



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 18/19

MINUTES for Wednesday January 2, 2019

Board Members

Adam Alsobrook
Lynda Collie
Brendan Donckers
Emily McIntosh
Alex Rolluda
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Carol O'Donnell

Alex Rolluda called the meeting to order at 9:00 a.m.

010219.1 APPROVAL OF MINUTES:

November 7, 2018

MM/SC/LC/EM

3:0:2 Minutes approved. Messrs. Alsobrook and Donckers abstained.

November 14, 2018

MM/SC/LC/EM

3:0:2 Minutes approved. Messrs. Alsobrook and Donckers abstained.

010219.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

010219.22 Frye Hotel Building

223 Yesler

Restoration of the building including removal of a C channel, replacing the downspout, reestablishing windows, replacing a door, cleaning and repointing brick, removing paint and repainting painted brick and adding cameras and louvers

Staff report: The Board previously approved an application for window restoration and replacement. The Board should carefully consider the proposals for paint removal. Paint removal and cleaning are generally recommended to use the gentlest method available. See brief for Dangers of Abrasive cleaning. The routing of the conduits appears to be proposed from inside the building. Often exterior mounting is needed because of interior obstacles. Any attachments should be careful around terra cotta as it can be easier to break and harder to replace.

Applicant Comment:

Robert Drucker provided context of the site. He said in the 1970's a steel C-channel was installed around the perimeter. It was poorly installed and is right up against the window sill. He said it needs to be removed per their engineer. He said it is bolted into brick which they will repair in kind or replace. He said the roof structure is sloped toward one drain; they will replace scupper like for like and it will be painted to match the building. He said the west side is a secondary elevation; windows are fiberglass. He said where openings are boarded up or have frosted glass they will replace with new windows with similar profile and color. He said they will re-glaze all openings with clear glass. He said wood storefront was installed in the 1970's and they hope to remove the plywood and re-glaze the wood storefront. He said the small emergency generator in the building is not adequate; a larger one is needed and will require larger louver. He said two windows will be replaced with louvers. He said he didn't know if the construction of the wall was concrete or brick.

Mr. Drucker proposed installation of security cameras with wiring through mortar joints where possible. He went over attachment detail and mounting options. He said the straps on existing chimneys are rusting; they will remove and install new steel, aligned with floor and appropriately seismically sound. He said they will clean masonry and explained they have done tests; he showed results of both water and Prosoco. He said water alone did not adequately clean carbon deposits and recommend the Prosoco cleaner.

He said elastomeric coating was applied to south and west sides in the 1970s; it is failing and it possibly the cause of damage to existing masonry. He proposed removing all of it. He said they tried using walnut shells but was determined not to be the right method here because it caused some damage to the mortar joints. He said Prosoco safety peel is a more arduous process; it is applied and then manually scraped, rinse water collected. He said they are wondering how to leave the wall. They met with Pioneer Masonry who said the historic brick is so soft it has to be recoated. He said that Envirocrete is a tenemic product and approximates the color of existing terracotta. He said they want to use this product on all the historic terracotta window sills as well.

He said that as part of the window replacement they will do extensive waterproofing to frame. He said they will put on sky facing surface of terracotta sill; it will not be visible from the street. He proposed Anderson fiberglass windows on south and west elevations. He proposed an extra piece of trim on jambs and head

to accommodate a wider window opening. He said it brings the historic glazing line a little closer to existing condition.

Mr. Rolluda asked clarification of jamb piece width.

Mr. Drucker said they originally proposed just a caulk joint; they are adding 1 5/8" each side and at top – basically 3 1/4".

Mr. Alsobrook asked what percentage of the south and west sides will be repointed.

Mr. Drucker clarified that he expects 100% to be repointed. He said it might be paint on the parge coat.

Public Comment: There was no public comment.

Board Discussion:

Mr. Rucker said the terracotta will be manually scraped, not pressure-washed. He said SCC installed bright fixtures on alley using surface mount conduit.

Mr. Rolluda asked about C-Channel installation.

Mr. Drucker said it was installed in the 1970's; it is safe to remove. He said helofix anchors will take the place of surface-applied. He said they will start on interior and do a shear test to test mortar strength. If necessary, they will do the exterior.

Mr. Rolluda asked if the downspout is for the entire roof.

Mr. Drucker said he calculated it as being enough, based on 100-year storm. He said there is an overflow pipe and they are adding about 6" insulation and is determined sufficient.

Mr. Drucker said they will remove the elastomeric coating entirely. They will do 3' – 5' areas in a checkerboard pattern so they don't risk having a fragile wall.

Mr. Alsobrook asked if it is reversible.

Mr. Drucker said he didn't know.

Mr. Rolluda asked what is beneath plywood material on the alley side windows.

Mr. Drucker said it is from the 1970's; they will replace like for like.

Ms. Nashem noted they have no records from the 1970's.

Mr. Alsobrook suggested checking Municipal Archives online for photos of area.

Mr. Drucker said there is very little documentation of this building.

Mr. Rolluda said it is worth additional research; alleys served a purpose. He suggested tabling the window replacement of the storefront section pending further historic research and analysis.

Ms. Collie asked where the louvers go and what will they look like.

Mr. Drucker provided a cut sheet and said they are aluminum, coated to match the window colors. They will be flush with building face.

Mr. Alsobrook said green might be the historic color. He noted that colors can be changed on replacement windows; new produce – fiberglass - can't be painted.

Mr. Rolluda said the green color could have been original and preferred that.

Mr. Alsobrook said the board approved a window that is now proving to not be appropriate because the manufacturer can't do the profile approved. He said it is a major change to the profile. The board carefully weighed the options; it was a compromise to replace the south and west windows because they are secondary and tertiary facades. He said north and east windows are being repaired. He said this would not change the previous approval of restoring, repainting of original windows.

Mr. Alsobrook said while the board can't make decision on financial considerations; he said he understands the limited budget and he doesn't take lightly the mission and importance of low-income housing. He said other potential scopes of work that add to the project. He said the mortar joints are so pronounced, a mason could remove mortar joints. He said it doesn't often need cleaning to a level of new construction. He said the masonry scope is non-reversible. The windows are reversible. He noted the challenging technical issues and the tenemic product gives him pause about reversibility.

Mr. Drucker said they have been working with Cascade and Pioneer Masonry; Pioneer Masonry did work on the building in 1990's. He said the scope of gunk removal is being driven by what Pioneer Masonry recommends and feels comfortable with.

Mr. Alsobrook said it appears the water is finding the path of least resistance and blasting out the elastomeric. He said to make sure there is a way for water to get out if it gets in.

Mr. Rolluda said language should be added to approval that any changes to product or methodology brought to board.

Ms. Nashem asked if they looked at other window products that would fit.

Mr. Drucker said they had; they looked at Pella, Cascade. He said in a fixed window they can, but not in an operable window.

Mr. Rolluda said to stick with what was proposed – modified version of the Anderson windows. He said that since it is on secondary and tertiary façade, he felt it was OK.

Action: I move to recommend granting a Certificate of Approval for Restoration of the building including removal of a C channel, replacing the downspout, reestablishing windows, replacing a door, cleaning and repointing brick, removing paint and repainting painting brick and adding cameras and louvers, modify previous approved windows to fit the openings in the previously approve green color. The storefront replacement window will be tabled pending further information and research.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 2, 2019 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

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and,

where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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.

[Preservation Brief 1 Clean and water repellent treatments](#)

[Preservation Brief 6 Dangers of Abrasive cleaning](#)

[Preservation Brief 7 Preservation of Terra Cotta](#)

MM/SC/AA/BD 6:0:0 Motion carried.

010219.21

Theater Building

95 S Jackson St

Installation of signage

ARC report: The applicant did not attend the ARC meeting. ARC did not have questions.

Staff report: The applicant did not attend the meeting on Dec 19th. They were informed that their application was tabled until Jan 2, 2019.

Ms. Nashem reported that the applicant was absent and said if there are no questions, the board could review it but if there are questions, it would be tabled. She said originally, they applied for an internally lit sign and that has changed to non-illuminated. She said the letter size is compliant, and sign is black and white with rust rather than black brackets. She said the board often prefers black. She said a blade sign with no illumination meets the guidelines.

Mr. Donckers said the applicant should be here but if other board members are OK, they could proceed.

Mr. Donckers asked if the applicant understands that this is the only signage approved.

Mr. Alsobrook said if stipulated and then approved, it sets a bad precedent.

Ms. McIntosh agreed especially given there was confirmation.

Mr. Alsobrook said they have been on agenda three times, others have let us know if they couldn't attend.

Action: Tabled.

010219.23 Alaskan Way Viaduct Replacement Project

Alaskan Way Viaduct

Work associated with the demolition of the viaduct between S King Street and Columbia St

Boston Hotel -76 S Main St

Prudential Building -114 Alaskan Way

Installation of ramps to provide alternative access during viaduct demolition

Staff report: The Board previously reviewed a couple locations where alternative access was being provided. This application includes two more locations. The Board should consider the protection methods of existing building during the removal of the viaduct.

SMC 23.66.115 has two paths for demolition. While generally A is used for demolition and new construction of buildings. The demolition of the road structure seems more appropriate under B.

B. When demolition or removal of a building or other structure in the District is essential to protect the public health, safety and welfare or when the purposes of this ordinance will be furthered by the demolition or removal, then the Director of Neighborhoods, following review and recommendation by the Board, may authorize such demolition or removal whether the prerequisites of this [Section 23.66.115](#) are satisfied or not.

WSDOT proposes the demolition due the viaducts condition to protect the public health, safety and welfare. However, the Board might want to also consider the purpose of the ordinance might be furthered by the removal of the viaduct structure. Purpose in SMC 23.66.100

To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein;
to return unproductive structures to useful purposes;
to attract visitors to the City;
to avoid a proliferation of vehicular parking and vehicular-oriented uses;
to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups;
to encourage the use of transportation modes other than the private automobile;
to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area;
and to encourage pedestrian uses.

In that discussion the Board might note the reversal of negative influences the viaduct had on buildings such as restoring former openings facing the viaduct at 1 Yesler, 95 S Jackson St and 83 King St because of the viaduct removal proposal.

In addition, the Hearing Examiner has previously remanded the demolition of the old pergola structure in Occidental Park to be considered under B because the project was included in the Parks budget and not “financed.” The viaduct replacement seems similar. In addition, the replacement structure is already built and the tunnel itself did not require approval being it is not visible, making of demolition consideration under B more fitting.

Cassandra Manetas said all work is related to demolition – sidewalk, surface, streets, pavers. All work zones will be isolated by fencing and they will remove globe Lumineers and store them at the contractor’s storage. She said the tunnel will open early February. She went over scope and phasing and said the Columbia Street ramp will be the first to be removed. She said the work will be segmented. Footings will be removed to 5’ below the surface. The waterfront project will remove the rest in their project. She said fencing will be chain link and, in some locations, privacy screenings, ecology blocks, debris protection, plywood covers will be used. She said debris netting will be used within 10’ of viaduct; 10,000 pounds of netting will be used. She said that at 450 Alaskan, glass awnings will be removed. She said fencing will have 12’ minimum locking gates. In the work zone, lane closures will protect public. He said three cross streets at the maximum will be closed at a time. She said that Marion and Spring can’t be closed at the same time, neither can Madison and Columbia.

She said brick pavers will be salvaged and protected. She said disturbance will be minimized. Pedestrian detours will be marked by signage and will reroute around work zones. Traffic control plans included signage and temporary reroutes.

She explained building access modifications at the Boston Hotel – temporary wood ADA ramp, and at the Prudential Building – ramp at loading dock with pipe rail.

Mr. Rolluda asked about placement of netting.

Kurt Caton said it will be as high as it needs to be, full façade of building.

Ms. Manetas said it is their intent to use smaller strategical drop down. Work will be done via munchers that will crush into small pieces.

Mr. Rolluda asked if the munchers will be at grade level.

Mr. Caton said it will, that it has tremendously long reach.

Mr. Rolluda asked about noise mitigation for residents and offices.

Ms. Manetas said it is a major project and includes monitoring. She said it is included in noise variance. She said they have been working with property owners on noise. She said there are monitoring terminals. She said there is a 24/7 call line.

Mr. Rolluda said he was concerned about the noise. He said that during 1st Avenue work it was very loud; businesses reached out to SDCI and Mayor and nothing happened. He said it was disruptive.

Mr. Manetas said they talked to businesses regarding impacts; she will provide variance information to Ms. Nashem.

Ms. Manetas said the work will happen in each zone for 30 days max.

Mr. Donckers asked if they will monitor impacts to building foundations as they go along.

Ms. Manetas said they will; there is a vibration monitoring plan being worked on.

Mr. Caton the city participated in development of requirements. It will meet industry standards. City and WSDOT will approve. He said it is very conservative, there is concern about utilities because they are more sensitive. He said there will be no big chunks with them muncher.

Mr. Rolluda asked if traffic officers will be employed.

Mr. Caton said they will as needed.

Ms. Manetas said they have done extensive public outreach and have a broad social media campaign. She went over planned events – tunnel ribbon cutting, fun run, bike ride through tunnel, festivals at north and south portals, programming.

Mr. Donckers wanted info on noise mitigation.

Action: I move to recommend granting a Certificate of Approval for Work associated with the demolition of the viaduct between S King Street and Columbia St and Installation of ramps to provide alternative access during viaduct demolition as presented conditioned on coming back to board for feedback on noise mitigation plan.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *January 2, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

A. During the City of Seattle's relatively brief history, it has had little time in which to develop areas of consistent historical or architectural character. It is recognized that the Pioneer Square area of Seattle contains many of these rare attributes and consequently is an area of great historical and cultural significance. Further, the regional sports stadiums, constructed in and near the Pioneer Square area, and the traffic and activities that they generate have

resulted in adverse impacts upon the social, cultural, historic and ethnic values of the Pioneer Square area. To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein; to return unproductive structures to useful purposes; to attract visitors to the City; to avoid a proliferation of vehicular parking and vehicular-oriented uses; to provide regulations for existing on-street and off-street parking; to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups; to encourage the use of transportation modes other than the private automobile; to protect existing commercial vehicle access; to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area; and to encourage pedestrian uses, there is established as a special review district, the Pioneer Square Preservation District.

SMC 23.66.115 Demolition approval

B. When demolition or removal of a building or other structure in the District is essential to protect the public health, safety and welfare or when the purposes of this ordinance will be furthered by the demolition or removal, then the Director of Neighborhoods, following review and recommendation by the Board, may authorize such demolition or removal whether the prerequisites of this [Section 23.66.115](#) are satisfied or not.

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Secretary of Interior's Standards

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/BD/FS 6:0:0

010219.3 BOARD BUSINESS
Election of Chair and Vice Chair or ARC Chair

010219.4 REPORT OF THE CHAIR:

010219.5 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227