done.

Mr. Leykam said that it was. This was a revision that was done to protect the areaway. When they were here for the Certificate of Approval there was a lack of clarity about conditions.

Mr. Aden said he took issue with retroactive approval to changes already made. He said there is little choice when the work is done. He objected to the precedent and said where does this leave us going forward.

Ms. Nashem said that the board does not have to approve a retroactive application and there is precedent for that.

Mr. Kralios said that retroactive approvals are a concern but this was a minor modification to approved routing because it is an improvement to what was originally approved.

Mr. Hester appreciated public comment. He said the change in routing was favorable and reduced the impact to areaway. He said they used best installation practices and water proofing was done and is important.

Mr. Kralios said there was less impact than originally anticipated.

Action: I move to recommend granting a Certificate of Approval for installation of conduit as installed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 28, 2017 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

XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area; however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

Secretary of Interior's Standards

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

MM/SC/DK/RH 4:0:1 Motion approved. Mr. Donckers abstained.

062817.22 Gatzert and Schwabacker Building

105 First Ave S

Revision to COA for sidewalk café railing design

Shane Staley, Atelier Drome, explained the proposal to mimic the sidewalk café in front of Delicatus. He said it won't be exactly the same; there will be no finial or rosettes but will be painted black. He said they will add the SDOT required 6" horizontal member at the sidewalk.

Staff Report: Following approval of the sidewalk café, the business owner said that the design we approved was not the design he wanted. He wanted to coordinate with the neighboring sidewalk café railing. In the past, the Board had discussed the idea of having a standard railing design but they thought that they would like to see more variation and character in the sidewalk cafes. Similar railings do exist within the District. There two are side by side but are both in front of the same building.

Mr. Staley said there are no prisms in the area. Rail will be installed with 4" expansion anchors. He said the height will be the same but they have beefed up the top rail a bit.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said he was OK with the new approach, he preferred a unified appearance for the building.

Mr. Astor said the new proposal is equally flattering and provides consistency.

Mr. Hester said it complies with the District Rules.

Mr. Donckers and Ms. O'Donnell were supportive of the application.

Action: I move to recommend granting a Certificate of Approval for revision to COA for sidewalk café railing design as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 28, 2017 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/RH/CO 5:0:0 Motion carried.

062817.23

Lowman and Hanford

616 1st Ave

Installation of masonry anchors/washers

Applicant Comment:

Chris Amonson explained the anchors are needed to augment existing anchors and to support the seismic upgrade. He explained that they will match the existing 5 ¼" x 5 ¼" plates and they will attempt to match the faded color. He said the red color is used on the red and yellow portions of the building.

Staff Report: The Board recently reviewed an application for alterations to the storefront. The seismic bracing was interior so was not part of that review but it was determined that more anchors were needed. There are already some existing anchors on the building.

Mr. Amonson said the size is close enough to what is there as to be imperceptible.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios asked if they will add washers on the rear elevation.

Mr. Amonson said there are existing and they will add them on both elevations; they will be spaced evenly and consistently. He said these are for structural improvement rather than decorative elements.

Mr. Astor said he had no concern; it is for life-safety. They already exist on the building and this is in keeping with what is there.

Mr. Hester and Ms. O'Donnell agreed.

Action: I move to recommend granting a Certificate of Approval for installation of masonry anchors/washers as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 28, 2017 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

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

MM/SC/DK/RH

5:0:0 Motion carried.

062817.24 King Street Station

303 S Jackson St

Installation of art work

Marcia Iwasaki, Mayor's Office of Art and Culture, explained the proposal to hang flags from existing clips on the awning. She said there will be 192 flags that are miniature replicas of the large one inside. The art exhibition, "Borderlands: Resistance and Belonging", by international artist Pedro Lash, will be up for three months.

Mr. Donckers asked if it is in conjunction with the art fair.

Ms. Iwasaki said it is.

Staff Report: Ms. Nashem said she didn't recall why there were clips placed under the canopy in the COA plans but there are existing. No attachments methods are

needed. She suggested that board members review the installation of the artwork as a standalone piece. She didn't think that the District Rules for Signs, Awnings and Canopies 5. Banners and Flags would necessarily apply; while it doesn't directly advertise the event or business but the art could have been proposed without a similar exhibit inside. The Board has reviewed and approved a similar installation of sphinx statue when the King Tut Exhibit was in Seattle but the exhibit was not at the King Street Station. She thought that the rule was intended to try to address the "going out of business," and beer advertisements that were an issue in the past.

Mr. Hester clarified installation method.

Ms. Iwasaki said there are existing carabiners there.

Ms. O'Donnell asked about additional signage.

Ms. Iwasaki said they would but she wasn't sure where.

Ms. O'Donnell advised her to come back with a signage application.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules and said the application complies.

Mr. Kralios said it is temporary; it is artful and has no negative impact.

Action: I move to recommend granting a Certificate of Approval for installation of artwork.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 28, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Secretary of Interior's Standards

New additions and adjacent or related new construction shall 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/RJ/BD5:0:0 Motion carried.

062817.25 **Scheuerman Building**

Cherry Street Coffee
700 1st Ave

Installation of a sidewalk café

Mike Demarco explained they propose a more standard railing that is not attached to the building rather than what they originally submitted. He said there are no glass tiles/prism impacted.

Mr. Astor asked where the parklet is sited.

Staff Report: Ms. Nashem said it is on Cherry St; the sidewalk café is proposed for the 1st Ave sidewalk.

Mr. Hester noted attachment would be with expansion anchor and no epoxy.

Mr. Demarco said the rail will be black powdercoated metal.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, asked if the café will be on asphalt.

Mr. Demarco said it will be bolted on top asphalt.

Mr. Hester said it complies with District Rule XIII and there are no impacts to prisms or areaway.

Mr. Kralios said the revised rail is more traditional and was supportive

Mr. Astor said the material is durable and in keeping with the District.

Action: I move to recommend granting a Certificate of Approval for installation of a 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 28, 2017 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/CO/DK 5:0:0 Motion carried.

062817.3 PRELIMINARY PROJECT REVIEW

062817.4 BOARD BUSINESS

062817.5 REPORT OF THE CHAIR: Mark Astor, Chair

062817.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227