



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 421/17

**MINUTES** for Wednesday, December 6, 2017

**Board Members**

Adam Alsobrook  
Brendan Donckers  
Kianoush Curran  
Ryan Hester  
Carol O'Donnell, Vice Chair  
Alex Rolluda

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Dean Kralios, Chair

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

**120617.1      APPROVAL OF MINUTES:**  
September 20, 2017  
MM/SC/RH/AR      4:1:0      Minutes approved. Ms. Curran abstained.

**120617.2      APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**120617.21      Theater Building**  
95 S Jackson St.

Installation of rooftop mechanical equipment

Applicant Comment:

Ellen Mirro provided an overview of existing equipment and placement. She said that because of the amount of equipment needed, some will have to be in the 15' set back;

detail on page 5 of package. She said the parapet screens the equipment and there is minimal visibility.

Mr. Hester said the equipment height is 5'7" and it sits on a 12" curb. He asked if they considered rotating the equipment 90° so it is parallel with the set back.

Jason McCarthy said they need maintenance clearances.

Ms. Mirro said the parapet height is 5'8"; equipment will extend 11" above the parapet.

Mr. Hester noted the minimal visibility. He asked if a new penetration would be needed.

Mr. McCarthy said it would go through the roof deck.

Ms. Mirro cited a 1981 renovation and said everything on the roof is non-original.

ARC Report: Mr. Rolluda reported that ARC reviewed the plans and photos provided. ARC thought the applicant demonstrated that the equipment was minimally visible from 300 feet and that the modification to the 15-foot setback could be supported. ARC asked for verification of the % of rooftop coverage. ARC recommended approval.

Ms. O'Donnell said that 3.5% rooftop coverage is within 15% minimum.

Public Comment:

Linda Gallagher did not support the application. She said it is not fair and sets a dangerous precedent; it impacts adjacent building residents as well as the waterfront community. She said the more encroachments are allowed, the more waterfront access is blocked. She said the 15' set back is there for a reason.

Board Discussion:

Mr. Hester went over District Rules. He appreciated public comment about precedent setting nature; he said the unit is only 11" above the parapet and it is set back from the street. He said the roof truss addition is more visually prominent; this is relatively small installation that will not detract visibility from any other building. If it were larger or on another building, it would be a different discussion.

Ms. O'Donnell read SMC 23.66.140, Section III.

Mr. Rolluda concurred with Mr. Hester's comments.

Ms. Mirro said the trusses are open to the interior volume and are prohibitive as an alternative location.

Mr. Alsobrook asked if this is related to changes in the energy code.

Mr. McCarthy said it is.

Mr. Alsobrook appreciated the effort to reduce the visual profile as much as possible.

Action: I move to recommend granting a Certificate of Approval for installation of rooftop mechanical equipment with a modification of the setback as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 6, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.140

C. Rooftop features and additions to structures

1. The height limits established for the rooftop features described in this [Section 23.66.140](#) may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed.

3. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within 300 feet of the structure.

4. Height limits for rooftop features

d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

3) mechanical equipment;

Pioneer Square Preservation District Rules

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

MM/SC/RH/KC

6:0:0 Motion carried.

120617.22

**Klondike Gold Rush Museum**

Cadillac Hotel

Installation of semi-opaque window cling for exhibit artifact protection

Applicant Comment:

Charles Beall explained the need for semi-opaque interior vinyl window clings to protect artifacts inside.

Ms. O'Donnell said it has been approved previously.

ARC Report: Mr. Rolluda reported that ARC reviewed the proposed window cling design. They discussed that the Board had previously approved clings because of the unique nature of the use and need for the artifact protection from UV and because the cling still provides some transparency as demonstrated with a sample, and that the window cling design provides pedestrian interest related to the exhibit within and that there are other windows that remain unobstructed to the interior. ARC agreed that this proposal was constant with those considerations and recommended approval.

Mr. Hester echoed the ARC report and said this has been previously approved. He said much thought and consideration were given; it is an artistic element that serves dual purpose of protecting artifacts within a space not appropriate for other uses – offices or museum.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Installation of semi-opaque window cling for exhibit artifact protection as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 7, 2017 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

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)

MM/SC/KC/AA 6:0:0 Motion carried.

**120617.23 Johnson Plumbing Building**

Gridiron  
589 Occidental Ave S

Alteration to the façade for additional doors, replace existing doors and installation of hot water flues, fireplace flues, bathroom exhaust fans, hydrant bib

ARC Report: ARC reviewed the plans provided. The applicant explained that the changes were needed to adjust to unanticipated make up air needs, and needs of new uses. The applicant explained that they originally anticipated two commercial units and now the space will be divided up into several smaller commercial units. ARC requested that the legend that identifies what the colors mean be added to the application, that they provide a photo of the window to further understand the condition of the windows and that they provide more details of the louver installation. ARC suggested that it might be better to remove the transom part of the windows and store it for future restoration and replace it with the louver than alter the existing window. Noting that the alterations would make it more difficult to repair the window if the louvers were removed in the future. ARC asked if the location of the vents could be more aligned. The applicant noted that some are on the 1<sup>st</sup> floor and others are on the second floor. ARC thought that the removal of the glass with the retention of the window with the screen applied to the back was a compatible solution to the need for more air intake. ARC recommended approval.

The applicant also asked for the ARC opinion about using aluminum to match the existing light fixtures at 505 1<sup>st</sup> Ave instead of the standard bronze as previously approved. Staff noted that the ones that were installed at 505 1<sup>st</sup> were presented as bronze but because there was an omission in the drawings the aluminum was installed inadvertently. The Board had not made a specific consideration to approve the aluminum material. Because this location did not previously have light fixture and because it would be consistent with other light poles in the area they would support it.

Applicant Comment:

Trevina Wang, Daniels Development, explained how they propose to divide up the spaces and went through the plan; she identified proposed areas for alterations.

Responding to questions, Jeff Babianco said the garage door louvers did not provide enough ventilation. They propose to remove glass and put in black painted wire mesh in three windows for added ventilation. He said they will have the appearance of windows with muntins and will be dark charcoal gray in color and the original sill will remain in place. He explained that the two tenant spaces will be divided into four with HVAC for separate spaces. He said at three locations existing window sills will be

dropped to grade to provide doors; he provided before/after images. Mr. Babianco said the wainscot will be sawcut and retained.

Mr. Rolluda asked how they will treat the door jambs.

Mr. Babianco said a portion of brick wall will be left exposed. He said the sill of window above will not be altered; openings will be recessed back to meet egress requirement. He said the non-original windows will just be enlarged.

Mr. Hester asked if alternate locations were considered.

David Swanson said these are the only spaces that met the dimensional requirements for egress.

Mr. Hester said having a door abut a window is not common but that he understands the need to stitch egress requirements into the historic fabric.

Mr. Swanson said they will add horizontal louvers to windows for ventilation for Type 1 hood. He went over location for louvers and said they will fill the entire opening. He said on the other side of the building they will remove a window and install the same louver. He said they will make a couple of 6" diameter penetrations through the brick for bathroom vent, flue for fireplace, water heater, hose bibs; they will be centered between windows, so it seems logical to building. They will salvage whatever possible.

Mr. Rolluda asked if finish will be anodized or painted.

Applicant said they will be painted to match the mesh.

Mr. Babianco said double hung windows are shown; they are fixed. He said they will pull out the upper sash and retain it for future reinstallation, replicate perimeter sash and put louver into that. He said it will be painted the same dark green color.

Mr. Hester asked if access card reader or ADA hardware are proposed.

Mr. Babianco said they will install it on the door frame or on the metal wrap.

Ms. Curran asked if they plan lighting in the recessed door way.

Mr. Babianco said they do.

Mr. Hester asked if there will be a soffit in that location.

Mr. Babianco said there is a metal panel in the ceiling. They will use recessed can light as they are using elsewhere.

Ms. Nashem said they will do the same as at other openings, as previously approved; if they deviate from that they will have to come back for a new Certificate of Approval.

Ms. Wang said there are three Chief Seattle fixtures on the Occidental side. She said the District Rules state they must be bronze; they did a survey and there are bronze ones in Pioneer Square. South of King Street they are all painted aluminum. She said these lights are next to the stadium rather than in the heart of Pioneer Square. She said they asked for painted aluminum, so they don't stand out. She said there are no bronze in the vicinity and these are not original bases.

Mr. Alsobrook said that ARC comments are germane and installing bronze bases here would be faux history as they were never here. He said there used to be rail here.

Board members generally agreed with Mr. Alsobrook's comments and noted the location of this development and consistency with adjacent light fixtures.

Mr. Hester noted the complicated design and development; he said it is a complex, unique façade. He said the building was a warehouse and now the façade design is being dictated by interior programming – restaurant, ingress, egress. He appreciated the need and effort to salvage and retain historic fabric. He said it is not an ideal façade design and he appreciated the level of attention to detail as close to compliance with the District Rules as they could and still meet current egress, ingress codes.

Ms. O'Donnell appreciated the applicants' responsiveness to ARC comments.

Mr. Alsobrook asked for clarification on the historic status of the building.

Ms. Nashem said it is historic contributing but has not been re-evaluated since the alterations.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Alteration to the façade for additional doors, replace existing doors and installation of hot water flues, fireplace flues, bathroom exhaust fans, hydrant bib as presented. The street lights are approved as painted aluminum chief Seattle bases rather than the bronze bases as previously approved to create consistency on the street.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Dec 6, 2017 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.

#### VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed.

#### Secretary of Interior's Standards for Rehabilitation

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

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.

MM/SC/AA/RH            6:0:0    Motion carried.

**120617.24**

#### **Schuerman Building**

Good Arts  
108 Cherry Street

Installation of signage

ARC Report: Mr. Rolluda reported that ARC reviewed the sign. The applicant asked if the letters would show up more in white or silver rather than black and the ARC suggested white. The applicant also intends to post hours and will bring that to the full Board meeting. ARC recommended approval.

Applicant Comment:

Ramona Lisa Grote explained the vinyl applique letters will be interior mounted on window. She proposed either black and white or black and chrome. She proposed to post a placard with hours of operation.

Mr. Hester said interior mount hung sign is not permanently applied.

Ms. Grote proposed no other changes.

Mr. Donckers asked if the pictures on the side of the window were still there.

Ms. Grote said they are not.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said it was straightforward. He had no objection to either color scheme and said the proposed signage meets transparency requirements. He supported the hours of operation signage as well.

Action: I move to recommend granting a Certificate of Approval for Installation of a vinyl decal – either black and white or black and chrome - in the window and hours posted on the door.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 7, 2017 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

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.

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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.

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

**120617.25**

**Squire Building**

On the Field  
901 Occidental Ave S

Installation of new sign copy on the north wall sign for Verizon

ARC Report: Mr. Rolluda reported that ARC reviewed the drawings and renderings provided. ARC thought that the design was busy and distracting. They noted that the sign is already non-conforming in size and therefore when overly busy the sign incompatibility is intensified. They thought that made it more important for this sign to try harder to fit in. They noted that it is usually a national campaign that does not consider that context of the site. They said that the sign is quite different than the previous signs which were simple and that in this case the sign was the focus and not the product. While the Board members thought it was a bit odd to use a photo of another neighborhood in Pioneer Square they thought that a scene of Pioneer Square would not likely appear less busy. ARC did not recommend approval. They suggested that the applicant provide an alternative design for the full board review.

Staff Report: Ms. Nashem 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. She asked the Board to not make a determination if they think the sign is an on-premise sign but to evaluate the sign based on the other criteria in our District Rules and the SMC23.66.160. The sign will still be required to comply with the on-premise sign permit through SDCI and other city laws.

Applicant Comment:

Ellie Newby explained they would switch out the vinyl for new copy; she talked to the client and calmed the color a bit.

Mr. Hester asked if the Verizon Surface is being advertised.

Ms. Newby said it is.

Ms. O'Donnell asked if it is available for purchase in the building.

Ms. Newby said it is.

Mr. Hester noted the color is much more subdued than before and noted the existing frame will remain.

Ms. O'Donnell appreciated the efforts to be less busy.

Mr. Alsobrook recognized it is a non-conforming sign and they have to come for approval each time. He noted it is less busy now.

Ms. Newby said it will be up for 1 – 3 months.

Ms. Curran appreciated the image works and is compatible.

Action: I move to recommend granting a Certificate of Approval for installation of new sign copy on the north wall sign for Verizon as amended.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 7, 2017 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

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)

Secretary of Interior's Standards for Rehabilitation 9 and 10

MM/SC/RH/AR

6:0:0 Motion carried.

120617.26

**Schuerman Building**

Cherry Street Coffee  
108 Cherry Street

Installation of signage in the sign band

ARC Report: ARC reviewed the propose sign and thought that it was compatible with the building and with other signs in the District and more readable than their original proposal. ARC recommended approval.

Applicant Comment:

Mike DeMarco proposed a hand painted sign in the sign band; letters will not exceed 12". He said they will use Copperplate Gothic font, the same as on Cherry and 1<sup>st</sup>.

Mr. Hester said it is attractive and appropriate; the colors are compatible, and the sign complies with the district Rules.

Board members concurred.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for installation of signage in the sign band.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the December 6, 2017 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

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)

MM/SC/KC/RH                      6:00    Motion carried.

**120617.4                      BOARD BUSINESS**

Ms. Nashem reported that the appeal for 255 King is set for March 19 and 20, 2018.

**120617.5                      REPORT OF THE CHAIR:** Dean Kralios

**120617.6                      STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227