



The City of Seattle

Pioneer Square Preservation Board

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PSB 234/19

MINUTES for Wednesday August 7, 2019

Board Members

Kianoush Curran
Alise Kuwahara Day
Brendan Donckers
Audrey Hoyt
Emma McIntosh
Alex Rolluda, Chair

Staff

Genna Nashem
Melinda Bloom

Absent

Lynda Collie
Carol O'Donnell
Felicia Salcedo

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

080719.1 APPROVAL OF MINUTES:
May 15, 2019
MM/SC/KC/BD 6:0:0

080719.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

080719.11 Manufactures Building / Railspur
419 Occidental Ave S

Ms. Hoyt recused herself.

Installation of lighting

Angie Davis, Urban Visions, provided an overview of the Railspur project and noted they own three of the buildings. She explained the project ties into the alley network. She said the alley is privately owned and they are working with adjacent property owners. She said they envision events: music, Saturday markets, pop ups,

etc. She said buildings have openings into the alleys to activate the space. She said they plan to highly curate spaces to keep it exciting and inviting. She said that from a pedestrian and safety standpoint, lighting is paramount to the project.

Jim Brown, IA, said lighting will enhance the historic architecture and provide lighting for safety. He went over lighting concepts for safety lighting and lighting for special events which will only be used for special events. He provided photos showing the variety of existing fixtures installed over time. He said new lighting placement will be sensitive to the building and went over proposed lighting fixtures, placement and attachments for entry lighting, alley lighting and building lighting and event lighting as (detail in presentation packet, in DON file).

Multipurpose lighting for event experiences has three adjustable spots, color and white, unlimited number of colors can be created. Management determination on how, when lighting will be used; will provide careful monitoring of color and operation and it will not be used to wash the building or the alley with color.

He showed a rendering of alley combined lighting layers and strategies.

Mr. Brown said there are 62 existing fixtures; there will be 56 with the new lighting plan; 30 of those fixtures replaced 1:1 in the same location, 26 new fixtures.

Ms. McIntosh asked if the adjustable spots are removable.

Mr. Brown said they are clamped on to a bar; they can be added, removed, and relocated on bar.

Mr. Donckers asked if the colored lights are available for events only.

Mr. Brown said they will be used based on need for an event, but the fixture has the ability to do it all. He said it could be a management decision on how the lights are to be used. He said the plan is they will be used only for events and not for safety.

Ms. Davis said they are just for events; all other lighting is white.

Mr. Rolluda asked if old penetrations will be plugged and if new will be in mortar.

Mr. Brown said they will plug old penetrations and new penetrations will be in mortar.

Public Comment:

Liz Stenning, Alliance for Pioneer Square, said the presentation addressed the quantity well. She said a few years ago they brought in a lighting designer and they walked through the alleys at night and witnessed the bad existing lighting. She said they hoped to spur property owners to take ownership. She said this is one of the first projects to do a comprehensive lighting package. She said it is thoughtful.

Mr. Rolluda asked if there are any plans for catenary lighting in the alleys.

Mr. Brown said not in this proposal.

Ms. Davis said in the future they will take a comprehensive look at the whole picture; they are just focused on one building now. She said they are not there yet but will have something more comprehensive.

ARC report: Ms. Kuwahara Day reported that ARC reviewed the proposed lighting plans, samples and renderings. The applicant explained that all the lighting beam spread is adjustable and dimmable. They showed existing and proposed lighting samples. ARC agreed that lighting is good for activation and highlighting architecture. However, ARC thought that the building had a lot of lighting but was aware that it had some lighting that was just being replaced. They asked the applicant to provide graphic representing the number and location of lighting existing and proposed so they could better understand the impact of the lighting. They were also concerned about residential units being affected by the lighting. The applicant showed shields that would block glare and cited the dimmability of the lighting. ARC said they needed to think about the effect on Pioneer Square if all buildings installed this amount of lighting. Staff noted that they could ask them to come back after a period of time to inform the Board how they adjusted the lighting over time, discuss if there were complaints, etc. so that the Board could learn from the project and make more informed decision about lighting in the future. Staff noted that the King Street Station was an example of a recent full building lighting plan. Other buildings had varying degrees of lighting. ARC wanted to understand the amount of new penetrations that would be required. The applicant noted that they could use custom mounting plates to assure that the penetrations were in the mortar joints rather than brick or lined up with exiting penetrations. ARC discussed the colored lighting and that it would be used only for performances or alley activation event and the colored lighting would be directed to the alley and not on the building. ARC stated that it would not be appropriate to wash the historic building in colored lighting altering its appearance. Overall the ARC thought that the applicant was coordinating the lighting with appropriate simple fixtures compatible with the building yet clearly new additions and cleaning up conduit and recommended approval.

Staff report: Ms. Nashem said the Board might look to the King Street Center where there was an overall lighting plan of the building. She said there was a lighting plan for the Yesler building/Old City Hall, but it was not implemented.

Mr. Rolluda agreed with ARC about a report-back about how the lighting is working; he suggested one year.

Ms. McIntosh said she had no problem with the colored lights as temporary use for events.

Mr. Brown said the light temperature throughout will be 3000 – 2700 Kelvin; it is a warmer light that will fit in with historic district.

Mr. Donckers agreed that a report-back is appropriate; he would like to know how often the colored lighting occurred and how it was used to see how it plays out. He said a lot of thought was put into alley activation and security which he applauded.

Ms. Davis said they could come back a year after they open the building.

Action: I move to recommend granting a Certificate of Approval for installation of building lighting plan as presented with the condition that the colored lighting is used in the alley as part of an event or activation display and only for the duration of the event or activation display and that it will not be used to color the building or other buildings; that the lighting is dimmable and that the lighting will be adjusted in response to any residential concerns; return one year after installation to review community response to light.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 7, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

23.66.100 - Creation of district, legislative findings and purpose

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 23.66.030 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.

XIX. ALLEYS

B. Alley Lighting. Wall mounted fixtures shall be installed at appropriate heights on alley building facades to improve public safety and encourage positive activity and uses in alleys. (7/03) The Board may require a project to include alley lighting in the redevelopment.

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.
4. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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 will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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/KC/BD 5:0:1 Motion carried. Ms. Hoyt recused herself.

080719.12

On the Field

901B Occidental Ave S

Installation of Verizon sign on the north wall sign

Corey Shumway, On the Field, said he sought advice from the board about how to proceed next. He said that the supporting language that would be added to Verizon copy on the sign facing north raised concern with use of trademark names for the ARC. He said the signs are grandfathered non-conforming signs and they recognize that. He said they work to keep in line with the rules. He said they went to Verizon corporation legal department to get the language changed and was told the verbiage is tied into all on premise signage and they will not adapt the language to each market for a given purpose. They can't change that and still have it meet the requirements of the design. He said they don't seek precedent. He said they brought up that they had done two previous ads on wall were done with supporting language and they believed it met the on-premise requirement. He said their concern is that this supporting language is almost always from a corporation standpoint on on-premise signage on window, inside building, on packages. It is more and more common that there has to be supporting language in on premise ads. He said they provided a conceptual alternative but said they could not change the copy and asked for the board's reconsideration on that. He said he drove around and found language common for child warnings, FDA, anti-aging cream claims, and others. He said there has to be supporting documentation to make sure that they are being clear with consumers.

Ms. Kuwahara Day said ARC wasn't opposed to having the disclaimer at the bottom it was that the disclaimer had two trademarked entities named in it that ARC felt it was advertising for those entities. ARC suggested rewording so it didn't provide advertisement for these organizations.

Mr. Shumway said those are the studies that support the claim of the product. This is the supporting language to the product that's being promoted and from a legal standpoint they can't take the trademark out because that is a legal reference to the study. He offered to put the study in the building. He thought in today's business world it will come up more and more with on premise language because everyone is covering their tail with this language. He brought a conceptual design that says "More or less" is not a final copy. He said he is asking board to reconsider the language restriction. He said that when the Board reviewed the Pepsi sign, the south face sign, ARC had issues with colors and asked that we replace it as soon as possible. He said Verizon has asked to take that position for remaining copy for remainder of the year. He said this is going to come up again for their next application.

Ms. Nashem asked if they are saying the company that did the study is compared to the FDA? She asked if the trademarked organization is a non-profit.

Mr. Shumway said it is an independent study firm. He said it is supporting information for items for sale.

Staff report: Ms. Nashem said this is a change to an existing sign. This is a legal non-conforming sign which means that it was established in court that an on-premise sign can remain because it had been in use before the code prohibiting this size of sign was

adopted but the size of the sign cannot change, and the location of the sign cannot change. It is required to be an on-premise sign.

She said that the existing sign was approved and put up in 2017 and has been there since 2017. After this there have been proposals that were denied without going to the board because they were off premise. She said there have been a lot of Verizon and T-Mobile ads. Phones were advertised and were sold in store. She said the board should consider what this sign is actually selling. They previously presented a sign that did not advertise a phone, only Verizon so they revised the image to include a phone and it was approved.

Although this is an existing sign the Board should verify that the Verizon is still available for sale at the business. This sign was approved in Dec 2017, PSB40717, the approval was before we understood that filling out a paper application was not sufficient to be considered something for sale. Another sign was approved in 2018 and was required to show a phone that was sold at the store being the first version of the sign only advertised Verizon the company.

Definition of on-premise sign in the land use code:

"Sign, on-premises" means a sign or sign device used solely by a business establishment on the lot where the sign is located that displays either: (1) commercial messages that are strictly applicable only to a use of the premises on which it is located, including signs or sign devices indicating the business transacted, principal services rendered, goods sold or produced on the premises, name of the business, and name of the person, firm or corporation occupying the premises; or (2) noncommercial messages. For the purposes of this definition, "business transacted, principal services rendered, goods sold or produced on the premises" does not include: (a) the sale or donation of a gift card, gift certificate, coupon or other document that can be exchanged in part or whole for an item or good that is not directly sold or produced or a service rendered where the gift card, gift certificate, coupon or other document is sold or donated; or (b) access by phone, computer or any other device to allow a person to obtain an item or good that is not directly sold or produced or a service rendered where the access by phone, computer or other device is offered. This definition does not include signs located within a structure except those signs oriented so as to be visible through a window.

Ms. Kuwahara Day said ARC encouraged applicant to reword the language which he said they are unable to do.

Mr. Shumway said it is so small and it is very difficult to see.

Ms. Nashem said the bigger issue is if the sign is advertising a product for sale.

Ms. Curran asked if the disclaimer relates to "Join the Number 1".

Mr. Shumway said they needed support for that statement.

Public Comment: There was no public comment.

Mr. Donckers said there is plain language in the Code that the sign has to advertise a product that can be purchased on site. He said it is not compelling that Verizon's legal department says this is what we do elsewhere. The issue is with what is available on site.

Ms. McIntosh asked if they explored sign copy that shows any physical product sold at the store?

Mr. Shumway said no; if the Board needs phones they can accommodate that. He said it is just a minor copy change.

Mr. Donckers said if board wants to go this direction with caveat language he should discuss with his legal department. He said there are workarounds that legal department can propose.

Mr. Shumway asked about websites. In today's business world the website is part of everything. Why is website not allowed? Any latitude?

Ms. Nashem said the application is supposed to be for a sign for the store On the Field. She recommended tabling the application; to revise application to show actual product sold at the store and a sign that requires no disclaimers.

Mr. Shumway asked about feedback on the design.

Ms. Nashem asked the Board to discuss if the sign advertised a product sold at the store.

Ms. Kuwahara Day said the copy would have to reference that someone can purchase a phone there.

Mr. Shumway said they were prepared that he would need to go back through the process.

Mr. Donckers said as they know when they choose to do business in the State of Washington they must comply with jurisdictional requirements of the City of Seattle and the State of Washington. He asked Mr. Shumway to convey that information.

Tabled.

080719.13

Burke-State

322 Occidental Ave S

Installation of sidewalk café

Installation of signage

Eric Fisher proposed outdoor café seating and railing and window signage and noted the rail was approved for use at Copal across the way and is no longer needed there. He said the size of the lag bolts will be smaller so not to penetrate beneath brick. He said that ARC commented on the rail being too tall; he noted that it had already been approved for use at his other restaurant. He said the rail is like the one next door at Café Umbria. He said there will still be visibility through the window with the signage installed.

ARC report: Ms. Kuwahara Day reported that ARC reviewed the plans and renderings provided. They thought that the signage complied with regulation for letter size and transparency. They thought the color (clarified as being a matte gold) was compatible. While they thought that logo appeared larger than some it was also open and transparent in design and therefore did not block transparency. The detail added to the top of the windows is different but did not block transparency considering the size of the windows. The band at the bottom is common in Pioneer Square. ARC recommended approval of the signage. ARC thought the wood furniture added variety to the typical metal tables and chairs while still being compatible and durable. ARC thought the materials and design of the railing was compatible and had been approved and installed previously by another applicant on the sidewalk across Occidental Ave W. At issue were the plans provided for this location indicated the railing as 50 inches tall exceeding the Pioneer Square regulations of maximum 42 inches. The COA letter did not indicate height of the railing at Bar Sajor and the plans are not available. However the minutes reflect no discussion of the railing being taller than 42 inches. It may have been that the railing height was missed in the consideration of the Board or the construction was different than was approved. However, if approving this railing, it should be noted that the Board is approving the installation because it had previously been approved and installed with the circumstance of the oversized railing being unknown. ARC recommended approval of the sidewalk café noting that the previously approved railing was 50 inches.

Staff report: Ms. Nashem said that the COA letter for the sidewalk café at Bar Sajor, now Copal, did not indicate any consideration for a railing taller than the height limit in the rules. The plans for the previous approval are not available. They are large plans kept in separate storage being they do not fit in the file. However, the minutes reflect no discussion of the railing being taller than 42 inches. It may have been that the railing height was missed in the consideration by the Board or the construction was different than was approved. However, if approving this railing, it should be noted that the Board is approving the installation because it had previously been approved and installed and the circumstance of the oversized railing being unknown and that it is otherwise compatible.

Public Comment:

Liz Stenning, Alliance for Pioneer Square, said they are happy retail spaces are occupied in Occidental Mall.

Ms. Curran asked why the rail was removed from Copal.

Mr. Fisher said that fenceless outdoor cafés allowed them to expand the size as well. He said they must have a dedicated server for the area and they will not have staffing for that at this location.

Ms. McIntosh asked if the rail will be attached to through mortar or brick.

Mr. Fisher said they will try for mortar, but he noted there is new brick in this area, not historic.

Ms. Kuwahara Day said attachment should be in mortar, not brick. She noted they are changing the lag bolt size to a smaller size.

Mr. Donckers asked if any more signage is planned; the board prefers reviewing complete package to prevent over-proliferation of signage.

Mr. Fisher said they are taking one step at a time due to budget constraints. Responding to questions, he said he didn't think he needed a sandwich board there as people know they are there.

Ms. Curran said it could be mentioned in the motion.

Ms. Nashem said the board could add consideration of a sandwich board could be presented at a later time; sandwich boards are reviewed for size, placement, design.

Action: I move to recommend granting a Certificate of Approval for Installation of signage

Installation of sidewalk café installing a railing that had been previously approved and installed. The reinstallation for the railing that measures 50 inches exceeds the 42-inch maximum allowed for sidewalk cafés because it have been previously installed and the Board is not able to determine the circumstances to the rail previously installed being 50 inches. The board recognizes that the applicant may want to include a sandwich board which will be subject to further review by the board.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *August 7, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views

and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

1. Signs Attached or Applied to Structures.

- a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
- b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;
- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
- d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
- e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;
- f. Whether the proposed sign lighting will detract from the character of the building; and
- g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

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)

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and appreciated. Sign proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93)
Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160) but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph.

Secretary of Interior's Standards

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

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/KC 6:0:0 Motion carried.

080719.14

Waterfront Streetcar Stop

Mainstreet between Occidental Ave and Nord Alley

Removal of the structure and restore street paving

Matthew Donahue, SDOT, explained they have done a more refined analysis and looked at load land restrictions, curb land restrictions, and tight turn restrictions. He said the Old Waterfront stop has not been active for many years; removing it

allows better wider use of the street. He proposed to remove all rails and awning and store until they can be repurposed.

Mr. Rolluda asked if the lane will be given to east or west bound traffic.

Mr. Donahue said probably a little bit of each; it is in the middle now. He said it will provide curb space and width for two travel lanes. He said he has worked closely with Alliance for Pioneer Square. He said the curb on the south side would have to be loading restricted because of the areaway. He noted concern for visual aesthetic for Occidental Park; he is working with the Alliance to make sure the needs are being met there.

Ms. Kuwahara Day asked when the station was built.

Mr. Donahue said it was designed in 1989 and built in 1990. He said there are no plans to reinvigorate that trolley line.

Ms. Hoyt asked if the elements would be repurposed?

Mr. Donahue said they have ample storage and will keep an eye out to reuse the elements in other projects.

Mr. Donckers asked if the entire stop will be removed including elevated concrete.

Mr. Donahue said they will leave the rail for now; they want a drivable surface. They will take out concrete and preserve and store the brick. He said there are utilities below; they must design to City standards and identify what is below.

Mr. Donckers noted the need for loading zone there.

Mr. Rolluda said the area west is used by UPS, FED Ex trucks.

Public Comment:

Steve Pearce said the East-West Project design enhances the pedestrian experience and it assumes the trolley stop is gone. He said the removal is consistent with the direction their project is taking.

Liz Stenning, Alliance for Pioneer Square, said she has been working with groups on what will be the best use of the curb space there. She said that community outreach is planned.

Mr. Donahue said they will go door to door and have a website.

Mr. Rolluda said good outreach provides good input.

Mr. Donahue said he looks forward to developing a good relationship with the board and district.

Staff report: Ms. Nashem said this project was not seen at ARC and was added to this agenda in order to minimize construction impacts in Pioneer Square. There are no plans to return the trolley. The other stations along the waterfront have been removed as well as the Jackson Station and the rail in many locations has been removed. The space will return to a street. Rarely is paragraph B of the Demolition Code used but it seems appropriate in this case as the structure will not be replaced by another structure but returned to use as a roadway as it was originally.

Action: I move to recommend granting a Certificate of Approval for Removal of the station structure and restore street paving.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *August 7, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.115 Demolition 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.

SMC23.66.100 Purpose

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.

Secretary of Interior's Standards

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/KC

6:0:0 Motion carried.

080719.3 PRELIMINARY DESIGN BRIEFINGS

080719.31 Frye Hotel Building areaway

223 Yesler Way

Proposed rebuilding of the sidewalk and areaway lid and replacing glass prisms

Ms. Kuwahara Day and Mr. Donckers left at 10:40 am.

Robert Drucker, Environmental Works, provided context of the site which is located over a failing areaway. He introduced Scott Tinker, Quantum, who did structural analysis on the areaway.

Mr. Tinker explained why complete replacement of the areaway is proposed rather than repair. He went over materials provided to board members and noted existing conditions, page 6. Page 11 provided existing cross section of the space and he noted the SDOT street wall is in good condition per survey. He said there are steel beams every 5 – 8’ encased in concrete with sidewalk slab on top. He said on Yesler there are battered pilasters. He said the area was built in 1908-1911. He said that water has been infiltrating causing concrete spalling; chunks are falling. He said the areaway was never designed for contemporary axle loads. He said the areaway is at about 40% capacity and there is no way to repair. Page 8 provides a cross section of glass prism panel with many missing or broken panels and noted it is a path for water infiltration. He said there is asphalt covering on top. He said that at 3rd and Yesler concrete has failed, rebar is exposed, cast-iron grid that supports prisms is corroded, there is corroded steel and a pile of debris. He said it must all be replaced.

Mr. Rolluda asked if they considered a wrap.

Mr. Drucker said it doesn’t meet SDOT or Federal Standards; there is nothing else they can do to comply. He directed members to page 12, the preferred alternate. He said a structural slab will go on top with a contemporary waterproof membrane topping the slab to Pioneer Square standards. He said they will ask for a departure of appearance to mimic the rhythm of what is there. He said they want to do the work while the existing sidewalk is intact, before demolition starts. He said the rough estimate is \$250,000 in concrete. He went over cross section design on page 15 noting the three-layer assembly, waterproofing; granite steps and access ramp will be removed and reinstalled. He said they will re-route the residential access through the parking lot during work. They are discussing the precast prism panel with manufacturer; it will be constructed in the same dimension as existing panel. He said a concrete assembly (page 18) is not preferred as it is more expensive and difficult to construct in place. He said the composite deck approach is preferred.

Ms. Hoyt asked if they have a rendering of what that will look like.

Mr. Drucker said they don’t. Responding to questions he said they will do fire proofing and deck spray is not needed because it is inherently fireproof. He said after new is in place, the rusted and spalled material will be removed.

Mr. Rolluda read from Guidelines on areaways and noted the existing is rusting away.

Mr. Drucker said there are no existing arches or masonry. He said they are just replacing its ceiling and they are not altering the space. He said the space has been used for trash.

Ms. Nashem said that each areaway is built differently. This areaway is labeled as substantially intact, but it does not have the same features other areaways that demonstrate the road was raised. She said that outside of volume and prisms she didn't see other features of note in the photos. She said that others have been rebuilt, altered. She said the steel grid wall was built at one to hold up the street, but historic cobble can be viewed behind. She said various methods have been used. She said that prism panels have been replaced in some locations.

Mr. Rolluda asked about option #2 which is less preferred and asked if there is any advantage to the cast in place concrete.

Mr. Tinker said they need steel beams to support the storefront of the building; the beams will have the same spacing as existing beams.

Mr. Rolluda said it looks like a thorough investigation. He said Option 1 makes sense.

Ms. McIntosh asked about prisms.

Ms. Nashem said they are salvaged if possible and go to SDOT to be used for repairs.

Mr. Rolluda said to come back with more design details.

Matthew Donahue said he has been working to assist the customer. He said they have provided details on how to load up the street wall. He said they have a 'do no harm' policy. He said they have made assumptions about strength of street wall. He said to send a copy of the plans to him. He said the areaway program hasn't existing and they are working to elevate the need for one.

080719.4 BOARD BUSINESS

080719.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

080719.6 STAFF REPORT: Genna Nashem

Genna Nashem
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