



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 79/16

**MINUTES** for Wednesday, March 16, 2016

### Board Members

Mark Astor  
Ann Brown  
Ryan Hester, Chair  
Dean Kralios, Vice Chair  
Kyle Kiser  
Tija Petrovich

### Staff

Genna Nashem  
Melinda Bloom

### Absent

Willie Parish

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

**031616.1 APPROVAL OF MINUTES:**  
February 3, 2016  
MM/SC/DK/TP 4:0:1 Minutes approved. Mr. Astor abstained.

**031616.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**031616.21 Mottman Building**  
Salumi Artisan Cured Meats  
309 3<sup>rd</sup> Ave S

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos provided. ARC requested a google earth shot or site plan and a photo set back of the rear of the building so that they could understand the location of the existing and the location of the proposed mechanical. The applicant explained that the mechanical equipment was currently located in a window well and that if the building was built next door it would enclose that window well, eliminating the air flow the equipment needs. A platform is proposed on the inset alley façade to match an existing platform. ARC thought that no historical material is affected, the location is on the secondary façade and is not very visible due to the inset of the area and an existing fence. ARC recommended approval.

Applicant Comment:

Gina Batali explained the proposal to move curing equipment to loft structure in alley in preparation for impending new construction. She said it is the best place for this equipment. She said a structural engineering company will do the work. She said the equipment will sit on platform – four white legs and wood top – under building within a nook. She said there is no attachment to building.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said no historic fabric is impacted and it is reversible.

Mr. Kralios said it is in a recess on the alley; the area is already modified and it is a secondary façade.

Action: I move to recommend granting a Certificate of Approval for installation of new platforms on the alley façade and relocation of condenser units to that platform.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 16, 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.

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)

The Secretary of Interiors Standards for Rehabilitation

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

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

*Mr. Kiser arrived at 9:08 am.*

**031616.22**

**Burke Building**

Café Umbria

320 Occidental Ave S

*Mr. Astor recused himself.*

Sidewalk café railing added to existing sidewalk café

ARC Report: Mr. Kralios reported that ARC reviewed the plans and renderings provided. The applicant said they would use their existing sidewalk café furniture, the change is a permanent railing. They will anchor the railing to the ground in mortar joints and it will be powder coated black. While it appears in the rendering that the railing is attached to the building it is not intended to be attached to the building. ARC thought that the railing was compatible and was consistent with the district rules. ARC recommended approval.

Applicant Comment:

Jesse Sweeney, Café Umbria, explained they want to put in a permanent railing because the current fencing is not working. She provided drawings that reflect the details; she said the stanchion is isolated from the building façade.

Ms. Petrovich said the cleat is 4" x 4" x ¼"; she asked how they will get to the mortar joints.

Mr. Sweeney said the installer will come and tweak to accommodate the mortar joints as best as possible.

Mr. Hester said the base plate should accommodate the mortar joints; anchor size should be coordinated to accommodate the mortar size.

Mr. Sweeney said they will water proof the drill holes as well.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, spoke in support of the proposal and outdoor seating.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kiser asked whether permanent rails have been approved before. Ms. Nashem confirmed.

Ms. Nashem said that SDOT prefers attached rather than free-standing rails.

Mr. Kralios said this is just switching from portable to permanent rail.

Mr. Hester said it enhances the pedestrian environment.

Action: I move to recommend granting a Certificate of Approval for sidewalk café railing added to existing sidewalk café as amended that the oversize base plate and anchor size be coordinated to accommodate the mortar size.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 16, 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

### XIII. SIDEWALK CAFES

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

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the

character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

MM/SC/DK/AB 5:0:1 Motion carried. Mr. Astor recused himself.

**031616.23 State Hotel Building**

Damm the Weather  
114 1<sup>st</sup> Ave S

Staff Report: This is an application for after the fact installation.

ARC Report: ARC reviewed the plans and photos attached. The applicants explained that they did not install the unit but were hired to do the after the fact permits. They said the unit could not be roof mounted because the refrigeration line would be too long. They noted that there was a hole in the brick for the line and that they would propose to seal the hole to prevent water penetration. They said that the two of the attachment points are in the mortar and two are in the brick. ARC asked if they all could have been in the mortar and they said they could have been. ARC did note that it was unfortunate that it was installed without approval but at least the damage was minimal and still repairable and is on a secondary façade. ARC noted that the location is on an alley façade which is inset. ARC recommended approval with the addition of the sealing of the line penetration hole.

Applicant Comment:

Kyonghui Miller explained that they did not install the unit but were hired to make sure it was installed correctly. She went over drawings indicating placement in alley and where the refrigeration / penetration line is. She said they will pyro seal the hole which is recommended; it is a non-shrink grout product. She said they will match the color of mortar with epoxy. She said the owner would write a letter to the board outlining their mistake. She said there are four holes for the mounting bracket – two are through brick and two are through mortar. She said the bracket and lines will be pyro sealed.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Astor said it is a secondary façade and the area is already encumbered with existing mechanical equipment.

Mr. Hester said there is no impact to ornamental features. He said the board prefers review prior to work being performed. He noted that it is a secondary façade.

Action: I move to recommend granting a Certificate of Approval for installation of mechanical equipment on the alley façade.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 16, 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

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)

The Secretary of Interiors Standards for Rehabilitation

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

MM/SC/MA/TP            6:0:0    Motion carried.

**031616.24**        **Scheuerman Building**  
110 Cherry Street

Installation of flower baskets  
Paint colors

ARC Report: ARC reviewed the drawing, water color and drawings and photos provided. ARC requested similar painting mockup of the entry so that it was easy to understand what was painted what color, they also requested to see the color of the existing brick. Otherwise they felt the color palette and the way color was used was compatible with the district and the era of the building. They clarified that no unpainted stone or brick would be painted. The applicant will return in the future for an application to repair painted sandstone. ARC thought that the theme of the brackets relating to the history of the building was interesting, yet subtle not to detract from the building. The brackets will be cast iron and water cut steel all painted black. ARC and the applicant discussed the location of the brackets and made suggestions about the location on First Ave. ARC thought that the cast iron columns were painted to any attachment would be repairable. ARC said they will continue with rehab plans but they want to get these projects in the works. ARC said they appreciated the investment in the building and the thought and

pride that went into this proposal. They said that this was an important corner welcoming to Pioneer Square and really needed attention.

Applicant Comment:

Jane Richlovsky explained the building occupants: upper floor art studios, engineering firm, grade level restaurant, temporary gallery, pub, and coffee shop. She proposed green upper window paint; dark gray detail at the top arches molding and area around sandstone; she said the sandstone remains unpainted. She said the bottom of the storefront will be dark gray; the building is brick. She said the columns will have gold accents. She said the 1<sup>st</sup> Avenue side columns were originally cast iron; the façade will have more detail painted on it. Colors are gold, gray and green. The front door will be gold.

Mr. Hester clarified the 1<sup>st</sup> Avenue colors and noted that the original decorative tile remains.

Ms. Richlovsky said they will hang flower baskets in areas noted on drawing. She said the one on Cherry Street will be above the store front to accommodate the street slope; installation will be in mortar joints. Flower baskets will be at every other column between windows as on drawing. She said the 1<sup>st</sup> Avenue side has a taller storefront so the attachment will be into the cast iron columns at the same height as Easy Joe sign for consistency. At the corner it is lowered a bit to fit in with others. There will be three brackets on 1<sup>st</sup> and four on Cherry. She said that the brackets are custom fabricated steel and angle flat bar steel; they are custom fabricated and the circles echo detail on top of molding. She said they will be painted matte black. She said that designs in the middle of the circle will represent building uses over time: boxing gym, Hirschberg's Menswear, jazz club in basement, Good Eats Cafeteria, Skid Road Theater, bars. She said they intend to restore the performance space use at the theater. Responding to questions she said the deck will leave when Café Bengodi departs.

Mr. Kralios said the bracket going in to the cast iron is ok and is easy to repair. He said that other penetrations will be in mortar joints and are sized appropriately.

Public Comment:

Mr. Hester went over District Rules.

Mr. Astor thought the bracket was too busy and that it should be simpler but that everything else was great.

Ms. Richlovsky said they are trying to bring the building back to an aesthetic coherence and she thought the designs are consistent and easy to see through.

Mr. Hester said ARC discussed the bracket design and there was hesitance because it seemed 'clip-artish'. He said that they have direct connection to uses in the building; they are thoughtfully placed, sized appropriately, understated, transparent and

cohesive. He said he sees it as part of a sign package and any future signs will be reviewed knowing these are on the building.

Ms. Petrovich said she was initially concerned but they are high up and tell the history of the building.

Mr. Kralios agreed and said this elevates the brackets to relate to the building and district. He said he thought the placement and color work. He said it is reversible.

Mr. Astor said the brackets are telling a story but not to the average viewer. He said they are wrought iron is timeless but the contemporary image takes it out of timeless to a contradiction; the image is too contemporary.

Ms. Petrovich said she thought just the opposite – that the images are a modern interpretation that talk about the past.

Mr. Kiser said there is a long history of iconography. He said he didn't see them as clip-artish. He said their porosity and thinness of material will look tasteful.

Mr. Kralios suggested a plaque to tell the story would give the brackets more meaning. He said the proposed palette is complementary to the district and style of building and will highlight the architectural elements.

Mr. Kiser said it is a great color palette that will draw out the architectural details.

Mr. Hester said he appreciated the investment into the building. He said it is a prominent corner in the district and the building needs attention.

Action: I move to recommend granting a Certificate of Approval for installation of flower baskets and to paint the building per the plans and samples provided.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 16, 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.

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)

The Secretary of Interiors Standards for Rehabilitation

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

MM/SC/TP/AB 5:1:0 Motion carried. Mr. Astor opposed.

**031616.25**

**Furuya (Pacific Commercial)**

Flatstick Pub / Buen Taco  
220 2<sup>nd</sup> Ave S

Change of use from retail to restaurant  
Installation of new doors  
Installation of signage

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos provided. The applicant said the doors were not original and they could be stored to be reinstalled at a later time. ARC thought the design for the new door is in line with the existing bulkhead so still looks compatible with the building. They thought that the pick-up windows made good use of the small space. ARC encouraged them to think about menu placement so as to make it functional for the walk up and to maintain transparency being there was very little window area. ARC suggested reducing the size of the sign and hanging it from the transom instead of mounting across it. They noted the light fixture for the sign matches that used elsewhere on the building. They said the colors were vibrant but the sign was small and the colors were fitting for the business. Restaurant is a preferred use. ARC recommended approval.

Applicant Comment:

Shane Staley explained that Buen Taco will utilize a small space that was an entry to the building. The building was renovated in 2000 and the entire corner was left over from retail. He said it was going to be retail space for Flatstick Pub but he said Buen Taco will be working with them and will provide food for the pub. He said they will replace existing

wood and glass door with a dutch door to create a walk up window. He said that the doors were part of a 2008 building renovation that are not historic but were made to match other doors in the building. The doors will be retained in the basement in case the space reverts to retail. He said the new door will carry the lines of the existing storefront and will be painted to match existing. He said that the painted wood sign will hang from above, in front of the transom window, but will be smaller than the transom. The sign will be lit from a gooseneck lamp; conduit will be internally routed.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, said he supported the application and said it was a great collaboration between the two businesses.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said that restaurant is a preferred use even in a very small space. He appreciated the creative thinking in making this work. He said the dutch door makes sense especially in such a small space. He said the doors are non-original but it is good to keep for future use. He said the revised sign fits with the architecture. He said the color pops and the vibrant color works here. He said future signage – menu – will be reviewed later.

Mr. Hester said that he appreciated the creative use of space. He said the use enhances the vitality of basement use and the dutch door detailing is compatible with the building. He said the materials and colors are complementary.

Mr. Astor appreciated the light fixtures and noted the sensitivity of the door design; he said it won't detract. He said they did a nice job of staying within the Guidelines.

Ms. Petrovich asked about bathroom.

Mr. Staley said access will be in the building.

Action: I move to recommend granting a Certificate of Approval for  
Change of use from retail to restaurant,  
Installation of new doors, with the existing doors to be stored in case of future  
reinstallation,  
Installation of signage as amended to hang above the door

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 16, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

#### SMC23.66.120 Permitted Uses

#### SMC23.66.130 Street Level Uses

A. 1. Uses at street level in the area designated on Map B for [23.66.130](#) require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

#### B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

- a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;

#### SMC23.66.160 Signs

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

#### 1. Signs Attached or Applied to Structures.

- a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
- b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;
- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
- d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
- e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;

- f. Whether the proposed sign lighting will detract from the character of the building; and
- g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

#### 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.

### 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)

#### 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.

The Secretary of Interiors Standards for Rehabilitation

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

MM/SC/DK/AB 6:0:0 Motion carried.

Ms. Petrovich asked about cemented-over prism panels.

Mr. Staley said the prisms were vandalized; new panels are on order and will be replaced.

**031616.16**

**Tashi Building**

115 Prefontaine PI S

Installation of a bronze historic marker on the south side of the building

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos provided. ARC thought that the sign was a great way to acknowledge hidden history of Pioneer Square. The location did not cover architectural features and the size was appropriate for the location.

Applicant Comment:

Lorena Laughlin said that 'Our Lady of Good Help' was the first Catholic presence / church in Seattle in the early days of the City. She said it was torn down in 1949. She said they want to put up a plaque to commemorate this early presence; plaque to go on southwest corner of building adjacent to garage. It will be attached by adhesive.

Mr. Hester said the sign is proportionate to the sandstone block. He said it is reversible – it is safely removable.

Mr. Kralios asked if building owner approved.

Ms. Laughlin said yes.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said it is an interesting history and the sign a welcome addition.

Mr. Hester said he appreciated the cultural history and said the plaque is a great addition.

Action: I move to recommend granting a Certificate of Approval for Installation of a bronze historic marker on the south side of the building as shown.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 16, 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

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#).

Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

1. Signs Attached or Applied to Structures.

- a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
- b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;
- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
- d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
- e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;
- f. Whether the proposed sign lighting will detract from the character of the building; and
- g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

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)

#### C. Specific Signage Regulations

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 The 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.

#### Secretary of Interiors Standards for Rehabilitation

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

MM/SC/KK/AB 6:0:0 Motion carried.

**031616.17**

#### **2<sup>nd</sup> Ave Bike Lane**

2<sup>nd</sup> Ave Cherry to Washington

Upgrade and extend the existing protected bike lane including the addition of planters and raised passenger load zone and extending the lane between Yesler Way and Washington St.

ARC Report: Mr. Kralios said that a project briefing for this project was on February 17, 2016 full board meeting. At the meeting the Board asked SDOT to look into an alternative to removing the granite curbs. They asked about how the planters would weather over time and will verify there were not maintenance issues. It was noted that the proposed planters could be put inside a metal planter box such as those designed by the Alliance. The planters are self-watering and the plants will be changed out seasonally. There will be no changes to historic traffic lights but additional lights will be added.

Applicant Comment:

Dawn Schellenberg, SDOT, explained the extension of the two way protected lane one more block to Washington. She said that they will replace two 8" signal heads with 12" and add new bike signal. She said they are looking to change the delineator posts to something nicer than the plastic where they can so they will upgrade the entire length of the protected lane with planters but some white delineator posts will remain. She said that the plastic planters are \$170.00 each and the cement ones are \$1000.00 each. She said that the first three planters at each southbound block approaching Washington, Cherry, and James, will be cement and the rest will be plastic. She said this will be consistent the whole corridor. She said the concrete have a leaning step for bicyclist. She said that SDOT will maintain the planters but that they are exploring partnerships for maintenance. She said they will be self-watering. She said that street cleaners will clean debris and leaves from them.

Mr. Astor noted the concrete versus plastic planters and asked if it makes sense to have them not match.

Ms. Schellenberg said if they had the budget they would do them all in concrete.

Mr. Kralios noted the consistency in design with the concrete being on the end of each block.

Mr. Astor said that black concrete would be preferable to match the color of the others.

Ms. Schellenberg said that the proposed plantings will be shrubs that are not tall; they will be native so not in need of lots of water. There will be no impact to granite curbs at raised passenger load area at Marriott. She said that ADA prefers tactile strips in a higher contrast of color; they will match Dijon yellow standard rather than use cast iron.

Public Comment: There was no public comment.

Ms. Petrovich asked about loss of parking.

Ms. Schellenberg said there will be one load zone and permanently restricted parking next to it.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kiser said he was excited for the changes and said they will encourage more biking. He said it is compatible with District Rules; he said he prefers darker concrete.

Mr. Hester agreed. He appreciated that they were working with Alliance for Pioneer Square. He preferred the darker color concrete option but that if that is not possible then the standard is ok at those locations. He said the plastic is ok as long as it is maintained and replaced immediately if damaged.

Ms. Petrovich appreciated the loading zone design change to preserve the granite curbs.

Ms. Brown said the lanes along Fortson Square will restrict drug activities.

Action: I move to recommend granting a Certificate of Approval for upgrade of existing bike lane and extend the bike lane between Yesler Way and Washington St. The improvements will include the addition of planters and raised passenger load zone and adding additional traffic lights along the extension. Preference is for darker concrete planters.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 16, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.190 Streets and sidewalks

- A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk prism lights, sidewalk widths or street paving and curbs.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

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.

MM/SC/KK/TP                      6:0:0    Motion carried.

**031616.4                      BOARD BUSINESS**

**031616.5                      REPORT OF THE CHAIR:** Ryan Hester, Chair

**031616.6                      STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227

