



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 141/17

MINUTES for Wednesday, May 3, 2017

Board Members

Mark Astor, Chair
Brendan Donckers
Ryan Hester
Dean Kralios, Vice Chair
Caitlin Molenaar
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk

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

050317.1 APPROVAL OF MINUTES:
April 5, 2017 and April 19, 2017 Deferred

050317.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

050317.21 Schwabacher Building – Merrill Place
411 1st Ave S

Change of use from retail to restaurant for a 1640 square foot space

ARC Report: Change of use not reviewed at ARC.

Staff Report: Ms. Nashem noted that this is a change from one preferred use to another.

Applicant Comment:

Brian Malady explained the space previously slated for retail use will now house a café with baked goods. He said that nothing will be baked on site.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules and said the application complies with 23.66.120, permitted uses.

Mr. Kralios said it complies with 23.66.130, preferred uses.

Mr. Astor agreed.

Action: I move to recommend granting a Certificate of Approval for change of use from retail to restaurant for a 1640 square foot street level space.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 3, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.130 Street Level uses

B. Preferred Street-level Uses.

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

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

b. Theaters.

MM/SC/DK/RH 7:0:0 Motion carried.

The following items were reviewed out of agenda order.

050317.23 Café D'Arte

99 Yesler

Sidewalk café with railing

ARC Report: Mr. Kralios reported that ARC reviewed the proposed sidewalk café railing and furniture. ARC thought that the railing was compatible with the building and the

district and that the attachments avoided the prisms. ARC also thought the holes in the sidewalk were repairable if the railing were to be removed. The applicant said that SDOT thought the finial counted in the height of the railing and in which case she would not use it. ARC agreed that if it could be used they would prefer the decorative finish and they would consider the 42 inches as the height of the railing.

Applicant Comment:

Kim Zier explained the sidewalk café on 1st Avenue side will be 14' long and 5' out; the sidewalk café on Yesler will be 24' long and 6' out, if allowed by board. She said there is 15', which is enough room per SDOT requirements. She said there will be two tables on 1st, and three tables on Yesler. They will have custom umbrellas with 3" lettering on the umbrellas.

Staff Report: Ms. Nashem said that although the revised drawing shows that the attachment points are not in the prisms, she suggested adding to the motion a statement that the attachments are to avoid the prism panels for emphasis. ARC asked the applicant to add a photo of the chairs, and proposed umbrellas.

Mr. Hester noted the photos of powdercoated black tables and chairs in packet. He asked about rail connection points in relation to glass prisms.

Ms. Zier said they have been spec'd out and there are paint spots marking where the posts will go; there will be no impact to the glass prisms. She said it is repairable.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules. He said that administrative review of the umbrella is OK; he noted it is black exterior grade cloth with Café D'Arte emblem. He said the furniture will be brought in every day.

Mr. Astor asked about the finial.

Mr. Kralios said that nothing can be over 42" so there will be no finial. He said that what is proposed is consistent with the District Rules. He said the layout doesn't impede pedestrian flow. He said the furniture is appropriate for the location and the district.

Action: I move to recommend granting a Certificate of Approval for sidewalk café with railing with the attachments to the concrete avoiding the glass prism panels, with furniture as proposed and administrative review of the umbrellas.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 3, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted; however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances.

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

XVII. SIDEWALK TREATMENT

B. Sidewalk Prism Lights

The glass sidewalk prism lights are one of the unique elements in the District, and their retention is required. The Board maintains the right to require applicants for sidewalk repair to repair sidewalk prism light panels and individual prism lights that have deteriorated into a state of disrepair. (7/99)

Secretary of Interior's Standards for Rehabilitation

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

MM/SC/DK/CO 7:0:0 Motion carried.

050317.24

Norfin Building

500 1st Ave S

Mr. Astor recused himself.

Paint window, repair

Paint addition

Repair holes in brick and terra cotta

ARC Report: ARC reviewed the plans and paint samples provided. ARC thought the colors were appropriate and that the painting helped to accentuate the historic portion of the

building. There was some discussion on whether the architectural details of the addition should be subtly highlighted. The applicant wanted to make the addition recede and therefore planned to paint it all the same color. Most members thought that approach was appropriate and didn't think the details of the addition needed to be highlighted. ARC requested the product information for the repairs and the water pressure. They noted that if it couldn't be provided at full Board meeting it could be conditioned for staff review. ARC recommended approval.

Applicant Comment:

Johan Frederickson, Martin Smith, explained the proposal to clean and repair the exterior; low pressure water will be used. He said that there will be some repair around the window frames and sealant will be added. He said that the 1990 Dryvit addition will be painted a gray color to recede. Wood windows frames will be painted red.

Staff Report: Ms. Nashem reported that the Secretary of Interior recommends cleaning with the least abrasive, lowest pressure effect but not damaging the brick. They usually recommend 400psi and not going over 800 - 1000. This is a hard-fired brick but the façade also includes terra cotta. She said proposed materials are appropriate. She said that elastomeric paint will be used for the Dryvit portion which is appropriate in that application but may not be in others.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. He said the least abrasive cleaning method should be used. He said there is minor wood splinter repair and repainting. He said where some brick has fallen out it will be patched and filled. He said the color selection is appropriate and compatible. He said the color for Dryvit differentiates it and is a good choice.

Ms. Molenaar said she has seen similar approach and it works well.

Ms. Nashem said the building is non-contributing.

Action: I move to recommend granting a Certificate of Approval for painting windows and repair, paint addition, repair holes in brick and terra cotta and clean with low pressure water.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 3, 2016 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

- 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 for Rehabilitation

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

[Preservation Brief 1 Assessing and Cleaning Historic Masonry Buildings](#)

[Preservation Brief 6 Dangers of Abrasive Cleaning](#)

MM/SC/RH/AR 6:0:1 Motion carried. Mr. Astor abstained.

050317.22

Zocalo

224 Occidental Ave S

Installation of signage

The board reviewed the application although the applicant was not in attendance.

ARC Report: Mr. Kralios reported that ARC reviewed the plans provided. Greg Smith presented and said the signage package is consistent with the signs package at Cherry Street Coffee next door. However, with the installation of the canopy sign they have found that the letters blend in too much and are asking for 12 inch letters instead of 10 inch letters. ARC discussed that 10 inch letters are allowed, but 12 inch would be allowed if there were a sign band. ARC discussed that there is not a sign band but that this placement is similar. They noted that the because of the scale of the building and the subtleness of the color of the letters they would agree to the 12 inch letters consistent with the letters in a sign band and because of the consistency in the signage package on the building. Mr. Smith noted that they would come back to change the Cherry Street letters also. ARC noted that because the business is on a corner it can have two blade signs. The ARC thought all the other signage was in compliance with the regulations for size, letter size, placement, and location. ARC recommended approval including the approval of larger letters on the canopy.

Staff Report: While the max letter height is 10 inches the rules provide that 12 inches can be use in the sign band. The canopy takes up the space where there might have been a sign band and the Board could consider if the letters placed on the fascia of the canopy is similar to the placement on the sign band. The rules specify that there cannot be signage hung off an awning but doesn't specify canopy. In the past, the Board has thought of canopy as permanent part of the building while awnings are an attachment to the buildings.

Mr. Donckers said that he noticed the Cherry Street sign is not noticeable so understands the design to make the signage larger. He said a consistent approach should be used across the building. He said he hopes that Cherry Street will come back for consistency with this sign and the whole approach to the building.

Mr. Kralios said that a signage package for the building would be helpful.

Mr. Hester said the canopy fascia is like a sign band and, specific to this location, enlarging letters to 12" would be appropriate. He said this is unique new construction in the district.

Mr. Astor said it is a reasonable interpretation that allows for the oversized letters. He preferred that all similarly situated signage here be similarly sized.

Mr. Donckers asked if 20 C 1 doesn't apply if 20 C 2 does.

Ms. Nashem said that 2 supersedes 1.

Action: I move to recommend granting a Certificate of Approval for Installation of signage, including a blade sign on each facade, window signage, lettering on the canopy in 12 inches and an A Board place next to the edge of the sidewalk along Occidental in line with street amenities.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 3, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

[SMC 23.66.160 Signs](#)

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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

A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings

including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

B. General Signage Regulations

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

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

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. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)
2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied, and shall not be neon. (12/94)
3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If a business chooses awnings for its projecting element, it may not also have a blade sign, flag, or banner, and no additional signage may be hung below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)

4. Blade signs (signs hanging perpendicular to the building). Blade signs shall be installed below the intermediate cornice or second floor of the building, and in such a manner that they do not hide, damage, or obscure the architectural elements of the building. Typically, non-illuminated blade signs will be limited to eight (8) square feet. (12/94)

MM/SC/RH/CO 7:0:0 Motion carried.

050317.3 PRELIMINARY PROJECT REVIEW

**050317.31 Seattle Street Car
City Center Connector**

Briefing regarding the street car on 1st Ave S

c. J. Holt, SDOT, presented via PowerPoint (full report in DON file). He said the purposed of the street car line is to connect the north and south lines. He said there will be five new stations, three of which are in Pioneer Square. He said that they will add ten streetcars and noted the maintenance facility is in South Lake Union. He said that exclusive streetcar lanes on 1st so their travel is unimpeded. He said the stations will be in the center on the right of way. He said the curb lane will be the general traffic lane and left turn pockets will remain in high use areas.

Mr. Hester asked about impacts to parking.

Mr. Holt said that parking will be relocated off 1st Avenue; parking and loading needs will be replicated within one block. He said that loading is prioritized. He said that they are working with parking garages and the E-park system is a tool to find parking. He said parking will be affordable and people are more likely to park and ride street car. He said that the intent is that street car will come every five minutes.

He explained that utility relocations – gas, water, sewer – from Jackson to Seneca will happen first with those north taking place next. He said that the third phase of construction will be the street car construction. He said that south of Seneca work will be done before the viaduct comes down.

Mr. Hester asked about plans for areaways, repaving, and historic materials.

Mr. Holt said that they areaways will be covered later. He said the repaving / restoration will be done in a temporary condition but will be quickly repaved with final condition. He said that while work is underway on water main on 1st the street will be closed to traffic which will rerouted down Alaskan or Western. He said there will be local access to businesses.

Mr. Hester asked plan if / when historic materials are encountered.

Mr. Holt said they have gone through Section 106 and an architectural inspector from Shannon and Wilson, a private consultant, will be on site. He said they will look to repurpose if possible.

Mr. Donckers asked about funding issues.

Mr. Holt said they have \$190 million; \$60 million is local funding and \$75 million is from federal small starts grant. He said they went through NEPA and SEPA and there will be no significant impact. He said they have done much public outreach and went over their process thus far.

Mr. Hester asked if there have been consistent concerns.

Mr. Holt said the big focus has been on parking and that loading is huge. He said construction impacts will span over a couple years; business impact / access was noted as well as event impacts.

Mr. Hester asked if there is ongoing coordination with other projects.

Mr. Holt said there is. He said they are coordinating with other projects, utilities; they know about upcoming work and they are keeping track of and coordinating all that is happening.

Roland Genick said their vision is that there will be quiet integration of the stations with the existing neighborhoods; they will bring functionality without taking over the neighborhood. He went over dedicated street car lane, general traffic lane and the general character of the street in Pioneer Square. He said they will do cleanup of posts, parking signs, to make room for pedestrians. He said that technical details drive much of the changes. He said that they are working to be compliant with Pioneer Square Preservation Board District Guidelines with two exceptions; London Plane trees are the recommended tree and they would like to propose three new Northern Red Oaks to match existing in one location; and overhead catenary lines are needed to charge the street cars at the Cherry Columbia station and eyebolts may need to be attached to a façade or a single OCS pole may need to be installed.

He explained they will upgrade tactile pads at ADA ramps. He said there are 5 ½ intersections in the district and three will be slightly raised; one will be scrambled; and one will remain standard and will just be repaired. He went over curb ramp upgrades. He said that they will avoid impacts to the areaways when working near them; they are working on this.

Mr. Hester asked if recently board-approved pedestrian bulb-out ramps are integrated or coordinated here.

Mr. Genick said they will be coordinated.

Mr. Hester said it will be helpful to see / review intersection plans.

Mr. Genick said they have them all drawn and planned.

Mr. Holt said they can share that.

Mr. Genick said that the current station access doesn't line up with Nord Alley access and will be shifted to do so; they will upgrade Occidental to line up.

Areaways

Mr. Genick said they will have to do structural rehabilitation to areaways where they have to raise or lower the curb and will do a concrete overlay.

Mr. Hester asked if they have an inventory of conditions and if they have identified glass prisms.

Mr. Genic said they have and it is not 100% ready yet.

Mr. Hester stressed the importance of inventory.

Mr. Genick said they moved the track on Jackson to avoid areaways. He said they will do structural strengthening and will add a thickened slab on top as needed. He said they will be strengthening and doing brick restoration to arches. He said they will rehabilitate, structurally support and cover with concrete top.

Mr. Kralios asked if there are impacts to the granite curbs.

Mr. Genick said that proposed improvements included making ramps ADA compliant, intersections will be all concrete, all grades will be subtle, and impacts to areaways will be limited. He said that all yellow plastic tactile pads will be replaced with cast iron domes. He said a specific striping scheme is proposed for the scramble intersection. He said meetings have been held regarding bike safety and concerns have been raised about access that is safe for all users.

Mr. Hester asked if there will be guide wires.

Mr. Holt said they will be mounted to existing connections.

Station Design

Mr. Genick went over proposed materials: stone transitway, stone delineator, Red Oak trees in center of platform. He said the ticket machine, ORCA reader, waste receptacle will be mounted on to the shelter. He said there will be either a bench or leaning rail – they haven't decided which. He said the station is dark metal to better integrate into the neighborhood. He said the scored concrete transitway will be raked to a v-groove. He said they would like to use reclaimed stone from the Yesler Bridge here.

Nord Alley

Mr. Genick said Nord Alley connection is the driver of the reconfiguration of the Jackson Station. He said they will slide the station east and align the access ramp to the station with the Nord Alley crossing.

Cherry Columbia

He said three Red Oaks are proposed. He went over placement of platform and the scrambled intersection treatment.

Operations

Mr. Genick said that new signals will be added at 1st and Jackson. He said the street cars will run on batteries but will charge at station; eyebolt is needed for OCS and one termination pole is needed for wire. He said that charging will take place during standard stop. J He said there are two existing poles on Jackson; the plan is to keep them.

Ms. Nashem asked if new or existing eyebolts will be used.

Mr. Genick said they will just add a new outrigger arm but if that is not possible they will add.

Mr. Holt said that they prefer to use the existing one; second option is to add eyebolts; third option is to put poles in sidewalk. He said they will come back at 90% design.

Mr. Hester appreciated the thorough presentation and understanding of the historic district. He said there are local, state and national guidelines to be followed. He suggested breaking up future briefings:

- Understand the infrastructure – rail installation, excavation, areaways, poles.
- Details of street paving, sidewalk, curb impacts, materiality, street vegetation and trees.
- Overview of all pedestrian improvements independent of street paving – crosswalks, scramble.
- Shelter design and signage installation.

Mr. Rolluda asked if the station design is standardized.

Mr. Genick said there are standardized features for consistency throughout the system but they can react to existing conditions – such as the trees in the medians here.

Mr. Rolluda was concerned about a modern shelter here. He asked about opportunities for art or interpretative signage.

Mr. Holt said the project contributes 1% for the arts and there are efforts underway.

Mr. Rolluda said that Pike has a scrambled intersection but they have brick there. He expressed concern about bikes at the pedestrian level and said it is dangerous.

Mr. Donckers said he was concerned about pedestrians and bikes sharing space.

Mr. Holt said they prefer the option that takes bikes off the sidewalk.

Public Comment:

Nick Lucio said there is a decommissioned train station at Main and Occidental – it would be nice to have something like that. He asked if it could be repositioned and reused. He asked if it could be emulated or repurposed. He asked Jackson to Pike transit time on dedicated lane and noted the current transit time up to Capital Hill is very slow.

Mr. Holt said it will be as fast as driving. He said there will be stop and load times but the street car won't get stuck in traffic. He said they are estimating travel from Jackson to Westlake will take 10 minutes.

Jackie River, DSA, spoke in support and said it is an elegant solution with a light urban touch.

Liz Stenning noted there is an effort to resurrect a streetcar that could stop at that old stop.

Mr. Holt said the Friends of Benson Streetcar is the group.

Ms. Stenning said the Alliance for Pioneer Square supports the project and said there will be huge impacts during construction. She said they are working closely with SDOT so the loading situation is as painless as possible. She said they have meetings scheduled and more detailed information is needed. She said that connecting to different districts will bring more traffic to Pioneer Square. She said they pushed for the station adjustment at Nord Alley. She said they encourage use of cast iron wherever possible. She said the team has been thoughtful and she appreciated their thinking through of the details.

Mr. Kralios said to look at areaways, granite, pavers, eyebolt connection to building, signalization for pedestrians and vehicles, cars leaving garage, one-lane traffic impacts and congestion, dedicated left turn signals.

Mr. Astor agreed and noted Mr. Hester's comment to break up future briefings into manageable sections.

050317.4 BOARD BUSINESS

050317.5 REPORT OF THE CHAIR: Mark Astor, Chair

050317.6 STAFF REPORT: Genna Nashem

Ms. Nashem said there will be a work session on May 24, 2017.

Genna Nashem
Pioneer Square Preservation Board Coordinator
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