



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 33/17

MINUTES for Wednesday, February 1, 2017

Board Members

Mark Astor, Chair
Ryan Hester, Chair
Dean Kralios, Vice Chair
Caitlin Molenaar
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk
Carol O'Donnell

Chair Mark Astor called the meeting to order at 9:00 a.m.

020117.1 APPROVAL OF MINUTES: No minutes were reviewed.

020117.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

020117.21 Crown Hotel Building
315 1st Ave

Installation of A Board

ARC Report: Mr. Kralios said the applicant did not attend the meeting but that ARC briefly reviewed the application as submitted. ARC had some discussion about the plastic A Board structure and fitting into the character of the District. They discussed that wood is a preferred sign type but the plastic is not explicitly prohibited. ARC wondered if there were other options that fit more with character of the District. They thought the A Board complied with dimensional requirements as noted on the drawings. ARC thought that sign portion of the A Board was of quality design, and complied with letter height

requirements. There was some discussion of concern of street clutter and recognition that the location of the door to upper floors was in an alcove where a directory sign may be more difficult to see. ARC indicated they would not approve the use of a sand bag to weigh the A Board down, and they would not approve any future application to add lighting to the A Board. ARC said they interpreted that the rule prohibiting neon lighting to broadly mean the A Board should not have any lighting as that would be out of character of the district and other signs.

Applicant Comment:

Corey Hofestad explained they chose plastic because of durability and ease of maintenance; he said they also have to carry it down three flights of stairs every day so they need something light and safe. He said that the height is 43". He said they chose black because it was more compatible and durable. He said they are a technology company and they need visibility.

Staff Report: Ms. Nashem cited SMC 23.66.160 *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; and the definition of texture in the dictionary the visual and especially tactile quality of a surface or an essential or characteristic quality when considering the sign.

Responding to questions Mr. Hofestad explained that the sign itself is printed on PVC and it outdoor-rated.

Mr. Kralios said there are a couple similar signs in the district – Caffè D'Arte and Millhead – which, he noted, were not approved. He asked if there was any other signage.

Mr. Hofestad said there will be a sticker on the main street level door which is recessed off the sidewalk.

Mr. Astor went over District Rules.

Mr. Hofestad asked if he could add an extra topper from time to time.

Mr. Astor said it is OK as long as it doesn't go over 48".

Public Comment: There was no public comment.

Mr. Hester said that the District Rules do not specifically address A-Board sign materials although wood is preferred signs. He noted his hesitation to plastic and its conflict in compatibility but there was nothing explicit in the Rules on which to deny it.

Mr. Astor appreciated the applicant coming forward with application. He noted the condition of other A-Boards in the District and said that in context of where it will be placed there is not a marked difference between it and painting A-Boards. He said there is no basis on which to deny it. He noted the ability to weigh the sign down with sand inside the sign rather than using a sandbag.

Mr. Kralios appreciated the applicant going through the process. He said that what is presented complies with the Rules in every other way. He said that it is an upper floor business and in this case would support it because they have to carry it up and down the stairs; it is not the same as street level. He said the sand inside as weight is good.

Action: I move to recommend granting a Certificate of Approval for installation of an A Board. The A Board will be located at the street side of the sidewalk by newsstands, street lights and other amenities. If another upper floor tenant desires and A Board this a Board must be removed and joint application for a shared A Board can be submitted.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 1, 2017 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;
- 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.

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

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

Sign Materials: Wood or wood products are the preferred materials for rigid hanging and projecting (blade) signs and individual signage letters applied to building facades. (7/99)

C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph

F. SANDWICH BOARD SIGNS (A-frame signs) shall follow adopted Pioneer Square sandwich board signs regulations:

Sandwich board signs shall be located directly in front of the business frontage either next to the building face or at the street side of the sidewalk by newsstands, street lights or other amenities. Signs shall not impair pedestrian flow. (12/94)

Sandwich board signs shall be limited to one per address. When multiple businesses, including upper floor businesses, share a common entrance, a single shared sign shall be used, rather than multiple, individual signs. Such signs shall be limited to one per entrance to the shared location. (7/03)

Sandwich board signs shall occupy the sidewalk only during business hours and cannot be chained to trees, parking meters, etc. (12/94)

Sandwich board signs shall:

1. Comply with all other regulations for signs in Pioneer Square. (12/94)
2. Be a minimum of two feet high and a maximum of four feet high. (12/94)
3. Be a maximum of two and one half feet wide; (12/94)
4. Be a free-standing A-frame type sign to allow a horizontal component (e.g. chain or bar) between 3 to 8 inches above the ground on all four sides. This chain or bar accommodates high winds and sight impaired persons. (12/94)
5. Be prohibited from containing neon in any form. (12/94)
6. Have letter size restricted to 10 inches in height. (7/03)
7. Have the consent of the property owner prior to submittal to the Pioneer Square Preservation Board. (12/94)

MM/SC/DK/RH 4:0:0 Motion carried.

Mr. Rolluda arrived at 9:25 am.

020117.22 J and M Hotel Building
201 1st Ave S

Rehabilitation of the J and M building and reconstruction of the annex building and establish uses.

ARC Report: Mr. Kralios reported that ARC reviewed the plans and drawings provided. Mr. Aalfs gave an overview of the project that was reviewed at three previous briefings and focused on the items that have been added since the last briefing. Mr. Aalfs said that the project is also being reviewed by the National Park Service as a Tax Credit project. The NPS has requested that they revise the windows on the storefronts and the new front to the reconstructed annex building to be more of a historical design. He showed this revision. Mr. Aalfs discussed how the brick of the annex would be dismantled to salvage as much brick as possible for the re-building of the building using the salvaged brick. He said that the brick from each of the sections of the annex are different and would be kept separate, stored on site. He showed how the areaway would be structurally reinforced but the space would not be used. He stated that the Seattle City Light Vault would be under the annex so a concrete base is proposed there and changes to the sidewalk for an access hatch. He will provide more information on a portion of the alley may have to be excavated to build the new structural wall. He would also provide a mechanical plan drawing for the rooftop. ARC asked about the construction schedule. Mr. Aalfs said the contractors would be scheduled soon after they receive final approval from NPS. ARC listed the samples to bring to the Board review. ARC thought that this was an exceptional rehabilitation project complying with all SMC, District Rules and Secretary of Interior Standards. ARC recommended approval.

Staff Report: This application is for Final Design. Both the Standards for Rehabilitation and Reconstruction should be used for review of this project. While the standards for reconstruction are being used for the rebuilding of the Annex there was not sufficient

evidence as to what the historic storefront looked like here therefor #9 of the Standards for Rehabilitation would apply to this area; that the storefront is differentiated as a new element but compatible with the historic materials, features, size, scale and proportion, and massing.

Applicant Comment:

Matt Aalfs presented via handouts and PowerPoint (full report in DON file). He provided a general overview of the project to renovate the main building and reconstruct the annex. He said they are working with NPS to get Tax Credits. He said the hotel will occupy the upper two floors that are currently vacant; the corner restaurant will remain; and they will re-establish a historic entrance on Washington with stairs down to a bar / speakeasy.

He said the building was constructed in stages and is in varying conditions. He said that it originally housed meat packing and sales, and alcohol warehouse and sales related to the Yukon. He said that upper floors were used as cabinet shop; in the early 20th Century the upper floors' tiny rooms were used as SRO hotel or brothel. He said they over-framed the floors to get plumbing in. He said this project will remove interior partitions.

He said that on the 1st Avenue elevation they will preserve and restore the original upper windows; they will rebuild the sash and recondition the frames. He said the transoms will remain; the stained glass windows are not original – they are from the 1980s. He said they will put in custom solid wood storefronts that will be painted; NPS preferred plate glass expression because it is more compatible with historic condition.

Mr. Aalfs said that on the Washington Street elevation they will reopen a boarded-up window to re-establish an entry. They will use the same storefront system as on 1st Avenue. He said that on the alley / annex elevation that is currently a plywood enclosure will get a new façade that turns the corner from Washington Street to the alley. He noted the brick pier and dog leg steel lintel. He said the bulkhead will be board-formed concrete and they will use zinc siding above windows. He noted the City Light vault in basement and the need for access.

He said Swenson Say Faget did an analysis of the annex; it is not possible to repair it in its current condition. He said the annex has sunk and moved to the northwest and there is an open gap between it and the main building. He said the concrete foundation wall was not designed to resist lateral forces. He said they propose to deconstruct the alley façade and will save the brick for use as a veneer over load bearing wall.

Mr. Aalfs went over roof plan and explained that four 7' condensing units will be installed between two new skylights next to party wall to adjacent building. The elevator overrun will have a parapet around it. There will be fans, a kitchen hood, and there will be exhaust from the transformer vault – it is about 2'. He said that visibility will be minimal. He said they will stabilize the areaway; the low brick

vaulting is supported on steel beams that are deteriorated. He said they will sister new beams below them to support the sidewalk. He said they will not rebuild the sidewalk and have no plans to use that space. He said the sidewalk will be the active lid for the transformer vault.

He went over colors and finishes and provided samples for Board review. He said an original cast iron steel column on 1st Avenue elevation will be painted graphite so that it stands apart. He said that on the elevator overrun they will use concealed fastened panels on a vertical grid. He said that the annex parapet will be painted steel, with painted steel lintel, channel.

He said that original interior floor tile will be preserved. He said the neon J & M sign will remain although it might need new cables and attachments but those would be in kind. He provided cut sheets for new light fixtures with 12" diameter shade; it replicates the goose neck lights. He said there is a recessed can light in soffit on alley side. He said the soffit is medium gray painted exterior sheetrock.

Mr. Astor asked if they have done a window survey.

Mr. Aalfs said they had and went through it noting condition and whether they will be preserved and rehabilitated, replaced with new, or the opening will be restored. He said that non-original windows on the annex will be replaced with Marvin wood clad aluminum to match existing configuration. He said that the partial fire escape doesn't appear to be original; they plan to remove the ship ladder.

Mr. Kralios asked if the mechanical unit vent is through the window.

Mr. Aalfs said it is through the window and they will be removing the vent.

Mr. Hester asked about the brick disassembly method.

Mr. Aalfs said that specs by BOL describe the required outcome – that brick be stockpiled for re-use. He said Pioneer Masonry is doing the work which require a qualified mason; they must meet the specifications. He said being a certified rehab process it is critical that the project stays on track. He said it is challenging but they did it at Union Stables.

Mr. Hester commended the approach and appreciated the specs and contractor's approach will drive the work.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, appreciated the applicants' work and said he was excited to see it move forward.

Responding to clarifying questions Mr. Aalfs said they are not excavating in the alley; the existing retaining wall will remain and they will build the new one next to it. He said all work is within the property line.

Mr. Astor went through District Rules and Guidelines pertaining to reconstruction. He said the new is clearly identifiable as re-creation and he had no issues with what was proposed.

Mr. Kralios said that reconstruction is intended for when a structure is non-existing so you need to document through photos. He said that here it is just disassemble and then reassembly and they have documented that clearly.

Mr. Astor said it was a stellar plan and noted the reuse of materials. He said the materials and finishes are appropriate for the district and this project.

Mr. Hester agreed and appreciated the material selection. He said there is no perceived impact to massing and scale of the main building and the fenestration remains consistent.

Mr. Kralios appreciated the thoughtful approach and said it is consistent with SOI. He noted the preservation of material and the appropriate replacement windows. He said the new annex storefront is thoughtful and differentiated but compatible with the existing building. He said the materials are compatible. He said the roof top features are sufficiently set back and are not as visible. He said the Seattle City Light exhaust fan is on a tertiary façade and mechanical is tucked away or thoughtfully placed.

Mr. Rolluda agreed and thanked the applicant for a thorough application.

Mr. Astor said it is a well-done rehab and he appreciated that they worked with NPS.

Action: I move to recommend granting a Certificate of Approval for Rehabilitation of the J and M building and reconstruction of the annex building as presented. The windows on the J and M Building will be restored and the windows on the annex building will be replaced with aluminum clad wood windows. New storefronts will be installed on the east and north facades. The annex building will be deconstructed and the bricks salvaged and stored in the building to be reused in the reconstruction of the annex as a masonry cladding. A stair and elevator penthouse and mechanical equipment will be installed on the rooftop. The areaway will be structurally reinforced and the sidewalk will be altered to accommodate access hatches.

The Rehabilitation includes the use as a hotel with 25 rooms on the upper floors, lobby and eating and drinking on the street level and adding an eating and drinking use in the basement. A Seattle City Light transformer vault will be in the basement.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 1, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.120 Permitted Uses

SMC 23.66.130 Street level uses

SMC 23.66.140 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.

4. Height limits for rooftop features

d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

2) stair and elevator penthouses;

3) mechanical equipment;

Additional combined coverage of these rooftop features, not to exceed 25 percent of the roof area, may be permitted subject to review by the Preservation Board and approval by the Department of Neighborhoods Director.

SMC 23.66.180 - Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

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.

B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.

C. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)

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)

E. Building Base. Buildings are allowed a base of approximately 18-24 inches. Base materials should be concrete, sandstone, or granite, and may be poured, cut to fit or unit-paved. The color relationship between the sidewalk and building must be considered. Brick or tile materials should not be used except when existing walks are of the same material.

H. 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.

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.

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.

XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

XIX. ALLEYS

A. Alley Paving. Alleys are to be paved with unit paving materials. Three types are acceptable in the District: remolded paving bricks, cobbles, and interlocking brick-tone pavers. Alleys should be repaired or re-paved in the original unit material when these materials remain available. All other alleys should be paved with remolded brick. The center drainage swale, peculiar to alleys, should be

preserved as part of alley re-paving. Unit paved alleys should not be patched with any material other than approved unit paving.

Secretary of Interior's Standards for Rehabilitation

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.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.

Standards for Reconstruction

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

MM/SC/DK/RH 5:0:0 Motion carried.

020117.23

Light Poles

14 poles, various locations

Installation of Small Cell wireless equipment on existing Seattle City Light poles including replacing poles

ARC Report: Mr. Kralios reported that ARC reviewed the plans, photos and renderings provided. The applicant explained there are three types of poles: there is one plain light pole, four wood utility poles, and the remaining 15 are the decorative Aladdin style street light poles with Chief Seattle bases. The applicant said that the poles would be changed out, but the base and Aladdin light fixture would be re-installed. The applicant said they would expand the foundation. ARC had questions about what that would mean and what the impact on the areaway would be. ARC expressed concern that the number of pieces of equipment and the size of the equipment overwhelmed the light poles and distracted from their design and the character of the district. ARC noted that they recently reviewed the history of the lighting in Pioneer Square and considered the poles historic elements contributing to the character of Pioneer Square even though the three globe poles are indicated as the standard lighting in Pioneer Square. The Board wanted to know more information about which of the poles that they were planning to replace are original poles. The applicant said they would like to move forward with the application for locations on wood utility poles, which the ARC agreed were less problematic and table the remaining locations until they can provide more information. They offered to set up a sample mock up for the Board to see and said they would provide more information demonstrating how these installation work differently than roof top equipment. They will also clarify work in the areaways. ARC noted that they would prefer that any poles that are not currently green be painted green for consistency, but clarified that the bronze bases should not be painted if other poles were approved.

Per the historic report provided previously by Seattle City Light, the bases and poles were originally installed in 1927. Some of the poles were extended 10 feet and the Aladdin light fixture added between 1948 and 1952. That makes the Aladdin fixtures old enough to be considered historic and contributing of the character of the District. It is likely that some of the poles have been replaced throughout the years. In looking at photos, it appears that there is a joint about 10 feet from the top of some poles which might indicate that they are the original poles from 1927 that were added on to. These appear to be on the fluted poles and not on the octagon, straight poles or new poles. Code and District Rules make the assumption that the equipment is going to be proposed for the building and therefore express the preference for roof top mounting and screening. I have listed the rules and code relating to minor communications and light poles but likely you will site the General Guideline and Secretary of interior's Standards as the basis for your decision. Two of the locations proposed are slated for removal. One is at the

location of the already approved Railroad Way redesign and the other is at the corner of 2nd Ave S and King Street at the location for the new hotel.

Applicant Comment:

Cameron Owens explained the need for additional antenna to meet increasing capacity. He said they wanted to move ahead with Klondike 2, 3, 5, and 19 and provided photo simulations of what the new antenna will look like. He said all are existing Seattle City Light (SCL) poles. He said the antenna will connect to a large group of nodes around Seattle. He said what they are proposing has been approved by SCL. He said the proposed color is bronze per SCL standard paint. He said the work will have no impact on areaways in these locations because the poles are not changed.

Staff Report: Ms. Nashem explained that one location proposed is on the ISRD side of the street so therefore there are only 14 poles in the Pioneer Square Preservation District.

Public Comment: there was no public comment.

Board Discussion:

Mr. Astor noted his concern regarding clutter of sight lines with equipment on public lighting structure.

Mr. Hester said ARC asked if they have done outreach to adjacent property owners and applicants said equipment is not functional on rooftop. He said that they have reduced review to a select four poles so proliferation is not an issue now. He said that future locations will be reviewed on a case by case basis.

Mr. Astor said he has no objection about it being a private business but that the appearance of the poles creates a visual nuisance. He thought the streets would appear very cluttered. He said that this will be the first in the door and there will be more to come as other providers want to do the same. He said that the Board would have to consider this as allowing them everywhere. He said it is a bad precedent to set.

Mr. Hester said that future antennas would be reviewed with proliferation being considered at that time. He compared the antenna to A-board signs with respect to clutter. He said future applications may have better plans and locations.

Mr. Astor said that there is a greater amount of sidewalk space for A-boards than there is sporadically placement utility poles and don't have the same impact.

Mr. Rolluda said the light fixtures contribute to the historic character of the District; they are tall elegant lights. He said the antenna take away from the elegance of the light poles. He said when he was on the Pike Place Market Historical Commission an application for web cam was denied because it was too large but later they came back when technology had allowed for a reduced sized camera. He thought that might happen here as well.

Mr. Kralios said that the wood utility pole serves a different function than the ornamental historic light poles and this application seeks to change the role of the ornamental historic light poles. The equipment being predominant would become the major function.

Ms. Nashem said the Board could make the distinction between wood utility pole and decorative historic light pole and the intended function of the poles when considering applications.

Mr. Astor said the intrusion to the District is not worth the price we would pay.

Gordon Cook, Verizon, said that Police and Fire are their customers and he noted the need to increase capacity. He said that the equipment will get smaller in future and noted the need for technology.

Carl Leighty, Alliance for Pioneer Square, spoke against private companies taking up a public amenity and compared this to Car2Go service taking up parking spaces. He said that the Alliance wants better service – it is part of the 2020 plan. He said they are leery about providing this space for private companies and said that other companies have also contacted them about using public space. He was concerned about the visual appearance and over proliferation. He said there are better options than what is being proposed.

Action: I move to recommend granting a Certificate of Approval for Installation of Small Cell wireless equipment on existing wood utility poles: Klondike Node 1, Klondike Node 19, Klondike Node 2, and Klondike Node 3. If these poles are replaced in the future, the approval does not extend to the new pole.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 1, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.140 Height

4.d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

- 1) solar collectors, excluding greenhouses;
- 2) stair and elevator penthouses;
- 3) mechanical equipment;

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

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.

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. (7/99)

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

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 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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/RH/DK 3:1:0 Motion carried. Mr. Astor opposed.

020117.3 PRELIMINARY PROJECT REVIEW

020117.4 BOARD BUSINESS

020117.5 REPORT OF THE CHAIR: Ryan Hester, Chair

020117.6 STAFF REPORT: Genna Nashem

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