



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 210/19

MINUTES for Wednesday July 17, 2019

Board Members

Lynda Collie
Kianoush Curran
Alise Kuwahara Day
Carol O'Donnell
Audrey Hoyt
Emma McIntosh
Alex Rolluda, Chair
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Brendan Donckers

Vice Chair Carol O'Donnell called the meeting to order at 9:00 a.m.

071719.1 APPROVAL OF MINUTES:

May 1, 2019

MM/SC/EM/AKD

5:0:3 Minutes approved. Mmes. Curran, Salcedo, and Mr. Rolluda abstained.

Mr. Rolluda arrived at 9:02 am during approval of minutes.

071719.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

Agenda reordered.

071719.25 Maynard Building

Underbelly
119 1st Ave S

Installation of signage

ARC report: ARC reviewed the proposed signage and thought that it appeared to comply with the District Rules for Signage and A Board. They asked that she provide

a photo of the entire signage on the business so that they understand and recall the entire signage package.

Rachel Wilcox provide images for sign and sandwich board and logo for door. She said the sandwich board will be closer to the curb than is shown in photo.

Mr. Rolluda asked if this will complete their sign package.

Ms. Wilcox said yes.

Public Comment: There was no public comment.

Staff report: When the Board previously reviewed an application for signage (logo on door, "Open" sign and planters), they suggested that the applicant consider additional signage. The Applicant revealed that she did have additional signage but hadn't applied for it. The Board added a condition to the previous Certificate of approval that the applicant apply for the additional signage and that the signage be replacement of the previous sign above the door and an A Board.

Action: I move to recommend granting a Certificate of Approval for Installation of a wall sign and an A Board sign as presented to be added to the previously approved logo, open sign and planters.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the July 17, 2019 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

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.

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

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

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

Secretary of Interior's 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/KC/LC 8:0:0 Motion carried.

071719.22

Collins Building

Cairncross and Hemplemann P.S
542 2nd Ave

Installation of a temporary tent for events on the roof

Bree Moore explained the firm holds mixers on the roof of the building and sun protection is needed. She proposed 20' x 30' tent with weights to hold it down, and a 10' x 10' pop up with four 25-pound sandbags for other future events. She said only one of these tents will be used at a time.

ARC report: Ms. O'Donnell reported that ARC reviewed the plans and photos provided and thought that the tent would be minimally visible and seemed to be adequately weighted down. The applicant reported that they would install the tent prior to the event and remove it after the event the same day. While only one event is scheduled, at this time they would like to have approval to install the same tent up to 10 times a year. ARC thought that was reasonable. ARC recommended approval.

Staff report: Ms. Nashem said the Code does not list temporary tents in the 23.66.140 Heights so the Board could look at how it generally effects the appearance of the building and how visible it is from street level. She said she requested that that applicant provide photos from 300 feet away. She said she also asked the applicant to clarify if the tent is attached and how or how it is weighted so it does not fly away.

Public Comment: There was no public comment.

Board Discussion:

Mr. Rolluda said he was OK with the proposal and said they have deck approval already.

Ms. O'Donnell said ARC discussed visibility was minimal and it was only for 48 hours and was weighted down.

Ms. McIntosh said it is approvable; it is not permanent, and it is to facilitate an event and is not for screening.

Action: I move to recommend granting a Certificate of Approval for Installation of a temporary 20' x 30' tent for events on the roof up to 10 times a year and the use of a temporary 10' x 10' pop-up tent for events on the roof for the 5 scheduled events.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *July 17, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

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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's Standards

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/KC 8:0:0 Motion carried.

Applicant will return in January to review plans for 2020.

071719.11

1020 1st Ave S

The Piranha Shop

Change of use to gallery and event hall for a 2,455 square foot space

Lydia Aldridge explained the change of use and noted the space was a furniture warehouse. She said it has been an art gallery and event space for eight years and is now being brought into compliance. She said there is no change to any features.

ARC report: Ms. O'Donnell said that change of use not reviewed at ARC.

Staff report: Ms. Nashem said the space is under 3,000 square feet and gallery is a preferred use and event hall is an allowed use.

Ms. Collie asked for clarification on the change of use.

Ms. Aldridge said the building still had its original use designation and that she was just bringing the permit up to date with the current use.

Public Comment:

Karen True, Alliance for Pioneer Square, supported the change.

Board Discussion:

Mr. Rolluda said it was straightforward.

Action: I move to recommend granting a Certificate of Approval for Change of Use to gallery and event hall for a 2, 455 square foot space.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *July 17, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.130 Street Level Uses

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;

Pioneer Square Preservation District Rules

B. Use Approval

Secretary of Interior's Standards

MM/SC/LC/KC 8:0:0 Motion carried.

071719.23

On the Field

901B Occidental Ave S

Installation of Pepsi sign on the south wall sign

Corey Shumway said they previously received approval for this sign copy for a limited time and need more time. He said there are two options: leave it up for now (preferred) or remove it and leave wall blank.

Ms. Salcedo asked how long it will take to get a new sign copy.

Mr. Shumway said they had hoped to have one by now.

Mr. Rolluda asked about the condition behind the sign.

Mr. Shumway said it is painted but it has been unexposed for a long time; he thought the wall looks better with an ad.

Ms. Kuwahara Day asked if the campaign expired.

Mr. Shumway said there are still bottles of Pepsi in the building. He said their approval is through mid-August.

Ms. O'Donnell said the board prefers a distinct time frame.

Mr. Shumway said he hasn't seen this happen before.

Ms. Nashem said when applicant states the sign will be up for three months, we assume that is what the time the sign will be up.

Mr. Rolluda said to put a limit on it, two to three months.

Mr. Shumway asked for 90 days.

Board members agreed.

Public Comment: There was no public comment.

Board Discussion:

Ms. McIntosh said she appreciated the review but noted she would have no objection with blank space on the wall for a period of time.

Ms. O'Donnell concurred.

Staff report: The Board's previous recommendation was to limit the installation of the sign to two months. If the applicant wanted to extend the sign, they would need to come back for an additional COA. The applicant would like to extend the length of the installation of the sign.

Action: I move to recommend granting a Certificate of Approval for Installation of Pepsi sign on the south wall sign extended for an additional (two months)

This consideration was based on the information provided by the applicant in the application which is signed by the applicant that On the Field will stock and sell the product advertised on the sign, Pepsi bottles, for the duration that the sign is posted.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the July 17, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.160 Signs

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

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

1. Signs Attached or Applied to Structures.

a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;

b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;

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

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Secretary of Interior's Standards

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 7:0:1 Motion carried. Ms. Curran abstained.

071719.24

Washington Shoe Building

404 Occidental Ave S

Installation of furniture on the sidewalk cafe

Terrence Lane proposed installation of furniture for a sidewalk café. He said they are not going to paint the rail as previously proposed; it will remain black.

ARC report: Ms. O'Donnell said the applicant explained they no longer intend to paint the railing as previously approved. ARC thought the furniture was of high quality and that the furniture coordinated well with the building storefront and was generally compatible with the historic district.

Public Comment: There was no public comment.

Board Discussion:

Mr. Rolluda said it was straightforward and met the Guidelines.

Ms. O'Donnell said it is only three tables and six chairs.

Action: I move to recommend granting a Certificate of Approval for Installation of furniture on the sidewalk café with an existing railing.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the July 17, 2019 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)

Secretary of Interior's Standards

MM/SC/AH/CO 7:0:1 Motion carried. Ms. Curran abstained.

071719.3 PRELIMINARY DESIGN BRIEFINGS

071719.31 South End Connection protected bicycle lane

Bradley Topal presented via PowerPoint (full report in DON file). Following are Board and public questions and comments.

Ms. Nashem said the Board had requested planters instead of bollards for the 2nd Ave Bike lane including the block from Yesler to Washington. Planters were installed the entire route but on the block from Yesler to Washington people sat on the planters and killed the plants. Also the interaction of pedestrians and bike riders moving through created an unsafe condition so the planters were removed and replaced with bollards. She said bollards were installed without Board review.

Mr. Topal said they got the request from the Alliance for Pioneer Square to remove the planters. He said they will do better with making sure their changes have approval. He said the posts are standard and are easier to maintain. He said the planters were more expensive and require maintenance. If a vehicle bumps it, planter will have to be shifted.

Karen True, Alliance for Pioneer Square, said it is so complicated. She said it has been great working with Mr. Topal and his team; they are doing their due diligence. She said she is happy the planters are gone; people were dealing drugs there. She said she loves the protected bike lanes and it is important to residents and workers here. She said bus layover is a big piece of this project; it took five years to reconfigure and move bus layovers from 2nd Ave and Main St. where it was detrimental to businesses and residences. She noted additional impacts to 2nd Ave and Main St. businesses with crime, encampments, areaway restrictions and loading issues. She said she did not support bus layovers west of 4th as the area is fragile. She said bus layovers are hard on businesses. She wondered if this is the right time for bike lanes with so many other challenging issues. She appreciated the due diligence and efforts.

Mr. Rolluda asked if the concrete curb proposed at 5th between Jackson and King is used elsewhere. He asked the height of the curb.

Mr. Topal said it is used in Belltown. He said that originally the curb height was 6" which is standard, but they are backing down to 2 – 3". He said they are at the bare minimum for width and with bikes and cars right next to each other the concrete provides a hard separation.

Ms. O'Donnell said that 2-3" isn't tall enough to prevent cars driving over and thought 5 – 6" would be better.

Mr. Topal said it is enough that a car would feel it; pedals strike the higher curbs.

Mr. Rolluda asked if they could use the curb along with delineator posts.

Mr. Topal said they use only one or two at stop of concrete curb.

Ms. O'Donnell said she understood the complexity. She said she is not in favor of bus layover over areaways.

Mr. Topal said site 1, 5, 6 on the map provided require areaway inspection because there are so few options; the layover was removed per condo request.

Ms. Nashem asked if they looked at storefront versus secondary walls at each of the sites.

Mr. Topal said they are still exploring. He said he understood the preference to layover at the bus yard in Sodo. He said they don't want to inhibit commercial growth; it is a challenging piece and they will continue to explore.

Ms. O'Donnell said to work with Alliance for Pioneer Square. She noted the Waterfront east west streets plan and increased traffic on 1st; she said she didn't want bus layovers and preferred to see them east of 4th.

Mr. Rolluda concurred.

Ms. Nashem noted the historic traffic lights were removed on 2nd Avenue for the bike lane. She said she was told they would be re-used but it hasn't happened.

Mr. Topal said he would talk to the signals people to see if the historic signals are around and they could be used.

Ms. Nashem asked the Board to comment about use of delineators verses planters.

Mr. Rolluda said the delineators are visible from far away with reflector. He asked if the curbs will be continuous.

Mr. Topal said they will have some breaks for water drainage to prevent pooling.

Ms. Collie agreed with Mr. Rolluda and said it is a narrow roadway and that more delineators for cars is best; curbs are not as helpful.

Ms. Hoyt said the planter is most appealing; it is unfortunate there were problems with them.

Mr. Topal said Yesler to Main St is only the block where the planters were removed. He said they require continual maintenance and while they are more of a challenge, they are not overtly difficult.

Ms. Kuwahara Day asked what the ISRD board thought.

Mr. Topal said the ISRD board didn't like the raised posts at all. They wanted something to mesh with what is there; they didn't like bright white. He said they commented on aesthetics such as painting curb colors. They liked the raised markers on the end and suggested some posts for contrasts.

Ms. Nashem asked about the metal post option.

Mr. Topal said they want a crashworthy element, not a hard item meant to collapse on impact. He said they will submit application next month.

071719.4 BOARD BUSINESS

071719.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

071719.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227