



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 54/19

MINUTES for Wednesday March 13, 2019

Board Members

Adam Alsobrook, Vice Chair
Lynda Collie
Kianoush Curran
Carol O'Donnell
Emma McIntosh
Alex Rolluda, Chair
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Brendan Donckers

Chair Alex Rolluda called the meeting to order at 9:00 a.m.

031319.1 APPROVAL OF MINUTES:

031319.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

031319.21 Bike Racks

Various future locations

Sara Pizzo, Alliance for Pioneer Square, explained the request for approval process for future bike racks; she noted the design approval was given in 2016. She said the process continues for one-off racks and they want approval ahead of time. She said SDOT gets requests and review siting/standards/guidelines; instead of coming to board SDOT will go to Staff for administrative approval. She said for ten or more or if there are compliance issues, she will bring through the full process.

ARC report: Mr. Alsobrook reported that ARC reviewed the plans for future installation of bike racks. While there have been two large installations of bike racks, the remaining bike racks will be installed or moved one or two at a time. SDOT will do the installation.

The parameters that were set up by previous Certificates of Approval, such as location in line with other street objects such as signs, light poles and street trees and clearances from corners are also consistent with the parameters established by SDOT for installation. Rather than having the Board have to take the time for review of each installation this would be a COA for future installations with the Alliance reviewing and the Board Staff administratively review before SDOT moves. The process would include outreach to the business or property owner. ARC recommended approval of the proposal.

Mr. Donckers arrived at 9:06 am.

Staff report: Ms. Nashem reported that while the Street Furniture Rule does not specifically list bike racks the Board has previously considered it as street furniture and reviewed the design for compatibility with the District and the location consistent with other street furniture items. The Board approved the design of the bike racks with PSB13216. The Board has approved locations of bikes rack with two additional Certificates of Approval (PSB27916 and PSB4818). While most bike racks have been installed, there are a few left that will be installed, likely just a couple at a time. What is proposed is a Certificate of Approval for the installation of future bike racks of the design approved in PSB13216 with the parameters provided, consistent with the installations approved in PSB27916 and PSB4818 rather than the Board having to approved one or two at a time. If there are proposals for different bike racks, or in a location that does not comply with the parameters the Alliance, SDOT or the party proposing the alternative would need to apply for a COA so the Board could review it.

Mr. Rolluda went over District Rules.

Ms. O'Donnell said it is a sensible idea.

Mr. Rolluda agreed. He asked how they came up with the number ten for needing board review; he suggested that be reduced to five or more in one location.

There was board consensus for ten or more racks or five or more in one location.

Mr. Donckers disclosed he would abstain from voting because he is a member of the Alliance for Pioneer Square board.

Mr. Alsobrook agreed with reducing the number requiring board review from 10 to five.

Ms. Pizzo clarified that board review will be required for 10 different locations or five or more in one location.

Action: I move to recommend granting a Certificate of Approval for Installation of additional previously approved bike racks per the installation plan provided. If a bike rack of a different design or in a location that does not fit within the parameters established here, then a new Certificate of Approval is required.

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

XI. STREET FURNITURE

This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

XVII. SIDEWALK TREATMENT

XVIII. AREAWAYS

Secretary of Interior's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

MM/SC/AA/KC 5:0:1 Motion carried. Mr. Donckers recused himself.

031319.24

Frye Hotel Building

223 Yesler Way

Alterations to windows

Robert Drucker, Environment Works, provided an overview of the project and the need to install a manned material lift for bringing in and removal of materials. He said the only option is to locate it on the Yesler side; SDOT has approved that. He said it will be there for 20-months. The propose removing masonry below the windows sills below each window on each floor and then will carefully rebuild after. He said the second floor is all terracotta; floors above that there is just terracotta below. The typical is brick surround with terracotta sill. He said there is a terracotta belt at the tenth floor. He provided specific detail about how the material will be removed at joints and will be brought into each unit and stored until re-installed.

ARC report: Mr. Alsobrook reported that ARC reviewed the plans for the removal of the terra cotta sill and brick and in the case of the 10th floor, the terra cotta water table. The applicant indicated that they need to add an exterior lift to get supplies for the rehab into the building. The applicant noted that they are now proposing this for a different row of windows from what was shown on the plans. The applicant discussed that they want to propose this at the 3rd floor as well but the material is all terra cotta so they need further details of the plan and may have that available on Wednesday. They specified that all the brick and the terra cotta will be reinstalled following the work prior to the previously planned tuck pointing and cleaning. They anticipate that the location where the brick and terra cotta is to be re-installed will be visible after the work is done.

Mike Davis, Pioneer Masonry said they have done this many times and noted UW Guggenheim building. He said it is fairly common.

Mr. Rolluda asked if they have a repair plan if they find damaged material.

Mr. Davis said there probably won't be any damage, unless it is already damaged. He said it is an easier job here, the windows are coming out anyway so they can repair from the back side. He said pieces will be epoxied back together, rods used, terracotta patching material. He said the 2nd and 3rd floor transition will be challenging but he noted it is already painted.

Staff report: Ms. Nashem said the proposal is to temporarily remove brick and terra cotta from the below the windows to allow for easier access to and from the lift during rehabilitation and reinstall after it is done. The applicant has provided clear plans and photos for the 3rd floor where there is significant terra cotta work rather than brick below the window. The size of the panel may also make it more difficult to remove without damage. I have asked the applicant to provide more detail on how large the terra cotta panels are at this location and how they would be removed. This may be available at the Full Board meeting.

Mr. Rolluda noted that any damage to terracotta should be photo-documented and brought to ARC with method of repair.

Mr. Alsobrook said the proposed method of repair will be submitted to staff for approval. If staff deems necessary, it will come to board for approval. He said terracotta is fragile material. He said the contractor noted the method is industry standard of repair that can be approved administratively unless there is something out of order.

Board members concurred with Mr. Alsobrook's proposed addition to motion.

Mr. Rolluda went over District Rules.

Public Comment: There was no public comment.

Mr. Donckers liked Messrs. Alsobrook and Rolluda's solution and that they captured everything. He said the motion should include that applicant come back with any damage or unforeseen circumstances prior to repair. He said the board reserves the right given the magnitude of materials on this building.

Mr. Alsobrook suggested after demolition, recovery, and storage, to identify anything broken, wholesale across the application.

Ms. O'Donnell concurred that damage report should be submitted to staff.

Ms. Drucker said early on they submitted masonry restoration and cleaning plan; the processes and products are listed there.

Ms. Nashem said to think of the Maynard Building work where suddenly in-kind work became more involved; complications and inadvertent discoveries arise.

Sergio Legon-Talamoni asked if they still need to submit plan if as they commence work, they find nothing wrong.

Mr. Donckers said no, only for damage or complications to restoration.

Action: I move to recommend granting a Certificate of Approval for Alterations to the windows in one row of windows from the 2nd to the 10th floor including removing terra cotta sills, a terra cotta water table, (and terra cotta on the 3rd floor) and reinstalling them when the exterior manual lift is removed. The removal will be at mortar lines, no bricks or terra cotta will be cut. Any complication, damage or inadvertent discoveries will be submitted to Staff.

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

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

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

031319.22

Nugent Building

407 2nd Ext S

Alterations to the storefront

Staff report: Ms. Nashem said the Board reviewed this application at ARC Jan 9, 2019. This was an after-the-fact application, for work that was done by the previous tenant that is no longer there. The building owner, now the applicant, has worked with staff to get the work that was done without a Certificate of Approval and without the permission of the landlord resolved. The ARC wanted to see an alternative door that was more in character with other storefront doors and that provided more transparency. They thought the door was not compatible with the building as it was a residential style door and the art deco style was not fitting with the design of the building or the era of the building. The ARC also wanted to further understand the construction of the stained-glass piece that was installed in the area of purple glass in the transom area. There is currently a wall installed behind it so would need some interior demolition to explore.

The applicant has a couple different configurations of a new door system and has done the exploratory demolition that reveals that the purple glass had been removed to install the stained glass. This makes the likelihood of it being repaired less likely or at least more complicated than other repairs that have been made in the District when the frame was intact. If the tenant had come to the Board, the Board might have preferred repairing the purple glass over removing it and installing a salvaged stained-glass panel, if repair was determined not possible, the Board might have explored a different alternative to the installation of the stained glass. Considering the current

condition, they should consider the risk to the remaining glass if the stained glass were removed. The Board could make it clear through discussion that this would not have been to preferred resolution but is being approved to prevent risk to the remaining purple glass prisms.

Applicant Comment:

Boris Castellanos provided photos of the damage that had been done and said the tenant didn't inform anyone of what he was doing and then filed for bankruptcy. He said he now has a new tenant. He provided drawings for the new front door – either double or single door option. He said the aluminum storefront doors that were there before were broken. He said he has searched for replacement glass for the purple pieces that were removed and would purchase that if he could find it. He said the window used to hold an air conditioner unit and plywood from an earlier tenant.

Mr. Rolluda noted the one sidelight and two sidelight door options.

Mr. Castellanos said either will work but he preferred the one door. He said the double doors were too small. He said ARC reviewed storefront conditions, door options, and how to proceed with upper section.

Board members discussed the issue with the door and the stained glass that were installed without approval. Board members determined less damage would be done to historic fabric if the newly installed stained glass was left as is, removing it may cause further damage.

Mr. Alsobrook noted that the applicant provided additional information requested by ARC.

Mr. Castellanos said it was beefed up, structurally reinforced; the carpenter did a good job.

Mr. Donckers asked the applicant to speak to the risk he understood to be by taking the stained glass out.

Mr. Castellanos said it is a risk; the glass came in glass panels with a frame around. He said that if they carefully take that apart and remove the stained-glass panel, they could re-install the same type glass that was there and there would not be a big risk, just some.

Mr. Donckers said the stained-glass is very strange.

Mr. Castellanos said he would suggest replacing it from the front.

Mr. Donckers was concerned this could incentivize tenants with proceeding with no approval

Mr. Castellanos said if the tenant was still there. He said this is going to cost \$10,000 if we don't want it to stand out. He said they could put wood there to match trim.

Mr. Alsobrook said ARC mentioned wood window restoration and asked if he talked to contractors.

Mr. Castellanos said he hadn't.

Mr. Alsobrook noted a company that restored the leaded glass at the Publix; they are ardent preservationists and teach classes as well. He said he thought the window issue was reversible per SOI 9 and 10. He said the aesthetics of the stained-glass panel are not consistent with the building. He suggested working with contractor to reinforce existing and install new panel with leading. He said salvage is too difficult. He said it could be taken out and clear glass installed. He said this work was inappropriate as well as how they went ahead and did it; he said this provides a path forward to clean it up. He said the tile bulkhead is appropriate and the anodized aluminum storefront door meets Code. He suggested review of installation of glass panel while investigating permanent preservation and then come back to board. He said the prisms are rare and may be available in other parts of the country. He said they are individual blocks put together with cane.

Mr. Castellanos said he is happy to do that; he will get bid and is on wait list.

Mr. Alsobrook said not to do fake purple; the original glass was clear when installed but due to flaw turned purple with sun exposure. He said from a technical perspective this is reversible. In future, review appropriate replacement in appropriate panel.

Mr. Castellanos said he will.

Mr. Rolluda went over District Rules. He agreed with Mr. Alsobrook's approach. He said the bulkhead tile is OK and door with one sidelight is OK. He said to hold off on transom for now.

Mr. Donckers appreciated the recognition of good faith to move forward.

Ms. Curran agreed.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Alterations to the storefront to replace the unapproved art deco residential door that was installed without approval and replace it with a new anodized aluminum storefront door system with one sidelight and to allow the stained-glass windows to remain pending investigation of appropriate replacement option for stained glass panel in transom but to have the trim painted to match the storefront paint color.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 6, 2019 public

meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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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.

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9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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/BD 6:0:0 Motion carried.

Mr. Donckers asked the relationship between the building tenant and the building owner.

Ms. Nashem explained that applications require both tenant and property owner signature. He said the tenant didn't end an application; the first was a rough

concept; the next was half complete. She said she copied Mr. Castellanos on correspondence and the tenants had already done the damage. She said it was a renegade applicant who didn't follow process.

031319.23 **Terry Denny Building**
107 1st Ave S

Installation of signage

Bianca Szyperski provided a materials board and explained that signage will be similar to adjacent business. She said they are going for a slightly modern look with a simple design. She said they will have vinyl on windows, A-frame outside, and a blade sign. She said they have freshly painted inside.

ARC report: Mr. Alsobrook reported that ARC reviewed the plans for the signage in the sign band, a blade sign, vinyl letters on the door and an A Board sign. ARC asked for a larger printout of the vinyl letters on the door. The applicant discussed for the hours they would like to use a frame that the paper could be changed out like they do at other stores. The applicant indicated that the actual hours might change over time. ARC said that they could provide a mockup using stand-in times and they would be looking at the design and size or provide a photo at the Full Board meeting. ARC thought that the letter size complied with all the regulations as did the size of the blade sign. ARC appreciated that the blade sign would use existing holes in the façade. All letters would be in white. ARC reviewed the material for the letters in the sign band. ARC thought that the proposed material was less porous than some others on the sample board and therefore was expected to be sturdy enough to hold up. ARC recommended approval.

Staff report: Most businesses on 1st Ave have letters in the sign band. The proposed material had been used previously.

Ms. Szyperski said letters are 3 ½" and are on one door.

Mr. Rolluda went over District Rules and noted there is no lighting included.

Mr. Donckers said he was nervous with four types of signs proposed but he noted mitigating circumstances; he said there are a fair number of signs on 1st Avenue. He said this application does not have an over-proliferation of signs and what is proposed is very tasteful.

Ms. McIntosh asked where the A-board will go.

Ms. Szyperski said right in front of the store.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Installation of letters in the sign band, a blade sign, lettering on the door, hours sign, and an A Board that will be placed either next to the building or next to the curb.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 6, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 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;
 - g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

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.
 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)
- 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 newsstands, streetlights 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)

Businesses located on side streets in a one block area to the east and west off of 1st Ave. S. may share one sandwich board sign to be placed at the corner of 1st Ave. S. and the side street on which their businesses are located. The shared corner sandwich board sign must be located next to the corner building face and must not impair pedestrian flow. Businesses located on side streets that choose to share one corner sandwich board sign may have one additional sandwich board sign located in front of their businesses. (7/03) Shared corner sandwich board signs shall display a standardized format and be consistent in design, color and typeface.

Sandwich board signs shall occupy the sidewalk only during business hours and cannot be chained to trees, parking meters, etc. (12/94)

Sandwich board signs shall:

1. Comply with all other regulations for signs in Pioneer Square. (12/94)
2. Be a minimum of two feet high and a maximum of four feet high. (12/94)
3. Be a maximum of two-and-one-half feet wide; (12/94)
4. Be a free-standing A-frame type sign to allow a horizontal component (e.g. chain or bar) between 3 to 8 inches above the ground on all four sides. This chain or bar accommodates high winds and sight impaired persons. (12/94)
5. Be prohibited from containing neon in any form. (12/94)
6. Have letter size restricted to 10 inches in height. (7/03)
7. Have the consent of the property owner prior to submittal to the Pioneer Square Preservation Board. (12/94)

Secretary of Interior's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

031319.6 **REPORT OF THE CHAIR:** Alex Rolluda, Chair

031319.7 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227