



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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PSB 390/15

MINUTES for Wednesday, December 16, 2015

Board Members

Mark Astor
Ann Brown
Ryan Hester, Chair
Dean Kralios, Vice Chair
Kyle Kiser
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

Willie Parish

Chair Ryan Hester called the meeting to order at 9:00 a.m.

121615.1 APPROVAL OF MINUTES:

November 4, 2015
November 18, 2015

Minutes deferred.

121615.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

121615.21 Union Trust Annex Building

311 – B Occidental Ave S

Temporary attachment of Century Link fiber cable to existing copper on west side of the building

ARC Report: Mr. Kralios reported that ARC reviewed plans and photos.

Staff Report: I have met with the Alliance and Century Link and SDOT. Century Link is signing a MOA to participate in the alley paving project and the cable will move into an

underground conduit at that time. However they have a client that wants service prior to that installation. The intention is that this is approved as temporary.

Neve Jake explained the proposal to temporarily install fiber cable.

Mr. Astor asked if the strapping is temporary.

Mr. Jake said it is. Responding to board questions he said that there is 8' of conduit in the alley where no dig up is required – this will expedite the process. He said that work – digging, splicing - will take about a week.

Ms. Brown asked how they propose to repair the alley.

Ms. Jake said there will be a full restoration after placing conduit in alley way but they don't anticipating have to dig up the alley.

Ms. Brown said she was concerned that the alleys don't always get repaired. She asked if any areaways were involved.

Ms. Jake said there aren't – this is in the alley.

Public Comment:

Liz Stenning said they wanted to coordinate the utility work in the alley, share trench, and resurface once utilities are in.

Karen True, Alliance for Pioneer Square, said that it is important for the long term as a tech hub – the infrastructure is needed.

Rema Akileh commented about the need for internet access.

Board Discussion:

Mr. Kralios said the proposal makes sense; installation will be through mortar so not impactful to brick.

Mr. Hester said he appreciated the coordination with the Alliance and alley issues. He said that it they need to dig to salvage any historic fabric.

Ms. Jake said that is in the plan.

Action: I move to recommend granting a Certificate of Approval for temporary attachment of Century Link fiber cable to existing copper on the alley facade of the building. The temporary installation will be removed and installed underground as part of the Nord Alley paving installation.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 16, 2015

public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC23.66.030 Certificates of Approval required

Secretary of Interiors Standards for Rehabilitation

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

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/MA/AB 6:0:0 Motion carried.

121615.22

Public Litter and Recycling Program

Various locations as shown in the attached map

Bolting down garbage cans, adding additional cans and changing locations of some existing cans.

ARC Report: The applicant did not attend the meeting. ARC briefly reviewed the application materials and had no further questions.

Staff Report: No additional information.

Sheryl Anayas and Lauren Bushman, SPU, explained the proposal to bolt down garbage cans because there is a history of them being stolen.

Mr. Hester said it is typical for trash and recycling cans.

Ms. Anayas said that they will attach using one bolt per can.

Mr. Kralios asked if the paint used to mark the location of the cans will be water based.

Ms. Anayas said it is.

Mr. Kralios asked about criteria for placement.

Ms. Anayas said that they will be in high pedestrian traffic areas but out of the pedestrian path and that they used Alliance for Pioneer Square feedback which led to some being relocated.

Mr. Hester asked about attachment where there is brick.

Ms. Anayas said they will not drill through brick but into the mortar joints.

Ms. Petrovich asked about location 6.

Ms. Anayas said they are moving to a more prominent corner.

Ms. Brown said that the corner of Occidental was difficult with A-boards.

Ms. Petrovich said she applauded the measure to move that location.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, said they worked with SPU and thought it was a thorough thoughtful process.

Board Discussion:

Mr. Hester said he appreciated the thoughtfulness of the application. He said to make sure bolts are sized according to mortar joint.

Mr. Kralios said it was helpful to have criteria for objective placement.

Action: I move to recommend granting a Certificate of Approval for bolting down garbage cans, adding addition cans and changing locations of some existing cans.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 16, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC23.66.030 Certificates of Approval required

District Rules

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)

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

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/TP/MA 6:0:0 Motion carried.

121615.23

Provident Building

568 1st Ave S

Mr. Astor recused himself.

Installation of new windows on the south wall

ARC Report: Mr. Kralios said the applicant did not attend the meeting but that ARC reviewed the plans and photos provided. ARC requested a clearer photo the window to verify the details are matching.

Ms. Nashem noted that she followed up with the applicant and he will have better photos to present.

Applicant Comment:

Anthony Pydych presented. He said that the main objective to do this work is because of the Gridiron project that will obscure and block existing windows. Responding to questions he said that overall there will be a net increase in windows.

Mr. Astor noted there is no historic material impacted just a poured in place concrete wall.

Mr. Pydych said the intent is to match existing windows and relocate existing windows.

Ms. Petrovich asked about timing in relation to the Gridiron project.

Mr. Pydych said it is the same timeline; work will be coordinated with Gridiron project.

Mr. Hester asked about infill – CMU, skim coat.

Ms. Nashem clarified that that is not part of this project but that the Board had approved that as part of the 589 Occidental Ave project.

Mr. Kralios said that it will be obscured by new building. He asked if the windows will be pivot or fixed.

Applicant said they will be fixed with center mullions; windows will be double pane.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said that windows are all replacement already and this will be on a non-primary façade which won't be very visible. He said that when the new project is constructed it will be respectful of existing architecture and design.

Mr. Hester agreed with Mr. Kralios and said that the adjusted placement is appropriate given adjacent construction and is not impactful to the building.

Ms. Petrovich said she appreciated the coordination with the Gridiron project.

Mr. Kiser said he appreciated the clarifying details of the windows.

Action: I move to recommend granting a Certificate of Approval for installation of new windows on the south wall to match the existing windows.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 16, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC23.66.030 Certificates of Approval required

SMC23.66.180 Exterior Design

Secretary of Interiors Standards for Rehabilitation

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/TP/AB 5:1:0 Motion carried. Mr. Astor abstained.

121615.24 **Squire Building Wall sign**
On the Field
901 B Occidental Ave S

Applicant withdrew application

121615.25 **450 Alaskan Way**

Ms. Petrovich recused herself.

Final design of a new 100 foot office building with an amenity space on the roof. Uses will be offices on level two through eight with retail on the ground floor and two levels of below grade parking.

Primary Materials are brick, aluminum and glass and wood.

Landscaping to the public rights of way and private pedestrian way, this includes attachment of brackets for baskets to the back façade of Sellers 411 (1st Ave S) and Hamback (419 1st Ave S) buildings and removal of a non-original loading dock at the back façade of the Hamback building (419 1st Ave S)

Signage including signage for the building address, parking garage, bike parking and sustainability plaque. Signage plan for retail signage.

ARC Report: Mr. Kralios reported that ARC reviewed the drawing, renderings and samples provided. Following up on previous recommendations, the applicant showed where they had inset the signage in the brick rather than being applied on top of the coining. ARC preferred this alternative. However they preferred how the sign was shown in the rendering stopping at the ground rather than stopping at what appeared a random location on the drawing. The applicants will correct the drawing to match the rendering. ARC said that the double coining helped make the transition they were looking for between the base and middle and adding more articulation to the top. ARC thought the aligning of the pedestrian way saw cuts to the saw cuts in the sidewalk were an improvement and that they understood from the photo provided the different appearance of the smooth concrete and the aggregate concrete. ARC discussed a change to add granite islands on the roof surface and the applicant said it was to provide break up of space and identify non-occupiable locations. ARC said the building design on the south, west and east facades took clues from other buildings in the district with the materials, rhythms and proportions. They thought the west façade was differentiated but had horizontal and vertical articulations and the ground level was pedestrian oriented and similar storefront configuration as the rest of Pioneer Square. They thought that the color palette was complementary of the district. They especially thought that wood detailing at the storefronts and at the soffits gave the building warmth. They thought the signage was minimal and integrated into the design. They also thought the lighting was well integrated in to the design. They thought that the design, material and colors were complimentary to the district, but was clearly a new building not a historic building. They felt like all the design issues have been resolved and they recommended approval.

Staff Report: At its September 16, 2015 meeting, the Pioneer Square Preservation Board reviewed the application for Preliminary Design for demolishing the existing building and new construction of a 100 foot office building with a rooftop amenity space. The building includes: 45 car parking stalls, 41 bicycle parking stalls, two retail spaces, a lobby on the ground floor, and office on levels 2-8. The Board recommended granting approval. The Certificate for Approval for Preliminary Design (PSB32515) was issued October 22, 2015. Design features to be considered as part of the final design approval, which are not included in this preliminary design approval include, but are not limited to the following:

- Design details and materials associated with brick, glass wall system, storefront system and other windows and mechanical screen wall;
- Detailing of the building façades;
- Detailing and color of all materials;
- Lighting and signage, including the required interpretive signage; and
- Design, materials, and construction details for the vacated alley pedestrian way.

This final design makes some adjustments to the square footage of uses as noted on the plans and increases the number of parking stalls to 84 stalls.

The rooftop features has been adjusted but it remains under the 35 % coverage allowed.

The CIP has changed to include the entire sidewalk between Alaskan Way S and 1st Ave S. There are no area ways identified on the north side of King Street but there is an areaway on the south side of King Street, however the historical rating is “New or Significantly Altered.”

Applicant Comment:

Presentation available in DON file. Applicant presented materials, signage, lighting and landscape and changes to the final design including another layer of parking.

Mr. Astor asked how the wood surround will hold up and what the maintenance on the product is.

Nick McDaniel, NBBJ said that the resin is pretty tough and that solvents are used to strip it off. He said French cleat fasteners will be used and are not visible.

Public Comment:

Karen True, Alliance for Pioneer Square, supported the project and said it is consistent with the goals of the district. She said it will attract more businesses to support retail and restaurants. She said they want to work with the preservation board on retail strategies.

Liz Stenning noted the street concept plans to declutter the neighborhood and suggested replacing yellow domes with cast iron truncated domes instead of curb ramps. She said the east-west streets should have smaller trees to retain views and suggested a different tree species.

Carl Leighty, Alliance for Pioneer Square, said he encouraged brighter lighting because of the use of darker brick.

Board Discussion:

Mr. Kralios said the applicant did a considerable job; the design fits into the block and district scale-wise. He said they did a good job transitioning from historic district to the Waterfront. He said that the material palette is harmonious and compatible with district; lighting use is good and he noted the positive pedestrian environment.

Mr. Astor agreed with Mr. Kralios and said the design fits well with the neighborhood.

Mr. Hester asked if board members had concerns with departure requests or ramp restoration.

Mr. Kralios said that ARC wanted more information on planter detail and it was provided.

Mr. Hester said he appreciated attention to detail – the new lighting proposal, architectural lighting is smart. He said he really liked the attention to pedestrian

environment and activation of east façade (through block connection). He said that the materials are compatible and consistent. He appreciated the detailed presentation. He commented about abundance of signage and said that specific retail will be subject to future review.

Mr. Kiser commented on the lighting plan and the full block pedestrian environment and said it was very pedestrian friendly. He said the up-lighting will be attractive from the Waterfront. He said the building fits in well with the district.

Action: I move to recommend granting a Certificate of Approval for Final Design of a new 100 foot office building with an amenity space on the roof, including demolishing the 1984 structure that the Board had previously found to have no historical or architectural significance and which is non-contributing to the National Register District, and new construction and departures as approved in the Preliminary Design COA PSB32515. Uses will be offices on level two through eight with retail on the ground floor and two levels of below grade parking all per the drawings attached.

Primary materials are brick, aluminum and glass and wood.

Landscaping of the public rights of way and private pedestrian way, this includes attachment of brackets for baskets to the back façade of Sellers 411 (1st Ave S) and Hamback (419 1st Ave S) buildings and removal of a non-original loading dock at the back façade of the Hamback building (419 1st Ave S)

Signage including signage for the building address, parking garage, bike parking and sustainability plaque. Signage plan for retail signage which consists of sign type as blade sign, sign size and material with the final design details and attachment of the retail signage to be submitted for Certificate of Approval.

All conditions of the preliminary design COA PSB32515 have been met.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 16, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

Seattle Municipal Code

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. The boundaries of the District are shown on Map A for 23.66.100 and on the Official Land Use Map.

23.66.115 - Demolition approval

A. Demolition or removal of buildings or other structures in the District is prohibited unless approved by the Department of Neighborhoods Director. Except as provided in subsection B below, no approval shall be given for building demolition or removal unless the following prerequisites are met:

1. The Director of Neighborhoods, following a recommendation by the Preservation Board, determines that the building or structure has no architectural or historic significance; and
2. Use and design of the replacement structure has been approved by the Department of Neighborhoods Director; and
3. Proof acceptable to the Department of Neighborhoods Director of a valid commitment for interim and long-term financing for the replacement structure has been secured. In addition to other proof, the Department of Neighborhoods Director may accept a bond, letter of credit or cash deposit as a demonstration that the project has adequate financial backing to ensure completion; and
4. Satisfactory arrangements have been made for retention of any part of the structure's facade which the Department of Neighborhoods Director, following a recommendation by the Preservation Board, determines to be significant; and
5. Satisfactory assurance is provided that new construction will be completed within two (2) years of demolition.

23.66.120 – Permitted uses

A. All uses are permitted outright except those that are specifically prohibited by Section 23.66.122 and those that are subject to special review as provided in Section 23.66.124.

B. Essential Public Facilities. Essential public facilities shall also be reviewed pursuant to the provisions of Chapter 23.80, Essential Public Facilities.

C. All uses not specifically prohibited or subject to special review under Section 23.66.124 are permitted as both principal and accessory uses, except gas stations, which are permitted as accessory uses only in parking garages.

23.66.122 – Prohibited uses

A. The following uses are prohibited in the Pioneer Square Preservation District as both principal and accessory uses:

23.66.140 – Height

A. Maximum Height. Maximum structure height is regulated by Section 23.49.178 Pioneer Square Mixed, structure height.

C. Rooftop features and additions to structures

4. Height limits for rooftop features

j. Enclosed rooftop recreational spaces for new structures

1) If included on new structures, enclosed rooftop recreational spaces and solar collectors may exceed the maximum height limit by up to 15 feet. The applicant shall: make a commitment to achieve a LEED Gold rating or better or meet a substantially equivalent standard and demonstrate compliance with that commitment according to the provisions of subsections 23.48.025.A through 23.48.025.D, and meet a Green Factor requirement of .30 or greater according to the provisions of Section 23.86.019. Each enclosed rooftop recreational space shall include interpretive signage explaining the sustainable features employed on or in the structure. Commercial, residential, or industrial uses shall not be established within enclosed rooftop recreational spaces that are allowed to exceed the maximum height limit under this subsection 23.66.140.C.4.j.

D. New Structures. When new structures are proposed in the District, the Preservation Board shall review the proposed height of the structure and make recommendations to the Department of Neighborhoods Director who may require design changes to assure reasonable protection of views from Kobe Terrace Park.

23.66.150 Structure setbacks

Except as allowed through the provisions of subsection 23.49.180.G for the PSM 85-120 zone in the area shown on Map A for 23.49.180:

A. Structures located within Subarea A on Map C for 23.66.122 and 23.66.150 shall cover the full width of the lot along street lot lines and have street-facing facades that abut street lot lines for the full width of portions of a structure that are up to 100 feet in height.

B. Structures located within Subarea B on Map C for 23.66.122 and 23.66.150 shall abut street lot lines for the full width of the structure's street-facing façade, except as provided for in 23.49.180.

C. New structures or portions of structures located within Subarea C on Map C for 23.66.122 and 23.66.150 shall cover the full width of the lot along street lot lines and have street-facing facades that abut street lot lines for the full width of portions of a structure that are up to 100 feet in height. For structures that exceed 100 feet in height, all portions that exceed 100 feet in height shall be set back at least 15 feet from street lot lines.

D. For all Subareas, modifications to setback standards may be permitted by the Director of Neighborhoods following review and recommendation by the Preservation Board if the following criteria are met:

1. A larger or smaller setback will be compatible with and not adversely affect the streetscape or publicly-owned open space; and
2. A larger or smaller setback will be compatible with other design elements, such as bulk, size and profile, of the proposed building.

23.66.160 – Signs

23.66.170 – Parking and Access

C. If parking is provided it shall be subject to the requirements of Section 23.54.030.

D. Standards for location of access to parking

1. Access to parking and loading from alleys and from streets that generally run east/west is preferred to access from Avenues. If a lot abuts more than one right-of-way, the location of access shall be determined by the Department of Neighborhoods Director in consultation with the Director of Transportation. This determination shall be made according to the traffic classification of the street, depicted on Map D for 23.66.170. Access shall be from rights-of-way classified as follows, from the most to least preferred (a portion of a street that is included in more than one category is considered as belonging only to the least preferred of the categories in which it is included), except when the Department of Neighborhoods Director, following review and recommendation by the Board, determines that access from the preferred right-of-way would create a hazardous condition: alleys; access streets, regardless of pedestrian classification; Class II pedestrian streets-minor arterial; Class II pedestrian streets-principal arterial; Class I pedestrian streets-minor arterial; Class I pedestrian streets-principal arterial; principal transit streets, regardless of pedestrian classification; green streets.
2. Curbscut width and the number of curbcuts permitted per street frontage shall be governed by Section 23.54.030.
3. The street-level location of entrances and exits of all parking garages, if permitted, shall be permitted only if approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board. View-obscuring screening may be required as needed to reduce adverse visual impacts on the immediate area.

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.

C. Awnings. Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

District Rules for the Pioneer Square Preservation District

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. 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.

B. 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.

C. 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)

D. 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)

E. 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.

G. Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.

H. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances the same concrete and lampblack mixture used for the sidewalk will be used.

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (7/03)

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. 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.

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
- C. Specific Signage Regulations
 - 1. Letter Size

Secretary of Interior's Standards for Rehabilitation

The Secretary's Standards for Rehabilitation, in particular Standard 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.

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

121615.4 BOARD BUSINESS

121615.5 REPORT OF THE CHAIR: Ryan Hester, Chair

121615.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227