



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 32/18

MINUTES for Wednesday, January 3, 2018

Board Members

Adam Alsobrook
Lynda Collie
Brendan Donckers
Dean Kralios, Chair
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Alison Thompson

Chair Dean Kralios called the meeting to order at 9:00 a.m.

010318.1 APPROVAL OF MINUTES:

October 4, 2017

MM/SC/CO/AR

3:0:2 Minutes approved. Mr. Kralios and Ms. Collie abstained.

010318.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

010318.21 80 S Main

Installation of Sprint Wireless communication facility

Mr. Alsobrook disclosed his firm designed the building but has no interest in this project.

Staff Report: The Board reviewed this application on Dec 20 and requested more information and alternatives.

Applicant Comment:

Amanda Nations explained the new wireless facility is proposed to go on top of a non-historic structure; the 4' x 4' x 9' tall enclosure will surround the antennas. She provided analysis of existing service coverage and number of dropped calls which prompted the upgrade. She explained the main roof is used for amenity space and there is no other area on the roof that could be used. She said the property owner requested the equipment go on top of the penthouse roof. She explained sheet A-2 provides footprint of enclosure on penthouse roof; the panel antennas are the only ones that will extend above the roof. She said only three screen panel antennas will be on roof; other equipment will be inside the building. She said there are no options to reduce the height of antennas.

Mr. Donckers asked if they looked at screened versus unscreened.

Ms. Nations said the building owner wants it screen. She said the proposed screening material can be painted to disappear. She said the screening is somewhat visible from one location on Main Street; it is 8' on top of the existing penthouse.

Public Comment: There was no public comment.

Mr. Donckers said Code said just 4' is allowed.

Ms. Nashem said the code can allow for administrative conditional review heights in excess of for 4' following Board recommendation of approval.

Mr. Donckers said he struggled with the height being above what the Code contemplates. He wanted to see it without screen.

Ms. Nations said the owner prefers the screen.

Mr. Rolluda supported the application and said that visibility is minimal. He noted view 5 and said it matches the architecture of the penthouse; the impact is minimal, and it doesn't interfere with other views.

Ms. O'Donnell agreed.

Mr. Alsobrook agreed and said the applicant has done a good job on concealing the equipment especially compared to other installations downtown.

Action: I move to recommend granting a Certificate of Approval for Installation of Sprint Wireless communication facility conditioned on the screening structure be painted exact color match to penthouse structure and roof top area coverage calculations be submitted to Staff.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 3, 2018

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

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.140 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

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:

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

23.57.014 - Special review, historic and landmark districts.

Communication utilities and accessory communication devices for which a Certificate of Approval may be required in IDR, PSM, IDM, PMM (see SMC [Chapter 25.24](#)) zones, the International Special Review District, the Pioneer Square Preservation District, and the Ballard Avenue (SMC [Chapter 25.16](#)), Columbia City (SMC [Chapter 25.20](#)) and Harvard-Belmont (SMC [Chapter 25.22](#)) Landmark Districts shall be sited in a manner that minimizes visibility from public streets and parks and may be permitted as follows:

A. Minor communication utilities and accessory communication devices may be permitted subject to the use provisions and development standards of the underlying zone and this chapter, with the following additional height allowance: communication utilities and devices may extend up to four (4) feet above a roof of the structure, regardless of zone height limit.

B. An Administrative Conditional Use approval shall be required for communication utilities and accessory devices regulated per [Section 23.57.002](#), and which do not meet the requirements of

subsection A above. Any action under this section shall be subject to the Pioneer Square Preservation District and the International Special Review District review and approval and the Department of Neighborhoods Director; in the Ballard Avenue Landmark District by the Ballard Avenue Landmark District Board and the Department of Neighborhoods Director; in the Pike Place Market Historical District by the Pike Place Market Historical Commission, and in the Columbia City Landmark District and the Harvard-Belmont Landmark District by the Landmarks Preservation Board, according to the following criteria:

1. Location on rooftops is preferred, set back toward the center of the roof as far as possible. If a rooftop location is not feasible, communication utilities and accessory communication devices may be mounted on secondary building facades. Siting on primary building facades may be permitted only if the applicant shows it is impossible to site the devices on the roof or secondary facade. Determination of primary and secondary building facades will be made by the appropriate board or commission.
2. Communication utilities and accessory communication devices shall be installed in a manner that does not hide, damage or obscure architectural elements of the building or structure.
3. Visibility shall be further minimized by painting, screening, or other appropriate means, whichever is less obtrusive. Creation of false architectural features to obscure the device is discouraged.

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.

MM/SC/AA/AR

5:1:0 Motion carried. Mr. Donckers opposed.

010318.22

Yesler Bridge abutment wall

400 Yesler

Installation of venting exhaust pipes

Staff Report: Existing pipes were removed as part of the Yesler Bridge rehabilitation project; at the time there was no discussion of what they were and if they would be proposed to be reinstalled. Existing temporary vent pipes were installed without a COA and their removal would not necessarily need a COA being they are not in compliance. Approval is required for the installation of the new venting pipe on the bridge abutment wall.

Eric Murphy explained the generator and fuel tank need venting; it was intended to be removed temporarily and put back, but SDOT didn't include that in the bridge project. He said they want to restore it to its original location. He said there will be four pipes, one on the south and three at the north; he said all are above pedestrian level on 4th Avenue. He said they will go from 2" to 5" pipes which will run under the bridge parallel to 4th Avenue. He said that SDCI approved mechanical work and established pipe location. He provided a handout showing detail. He said the default color is black. He said bird spikes will be installed above.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. He said it is OK to leave the pipes black. He said the impact to the bridge is minimal and it is necessary.

Board members agreed.

Action: I move to recommend granting a Certificate of Approval for Installation of venting exhaust pipes.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 3, 2018 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

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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.

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.
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.

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

010318.23

Squire Building

On the Field

Installation of new sign copy on the south façade for T-Mobile

Staff Report: This is a legal non-conforming sign which means that it was established in court that an on-premise sign can remain because it had been in use before the code prohibiting this size of sign was adopted but the size of the sign cannot change and the location of the sign cannot change. It is required to be an on-premise sign. The Board will not make a determination if the sign is an on-premise sign but will evaluate the sign based on the other criteria in our District Rules and the SMC23.66.160. The sign will still be required to comply with the on-premise sign permit through SDCI and other city laws.

Applicant Comment:

Ellie Newby explained it will be a copy change only, same material and installation. The copy will be up for two to three months.

Ms. O'Donnell asked if the T-Mobile product is available in the building.

Ms. Newby said it is.

Public Comment: There was no public comment.

Mr. Kralios said there is no impact to historic material. He went over District Rules and noted it is up for two – three months.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy on the south façade for T-Mobile

This consideration does not include any determination by the Board that the sign qualifies as an on-premise sign.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 3, 2018 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

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)

Secretary of Interior's Standards for Rehabilitation 9 and 10

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

010318.24

Avalara Hawk Tower

255 S King Street

Installation of green screen

Staff Report: Ms. Nashem explained the previously approved building plans included green screens in different locations; this proposal changes the location of the green screens while maintaining the required green factor.

Mr. Kralios asked if this will require a revision to the MUP.

Jen Caudle explained it is still the same green point, it is just a revision to the building permit. She explained the 8' long guardrail on the south level roof will be a green screen and they will add more green roof area as well. She said the guard rail is 36" high, 3' long, and 6' back from the edge of the parapet on the south level roof.

Mr. Kralios said the height of the roof is 238' above ground plane.

Ms. Caudle said the rail will be the same steel gray.

Ray Robinson said they will remove screens 07, 03 west, and 01 west and add onto the south roof level 19. He went over the plant palette and said there will be no change to what is approved. He said there will be wisteria and trumpet vine on the 19th floor and they will add sedum on a number of floor. He said that 19th floor gets a new green roof and a green screen; 6th floor they will increase the green roof area and near the tower they will increase the green roof area.

Ms. O'Donnell said it is straightforward.

Mr. Rolluda asked what is behind the screen on the north façade pedestrian level.

Ms. Caudle said it is a 2' x 8' span metal panel.

Mr. Donckers asked why it is vertical rather than horizontal.

Ms. Caudle said it is a warranty issue with penetrations proposed.

Mr. Kralios said the green factors weighs differently depending on what it is; horizontal might be different as long as the aggregate gets them to what they need.

Mr. Robinson said one factor is visibility; it is a complex formula which they have been fastidious about meeting.

Action: I move to recommend granting a Certificate of Approval for Installation of green screen and guardrail on south roof.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 3, 2018 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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

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.

MM/SC/AA/AR 6:0:0 Motion carried as amended.

010318.25

Pioneer Building

Dollop Coffee
610 1st Ave

Installation of signage

Staff Report: Ms. Nashem said the sign complies with letter height regulations. The District Rules for blade signs require that the sign not be over 6 square feet, however this sign is parallel to the building in the entry way.

Paul Grundhoffer went through packet details and explained the sign will go in entry alcove at the transom level. He noted the muted tones, colors. He said the neon is muted light blue. He said vinyl letters will be applied to inside of window, transparency will be maintained and impact is minimal. He said there is one non-historic light existing.

Ms. Nashem noted unapproved signs in neighboring windows in photos.

Mr. Grundhoffer said it is a mixed tenant space.

Mr. Kralios asked if Beneath the Streets will maintain a presence.

Mr. Grundhoffer said yes.

Mr. Kralios asked about the tube steel connection.

Mr. Grundhoffer said it is dark gray as are the brackets. He said it will install to the underside of the vestibule which is dark blue/gray.

Mr. Alsobrook asked if the neon is exposed and if it will be pigeon – proofed.

Mr. Grundhoffer said it will have a painted black and a clear glass cover. He said the electrical box is at the top of the vestibule; it will not be visible. He said the tube will go through wood and is repairable.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said it is consistent with the District Rules, the text height is OK, the neon is scaled compatibly, and the font is consistent.

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

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 3, 2018 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.

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)

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)

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)

D. NEON SIGNS

1. The number of neon signs shall be limited to one for each 10 linear feet of business frontage for the first forty feet of business, and one for each additional 15 feet of frontage for businesses over forty feet. For a business that has transom windows beginning at ten (10) feet above the sidewalk, one additional neon sign to be located within the transom windows would be permitted for every 30 feet of frontage. Signs need not be spaced one per ten feet, but may be clustered, provided the maximum number of approved signs is not exceeded and the grouping does not obscure visibility into the business. Permitted neon signs may be located in transom windows, according to the guidelines contained in this section. (12/94)

2. When a business is on a corner and has a minimum of 10 linear feet of glazing on the secondary facade, additional neon signs are permitted for the secondary facade as on the basis stated in Paragraph 1 for the primary facade. (12/94)
3. No more than three colors, including neon tubes and any backing materials, shall be used on any neon sign. Transparent backing materials are preferred. Neon colors shall be subdued. (8/93, 7/03)

Secretary of Interior's Standards for Rehabilitation

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.

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

- 010318.3 PRELIMINARY PROJECT REVIEW**
- 010318.4 BOARD BUSINESS**
- 010318.5 REPORT OF THE CHAIR:** Dean Kralios, Chair
- 010318.6 STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227