



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 350/17

MINUTES for Wednesday, November 1, 2017

Board Members

Adam Alsobrook
Brendan Donckers
Ryan Hester
Dean Kralios, Acting Chair
Kianoush Curran

Staff

Genna Nashem
Melinda Bloom

Absent

Carol O'Donnell
Alex Rolluda

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

110117.1 APPROVAL OF MINUTES:
September 6, 2017
MM/SC/RH/BD 3:0:1 Minutes approved. Mr. Donckers abstained.

Ms. Curran arrived at 9:05 am.

110117.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

110117.21 Grevstad Interior Design
312 Occidental Ave S

Installation of replacement signage

ARC Report: The applicant did not attend the meeting.

Applicant Comment:

Christian Grevstad explained the logo and name change necessitates new signage. He said Grevstad, in 12" stainless steel letters will be pin mounted to wood.

Mr. Kralios asked how existing signage is attached.

Mr. Grevstad said it is pin mounted to wood substrate. He said they will paint the wood to match if needed. He said interior mount vinyl will be applied to window. The scale matches that of London Plane signage and the font is the same as Umbria.

Mr. Hester asked if there is an Occidental Mall mandate.

Ms. Nashem said there is not a sign plan but there is consistency as the signs are reviewed for compatibility.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules.

Mr. Hester said the application complies; he noted there are no adverse impacts to the building. He appreciated the signage matches adjacent branding and signage.

Mr. Kralios agreed. He said the stainless steel is appropriate; the substrate will be repaired. He said the change in vinyl is OK for consistency and the location and size are the same.

Mr. Donckers noted what was presented complies.

Action: I move to recommend granting a Certificate of Approval for installation of signage with letter 12 inches in the sign band and replacement of interior mounted vinyl.

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

SMC23.66.160 Signs

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and appreciated. Sign

proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93) Locations for signs shall be in accordance with all other regulations for signage. (12/94)

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

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

Secretary of Interior's Standards for Rehabilitation

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

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

110117.22

Squire Building

On the Field

901 Occidental Ave S

Installation of new sign copy for Iphone X on the south wall sign

ARC Report: ARC reviewed proposed sign copy and found it to be similar to the previous approval. The applicant reported the product is sold at the store.

Ellie Newbie said they are replacing vinyl with new copy and there is no change to method of attachment. She said it says "T-Mobile" in the corner, now.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules.

Staff Report: Ms. Nashem explained that this is a legal non-conforming sign which means that it was established in court that an on-premise sign can remain because it had been in use before the code prohibiting this size of sign was adopted but the size of the sign cannot change and the location of the sign cannot change. It is required to be an on-premise sign. The Board will not make a determination if they think the sign is an on-premise sign but will evaluate the sign based on the other criteria in the District Rules and the SMC 23.66.160. The sign will still be required to comply with the on-premise sign permit through SDCI and other city laws.

Action: I move to recommend granting a Certificate of Approval for installation of new sign copy for I Phone X on the south wall. This consideration does not include any determination by the Board that the sign qualifies as an on-premise sign.

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

SMC23.66.160 Signs

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Secretary of Interior's Standards for Rehabilitation 9 and 10

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

110117.23 Schwabacker Building – Merrill Place

General Porpoise
401 1st Ave S

Installation of business signage

ARC Report: Mr. Kralios reported that ARC reviewed the plans and samples provided. ARC was okay with the glass and stops being removed for the installation of the louvers as long as they are salvaged and stored for future re-installation. There was discussion about what is the appropriate color to paint the louvers and ARC thought black was okay. They recognized that the building had no shaft so that louvers on the front were necessary. ARC did ask to see some closeup photos of the installation of the louver location. ARC thought the sign complies with all the sign regulation and was compatible. ARC recommended approval.

Applicant Comment:

Andrea Dobihal provided photos per ARC request. She said that they will replace one of four panes in two locations with louvers for intake and exhaust; she said they will replace the stops in the glass. She said they will add a 2' x 3' non-illuminated blade sign.

Mr. Hester asked about louver finish.

Ms. Dobihal said the landlord prefers black; the paint around the window is teal.

Mr. Kralios said black is preferred.

Mr. Hester asked about blade sign material.

Ms. Dobihal said it is aluminum. Responding to clarifying questions she said it will attach into the mortar as shown in drawing detail. She said it is the same sign as their Capital Hill location.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. He said the proposed location for louvers is appropriate and is consistent with others in the district; black is appropriate color. He said the glass will be salvaged.

Mr. Hester noted the louver will be black. He said there are no impacts to the ornamental features and the glass and stops will be preserved for later installation.

Action: I move to recommend granting a Certificate of Approval for Installation of business sign and louvers.

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

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A. Transparency Regulations

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

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)
3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If a business chooses awnings for its projecting element, it may not also have a blade sign, flag, or banner, and no additional signage may be hung below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)
4. Blade signs (signs hanging perpendicular to the building). Blade signs shall be installed below the intermediate cornice or second floor of the building, and in such a manner that they do not hide, damage, or obscure the architectural elements of the building. Typically, non-illuminated blade signs will be limited to eight (8) square feet. (12/94)

Secretary of Interior's Standards for Rehabilitation

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/RH/AA

5:0:0 Motion carried.

110117.24

Mutual Life Building

605 1st Ave

Installation of a gate

ARC Report: Mr. Kralios reported that the applicant did not attend the review meeting; ARC wanted to know if the gate was historic; through photos or permits, they wanted to know what the use of the gate was and why it was being replaced. They were concerned that the design appears to cover the corbeling and preferred a design that did not obscure the architectural feature. ARC was concerned that the product proposed to patch the holes where the gate is removed said that it was for use on concrete while the building is soft sandstone.

Applicant Comment:

Mike Pishue proposed to replace a non-functioning scissor gate with one that has a crash bar for emergency egress. He said the existing gate was installed in the 1980's.

Mr. Kralios asked if there was a reconfiguration in the building that makes this necessary.

Mr. Pishue didn't know.

Mr. Hester asked about attachment and materials.

Mr. Pishue said the posts attach at the bottom and a stabilizing bolt will go into the sandstone mortar joint; he indicated detail in the drawing.

Mr. Alsobrook noted the corbels are original to the building. He expressed concern that the egress swings into the public right of way.

Mr. Pishue said the proposed location is the same as the existing gate.

Mr. Kralios went over District Rules. He said that additional security is needed based on the location and they are replacing existing gate; in this case it is OK. He said there aren't impacts to historic material – they are just removing old and installing new. He said gates are typically not allowed and a swing is preferred. He said this is over the right of way and additional review will be required by SDOT. He said it is unfortunate that if moved out it would obscure the corbels; he said attachment will be into existing joints to lessen impact to sandstone. He said the design is similar to other recent approvals.

Mr. Donckers said the proposed blue matches the existing gate.

Mr. Hester said it doesn't conceal ornamentation and there is enough visual transparency. He said ornamentation is still visible behind the gate. He noted the patch material is for concrete rather than sandstone.

Board members requested a paintable product that is suitable for sandstone; a Jahn product was suggested. Staff can approve product administratively.

Action: I move to recommend granting a Certificate of Approval for Installation of a gate as revised; stone patch and repair to be reviewed administratively and color of steel gate matched to existing.

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

Code Citations

IX. SECURITY BARS AND GATES

Pursuant to SMC 23.66.100, the Pioneer Square Preservation District was created, in part, because of its historic and architectural significance, and remarkable business environment. District goals include preserving, protecting, and enhancing the historic character of the area, and encouraging the development of street level pedestrian-oriented businesses that attract citizens and visitors to the neighborhood. In keeping with these goals, installation of permanent metal security bars in storefront windows is prohibited. Permanent ornamental gates are permitted in street front entrances where added security measures are deemed necessary. Retractable roll down and scissor type gates are permitted only in garage door openings and in alley locations that require high levels of security. (5/96)

Secretary of Interior's Standards for Rehabilitation

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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/AA/RH 5:0:0 Motion carried.

110117.25

Washington Shoe

159 S Jackson St

Mr. Alsobrook recused himself.

Installation of lighting

ARC Report: Mr. Kralios reported that ARC reviewed the drawing, photos and light fixtures. ARC thought that the color was appropriate and the location of the fixtures minimized the appearance of the fixtures. There are three different fixtures but are all the same color, same color light and brightness. ARC thought the lighting would improve the pedestrian experience. ARC recommended approval.

Applicant Comment:

Mike Norman explained lighting will be installed to improve safety and security. Lights will be installed in non-historic locations. Fixtures will be antique bronze to match door hardware; there will be no exposed wiring or conduit.

Mr. Kralios said except for the chocolate shop, all will be located in soffit. He said the lights are set back and not very noticeable. More light and consistent visual will be provided; it is compatible and has minimal impact.

Mr. Hester concurred.

Public Comment:

Mr. Kralios went over District Rules.

Action: I move to recommend granting a Certificate of Approval for Installation of lighting as proposed.

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

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.

Secretary of Interior Standards

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/RH/KC

4:0:1 Motion carried. Mr. Alsobrook recused himself.

110117.3 PRELIMINARY PROJECT REVIEW

110117.31 Alaskan Way Viaduct replacement project

Briefing regarding the demolition of the viaduct

Cassandra Manetas presented via PowerPoint (full report in DON file). Following are Board questions and comments. She explained proposed action plan for demolition of the viaduct including decommission of the Battery Street tunnel and movement of Alaskan Way traffic to west lanes. She said that impacts will included noise, dust, and vibration; specifics are up to the contractor to design and they will come back with those.

Mr. Hester asked if the traffic plans include staging areas as well as circulation.

Bruce Nebbitt, WSDOT, said they will define work areas for contractors and will follow City haul routes. He said up to the buildings to the east will be defined as a work zone.

Mr. Hester asked about outreach plans.

Mr. Nebbitt said they will contact property owners.

Ron Wright said most property owners have been contacted about time frame and impacts.

Mr. Hester suggested outreach to residential boards as well.

Mr. Nebbitt said that likely impacts will be 30 days to each block – some up to 50 days; sidewalks and street surfaces; limited access to west face of buildings; possible temporary modifications to ADA access to buildings; temporary loss of parking; temporary fencing and signage; installation of noise / vibration equipment on public or private property.

Mr. Wright said the equipment is similar to the tunnel operations devices that were installed to monitor vibration. He said equipment would be mounted in grout joints and if necessary, they will repair when removed.

Ms. Manetas said they can track if the project activities are causing damage to the building.

Mr. Donckers asked if they had any sense of impacts to nearby residents – if they will be comparable to tunnel construction activities.

Mr. Nebbitt said you will notice more dust, noise and vibration; it will be very short term, 30 days each block.

Ms. Manetas said they are working on a noise variance.

Mr. Wright said they are doing design-build in removal process.

Mr. Nebbitt said that sawcutting on the eastern side is proposed. He said at this point they have shortlisted four contractors.

Ms. Manetas said if the methodology changes they will bring it to the Board.

Mr. Hester asked if they have a plan if historic items are found.

Mr. Nebbitt said if it is adjacent to work it will be protected; if under they would have to remove it.

Ms. Manetas said they would have a contract development plan for that.

Mr. Kralios asked about street closures for east-west streets.

Ms. Manetas said that is part of the 30-day impacts. She said if they find brick pavers they will go to salvage. She said that there are no granite curbs but if they should find something it will go to salvage.

Mr. Hester reiterated the need for outreach to the community, Alliance for Pioneer Square, residential councils.

Mr. Kralios said ongoing communication and outreach should be done in multiple ways.

Ms. Curran said written notification is more effective than SDOT website.

Jasmine Beverly said they have email list for project.

Mr. Alsobrook asked if there are areaways here.

Ms. Nashem said no.

Mr. Alsobrook said removal of the viaduct is an event in itself and asked if they are doing any photo documentation.

Ms. Manetas said they have a survey and photos of the viaduct. She said as part of Section 106 SHPO requested photos go to archives.

Mr. Alsobrook said it has been planned for a long time and there are a lot of people who didn't think it should be demolished. He said there will be vantage points of buildings that have not been seen since the 1940's. He asked if there is a public art requirement.

Mr. Wright said there isn't for demolition but there likely is for the Waterfront project; that will be coming in right after demo.

Ms. Manetas said Milepost 31 was part of Section 106.

110117.4 BOARD BUSINESS - Elections

110117.5 REPORT OF THE CHAIR:

110117.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227