



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 124/21

MINUTES for Wednesday August 4, 2021

Board Members

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

Staff

Genna Nashem
Melinda Bloom

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

080421.1 APPROVAL OF MINUTES:

April 21, 2021
MM/SC/

May 12, 2021
MM/SC/

May 19, 2021
MM/SC/

080421.2 PUBLIC COMMENT

There was no public comment.

080421.3 APPLICATIONS

080421.31

Maud Building

Installation of murals on the wall

Staff Report: On May 5th the Board voted to approve painting a wall as remediation for graffiti. At the time it was suggested that they explore a mural for the wall. This application proposes a mural.

Applicant Comment:

Greg Percich, ownership explained the newly painted elevation was tagged and that the Alliance for Pioneer Square offered murals to put up that would deter future graffiti. He said murals are painted on plywood and will be attached at mortar joints.

Ms. Hoyt asked if tagging could happen at higher height.

Mr. Percich said painting had gone up to 18' and they applied an anti-graffiti coating. He said there is no graffiti above.

Mr. Rolluda asked if the murals have protective coating.

Mr. Percich said no but that they had been OK at site where they had been previously installed.

Mr. Dawson asked about durability of the materials.

Mr. Percich said plywood is marine grade and that he thought it could last a year, maybe two.

Mr. Rolluda said plywood would degrade and suggested an epoxy paint coating on the top and side to fill gaps for longevity to prevent delamination.

Mr. Percich agreed.

Ms. Kuwahara Day asked if they would paint over graffiti before installing mural.

Mr. Percich said they would try but it is expensive.

Mr. Rolluda agreed with Ms. Kuwahara Day and noted the area between the two murals in particular.

Ms. Kuwahara Day said the brick is deteriorated and she expressed concern about attachment.

Mr. Percich said they will install into mortar joint. He said the wall is 2' thick and they can go in for a good attachment. He said just the face of the brick is damaged.

Action: I move to recommend granting a Certificate of Approval for: Installation of a Mural as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 4, 2021, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

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. 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)

Secretary of Interior's Standards

1. 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.

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

9. 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/AH/SD 7:0:0 Motion carried.

080421.32 **Grand Central, City Loan and Buttnick Buildings**
(Squire Latimer, Gottstein, Brunswick-Balke-Collender)
216, 206 and 202 1st Ave S

Ms. Collie recused herself.

Proposed alterations to the buildings including
penthouse addition,
replacement of windows and storefronts
removing non original greenhouse structure
adding new openings for new storefronts and doors
removing ivy and repairing brick,
adding lighting,
seismic upgrades,
new rooftop mechanical equipment,
Retains type of uses but changes the floorplan of uses,
Alterations to the areaways,
Replacement of the alley pavers

Staff report: The applicant last briefed the Board on August 5, 2020. The proposal does not include plants for the rooftop planter, signage, solar panels, awning, or canopies.

ARC report: Alise Kuwahara Day and Lynda Collie attended ARC on July 28, 2021 during which Ms. Collie recused herself. Ms. Kuwahara Day reported that the project presented new items:

Alterations to the north wall of the City Loan Building: Large expanses of the wall are proposed for removal. Fill is proposed for existing windows. Responding to questions the applicant explained that a beam will be installed and that the replaced section of one of the doors goes from top to bottom and is part of the structural enhancement of the building. Applicant said a second egress is required and that there was not another way the egress could be provided.

Window replacement: A window survey and inventory has been provided. The survey indicates that the windows are more contemporary replacement windows apart from stained-glass window transoms and the detailed arch window. The applicant explained that the arched window and the stained glass will be repaired and retained. All other windows are proposed to be replaced with new aluminum clad wood windows.

Color palette: Review of the new storefronts, windows and other materials. In the past the Board has maintained that building should retain their own color pallet as individual building would even when they are combined internally. Ms. Day suggested consideration of breaking up the storefronts colors to further differentiate the three different buildings. The applicant has proposed a grey color on the City Loan Building.

Cornice on City Loan: the cornice was previously removed. Proposal is to add a cornice back but not to recreate the former cornice design.

Lighting: renderings of the effect of proposed lighting is included.

Alley paver replacement. The alley is essentially original cobble. The proposal is to remove the cobble and replace it with brick and stone. The brick and stone proposed is the same material as the new brick and stone in the "Nord alley" design. Ms. Day said that she understood the "Nord Design" intention to be to try to reuse the historic material at the building edge out of the ADA path of travel and then to supplement with new brick and stone. She asked if they looked at trying to incorporate any of the cobble. The applicant said they had not and had assumed that all the material should be replaced. Ms. Day suggested that they consider if retaining some cobble is possible. The applicant has changed their proposal to include reusing one row of cobble at the building edge. This appears to replace what is concrete strip on other buildings. They also revised their drawing to show more fading from brick to stone on the building side and more mixing of the stone and brick in the middle of the alley. The alley manual calls for 10% brick and 90% stone in the middle and a more 50-50 ratio at gathering and major entry locations.

Follow up items:

The design has been changed so that the rooftop coverage is 50% as allowed in the code 23.66.140 for use as an office

Code also requires that the penthouse be set back 15 feet. However, on the Buttnick building the setback does not comply with 15-foot set back requirement. The code does allow for the Board to modify the setbacks for rooftop features if the feature is minimally visible from 300 feet. The Board would first have to determine if the penthouse is minimally visible from 300 feet. The applicant demonstrated their structural argument for the location of the penthouse wall. Ms. Day noted the limited visibility of the penthouse but was concerned that the dark banding on the top of the penthouse would make it more visible than if it was a lighter color. The

applicant said they thought the opposite. Ms. Day noted that she had noticed most other penthouse proposals were a lighter color including one project that had recently revised their color to a lighter color after an NPS review.

Areaways:

The areaway for the Buttnick was reinforced with careful guidance from the Board to maintain the historical features it is rated "substantially intact/minor alterations." The applicant clarified that they are not proposing any alterations to that areaway. City Loan building areaway is rated "new or significantly altered," and the Grand Central is rated "substantially altered." There is also an existing vault on the Main Street in the areaway. The applicant clarified that there would still be ventilation gates there. They said that the historic light pole would be maintained in the existing location. They clarified that there are no prism lights that are being affected.

Applicant Comment:

Presentation materials in DON file.

Becca Pheasant Rhys provided context and history of the site and buildings as well as historic features of each building. She explained the Squire Latimer, Gottstein, and Brunswick-Balke-Callender buildings would be combined into one on the interior while maintaining their historic character. She said they are adding a single level penthouse to the shorter two buildings and there will be no change of use. She said there were earthquakes that caused damage and change to the buildings and in 1950 there was a gas explosion at the Buttnick and a lot of the storefronts and other elements were replaced. She said the last comprehensive renovation of the Grand Central Building was done in 1972; Buttnick and City Loan buildings were renovated in 2002 during which the two were functionally connected. She provided images showing how the proposed penthouse addition in context with other buildings in neighborhood. She went over penthouse setbacks and said coverage is 53% which is over the 50% allowed in the code for use as an office or residential penthouse per SMC 23.41.012; the penthouse has been reduced to 50% roof coverage. She provided penthouse study and said the proposed penthouse is shorter than existing mechanical on building.

Scott Clark said they changed the palette at the City Loan Building storefront colors per ARC suggestion. He said Champagne color storefront will identify entry at the Grand Central Building. He said on the north elevation they are removing two stair elements, moving mechanical equipment and generally tidying up the buildings. He said they are removing all of the ivy from the building. It has caused significant damage to the brick and to the windows with ivy found inside the building at one location. He said fire escape which was decommissioned as part of 2002 projects will be repainted and retained. He said there is a cap on the parapet and then proposed planter run along at guardrail height for the entire length of the Buttnick Building and will block view of penthouse and provide fall protection. He said the planting system color is similar to the brick. On the City Loan Building the metal

parapet around the top blocks view of elevator. Bond beams will be installed because during seismic event the two adjacent buildings bang into it. He said the bond beams raised a few courses and because they can't get a brick match, the metal parapet will be done around the top.

Mr. Rolluda asked the depth of the metal cap.

Ms. Pheasant Rhys said it is 4'.

Mr. Rolluda said he worries about oil canning on a 4' deep end.

Mr. Clark said not to worry because they will create bonding that is wrapping all the way around. He said that is helping a great deal because they are having to rebuild that roof.

Ms. Pheasant Rhys went over storefront changes over time and noted none are original. She said the entries on east side were utilitarian when alley was in use before the park was created. She went over proposed finish materials and storefront materials. She said lighting renderings show effects on building and said not a lot is proposed. She said the penthouse lighting is located low on the wall and is completely obscured by the parapets when viewed from ground level. Up-down lights are located at the primary entries only as shown on rendering. Pathway washing fixtures are located at the ground floor along the alley for safety and security as shown in the rendering. She said three gooseneck fixtures are at the north end of the alley to light the ghost sign; no new lighting is proposed.

She said the storefront at the Buttnick Building alley entrance only impacts portions of the existing façade that have been heavily modified in the past. The proposed storefront opening aligns with the edge of the windows above and does not impact the vertical load path of the unreinforced masonry wall. The City Loan office entry is proposed to be enlarged. The proposed public entry at the Grand Central Building is proposed to be enlarged.

Ms. Pheasant Rhys provided an overview of window replacements / modifications and provided a comparison of existing with proposed windows. She said muntins will not be put on City Loan Building as they weren't there originally. She said the new windows will be pewter color. She noted stained glass on the Grand Central Building that will be retained. She said that they will retain and restore window WK as it is the most complicated window on the entire building and was not modified with new sashes as part of 1970s renovation. She noted brick cuts between the City Loan and Buttnick buildings and said existing storefronts are being removed again, none of which are original.

She explained a light vault will be installed in the southeast corner of the site and they plan to structurally reinforce all of the Grand Central areaway. She said there are tree wells that were added in the 1970s, some have broken. She said they propose to wrap them with new concrete to help keep them in place. She said proposed alley finishes use the Pioneer Square alley design manual as a guide. She

said they will put back cobblestones in a band next to the building although not at entries because it is uneven, and it needs to be accessible. The entire alley needs to be accessible, and they will address the elevation of the alley and relationship to the building openings and storefront openings so it will be seamless and compliant in terms of accessibility.

Ms. Pheasant Rhys said restaurants will occupy the storefronts and will help to activate the area and make it feel like part of the park. She said there will be brick pavers at entries as opposed to cobblestone.

Mr. Clark said alley brick pavers are different from what was in the alley design manual because this is a very different condition from all the other alleys since there are not buildings on both sides of the alley. He said they have faded from brick at the building to stone pavers next to the concrete band that is surrounding the park. He said they are using the existing cobblestone as 1' wide border; the remaining will go to SDOT.

Ms. Kuwahara Day said the color change helps to differentiate the three buildings that were historically three different buildings. She said she appreciated the effort to incorporate some of the historic cobble in the alley design. She said the Buttnick areaway is substantially intact and noted no alterations are proposed there.

Ms. Pheasant Rhys said the only glass prism lights are at the Buttnick; they will be retained.

Ms. Kuwahara Day said openings in the City Loan Building are being created for access to rooftop. She noted that ARC that there were no other alternatives but that any historic material removed would be retained.

Ms. Pheasant Rhys said they would like to retain the brick but noted there are not a lot of places where the materials could be reused. She said it could be used to help rebuild some of the brick that was damaged.

Ms. Kuwahara Day said she wasn't sure about the darker band of black at the top of the penthouses; she said she thought it made it more visible and asked board members to comment.

Mr. Rolluda said the darker color pops and he would rather have it blend to surrounding architecture and the sky with a lighter color. He said perhaps a study on the colors could be provided.

Mr. Clark said they prefer to move forward and not come back with another study. He said they can match to the Timeless Bronze color.

Ms. Kuwahara Day concurred with the changed to Timeless Bronze. She noted that the Buttnick has the setback less than 15' and the dark color may be even more visible as it is closer to the edge of the building.

Ms. Kuwahara Day and Mr. Rolluda said they preferred the lighter color at both penthouses.

Mr. Donckers was pleased to see the removal of the glass obstruction on the east side.

Ms. Hoyt concurred. She asked about lighting on the Grand Central alley entry.

Ms. Pheasant Rhys said lighting was added in the 1970s. They proposed to remove the lighting and restore the brick. Up/down fixtures will be used at this location. She said the arch of the three openings at this location was more modified and felt that using a slightly different finish was appropriate because of modifications that had already happened.

Ms. Hoyt said breaking up the storefronts with colors now proposed is a big improvement and compatible.

Mr. Rolluda concurred. He thanked the design team for the exhaustive window study and said he was glad to see the proposed profiles come close to matching existing. He said he is glad cobbles are being used at the edge of the building to show what was there.

Mr. Clark said the roof plan for the Buttnick penthouse shows the setback and structural columns.

Ms. Pheasant Rhys said they have made a significant reduction on other directions.

Mr. Clark said the step back is 28' on the park side because that is where the preexisting structural column is. He said adding structural elements were rejected. He said the structural grid are a result of numerous iterations of this building over time. He said not included in this application are rooftop planter, signage, solar panels, or canopies.

Mr. Rolluda said change of color of penthouse from black to Timeless Bronze should be added to motion.

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

Proposed alterations to the buildings including:

- penthouse addition,
- replacement of windows and storefronts
- removing non original greenhouse structure
- adding new openings for new storefronts and doors and one vent,
- removing ivy and repairing brick,
- adding lighting,
- seismic upgrades,
- new rooftop mechanical equipment,

Retains type of uses but changes the floorplan of uses,

Alterations to the areaways, including a new section of sidewalk on Main ST consistent with the Pioneer Square Standard for sidewalks,
Replacement of the alley pavers with all unused pavers to be careful salvage and stored with SDOT for a later use.
All as presented with change of color of penthouse from black to Timeless Bronze.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *Aug 4, 2021* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.140 – Height

C. Rooftop features and additions to structures

3. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within 300 feet of the structure.

4. Height limits for rooftop features

b. For existing structures, open railings, planters, clerestories, skylights, play equipment, parapets, and firewalls may extend up to 4 feet above the roof of the structure or the maximum height limit, whichever is less. For new structures, such features may extend up to 4 feet above the maximum height limit. No rooftop coverage limits apply to such features regardless of whether the structure is existing or new.

d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

2) stair and elevator penthouses;

3) mechanical equipment;

4) minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of [Section 23.57.014](#).

Additional combined coverage of these rooftop features, not to exceed 25 percent of the roof area, may be permitted subject to review by the

Preservation Board and approval by the Department of Neighborhoods Director.

f. Residential and office penthouses

2) Office penthouses are permitted only if the footprint of the existing structure is greater than 10,000 square feet and the structure is at least 60 feet in height. When permitted, office penthouses shall be set back a minimum of 15 feet from all property lines and may cover a maximum of 50 percent of the total roof surface. Office penthouses may extend up to 12 feet above the roof of the structure and shall be functionally integrated into the existing structure.

3) The combined height of the structure and a residential penthouse or office penthouse, if permitted, shall not exceed the maximum height limit for that area of the District in which the structure is located.

g. Screening of rooftop features. Measures may be taken to screen rooftop features from public view subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The amount of rooftop area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of rooftop features listed in subsection 23.66.140.C.4.d. In no circumstances shall the height of rooftop screening exceed 15 feet above the maximum height limit or height of an addition permitted according to subsection 23.66.140.C.4.i or otherwise, whichever is higher.

23.66.180 - Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

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.

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

- B. Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.
- C. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.
- D. 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)
- E. 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)
- F. Building Base. Buildings are allowed a base of approximately 18-24 inches. Base materials should be concrete, sandstone, or granite, and may be poured, cut to fit or unit-paved. The color relationship between the sidewalk and building must be considered. Brick or tile materials should not be used except when existing walks are of the same material.

XVII. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

XIX. ALLEYS

A. Alley Paving. Alleys are to be paved with unit paving materials. Three types are acceptable in the District: remolded paving bricks, cobbles, and interlocking brick-tone pavers. Alleys should be repaired or re-paved in the original unit material when these materials remain available. All other alleys should be paved with remolded brick. The center drainage swale, peculiar to alleys, should be preserved as part of

alley re-paving. Unit paved alleys should not be patched with any material other than approved unit paving.

Secretary of Interior's Standards

2. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
3. 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. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
6. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
7. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
10. 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.

11. 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.

[Preservation Brief 3: Improving Energy Efficiency in Historic Buildings](#)

[Preservation Brief 14: New Exterior Additions to Historic Buildings Concerns](#)

[Preservation Brief 41 Seismic improvements](#)

[Interpreting the Standards 21: Adding new openings on secondary elevations](#)

[Pioneer Square Alley Design Manual](#)

MM/SC/SD/FS 6:0:1 Motion carried. Ms. Collie recused herself.

080421.4

BOARD BUSINESS

Ms. Nashem said the mayor's office had signed off all appointments; City Council needs to review and approve. She said that Ms. Kuwahara Day and Mr. Donckers will cycle off the board. She said it has been a pleasure to have them serve.

080421.5

REPORT OF THE CHAIR: Alex Rolluda, Chair

No Report.

080421.6

STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227