



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 160/19

**MINUTES** for Wednesday April 17, 2019

**Board Members**

Lynda Collie  
Kianoush Curran  
Brendan Donckers  
Carol O'Donnell  
Emma McIntosh

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Adam Alsobrook  
Alex Rolluda  
Felicia Salcedo

**041719.0 Call to order**

**041719.1 Executive Session (closed session)**  
Litigation concerning 255 S King Street

Carol O'Donnell called the meeting to order at 9:30 a.m.

**041719.3 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**041719.31 Gridiron / Johnson Plumbing Building**  
589 Occidental Ave S

Installation of iron brackets for flower baskets

Trevina Wang proposed seven flower baskets on both the east and west sides of the building; she indicated locations on site plan. She said installation will be through mortar. Iron brackets are identical to those on the Provident Building. She said ARC asked if one bracket could be moved to the left or right of commercial entrance.

ARC report: Ms. O'Donnell reported that ARC reviewed the proposed bracket. They thought that they were compatible for the building. They clarified that the attachments will be lined up with the mortar joints. ARC did discuss that the placement of one of the brackets on the Railroad Way façade seemed oddly placed between a set of three windows and that it would be more evenly placed next to the entry door. The applicant will either verify why the location was proposed or move the location of the bracket.

Staff report: Ms. Nashem said that while the District Rules indicate that flower baskets are recommended, there is no specific guideline for design and placement therefore, the Board has to look the SOI's Standards which would suggest that installation should avoid damage to the building, avoid architectural features and be reversible.

Public Comment: There was no public comment.

Ms. Wang asked if the board preferred the bracket be moved to the left or the right of the commercial entrance. The mortar has been repointed. Placement is merely aesthetic.

Ms. O'Donnell said placement will be left up to the applicant. She went over District Rules.

Action: I move to recommend granting a Certificate of Approval for installation of iron brackets for flower baskets.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 17, 2019 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**

**XIV. STREET TREES AND VEGETATION**

Median strips and permanent plant beds shall contain plants approved for urban conditions, combining evergreen shrubs with ground cover and, where appropriate, flowers. Hanging baskets with seasonal flowers are recommended. Given the maintenance required to keep plant material lush and full, temporary ground-level planters are not recommended. (7/99)

**Secretary of Interior's 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/KC/BD 5:0:0 Motion carried.

**041719.32** **King Street Station**  
303 S Jackson St

Installation of artwork in the plaza

New printouts with engineering calculations were provided to board members. S. Surface, Department of Arts and Culture, went through drawing details and said there will be no permanent changes, no impact to right of way, and the lodge poles will be supported with tripod. She said the installation is temporary, June through September. She explained the concept represents the sundial and the Coast Salish narrative "Looking at Sky".

Kimberly Deriana, artist, said the tripod structure is based on the Coast Salish fishing weirs; lodge pole is a common material across all tribes. She said it will be a ceremonial sacred space that will activate the space. She said it has a light footprint but carries the story of the Plains and Coast Salish people. She noted there is cross-cultural overlap of Native People. She said the structure creates a sense of circle. There are two stones at the bottom and two at the top to mark the summer and winter solstices. She noted the structural engineer determined how to install and noted it is a complicated site which is the roof of the structure below.

Chris Shaw, structural engineer, said the art installation was originally configured to interact with the building's awning but has been modified to be self-supporting. He said the internal structure is not more robust and can support itself. They figured in possible climbing on structure in calculations (one and one half persons). He said the structural connections have been worked through; the structure will be as invisible as possible to preserve the aesthetic and artist vision.

Ms. Deriana said there will be a notch out on pole for an LED lighting strip; they will use existing power. She said the lighting will be on a timer and will come on when dark. She said an existing planter now holds weeds; she proposed putting in medicinal plants with interpretive signage. She said it will be a storytelling and educational element about indigenous wellness. She said vinyl signs will be places on windows at plaza level to describe art and exhibition inside. She noted the historic precedence of the site and neighborhood.

Ms. Surface said the signage is somewhat provisional and they will respect font size etc. She said the space is just storage now.

ARC report: Ms. O'Donnell reported that ARC reviewed the plans and drawings provided. ARC appreciated the revision to the art work following concerns about damage to the building identified at the February 20 meeting and thought that the

proposal addressed the Board's concerns by making it free-standing in the plaza. They thought that the way the art piece framed the doors actually highlighted the architecture. The engineer explained the attachments and testing for in case people tried to climb on the structure. He noted that a wire will be buried in the sand to avoid a tripping hazard. They thought that the lighting was appropriate and suggested embedding the lights if possible. ARC also thought that the historic photos in the packet would be beneficial to be part of the interpretation. ARC thought that the exception to the transparency regulation could be made because the interpretive signage would be replacing the frosted film on the vacant space and therefore would be adding pedestrian interest compared to the current status. There was some discussion on the plantings and who would maintain them beyond the show. She said it is a wonderful project and the ARC recommended approval.

Staff report: Ms. Nashem said the decision based on art should be grounded considering the effect on the building and site, both in terms of protection of the architectural features and character. The Board should discuss the exception to the transparency rules citing unique circumstances such as the space is currently vacant, and if this provides more visual interest than the current, although unapproved windows coverings, and because this is interpretive signage for the art work, it is temporary for the duration of the artwork and if it is similar to TI window coverings we have allowed.

Public Comment: There was no public comment.

Board Discussion:

Ms. McIntosh asked about plant signage material and location.

Ms. Deriana said that signage will be painted wood nametags for plants.

Ms. O'Donnell went over District Rules.

The Board determined they had enough information to make a decision.

Action: I move to recommend granting a Certificate of Approval for Installation of artwork in the plaza including associated plantings and interpretive signage.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 17, 2019 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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will 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 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/EM/LC            5:0:0    Motion carried.

**041719.33**

**200 Occidental**

161 S Washington St  
Mr. Saigon

Installation of signage

Huy Tat, owner, explained there will be no lights at top of awning nor lighting on any signs.

Ms. O'Donnell asked if an A-board sign is planned it would have to be included here or the applicant would have to come back.

Mr. Tat said maybe in the future.

ARC report: Ms. O'Donnell reported that ARC reviewed the plans provided. They thought that the sign on the canopy should not include lighting and should be consistent with the other signage on the building where the letters on the canopy are not lighted. They recalled that they did not approve neon lighting on the letters for Mod Pizza next door because they also had thought it should be consistent with other signage on the building. The applicant agreed to no lighting on the letters. The applicant verified that the sign in the window would not be illuminated as internally lit signage was prohibited. ARC would recommend approval if those two changes were made. ARC thought that the use was a preferred use and recommended approval of the use.

Mr. Donckers noted that no hours are proposed to be added to doors. He said the Code and District Rules prefer signage not be presented in piece-meal fashion so board is able to see and review the whole package.

Mr. Tat said he will come back if he decides to add hours.

Ms. O'Donnell said that if additional signage is proposed, it must be compatible with signage package.

Mr. Donckers said sign proliferation is to be avoided.

Public Comment: There was no public comment.

Board Discussion:

Mr. Donckers supported the application as amended.

Ms. O'Donnell said the refined package looks good. She went over District Rules.

Action: I move to recommend granting a Certificate of Approval for Installation of signage and change of use.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 17, 2019 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.
5. Information displayed on the valance of awnings, canopies or marquees shall be limited to identification of the name or address of the building or of an establishment located in 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)

##### **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)

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

- 1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the

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

2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied, and shall not be neon. (12/94)
7. Internally Lit Signs. Internally lit or backlit signs are prohibited. (8/93)

#### Secretary of Interior's 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.

MM/SC/EM/BD            4:0:1    Motion carried. Ms. Curran abstained.

**041719.34**            **Branagan- Smith Building**  
15 Pho  
213 1<sup>st</sup> Ave S

#### Installation of a sidewalk cafe

Thong Ksor proposed a fenceless sidewalk café with six tables, two chairs each. He said the storefront is 22' square feet and the café fits within boundaries. He said additional markers are required every 10'; there will be a total of six. He said he has started an application for signage and is awaiting the landlord's signature. He said there will be no construction. He said the tables and chairs are heavy and sturdy and will be left out at night.



ARC report: Ms. O'Donnell reported that ARC reviewed the plans provided for the fenceless sidewalk cafe. ARC thought that the pedestrian flow was provided for and that the furniture was compatible with the district and durable. ARC recalled that the sidewalk café regulations were changing and thought that if the dimensions of the markers had to be adjusted to comply that would be okay. There are no prisms shown in the existing conditions photos. There is an unapproved A-board sign shown in the photos. Signage will need to be applied for an approved.

The applicant did not attend the Board meeting. Being the Board noted that the drawing was not drawn to scale so that it appeared that there would be a need for additional markers rather than the 4 shown. The Board had questions as to when the new regulations would go into effect and if adequate clearance was provided. The board also wanted to talk with the owner to be sure that he understood that signage approval was required as it had still not been applied for.

Staff report: Ms. Nashem said she verified with SDOT that this application would fall under the old sidewalk regulations. The SEPA has just been published for the new regulations with the regulation likely to go into effect in early summer. She verified that there would have to be a marker every 10 feet so the plan would need additional markers.

Mr. Ksor said the A-board was destroyed so he will need a new one; he will add that to signage application.

Mr. Donckers asked if other signs are up now.

Mr. Ksor said no.

Mr. Donckers advised the applicant to bring a complete sign package for board to review.

Public Comment: There was no public comment.

Board Discussion:

Ms. O'Donnell went over District Rules.

Action: I move to recommend granting a Certificate of Approval for Installation of a fenceless sidewalk café with a minimum of a marker at every 10 feet. Under the condition that the A Board and any other signage be submitted for a Certificate of Approval prior to the sidewalk café being installed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 17, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

**Pioneer Square Preservation District Rules**

XIII. SIDEWALK CAFES

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

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

Secretary of Interior's 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/BD/KC 5:0:0 Motion carried.

**Agenda reordered.**

**041719.2**

**APPROVAL OF MINUTES:**

January 16, 2019

MM/SC/BD/EM 4:0:1 Minutes approved. Ms. Curran abstained.

February 20, 2019

MM/SC/LC/EM 4:0:1 Minutes approved. Mr. Donckers abstained.

**041719.4**

**BOARD BUSINESS**

**041719.5**

**REPORT OF THE CHAIR:** Alex Rolluda, Chair

**041719.6**

**STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227