



The City of Seattle

Pioneer Square Preservation Board

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

PSB 149/15

MINUTES for Wednesday, June 3, 2015

Board Members

Mark Astor
Amanda Bennett
Ann Brown
Evan Bue
Ryan Hester, Chair
Dean Kralios, Vice Chair
Willie Parish
Marcus Pearson
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

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

060315.11 APPROVAL OF MINUTES:

April 15, 2015

MM/SC/DK/AmB 6:0:1 Minutes approved. Mr. Parish abstained.

May 6, 2015

MM/SC/AmB/TP 6:0:1 Minutes approved. Mr. Parish abstained.

Applications reviewed out of agenda order.

060315.21 APPLICATIONS FOR CERTIFICATES OF APPROVAL

060315.22 Washington Shoe Building

Intrigue Chocolate Co
157 S Jackson St

Installation of new business signage

ARC Report: ARC reviewed the drawings, and rendering and sign sample provided. ARC thought the signage complied with the District Rules for letter size and size. That

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

the colors were appropriate and the painted letters rather than vinyl were of high quality. Transparency was maintained. The signage was consistent with district rules. ARC recommended approval.

Applicant Comment:

Aaron Barthel said they have been in the neighborhood for six years and are moving to a street level location at Occidental and Jackson. He proposed signage: full logo and name (together 33 ½”) in the larger window; logo, hours, days (together 14”) hand painted on interior of window under awning; and 4 ¼” high painted letters on front panel of existing awning. He said the 24” x 40” A-board is stained bamboo ply with their tan logo, and narrow gold trim. He said they have used a smaller A-board inside the building at their old location for wayfinding. Responding to questions he said that the existing lettering on the awning will be painted out black to match awning and new lettering will be hand painted.

Public Comment:

Karen True, Alliance for Pioneer Square, said that everything is compliant and they will be a nice addition to the block.

Board Discussion:

Mr. Hester went over District Rules. He said that ARC was generally favorable and the colors and materials are compliant.

Mr. Kralios said the package relates well to the architecture of the building and is consistent with the District Rules. He said that awning is existing and the letters are allowable height. He said the A-board is smaller than maximum size allowed.

Action: I move to approve a Certificate of Approval for new business signs as presented with the A-board to be placed at the curb or next to the building.

Code Citations:

District Rules

XX Rules for Transparency, Signs, Awnings and Canopies

A Transparency Regulations

B General Signage Regulations

C Specific Signage Regulations

1 Letter Size

E Awnings and Canopies

F Sandwich Board Signs

SMC 23.66.160 Signs

MM/SC/TP/AB 8:0:0 Motion carried.

060315.23

S Jackson Street and Areaways 1903 and 2202

S Jackson Street and 2nd Ave

Re-routing of Wave Communications utilities

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos provided. They discussed that the impact to the areaway was minimal and there were no granite curbs. The applicant explained that they would be drilling under the street car tracts. ARC recommended approval.

Applicant Comment:

Dan Walla, Wave Broadband, explained that they have 150i days to vacate City Light conduit that they have been using; he said they need to put in their own conduit. He said they propose to dig small pits in the asphalt and will then follow existing pathway in areaway; he said asphalt will be replaced to Code. Responding to clarifying questions he said the work will start in early fall and should last a week. He said they will use X-4ay to not hit existing utilities. He said they will do a full lane restoration when finished.

Mr. Hester said that any brick found is to be salvaged and sent the yard for storage; he asked if protocol was in place.

Mr. Walla said there are no curb cuts planned and no impact to glass prisms. He said that work will be done off hours and plated over during the day. He said they will do in-seal connection for water seal.

Public Comment: There was no public comment.

Mr. Hester went over District Rules.

Mr. Kralios said they have demonstrated they are taking the path of least affect; there is no curb impact; there will be minimal impact to areaway; and any brick found will be salvaged.

Action: I move to approve a Certificate of Approval for re-routing of Wave Communications utilities as presented per

Code Citations:

District Rules

III General Guidelines for Rehabilitation and New Construction

H Curbs

XVIII Areaways

MM/SC/DK/AmB 8:0:0 Motion carried.

060315.24 **Squire Building Wall Sign** (north)

On the Field

901 B Occidental Ave S

Installation of new Verizon sign copy

ARC Report: ARC reviewed the drawings and renderings provided. ARC generally thought that the stark white background created too much contrast to the building and the black lettering. That the amount of text and font made it difficult to read and this combined with the contrast were a distraction to drivers. ARC also thought that the sign being only black type on a white background lacked design to be compatible with the character of the district and was visually distracting from the building. They noted that

other signs have had more of a logo appearance and more color massing to break down the large sign. ARC did not recommend approval.

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. I am asking the Board to not make a determination if they think the sign is an on-premise sign but to 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 DPD and other city laws.

Applicant Comment:

Nick Brown said they took ARC feedback and made changes to the sign: the white background was changed to red and the text was shrunk. He said this is a copy change only.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules and Seattle Municipal Code.

Mr. Kralios said it is an improvement and he appreciated efforts to respond to ARC comments.

Mr. Hester agreed with Mr. Kralios and said the color field is more appropriate now. He said he appreciated the stretch vinyl copy attaching to existing frame which is more sensitive to the building than other methods of attachment.

Action: I move to approve a Certificate of Approval for installation of the Verizon sign as revised. This consideration does not include any determination by the Board that the sign qualifies as an on-premise sign.

Code Citations:

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.

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

MM/SC/MP/AB 8:0:0 Motion carried.

060315.25

Emerald Building
625 1st Ave S

Seismic upgrades including new rosettes and masonry crack repair

ARC Report: ARC reviewed the photos and plans provided. ARC thought that the plans to fill the crack and add the rosettes and replace existing rosettes so they matched were appropriate for seismic enhancement. The building will have additional interior seismic work that is not visible. ARC noted that the side of the building has a lot of different materials, previous seismic work and that anything that could be done to improve the appearance of the wall would be appreciated. It was noted that the wall was not originally exposed but now that it faces a parking lot it was highly visible.

Staff Report: There are other seismic enhancements that are interior and not visible so therefore not review by PSPB.

Applicant Comment:

Shane Staley, Atelier Drome, said proposed alterations are triggered by Change of Use. He said that exterior implications are limited to rosettes on the south and west side of the building. He said they will do crack repair at the southwest corner. He said the new rosette is 5 ½” square. He said that stainless steel wire will be buried into the mortar bed to repair the crack; it will be mortared over and will not be visible. He said that there will be no aesthetic changes to the building. He said that mortar will match existing mortar. He said they have no plan to paint building.

Responding to questions Zane Swenson said they are adding new rosettes to the entire elevation; some will be reused and others will be added.

Mr. Hester asked if they would do foundation repair.

Mr. Swenson said no and that there are brace frames inside.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules and Seattle Municipal Code.

Mr. Kralios said the scope of work is necessary to reinforce the wall. He said that the rosettes are consistent with what has been done elsewhere and it is consistent with the Secretary of Interior Standards.

Mr. Hester agreed and said the historic character is being retained and preserved. He said it is a minimal approach that will prevent future cracking and not features will be impacted.

Action: I move to approve a Certificate of Approval for seismic upgrades including new rosettes and masonry crack repair as presented.

Code Citations:

District Rules

III General Guidelines for Rehabilitation and New Construction

Secretary of Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

MM/SC/AmB/DK 8:0:0 Motion carried.

060315.26

Corgiat Building (Pacific Commercial)

Elm Coffee Roasters

220 2nd Ave S

Installation of tables and chairs

ARC Report: Mr. Kralios reported that ARC reviewed the drawings and product sheet provided. ARC thought that the floor plan provided for adequate pedestrian flow and that the furniture was durable and the color was appropriate. The applicant noted that the business intended to bring the table and chairs inside when the business is closed.

Applicant Comment:

Denise Edgar, Atelier Drome, said the business opened in December and they now want to put in a sidewalk café. She said it meets SDOT rules and they propose four tables and eight chairs. She said the hours of operation are Monday through Friday 7:00 am – 7:00 pm and Saturday and Sunday 8:00 am – 6:00 pm. She said the furniture will be brought inside each night. She provided a floor plan and said the sidewalk is 12' wide; with sidewalk café there will be 6'9" left for pedestrians.

She said the furniture is burnt orange – powder coated steel. Responding to board questions she said the furniture will not be attached to sidewalk; the finish is exterior grade and they do not plan to have umbrellas.

Public Comment: Karen True, Alliance for Pioneer Square supported the application and welcomed the activation on the block.

Board Discussion:

Mr. Hester went over District Rules.

Ms. Brown said the activation will be good.

Mr. Hester said he appreciated the investment in the neighborhood and the quality of work.

Action: I move to approve a Certificate of Approval for installation of tables and chairs

Code Citations:
District Rules
XIII Sidewalk cafes

MM/SC/AmB/TP 8:0:0 Motion carried.

060315.27

CT Takahashi and Co. Building
2203rd Ave S

Painting of the building

ARC Report: ARC reviewed the color samples provide and the renderings indicating where the colors were going to be applied. ARC thought that the color choices were appropriate for the building and for the district but noted that the by painting the cornice the same color it lost some of the finer grain detail of the building. While ARC indicated they would recommend approval as is, they suggested that the applicant consider using a different shade, perhaps the bottom color, on the cornice.

Applicant Comment:

Phen Huang said the building needs to be painted and they propose a deeper gray at ground level, medium gray at the 2nd level, and separated by a goldenrod bar in the center. She said the tenant on the main floor logo will go in the middle of the bar. She said that the architectural detail at the cap will be painted the dark gray. She said Foster White will have painted letter text on the deeper gray below. She said the building address will be in white vinyl on the window. She said that there is one raised sign to the left of the 3rd Avenue S that has the Fire Marshall logo.

Public Comment:

Karen True, Alliance for Pioneer Square, supported the application and said she appreciated the owner's commitment and that the building will look great. She said it was well done.

Board Discussion:

Mr. Hester went over District Rules.

Ms. Brown said it is clean and neat and she hoped it would encourage other building owners to do the same.

Mr. Hester agreed and said that the darker color will work better. He said it is a compatible design and accentuates the base, band and top of the architecture.

Ms. Bennett said the sign band is subdued but will 'pop'.

Action: I move to approve a Certificate of Approval for painting the building Benjamin Moore Temptation 1609, Mineral Alloy 1622 and the sign band Marblehead Gold HC11 with the existing signage painted Temptation 1609 per

Code Citations:

District Rules

III General Guidelines for Rehabilitation and New Construction

D Color

MM/SC/DK/MP 8:0:0 Motion carried.

060315.28

Furuya Building (Pacific Commercial)

Good Bar

240 2nd Ave S

Installation of solar blinds

ARC Report: ARC reviewed the plans and sample screen provided and a letter from the business owner that they would only pull the shade when the bright sun required it and that they thought they would rarely need to completely close them. ARC noted that although the district rules discourage shades, the sample provided allowed some transparency, and the use of them would be limited. ARC did ask for conformation that the shades are the most transparent possible yet still function to block bright sun. ARC recommended approval.

Applicant Comment:

Shelby Hart, Strata Architects, explained the need for blinds on the south and west sides. She said the new roller shades are white powder coated to match sills and the shade will be black to match restaurant colors. She said they propose two blinds on the south and two on the west. She said they will be used only when necessary. She said the blinds will cover the full windows – upper and lower.

Ms. Petrovich asked how they chose the 5% transparency.

Ms. Hart said they didn't want to let in too much light but still want to be able to see into space.

Mr. Hester read District Rules XX about transparency. He said he appreciated the quality of the material and noted the challenge of south and west facing storefront; he said that the shade will provide visibility and transparency into space while still providing the needed function. He said that they would be drawn occasionally as needed for sun protection and then recessed. He said they would be completely concealed when recessed.

Responding to questions Ms. Hart said that black was chosen because their logo is black, gold and white. She said the black will not be too distracting as white would be.

Mr. Kralios said it is a slippery slope and noted the yoga studio that wanted temporary blinds drawn during the day. He said he understood the purpose and goal and they selected the right color and transparency. He noted the need to limit how they are used.

Nancy Kelly, owner, said they want to pull the shades down a bit further from the transoms.

Board members discussed the need to mitigate concerns about use of the blinds and to allow transparency from the pedestrian viewpoint. It was noted that drawing the blinds only to a certain point would continue to provide transparency; more transparency in the blinds themselves would defeat the purpose of having them. Board members felt that conditioning the motion to set the maximum lower limit of the blinds at 6' above the sidewalk.

Public Comment:

Jessica Lucio, resident, recommended North Solar Screen for high level transparency blinds.

Karen True, Alliance for Pioneer Square, said she appreciated that board and Good Bar trying to set the right balance. She said there are reasons for rules as evidenced by those who don't follow them. She supported the application with all the conditions recommended.

Ms. Kelly said she notices a difference in business with the windows fully open. She said their hours are 4:00 pm to midnight Sunday – Thursday and 4:00 pm to 2:00 am Friday and Saturday.

Mr. Pearson said that the hours of operation are late in the day and the blinds likely won't be drawn in the winter.

Action: I move to approve a Certificate of Approval for installation of solar blinds with maximum lower limit of 6' above the sidewalk.

Code Citations:

District Rules

A Transparency Regulations

MM/SC/AmB/MP 8:0:0 Motion carried.

060315.21

Westland Building

100 S King Street

Installation of new door hardware

ARC Report: Mr. Kralios reported that ARC reviewed the new hardware and thought it was an improvement to what was there and is consistent with the character of the building and the district. ARC recommended approval. He said that they propose to replace the wood block door handles with bronze which is more in keeping with other dark bronze elements on the building.

Ms. Petrovich said it fits in much better.

Public Comment: There was no public comment.

Action: I move to approve a Certificate of Approval for installation of new door hardware as proposed per

Code Citations:

District Rules III General Guidelines for Rehabilitation and New Construction

SMC 23.66.030 Certificates of Approval required

Secretary of Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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/MP/DK 8:0:0 Motion carried.

060315.3 PRELIMINARY PROJECT REVIEW

060315.31 Proposed guidelines for Occidental Ave s and First Ave S south of King Street

Jeff Wentland and Gary Johnson, DPD, presented via PowerPoint (full report in DON file).

Mr. Wentland explained the streetscape concept plan that would provide general guidance that could be detailed at the time of a project. He said they propose to append to the City Right of Way Improvement manual. He said the area is Occidental and First from King to Holgate. He said they want to continue the designated green street feel of Occidental to the south.

Mr. Astor arrived at 10:25 am.

Mr. Johnson noted paver treatments delineating zones and that they propose curbsless streets that will allow better organization of vending and designated pedestrian areas. He said that the street would be designed to work with all traffic – trucks, pedestrians and bikes. He said they will raise the bar on quality and appearance of the area. He said that the proposed pavers can accommodate trucks.

Mr. Wentland said they are concept level design now. He said the board would review the paver, color and type and specifics when a project is proposed.

Mr. Kralios asked how flexibility as a concept will keep a uniform right of way.

Mr. Johnson said they want a high quality envelop that is flexible. He said they don't want a patchwork.

Ms. Brown expressed concern about there already being a preservation district with guidelines and rules. She said they propose to take a major section and decide the function for people who live and work there now.

Mr. Wentland said that other areas are being done. He said they would retain some brick and historical elements and said use varies from block to block.

Mr. Kralios said it is difficult to understand what they are proposing without seeing it.

Board members were not clear on what was being presented and how it would impact the district, the district rules etc. Concern was expressed about potential piecemeal work in the district. Board members requested clarification and the following information:

- Comparison with District Rules to understand what is consistent with the rules and what would require adoption of new rules or specifications to the rules.
- What in the plan is a firm proposal and what is open for interpretation? Do developers get to choose whether they follow the plan or propose something different?
- Define what developers/property owner would be responsible for and what the city be responsible for? How does the City intend to implement this plan?
- Provide photos of pedestrian view, possibly panoramic. Show context.
- PhotoShopped photos indicating pedestrian view vignettes of the concept plan using existing buildings – not concept in front of concept building.
- Provide photos of where this type of design guideline has been proposed and implemented elsewhere.
- Information on pavers proposed.
- Correlation of new and how it relates to Railroad Avenue approved design and existing brick on Occidental Ave.
- Send information electronically prior to meeting so board has time to review.
- Provide hard copy of material for board review at meeting.

Mr. Parish left at 10:55.

Mr. Johnson said implementation and timing will be challenging. He said it is aspirational at this point. He said it is an incredible opportunity and said that the quality of the road infrastructure is bad.

060315.4

BOARD BUSINESS

District Rules

Review of new language proposed for Pioneer Square Preservation District Rules VI. HEIGHT LIMITS to align with the currant language of SMC 23.49.178 which regulate height in Pioneer Square.

Ms. Nashem presented proposed revised language for the district rules which had been discussed by the Board in an earlier work session. She explained that existing language is obsolete because it used specific language from the code that has changed. The purpose of the change is to make the language consistent with the current code. She asked for Board input on alternate verbiage to give more direction that new development be consistent with character and scale of district while referring to the code for height

limitations. She said that if they want to move ahead with revision of language there would be a public hearing/comments.

Ms. Petrovich read the draft document. She said that the last sentence reads 'shall be considered' and she preferred stronger language than 'considered'.

Mr. Hester said strictly bulk, mass scale

Mr. Astor – individual – not in context to neighbor. Not proscriptive.

Ms. Nashem said it gives more information about texture of the walls than what is included in 23.66.180 discussion of scale. Just provides clarification in code.

Mr. Hester said he would like to discuss text related to shape or orientation of building. He thought building are usually rectangular.

Mr. Kralios said the Alaska building is L shaped and there are other buildings with light wells that make a U or H shape but the mass is still at street line and they have strong street edge.

Ms. Nashem said there is a section in the code that says new building should be built to the property street edge. She reminded the Board that they will continue working on the whole of the District Rules but at this time focusing on the getting rid of the language that conflicts with the code around height.

Mr. Hester said additions is a major priority given the development potential in the Square.

Mr. Astor agreed.

Ms. Nashem said that the process is that the when the Board is ready to approve District Rules language changes, a public hearing notice has to be published in a newspaper.

Mr. Astor suggested strengthening language and about adding height to historic building. He said it seems open to interpretation rather than proscriptive.

Ms. Nashem said that District Rules say additions are discouraged and even with the current language it directs the Board to consider the Secretary of Interior's Standards and Preservation Briefs.

Mr. Astor said he was concerned the word 'discouraged' was open to interpretation.

Ms. Bennett said additions to contributing buildings should be smaller and set back. Large additions detract from the building character; it is an issue of historic integrity and could cause delisting as contributing.

Language should be more concrete.

Mr. Pearson said adding height is discouraged unless it had been there before and noted the risk of degrading the contributing status.

Ms. Astor said all can be true; refer to code; and operating document. Language in the Guidelines is confusing and needs to be expounded. Expound. He said it should refer to the SMC for penthouses which is all that is allowed without risking delisting.

Mr. Pearson said it is more appropriate to review addition section now too if going to continue to have reference to addition.

Mr. Bue left at 10:30 am.

Mr. Astor wanted it to be very proscriptive description; if a building is on the inventory as contributing. That is what triggers proscriptive additional height criteria. He want it to be clear that contributing buildings are different than new or non-contributing buildings.

Mr. Pearson said SOI has this info already to complement District Rules.

Mr. Astor said the guidelines should refer back to it. Recommend SOI state that more clearly.

Ms. Nashem said she will prepare a draft for review.

060315.5 **REPORT OF THE CHAIR:** Ryan Hester, Chair

060315.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227