



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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MINUTES

MHC 15/17

Wednesday, January 25, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Frank Albanese, Chair

Sam Farrazaino

Murad Habibi

Bob Hale

Michael Hammond

John Ogliore

Lauren Rudeck

Christine Vaughan, Vice Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Patricia Julio

Rachael Kitagawa

Jerrod Stafford

Chair Frank Albanese determined that a quorum was present and called the meeting to order at 4:30 pm.

He reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

012517.1 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

012517.11 Verizon Wireless
Cameron Owens

Staff Report: Ms. McAuliffe explained the application to install wireless equipment on three light poles. Exhibits reviewed included site plan, matrix, history

of light pole, photos and renderings, plans, and color samples. Guidelines that applied to this application included 3.1, 3.2, 3.8, and 3.9.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.1, 3.1.2, 3.2.7, 3.8.7, 3.2.7, 3.9.1, 3.9.2, and 3.9.5 and recommended to approve Nodes 2 & 3 but not Node 6.

Applicant Comment:

Cameron Owens explained the expansion of capacity necessitates installation of antennas.

Gina Del Giorgio, Verizon, said that they withdrew the Node 6 portion of the proposal.

Mr. Owens showed detailed photos of proposed locations where poles will be changed out to accommodate new equipment. He said the new poles at Nodes 2 and 3 are the same height as existing and directed Commissioners to photo simulation detail on page 3 of their packets. Responding to clarifying questions he said there are poles in these locations now and they will be switching those out for the new ones that will accommodate the new equipment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the main concern the DRC had was with Node 6 which has been withdrawn. He said the new poles will be a bit wider to separate conduits; DRC didn't have too much trouble with the proposal. Responding to questions about view blockage he said that Node 6 was an issue but has been withdrawn.

Commissioners asked questions about the antennas and the applicants explained that there are no health ramifications associated with the equipment; only one antenna per pole with no other carriers sharing a pole; increase in capacity is their attempt to 'future-proof' to meet growing demand.

Ms. Winant spoke in support of the proposal noting the growing demand; she said that antennas are getting smaller and they wouldn't be installing without having done a forecast.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application as presented.

MM/SC/JO/AW 8:1:0 Motion carried. Ms. Rudeck opposed.

012517.12 Butterworth Building
1921 First Avenue
Karen McAleese

Ms. Winant recused herself and left the meeting.

Staff Report: Ms. McAuliffe explained the application to seismically upgrade building; install fire sprinklers and HVAC; construct new ADA bathrooms; replace windows in west façade; install new interior and exterior lights. She noted that work includes replacement of rooftop railing facing Post Alley, restoration of First Avenue windows, and replacement of Post Alley windows. First Avenue façade will be cleaned. Exhibits reviewed included photos, renderings, details, cut sheets, plans and color / material samples. Guidelines that applied to this application included 3.1, 3.1, 3.5 and 3.9.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.1, 3.1.2, 3.2.13, 3.2.14, 3.5.1, 3.9.2, 3.9.5, and 3.9.7 and recommended to approve with additional information requested.

Applicant Comment:

Rick Chesmore explained the proposed lateral reinforcement of the building; addition of egress stair with new two-hour rating; improved ADA compliance in restrooms, elevator, and door width; and new infrastructure – electrical, mechanical, plumbing, fire suppression. He explained the intent to bring the building up to code and subsequently bring in a restaurant tenant on the main level and upper floor office tenants. He explained that a recent fire damaged the roof on the Post Alley side; they need to replace the roof and repair fire and water damage inside.

He provided 1905 photos of the building when it was a mortuary. He said the Kell's Restaurant space was the horse stable and second floor was the hay loft. He said that carriages and caskets entered the building through the arch and into the chapel. He said the minister lived on the fifth floor.

He explained that on the First Avenue side they will clean the façade with a light pressure; repaint windows; add a couple globe lights under portico like what was originally there; add uplights using existing conduit on four columns to upwash the building. He said they will add a new elevator lobby with hexagonal gray tile flooring. He said they will tuck point the façade and the entry tile which reads "Chapel" will be retained. He said there will be no lateral reinforcement on this side of the building. They will retain restaurant use.

He said that on the Post Alley side they will install new windows where there is a hodge podge of window conditions; electrical conduits will be removed; they will replace lights on center with window; there will be a couple window infills. He

said that gunnite supports will be put in and above that steel brace frames that are slightly visible through the window.

Mr. Hale said that the window infills are recessed; they are removing a couple ducts and will be putting in all new mechanical from the roof down. He said the vertical exhaust will remain.

Ms. Vaughan asked why two windows were being infilled.

Mr. Chesmore said that there are too many openings to do lateral reinforcement and one window was added at some point.

Ms. McAuliffe asked for the window cut sheet.

Mr. Chesmore didn't have it and said new windows will match profile of existing windows on the First Avenue side.

Ms. McAuliffe said they would need to come back to DRC to show the window profile and finish.

Mr. Chesmore said they will clean the brick on the Post Alley façade but will leave the ghost sign. He showed where the new ADA bathrooms will be; the stair that will go from first level all the way to the roof; the floor level on the first floor will be raised 4" on one side; flooring will be ground down concrete with sealer; white subway tile with black band accent in restrooms. He said that at the second level banquet room the restroom will remain; the new stairway will come through; bar will remain as is; elevator will be added; keep brown ceiling – remove conduits and add new sprinkler lines painted to match brown ceiling.

He said that the third floor chapel area lobby will get new gray hexagonal tile; he noted the space has a two-story volume; they will keep the crown molding and detail and replace what is gone; they will keep the choir loft, and loft seating area /organ loft will remain open and will get a new rail.

Karen McAleese said the space has been empty since 2011.

Mr. Chesmore said they will remove black soot with dry sponge and HEPA vacuum or, if necessary, ice blasting.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that this is a John Graham building – one of his first commissions. He said this was the first mortuary in Seattle.

Mr. Chesmore said that this building had the first elevator on the West Coast. He explained that because this is a significant project there are areas that they would have to bring up to code such as windows.

Mr. Hale explained that there are exceptions in the code for historic buildings. He asked if the elevator shaft will provide seismic reinforcement on the front side.

Mr. Chesmore said it would and that neither the elevator penthouse nor the mechanical will be visible to the public.

Ms. McAuliffe noted that there is no public access to the interior of the upper floors so no Commission review is necessary for design changes. The Commission would review use changes such as new building tenants, however.

Mr. Hale noted the sensitivity of the building's individual listing on the National Register and how that could be lost if proper care is not taken.

Mr. Chesmore said he has been in contact with the State who noted their main concern is the First Avenue side.

Mr. Albanese appreciated that the building will be used again and said everything appears to meet the guidelines.

Mr. Ogliore asked about chapel tile condition.

Mr. Chesmore said that is it in good shape but will be cleaned. He said they hope to start work March 20 and the restaurant will remain open; the bar will close for six months.

Mr. Albanese asked about pedestrian traffic impacts.

Mr. Chesmore said that Post Alley will remain open although it may be altered a bit; he said they will cordon off the entrance. He said that deliveries for everyone are early in the morning.

Mr. Albanese asked if they had notified adjacent businesses about potential impacts.

Ms. McAleese said they have not.

Mr. Hale said the ice blasting method of cleaning the soot sounds abrasive.

Mr. Chesmore said they will try water and vacuum to clean; if that doesn't work they will test a small area inside with the ice blasting method

Action: Mr. Hale made a motion to adopt a resolution to approve the application as presented with Post Alley window profile and finish details provided to DRC

and color temperature of lights to be 2700 Kelvin; abrasive cleaning method detail to come before DRC for approval.

MM/SC/BH/JO 8:0:0 Motion carried.

012517.2 APPROVAL OF MINUTES:

January 11, 2017

MM/SC/CV/MIH 7:0:1 Minutes approved. Ms. Rudeck abstained.

012517.3 REPORT OF THE CHAIR

Mr. Albanese reminded Commissioners about no host dinner at the Athenian. The Commission will tour the MarketFront Building February 15 and 22 at 3:00 pm; meet at PDA office.

012517.4 REPORT OF STANDING COMMITTEES:

There were no reports.

012517.5 STAFF REPORT

Ms. McAuliffe said she forwarded a letter from the Seattle Design Commission (SDC) which she said has advisory authority regarding the connection to the Waterfront.

Mr. Hale said SDC recommended against closing off the Waterfront connection.

Ms. McAuliffe said conceptual design briefings are coming in the spring.

012517.6 NEW BUSINESS

There was no new business.

6:00 pm Mr. Ogliore made a motion to adjourn. Mr. Hale seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator