



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 25/21

**MINUTES** for Wednesday March 17, 2021

Chair Alex Rolluda called the meeting to order at 9:00 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**

### **Board Members**

Lynda Collie	Present
Kianoush Curran	Present
Alise Kuwahara Day	Present
Audrey Hoyt	Present
Felicia Salcedo	Present
Sam Dawson	Absent
Brendan Donckers	Absent
Alex Rolluda	Absent

### **Staff**

Genna Nashem  
Melinda Bloom

**031721.2 PUBLIC COMMENT**  
There was no public comment.

**031721.3 PROJECT BRIEFING**  
119 Yesler Way: Korn Building  
109 Yesler Way: Sanderson  
111 Yesler Way: Padden Block/Bohemian Café  
107 Occidental Way S: Walker Block/Frye Market  
117 Occidental Way S: J&H Hotel/Star Theater  
124 S. Washington St: Pacific House/Hotel Interurban  
116 S. Washington St: Clancy Building

118 S. Washington St: Scandinavian Hotel

Ms. Collie recused herself.

This proposed project encompasses the eight buildings on the half block that is bounded by Yesler Way to the north, Occidental Avenue to the east, South Washington Street to the south, and the alley to the west. The scope of this project includes preservation and rehabilitation of existing buildings, and reconstruction of floors that were removed after the 1949 earthquake, demolition of one building and new construction in targeted areas. The work will include façade restoration, seismic retrofits, and upgrades for energy efficiency, accessibility, and life safety.

Staff report:

Ms. Nashem explained this project involves buildings that are historic contributing and historic non-contributing to the National Register so that should be taken into account when considering the project as well as the considerations of the building history and architectural significance to the local Pioneer Square Preservation District so that the work proposed is compatible individually and collectively.

The Board was last briefed on October 7, 2020. The Building at 117 Occidental Ave S is non-contributing to the National Register and proposed for demolition and new construction. After reviewing the historical information and photos the Board found that the building had been highly altered and supported demolition and replacement of the building. In this case the replacement building will be the connector and primary entrance for the upper floors. The Board thought the visible staircase created texture and interest to the structure's exterior appearance. The Board wanted to see more details on the materials and the base of the new construction replacement building.

The District Rules include a consideration for an exception for additions to replace missing stories. Three of the buildings have missing stories that are proposed to be rebuilt. Two of those buildings are historic contributing buildings to the National Register and one is a historic non-contributing building to the National Register. During the previous briefing, the Board supported the rebuilt floors, appreciated the fenestrations of the rebuilt floors related to the existing building below. The Board wanted to see more detail on materials and setbacks and where the new meets the old. The Board asked for more pedestrian level renderings of the proposed projects.

Matt Aalfs said he provided a summary of the project to date and said they presented this project to the PSPB on July 15, 2020 and on October 7, 2020. At the July 15, 2020 meeting he said they received general support for the proposed strategies for adaptive reuse and historic preservation, and for the massing strategy for replacement floors and the addition on the Walker building. He said they clarified that the proposed addition on the Walker is a key element of the project, as it allows for both a comprehensive seismic retrofit of all eight buildings, and it provides enough leasable area on continuous floor plates to make the project viable. He said they discussed that the project focusses on preservation and rehabilitation of the Korn building in particular, but also for the Bohemian and Merchants Cafe buildings as well.

Careful attention will also be paid to the preservation of existing historic or character-defining elements on the other three contributing buildings (Walker, Stratton, Clancy) and also for the non-contributing Box House building. He said at the July 15, 2020 meeting the Board asked to see street level perspective views of the proposal, especially with respect to the proposed addition on the Walker. The Board also asked about details and materials for the proposed facade treatments. He provided a briefing packet that includes an analysis of existing conditions, several street level perspective views, rendered schematic building elevations, and an initial proposal for the material and color palette for the project. At the October 7, 2020 meeting he said they received additional feedback from the Board on the massing as well as on the proposed concepts for materials and colors of the facades. The Board discussion centered on material transitions and details. The north façade of the new “Casco” building was discussed, as was the need for a different material at the base of this building. The Board also asked to see additional street level renderings of the proposal.

He said at this meeting they are presenting refinements to the building façades based on Board input, and a new series of nine perspective renderings of the proposed project. He provided building floor plans, elevations, and the exterior materials and color palette. He said their goals for this meeting are to keep the Board informed of progress with the project design, and to receive additional input on details and design refinement.

He said their next steps are to prepare the SDCI building permit submittal documents, and to begin the Federal Historic Tax Credit application process for the Korn, Bohemian, and Merchants Cafe buildings.

Mr. Aalfs said this project will make a significant contribution to the physical, commercial, and cultural revitalization of the Pioneer Square District. He said the approach is centered on the following goals and strategies:

1. Using the Secretary of the Interior’s Standards For Treatment of Historic Properties and the NPS Guidelines and Preservation Briefs, the design team will develop detailed strategies for the Preservation and Rehabilitation of the Korn, Bohemian Café, Merchants Café, Walker, Box House, Clancy, and Stratton buildings.
2. Focus on saving the Korn Building in particular from further deterioration and damage and return it to a productive and occupied building in the District. In doing so, we can re-establish the Korn Building along with the Interurban Building, as the ‘gateway’ to the north entrance of Occidental Avenue and the route to Occidental Park.
3. Reconstruct the missing floors at the south end of the block along South Washington Street which were removed after the 1949 earthquake - on the Stratton, Clancy, and Box House Buildings.
5. Replace the non-contributing Casco Antiguo building with a new building that is compatible with the height and scale of the reconstructed south end of the block.
6. Design a modest addition to the Walker Building that connects the existing scale and massing of the north side of the block with the scale of the reconstructed south end of the block, while respecting the physical prominence of the Korn Building.

7. Increase the safety and resiliency of the District by bringing eight URM buildings up to seismic code. He said they have the opportunity to design an innovative seismic retrofit strategy that stabilizes all eight buildings comprehensively - rather than eight separate seismic retrofits, there can be one interconnected seismic restraint system, which will have less impact on the historic building facades.

9. Connect the history of the District to a sustainable future by implementing environmentally responsive design strategies including LEED Gold Certification, Zero Carbon development, and design for occupant health and wellness.

10. Improve and revitalize the pedestrian experience and the retail environment on Yesler, Occidental, and South Washington. Build-on and enhance the existing pedestrian experience of the Alley.

11. Provide increased employment and activity in the District with new office uses in the upper floors, and new or revitalized commercial and retail uses at the street level of all eight buildings.

Mr. Aalfs walked through the floorplans and noted there is an areaway there; they propose to develop a tenant who would use the areaway to demonstrate an enhanced experience of Pioneer Square and a history the areaway offers. He said first floor offers retail tenants, and restaurants at the Box and Korn buildings. He proposed re-establishing three large openings on the alley side of the Walker Building for retail or food/bar. He said the Casco Building will be replaced and the new structure will become the office lobby/entry. He said the second and third floors connect to the Yesler-facing buildings. He said there will be a 4<sup>th</sup> floor penthouse level. He said the new Casco building will have a visible open stairway in the front which is an interesting design element. He said the 4<sup>th</sup> floor penthouse will have HVAC all on the alley side, not visible from the street and solar array.

He went over elements of each façade. He noted the penthouse setback over the Walker Building, three double sized openings for pedestrian entry on the alley side and setback for patio dining in the alley behind the Casco Building. He proposed restoration of the Korn Building with reconstruction of parapet based on early photos. He said the Walker Building façade will be restored with additional two floors set back. He said the Casco Building will be replaced with a new building that will act as entry for the office, with visible statement stairway. He said three floors will be reconstructed on the Box Building. He said the suite of buildings will be seismically upgraded with brace frames visible in Korn Building. He said there will be a light touch on the Merchants Building to include masonry restoration and repointing. He said Casco Building will have black steel, steel canopy, with vertical stair element. He noted the large entry at the Walker Building on alley view and said rusticated brick and stone that wraps entry will be used; he said they intend to activate the alley. He provided an aerial view which showed upper portion of building including penthouse addition, roof terrace, and solar array.

Ms. Curran said she appreciated the thorough presentation and for addressing the boards concerns especially at the Casco Building. She said the color renderings give a better idea of what it will all look like. She appreciated the different elements and blending of materials; she said it lends a more cohesive look. She said she had some concern about the Casco Building, but it is looking attractive.

Ms. Hoyt said she missed part of the presentation but said the renderings are clear and the project is attractive. She appreciated the materiality and variation, and it is compatible with the district.

Ms. Kuwahara Day agreed and said she appreciated all the moves they've made to keep the individual building character while uniting them internally. She said the said what was presented keeps the character and is respectful. She appreciated the alley addition.

Mr. Aalfs noted the introduction of horizontal bands of blackened steel to break up the verticality at the Casco Building.

Ms. Nashem said the applicant is ready to submit for approval and asked board members to note any items that need to be addressed or if more information is needed to speak up.

Ms. Curran said she sensed support for the project.

Ms. Hoyt asked for a recap of Casco Building materials.

Mr. Aalfs explained that real black steel, not sheet metal, plate will be attached with exposed fasteners. He said there is a combination of weathering steel and black steel. He said the underside of the canopy is wood. He said an arch, compatible yet distinct, will identify the entry. He said the use of steel and color is important to the general district palette.

Ms. Hoyt said the rust color hearkens to brick. She said the stairway is prominent and asked if the underside is wood.

Mr. Aalfs said it is and that they are using a fair amount of reclaimed wood that will be harvested from the project. He said the underside of the stair is prominent.

Ms. Hoyt said it is great to incorporate older timber in the project. She said the materials on the entrance are compatible and distinct.

Ms. Curran concurred. She said the articulation of stairs is compatible and unique. She said she had no issue with the material palette.

Ms. Kuwahara Day said the weathering steel is compatible but warned that rain can bleed the color and where it meets the corner of the new Walker addition is light. She said it should be detailed so there is no color bleed.

Mr. Aalfs said the canopy would capture and redirect water. He said they will make sure there is a reveal or intermediate material to catch it.

**031721.3 PROJECT BRIEFING**

**031721.21** Chinese American Legacy Art Project Bettie Luke, Cassie Chinn, and Stewart Wong  
Alaskan Way

Briefing regarding proposed installation of the artwork along Alaskan Way

Staff report: This is an introductory briefing on installation of artwork along Alaskan Way. When it comes to artwork, the Board's primary review consists of the placement, siting, durability, colors and overall effect on the District rather than design of the artwork. In the past the Board has asked that the Waterfront project include artwork that represents an inclusive history of the area. This project is not proposed by Waterfront Seattle but has coordinated with Waterfront Seattle. The site plans show the placement in the proposed Waterfront Seattle project that has yet to be built so a little bit imagination will be required in this review.

Cassie Chin, Wing Luke Museum explained that she is the project manager for the project. She noted that the Atlanta murders points attention to the rise of anti-Asian hate in the United States. She said she is grateful to bring forth this project in light of the challenges of this time.

Bettie Luke said the Luke family has been involved in Seattle history for a long time. She said she remembers playing 72 years ago in a building when she discovered a panel in the hallway. She said she stepped in to discover a series of ladders that went between an escape hatch in case the Chinese were under siege and could get away alive. She said her grandfather had a restaurant called Hop Sing. She remembered that a Luke uncle didn't have to go because he was the house boy of the mayor and this showed the power of politics and the politics of power. She said this sculpture is filled with teachable moments of resilience, survival, politics. She hoped it can trigger teachable moments with respect to politics and power, fairness, equity, and respect.

Ms. Chin said they have been working with the Alliance for Pioneer Square and the Office of the Waterfront. She said the site for sculpture is near the waterfront where the Chinese were expelled in the 1886 anti-Chinese riots.

Stewart Wong, artist, explained he has collaborated with community concerns and done create work around social justice and awareness and equity. He said his vision of the project is to bring a creative solution to create visual content of art. He stated the importance of understanding the background of what happened in 1886. He explained how he transposed, translated, and interpreted the material into a visual narrative. He said in 1886 200 Chinese Americans were forcibly expelled from the City. He said the Chinese workers were excluded from and refused admission to the labor union. Chinese workers were cheaper than white workers and were hired for jobs creating conflict and tensions between Chinese and white labor organization. He said the Chinese community were threatened as a community and individually. He said the conflict set up an 'us versus them' division. He said the Chinese Americans were removed from homes and businesses, hauled out in wagons, and

put on a ship. He said Seattle Resolution 31605 was approved in 2015 expressing regret for the anti-Chinese legislation passed by the Washington Territory and previous Seattle City Councils, recognizing the past and continuing contributions of the Chinese to Seattle and reaffirming the City's commitment to the civil rights of all people. He said there will be a verbal narrative posted for educational purposes.

Ms. Chinn identified proposed siting of the art.

Mr. Wong said the initial concept is six life-scale figures with a 10' tall X component. Three blue figures with backs toward the Compass Center, face east. Three Chinese figures, two facing east and one facing west to Puget Sound stand opposite the blue figures. He said bundles placed between the Chinese figures represent personal belongings and a miner's axe. He said Chinese Americans contributed much to the labor industry. He said the blue figures represent the Knights of Labor members. He said the piece creates opposing tension and conflict and the question of equity. He said the X represents expulsion.

Mr. Wong went over proposed materials and said the figures will be metal, hopefully bronze. He said the figures will set on a 4.5' x 12' wide concrete platform, poured and stained and inlaid full length with strip metal to delineate division between western and eastern sides. He said the bundles will be calaform metal, tools, cast metal and the X structure, interior steel frame encased in metal. He said the arch at the top of the X will frame the work and create window of depiction of face-off. He said the arch could be cut out metal and contain characters. He said this is the early stages and there is still opportunity to make adjustments. He said a narrative will be placed in installation either on plaque or plate on the open space on western side.

Ms. Chinn gave thanks to Mr. Wong and Ms. Luke. She asked board for feedback.

Ms. Nashem said board review should focus on pedestrian flow, durability of materials and placement. She noted that the sidewalk will be broader than what is there now.

Ms. Collie thanked the team for their work and noted the importance of the message in the City. She said looking at it from a board member perspective what is proposed is safe and durable and she noted the building had no windows in the location proposed for the art.

Ms. Curran said it is hard to speak to pedestrian safety as the Waterfront is still under construction.

Ms. Chinn said she had similar concerns. She said durability was a high criteria item for the review committee as well as ongoing maintenance. She said they made sure there is pedestrian accessibility by siting the art between tree plantings so there is no blockage of the walkway. She noted the siting just south of Compass entry.

Mr. Wong said scale is important and the art will have a strong presence to convey the importance and significant value of the project and narrative. He said the scale will work well; the figures will be life size or greater. He said consider standing at the waterfront and viewing the ocean dock to the proximity of the Compass Center and the visual experience of the dock to the site of installation. He said being able to see the scale from the waterfront will pull interest from the dock and encourage viewers to approach installation.

Ms. Collie noted the arch on top of the X mirrors the arch over the Compass Center door.

Mr. Wong said it was not intentional but just happened.

Ms. Hoyt appreciated hearing the history and said including the narrative will be a nice complement to share the history of the neighborhood. She thanked Ms. Luke.

Ms. Kuwahara Day said it is a great artwork to call attention to this event that she hoped would never happen again. She said community involvement is important. She said to take a current photo of the façade and estimated siting so the board can get a better idea of placement and scale.

Ms. Nashem noted the doors on the Compass Center are about 7' high; windows are about 7' to 8' above ground if that helped provide prospective.

Ms. Curran said it is lovely and she looked for more as they refine the design.

Ms. Chinn said to the board thanks to the Pioneer Square neighborhood; the circumstances of this time point to a need for education and healing. She said she is glad Pioneer Square neighborhood is taking the lead on being able to do something so significant. A big appreciation and thanks.

Agenda was reordered as the meeting started without a quorum which is needed for minutes review.

#### **031721.1**

##### **APPROVAL OF MINUTES:**

September 16, 2020

MM/SC/AKD/

3:0:2 Minutes approved. Mmes. Curran and Salcedo abstained.

October 7, 2020

MM/SC/LC/AH

4:0:1 Minutes approved. Ms. Kuwahara Day abstained.

October 21, 2020

MM/SC/AH/FS

5:0:0 Minutes approved.

#### **031721.4**

##### **BOARD BUSINESS**

Ms. Nashem said another briefing is scheduled for April 7, the next meeting



**031721.5**      **REPORT OF THE CHAIR:** Alex Rolluda, Chair

**031721.6**      **STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227