



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

PSB 194/15

MINUTES for Wednesday, July 8, 2015

Board Members

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

Staff

Genna Nashem
Melinda Bloom

Absent

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

- 070815.11 APPROVAL OF MINUTES:**
May 20, 2015
MM/SC/DK/AB 5:0:0 Minutes approved.

June 3, 2015
MM/SC/DK/AB 5:0:0 Minutes approved.

070815.21 APPLICATIONS FOR CERTIFICATES OF APPROVAL

- 070815.22 Pacific Commercial Building**
240 2nd Avenue S.

New exterior light fixtures, gas meter alcove gate, bike racks and repainting

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos provided. ARC thought the light fixtures were appropriate and the color matched other hardware, the gate although utilitarian was located on a non-primary side,

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

the paint was in-kind. ARC discussed the bike racks and asked for public comment about the community's plans to design a more aesthetic bike rack. Carl, Alliance for Pioneer Square, reported that they are working on a design but that it would not be ready for a while so they would not object to the generic bike racks being installed for now. While there were not attachment details the applicant thought that the bike rack installation would not penetrate the areaway and said the location is not over glass prisms. ARC asked if the location of the bike rack would prohibit the restaurant from having a sidewalk café in the future. The applicant didn't know but didn't think that there was room. He said the location of the bike rack was coordinated with the building owner. ARC thought that the work would help improve the illicit activity in the area, was compatible and recommended approval.

Applicant Comment:

Paul Grundhoffer explained that new lights will improve visibility; two will be installed in soffit and one over the door. He said that they propose to install a gate at the gas meter alcove to keep it cleaned; the gate will be black painted metal. He said they will repair graffiti. He said the conduit routing will be on the interior of the doors and set in the transom – it won't impact the stone. He said that the light fixtures are bronze and the gate will be painted black to match the pre-approved black on the building. He said the bike rack is galvanized and will attach to concrete slab with no impact to areaway. Responding to clarifying questions he said that there will be no impact to areaway or glass prisms.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said the gate color is consistent with previous approvals and the style and finish of the lights is compatible with district rules and the building. He said the security gate is on a non-primary façade and the attachment is appropriate and reversible.

Mr. Hester said that the finishes are appropriate, there are no impacts to historic fabric and gating the alcove is beneficial to public safety.

Ms. Brown said she appreciates cleanup of the building – it is a great start.

Action: I move to approve a Certificate of Approval for installation of the exterior light fixtures, gas meter alcove gate, bike racks and repainting in-kind per:

Code Citations:

District Rules
III General Guidelines for Rehabilitation and New Construction
D. Color
XI Street Furniture
IX. SECURITY BARS AND GATES

Secretary of Interior's Standards for Rehabilitation

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.

SMC 23.66.180 Exterior Building Design

A. Materials

MM/SC/MA/DK 5:0:0 Motion carried.

070815.23

Lamp Post Banners

Various locations, as shown on map

Install neighborhood banners on lamp posts throughout the district

ARC Report: ARC reviewed the plans and samples provided. ARC thought that the attachment was consistent and did not damage the light poles. ARC recommended approval.

Applicant Comment:

Carl Leighty, Alliance for Pioneer Square, explained they reduced the number of banners from 60 to 49. He went over attachment method per detail provided in packet. He went over map and locations. He said the repair protocol is that they have back up stock to replace as needed. He said the banners will be up one year.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said it is a temporary installation on lamp posts in a fashion already reviewed and approved by board.

Ms. Brown thanked the applicant and said the neighborhood is more attractive.

Mr. Hester said he appreciated the placement and the thoughtful attachment. He said the colors are appropriate and noted the consistent branding.

Action: I move to approve a Certificate of Approval for installation of neighborhood banners on lamp posts throughout the district

Code Citations:

SMC23.66.160 B, C and D

MM/SC/MA/AB 5:0:0 Motion carried.

070815.24

Digital Traffic Sign

1st Avenue S, north of Royal Brougham Way

Install dynamic SDOT message sign

ARC Report: Mr. Kralios reported that ARC reviewed the plans provided and photos. ARC asked why the sign was necessary, SDOT explained that they have a system of dynamic signs that give drivers information, such as travel times, events and road closures so that they can make choices about their routes. Some ARC members thought that this was valuable information while other thought that being there was not an alternative route in this location that it was not a necessary sign. ARC asked about the location of the sign and other proposed equipment on the sidewalk. SDOT explained that there are utilities in the sidewalk that have to be avoided and that the equipment boxes have to be accessible by three feet on all sides. ARC asked if they could take a look at consolidating items. ARC asked if they could paint the sign base and arm to match the light poles. ARC also expressed concern about the impact that sign would have on the ability for the lot to be built on. SDOT said they will need to do an easement with the property owner. ARC did not make a recommendation.

Applicant Comment:

Adiam Emery, SDOT, provided a handout explaining the purpose of the proposed sign as well as placement and installation. She explained the data supporting the sign and how it works as a tool to relieve congestion. Responding to clarifying questions she said the anticipated times of use are travel times – 6:00 am – 9:00 am and 3:00 pm – 6:00 pm – and as needed during incidents, events, accidents etc.

Ms. Brown was not supportive of the sign and said that you can't get on 99 or the viaduct unless you get on King. She said she objected to the size of the sign.

Mr. Astor asked about effectiveness. He deferred to City Engineers on the technical aspects of traffic challenges.

Ms. Emery explained that there are many traffic challenges and this will be one of the tools to help manage it all. She said it will help drivers make decision on route and reduce the number of trips being queued up.

Stuart Goldsmith, SDOT, explained the placement of the sign needed to be north of Royal Brougham for optimal effectiveness. He said the placement will be 450' south of Railroad Way. He said placement will not impact trees or relocation of utilities; he said there is no building adjacent.

Ms. Brown said the sign is out of scale for the neighborhood and noted area residential and Waterfront plans.

Ms. Emery explained there are standards for height and characters; freeway signs are higher and bigger. She said the character size needs to be legible to the driver.

Mr. Goldsmith said the cabinets will be against the back of the sidewalk, sharing a foundation and won't impede pedestrian traffic.

Ms. Emery said the cabinets could be painted if need be. She said there is a main sewer line there that limits placement. She said in the case of future development they will work with developer on reposition cabinets. She said they can't consolidate equipment to the pole – the equipment must be set up in the square footage presented.

Mr. Hester asked about attachment to sidewalk.

Ms. Emery said they will use bolts on the concrete plinth and noted there is no areaway there.

Mr. Hester went over District Rules.

Mr. Kralios said he agreed with Mr. Astor, that he deferred to the City Engineer as he was not qualified to comment on traffic conditions; he noted traffic pressures in the District and in the City. He said the board's purview is to review placement for minimal impact. He said he appreciated the consolidation of cabinets in response to ARC comments. He supported painting the cabinets. He expressed concern about impact to future development potential at the site.

Mr. Hester said it is good they located the sign and boxes close to the property line but noted he had concerns about impact to future development potential as well. He said this is a unique area being a historic district and he asked the applicants to investigate a smaller size further. He said this is a primary arterial of four lanes so there was less concern for him. He supported painting with powder coated Pioneer Square / 'Chief Seattle' light pole green to it help disappear.

Mr. Astor said that development potential is beyond board purview. He said the goals are laudable and the signs are helpful; he said it will be beneficial to the district. He said that no historic fabric will be impacted and the utilities in the

street are under the purview of City Engineers. He supported the sign and said he deferred to National Standards on the size.

Public Comment: There was no public comment.

Action: I move to approve a Certificate of Approval for installation of a dynamic SDOT traffic message sign

Code Citations:

SMC23.66.160 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.

3. Signs not attached to structures shall be compatible with adjacent structures and with the District generally.

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.

I

MM/SC/MA/DK 4:1:0 Motion carried as amended.

Mr. Kralios made a friendly amendment that the equipment boxes be painted green to match the Chief Seattle light poles.

070815.25

Squire Building- Wall Sign

901B Occidental Ave S.

New sign copy for SodaStream machines for south wall sign

ARC Report: Mr. Kralios reported that ARC reviewed the drawings of the proposed sign copy change to SodaStream. ARC appreciated that the organization of the design of the sign into smaller scaled sections helped make the sign appear smaller, that it was simple and that it did not have a white background. The applicant, Nick Brown, said the Soda Stream machine will be for sale at On the Field.

Applicant Comment:

Nick Brown explained the proposal to change out the copy on the existing stretch frame. He said that the SodaStream is for sale in the store. He provided a photo of the proposed sign.

Mr. Hester noted there is no change to the installation. He noted that this is a legal non-conforming sign which means that it was established in court that an on-premise sign can remain because it had been in use before the code prohibiting this size of sign was adopted but the size of the sign cannot change and the location of the sign cannot change. It is required to be an on-premise sign. He said the applicant says the product will be sold in suite 901B.

Mr. Brown said this copy would be up for one month.

Public Comment: There was no public comment.

Mr. Hester went over District Rules.

Action: I move to approve a Certificate of Approval for installation of new Soda Stream sign copy. This consideration does not include any determination by the Board that the sign qualifies as an on-premise sign.

Code Citations:

District Rules

SMC 23.66.160 Signs

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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.

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;

g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

MM/SC/DK/AB 5:0:0 Motion carried.

Genna Nashem
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