



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 42/16

MINUTES for Wednesday, February 17, 2016

Board Members

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

Staff

Genna Nashem
Melinda Bloom

Absent

Dean Kralios, Vice Chair
Willie Parish

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

021716.1 APPROVAL OF MINUTES:

Jan 6, 2016
MM/SC/TP/AB 5:0:0 Minutes approved.

Jan 20, 2016
MM/SC/TP/AB 5:0:0 Minutes approved.

021716.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

021716.21 WA and OR Railroad Building (C and H Building)

304 Alaskan Way S

Installation of light fixtures
Installation of directory sign and call box

ARC Report: Mr. Hester reported that ARC reviewed the plans provided and a material/color sample for the sign. He said the applicant will bring a photo of the alley façade, updated project description and a revision to the size of the directory sign. The

applicant said that all lighting will be on a timer rather than motion detection as required by code. ARC discussed that the size of the directory sign seemed over-sized for the potential number of tenants. They also discussed that having it mostly blank would create the appearance of a vacant building. The applicant was going to think about the sizing, as there is one tenant currently but he wanted to have the flexibility for growth to accommodate multiple tenants. ARC suggested he might consider reducing the height to match the height of the call box.

ARC thought the lighting was appropriate. They discussed the neighbors and to consider the height of the light and its effect on the neighbors. They discussed that the conduit would be through the brick and they would utilize the mortar joints to the extent possible. Pending the additional information the ARC recommended approval.

Staff Report: The Board has generally supported the use of directories for multiple business, especially for upper floors tenants as opposed to multiple individual signs.

Applicant Comment:

Adam Michelson explained they are prepping the building for upcoming changes to the area. He said that the door in alley will serve as the entry. He said that there will be two gooseneck style lights over each door – garage and man – 10' up. He said that the lights will be mounted in masonry grout. He said the 3rd light will be on the alley between the windows just below sill. He said the finish on the gooseneck lights is satin black. He said the entry sign system is 16" high; he reduced it to the same height as the call box. He said it will be lit by a wall pack flood.

Ms. Petrovich asked why the wall pack flood light.

Mr. Michelson said the whole area is recessed 10' off the alley so they want to light it well. He said there is a parking lot across the street so lighting won't impact adjacent residences; he said there is nothing below the light that would be impacted. He said the parking lot has two flood lamps already and the proposed lighting should won't be more of an impact.

Ms. Brown said that from 1st Ave you can see the building beyond the empty parking lot. She said the lighting is good and discourages negative activity.

Mr. Michelson said that they will remove the chain link fence.

Mr. Hester said that five studio options are provided on the directory and asked about future tenants.

Mr. Michelson said that there are four floors in the building and they have four to five leasable spaces.

Mr. Hester asked if there is just a single tenant what the empty bars on the directory would look like.

Mr. Michelson said there would be no text; just brushed metal.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules. He said the lighting fixtures and finishes are compatible with the District and the attachment method is OK. He said that there will be no exposed conduit – it will route through building. He said that it will be weather sealed. He said that the directory complements the call box.

Action: I move to recommend granting a Certificate of Approval for Installation of light fixtures and installation of directory sign and call box as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 17, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC23.66.030 Certificates of Approval required

SMC23.66.160 Signs

Pioneer Square Preservation District Rules

XIX. ALLEYS

B. Alley Lighting. Wall mounted fixtures shall be installed at appropriate heights on alley building facades to improve public safety and encourage positive activity and uses in alleys. (7/03) The Board may require a project to include alley lighting in the redevelopment.

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

B. General Signage Regulations

C. Specific Signage Regulations

1. Letter Size

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.

MM/SC/MA/TP

5:0:0 Motion carried.

The following applications were review out of agenda order.

021716.23

Nolo

Gridiron Sales Office
510 Occidental Ave S

Installation of window signage

ARC Report: ARC reviewed the plans and samples provided. ARC thought that the proposed signage complied with letter height regulations and that transparency was retained. ARC recommended approval.

Applicant Comment:

Jessie Culbert explained that vinyl graphics in keeping with other signage on the building will be applied to the Gridiron Sales Center; it will be interior mount white vinyl.

Mr. Kiser asked if the sample was true to scale except height.

Ms. Culbert said yes. Responding to questions she said that the vinyl will be applied to two storefront windows and the door surround.

Mr. Astor said it falls within the sign and transparency requirements.

Mr. Hester appreciated the placement.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for installation of window signage.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 17, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC23.66.030 Certificates of Approval required

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XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

B. General Signage Regulations

C. Specific Signage Regulations

1. Letter Size.

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

Ms. Brown noted the proliferation of sign boards.

Ms. Culbert said she would ask the team not to do that.

Ms. Nashem said A-board can go only in front of the business.

021716.14

Emerald Building

625 1st Ave

Installation of mechanical equipment on the roof and louver

ARC Report: ARC reviewed the plans provided. The applicants explained why the protrusion of the louver was needed as the location is inset 2 feet. ARC thought that the mechanical equipment on the rooftop was the preferred location and was not visible in the photo sims. They thought the louver was minimal and painted to match and although Post Ave is a street this was not the primary façade.

Applicant Comment:

Shane Staley said they need to put an intake vent on Post Avenue South for the HVAC mechanical units. He said they will put them above the garage door. He said the louver will be set at an angle to provide more surface area for air flow. He said that there are two other vents in the middle of the building now.

Mr. Hester said this is a secondary façade and the proposed vent is complementary. He said that there will be no damage to historic material.

Mr. Staley said they will be the same size or smaller than the existing units and they are not visible from the street.

Mr. Hester said they are 17' from parapet.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules. He said the setbacks are appropriate and the vent is sensitive to the building. He said there is no impact to features or material.

Mr. Astor agreed.

Action: I move to recommend granting a Certificate of Approval for Installation of mechanical equipment on the roof and a louver on the Post Ave façade.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 17, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC23.66.030 Certificates of Approval required

SMC23.66.140 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

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

Pioneer Square Preservation District Rules

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts.

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

021716.22

Drexel Building

Mixto
521 3rd Ave

Installation of signage
Painting the storefront

ARC Report: Mr. Hester reported that ARC reviewed the photos, drawings and samples provided. ARC requested that the applicant provide a drawing of the text on the door, a simulation showing where the open sign would be placed and drawing of the A-board

similar to the blade sign drawing that shows the colors, text and proportions in scale for clarification. The applicant said he could provide those. ARC thought the signage complied with the District Rules and that they were compatible with the colors of the building and with other colors in the District. Pending the clarifications they requested they thought that the signage complied with regulations. ARC appreciated the applicant's improvement to the building noting the previous applicant was not in compliance with the transparency regulations. Pending the additional information ARC recommended approval.

Applicant Comment:

Young Lee brought sign placement information per ARC request. He said that the 'Open' sign will be directly to the right at the same height.

Mr. Hester noted that the hanging sign is white letters on black background.

Mr. Lee said that Mixto signage will be on the front. He said the blade will be on the upper left by the door as shown in rendering; it will be mounted to storefront mullion. He said they will paint the trim around the windows black and the main door, mustard yellow. He said they will have a handmade 'Open' sign on the right side of door, 5' high, on the interior. He said they will keep windows more transparent than previous tenant. He said that the Mixto sign is black metal, mounted to wall; attachment via faceplate at mullion. He said the 'Open' and 'Mixto' are the same font. He said the sandwich board – 24" x 42" will have 'Mixto' in same font as other signage and a description of the business; they will bring it in each night.

Mr. Hester said no ornamental features are impacted.

Responding to questions Mr. Lee said they will keep tile as is.

Public Comment: There was no public comment.

Mr. Hester said the letter height is compliant and he is glad for the removal of materials in the window.

Mr. Astor agreed and said the color is good and the letter size and signs are appropriate.

Action: I move to recommend granting a Certificate of Approval for installation of signage and painting the storefront as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 17, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC23.66.030 Certificates of Approval required

SMC23.66.160 Signs

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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.
2. Projecting Elements
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)

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

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

021716.3 PRELIMINARY PROJECT REVIEW

021716.31 Parks and Gateways

Briefing on proposed concept plan for Pioneer Park
PowerPoint in DON file. Following are board questions and comments.

Carl Leighty, Alliance for Pioneer Square, explained they have done community outreach and are coordinating with DOPAR, SDOT, and Arts. He introduced Lara Rose and Anne Marie Schneider from Walker Macy.

Ms. Rose reported that Pioneer Park is an underperforming park – it fails to welcome people and it fails to support the historic district. She said that historic themes they would like to see brought to life include Native Village, marsh, and the pre-fire meadow which turned into hub of pioneer Seattle after the fire. She described the evolution of the park that was a meeting / gathering space. She said that the original totem pole in the park was stolen from the Alaskan Tlingit tribe. She said the 1910 Chief Seattle fountain was for watering horses. She said the park was asphalted in the 1950s and the pergola was still the dominant element. Cobble stones were added in the 1970 – 80s.

She said that historic site elements were identified as the 1899 totem pole, pergola, five-globe lights, iron fencing, heritage trees, Chief Seattle fountain, and prisms over areaway.

Ms. Nashem said that while she didn't know if the cobblestones were original to the site but they are likely original to the neighborhood. She noted the rectangle panels in the side walk showing where the stairs to the underground restrooms were covered. She said the Pioneer Building, pergola totem and fountain is a National landmark; the highest historic recognition. She said the area over the restrooms will need structural review.

Ms. Rose explained the plan to reactivate the park with new / improved pedestrian circulation and view corridor.

10:15 am Mr. Kiser left.

Ms. Petrovich asked if any of the furnishings – benches are historic.

Ms. Rose said no.

Ms. Schneider said they were made in the 1970s.

Ms. Rose explained options to bring the park back to a hub of activity with inspiration drawn from the lumber and rail industry. She said the movable benches could be rotated, add a low wood platform for gathering space and the globe lights relocated to a new 1st Avenue location.

Mr. Hester asked if the cobbles would be reset.

Ms. Rose said the cobbles most of the park were taken out in 2000 because they were deemed unsafe; comfort pavers were put in and are drab. She said they recommend all paving be replaced if they have the funds.

Ms. Schneider said that new sidewalk paving is shown in both plans with prisms being retained / replaced.

Responding to questions about the Chief Seattle statue, Ms. Rose explained that the art panel sitting adjacent to it was commissioned as a response to the fountain being thought offensive.

Mr. Astor said he was turned off by the panels and said he thought it was condescending and what would be said to a conquered people. He said he thought it inappropriate.

Mr. Hester said the 1990 date of the art piece shouldn't dictate historic placement of other materials.

Mr. Astor said he thought that was a good reason to remove them – they have served their purpose.

Ms. Petrovich agreed and said she didn't consider the panels historic as the sculpture is; she said the sculpture should be prominent and the panels should not be tied to that.

Mr. Astor said it is horrible that the totem pole was stolen from the Tlingit. He said it seems like the panels are pointing to homelessness and a vanquished people.

Ms. Rose said that the artist is a well-known native artist who was commissioned. She said that there are more positive ways to celebrate the site history.

Ms. Brown said to be aware of areaways.

Ms. Rose said that the surfaces are not great but they will not do anything to harm the areaways; they will replace prisms.

Ms. Brown said to see what was done at the Merrill Place block restaurant as an example.

Mr. Astor asked about the existing planters.

Mr. Leighty said they are not part of this plan.

Ms. Petrovich asked about furnishings – tables and chairs.

Ms. Rose said they have integrated the bench into a planter and added moveable tables and chairs. She said they want to raise the level of light and said they are looking at catenary lights, building up-lights, and tree up-lights.

Ms. Petrovich said the tree and building up-lights are OK but the catenary lights are messy.

Mr. Hester said it depends on the space but that he agreed with Ms. Petrovich on this location. He said to work with Framework on lighting; that they have made some similar suggestions. He said that what is missing is the programming connection with building itself including teaming with building owners.

Mr. Leighty said they have been working with the building owners.

Ms. Rose said that they are working with building owners because tenants can change.

Ms. Schneider said that building owners came to a meeting and were supportive of the ideas.

Mr. Hester noted Nord Alley connection and said that paving revisions should play into that. He said that the board has approved paving concepts over the years. He said he is intrigued by the potential of how it could develop.

Ms. Petrovich asked about the trees.

Ms. Rose said that they would work with arborist and city arborist to determine condition and significance of trees. She said without trees there is better flow and the pergola would be more visible. She noted that DOPAR is involved but the heritage tree program is through SDOT.

Ms. Nashem said the five globe lights are original and tell a story about how the street used to go through. She also noted a previous proposal where the light poles were determined to not be moveable.

Ms. Petrovich said more research on the globe lights should be done.

021716.32

2nd Ave Bike Lane

Installation of permanent features of the bike lane, including extension of the lane

Dawn Schellenberg and Alisa Arnett, SDOT presented. PowerPoint in DON file. Following are board questions and comments. Ms. Schellenberg provided the program mission and core values and went over project area. She explained the proposal to add planters and to extend the bike lane from Yesler to Washington and Main as part of the larger Center City bike network.

Ms. Petrovich said it is right in front of Fortson Square.

Ms. Schellenberg said it is and they are working with SDCO and SPD on how best manager that. She said they hope it adds activation. She said that at 2nd and Washington there are no historic signals. She said they will add green crosswalk, and new bike signal; she said they want to put film on the traffic signal cabinet.

Mr. Hester said the Alliance for Pioneer Square has been working on districtwide program to integrate art.

Ms. Nashem noted the suggestion was historic photos.

Mr. Hester asked about planter maintenance.

Ms. Schellenberg said SDOT would be responsible for planter maintenance. She went on to say that Washington Street is two-way over to the International District; she said they will add sharrows and a climbing lane going up the hill. She said the planters are recycled black plastic – 54 x 26 x 21. She said they are self-watering and they will use alley flusher truck to refill. She said plants will go in once a year or adjacent building could adopt a planter. She said a street cleaner will clean once a week. She said they will monitor the planter maintenance. She said there will be 95 between Columbia and Washington; nose to nose. She said there will be 40' between where parking is allowed. She said they will still have some plastic poles.

Ms. Petrovich asked about durability of black plastic and how they would hold up to dirt and rain.

Mr. Hester said that there are strict material standards in the district and plastic planters could set precedent. He said the board discourages plastic and suggested fiber reinforced concrete instead.

Ms. Arnett said they have to think about the planters getting hit and damaged as well.

Ms. Petrovich asked about cleanup plan.

Ms. Schellenberg said they are looking into it.

Ms. Arnett said the First Hill planters don't create blockage.

Mr. Astor said he would like to see photos of them and how they have weathered.

Ms. Schellenberg they provide exterior protection on the bike lane; they will create a lift 'speedbump', and they will put in tactile domes for ADA. She said they would use the orangey domes.

Mr. Hester said to match what is used throughout the district – mustard yellow.

Mr. Astor mentioned that rust metal domes had been used.

Ms. Stenning said that at Yesler domes are cast iron and were installed by SDOT. She said that Chicago is using cast iron. She said she met with the Lighthouse for the Blind who said a contrast is needed.

Mr. Hester said that the District Rules encourage compatibility throughout the District.

Ms. Stenning recommended the cast iron.

Ms. Arnett said that they need a different texture that is available in plastic but not in cast iron.

Ms. Schellenberg said the granite curb will need to be removed for drainage and said it could be stored.

Mr. Astor suggested making modifications and then putting the granite back. He said it is possible because it has been done and it is proscribed in the District Rules.

Mr. Hester said removing could be OK if they have a plans to reinstall it where granite curbs are missing.

Ms. Schellenberg said she will submit for a Certificate of Approval.

Mr. Hester said it was a good briefing and noted the importance of compatibility and consistency with the District.

021716.4 BOARD BUSINESS

021716.5 REPORT OF THE CHAIR: Ryan Hester, Chair

021716.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227