



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 225/23

MINUTES for Wednesday, August 16, 2023

Board Members

Maureen Elenga
Sage Kim
Jose Lorenzo-Torres
Lindsay Pflugrath
Maggie Sean
Steven Sparks

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Karl Mueller
Henry Watson

Chair Maureen Elenga called the meeting to order at 9:00 a.m.

081623.1 PUBLIC COMMENT
No public comment.

081623.2 APPROVAL OF MINUTES:
June 21, 2023 Postponed

081623.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

Agenda reordered.

081623.32 **Post Building**
Tapas Angel
90 Yesler
Record number: DONH-COA-00963
Presenter: Diego Escobar

Painting the storefront blue with white trim

Staff report: The Board reviewed this application on August 2nd. The Board approved the signage proposed but had questions and concerns about the paint color. The Board wanted the proposed paint color to be more clearly represented because the paint sample appeared different than the color in the rendering. Because the Board had concern that the proposed color did not coordinate well with the existing green color that would remain on the upper floors of the building, the Board also wanted to see some alternative paint colors for the storefront. The Board specifically wanted to see the paint chip next to the existing green paint that will remain on the upper floor windows so they can see how the existing and proposed colors coordinate. The applicant said he would table the painting portion of his application to provide the information and options. During the presentation the applicant provided some photos of other buildings. One was a photo of the recently painted South of Mill storefront which is a dark teal storefront with grey/tan upper story windows. He also provided a photo of the building next to his space that had a lighter shade of blue windows on the top and darker of the same blue on the street level. The blue was a different blue than either the proposed rendering or proposed paint sample shown in the photos.

The applicant has submitted additional paint samples and renders. However, the photos submitted were of the paint samples next to the darker green that is currently on the storefront that is proposed to be painted rather than the color of green that will remain on the building. To avoid confusion those photos are not included in the presentation package. The previous submitted color sample of the green color submitted was added to each page for comparison, but that applicant was asked to submit photos of the paint samples next to the green that will remain. Staff has also talked with the building owner to connect the applicant up with the person who designed the existing color scheme (as well as the colors for several other buildings in the district) and may be submitting an additional color scheme for the meeting.

Staff is referring this application to the Board to review the proposed color for the storefront color because of coordination of proposed paint with existing paint colors issues.

Applicant Comment:

Diego Escobar provided new color scheme colors and explained proposed application.

Mmes. Sean and Elenga and Mr. Lorenzo-Torres liked the proposed colors and had no issue with them.

Action: I move to recommend granting a Certificate of Approval for:
Painting the storefront Benjamin Moore 777 Summer Nights with Benjamin Moore White Dove

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 16, 2023 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

- A. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT

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.

- A. 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)

Secretary of Interior's Standards

- 10. New additions and adjacent or related new construction will be taken 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/SK/MS 6:0:0 Motion carried.

081623.33

Terry Denny Building

111 1st Ave S

Record number DONH-COA-01015

Presenter: Matt Aalfs

Replacement of steel stair structure with new steel stair structure

R. J. Van Liere, Building Works, provided photos showing context of the building and the subject stair. He said the stairs were installed in 1891 and he proposed to replace rusted stairs and stringers in kind. He proposed addition of one handrail on the building side for increased safety.

Staff report: Ms. Nashem said this is a presumed original stair structure with deterioration. It is minimally visible but is used and therefore repairs are needed. The Board has approved the addition of a second handrail that meets with code at other locations such as at King Street Station. The existing stair is there to replicate for the new stair.

Responding to clarifying questions he said the work will take a week or two and he has been coordinating with the Underground Tour.

Action: I move to recommend granting a Certificate of Approval for:
Replacement of steel stair structure

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 16, 2023 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

B. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT

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Secretary of Interior's Standards

6. 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.

11. New additions and adjacent or related new construction will be taken 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/MS/JLT 6:0:0 Motion carried.

081623.31

Schwabacker Building

Numero Uno Pizza

103 1st Ave S

Presenter: Hero, Seattle Print House

Record number: DONH-COA-00962

Proposed installation of signage including a non- illuminated sign in the transom windows, window signage and non-illuminated blade sign.

Staff report: The Board saw this proposal on August 2. The Board thought that letters in three bright colors appeared loud and distracting and appeared to be a departure from what is on adjacent buildings' letters on a sign band. With a few exceptions letters are one color in white, black or gold. The board thought that because the lettering in three colors stood out so much that it may be consistent with the regulation for the letter size. The Board asked the applicant to provide a rendering that shows the neighboring storefront sign band signage in the same view. It also asked for an alternative at a smaller size consistent with the 10" window signage regulations.

The original application included the A Board sign but it was removed from the final application and not included in this application. The applicant thought that they were told that it was not allowed, but they were told that if approved it would have to be placed next to the building or next to the curb and not in the middle of the sidewalk.

Signage is currently installed without approval.

The other reason this application was referred to the Board is that the letters are three colors. Considering the sign's compatibility to the other signs in the sign band,

letters are generally white or gold or black. The exception is that the Domino's sign was allowed in blue with white trim while other chains such as Jimmy Johns and Evergreens stayed with the more traditional white letters. Staff did recently approve, with some hesitation, letters on the neighboring storefront that were white with a dark purple side. These letters can be seen in the photo of existing conditions.

Applicant Comment:

Oz Kaya provided renderings depicting signage in 10" and 12" letters for comparison.

Mr. Lorenzo-Torres said he preferred 10" letters as they are most compatible with adjacent signage.

Ms. Elenga agreed. She said 10" makes the color scheme exception more acceptable.

Action: I move to recommend granting a Certificate of Approval for:
Proposed installation of signage including a non-illuminated sign in the transom windows at 10" window signage and non-illuminated blade sign.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 16, 2023 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SEATTLE MUNICIPAL CODE

23.66.030 Certificates of Approval required

C. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

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.
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.

RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and appreciated. Sign proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

B. General Signage Regulations

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

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

C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph. 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)

7. Internally Lit Signs. Internally lit or backlit signs are prohibited. (8/93)

SECRETARY OF INTERIOR'S STANDARDS

12. New additions and adjacent or related new construction will be taken 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/LP/SK 6:0:0 Motion carried.

081623.4 BOARD BUSINESS

081623.5 REPORT OF THE CHAIR:

081623.6 STAFF REPORT: Genna Nashem
Administrative Review report
Ms. Nashem said two administrative approvals were issued for signage.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227