



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 263/17

**MINUTES** for Wednesday, August 16, 2017

### **Board Members**

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

### **Staff**

Genna Nashem  
Melinda Bloom

### **Absent**

Alex Rolluda

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

**081617.1      APPROVAL OF MINUTES:** June 28, 2017

**081617.2      APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**081617.21      904 1<sup>st</sup> Ave S**

Change of use from warehouse to eating and drinking and entertainment for a 6,371 square-foot street level space

ARC Report: Change of use not reviewed at ARC.

Applicant Comment:

San Khan explained the space has been used as a warehouse for many years; they are asking for change of use to allow entertainment and food establishment.

*Mr. Donckers arrived at 9:05 am.*

Mr. Khan said the use is a good fit with others in the area near the stadium. He said there will be minimal exterior work now. He said they will use it for food, drink, and karaoke.

Mr. Astor cited District Rules and said it is a discouraged use based on square footage.

Mr. Khan asked for a variance and explained how the layout prompts the use of the space. He said the space has different sized rooms for private parties, etc. He said the landlord won't allow the space to be split up.

Staff Report: Ms. Nashem said this building is between 1<sup>st</sup> Ave S and Occidental. Street level uses are not required on Occidental but are on 1<sup>st</sup> Ave S. The way the Board applied the code in the past to a building with a through-space from one side to other is ensure that the storefront spaces on 1<sup>st</sup> are pedestrian-oriented and consistent with preferred uses. There is not a guide as to how far back that needs to be. In this case the proposal is for a bar area and open lounge entering from the 1<sup>st</sup> Ave side with the private rooms in the back half of the building towards Occidental Ave S. Where street level uses are required, a use of more than 3,000-square feet is a discouraged use. The Board can approve a discouraged use if the applicant demonstrates that the proposed use is compatible with uses preferred at street level. SDCI did confirm the dual use is appropriate in this situation.

Mr. Khan said a community kitchen, fabrication shop, and yoga studio take up the rest of the 12,000-square feet in the building; this space is 6,000-square feet.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said the 6,000-square foot space has two points of egress. He said it is important to have clear understanding of use before making changes to it. He said this would be permanent. He said the use is not prohibited but noted the space is over 3,000 square feet. He said it is consistent with the adjacent retail uses.

Ms. O'Donnell asked if the primary use is on 1<sup>st</sup> Ave S. Mr. Khan said it was.

Mr. Kralios said it is a single story through building and difficult to divide into other uses. He said it is a building with buildings on both sides.

Mr. Astor asked if it can be broken in half to be in compliance with District Rules.

Mr. Khan said this is the business concept to have everyone enter through 1<sup>st</sup> Ave; they have contractors ready and just need to get compliance first.

Mr. Astor said retail may be less feasible in this building.

Mr. Donckers said that moving from prohibitive use to discouraged use seems preferable.

Action: I move to recommend granting a Certificate of Approval for change of use from warehouse to eating and drinking and entertainment for a karaoke bar in a 6,371 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 August 16, 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;

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

C. Discouraged Street-level Uses.

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

- a. Any use occupying more than 50 percent of any block front;
- b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;

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

1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;

MM/SC/RH/DK

6:0:0 Motion carried.

081617.22

Washington Shoe

159 S Jackson

Installation of artwork in the alley

ARC Report: Mr. Kralios reported that the applicant was not at the ARC meeting. The Board reviewed the application for clarification needed at full Board but no recommendation was made. He said that ARC had questions:

What keeps the art installation from swaying and rubbing on the brick, potentially damaging the brick?

The plans say there will be adequate clearance but what is the clearance, in feet?

Have you spoken with other businesses whose windows might be blocked by the installation?

Could the tubes get wet and deteriorate or become too heavy?

Two location options are shown, what are the pros and cons of each?

Clay Anderson said it is a temporary art installation as part of the Seattle Design Festival; most is in Occidental Park. He said that this installation is a block off Occidental Park; he spoke to the building owners and businesses as has support for the project. He said that they will hang off the existing window washing suspension cables – they will sway just ½” and they will use 2” insulation bumpers. He said SDOT requires 24’ of clearance for trash pickup. He said the installation will be up three weeks and will activate the alley. He said that all tubes are waterproof and will be wrapped in polyfilm. He said they will be placed where existing attachments already are.

Ms. Nashem asked which option the prefer.

Mr. Anderson said they prefer Option 3.

Staff Report: Ms. Nashem said that generally, when it comes to art there is a level of free speech so we try not to critique the art so much as its placement, its effect on historic buildings, attachments, potential for damage, colors, etc. In this case, the applicant has consulted with an engineer to assure that the existing brackets can hold the artwork without damaging the building, they are using all existing brackets and hooks so no additional penetrations to the building. They are looking at two locations on the building in which they have tried to position the artwork to avoid windows and architectural features. They intend a clearance high enough so as not to restrict pedestrians, vehicles and deliveries.

Mr. Hester asked about structural connection.

Mr. Anderson said that each 8” tube is bolted four times to a piece that is connected to suspension cable.

Kevin Winner, Swenson, Say, Faget, said the tubes will act as a solid unit with a cross beam to support. The beams are the anchorage attachment and there will be no impact to historic materials.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester appreciated the quality of the work, activation to alley, placement and thoughtful attachment that has no impact to historic material.

Mr. Kralios said it is temporary and there is no damage to historic material.

Mr. Astor said the structure is well-engineered, sturdy, and durable.

Action: I move to recommend granting a Certificate of Approval for temporary installation of artwork in the alley.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 16, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Secretary of Interior's Standards for Rehabilitation

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

10. 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/CO/DK            6:0:0    Motion carried.

**081617.23      Schwabacker Building - Merrill Place**  
411 1<sup>st</sup> Ave S

Installation of signage

ARC report: Mr. Kralios reported that ARC reviewed the plans provided. ARC thought that the signage complied with regulation for letter height, materials, colors and method of attachment. ARC thought a 4-inch hole in the sandstone to install a j box for the lighting of the sign would not comply with the Secretary of Interior Standards or the *SMC 23.66.160 c*. They did not think that a 4-inch hole in sandstone would be repairable and would therefore disfigure the architectural feature. ARC discussed alternatives that have been approved on other locations to run conduit through the windows to the light fixture and

suggested that they have an alternative for the full Board. ARC recommended approval on the other signage elements except the lighting installation.

**Applicant Comment:**

Kelly McConnah explained the plan to install two permanent wood signs, three window decals, and one sandwich board. She said they are working with the landlord on lighting and a conduit and a surface mounted j-box will be used; no holes will be drilled through the sandstone façade. She went over the elevation and showed where the conduit will penetrate the wood window frame.

**Public Comment:** There was no public comment.

**Board Discussion:**

Mr. Hester said ARC reviewed the detail. He appreciated the flexibility to modify the light attachment and conduit routing with modifications that address ARC concerns.

Messrs. Kralios and Astor and Ms. O'Donnell concurred.

**Action:** I move to recommend granting a Certificate of Approval installation of signage as presented with the amendment to the means to install lighting.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 16, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

**Code Citations:**

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 Signs

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in the [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

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.

#### 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.

### 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)
2. Window darkening and/or reflective film in ground or upper floor windows on primary building facades is not permitted. (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.

F. SANDWICH BOARD SIGNS (A-frame signs) shall follow adopted Pioneer Square sandwich board signs regulations:

Sandwich board signs shall be located directly in front of the business frontage either next to the building face or at the street side of the sidewalk by newsstands, street lights or other amenities. Signs shall not impair pedestrian flow. (12/94)

Sandwich board signs shall be limited to one per address.

Sandwich board signs shall occupy the sidewalk only during business hours and cannot be chained to trees, parking meters, etc. (12/94)

Sandwich board signs shall:

1. Comply with all other regulations for signs in Pioneer Square. (12/94)
2. Be a minimum of two feet high and a maximum of four feet high. (12/94)
3. Be a maximum of two and one-half feet wide; (12/94)
4. Be a free-standing A-frame type sign to allow a horizontal component (e.g. chain or bar) between 3 to 8 inches above the ground on all four sides. This chain or bar accommodates high winds and sight impaired persons. (12/94)
5. Be prohibited from containing neon in any form. (12/94)
6. Have letter size restricted to 10 inches in height. (7/03)
7. Have the consent of the property owner prior to submittal to the Pioneer Square Preservation Board. (12/94)

Secretary of Interior's Standards for Rehabilitation

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

10. 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/DK/RH            6:0:0    Motion carried.

**081617.24**

**Avalara Hawk Tower**

255 S King St

Master sign plan including installation of specific signage

ARC report: Mr. Kralios reported that ARC reviewed this proposal on July 26. The applicant tabled it and did not present this part of the application at the August 2 meeting. ARC thought the proposed signage for 13 Coins and the plan for the other two tenants was consistent with the District regulations and that the "E" logo sign above the door was also compatible. ARC had mixed reviews of the other hotel signage. ARC thought that the "E" logo sign on the mechanical penthouse was a roof top sign and prohibited. While some members thought that the Marriott sign on the mechanical screen was also a rooftop sign that should not have been approved, others thought that there were multiple rooftop levels on that building. Some members noted a difference in that the Marriott sign is on the non- primary elevations. Some member suggested they consider moving location of the proposed sign to the west. Some members thought that the sign on the east was acceptable as it was facing away from the District, and functional as it faced I-5. Some members were concerned the signs on the west and the north could detract from the King Street Station. Some also thought that having both the E logo and the business letters was redundant and that having one, preferably the letters, was more consistent with other signs. ARC said they understood a way finding need to tourist to see a hotel sign. In reviewing the Avalara sign some members thought that the scale was too large even for the large building and the sign was not well integrated into the

architecture. Specifically, the size of the sign was not in scale to the structural beam that it was located on. They suggested reducing the size and repositioning the sign so that it was more compatible with the architecture of the building, with the district and other signs in the district. They did not see a wayfinding need for this sign and thought it was for advertising. ARC noted that Weyerhaeuser did not request a large upper level sign. ARC was concerned about the impact to the district if many buildings requested large signs.

Applicant Comment:

Jen Caudel presented via PowerPoint (for details report in DON file) and said that ten signs were proposed as part of the master sign program. She went over placement and photos from various viewpoints. She said that four Embassy Suites signs are proposed: a small E above the north entry; east logo above the building height limit to be mounted on mechanical screens; east sign two signs small "E", 6' x 4' at pedestrian level to work with granite insets; and, on east side, green Embassy Suites logo and full letters, oriented toward freeway.

Mr. Kralios asked about proximity to King Street Station.

Ms. Caudel said it is kitty-corner. She said the Avalara sign on the south has already been approved and noted that the beam it is on is the only one that could support it. She said the A is 6' tall with 7" offset for lighting/backing. She said the rest of signs are soffit-hung, non-illuminated. She said the only lower-level signage is on the west elevation. She said the 13 Coins blade sign will be at the main entrance on the north. She said on the west they propose 13 Coins Restaurant and Lounge in 10" letters, halo offset. She said the blade sign will go underneath the canopy and tenants will need to comply with the rules.

Staff Report: Ms. Nashem said that the Board has reviewed several proposals for signage; she reminded the Board that the only sign that was approved so far is the "Avalara Hawk Tower" which is 24 inches, address signs and other required door signs.

Mr. Donckers asked if the applicant preferred to keep the package intact or if they are willing to take less than what was proposed.

Ms. Caudel said the second. She provided a definition of 'sign package' and said it is a loose definition. She asked board to define what approval means for future tenants. She said they can be reviewed on sign by sign basis.

Mr. Kralios asked about later modification to sign package for example when restaurant #2 comes in.

Ms. Nashem said there is no additional building signage but if a tenant has their own branding, and if building owner approves and if signage meets other guidelines and is complementary then it could be proposed to the Board.

Mr. Kralios said that blade signs for restaurants 1 and 2 are consistent and compatible with the District Rules and design of overall building. He said that future tenant would come to board for review.

Mr. Astor concurred.

Mr. Kralios said that 13 Coins is a tenant in place and this is their signage package; there will be no support for more. He said what is proposed is compatible with the building design.

Mr. Hester said a blade sign or projecting element would not be considered in future; highly transparent vinyl could be considered.

Mr. Kralios said at the last ARC meeting they felt the stainless "E" at the main hotel entrance was appropriate in terms of scale; "E" at ground level valet, and Embassy Suites wall sign at upper east level are appropriate given scale of facade.

Mr. Astor said the upper signs is incompatible and destroy some of the historic fabric of the district; he noted the proximity to Smith Tower and King Street Station from which it would detract. He said those signs will be right in the middle of the panorama of Pioneer Square. He said he felt the same about the Avalara sign. He said the main hotel Embassy Suites and valet Embassy Suites signs at street level are OK.

Mr. Hester asked if Mr. Astor did not support wall signage.

Mr. Astor said in this location, given the proximity in the district, upper floor signage is not permitted. Exceptions were made in the past but this development got different construction Guidelines when the North lot was permitted for development and exceptions were not made for this. He said this is in the core of Pioneer Square; he said that in this location the buildings are already large and modern. He said the upper floor signs detract from Pioneer Square's iconic buildings and what the board is here to preserve.

Mr. Kralios cited SMC 23.66.160, C.1 a, b, c.

Mr. Astor cited SMC 23.66.160, noting C.1 g and said that is his objection along with C.4.

Mr. Donckers cited North Lot Guideline, Article 3, "...response to King Street Station..." The upper level signs do not consider King Street Station. He cited 23.66.160 B. guides to consider pedestrian uses, reducing visual blight, and enhancement of visual sightlines. He said given that, he had concerns about upper floor signage. He said there is no guideline that allows them to make an exception for visibility from I5 but code does say to reduce driver distraction and visual blight and to consider the character of the District.

Mr. Hester cited District Rules XX C. 6 – that upper floor – anything above street level - signage is not permitted, except when proposed and approved as part of an overall integrated sign plan. Even though the Avalara sign is under the 240-square foot cap in 23.66.160, he doesn't see the relationship of the sign to the architecture of the building

required in 23.66.160.C.4. A lower location was considered but wasn't feasible. He said he sees it is an appendage on the building and that potentially a smaller sign might be OK. He said the other signage is OK per his interpretation of the District Rules. He did not support installation of the Avalara sign. He noted tenant needs do not override the rules of the district.

Mr. Donckers said he was sympathetic to building owner wanting a sign but that he shared concerns about signs as proposed. He agreed about getting the sign more appropriately scaled with the building.

Mr. Astor said large Avalara signage is already on prominent west entrance to the building so the business is not being deprived of having their name on the building.

Mr. Kralios said they are offering a sign plan for the building. He said the board is made up of individuals and every perspective is different. These buildings are an exception in the district. He said there is precedent to consider wall signs and noted the Marriott. He said the hotel is a unique building type – a destination so wayfinding is useful. He said that no wayfinding sign is needed for Avalara. He noted the North Lot Guidelines and said it is an interpretation of how you view compatibility.

Ms. Molenaar said Avalara sign has little relationship to other signs proposed in the sign plan including the color of the sign and the font. She said there is already an Avalara sign that is pedestrian-oriented.

Mr. Astor said he has the same issues with the upper floor east elevation sign.

Ms. O'Donnell said she has the same concern also.

Mr. Donckers said that the north wall sign is a prohibited roof top sign.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, said that all businesses that come into the neighborhood need to follow the rules. He said these aren't an exception. He noted the Silver Cloud Hotel has no large signage.

Brian Bossman asked how the Marriott sign got installed. He thought the Board should make them remove it.

Mr. Donckers said it was a decision of a past board.

Mr. Hester said that review was specific to that parcel and doesn't transfer to another parcel.

Board members agreed that there was support for signage except for numbers 1, 2 and 5 on the list.

**Staff report:**

The Board should consider the cumulative impact of the signs as an entire package. The Board could consider the following where they have discretion in determining if the signage package is a scale, color, shape and, if the messages of signs are not lost through undue proliferation, if it enhance views and sight lines into and down streets, if it improves the visual and urban relationship between the existing building and this building and if it oriented toward and promotes pedestrian uses. The Board should consider these per the individual sign as well as the total sign package. The letter size and blade sign square footage limits in the District Rules was established to guide what is considered pedestrian scaled. The Board should also consider SOI 9. The question would be if the sign package helps the building be more compatible with the district or makes it less compatible or doesn't affect the building fitting in with the District.

The Board may want to consider signage other large signage previously approved. Courtyard Marriot, EMC and Capital One signs were all reviewed as building name signage that also happen to be the major tenant.

The Courtyard Marriott/Alaska building:

2 wall signs on a mechanical screen integrated into the wall of the rear addition and is lower than the roof of the existing building. Reviewing plans, it appears that the upper roof is the roof of the elevator penthouse. Minutes do not reflect any consideration of this as a roof sign.

Letter height - 30 inches (2'6") required smaller than the letters on the Alaska building ghost sign

Square footage - 30 square feet

Building height - 170ft

North lot west block:

3 pedestrian level

Letters height - NOLO are 24 inches, the "l" is 36 inches. Wave and Stadium Place were all similar.

Compliant tenant signs.

The EMC:

One wall sign

Letters height - originally 3 feet tall, now 2 feet

Square footage – 26 square feet

The building also has an oversized sign with letters 2 feet 6 inches for the parking garage.

Capital One:

Letters height - 1.5 feet

Square footage - 61 square feet

This was originally approved as ING Direct. During that review, they showed that historically Seattle Hardware had a neon roof sign. The sign package was greatly reduced before it was approved.

Building height- 99 feet

In summary, the large signs approved have had letters 1.5 feet to 3 feet. It appears that the Marriott sign was calculated with removing the visible building behind it as allowed in the code but the Capital One and EMC signs were calculated simply by the height times width making them harder to compare to each other but is still less than the square footage of the signs being proposed for the east block of the North Lot but the building is larger.

The Board might want to clearly state with any approval that these are approved as the tower name signs and that no other exterior upper floor tenant sign will be allowed, with the exception that a small directory sign would be considered if proposed.

Action: I move to recommend granting a Certificate of Approval of the sign package including: The E logo above the entry on the North façade, E logo on the east façade at pedestrian level for Embassy Suites signage, a blade sign and canopy sign for 13 coins and the sign plan for Restaurant 1 and Restaurant 2.

*This approval does not include:*

*The rooftop E logo on the north façade,*

*The Embassy Suites wall sign towards the top of the east elevation,*

*The Avalara wall sign towards the top of the south elevation*

a small letter size compliant directory sign could be considered.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal with three exceptions observed and Board discussion at the August 16, 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

2. The following signs are prohibited throughout the Pioneer Square Preservation District:

Permanently affixed, freestanding signs (except those used to identify areas such as parks and those authorized for surface parking lots under subsection 23.66.160.C.7);

Roof signs;

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance

views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

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.

2. Wall signs painted on or affixed to a building shall not exceed ten percent of the total area of the façade or 240 square feet, whichever is less. Area of original building finish visible within the exterior dimensions of the sign (e.g., unpainted brick) shall not be considered when computing the sign's area.

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.

### **Pioneer Square Preservation District Rules**

#### **XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES**

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

#### **B. General Signage Regulations**

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

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

#### **C. Specific Signage Regulations**

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)
3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If a business chooses awnings for its projecting element, it may not also have a blade sign, flag, or banner, and no additional signage may be hung

below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)

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

Blade signs incorporating neon of any kind shall not be permitted unless all of the following conditions are met: a) the neon blade sign is sought as part of a reduced overall sign package or plan for the business; b) neon blade signs shall be limited to six (6) square feet in dimension with letters not to exceed eight (8) inches in height; c) the sign meets the requirements of Neon Signs - Paragraph 3 for the number and type of colors of neon; d) the sign meets the requirements of Signs - Paragraph 5 (above) for installation of a blade sign; e) electrical connection from exterior walls to the blade sign shall be made using rigid, paintable electrical tubing painted to match the building facade and all bends shall closely follow the support structure; f) all signage supports shall be fastened to the exterior wall by the use of metal anchors at existing grout joints only; and g) the sign taken as a whole is consistent with the scale and character of the building, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception. if it calls for approval of signage that is substantially less than what would otherwise be allowable under regulations. (5/96)

6. Upper Floor Signage. Upper floor signage is not permitted, except for temporary signage as per SMC 23.66.160D or when it is proposed as part of an overall integrated sign plan for the building. (7/99) When permitted, the preferred location for temporary signs is in windows, rather than attached to the building. (8/93)
8. Wall Signs. The Board recommends that wall signs be painted on a wood or metal backing and attached in such a manner that the building surface is not damaged. Colors and graphics of wall signs shall be compatible with the character of the District, and letter sizes shall be appropriately scaled to fit the overall design and dimensions of the sign. (7/99, 7/03)

MM/SC/BD/CO          6:0:0    Motion carried.

**081617.12**

**EMC**

Dell EMC

505 1<sup>st</sup> Ave S

Replacement of an existing sign above the entry.

Staff report: Ms. Nashem reported that during the Board meeting of Aug 2 the wall sign was approved but the Board and applicant discussed that the location of the sign is not visible anyway and suggested installing a sign in a location that is more visible. The sign above the entry was tabled for further exploration.

Brian Bossman provided three non-illuminated options.

1. Gray vinyl on window above door
2. 10" dimensional letters coming off both pillars on façade
3. Dimensional letters hanging beneath awning

Mr. Kralios said the options 2 and 3 attach to historic fabric.

Mr. Bossman said it is concrete and they would use 3/8" quick bolts.

Mr. Kralios said there is a plate at the end of the tube bolted to concrete; concrete is more easily repaired than stone. He noted concern with visibility of Option 3 and said options 1 and 2 are preferable.

Mr. Hester said Option 1 provides less visual clutter and the board has clear direction about transparency.

Mr. Donckers said the EMC<sup>2</sup> sign should be removed.

Mr. Kralios asked if they will remove EMC<sup>2</sup>. Board members concurred.

Mr. Bossman said there has been a name change so he assumed it will be.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said Option 1 has the least impact on the building and meets transparency guideline.

Mr. Astor agreed and said it is best for pedestrian visibility.

Mr. Kralios said Option 2 is OK as well; it works like a sign band, has minimal impact and is repairable.

Mr. Astor concurred.

Action: I move to recommend granting a Certificate of Approval for installation of a new sign above the entry *as rendered* Option 1 2 or 3, provided existing EMC<sup>2</sup> sign is removed; and on the condition that no other signs are proposed except signs already approved as part of the sign package for tenant signage.

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

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

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.

2. Wall signs painted on or affixed to a building shall not exceed ten percent of the total area of the façade or 240 square feet, whichever is less. Area of original building finish visible within the exterior dimensions of the sign (e.g., unpainted brick) shall not be considered when computing the sign's area.

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.

#### Pioneer Square Preservation District Rules

#### XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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

#### B. General Signage Regulations

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

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

#### C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)

#### Secretary of Interiors Standards

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

10. 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/RH/DK            6:0:0    Motion carried as amended.

*Ms. Molenaar left at 10:40 am.*

**081617.25**

**Canton Lofts**

123 3<sup>rd</sup> Ave S

Demolition of a non-historic, non-contributing building and preliminary design approval for the new construction of 88 feet, 6-inch mixed use building. The uses will be 80 residential units on floors 2 – 6 and a 2,500-square foot art gallery, residential lobby and building services on the ground floor and a rooftop terrace. Improvements will be made to the right of way. Departures are requested.

Staff report: Ms. Nashem explained that this is preliminary design approval. The approval will be conditioned on final design approval. Staff noted that although they Board had reviewed and discussed it prior, the full historic report of the building proposed for demolition is in their packets.

Gabe Grant, Spectrum, said they propose 80 units of workforce housing. He said Path with Art who will occupy the commercial space at street level.

Mr. Astor said three letters of support were received: Steve Johnson, Impact Hub, Thatcher Bailey, Seattle Parks Foundation, Sharon Lee, Low Income Housing Institute. Letters in DON file.

Ed Weinstein said they are building workforce housing. He provided context of the site and said the Walthew Building was constructed in 1971. The building is not historically significant or contributing to the district. He provided a photo of the Canton Building which was on the site before the Walthew Building. He provided photos of adjacent structures for context: Masins, taller floor to floor heights and strong horizontal base; Union Gospel, continuity of vertical columns as organizing feature; 3<sup>rd</sup> Ave Lofts, cast iron columns bring rhythm down to street, windows ganged together; Weyerhaeuser, introduction of contemporary building, north and south elevations are a harmonious fit, quiet rhythms and pattern, ganged windows, piers.

He said the building support uses will be in the backside/uphill side of the building. There will be an operable wall for flexibility of use of space in lobby and Path with Art Gallery. He said the units will have large windows looking out to street. He said there will be an egress stair on the roof, elevator penthouse and mechanical room, and green roof. He showed section and elevation drawings and pointed out the masonry frame and ganged windows. He said they picked up lines from Tashiro Kaplan, across the street. He said they propose a 6' parapet similar to the parapet on the Tashiro Kaplan. He said they propose to use redder brick and darker

windows and have increased the band as suggested at the last ARC briefing. He said the frame pattern will have a running bond, double soldier course, and the metal will be manganese.

Davi Parker-Garcia went over requested departures:

1. Recreation requirement. They propose a roof terrace amenity but it doesn't meet area requirements. She listed the nearby amenities meet the need, there are parks nearby.
2. Eliminate continuous overhead weather protection. The sidewalk is too narrow and the London Planes are too close. Weather protection at entry bay only.
3. Waive 2' alley. Adjacent buildings are historic contributing and widening alley is unlikely.
4. Allow trash room with reduced area of 390 square feet.
5. Reduce required setback for elevator penthouse that is 5 – 15' from street edge. Elements up to 15' above roof must be set back 30' – reduce to 24' setback. He said 8' mechanical room would be reduced down to 13' 9".

Board Questions:

Mr. Hester said he thought they have had several detailed discussions at briefings up to this point.

Mr. Kralios said he had no clarifying questions and asked if other board members had any.

Ms. Nashem that although the Board had reviewed and discussed the existing building history prior, the full historic report of the building proposed for demolition is in their packets. She asked if board members had questions about demolition of the existing building for the applicant.

Mr. Hester said his comments at previous briefings would stand.

Board members indicated agreement that they had no further questions.

Public Comment:

Jessica Lucio, district resident, said she has actively advocated for historic preservation for the past two years for the all buildings in Pioneer Square which is consistent with the Ordinance that created it which says that a Certificate of approval is required before any alteration is made to the exterior to a building in Pioneer Square. It makes no distinction if it is historic or not, contributing or not contributing, and to utilize as justification is just a justification and ignores the reality that it goes against historic preservation principles. The building that was there in 1937 was demolished using much the same developer pressure to maximize its economic viability. Historic preservation came to be in 1970s to counteract that with a more reasonable approach to protecting the investment that is already being made on the environment. That is determined to be of national interest. There is no question that historic preservation benefits society and the world. Everybody has

an historic building that they care about and would fight for. The fact that you wouldn't be willing to fight for a building you don't care about it – that is why we have special review districts. To control development based on someone's opinion of it that goes in the face of established rules and laws about historic preservation. A certificate of approval is under 25-12 of landmark preservation ordinance. 25.12.835 of the Landmark ordinance says no unnecessary demolition. Why is this demolition necessary? There is nothing more affordable than the house that is already there. Please do not approve this proposal.

Carl Leighty, Alliance for Pioneer Square, said they advocate for additional housing and support the project.

Nick Lucio, district resident, agreed with the need for additional housing but thought the new building mass and scale must relate to the rest of the district. He said he supported affordable housing but not demolition of the building and a new, incompatible building.

#### Board Discussion:

Mr. Kralios said the existing building was constructed in 1971, outside the period of significance of the National Register District, and isn't over 50 years old and there is no information that leads to the building being considered a Landmark.

Mr. Hester supported the project on the parcel and parking lot; he noted public safety issues and blight of the existing condition there. The project furthers the goals of the District.

Mr. Astor agreed and said the building is not yet 50 years old, it has not been deemed a Landmark or as contributing to the district. He had no objection to demolition.

Mr. Donckers clarified the interesting 1937 structure was demolished; this building is newer construction and not contributing to the District and the new building addresses housing needs.

#### Departures

1. Messrs. Kralios, Hester, Astor and Ms. O'Donnell supported the departure to reduce the common recreation requirement, noting per the code the proximity to other recreation options.
2. Messrs. Kralios, Hester, Astor and Ms. O'Donnell supported having overhead weather protection only over the lobby entrance. Mr. Kralios supported canopy at entrances being compatible with the district. Mr. Hester said to make sure there is adequate growth clearance for the tree.
3. Messrs. Kralios, Hester, Astor and Ms. O'Donnell supported a departure to waive the 2' alley setback requirement. They thought that building to the edge of the existing alley maintained the existing historic development pattern consistent with existing historic buildings along the alley.

4. Ms. O'Donnell said there should be no trash in street and they may need frequent collection, but supported the departure for reduced garbage room size.
5. Messrs. Kralios, Hester, Astor and Ms. O'Donnell supported reducing the setback reequipments of the rooftop features as presented. They said through sightline studies from 300 feet, it is minimally visible and they showed efforts were made to reduce encroachment into the setback zones. Mr. Hester appreciated the context photos provided.

#### Design, Scale, Mass Bulk

Mr. Astor said as the project was reviewed at ARC, the applicant has made changes resulting in a compatible building. He supported design and changes to vertical elements with more robust horizontal band as proposed.

Mr. Hester said there has been lots of detailed discussion. He said he is confident that what is proposed is in compliance with the District Rules for site, design, materials, colors, base, middle and top and with SMC 23.66.180. Scale.

Mr. Donckers said the existing building is 5 stories and the new building will be 6 stories. He said it will still be dwarfed by the Frye Hotel building to the north. He said there is no concern about scale; the scale is okay.

Action: I move to recommend granting a Certificate of Approval for Preliminary design for demolition of a building that is listed as non-historic non-contributing to the National Register District and the Board finds that the building has no architectural or historic significance and building height, bulk and scale for new construction of 88 feet, 6-inch mixed use building, and street scape alterations to S Washington Street and 3<sup>rd</sup> Ave

The uses in the building will be:

- 80 residential units on floors 2 – 6
- 2,500-square foot art gallery at street level
- residential lobby and building services on the ground floor, and
- Residential outdoor landscaped amenity space on the rooftop

Departures approved/supported include:

- Modification to the rooftop feature,
- Waiver of common recreation area requirements to allow a reduction in area provided
- Exception to alley setback requirements, and
- Reduction of trash room area

All as presented

The following requirements have been attached as conditions of this Certificate of Approval for Preliminary Design:

1. Prior to issuance of any subsequent permits from the Seattle Department of Construction and Inspections, including a demo permit or a building permit, the applicant shall obtain a Certificate of Approval for Final Design from the Board and

the Department of Neighborhoods Director. 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:

- *location of gas meters and design of screening,*
- *design details to strengthen distinction of the top, from the middle and base.*
- detailing of the building façade *including the articulation and change of plane for materials, windows etc.*
- construction details
- colors and materials
- landscape plantings
- lighting
- signage
- mechanical equipment

2. Submission of documentation that fulfills the requirements for demolition in SMC23.66.115:

- 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
- Satisfactory assurance is provided that new construction will be completed within two (2) years of demolition.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 7, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

**SMC**

SMC 23.66.030 Certificates of Approval required

SMC 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.

#### SMC23.66.120 Permitted uses

A. All uses are permitted outright except those that are specifically prohibited.

#### 23.66.130 - Street-level uses

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

*(note: street level uses are required on Washington but not on 3<sup>rd</sup>.)*

#### 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

1. The height limits established for the rooftop features described in this [Section 23.66.140](#) may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed.

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.

c. Solar collectors, excluding greenhouses, may extend up to 7 feet above the roof of the structure or the maximum height limit, whichever is less, with unlimited rooftop coverage, provided they are a minimum of 10 feet from all lot lines. For new structures, solar collectors may extend up to 7 feet above the maximum height limit, except as provided in subsection 23.66.140.C.4.j.1, and provided that they are a minimum of 10 feet from all lot lines.

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:

- 1) solar collectors, excluding greenhouses;
  - 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.

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.

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.

23.66.155 - Waiver of common recreation area requirements.

The Director of Neighborhoods, after review and recommendation by the Preservation Board, may waive or reduce the common recreation area required by the underlying zoning or modify the required standards for common recreation area under the following conditions:

- A. Allocation of all or a portion of the required gross floor area would adversely affect the visual character of the structure or the District; or
- B. Common recreation area requirements would adversely affect the economic feasibility of the project; or
- C. It can be shown that the project is reasonably served by existing public or private recreation facilities located nearby.

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.

23.66.190 - Streets and sidewalks.

- A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk, prism lights, sidewalk widths or street paving and curbs.

### **Pioneer Square Preservation District Rules**

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

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

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

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

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

- A. 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.

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.

### **Secretary of Interiors Standards**

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation Briefs

Brief 14 [Additions](#) as applies to addition to the district

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

### **081617.3 PRELIMINARY PROJECT REVIEW**

**081617.31 Parks and Gateways**  
Briefing of concept plans  
Tabled.

### **081617.4 BOARD BUSINESS**

**081617.5 REPORT OF THE CHAIR:** Mark Astor, Chair

**081617.6 STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227

