



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 186/21

MINUTES for Wednesday November 3, 2021

Board Members

Lynda Collie
Kianoush Curran
Maureen Elenga
Audrey Hoyt
Lindsay Pflugrath
Alex Rolluda, Chair

Staff

Genna Nashem
Melinda Bloom

Absent

Lauren Kush
Jose Lorenzo-Torres
Felicia Salcedo

Chair Alex Rolluda called the meeting to order at 9:01 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

110321.1 APPROVAL OF MINUTES:

July 21, 2021

MM/SC/KC/AH

3:0:3 Minutes approved. Mmes. Elenga, Pflugrath, and Curran abstained.

August 4, 2021

MM/SC/AHLC

4:0:2 Minutes approved. Mmes. Elenga and Pflugrath abstained.

August 18, 2021

Tabled.

110321.2 PUBLIC COMMENT

There was no public comment.

110321.3 APPLICATION

110321.31 **Nugent Building**
407 2nd Ext S

Alteration to the transom window after the fact

Staff report: The Board reviewed this application at Board meeting March 3, 2019. This is an after-the-fact application, for work that was done without Board approval or without the landlord approval by the previous tenant that is no longer there. The building owner is now the applicant. The after the fact installation of tile was approved and an alternative more traditional storefront door was approved but the Board asked the applicant to explore the possibility of installing purple glass or a plain glass panel. The project was tabled at the October 20, 2021, meeting so that the applicant could provide alternative glass samples.

The Board maintained that had the tenant had come to the Board, the Board would have preferred repairing the purple glass instead of removing more of purple glass and installing a residential style stained-glass panel but that if repair was determined not possible, the Board might have explored a different alternatives. The applicant has said that the former tenant did not salvage any of the purple prism glass that were removed. Considering the current condition, the Board asked for alternatives.

Boris Castellanos noted the challenge of finding appropriate repair and said he hasn't been able to find anyone to come out and build glass blocks. He said he found a cabinet company that sells glass that would work. He said it is thin glass so would need backing and he would use a backing of a darker color. He provided glass options for board review.

Ms. Hoyt asked when the original glass was installed.

Mr. Castellanos said in the early 1900s.

Ms. Nashem said the original glass was clear but changes to purple over time due to magnesium in the glass.

Mr. Rolluda asked how the glass squares would be held in place.

Mr. Castellanos said he will order for the size they need to replace the stained glass and frame it into one piece of glass. He said the frame would be reduced to 1" wood frame which will be painted black to be more in proportion of the transom window

frame. He explained that the other side of the building will be painted and they might consider repainting this storefront too.

Mr. Rolluda asked if the transom is original.

Ms. Nashem said the transom is considered original material.

Mr. Rolluda said the Secretary of Interior's Standards state to not mimic but complement. He said the material is gone so it must be replaced, and the board must determine if what is proposed is an acceptable replacement. He asked if the proposed glass pattern acceptable.

Ms. Elenga said proposed painting of the backing so as not to stand out exhibits a closer adherence to the guidelines.

Ms. Hoyt said it is a suitable replacement option. She appreciated the new wood frame will blend in more. She preferred glass sample WG140 and said it looks handmade.

Ms. Pflugrath said it is wise not to try to imitate and concurred with Ms. Hoyt that WG140 is appropriate.

Ms. Curran agreed. She said the applicant strove to find a suitable replacement after a long search. She said the options are appropriate.

Ms. Collie agreed. She appreciated the efforts made.

Mr. Rolluda agreed that WG140 is best choice.

Action: I move to recommend granting a Certificate of Approval for alterations to the transom windows for installation of a WG140 glass panel to replace the unapproved stained glass insert into the purple prism glass transom where purple prism glass was removed without approval. The glass panel frame is to be painted the color of the existing transom window frame.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 3, 2021 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 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.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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/AH/LP 6:0:0 Motion carried.

110321.41 Board Briefings

110321.41 **Gridiron/ Johnson Plumbing Building**
590 1st Ave S

Briefing considering a change of use from retail/ restaurant to office for 3, 135 square foot space

Henry Walters, Drome Atelier explained the desire for English Cap to purchase 10,000 square feet of space and to occupy the west portion of the space. He said the plan is to demise the space with east side as future 4,500 – 5,000 square foot restaurant and with west side office use. He said the west side ground level is very opaque and might be more appropriate for office use. He said the space was developed as a 10,000 square foot restaurant; in 2016 it was feasible, but not today. He said they hope to set a better condition for a restaurant coming in. He said office space would be 3,135 square feet as demised in Attachment A.

Ms. Pflugrath said their letter indicates they would make efforts to secure a restaurant tenant for the other side. She asked if they have experienced doing that.

Aron English said no but they have been an investor in restaurants so have a basic background. He said Kevin Daniels has offered to help set up restaurant tenants.

Mr. Walters said Jason Miller, a commercial leasing agent is involved in the search and is confident a restaurant can be found.

Mr. English walked board through west façade. He said the space is set up for a restaurant with type 1 hood shaft that is ready to go. He noted that Railroad Avenue was set on a diagonal with a triangular parking lot across from the subject space.

Ms. Pflugrath asked the occupancy of English Cap.

Mr. English said there are seven employees today and he hopes to end up with ten.

Mr. Hoyt said 3,100 square feet was noted for office space but what about the rest of the 10,000 square foot space.

Mr. Walters said the restaurant space is 4,456 square feet and there is an additional 3,100 square feet on the second floor / mezzanine level that might be captured for restaurant back of house, storage or private dining. He said English Cap may use some of that space.

Mr. English said there is a small electrical closet on the second floor with no windows that they will likely use for storage and servers.

Ms. Curran said that the building is a departure from typical commercial use and noted the spacing of the windows. She asked if English Cap would be open to activating the windows they do have to appeal to pedestrians. She suggested an art installation or neighborhood promotion so that the window would be activated to conform to the preferred use.

Mr. Walters said perhaps they could highlight local properties they have invested in.

Ms. Curran said to not block visibility in, it is a balancing act to draw attention and serve pedestrian activity.

Mr. English said he is flexible and is looking for a win-win. He said it is the nature of his business to lend itself to that but perhaps they could do a Seattle theme.

Ms. Pflugrath said she agreed with Ms. Curran. She noted concern about private offices at two windows will read as office space. She said many Pioneer Square businesses highlight an art exhibit or dedicated a wall to local art. She said on that side of the building there is not a lot of read through so a different use may be appropriate there with the activation of windows.

Mr. Rolluda said closed blinds are not wanted which is why office is not a preferred use. He said perhaps Mr. Walters could provide an appropriate design that could sway the board. He said the restaurant on the stadium side is appropriate.

Mr. Walters said outdoor seating is planned for the restaurant side.

Ms. Hoyt said restaurant activation is appealing with the majority of the space dedicated to restaurant is good. She said it is a slippery slope to convert restaurant / retail space to office. She said this is unique space that is not quite as pedestrian oriented but that she was reluctant if the majority of space is dedicated to a private use.

Mr. Walters asked about likelihood of approving use of west side of space.

Ms. Elenga said the mitigating factors are compelling enough to warrant the use. She said the space is empty now; restaurant use would be heavily trafficked.

Ms. Pflugrath said the partnership between office and restaurant is important; the more detail about the plan to get the restaurant side leased and up and running would help the case.

Ms. Kush said activation is important and more detail on the restaurant side would be helpful.

The applicant agreed to provide the requested information in their application.

110321.42

Pioneer Square East West Pedestrian Improvements

Main and Washington between Alaskan Way and Second Avenue,
Yesler and King and between Alaskan Way and First Avenue

Briefing considering the design alterations to Yesler, Washington and Main streets from Alaskan Way S to Occidental Ave S

Steve Pearce proposed design and construction of pedestrian improvements on portions of Main, Washington, King and Yesler streets between 2nd Avenue and Alaskan Way in downtown Seattle. He said the primary objectives are to connect the core of Pioneer Square to the new waterfront and to provide safe, convenient, graceful, pedestrian connections and foster positive city life and activity in key Pioneer Square east-west streets. He said they are at 90% design. He said board comments from previous briefing were noted and they have brought indigenous culture into the design. He said the goal is to use Main and Washington for enhanced pedestrian connection from Occidental Park to the waterfront.

He said \$21 million is budgeted for all project costs with funding primarily from the Waterfront Local Improvement District (LID), supported by other city funds.

The Pioneer Square East-West Street's Pedestrian Improvement Project (PSEWS)

project's goals are to design and construct pedestrian improvements on portions of South Main, South Washington, South King Streets and Yesler Way between 2nd Avenue and Alaskan Way in Downtown Seattle. The work includes widening the existing sidewalk and repaving portions of the sidewalk and roadway along with landscape and site furnishings for pedestrians. In addition, vehicular traffic flow through the PSEWS project will be revised to create more space for pedestrian access and improve the pedestrian realm. The traffic circulation revisions are anticipated to include:

- Converting South Washington Street to one-way westbound. South Washington would have one travel lane between the 2nd Avenue Extension and Alaskan Way.
- Converting South Main Street to one-way eastbound. It would have one travel lane between Alaskan Way and the 2nd Avenue Extension.
- Retaining two-way operation on Yesler Way but prohibiting westbound left turns at the 1st Avenue intersection. If a protected bicycle lane (PBL) is installed along the north side of Yesler Way (currently planned in the Seattle Bike Master Plan, but not implemented as part of the PSEWS project), westbound right turns and eastbound left turns that would cross the PBL at 1st Avenue should also be prohibited so that the signal can be operated with two signal phases as currently exists.
- Retaining two-way operation on South King Street with pedestrian safety and ADA improvements at 1st Avenue.
- Converting 2nd Avenue South from one-way to two-way operation between Washington and Main Streets and reconfiguring the parking.

Brice Maryman walked through the proposed design and noted they looked at the broader and deep embedded history of the site including the 8-10,000-year habitation by Coast Salish and the post period of significance period including urban renewal, LGBTQ history as well. He said they are acknowledging and exposing and re-knitting the stories back into the neighborhood.

Yesler Street

He noted the transformation of the neighborhood with the removal of the viaduct, particularly as viewed from a point on Yesler where language and history are viewed in panoramic scope: the Olympics, Colman Dock, waterfront promenade, Seattle Steam Plant, Pergola, Smith Tower. He said they will create a gateway into the neighborhood at Yesler for pedestrians and bikes. He said they will build a two-way cycle track only on the northbound lane. He said they will provide a protected buffer for those coming on ferry and a more compelling pedestrian experience. He proposed repaving the sidewalk, repave crosswalk going through the intersection and at Post Avenue will smooth out the grade to make it more accessible. He said ground plantings and trees are planned.

He said on the South side of Yesler the curb will be bulbed out by 8'. He said an ADA accessible seating area with wood decking will be created that will be usable by local businesses. He said two large Ginkgo trees are proposed. He noted areaway challenges by Magic Mouse Toys and said they are trying to avoid those areas. He split face cobble is planned for the island; Western Red Cedar is proposed for the decking as a native and

durable material, and the rest is concrete paving to Pioneer Square Preservation District standards with lampblack.

Washington and Main streets

Mr. Maryman said the way streets are configured now puts pressure on areaways. He said proposed one way east-west streets protects the areaway as it removes stressors away from areaway walls. He said the project will pull green space into the neighborhood with a 'green gateway' from Alaskan Way into the neighborhood, setting a humane and gentle gateway experience and keeps the water view further into the district. He said it will feel like a continuous public realm, like Pike Place Market. He proposed repaving 1st Avenue intersections and raising them with asphalt to provide a strong connection between Occidental Park and the waterfront. He said parking would be reconfigured to reduce stressors from areaway. He said raising the intersection provides a continuous raised brick experience. He said some parking will be reconfigured to add some back in.

He said the original shoreline is a big motivating design element along the entire waterfront program, from Pike Place Market to Railroad Way. He said the east-west program crosses the original shoreline where there were bluffs, back water lagoon as part of the ecology which supported tribal traditions. He said manipulation of the shoreline by European settlers is part of the history of Pioneer Square and the development of the neighborhood. He said pilings in the tidal waters were placed by developers for future commodification as the land was extended out into the sound.

Mr. Maryman said it is a revealing telling of many coastal stories where we must wrestle with history. He noted the manipulated shorelines, great fires, tribal past and present, coastal ecologies, interaction of indigenous and coast ecologies and ability to live in bounteous area.

Kristine Mathews explained the use of wall panels, etched kick rails, paver wave as interpretive elements. She noted where each element would be installed and what part of the story they share. She said the paver wave design tell the story at each alley opening that it is an overlay of the original versus current shoreline. She said the etched kickrail will reinforce where land met the water and will highlight the species of plants that were used for food, tools and for duck hunting. She said the element will provide insight into what may have happened on the site. She said the methods are still in use today. She said Pioneer Square was a winter village where duck hunting was done with nets, flounder was fished with spears and clam gardens used to line the waterfront. She noted temporary installations and programming opportunities to use light to project a watery pattern or trees on alleyways.

Mr. Maryman said reclaimed granite is proposed for paving in places supplemented by new as needed. He proposed using the same materials at alleys as used at Nord Alley and Pioneer Passage. He said concrete, stones would be used to signal different use such as drive and park. He said drainage will flow into runnels along one side of the street. He said they are working with community to make sure they are getting ADA right regarding grade changes in district. He said areaways will be avoided as much as possible but there

are six spots on 1st Avenue where impacts will occur. He said they will use areaway strengthening at curb ramps for accessibility via columns that support spans in areaway. He said areaways will still be accessible. He said at Washington Street at Occidental Mall bollards and tactile warning strips will be used. He said 1 ½" clay pavers will be set on concrete slab and will look like those at alleys. He proposed building u-shape seating and retaining wall that will have enough room for the tree roots to breath. He said there are some areas where the granite curb will have to be rethought, reconfigured.

He said curb at South King will bulb out and become a planted / protected island.

Ms. Pflugrath said it was wonderful to see what is proposed. She asked about preservation and maintenance of the improvements. She noted vegetation in 1st Avenue median spaces has not survived and asked if protections would be in place.

Mr. Maryman said passive protections would be in place. He said unprotected ground plantings become trampled. He said a kick rail or metal fence would be used to keep people out and a project near King Street is holding up well. He said boulders may be used for dog restroom. He said beneath trees would be a structured soil cell so there would be enough soil.

Steve Pearce said there is advantage to design and build a plan that can be maintained over time. He said 1st Avenue was a difficult place for plantings. He said in this project they can start out on the right foot. He proposed a lot of unusual elements that are not standard and there is a maintenance account for capital maintenance over time. He said they have resources for repair / replacement over and above SDOT. He said plantings maintenance will be funded the first three years of maintenance by SDOT; he said they are working with neighborhood to maintain plantings over time.

Mr. Rolluda said parking in the district is a premium and asked if a study of parking availability is being done. He asked how many spaces would be lost.

Mr. Maryman said over project area they are down a few spaces but under ten. He said the reconfiguration to diagonal parking adds some.

Mr. Pearce said each block will have commercial and passenger load zones plus short-term parking.

Mr. Rolluda asked about access for delivery and trash trucks.

Mr. Maryman said there was community desire for prioritized load and unload on 1st Avenue but that is right where the areaways are; they must have them a half block away just because of underground structure.

Mr. Pearce said turning was checked so that standard truck can make the turns.

Mr. Rolluda asked if there is designated ADA parking.

Mr. Maryman said yes, there will be one designated ADA parking stall on each block.

Ms. Hoyt said in general she was excited about the pedestrian orientation if they can coordinate all functionality. She said the curbless concept is attractive and is easier for wheelchair or stroller. She said the greenspace is fabulous if it is maintained. She said she appreciated all the work.

Ms. Nashem said the board asked at last briefing for more interpretive elements of under-represented communities' history in design elements. She asked if that has been accomplished.

Mr. Rolluda said yes. He noted that the Chief Seattle Club is adjacent to the work and asked if they have coordinated with them at all.

Mr. Maryman said they had and noted the potential for storytelling in multiple areas.

110321.5 BOARD BUSINESS

110321.6 REPORT OF THE CHAIR: Alex Rolluda, Chair

110321.7 STAFF REPORT: Genna Nashem

Ms. Nashem reported she interviewed an applicant from the Get Engaged program, and she hoped for City Council approval in January.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227