



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 268/16

MINUTES for Wednesday, September 21, 2016

Board Members

Colleen Echohawk
Dean Kralios, Vice Chair
Caitlin Molenaar
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Mark Astor
Ryan Hester

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

092116.1 APPROVAL OF MINUTES:
Sept 7, 2016
MM/SC/CO/AR 4:0:1 Minutes approved. Ms. Molenaar abstained.

092116.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

092116.21 **Harbor Patrol/ Washington Street Pergola** Ron Wright
117 Alaskan Way

Proposed rehabilitation of the structure

ARC Report: Mr. Kralios reported that ARC reviewed the plans, photos and samples provided and that ARC discussed that they would like to see an alternative of the electrical routing before determining if the proposed is the preferred option. The building does not have to comply with building code which reduces the amount of alterations needed. They are meeting the code when it comes to structural, safety and

ADA. When the paint or metal cladding is removed some components may be in worse condition than they appear; in those cases the intent is to replace in-kind. ARC also requested that the supports for the temporary fencing be aligned with the columns on the pergola so that it has a more integrated appearance. Otherwise ARC thought that the rehabilitation plan complied with the District Rules and was consistent with the Secretary of Interior's Standards for Rehabilitation. The structure will primarily be repaired but replaced in-kind when needed. Replaced elements are based on existing pieces and missing elements are based on photographic elements. ARC recommended approval.

Staff Report: The temporary removal of the pergola structure was approved in 2013 PSB15413. The purpose of the removal is protection of the structure during construction, repair of the seawall and the rehabilitation of the structure. The approval was under the conditions that the Washington Street Boat Landing – Harbor Patrol Station structure is to be rehabilitated returned to its current location including remaining in context as a connection of land and water and the rehabilitation will be as approved in a Certificate of Approval. The foundation for the pergola was approved and rebuilt as part of the Seawall approval, PSB22913.

Applicant Comment:

Ron Wright presented via PowerPoint (see details in DON file). He oriented board members to the site and explained the pergola is in storage. He provided its history and reported that it is in pretty good condition; it was painted in 2009. He said the old pier has been removed and a concrete deck put in. He went over the restoration / reinstallation scope of work. He said that a temporary 8' fence with vinyl coating will be installed around to keep the pergola protected and the fence supports will align with the pergola structure. He said they will make structural modifications to truss work to bring it up to code seismically; structural modifications will match existing steel. He said that about five cast iron entablature elements will be recast. He said that they will add 1/4 " clear glazing to the existing windows and noted they do not have to comply with energy code as the pergola is a right of way structure. He noted the plywood painted sign installed in 1973 will not be brought back and neither will other marker signs.

He said that they will use the same paint color as is now with gold highlights. He said they will restore but where not possible, they will replace in-kind. He said the interior ceiling will be left exposed as it was originally. He said they will add radiant heat and exposed industrial electrical; electricity was added in 1930-40 and was exposed. He said that light fixtures similar to ones in historic photos will be installed but will use LED bulbs. He said the railing will match original but with added metal netting as is being proposed on the Waterfront project for safety.

Ms. O'Donnell asked about paint removal method being used.

Mr. Wright said that they will not use anything abrasive or containing sand. He said that after trying 4 – 5 different products they have chosen a liquid product. He said

there is some lead underneath that they have to remove. He said the product used is outlined in the lead removal portion of the packet.

Mr. Kralios requested the cut sheet.

Mr. Wright said he would add it to the packet.

Mr. Kralios asked what color the new handrail will be painted.

Mr. Wright said that either the Pioneer Square Green which is very dark – almost black – or black with his preference being black to set it off from the structure.

Ms. O'Donnell asked how the rail would meet the rail spec'd for the rest of the Waterfront.

Mr. Wright said the Waterfront rail will be modern and different but noted the new and old will never meet. He said there is a gate portion on the southern side. He said that they will come back to the board for this piece. He said that on the south end they will run a rail along the end to match this project.

Mr. Rolluda noted ARC recommendation that temporary fence posts align with the pergola columns.

Mr. Wright assured that he would do that.

Public Comment:

Liz Stenning, Alliance for Pioneer Square, asked who will monitor the temporary fencing.

Mr. Wright said that the 8' high fence will run all the way across and will be under SDOT's general maintenance and operations plan.

Ms. Stenning noted that other SDOT fencing is tagged and to make sure there is a maintenance plan for that.

Board Discussion:

Mr. Kralios went over District Rules. He noted the project has been well-executed and meets the Rules.

Ms. Echohawk asked if they have a plan for use.

Angela Brady, Waterfront Seattle, said while they intend to activate the space, they don't yet have plans.

Mr. Wright said that they have tried to anticipate uses and provided utilities - water, electricity, and data – so it is ready to go when use is determined. He said that use is a

separate component. Responding to questions he showed on a plan where the utilities come in.

Action: I move to recommend granting a Certificate of Approval for the rehabilitation of the structure as proposed with electrical painted to match and for the installation of the temporary vinyl coated fencing during construction with fence supports to be aligned with the columns under the condition that the Office of the Waterfront/ SDOT will repair any damage to the fencing and keep the area behind the fence clean.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 21, 2016 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)

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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.

Mr. Kralios made a friendly amendment to correct public meeting date.

MM/SC/AR/CO 5:0:0 Motion carried.

092116.22

Cadillac Hotel Building
Klondike Gold Rush NHP
319 Second Ave S

Charles Beall

Installation of a blade sign
Removal of existing awnings

Application tabled by applicant

092116.23

Columbia Two-Way
Columbia Street from 1st Ave to alley west

Norene Pen

Reconstruct the road pavement and SE corner of 1st and Columbia
ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos provided. ARC thought that the retention of the granite curb and light post was in keeping with the District Rules and Secretary of Interior's Standards. ARC asked for clarification of what the proposed truncated domes were. ARC and staff noted that there has been a lot of inconsistent information on what is available and what is allowable. The applicant said that they had not specified the color and material of their truncated dome proposal. ARC asked them to consider what is installed elsewhere and what would coordinate with the street car project and to propose a specification.

Norene Pen, SDOT, explained the proposal to provide transit lane along Columbia Street. He said they will reconstruct roadway pavement with concrete paving; curb ramp installation, sidewalk work, signal modification, and minor channelization and striping. He said that just a small part of the overall project is in Pioneer Square. He noted which street lights will remain and which one will be relocated. He said that he has had discussions with Urban Forestry to have concrete planters removed; he said there is no vegetation in them.

He said that at the southeast corner of 1st and Columbia the curb and gutter will be demolished and a larger radius curb and gutter will be constructed to accommodate turning radius. He said the existing granite curb will be removed and reused for the new curb and gutter. He said that they will use SDOT standard tactile strip – Federal Safety Yellow color. He said that they are working with the street car and waterfront projects for consistency and if they end up using the cast iron domes they will as well.

Abner Gallardo, SDOT, said that if they use the cast iron domes then they will not use lampblack in the ramp because there has to be contrast in color.

Mr. Pen said that existing channelization will be removed and new channelization will be installed to accommodate new transit lane. He explained the intent to remove a signal and street light and put in new to match Pioneer Square Standard.

Mr. Kralios noted the preference to use the historic signal and street light because replacements never achieve the same patina.

Mr. Pen said they could do that.

Mr. Kralios said reusing when possible is consistent with District Rules.

Mr. Kralios asked about timing.

Mr. Pen said work will take place March 2017 through end of 2017. He said restriping will be done to existing use until Waterfront project is done and then they will do the two-way striping.

Public Comment:

Carl Leighty appreciated the investment. He appreciated the work to get rid of the concrete planters.

Board Discussion:

Mr. Kralios said the planters would be okay if they had plantings and were well maintained but now they are an obstruction with no purpose. He went over District Rules. He said lights will be retained and reinstalled and if not feasible applicant will come back to board. He said that SDOT standard truncated domes are proposed and if cast iron is used to match street car project then there would be no lamp black in the ramp apron.

Action: I move to recommend granting a Certificate of Approval for reconstruct the road pavement and SE corner of 1st and Columbia with the granite curbs being reinstalled, the bronze Chief Seattle bases are to be retained.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 21, 2016 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

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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.

- A. Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.
- B. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances, the same concrete and lampblack mixture used for the sidewalk will be used.

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (7/03)

XVI. SIGNAL STANDARDS

The traffic signal standard shown in Attachment B is recommended as the standard throughout the District. No mast arms or span wires will be approved.

XVII. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

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.

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/CO/CE 5:0:0 Motion carried.

Mr. Rolluda made a friendly amendment that they will retain Chief Seattle base and Aladdin arm.

092116.24

Streetlights

Kathleen Clark

Railroad Way and S King Street
300 S Main

Installation of a metering device on the light pole

ARC Report: Mr. Kralios reported that ARC reviewed the proposed installation. ARC thought that the metering device was installed up high out of line of sight, that the installation did not damage the light fixture and that the use was a public use.

Applicant Comment:

Kathleen Clark explained that two new locations have been designated for metering devices. She said installation will be on light pole with banding mounts; devices will be painted to match the poles. She said that power will be supplied from the pole itself. Devices are easily removable. October installation is proposed.

Mr. Kralios said that the board reviewed a similar application not too long ago.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said it complies.

Ms. Echohawk left at 10:00 am.

Action: I move to recommend granting a Certificate of Approval for Installation of a metering device on the light pole at 300 S Main Railroad Way and S King Street as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 21, 2016 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

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (7/03)

Secretary of Interior's Standards for Rehabilitation

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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 4:0:0 Motion carried.

092116.25

Bike Rack locations

Carl Leighty

Installation methods and locations of previously approved bike rack design

ARC Report: Mr. Kralios reported that ARC reviewed the proposed locations of bike racks. ARC thought that the locations were appropriate. They asked the applicant to verify if the installation method on the new pavers at 200 Occidental will be the same as at the park as the pavers may be different sizes. ARC noted that a photo of an actual bike rack was included and the appearance was not as the renderings and color samples provided in the original approval. The applicant was going to check to see why the color difference.

Applicant Comment:

Carl Leighty, Alliance for Pioneer Square, provided an updated information packet. He said the rack is black as previously approved and showed the Board an updated photo. He said it will be installed with smaller than 3" bolts; no installation will be in areaway locations. He said that four bricks near Occidental Park will be impacted – they are skinnier with thinner mortar in this location; he said he will do his best to minimize impact. He went over locations – Quality Athletics; south side of Occidental Park, closer to kiosk; south side of Occidental Park near 200 Occidental; north side of Occidental park – mirroring the south side location; northeast side of Occidental Park – mirroring the southeast side location. He said that they will also move the E-bike station further south to get it out of the pinch point. He said that all racks will be placed in line with other street furniture and will be site specific. He said they are hoping for installation before the end of the year but it is dependent on SDOT. He said he would be on site for layout and installation to make sure location is correct.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules.

Action: I move to recommend granting a Certificate of Approval for Installation methods and locations of previously approved as the new Pioneer Square bike rack design standard.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 21, 2016 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
XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

Secretary of Interior's Standards for Rehabilitation

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/AR 4:0:0 Motion carried.

092116.26

Squire Building

Lesley Sharp

On the Field
901B Occidental Ave S

Installation of new sign copy (Verizon) on the north façade wall sign

ARC Report: Mr. Kralios reported that ARC reviewed the proposed sign and found it to be similar to the previous sign. ARC recommended 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:

Lesley Sharp explained this is a copy change only for the north face and there will be no change to attachment. Duration is 30 – 90 days and the product is available in the On the Field store.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said it is consistent with prior approvals.

Action: I move to recommend granting a Certificate of Approval for installation of new sign copy (Verizon) on the north façade wall sign. 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 September 21, 2016 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)

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)

Secretary of Interior's Standards for Rehabilitation

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

4:0:0 Motion carried.

092116.27

Maynard Building

The Sovereign
119 1st Ave A

Mike Ager

Installation of laminate window treatments in sub-grade light well

ARC Report: Mr. Kralios reported that ARC reviewed the plans and product sample provided. ARC thought that the applicant demonstrated that the window where the film is proposed could not be seen from street level and the window that could be seen was clear and allowed visibility in to the space. The applicant indicated that the purpose of the film was to obscure garbage that collects in the window well.

Applicant Comment:

Mike Ager, Sovereign, explained the context of the space. He said they propose to install window film in the bottom panes only. He said the film is easily removable and causes no harm. He said they want the light to come in but the collection of garbage to be obscured. He provided photos of views from sidewalk and noted that the space is subterranean and not visible unless you are looking straight down.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules. He said that the film won't be visible.

Mr. Rolluda appreciated that film will be only on the bottom panel of the windows.

Ms. O'Donnell said it will improve the experience of patrons.

Action: I move to recommend granting a Certificate of Approval for installation of laminate window treatments in sub-grade light well.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 21, 2016 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

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)
2. Window darkening and/or reflective film in ground or upper floor windows on primary building facades is not permitted. (8/93, 7/99, 7/03)

MM/SC/CO/AR 4:0:0 Motion carried.

092116.4 BOARD BUSINESS

092116.5 REPORT OF THE CHAIR: Ryan Hester, Chair

092116.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227