



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

PSB 231/15

MINUTES for Wednesday, August 5, 2015

### Board Members

Mark Astor  
Ann Brown  
Willie Parish  
Marcus Pearson  
Tija Petrovich

### Staff

Genna Nashem  
Melinda Bloom

### Absent

Evan Bue  
Ryan Hester  
Dean Kralios

Mark Astor called the meeting to order at 9:00 a.m.

**080515.1      APPROVAL OF MINUTES:**  
Deferred.

**080515.2      APPLICATIONS FOR CERTIFICATES OF APPROVAL**

080515.21      **Collins Building**  
Touch  
524 2<sup>nd</sup> Ave

Installation of signage

Mike Norman, Samis, explained the proposed signage for new tenant, Touch. He said that it is the same as the adjacent Cairn Cross sign although with a more silver-white tone. He said that it is consistent with branding at the building. He said that 3.82" vinyl letters will be adhered to the inside of the door. He said this is the extent of their signage needs. He provided a scale drawing.

Public Comment: There was no public comment.

Mr. Astor said that it meets code.

Mr. Pearson said that building tenants are on other floors and no other tenants would be added here so there is no transparency issue.

Mr. Astor agreed and said it serves more as a directory than building signage. He said the size and application meet Guidelines.

Action: I move to approve a Certificate of Approval for installation of signage including a blade sign and painted window signage per

Code Citations:

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)

Sign Materials: Wood or wood products are the preferred materials for rigid hanging and projecting (blade) signs and individual signage letters applied to building facades. (7/99)

#### C. Specific Signage Regulations

1. Letter Size
3. Projecting Elements (e.g. blade signs, banners, flags and awnings).
4. Blade signs (signs hanging perpendicular to the building).

SMC23.66.160 Signs

MM/SC/MP/TP 5:0:0 Motion carried.

080515.22

**Westland Building**

The Pioneer Collective  
100 S King St Suite 100

Installation of signage

ARC Report: ARC reviewed the drawings and samples provided. They thought that the sign proposed was the preferred sign materials in the district rules and complied with letter size, and square footage and the attachment were in the mortar as appropriate. ARC asked for color samples.

Staff Report: ARC suggested an express review so unless the rest of the Board has questions the Board chair will call for a vote following the ARC report.

Applicant Comment:

Chris Hoyt explained the proposed simple wood blade sign. He said that small hand painted lettering is proposed for the corner window; typeface is 4 ½". He said that the sign is bone white with onyx black stroke centered on windows. He said the wood blade will be primed red oak with lettering etched in blue. He said it will be affixed to the building with a bar attached into the mortar. He said that the sign is 30" wide x 20" high, 1 ½" thick with 4 ½" letters.

Ms. Petrovich clarified there would be three window signs.

Public Comment: There was no public comment.

Board Discussion:

Mr. Astor went over District Rules and said it is appropriate and he had no problem with what was proposed.

Ms. Petrovich said it is transparent and it is a large leased space.

Action: I move to approve a Certificate of Approval for installation of signage including a blade sign and painted window signage per

Code Citations:

District Rules

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4. Blade signs (signs hanging perpendicular to the building).

SMC23.66.160 Signs

MM/SC/TP/AB 5:0:0 Motion carried.

080515.23

#### **Heritage Building**

Galvanize

111 S Jackson

Installation of signage

Applicant Comment:

Carol Alexander, Western Neon, explained that the double sided blade sign will have channel letters with exposed neon. She said that the aluminum cabinet will be painted black. She said that the big “G” will be orange with little taupe bubble in it. She said that in response to ARC comments they changed the mounting plate to an upside down “T” to hit grout joints.

Laura Rossman, Galvanize, said that the sign will be at the corner of 1<sup>st</sup> and Jackson; the entrance is at the north side of Jackson. She said they occupy the entire first floor, five floors and roof top. She said it is a school and co-work space. She said that it is specialized for students, classes and membership space.

Mr. Astor asked if the lobby was dedicated to their space.

Ms. Rossman said it is and noted that they host community events in their space as well.

Ms. Brown asked about sign above entry.

Ms. Rossman clarified it is the address.

Mr. Astor went over purview and said that ARC reviewed the application. The applicant said the sign is just under 6 square feet and that it will not be back lit as indicated on the drawings. They said that they could revise the attachment so it is in the mortar joints rather than the sandstone. ARC had questions about the business and where it is located in the building. The applicant said they would be able to confirm that before the Board meeting. ARC wanted to see revised sign drawings and a floor plan showing the Galvanize spaces in the building.

Ms. Nashem said the G is still larger but the board can make an exception.

Mr. Pearson said that it is not a logo.

Ms. Petrovich asked for clarification about the corner space tenancy.

Ms. Nashem said that the Rules say that there can be one projecting element per address and that has a different address.

Mr. Pearson noted that the first floor will be used by the applicant.

Mr. Astor said there are three colors on the neon sign; it is in compliance. He said that the sign will be appropriately mounted in the grout.

Action: I move to approve a Certificate of Approval for installation of a blade sign under the condition that;  
No additional signage for upper level tenants will be approved for the exterior of the building.  
When the sign is removed the holes from the attachment will be repaired with a product approved administratively.

Code Citations:

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### C. Specific Signage Regulations

#### 1. Letter Size

#### 3. Projecting Elements (e.g. blade signs, banners, flags and awnings).

#### 4. Blade signs (signs hanging perpendicular to the building).

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)
4. Neon is permitted only as signage and shall not be used as decorative trim. (8/93)

#### SMC23.66.160 Signs

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

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

f. Whether the proposed sign lighting will detract from the character of the building; and

g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

4. When determining the appropriate size of a sign the Board and the Director of Neighborhoods shall also consider the function of the sign and the character and scale of buildings in the immediate vicinity, the character and scale of the building for which the sign is proposed, the proposed location of the sign on the building's exterior, and the total number and size of signs proposed or existing on the building.

6. Projecting signs and neon signs may be recommended only if the Preservation Board determines that all other criteria for permitted signs have been met and that historic precedent, locational or visibility concerns of the business for which the signing is proposed warrant such signing.

#### SOI's

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

MM/SC/MP/TP 5:0:0 Motion carried.

#### 080515.24 **Yesler Way and areaway at 605 1<sup>st</sup> Ave S**

Installation of conduit, vault and j-box and conduit in the areaway  
ARC Report: ARC reviewed the plans provided. ARC suggested revising the images to more accurately show what they are doing or at least adding notations. Overall ARC thought there did not appear to be historic material affected by the installation of the conduit or the drilling of hole. No curbs are affected.

Keith Kassen explained that conduit would be installed up through the areaway to the rooftop. He went through packet details and said that from the existing Comcast manhole they will trench 4' west and create a new ATT vault. He said that 4" conduit core drilled through with junction box attached to concrete wall of areaway; 2" conduit through areaway into private property and then routed up to roof from there. He said that there is no attachment to the span ceiling; they will not move lights. He provided a photo showing the route through the areaway and where the conduit will enter the private property space. He said that ATT owns the fiber installed out to vault; it will tie into the existing Comcast vault.

Staff Report: Ms. Nashem said the areaway map indicates that the areaway has notable features but no notable features appear in the photos at the area of work.

Responding to questions Mr. Kassen said the building owner has signed off on the work.

Public Comment: There was no public comment.

Board Discussion:

Ms. Petrovich said that no historic fabric will be affected.

Mr. Astor went over District Rules and said that no historic materials are in the path of work. He asked how the core drill will be sealed.

Mr. Kassen noted the detail is on page 6.

Action: I move to approve a Certificate of Approval for Installation of conduit, vault in the street and j-box and conduit in the areaway per

Code Citations:

District Rules

XVIII. AREAWAYS

SOI's

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

MM/SC/TP/AB 5:0:0 Motion carried.

080515.25

**Yesler and Jefferson curb ramps**

Intersection of Yesler and Jefferson, east of 2<sup>nd</sup> Ave S  
Construction of ADA curb ramps

ARC Report: ARC reviewed the drawings and renderings provided. They noted that they would generally prefer something more subtle or something that calls attention to itself, when referring to the brown metal ramp indicator compared to yellow ones. However there was some concern about the ledges on the one side of these ramps caused by a vault on the south side of the street and a light pole foundation on the north side of the street. Ms. Casper said that they have considered it and because the light pole would block someone from walking over the ledge it was not a concern. On the other side the ledge was tolerable because it was low. She said they might put up cones or paint the ledge yellow temporarily to help users get used to it.

Staff Report: The Board has approved the brown metal ramps with the railroad way design. It was not so much that the others are yellow because of the Board requests but that is what was previously presented as the necessary approach until the Railroad Way proposal. When that proposal was reviewed the Board thought it was more compatible with the District while still providing the required change in color and sound indication.

Applicant Comment:

Therese Casper, SDOT, explained the proposal to install curb ramps at the bus tunnel. She noted she has been working with the Alliance for Pioneer Square on ADA improvements in the neighborhood. She said at the north side of the mid-block crosswalk the ramp will not impact the light pole, granite curb or areaway. She said they are getting federal funding and have gone through the NEPA process and DAHP requires brown or cast iron truncated domes.

She said that on the south side there is granite curb 4' from the affected area. She said they will protect existing granite curbs as a precaution.

Mr. Aster cited the ARC report and noted the trip hazard due to the subtle and less visible color.

Ms. Casper said that she is talking with City Light to see if they can get rid of hand hold there, move it or install a wing.

Mr. Pearson said the photos show some dark space on the street.

Ms. Casper said that they have to do some asphalt work.

Mr. Pearson asked about slip hazard with the cast iron.

Ms. Casper said that street maintenance has approved cast iron.

Ms. Nashem noted that on Railroad Avenue it has a roughed surface.

Public Comment:

Liz Stenning said they started the ADA work in 2012 doing walking audits and created a list with over 100 things to fix. She said that this is do-able. She said that they prioritized ADA and accessibility and spots closest to transit. She said she likes the cast iron and said the City of Chicago uses it all the time.

Ms. Brown asked about the yellow gold color that had been used.

Ms. Nashem said that the board previously noted a preference for the gold over the bright yellow. She said this is a new option. She said that change in color and sound is required for ADA and this covers both.

Mr. Astor went over District Rules. He was supportive of the proposal because it is mitigating travel barriers.

Ms. Petrovich thanked the applicant for outlining the granite curbs.

Action: I move to approve a Certificate of Approval for Construction of ADA curb ramps with brown steel ramp indicators with brown plastic truncated domes administratively approved per

Code Citations:

SMC 23.66.030 Certificates of Approval required

District Rules

### III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

SOI's

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

9. New additions, exterior alterations, or related new construction 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/MP/TP 5:0:0 Motion carried.

080515.26

#### **LeRoy Hotel Building**

90 Karoke  
207 2<sup>nd</sup> Ave S

Structural reinforcement of the parapet including rosettes

ARC Report: ARC reviewed the proposed rosettes. ARC generally agreed that the even placement of rosettes was appropriate and helped maintain the symmetry of the building. However, ARC felt the proposed rosettes were very industrial and that the building had a lot of formal details including other rosette type detail on the cornice so the type of rosettes should be coordinated with the architecture of the building.

Staff Report: While they mentioned that they picked the rosettes because they were used next door, that is a different style of building, I also know that there was emergency repair following the earthquake I am not sure if these were part

of the emergency approval. There are many examples or other styles around the district however this is a pretty unique building.

Applicant Comment:

Godwin Moy explained the proposed seismic retrofit. He said that rosettes are proposed on exterior. He said that iron rod brackets will be behind the parapet to security it. He said that ARC said the rosette they originally proposed was too industrial so they brought a square option. He said they will fabricate 4 ½” 4 ½” squares, simple with no detail or pattern; he said they will be painted to match existing façade color. He said the building next door used a similar approach. He said they want to keep it simple and low key.

Ms. Brown said she didn’t like it but the building has to have it.

Mr. Moy said that they have to tie the entire roof structure down and the parapet too.

Mr. Astor noted the rod on the roof would not be visible.

Public Comment: There was no public comment.

Board Discussion:

Mr. Astor said that ARC thought the first rosette option was too industrial. He said it is generic now but if it had been introduced as a design element it would create a confusing collection of details. He said he appreciated the generic, straightforward design. He said it is a life safety issue and is important. He went over District Rules.

Mr. Pearson said he agreed with Mr. Astor and noted that the building decoration lends itself to simple design; he said he didn’t want anything to take away from the building. He said the rosettes are necessary.

Ms. Petrovich supported the application.

Action: I move to approve a Certificate of Approval for structural reinforcement of the parapet including rosettes as amended.

Code Citations:

District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

**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.

SOI's

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

MM/SC/MP/TP      5:0:0    Motion carried.

### **080515.3      PRELIMINARY PROJECT REVIEW**

#### **080515.31      Theater Building**

##### **83 S Jackson St**

Briefing regarding proposed alterations

*Ms. Petrovich recused herself.*

David Thai explained that this building is one of four on the block that are part of the Merrill Place and 450 Alaskan Way project; he said it is an important building and they are excited about the future. He said the Post Office is there now and is being moved; the rest of the building is vacant. He said it will complement the 450 Alaskan building and will be a stronger contributor to the neighborhood. He introduced Ellen Mirro, The Johnson Partnership, who would provide history of the building façade.

Ellen Mirro prepared and presented the report (full report in DON file) and noted it was built in 1907. She provided multiple views of the building over the years.

Larry Johnson cited SOI 9. He noted the intention to make changes to windows on rear or other non-character defining elevations.

Ms. Mirro noted the intent to keep the character of the building but to adaptively reuse it. She went over original drawings and early photos and pointed out changes that have been made over time. She noted two roll up doors with iron bumpers on the west façade. She said that trusses were added

in 1983 after a bus ran into the building from the Viaduct; reconstruction of part of the building was required. She noted damage/spalling to brick in another area of the west façade.

Mr. Johnson said it is hard pressed – paving brick – it water penetrates spalling happens.

Ms. Mirro said the three roll up doors were bricked in (recessed) by 1937. She conducted a virtual walk around the building noting changes. She said that all windows have been replaced even though many are in the original openings.

Alan Davis, NBBJ, said the proposal to use original openings and put in Pella windows to match historic; he said they will not be true divided light but will have applied muntin. He said that openings that were never windows (roll up overhead doors) that are infilled with current fabric will be removed. A window will be added where the damaged brick is on the west elevation.

Mr. Aster said he appreciated the work being done – it is a fantastic building – and to see the changes to the building over the years. He expressed concern with a new window proposed for the area of deteriorated brick; he said that there have been so many changes he was opposed to adding the window – another hole.

*Mr. Parish left at 10:45 am.*

Mr. Astor said that the full height door being replaced with a window retains the look of the building. He liked seeing the full height doors but said he drew the line at creating new openings; he said the exterior has been battered over time.

Ms. Brown agreed.

Mr. Pearson said the 1909 plans show full height doors. He said that it is a nod to history to bring them back as windows. He said they propose adaptive reuse and what is proposed is in line with SOI. He noted the prominent location on the waterfront that is visible. He said the two bricked in windows in the bus crash area were wisely adapted to replace and give a sense of balance back to the building. He said the north side is minimal and wise reuse. He said maintaining the iron guide bars is a nod to the past. He said aluminum clad wood windows is within the Guidelines. He said that north and west will both be considered primary elevations when the Viaduct comes down.

Mr. Aster said he agreed and noted when this was constructed an elevated roadway wasn't anticipated but the intent was the west to be primary elevation. He said what was proposed is appropriate and tasteful.

Mr. Morrison said comments have been helpful and they appreciated the feedback. He asked for comments about concept for modern glazing.

Mr. Astor said to avoid exposed extruded mullions with cap. He suggested minimum butt glazed joints set back behind brick. He said the materials should be appropriate for the building and district.

Mr. Pearson said the original doors were simple; he said to align with the historic flavor of the building.

Ms. Nashem noted the loading dock door at 619 Western where they put in glass garage doors and received tax credits.

**080515.4 BOARD BUSINESS**

**080515.5 REPORT OF THE CHAIR:** Ryan Hester, Chair

**080515.6 STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227