



The City of Seattle

Pioneer Square Preservation Board

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

PSB 375/15

MINUTES for Wednesday, December 2, 2015

Board Members

Mark Astor
Ann Brown
Ryan Hester, Chair
Dean Kralios, Vice Chair
Kyle Kiser
Willie Parish
Marcus Pearson
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

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

120215.11 APPROVAL OF MINUTES:
Nov 4, 2015 Deferred.
Nov 18, 2015 Deferred.

120215.21 APPLICATIONS FOR CERTIFICATES OF APPROVAL

120215.21 **Hartford Building**
Slate Coffee
620 2nd Ave

Installation of signage

Applicant Comment:

Lisanne Walker explained the business used to be Trabant and they were updating the signage. She said it will be simple clean white sign in keeping with signs at adjacent

businesses that have white lettering. She said the logo on the door will be white for continuity. She said the signs will be placed higher for visibility – above sidewalk café.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said what was proposed was clean and minimal and the high window location improves visibility. He said the signage is consistent with the District Rules.

Mr. Hester said it is compatible, appropriate and maintains transparency.

Action: I move to recommend granting a Certificate of Approval for installation of signage as presented:

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 2, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Per Code Citations:

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)
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)

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board.

(8/93) Locations for signs shall be in accordance with all other regulations for signage. (12/94)

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

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

C. Specific Signage Regulations

1. Letter Size. 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)

SMC23.66.160 Signs

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

120215.22

Squire Building Wall sign

Casey Crook

On the Field
901 B Occidental Ave S

Installation of new sign copy for Apple on the south façade

Casey Crook said they would change out copy on the south side; change will be to stretch vinyl only.

Mr. Hester asked what the sign was advertising.

Ms. Crook said the advertisement is for Apple TV.

Mr. Hester asked the applicant to confirm Apple TV was for sale at On the Field which normally sells sport team clothing.

Ms. Crook said that it is.

Mr. Kralios read District Rule XX. B. "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." He said in this case the sign is the focus and that it was not clear that Apple TV was the product either.

Mr. Hester said that the quantity of colors is visually distracting, it is not clear what the product is and that the design is a stark visual contrast to the building. He thought it was the least successful compatibility wise sign that the applicant had proposed.

Ms. Petrovich also said she didn't know what they were advertising with all the colors and the prevalent cartoon movie characters.

Mr. Kralios said that the sign is not compatible with the District.

Mr. Kiser agreed that the colors are loud, especially at the size of the sign, the sign design brings notice to the sign itself, not the product and is visually distracting.

Ms. Petrovich said that she thought that there was no relationship of the vibrant colors of the sign and the graphics to the building or to other signs in the district. There was no relationship with the colors and quantity of colors of this sign and other signs in the district. In addition she said that it is really confusing as to what it is selling therefore making the sign the focus and not the product.

Mr. Kralios pointed out that the current approved sign photo provided in the packet shows the sign uses colors but overall it is more subdued and not distracting.

Ms. Crook asked if it would help to add a photo of the TV to the sign.

Mr. Kralios said that it might be clearer as to what is advertised but there are other issues of compatibility in order for the sign design to comply with the District regulations.

Mr. Hester said that the Board could vote on the application, but based on the feedback, if the applicant would like to make changes to their application they could table it and provide alternatives.

Public Comment: There was no public comment.

Applicant chose to table the application.

120215.23

Maud Building

311 First Ave S

Installation of a door replacing a gate and seismic bracing.

Applicant Comment:

Daniel Lee provided historical photos of the building and photos of adjacent doors.

Mr. Hester said that the existing steel gate leads to an unheated vestibule stairway; he said they propose to replace the existing non-historic gate with an exterior wood door. Existing transom windows will remain.

Mr. Lee said that seismic frames added to the structure show through.

Bret Cato explained they would use antique brass hardware with an aged patina. He said the trim will be painted to match existing. He said the vestibule will be heated once the door is in. He said that seismic upgrades are recessed back and BRB brace was minimized; diagonals are visible from exterior but will be painted black to minimize appearance. Windows will still be operable.

Mr. Hester noted attachment to wall and clarified that all will be epoxy grouted from inside and bolted to concrete floor rather than through bolts with rosettes.

Mr. Cato said that this was the best place to site the brace frame.

Mr. Kralios said to tie the new door to the proportion of historic doors.

Mr. Cato said door will be close to being historically proportionate; the transom will remain.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios said that historically there was no door that was visible in the historic photos. He said the new door ties the new in with the old and differentiates so you can tell it is not an original door per Secretary of Interior Standards. He said the compatible hardware is a good choice and there will be minimal change to historic fabric.

Mr. Kiser said installing a door aligns with the plan to heat the vestibule. He said that the materials and profiles are compatible.

Mr. Petrovich supported the proposal.

Mr. Kralios said that the seismic bracing 'is what it is' and painting it black is appropriate. He said that it is a life-safety improvement.

Mr. Hester said that accommodation was made in design to minimize impact and he appreciated the extra effort. He said there will be no penetrations through brick wall and there will be no rosettes. He said the door sign is compatible and meets the District Rules.

Action: I move to recommend granting a Certificate of Approval for installation of a new door including signage and seismic bracing.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 2, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

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.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

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.

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

- A. Transparency Regulations
- B. General Signage Regulations
- C. Specific Signage Regulations
 - 1. Letter Size.

Secretary of Interiors Standards for Rehabilitation

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.

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.

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

120215.24

Yesler Bridge

Yesler Bridge over 4th Ave

Alterations to the bridge including replacing portions of the bridge, restoring portions of the bridge, retrofitting and rebuilding the SW stairway, Alterations to the public rights of way including paving, street lights, bike lane, sidewalks and guardrails, Alterations to the areaway ways.

PowerPoint and detailed plans in DON file.

Applicant Comment:

Amanda Tse, SDOT, provided an overview of the project to improve safety, decrease maintenance risk, and extend use of the bridge. She said they propose to replace the superstructure while maintaining key character-defining elements of the bridge (fascia girders, columns and cladding, column capitals and corbels, ornamental lamps, pedestrian railings). Character-defining elements will be refurbished and put back on. She said that on the north side the cast iron column will be raised up with concrete plinth just under 2'. She said that they will upgrade lighting to LED. She said that the sensor will be removed from the girder light fixtures. They will reuse existing railings. She went over rail detail and said that the new 6" x 6" tee-posts will have greater depth. She said that the existing rail openings are too large for Code so they will thread stainless steel wire through to bring the openings to Code.

Mr. Kralios asked where the hollow tube posts will go.

Donn Hogan, HDR, said they will go in the area where stair previously went down in the same location as existing posts.

Rob Gorman, HDR, went over 4th Avenue street level improvements and said they will replace sidewalks, repave brick driveway with concrete, widen curb, and put in

raised bike lane on the west side. Responding to questions he said the entire sidewalk will be torn up and re-poured. He said that the interior girders will go away. He said that the edge of the abutment wall and Prefontaine will be infilled. The Prefontaine exit stair bracing will be change to be supported by the building rather than the bridge. He said that they will reconstruct the courthouse driveway, staircase and wall and noted there has been lots of settling and ponding. He said they will add new curb ramps. He said that the existing northwest wall is cracking and has ongoing settling so it will be rebuilt; the new staircase will extend out 5' and they will replace a non-original chain with picket fence for safety on the low wall.

Mr. Gorman said that the three globe lights will be replaced with trolley poles with two lights. Under the bridge the new light fixtures will be LED and there will be eight instead of twelve.

Mr. Kiser asked the foot candle needed.

Mr. Gorman said it will meet current standards. Color will be silver to blend in with the concrete.

Mr. Kralios asked the number of globe lights to be removed and why.

Mr. Gorman said seven will be removed. He said that the existing poles and foundations are units and need to be relocated. He said that new poles are in pieces that could be disassembled.

Ms. Petrovich asked about safety concerns and lighting.

Mr. Gorman said the staircase lights are bright and may provide better light.

Ms. Nashem asked them to confirm if the Chief Seattle lights are bronze.

Mr. Gorman said the Chief Seattle lights have a 10" bronze base and collar. He said the Metro pole base is cast aluminum with a cast aluminum or bronze collar. He said that all material will be painted Pioneer Square green.

Ms. Nashem said the bronze base is not to be painted.

Mr. Gorman said the bronze won't be painted but the cast aluminum will. Mr. Gorman went over proposed traffic detours.

Mr. Hogan showed existing and proposed pedestrian railing; he said the new tee-posts will provide more depth and will provide more strength.

Mr. Kiser asked why the interior steel tubes are in the locations they are.

Mr. Hogan said that the stairs that used to be there, and when the stairs had been removed the rail was left with the post where they were with a decorative rail

section to fill in the gap. He said they are replacing in-kind - just matching the existing condition.

Mr. Hogan provided brick infill material samples and said there will be no salvage and re-use of existing brick because it would be difficult and most bricks were installed in the 1970s. He said they will use Mt. St. Helens gray concrete on the walls with a pigmented sealer applied to the concrete. He said it will not be used on any ornamental elements of the stair walls. He said that they will paint the columns "Melted Glacier". He said that the staircase light will be recessed at knee level and will reflect off the treads.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, asked if any prism glass would be impacted.

Mr. Gorman said the prisms are outside the disrupted portion.

Mr. Leighty suggested use of cast iron or bronze for the truncated domes. He said they will use the Dijon color domes because they don't have the structural depth to use cast iron.

Ms. Tse said that parking impacts are provided in packet.

Mr. Hester went over District Rules.

Ms. Nashem reported that this project required a SEPA review. SDOT issued a Determination of Non-Significance (DNS) on November 2, 2015. It also went through a Section 106 and 4F process because of Federal funding.

Mr. Hester said he appreciated all the ARC meetings and understanding the design process. He noted the historic elements and how they work together. He said he appreciates the removal, refurbish and replacement of elements. He said considerable effort and design was appreciated. He said that what is proposed maintains the intent of the District Rules and is sympathetic. He said the elements will be removed, refurbished and returned. He said the lighting LED technology, and the placement and attachment are appropriate. He said he appreciates the detail of new rail components and said it is sympathetic with the historic elements. He said work is consistent with District Rules and Secretary of Interior Standards.

Mr. Kralios agreed and noted the responsiveness to board comments and the effort to retain as much historic fabric as possible with life safety upgrades.

Mr. Kiser said what is proposed is sensitive and he agreed with Messrs. Hester and Kralios. He appreciated the level of detail and how the historic material was addressed.

Mr. Kralios said that any three-globe fixtures are to be salvaged and maintained for use elsewhere.

Action: I move to recommend granting a Certificate of Approval for alterations to the bridge including replacing portions of the bridge, restoring portions of the bridge, retrofitting and rebuilding the SW stairway, Alterations to the public rights of way including paving, street lights, bike lane, sidewalks and guardrails, Alterations to the areaway ways.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 2, 2015 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

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)

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)

#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.

#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.

#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/TP/DK

5:0:0 Motion carried.

120215.3 PRELIMINARY PROJECT REVIEW

120215.3 **Manufacturers Building**

419 Occidental Ave S

Briefing regarding proposed alterations to the exterior of the building and the alleyways.

Greg Schiffler presented via PowerPoint the proposal to restore the façade and original entries, revitalize the building and systems, increase street and alley activation, add stair tower (full PPT report in DON file). Following are board questions and comments.

Mr. Kralios said that the stair is not on a primary elevation. He said he thought the analogy to a fire escape was appropriate. He said he didn't know that brick parti-wall was an appropriate choice and suggested a different material to delineate that it is new. He said the stair tower should be as minimal as possible. He suggested it be cantilevered instead of meeting the ground. He said to keep the "alley" open and accessible to public.

Mr. Kiser said he wondered if delineating and articulate a pathway through the "alley" might be more inviting. He said to consult the adjacent property owners to find out what their goals and expectations may be. He said he likes the dichotomy and it could be a nice urban room to pass through.

Mr. Schiffler noted the possibility of using the corner as retail space that can open up onto the outdoor court and shifting the primary lobby entrance to under the stair tower.

Mr. Hester said the northeast corner entrance was the original entrance to the building. He asked if they would modify that to accommodate a new entrance.

Mr. Schiffler said that the lobby is low-ceilinged; he said their intent would be to restore that opening to a full 18'-19' high smaller retail space. He said they recognize it might be a sensitive issue to take the historic entry for the stairs and relocate it.

Mr. Hester said that it had been done on the southeast corner at some point. He said there is a function component and also a preservation component.

Mr. Schiffler said they propose to restore it back as much as possible to its original appearance but just change its function from lobby to retail.

Mr. Hester said that all components of that are in board purview.

Mr. Kralios said to assess existing historical structure in identifying what are important characteristics because the board is interested in maintaining all those character defining features of the building and maintaining as much historic fabric as possible. He said that understanding the corner of Occidental and King had been

modified already so there is more leeway but they would want to see something that is more compatible than what is there now.

Mr. Schiffler said the concept is not that there is an angular brace frame but there is a corner entry there like there is now but that it is re-shaped in a way that is more compatible with the rest of the storefront than dome and stucco. He said that it will still allow for a large anchor tenant to have visibility and traffic.

Mr. Kralios noted the importance of alley activation. He said to avoid recessed entry ways in the alley. He thought that the west alley was less successful and he did not understand some of the proposed alterations. He said it would be helpful to know how the proposed new openings relate to what is proposed on the interior, what is their necessity.

Mr. Hester said there is not much existing material to take cues from. He said the alley is an opportunity for a departure and to introduce new materials. He noted flexibility there but that it must still be compatible.

Mr. Schiffler said they want to enlarge existing openings for successful restaurants. There was question about possibility of grander alley opening with operable door.

Ms. Nashem clarified that she heard the board say they are open to new openings but that more study is needed to show where the new openings would be and how it relates to the building and how it relates to what is going on inside.

Mr. Hester said to take cues from and study what has already been done in district and noted the nano-wall system at Intermezzo.

Thomas said they are seeking federal tax credits and the stair tower might be an issue. He said they will restore the existing windows where they can. He said that they are looking at long term life cycle and energy efficiency and hope to use double or triple pane glazing on upper floors.

Mr. Kralios said that if windows are original it will require maintaining them. He said to do a detailed window inventory. He said that the existing frame and sash could be thick enough for double or triple pane glass.

Thomas said he is not sure how much of the street level is original.

Mr. Kralios said that there is more latitude with non-original material. He said there are other methods to achieve efficiency than replacing windows.

Ms. Nashem noted that interior storm windows have been used on the Pioneer and Collins buildings, the Alaska building added a second pane to existing windows.

Mr. Schiffler asked for board input on unified canopy treatment or individual retail canopies.

Mr. Hester said the take cues from other buildings in the district. He said it must be compatible and consistent with district. He said a consistent design is encouraged. He said that there can be some delineation of retail spaces with color. He said that the building is a long recognized historic building in the district and he said he didn't advise drastic changes.

Mr. Kralios stressed compatibility and said to look at the overarching design of the building – symmetrical and rhythmic.

Ms. Nashem said the code asks for continuous canopy and here exceptions can be made for weather protection within the storefront bays for compatibility with the district.

Thomas said they are looking at steel and glass – there is not a lot of room between the storefront and the clerestory.

Public Comment: There was no public comment.

Code Citations:

Seattle Municipal Code

23.66.030 Certificates of approval-Application, review and appeals

A. Certificate of approval required.

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.

3. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within 300 feet of the structure.

4. Height limits for rooftop features

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.

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.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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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.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- A. **Site.** The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.

- 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.

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 the Interior Standard

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120215.4 BOARD BUSINESS

120215.5 REPORT OF THE CHAIR: Ryan Hester, Chair

120215.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227