



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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PSB 47/15

MINUTES for Wednesday, March 4, 2015

Board Members

Mark Astor
Amanda Bennett
Ann Brown
Evan Bue
Ryan Hester, Chair
Dean Kralios, Vice Chair
Marcus Pearson

Staff

Genna Nashem
Melinda Bloom

Absent

Willie Parish
Tija Petrovich

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

030415.1 APPROVAL OF MINUTES:

February 18, 2015
Deferred

030415.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

030415.21 Theater Building 91 S Jackson St

Installation of structural bracing
Replacement of recessed entrance
Installation of new interior stairway visible in windows

ARC Report: Mr. Kralios reported that ARC reviewed the plans provided. They found that the structural bracing was minimally visible. They found that the existing recessed entry was not original and the new proposed entry was

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The Seattle Department of Neighborhoods**

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compatible. ARC requested information on how the holes for the signage would be repaired when removed. They suggested that the stair rail be minimized where it crossed the window. ARC recommended approval.

Applicant Comment:

Steven Fogarty and Jason Miller, Hudson Pacific presented the application for seismic work, replacement of non-code egress stair, and replacement of a storefront on the north façade. Tube steel bracing will be 8” away from glass although it will be visible. The 1980s signage will be removed. The storefront assembly will be replaced with aluminum assembly in dark quiet color; the underside soffit metal will match this. The light and metal door will be removed and replaced with new in the same color palette as other new items.

Responding to clarifying questions Mr. Miller explained that seismic work completed in the 1980s is a hodge-podge of internal strapping and some concrete sheer walls. He said that nothing they do will penetrate the exterior shell; all seismic work will be interior. He said the brace frame will be in the same dark palette.

Mr. Kralios asked if the applicants had any concern about the soffit color being too dark in the recessed entry.

Mr. Miller said that they provided a reflected ceiling plan and the light fixtures proposed. He went on to direct board members to A402 and said the stair will have no visible landings.

Ms. Bennett asked how the holes from signage removal will be repaired.

Mr. Fogarty said that they will repaired as shown in packet.

Mr. Miller said that all electrical for the light will be from the interior. He said the hardware will be consistent throughout. He said that they will pull the door back so that when open it won't impede the sidewalk.

Responding to questions Mr. Fogarty said that they are still working on signage. He said that no cleaning or tuck pointing are planned.

Public Comment:

Mr. Hester went over board purview.

Mr. Kralios reiterated ARC comments and said that the brace is thoughtfully located and consistent with other seismic retrofits. He said that the color choice is good and will minimize visibility. He appreciated the attempt to mitigate the stair visibility and said he supported the application.

Mr. Hester said it is a great example of retrofit stabilization. He appreciated adjustments made to make sure the stair addition has minimal impact. He said the colors are appropriate; the form and function are historically compatible.

Mr. Astor agreed with Messrs. Kralios and Hester.

Action: I move to approve a Certificate of Approval for Installation of structural bracing, Replacement of recessed entrance and installation of new interior stairway visible in windows

Code Citations:

District Rules: III General Rules 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's Standards

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

10 New additions and adjacent or related new construction shall 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/MP/AB 7:0:0 Motion carried.

030415.22

Alley

near 111 S Jackson St

Installation of a new vault and conduit

ARC Report: Mr. Kralios reported that ARC reviewed the drawing and photos provided. They determined that historic material had already been removed and the impact was minimal.

Applicant Comment:

Jake Carpenter explained the proposal to install fiber optics conduit and vault. He said that they will trench to the southeast corner of South Jackson, place vault and pull cable through to service the building. He said that the last page of the packet shows proposed vault placement.

Mr. Hester asked if they will attach to the building through the concrete retaining wall.

Mr. Carpenter said they would and that they will re-pour panel to match adjacent. He said that they plan to start mid-month and the work should last two weeks. He said that the vault has capacity for expansion and is part of a larger network plan.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over Board purview. He said that if they find brick it is to be salvaged and store at SDOT yard.

Action: I move to approve a Certificate of Approval for Installation of Installation of a new vault and conduit and that any brick material discovered will be salvaged at the SDOT yard.

Code Citations:

District Rules XIX Alleys

A. Alley Paving. Alleys are to be paved with unit paving materials. Three types are acceptable in the District: remolded paving bricks, cobbles, and interlocking brick-tone pavers. Alleys should be repaired or re-paved in the original unit material when these materials remain available. All other alleys should be paved with remolded brick. The center drainage swale, peculiar to alleys, should be preserved as part of alley re-paving. Unit paved alleys should not be patched with any material other than approved unit paving.

MM/SC/AmB/DK 7:0:0 Motion carried.

030415.23

LeRoy Hotel
207 2nd Ave S

Installation of new business signage
Installation of a sidewalk café with railing

ARC Report: Mr. Kralios ARC question whether the graphic were letters and asked for more information. ARC thought that the colors were bright and there were a lot of colors combined with the different font that made the sign not compatible with the building and with other signs in the district. ARC

recommended that they provide an alternative signage proposal. ARC thought the side walk café complied with the district rules and was compatible. They confirmed that there will not be any penetrations to the building.

Applicant Comment:

Harlan Chinn said they took ARC advice and made changes.

Owner Evan Chinn provided three concepts and said they simplified the fonts and that the graphic logo will be incorporated in with the design. He said that two color versions of the signage were provided; attachment will be with ½” stainless steel fastener that will be screwed through eyelet to plexi material which will be attached to building stucco. He said the plexi material stands proud one inch.

Mr. H. Chinn explained the proposed sidewalk café and said the railing will be extruded powdercoated aluminum; it will be attached to the sidewalk. He said the sidewalk panels were replaced in 1987; they will not impact glass panels nor will they attach to the building. He said that seating and table detail is provided in packet. He said the furniture will be brought in each night.

Public Comment:

Karen True said she hadn't had an opportunity to see the colors.

Board Discussion:

Mr. Hester went over board purview.

Responding to questions Mr. H. Chinn said they will remove the metal angles for the old signage and will patch and spot paint to match.

Mr. Hester suggested painting the whole sign band to ensure a match.

Ms. Nashem said if the existing color is used it will be in-kind and no review needed.

Mr. Kralios said what was presented is consistent with the guidelines; it meets rules and code. He said they will bring the furniture in each night. He said that he preferred the alternate signage concept with 'bar' in all caps. He appreciated the revision. He said that it is clean and more visually consistent. He said the color speaks to karaoke and kitsch. He said that what they presented was simplified and streamlined. He said that two 'letters' of the logo are over 10" which is allowed. He said he had a slight preference for the blue.

Mr. Hester agreed with Mr. Kralios and said that he appreciated the options provided by the applicant to comply with the rules. He said he preferred the blue

because it is more muted and compatible with the district but that he had no major objection to either color.

Ms. Brown preferred blue as more compatible and noted the preference for earthier tones.

Mr. Kralios noted recently approved signage for Pilchuck Glass and Gaba Sushi. He said that given the relative size and color and that it is for signage and not the building it is ok.

Mr. Hester said that it is a very small accent and would be different if it were a solid panel. He said that the slight color departure is not of a magnitude that negatively impacts the district.

Mr. Pearson agreed and said that he preferred blue to the pink because it would be more compatible. He said that it is just an accent color.

Ms. Bennett preferred the blue.

Mr. Hester asked the applicant if they wanted the Board to vote on the blue version or the pink version of the sign.

Evan Chinn said he wanted the Board to vote on the pink version of the sign.

Action: I move to approve a Certificate of Approval for Installation of signage as amended Option B with pink 90 consistent with color sample and 'BAR' all in caps and sidewalk café per:

Code Citations:

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

B. General Signage Regulations

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)

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)

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 23.56.160](#). 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.

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MM/SC/DK/MP 6:1:0 Motion carried. Ms. Brown opposed.

030415.24

Washington Shoe Building
406 – 408 Occidental Ave S
Seattle Sounders FC Clubhouse

Mr. Hester recused himself.

Installation of signage

ARC Report: Mr. Kralios reported that ARC reviewed the signage proposal and thought that it was compatible with the other signage on the building and recommended approval.

Applicant Comment:

Megan West explained the space will be used as a fan gathering space. They will keep the existing awning with their name on it in green. She said there will be no additional signage. She said the posters will come down and the windows will be open. She said hours will not be posted and will be event-driven. She said there will not be a sign-board.

Public Comment: There was no public comment.

Board members had enough information to make a decision.

Action: I move to approve a Certificate of Approval for Installation of signage per:

Code Citations:

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- 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.

5. Information displayed on the valance of awnings, canopies or marquees shall be limited to identification of the name or address of the building or of an establishment located in the building.

030415.3 PRELIMINARY PROJECT REVIEW

030415.31 **450 Alaskan Way** (formerly reviewed as 400 Alaskan Way)

Briefing regarding demolition and new construction

PowerPoint report in DON file.

Ruff Evcorn, NBBJ, presented via PowerPoint.

Following are Board questions and comments.

Ms. Bennett asked about other material around the window on King Street facade.

Mr. Evcorn said that it will be metal and there is an opportunity for color although he was not sure how much yet. He said that maybe it will match the canopy. He said the canopy will be opaque here.

Mr. Pearson asked about the horizontal black lines.

Mr. Evcorn said that it is a course of brick set back 1/4" to create a shadow line.

Mr. Hester left at 10:20 am.

Mark Tilby presented on the courtyard. He said the plaza will be dropped 2' and the north and south ends will be wide. He said there will be a sloping ramp to make it ADA accessible. He said that four more steps will be added to the existing three step up to Carmine's Restaurant. He said the concrete guard rail will be removed to expand the volume of space. He said interesting paving for the courtyard is being explored and they are looking into catenary lights and green walls.

There was discussion about phasing; sidewalk, green facade, sun shades and overhead weather protection will be done following demolition of the Viaduct. Mr. Kralios questioned why a phased Certificate of Approval would be needed when one approval would suffice; phasing was more of a permitting issue.

Ms. Nashem said that the Certificate of Approval is good for eighteen months but as long as the building permit is good it will remain active. She said the Board recognizes that the work won't all happen at once.

Ian Morrison said it is for housekeeping only – that while the Board may support the concept they may need time with uncertainty of Viaduct project. He said they may need a certificate of occupancy before these items are done.

It was noted that this is one united package and that phasing will be implemented through DPD. The work – not the approval – will be phased.

Mr. Kralios said he appreciates the evolving design and the relocated entrance is good; He said the double height is good and reinforces the symmetry and breaks up the rigorous rhythm and defines the entry. He noted page 22 entry studies and said the brick pilaster version aligns with what is happening above. He said reading the plane change is appropriate and the rustication at the base is good.

Ms. Bennett asked about the material under the window.

Mr. Fogarty said they are still exploring that.

Mr. Kralios cited page 30 and said to define the datum points and align elements along building; he said in historic buildings the rustication ends at a heavier element like sign band or column.

Ms. Bennett asked about ramifications to Hamback Building with alley ramping and if paving will be changed.

Mr. Evcorn said the answer is to come.

Ms. Bennett asked why they glass wall and not brick; she said it seems too stark a change and would like to see more of a wrap around with the masonry.

Mr. Evcorn said they will study that.

Mr. Kralios requested the whole alley length with the Theater Building be shown.

Mr. Pearson said to carry through horizontal elements with differentiation in how they are carrying through. He said maybe because recessed it would be helpful to see some plane studies. He said to make it seem like two buildings.

Mr. Kralios appreciated alignment of the garage door.

Ms. Bennett said moving the two story entry to the center on the west side is good and breaks up the rhythm. She said the study of bricks and detail is coming along. She said the Pioneer Square is full of detail and finding detail in contemporary way is good. She said to maintain the wrap around.

Mr. Bue said the plan is a modern equivalent to geometric ornamentation and draws the eye in. He said to wrap that around to east wall. He said it is a great direction.

Mr. Pearson noted the risk of when the Viaduct comes down and asked about safety measures planned.

Mr. Evcorn said it has been discussed and there will be measures taken.

Mr. Fogarty said that SDOT has ensured that some type of barrier will go up – a rolling screen – to prevent flying bits; it will move along as they go up Alaskan Way.

Ms. Nashem said that any attachment will have to be reviewed by the Board but that a free-standing barrier that moves along with the work won't.

Mr. Kralios said the direction is good and he appreciates the continued evolution of the design.

Applicants will come back with proposed top and remainder of building.

030415.4 BOARD BUSINESS

030415.5 REPORT OF THE CHAIR: Ryan Hester, Chair

030415.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227