



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 130/17

MINUTES for Wednesday, April 19, 2017

Board Members

Mark Astor, Chair
Brendan Donckers
Ryan Hester
Dean Kralios, Vice Chair
Carol O'Donnell

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk
Caitlin Molenaar
Alex Rolluda

A quorum was not reached by 9:15 am; preliminary project review doesn't require a quorum so the briefing was done first in hopes the quorum would be reached in the interim.

041917.3 PRELIMINARY PROJECT REVIEW

041917.31 419 Occidental Ave S

Briefing regarding the streetscape
Briefing regarding the building rehabilitation and addition

Applicant Comment:

Brice Maryman said they need feedback on ground plane issues before going for a Certificate of Approval. He provided context of the site and noted today's subject area is the property in the southeast corner of the site.

Prisms and Areaway

He said the prisms can be seen from underneath but there is an asphalt overlay. He said they don't know the condition until the panel is pulled up and the asphalt removed. He said structural reinforcement may be needed as well. He said their plan is to assess the condition of the panels and then come back with a plan.

King Street Porch

He explained a proposed jog out at the bulb line would be a complement to SDOT planned improvements. He said they want three trees; he noted underground infrastructure and move of vaults will need to happen. He said the surface treatment will be 10' of lampblack sidewalk in the walking area, and decomposed granite and/or wood decks around trees for the "porch" area.

Mr. Donckers arrived at 9:25 am.

Mr. Maryman said the deck will be a wood composition; wood plinth seating will protect plants and provide a barrier.

Alley Inlays

The design team provided examples of alley inlays. She said the inlays will be metal (bronze, brass, or cast iron), resin filled or concrete.

Three-globe fixtures

She said there are two now on Occidental.

Mr. Astor said he has no problem with the prism/areaways plan and said it is a prudent way to proceed. He said to come back with report on conditions and suggested path forward. He noted objection to the "porch" and said public space would be used for private gain in that the street would be reduced to one lane and was concerned the proposal would create a traffic issue He said even the use of the timber outline is cordoning off the area as an amenity for this building and outlines it is a private area in a public space. He said the inlays are fine and are a nice touch if they can be salvaged.

Mr. Kralios said there is no change to the three-globe fixtures. He said brass or bronze for the inlay would tie in better; cast iron could work if the truncated domes are cast iron. He said the areaway plan to assess what is needed makes sense. He said that he did have concerns about the impact on traffic but that if SDOT said they were going to narrow the road and there were talking about what to fill the space with he had no objection to the porch area concept.

Mr. Donckers said that activating the street is good but the street traffic impacts are a question.

Mr. Maryman said the original grant that Alliance for Pioneer Square went through the same frontage.

Mr. Astor said this is not SDOT-driven.

Ms. O'Donnell said she wants to see more information, traffic studies, outreach to neighborhood.

Mr. Kralios said it is hard to view without looking at the broader view.

Mr. Astor said empirical data behind what is driving this and who the driver is – SDOT or this applicant.

Mr. Maryman said they let SDOT handle the traffic study and empirical data and they are focusing on the materials etc. He said SDOT should present to the board.

Mr. Kralios said they need to hear from the residents in the neighborhood as well.

Mr. Maryman said SDOT's standard no longer allows parking in intersection and angled parking will be added. He said pedestrian crossing update will make it safer. He said they are piggy-backing on SDOT proposal and trying to make it better.

Mr. Donckers said he wants to know more about the impacts.

Mr. Astor said the board needs to hear from SDOT first.

Mr. Kralios suggested to move forward with design that doesn't assume this is going to happen.

Mr. Astor said this is not integral to the project.

Mr. Maryman said they won't submit SIP before they have resolution on this.

Mr. Donckers asked if the street clock is historic.

Ms. O'Donnell said it has been there 26 years.

Mr. Astor said the board has no objections to any of the elements except the extended sidewalk porch area.

Greg Schiffler said they are trying to coordinate with work planned by SDOT and City Light so the impacts happen only one time.

Ms. Nashem said the board has purview over the sidewalk extension. She said that the board may not have purview over adding bike lanes and reducing traffic lanes and she understood that in this case extending the sidewalk would reduce the traffic lane.

Mr. Astor said the board has purview over this and approval is needed. He said this is an informational briefing.

Mr. Maryman said they will get on surer footing with SDOT.

Ms. Nashem said she was told SDOT is doing neighborhood outreach in two weeks.

Public Comment:

Karen True, Alliance for Pioneer Square, said that Liz Stenning and Carl Leighty are working with the presenters and SDOT; they will help when they are back in the office.

The second half of this briefing was completed at the end of the meeting.

A quorum was met and Chair Mark Astor called the meeting to order at 10:00 am.

041917.1 APPROVAL OF MINUTES:

March 1, 2017

MM/SC/DK/RH 5:0:0 Minutes approved.

March 15, 2017

MM/SC/CO/RH 5:0:0 Minutes approved.

041917.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

041917.21 Crown Building

Counter Culture Coffee

313 1st Ave S

Change of use from gallery to office for a 1,930 square foot street level space

ARC Report: Change of use was not reviewed at ARC.

Applicant Comment:

Henry Walters explained Counter Culture Coffee is a roaster and the supplier for Cherry Street Coffee. He said they want to change the use from gallery to office use. He said the space will house office support but also an educational facility to train baristas. He said there will be a public engagement component to provide training and education.

Staff Report: Ms. Nashem said that while office is not a preferred use, it is under the square footage and percentage of the block limits of a discouraged use category. The Board may want to express for the record transparency requirements which often are an issue with office use and ways that they could make their space have a pedestrian interest to make it more similar to preferred uses. Typically, when the use is being changed from a preferred use to another use the Board has made the condition that the use will revert back to the existing preferred use if the tenant vacates the space.

Mr. Donckers asked about prior use.

Ms. Nashem said gallery is a preferred use.

Mr. Kralios cited transparency regulations 23.66.130 A. 1. He noted the potential for activation and engagement.

Mr. Walters said the public area will be in front and will be reminiscent of any coffee business.

Mr. Donckers asked if there would be any retail.

Mr. Walters was not sure.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said to tie use to tenant.

Mr. Astor and Ms. O'Donnell concurred.

Action: I move to recommend granting a Certificate of Approval for change of use from gallery to office for a 1,930 square foot street level space with the use reverting back to gallery when the current office tenant vacates the space.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 19, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

23.66.130 Street level uses

A. 1. Uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;

b. Theaters.

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for 23.66.130:

- a. Any use occupying more than 50 percent of any block front;
- b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
- c. All other uses with gross floor area over 10,000 square feet;
- d. Professional services establishments or offices that occupy more than 20 percent of any block front; and
- e. Parking garages that are not accessory to preferred uses.

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:

- 1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;
- 2. Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.

MM/SC/DK/RH 5:0:0 Motion carried.

041917.22 Scheuerman Building

Good Arts
110 Cherry St

Installation of a parklet

ARC Report: Mr. Kralios said that prior to reviewing the application, ARC had a presentation from SDOT street use on the Parklet program. They reported that the pilot ran from 2013 – 2015 with 9 locations and there are now 12 locations with 8 more in the works. They explained the goals of the program, and how applications are reviewed by SDOT. They explained that they had evaluated the program and found it to be successful. They noted that there have only been two locations that had issues which were resolved and found that factors such as pedestrian traffic, mixed use area, connection to adjacent building, level of care by host, neighborhood support and site context were elements of success. When asked about issues with loitering they noted that that it had not been an issue, except for one that was no longer actively used by the store in front of it. They moved it to another host location down the block and now it very successful and actively used. They also noted that because parklets are out in the open and usually very active they have not seen some of the issues that are seen in doorways in Pioneer Square. They

noted that if there is an issue they work with the host to resolve it and would pull the permit if it was not resolved.

Following the introduction by SDOT, Ms. Richlovsky presented the application plans for the parklet. She explained that the parklet is currently approved and installed on 2nd Ave but it has to be moved to accommodate the 2nd Ave bike lane. They are proposing to install it on Cherry Street. It would remove one parking spot and they would remove a bike rack but they are on the wait list for a new one and would install the new one in an alternative location. She said that the grey already matches their building but they would paint the furniture the gold color of their building. She anticipates it being used by the building occupants, customers and the residents across the streets as well as other pedestrians. ARC thought the parklet was a pedestrian amenity much like a sidewalk café and that the structure was minimal and compatible with the building and the district. ARC recommended approval.

Staff Report: The parklet is a newer concept that our rules didn't even think of when they are written. I think that in general you are looking if the structure is compatible with the district. While it is not really a sidewalk café some of the concepts around compatibility and durability might apply, same with street furniture and while it is not a new building it is a new structure so the concepts of compatibility, color, materials and scale, might also be considered.

Jane Richlovsky explained the parklet is on 2nd Avenue now and they propose to move it to Cherry Street. She said the area will be leveled with concrete blocks. She said it will be open to the public. She said they will maintain it and provide the furniture. She said it enhances the streetscape and adds vibrancy. She said the parklet is made with gray steel tubing and there is place for a flower basket. She said the furniture will be painted gold to match the building. She said that artists in the building will use it for classes and activities. She said it will attract visitors the Thursday Art walk. She said they plan to add interactive programming and noted the space can be used for outdoor eating.

Mr. Kralios asked about component colors.

Ms. Richlovsky said the parklet will remain gray as it is now; concrete blocks will be dark gray and furniture will be painted gold.

Mr. Hester asked duration.

Ms. Richlovsky said it is permanent. She noted that SDOT renews the permit annually.

Mr. Hester said it could be compared to a sidewalk café.

Mr. Kralios asked about the hanging basket armature.

Mr. Astor said the hanging basket is not structural. He said if there are nuisance issues that would be discussed at permit renewal.

Ms. Richlovsky said the activation is a deterrent to nuisance problems.

Mr. Hester said there are no impacts to the prisms, curbs, or historic materials.

Public Comment:

Karen True, Alliance for Pioneer Square, said the parklets work best when they have active neighbors and this applicant will be great.

Henry Walters spoke in support and said it is a great amenity; Cherry Street Coffee is a great adjacent neighbor.

Mr. Hester said it meets the Rules and complies with SOI 9 and 10. He said there is strong neighborhood support. He said the materials are suitable.

Mr. Astor agreed.

Action: I move to recommend granting a Certificate of Approval for Installation of a parklet with the bike rack to be removed with an application being submitted at a later time for installation of a new bike rack in a new location.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 19, 2017 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)

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99)

Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- A. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- B. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

XIII. SIDEWALK CAFES

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)

Secretary of Interior's Standards for Rehabilitation

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 shall 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/CO/RH 5:0:0 Motion carried.

041917.23

Rudy's Barbershop

109 1st Ave S

Installation of additional signage

ARC Report: Mr. Kralios said that ARC reviewed the plans two additional windows signs stating prices as they have done at other locations. ARC found that the signs still allowed transparency and the letter height of 7 inches for the numbers, and 2.25 inches for the word was consistent with the rules. ARC recommended approval and expedited review at full Board.

Mr. Hester asked if it is interior-mounted vinyl.

Jeffery Calkins said it is.

Action: I move to recommend granting a Certificate of Approval for installation of additional white vinyl lettering signage in each window.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 19, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.160 Signs

Pioneer Square Preservation District Rules

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. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)

MM/SC/RH/DK 5:0:0 Motion carried.

041917.24

Scheuerman Building

Cherry Street Coffee
700 1st

Installation of signage

ARC Report: Mr. Kralios said that ARC reviewed the plans attached. The applicant explained that they are moving the previously approved sign from the other location across the street to this location. The attachment is into a wood panel.

Applicant Comment:

Martha Davis explained the proposal to attach the sign to wood panel.

Mr. Astor noted the adjacent business signage is at a certain height and it is appropriate to match that for consistency.

Mr. Kralios said the blade is below the intermediate cornice and the sign band is lower so it makes sense and is visually more dominant.

Mr. Astor noted it was pedestrian-oriented.

Ms. Davis said the attachment will be the same although they might have to run conduit up the bracket and add sealant.

Public Comment: There was no public comment.

Board Discussion:

Mr. Astor appreciated the location and its tie to adjacent business signage. He said it doesn't obstruct the cornice.

Ms. Davis noted the detail on one column next to the window.

Mr. Astor said the sign was already vetted by the board and he was comfortable with its proposed location. He said it is 9'1" off the sidewalk and complies with the Rules and Code.

Mr. Kralios said it promotes a pedestrian environment.

Ms. O'Donnell agreed.

Mr. Donckers asked if any more signs were planned.

Ms. Davis said no.

Action: I move to recommend granting a Certificate of Approval for Installation of a previously approved neon sign which will be moved to this location.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 19, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required
SMC 23.66.160 Signs

Pioneer Square Preservation District Rules

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)

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. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)
3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If a business chooses awnings for its projecting element, it may not also have a blade sign, flag, or banner, and no additional signage may be hung below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)
4. Blade signs (signs hanging perpendicular to the building). Blade signs shall be installed below the intermediate cornice or second floor of the building, and in such a manner that they do not hide, damage, or obscure the architectural elements of the building. Typically, non-illuminated blade signs will be limited to eight (8) square feet. (12/94)

Blade signs incorporating neon of any kind shall not be permitted unless all of the following conditions are met: a) the neon blade sign is sought as part of a reduced overall sign package or plan for the business; b) neon blade signs shall be limited to six (6) square feet in dimension with letters not to exceed eight (8) inches in height; c) the sign meets the requirements of Neon Signs - Paragraph 3

for the number and type of colors of neon; d) the sign meets the requirements of Signs - Paragraph 5 (above) for installation of a blade sign; e) electrical connection from exterior walls to the blade sign shall be made using rigid, paintable electrical tubing painted to match the building facade and all bends shall closely follow the support structure; f) all signage supports shall be fastened to the exterior wall by the use of metal anchors at existing grout joints only; and g) the sign taken as a whole is consistent with the scale and character of the building, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception. if it calls for approval of signage that is substantially less than what would otherwise be allowable under regulations. (5/96)

D. NEON SIGNS

1. The number of neon signs shall be limited to one for each 10 linear feet of business frontage for the first forty feet of business, and one for each additional 15 feet of frontage for businesses over forty feet. For a business that has transom windows beginning at ten (10) feet above the sidewalk, one additional neon sign to be located within the transom windows would be permitted for every 30 feet of frontage. Signs need not be spaced one per ten feet, but may be clustered, provided the maximum number of approved signs is not exceeded and the grouping does not obscure visibility into the business. Permitted neon signs may be located in transom windows, according to the guidelines contained in this section. (12/94)
2. When a business is on a corner and has a minimum of 10 linear feet of glazing on the secondary facade, additional neon signs are permitted for the secondary facade as on the basis stated in Paragraph 1 for the primary facade. (12/94)
3. No more than three colors, including neon tubes and any backing materials, shall be used on any neon sign. Transparent backing materials are preferred. Neon colors shall be subdued. (8/93, 7/03)

MM/SC/RH/DK 5:0:0 Motion carried.

041917.31 419 Occidental Ave S *continued*

Briefing regarding the streetscape
Briefing regarding the building rehabilitation and addition

Applicant Comment:

Greg Schiffler explained the proposed alley activation that they hoped would tap into ongoing alley activations in the district. He said they plan to have retail facing the alley. He noted most openings are boarded now: one opening is blocked with CMU, four are

boarded over, one opening was cut in and one fire exit was cut in. He said they proposed to provide as much openness as possible. He said the ground floor area currently housing F. X. McRory's will be separated into several small restaurants which will enhance the pedestrian experience and activation. He said they will use existing openings as cues and enlarge them in strategic ways. He said they will elongate windows to the walking surface inside. He noted that about 5' of historic fabric will be removed. He said the fire stair will need to be brought into code compliance; they will line it up, widen the door and set it back to accommodate swing and add sidelight. He said there will be a service entry. He said they are not proposing a larger cut at the south end.

Mr. Astor said the board doesn't consider new openings casually because it will change the way the building reads and there will be a loss of historic material. He said this location on a non-primary façade, working under existing headers and extending doors, provides activity and repurposes the building.

Mr. Kralios asked if a window survey has been done.

Mr. Schiffler said that as soon as the tenant is out in the summer they will. He said they hope historic windows are there and if so, they will restore them in-kind. He said if not, they will reconstruct them in wood to match others on the façade or they would be open to doing something modern.

Mr. Kralios said if the material is not there it opens up possibilities. He said if they are there, repair is the first approach; replace in-kind is second.

Mr. Schiffler said engineers will design glu-lam beam to hold the weight of the façade; it would be painted to match trim.

Mr. Kralios said enlarging within the confines of historic windows are aligned speaks to original geometry. He appreciated the openings where they really serve a purpose.

Ms. O'Donnell said it is compatible with 115 S. Jackson.

Mr. Donckers said extension of existing windows opens it up.

Mr. Astor said there is support for the plan; more information is needed on what is behind the window.

Mr. Schiffler questioned if they should proceed with Certificate of Approval.

Ms. Nashem said to apply and they can do restoration and modification later if needed.

Mr. Kralios asked about window condition survey.

Mr. Schiffler said all existing windows remain, they are just painted. He said that existing sheds on the roof will be removed. They proposed to brace high parapet wall and explained the strategy. He said they will screen mechanical equipment with walls and will brace wall. He said they will build an overhead diaphragm, a three-sided frame that

will hold up the wall and stiffen the wall. He said they will tie into the tallest part of the existing wall and bring that height around the entire perimeter. He said it will be sided in the same way as the stair tower.

Mr. Astor left at 10:55 am.

Mr. Schiffler said it will not be real visible and he provided sight lines from different viewpoints.

Mr. Kralios asked about roof and setback.

Ms. Nashem said they modified the setback; it makes sense to locate here because of the high wall.

Mr. Donckers left at 11:00 am.

Ms. Nashem asked if they plan to use shotcrete.

Mr. Schiffler said no, that the lightweight steel brace is the most efficient.

Mr. Kralios asked about the west tower stair.

Mr. Schiffler said it is a fire department regulation.

Ms. O'Donnell left at 11:02 am.

Mr. Schiffler said the stair serves the new roof; measurements were taken from the new roof.

Mr. Kralios said it makes sense. They are integrating an already elevated section with mechanical. He said it complies with zoning and he appreciates the sight line study. He said it will look well-integrated.

041917.4 BOARD BUSINESS

041917.5 REPORT OF THE CHAIR: Mark Astor, Chair

041917.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227