



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 256/18

MINUTES for Wednesday September 5, 2018

Board Members

Lynda Collie
Dean Kralios, Chair
Carol O'Donnell, Vice Chair
Emily McIntosh
Alex Rolluda
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Adam Alsobrook
Kianoush Curran
Brendan Donckers

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

090518.1 APPROVAL OF MINUTES: June 27, 2018 and July 18, 2018

090518.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

090518.21 83 King Street

Alterations to the building including removal of canopy and installation of new canopy, painting, new entry doors, new entry and canopy in infill areas, New sign plan for the building

ARC Report: Mr. Kralios reported that ARC reviewed the plans, photos and samples provided. He noted that the applicant said that the existing non-conforming signs are all being removed. ARC appreciated the new sign plan and thought that it was appropriate for the building and the District. ARC noted that it improved the pedestrian experience of the street and was not overly commercial like the previous signs. They thought they were simple and let the building shine. They thought that the

larger address numbers were in keeping with the exception for letter size they have made for other address signs. The applicant said they were the same size as two others they presented for examples. They preferred the one bike image rather than the multiple on the door. ARC discussed that the removal of the non-historic canopy was appropriate; they noted that there will be a lot of attachments with the new canopy and asked them to look to see if they could minimize the damage to the masonry. They thought that the replacement of the entry door system was appropriate, and the color of the paint was compatible. ARC asked if they have considered removing all the Effis material from the back infills that are proposed for new windows and doors. The applicant said that one Effis infill they are not altering has a tenant space already behind it.

Staff report: Ms. Nashem said the building had approval for an extra-large blade sign, canopy sign and wall signs for the primary tenant with the understanding that those plus the existing sign for Seattle Fitness (street level tenant) would be the only signs. This was a reduction in the number of signs they originally requested. This application removes the large canopy sign but does not say that it will remove the blade sign or the upper wall signs. If during the meeting they indicate that they intend to do so they should update their plans to show that. I had previously indicated on their application checklist that this was not shown and that if Capital One was no longer a tenant that all the Capital One signs would have to be removed as they would be off premise signage. This was not responded to in the second submission. If Capital One is still a tenant and they intend to keep the signs, then the Board would need to consider the total sign package and over-proliferation of signage. In addition, the additional tenant blade signs would not be in compliance of the rules as there would be three blade signs placed at the corner; rules would allow an exception for two for a corner tenant.

Applicant Comment:

Doug Swan, Hudson Pacific, presented via PowerPoint (in DON file). He provided context of the site and history of the 1904 building. He noted the ground floor glazing system has been replaced, load bay canopies have been replaced, and the architrave has been painted many times. He said CapitalOne is vacating the building and all signage will be removed.

He proposed replacing the existing entry canopy with a new one, replace entry doors that were installed in 1980s with thermally broken system; repaint, and on west side, reclaim infilled loading bay and create second entry for bikes.

Julia Reeve, LMN Architects, proposed a new energy efficient entry of glass and aluminum, painted to match what is there, will be installed at north entry. She said a steel canopy will be installed to define the main entry; it will be one bay and will be installed lower than existing canopy. She said canopy glazing will be screen printed to match existing glazing. She said elements will be painted Polo Blue. The west entry will be reclaimed and fitted with hollow metal door. A new storefront entry with canopy, similar to north entry will be installed; door, mullions, door frames will be painted the same Polo Blue. Bike entry will have hollow metal door with thin metal canopy, all

Polo Blue. The architrave is painted cobalt blue; it will be repainted Polo Blue. All ground level storefront elements will be painted Polo Blue.

Mark Sanders, Studio SB, went over proposed signage. On the north side, he proposed building identification signage, tenant identification signage, retail tenant signage, and corner building identification signage. On the west he proposed building identification signage and on the main door, a bike graphic. He explained they are asking for non-conforming sign for building address based on the scale and architectural massing of the building. The bronze returns match the Seattle Hardware sign. The sign inset panel is blackened steel. "83 King Street" is on the door handles; bronze decals "83 King Street" are on west entry. Two bike decal patterns were provided for west bike entry, one with pattern of bikes, the other with a single bike. He said that on the architrave, they propose bronze dimensional letters.

Mr. Sanders proposed four building tenant panels which is the maximum tenants to be reflected. The panels are fabricated blackened steel attached into mortar via brackets. He said retail tenants will get a blackened steel and wood blade sign.

Mr. Rolluda asked if the Effis will remain and if it will be the same color.

Mr. Swan said it will remain and they will repaint it.

Mr. Kralios asked the depth of the bike canopy.

Ms. Reeve said it is 3'6".

Ms. O'Donnell asked if District Rules apply to canopy over bike door.

Ms. Nashem asked if it was private property.

Mr. Swan said it is.

Mr. Rolluda asked about bike door graphic.

Mr. Swan said ARC preferred the one bike.

Mr. Kralios went over District Rules. He said that overall the plan is cohesive and meets District Rules and Code. He said the reduction in canopy size is more in keeping with what was originally there; it identifies the entry and is located below the architrave. He said a structural engineer will take a look at installation to minimize building impact. He said they will use sealant on existing tie backs and will seal holes in masonry or mortar. He said the storefront system is compatible with whole ground floor, the single paint color will tie it all together and will tie in with the architrave for a unified appearance. He said the new west entry is appropriate for the neighborhood character and context with viaduct coming down. He said a historic opening is being re-used. He said the signage is consistent with past signage, except for the large address which is consistent with the overall size of the building and is for the address, not building name. He appreciated the framework provided for retail signage.

Mr. Rolluda asked about the flagpoles.

Mr. Swan said they weren't there prior to 1980s renovation; they will remove them.

Ms. Collie was glad the Polo Blue color was clarified with material sample as the color name is mis-leading.

Mr. Kralios said the material samples and color are appropriate for the building and district.

Ms. O'Donnell appreciated the reduced sign package, the main entry way, and the less commercial feel.

Ms. McIntosh asked the color of the bike door vinyl.

Mr. Swan said it will match bronze color.

Action: I move to recommend granting a Certificate of Approval for alterations to the building including removal of canopy and installation of new canopy, painting, new entry doors, new entry and canopy in infill areas, removal of existing non-conforming signs, new sign plan for the building, bike storage door Option 2, and remove flagpoles.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Sept 5, 2018 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

A. 1. On-premises signs that comply with the provisions of this [Section 23.66.160](#) are allowed.

2. The following signs are prohibited throughout the Pioneer Square Preservation District:

Off-premises 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.

4. When determining the appropriate size of a sign the Board and the Director of Neighborhoods shall also consider the function of the sign and the character and scale of buildings in the immediate vicinity, the character and scale of the building for which the sign is proposed, the proposed location of the sign on the building's exterior, and the total number and size of signs proposed or existing on the building.

23.66.180 - Exterior building design.

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

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

the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

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

C. **Awnings.** Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

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.

F.

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)

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)
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)

Blade signs incorporating neon of any kind shall not be permitted unless all of the following conditions are met: a) the neon blade sign is sought as part of a reduced overall sign package or plan for the business; b) neon blade signs shall be limited to six (6) square feet in dimension with letters not to exceed eight (8) inches in height; c) the sign meets the requirements of Neon Signs - Paragraph 3 for the number and type of colors of neon; d) the sign meets the requirements of Signs - Paragraph 5 (above) for installation of a blade sign; e) electrical connection from exterior walls to the blade sign shall be made using rigid, paintable electrical tubing painted to match the building facade and all bends shall closely follow the support structure; f) all signage supports shall be fastened to the exterior wall by the use of metal anchors at existing grout joints only; and g) the sign taken as a whole is consistent with the scale and character of the building, 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 regulations. (5/96)

5. Banners and Flags. Banners and flags are permitted under the same conditions as Paragraph 3 and 4 above. In addition, flags and banners must be removed from the building face at the close of business daily. Flags and banners shall not have any text on them and the size of the flag or banner must be consistent with the character and scale of the building, the frontage of the business, and the scale of surrounding buildings, but shall not, under any circumstances be longer than 6 feet. Banners (either temporary or permanent) that are draped across buildings are prohibited. (12/94)
6. Upper Floor Signage. Upper floor signage is not permitted, except for temporary signage as per SMC 23.66.160D or when it is proposed as part of an overall integrated sign plan for the building. (7/99) When permitted, the preferred location for temporary signs is in windows, rather than attached to the building. (8/93)
7. Internally Lit Signs. Internally lit or backlit signs are prohibited. (8/93)
8. Wall Signs. The Board recommends that wall signs be painted on a wood or metal backing and attached in such a manner that the building surface is not damaged. Colors and graphics of wall signs shall be compatible with the character of the District, and letter sizes shall be appropriately scaled to fit the overall design and dimensions of the sign. (7/99, 7/03)

Secretary of Interior Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the

historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

Interpreting the Standards

[ITS 22](#)

MM/SC/AR/LC 6:0:0 Motion carried.

090518.22

Heritage Building

111 S Jackson St

Replace the sidewalk and alterations to the areaway

ARC report: Mr. Kralios reported that ARC reviewed the photos and plans provided. They understood that some exploratory work would be needed and said they should save all brick removed for reinstallation. They thought that the approach was to do as little as possible to the areaway in the replacement of the sidewalk and that they were taking care to preserve what little historic features remain: the brick arches. ARC wanted some verification of the age of the tile at the entry way. They thought that the size of the tiles and design was consistent with other historic tile entryways, so it was important to understand the origins of this tile before agreeing to its removal.

Staff report: Ms. Nashem reported that SDOT had briefed the Board about possibly filling this areaway. The Board did not support this without exploration of alternatives or an engineer's report stating it was necessary. Alternatively, SDOT moved over the street car tracks a few feet to ease the load near the street wall of this areaway and SDOT did not propose any further work on the areaway. What is proposed is proposed by the building owner. This areaway has the historical ranking of new or significantly altered. The Board should look at what architectural features still exist and what impact there will be on those features as well as the feature of the open space.

Applicant Comment:

Paul Grundhoffer, Weaver Architects, provided current and historic plans and photos. He said they assume the tile is part of 1982 NBBJ remodel plans as it was not there in 1959 photos. They propose to remove the tile, replace with concrete to Pioneer Square standard. He went over drawings and indicated items to be removed. The north end sidewalk from the east edge to the west edge of building: remove and retain granite curb, replace flat concrete arch in areaway, try to save barrel shape arch. They will waterproof. The steel is corroded; they will explore to determine extent and will replace with light steel. The brick will be replaced; waterproof topping will be applied in area and cementitious mixture will be applied. Raw concrete will be left.

Mr. Kralios asked if retrofitting beams means incrementally adding steel plates as necessary.

Mr. Grundhoffer said yes.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said what is proposed is consistent with the Rules and Code. He appreciated the light touch and said work was being done methodically with brick arches retained. He appreciated the sidewalk scoring and lampblack and that more information on the entry tile was provided.

Action: I move to recommend granting a Certificate of Approval for replacement of the sidewalk and alterations to the areaway as presented. Any bricks removed to do exploratory work will be salvaged and reinstalled.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Sept 5, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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

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.

- G. 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.

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)

Secretary of Interior Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

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

MM/SC/CO/AR 6:0:0 Motion carried.

090518.23

Fisher Building

115 S Jackson St

Installation of signage

ARC report: Mr. Kralios reported that ARC reviewed the plans and renderings provided. The applicant said they were not reusing the existing bracket. In that case the ARC asked them to consider lowering the location of the sign so that it is compliant with the District rules for the placement of blade signs. Because there is an existing bracket they may need to off-set the sign rather than having it centered in the column.

Staff report: Ms. Nashem said the existing bracket does not appear to have been installed in the mortar joints as we typically specify.

Applicant Comment:

Devin Joyce said the sand blasted sign is black with lettering filled in with white. Installation is below the second story; grout lines are thin so they will have to go into building material.

Ms. Nashem noted the material is concrete.

Mr. Kralios noted concrete is more malleable and patchable than other materials.

Ms. Joyce proposed an A-board sign with white cut vinyl graphic that matches other sign. Mr. Rolluda asked window graphic sign.

Ms. Joyce indicated it on the plans.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. HE said the applicant listened to ARC about placement of the sign to meet District Rules. He said the building material is concrete which is a more forgiving medium. He appreciated removal of mounting sleeve from previous sign.

Mr. Rolluda concurred.

Mr. Kralios said to add District Rules XX F.

Action: I move to recommend granting a Certificate of Approval for Installation of signage

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 5, 2018 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

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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)
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)
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)

F.

Secretary of Interior 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/AR/LC 6:0:0 Motion carried.

090518.24 200 Occidental Ave S
202 Occidental Ave S

Establish use as a restaurant
Install fenceless sidewalk cafe

ARC Report: Mr. Kralios reported that ARC reviewed the plans and cut sheets provided. ARC thought that the use was compatible with preferred uses. Although we had originally approved either a restaurant or retail in this space the applicant said they needed to get the restaurant approved to establish use being it was the first use. ARC thought that the furniture was appropriate and compatible. They did not support bolting the tables to the brick but would support stacking them and chaining them if they were not going to move them in at night. The fenceless system is the standard sidewalk markers.

Applicant Comment:

Brian Elliot, Graphite Design, proposed fenceless sidewalk café; he provided layout and said they will use fenceless markers. He said this will be the first tenant in the corner space. He said signage will be reviewed separately. He said they will leave furniture out and chain it together, it will not be bolted to brick.

Ms. Nashem explained that the space was approved as restaurant or retail when the building was designed. She said the brick is new but there is concern over the life of the brick. She said the use is compatible and preferred.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. He said it is a preferred use. It is slightly over 3,000 square feet but it is in a prominent location, it is a preferred use, and it will get lots of use. He said the furniture is durable and of quality consistent with others in district. Tables will not be bolted to brick and it is a fenceless café.

Ms. O'Donnell agreed. She said it is compatible in scale and size with the building. It is family-friendly and will be good activation for the park.

Action: I move to recommend granting a Certificate of Approval to Establish Use as a restaurant and to install fenceless sidewalk café with the tables not bolted to the brick.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 5, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

23.66.130 - 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;
- b) Theaters.

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for [23.66.130](#):

- a. Any use occupying more than 50 percent of any block front;
- b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
- c. All other uses with gross floor area over 10,000 square feet;
- d. Professional services establishments or offices that occupy more than 20 percent of any block front; and
- e. Parking garages that are not accessory to preferred uses.

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

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)

Secretary of Interior Standards for Rehabilitation 10

MM/SC/AR/CO 6:0:0 Motion carried.

090518.25 200 Occidental Ave S
200 Occidental Ave S

ARC report: Mr. Kralios reported that ARC reviewed the plans provided. The mirror will be attached at both ends of the 200 Occidental Ave S building but also to the wood paneling at the empty lot and to the brick wall of the Waterfall Park. All attachments are in the mortar joints. ARC recommended approval.

Applicant Comment:

Pam King proposed installation of mirrors for pedestrian safety.

Ms. O'Donnell said they are attached to mortar and are placed high up; she noted the safety need.

Mr. Kralios went over District Rules. He said it is a minor addition, installation is in the mortar, and it is a safety issue.

Action: I move to recommend granting a Certificate of Approval for Installation of mirrors as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 5, 2018 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)

Secretary of Interior 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/CO/AR 6:0:0 Motion carried.

090518.26

J and M Hotel Building/ Skagit Hotel Building

201 1ST AVE S

207 1ST AVE S

ARC report: Mr. Kralios reported that ARC reviewed the plans provided. The applicant explained that the meters are safer on the exterior of the building and that it complies with State and Federal standards. ARC thought that the location on the J and M in an alcove was appropriate. The applicant explained that the meters will be removed from the areaway. ARC recommended approval.

Applicant Comment:

Jeff McCoy, PSE, explained the need to move the meters. He said one will be tucked into a corner and the other will be adjacent to bulkhead to minimize visibility; yellow steel bollards will be installed. Work will take about four days; flaggers will be used to direct traffic.

Mr. Kralios went over District Rules. He noted the location off the alley is consistent with other applications. The placement is appropriate and will allow easier access. He said that one is concealed and the other should be moved over as far as possible.

Ms. O'Donnell said it is a significant safety issue.

Action: I move to recommend granting a Certificate of Approval for Installation of gas meters

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Sept 5, 2018 public

meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:
SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior’s Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

Secretary of Interior 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/LC/FS 6:0:0 Motion carried.

Skagit Building
MM/SC/LC/FS 6:0:0 Motion carried.

090518.3 BOARD BUSINESS

090518.31 Incentive Zoning Update

Brennon Staley, SDCl, explained the incentive zoning program and said the program varies by zone. He said not one has used the program in Pioneer Square yet, but it creates an option for buildings to sell Transfer of Development Rights (TDR) to other projects in downtown. He said they are working to make it more consistent and address problem

areas. He provided a handout explaining what they are proposing to do (in DON file). He said the TDR program is very complicated now and they hope to change that. He said they are looking at consolidation of residential and commercial TDR and having one market for all. He said there will be standards to increase TDR available in Belltown, Pioneer Square, Chinatown International District. He said they are creating an easier of measuring TDR. He said Pioneer Square will probably have more TDR to sell. They want to make the program more desirable to use. He said they will do a focus group to property owners, providing education about the program and asking why they haven't used it. He said they will be doing outreach. He said feedback will be accepted through September and October; they will draft legislation in February and will go to council in April 2019.

Mr. Kralios asked if Pioneer Square is sending and receiving.

Mr. Staley said yes but it is more likely to send rather than receive.

Mr. Kralios asked if additional height will be allowed.

Mr. Staley said PSM 100 base height, 120 maximum height, are established in Code and nothing will allow going beyond maximum height.

Ms. Nashem said it will not change height limits. It will give more incentive to use the program.

Mr. Kralios asked what happens if a new development purchases TDR to get to maximum height but the board says it is not compatible with the neighborhood or block. He asked what happens if they purchase TDR but can't execute the project.

Ms. Nashem said purchase wont happen until after approval.

Mr. Staley said purchasers wait until the end of building permit process before purchasing. He said transaction is a private sector process which is functioning well at this time.

Mr. Rolluda asked about maximum height for penthouse.

Mr. Staley said they are still bound to District Rules.

Ms. Nashem said if they did a penthouse they could still sell the rest. In order to sell they must confirm that building is historic, contributing in district in order to sell. She noted the Furiya Corgiat building as an example.

Mr. Staley said the building must be rehabilitated or in reasonable condition; DON Director makes the decision.

090518.5 **REPORT OF THE CHAIR:** Dean Kralios, Chair

090518.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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