



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 274/18

MINUTES for Wednesday September 19, 2018

Board Members

Lynda Collie
Kianoush Curran
Dean Kralios, Chair
Emily McIntosh
Alex Rolluda
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Adam Alsobrook
Brendan Donckers
Carol O'Donnell

Chair Dean Kralios called the meeting to order at 9:00 a.m.

091918.1 APPROVAL OF MINUTES:

August 1, 2018

MM/SC/LC/FS

4:0:2 Minutes approved. Mr. Rolluda and Ms. McIntosh abstained.

091918.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

091918.21 S King Street, 83 S King Areaway and 1st Ave S

Installation fiber optic cables

ARC report: ARC reviewed the plans and photos provided. The applicant explained that this is a temporary installation and that after the viaduct is removed the cables will go back to the future Alaskan Way roadway site. Staff confirmed that the areaway was rated substantially altered. The applicant explained that they could not go through the existing doorways as they were too small and would create a tripping hazard. ARC thought that the holes created should be sealed after the

removal. They wanted them to be sure to not affect any historical features that may not be evident in the photos. The applicant confirmed that they would drill under the granite curb. ARC recommended approval on the condition that they patch and repair holes after removing the fiber and that they take precaution to avoid historic features.

Staff report: The areaway is rated as substantially altered.

Applicant Comment:

Shawn Pettibone proposed relocation of fiber optics now under Viaduct onto King and into areaway. He said they will put in a temporary vault, core drill, run conduit along floor, exit areaway, cross First Avenue and run above ground. He said one the viaduct is demolished new conduit will be installed back on Alaskan Way and this location will be abandoned and conduit removed.

Mr. Rolluda asked if there will be a vault cover.

Mr. Pettibone said there will be a steel cast-iron non-skid lid at Railroad and King. It will be temporary and is pedestrian-safe.

Mr. Kralios appreciated penetrations will go through concrete which is easier to patch.

Public Comment: There was no public comment.

Board Deliberations:

Mr. Kralios went over District Rules. He said it is temporary, the penetrations are in concrete and will be patched after. He said there are no impacts to prisms.

Mr. Rolluda agreed.

Action: I move to recommend granting a Certificate of Approval for temporary installation of fiber optics with the condition that they patch and repair holes after removing the fiber and that they take caution to avoid historic features.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 19, 2018 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
AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt, and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

Secretary of Interior Standards for Rehabilitation

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

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/AR/KC 6:0:0 Motion carried.

091918.22

Nord Building

Kinesia Pilates Studio
314 1st Ave S
Seattle WA 98104

Installation of signage
Painting the storefront

ARC report: ARC reviewed the plans, color samples and photos provided. When questioned about the photos provided the applicant said that they were old photos and the signage was no longer there but said that the applicant had installed the signage that they are applying for. ARC requested an updated photo of the storefront. The applicant clarified that they were just painting the blue part of the

building and both the color-matched color and the existing color were provided. They said that was the best match they could do. ARC requested the dimensions of the chalk board A Board. They indicated that they would put a stipulation that there would be no letters larger than 10 inches. The applicant confirmed that the blade sign was hooked to an existing bracket. ARC asked the applicant to identify the material of the sign on the application. The applicant said it was Dibond. ARC thought that the blade sign and window signage complied with regulations, they needed more information on the A Board and they thought that color was compatible.

Staff report: Ms. Nashem said the owner's association approved the paint color if it matched the original. She was unclear if the owner's association reviewed the proposed color and thought it didn't match or if they had made the stipulation without seeing the color proposed as a match. It would be good to approve this color which is close but might not be considered a match as well using a chip of paint to match the color.

Applicant Comment:

Christl Marcontell said the doors and band under transom will be left as is.

Mr. Kralios said the sign bracket is already there; logo and letters are under 10", Dibond material, size is OK, and A-frame size comply.

Public Comment: There was no public comment.

Board Deliberation:

Mr. Kralios went over District Rules. He said what was presented is cohesive and well thought out. He said it meets transparency requirements and is in compliance with the District Rules. He said the paint match is appropriate.

Mr. Rolluda asked the transom material.

Ms. Marcontell said it is wood and will be painted.

Action: I move to recommend granting a Certificate of Approval for installation of signage after the fact, under the condition that the A board chalk letters are not more than 10 inches. The color is approved as well as a color match from an existing chip.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 19, 2018 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

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.

Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast-iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

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)

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)

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, street lights 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)

Secretary of Interior Standards for Rehabilitation

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

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/KC/AR 6:0:0 Motion carried.

**091918.23 200 Occidental Ave S
MOD Pizza
220 Occidental Ave S**

Installation of signage

ARC report: The applicant did not attend the ARC meeting. ARC made a quick review of the application in order to help prepare the applicant for review at the Board meeting. ARC requested the following alternatives for the Full Board meeting next week:

A photo that shows the signage on the entire building.

An alternative that has the letter size at 8 inches as required for neon signs,
An alternative that complies with the number of allowed projecting elements (two projecting elements are allowed for a corner space) (it was suggested that the location at the door is typical for a blade sign and having a blade sign at a location that is not an entry could be confusing for customers). (However, they noted that neon blades signs have to be part of reduced sign package.)

An alternative that is more consistent with the other signage on the building especially for the letters on the canopy which is not illuminated.

Generally, they thought there was too much neon. Not only do the Rules say neon has to be part of a reduced sign package but the code 23.66.160 says that "6. Projecting signs and neon signs may be recommended only if the Preservation Board determines that all other criteria for permitted signs have been met and that historic precedent, locational or visibility concerns of the business for which the signing is proposed warrant such signing." The package will be considered for the full signage package, the package currently doesn't show any hours, open sign, window graphics, or A-board so it is assumed that none are proposed.

Applicant Comment:

Yuri Silagin said signage was reduced per ARC comments. He said letters were reduced to 8" on both canopies. He went over sign details on page 3 and said they reduced the letters to 8" on all signs and added a stainless-steel raceway to attach letters to.

Mr. Kralios asked about neon.

Mr. Silagin noted page 8 and explained sign details.

Mr. Kralios said that two other businesses in the building, Cherry Street and Zocolo both employ similar aesthetic in their signage.

Mr. Silagin explained the letter detail as shown on page 10 and said it is identical to letters on other signs. He said they will use vinyl on main entrance.

Staff report: Ms. Nashem said the discussion from the ARC was relayed to the applicant. Ms. Nashem had not seen the revisions prior to the meeting but was aware they were adding window vinyl to the application. An alternative will also need to be checked for compliance. The sign packet as originally submitted would not comply with the district Rules as it contains three blade signs when two are allowed. The signs as originally submitted has letter size larger than the 8 inches allowed for neon signs. The applicant was told to bring the linear footage of storefront to the ARC meeting. The number allowed in the Neon signs section of the rules is the limit not the allowance as all other regulations have to be met with in that limit. Also, this section appears to be focused on but not limited to signs in windows and likely was enacted to limit the number of beer signs in windows.

If the applicant brings an alternative that also does not comply with the rules and requires revisions and the application is willing to revise the application, they could table it until next meeting. If the application is denied they would not be able to resubmit until 2 weeks after the denial is issued. However, a draft denial motion is provided in case the applicant does not want to table their application. The motion may also need to be adjusted based on what is provided as an alternative.

The Board would have to consider if even two neon signs combined with other signs proposed is a reduced sign package. The Board could consider how many signs are at other businesses on the building and what kind of signs they are, how many neon blade signs are on typical businesses who have them, usually one. The rule says that they are substantially less than what would otherwise be allowable under regulations. The Board will have to determine if the proposed signs including the lighting graphic, texture, etc. are compatible with the signs on the building and other signs in the district.

Per the Code the Board has to determine “all other criteria for permitted signs have been met and that historic precedent, locational or visibility concerns of the business for which the signing is proposed warrant such signing”

Approved signs on the 200 Occidental Ave S building: Zocolo has two blade signs, one on each façade and letters on the canopy, all non- illuminated and an A-board; Cherry Street Coffee has one blade sign, letters on the canopy and logo in the window, and hours, all non-illuminated and an A Board.

Mr. Kralios said neon signage needs to be part of a reduced sign package; he noted the six square foot size of each neon sign meets the District Rules as does the letter height.

Mr. Rolluda agreed.

Public Comment: There was no public comment.

Board Deliberation:

Mr. Kralios went over District Rules and said what is proposed complies. He said that mitigating reasons for allowing two neon signs include some allowance for a corner business and the scale of the building. He appreciated elimination of one neon awning sign and reduction of letter size. He said neon sign will not exceed six square feet each. He said there is the maximum number of signs here; no additional will be allowed. He said it is in keeping with the intent of the District Rules.

Ms. Collie agreed.

Ms. McIntosh asked about the number of colors allowed and if this would be an exception.

Mr. Kralios said there is a subtle variation of red, but it is acceptable.

Mr. Rolluda asked if the conduit will be painted to match background.

Mr. Silagin said it will be, similar to mullion or attachment.

Mr. Kralios said that rigid conduit is used and painted to match surface.

Action: I move to recommend granting a Certificate of Approval for installation of signage as amended.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 19, 2018 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;
- f. Whether the proposed sign lighting will detract from the character of the building; and
- g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

4. When determining the appropriate size of a sign the Board and the Director of Neighborhoods shall also consider the function of the sign and the character and scale of buildings in the immediate vicinity, the character and scale of the building for which the sign is proposed, the proposed location of the sign on the building's exterior, and the total number and size of signs proposed or existing on the building.

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.

6. Projecting signs and neon signs may be recommended only if the Preservation Board determines that all other criteria for permitted signs have been met and that historic precedent, locational or visibility concerns of the business for which the signing is proposed warrant such signing.

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)

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)

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. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)

2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied, and shall not be neon. (12/94)

3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If a business chooses awnings for its projecting element, it may not also have a blade sign, flag, or banner, and no additional signage may be hung below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)

4. Blade signs (signs hanging perpendicular to the building). Blade signs shall be installed below the intermediate cornice or second floor of the building, and in such a manner that they do not hide, damage, or obscure the architectural elements of the building. Typically, non-illuminated blade signs will be limited to eight (8) square feet. (12/94) Blade signs incorporating neon of any kind shall not be permitted unless all of the following conditions are met: a) the neon blade sign is sought as part of a reduced overall sign package or plan for the business; b) neon blade signs shall be limited to six (6) square feet in dimension with letters not to exceed eight (8) inches in height; c) the sign meets the requirements of Neon Signs - Paragraph 3 for the number and type of colors of neon; d) the sign meets the requirements of Signs - Paragraph 5 (above) for installation of a blade sign; e) electrical connection from exterior walls to the blade sign shall be made using rigid, paintable electrical tubing painted to match the building facade and all bends shall closely follow the support structure; f) all signage supports shall be fastened to the exterior wall by the use of metal anchors at existing grout joints only; and g) the sign taken as a whole is consistent with the scale and character of the building, 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 regulations. (5/96)

D. NEON SIGNS

1. The number of neon signs shall be limited to one for each 10 linear feet of business frontage for the first forty feet of business, and one for each additional 15 feet of frontage for businesses over forty feet. For a business that has transom windows beginning at ten (10) feet above the sidewalk, one additional neon sign to be located within the transom windows would be permitted for every 30 feet of frontage. Signs need not be spaced one per ten feet, but may be clustered, provided the maximum number of approved signs is not exceeded and the grouping does not obscure visibility into the business. Permitted neon signs may be located in transom windows, according to the guidelines contained in this section. (12/94)

2. When a business is on a corner and has a minimum of 10 linear feet of glazing on the secondary facade, additional neon signs are permitted for the secondary facade as on the basis stated in Paragraph 1 for the primary facade. (12/94)

3. No more than three colors, including neon tubes and any backing materials, shall be used on any neon sign. Transparent backing materials are preferred. Neon colors shall be subdued. (8/93, 7/03)

4. Neon is permitted only as signage and shall not be used as decorative trim. (8/93)

MM/SC/KC/AR

6:0:0 Motion carried.

091918.24

Mutual Life Building

Frank Buchanan

605 1st Ave

Installation of gates

ARC report: ARC reviewed the plans and photos provided. The applicant explained that they need the gates to improve the tidiness of this highly visible location of the building. The applicant explained that one area is their garbage storage area until the garbage pick-up, but the other area collects garbage. ARC discussed that because the gate swings out over an area that is technically an alley on the side of the building, that SDOT will need to approve it as well. They thought that the proposed gate is compatible with the existing gates. The age of the existing gates is not known but it is not assumed that they are original. The concrete the gates are set into appears to be contemporary. The new gates blend in and area not attached to historic material. They are decorative. ARC recommended approval.

Staff report: There is no additional information to report.

Applicant Comment:

Frank Buchanan provided photo of existing space. He said gates are needed to keep it neat; gates will match existing fence details. He said two gates will be added; they will be fixed most of the time, locked, bolts and secure to concrete floor. One will swing out for access. The gates will fill in less than 10% of what is there; they will be painted to match what is there and will be compatible.

Mr. Kralios clarified that they are not adding a new concrete curb, just a fence.

Mr. Buchanan said yes.

Mr. Kralios said not having a concrete curb helps with drainage away from building.. The fence will attach back to existing curbs. The drawings are rudimentary; the fence will match the profile exactly of existing configuration.

Mr. Buchanan provided a drawing from Snohomish Iron Works. He said the small section is a fixed fence, the other gate sections will be locked.

Ms. Curran asked if there is a dumpster.

Mr. Buchanan said it is a bag program.

Public Comment: There was no public comment.

Board Deliberation:

Mr. Kralios went over District Rules. He said the work is not on a primary façade. He said it is decorative, attractive, continues with the façade and is compatible and in keeping with the building.

Mr. Rolluda and Ms. Curran agreed.

Action: I move to recommend granting a Certificate of Approval for Installation of gates.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 19, 2018 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

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.

IX. SECURITY BARS AND GATES

Pursuant to SMC 23.66.100, the Pioneer Square Preservation District was created, in part, because of its historic and architectural significance, and remarkable business environment. District goals include preserving, protecting, and enhancing the historic character of the area, and encouraging the development of street level pedestrian-oriented businesses that attract citizens and visitors to the neighborhood. In keeping with these goals, installation of permanent metal security bars in storefront windows is prohibited. Permanent ornamental gates are permitted in street front entrances where added security measures are deemed necessary. Retractable roll down and scissor type gates are permitted only in garage

door openings and in alley locations that require high levels of security.
(5/96)

Secretary of Interior Standards for Rehabilitation

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

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/AR/KC 6:0:0 Motion carried.

091918.2 PRELIMINARY DESIGN BRIEFINGS

091918.21 Occidental Park

Carl Leighty, Beth Purcell
Briefing on proposed pavilion

Thatcher Bailey, Seattle Parks Foundation, explained that Dan Biederman, who transformed Bryant Park in New York, helped study and provide a plan for parks here. He said that parks should feel welcoming and safe to everyone and should have programming with full time concierge. He said parks should be cared for, be clean and maintained. He said that program drives design and to start small. He said parks belong to everyone and everyone should feel like they belong. He said the pavilion and the play structure are appropriate and meet the needs of the park that is a town square at the heart of the City.

Edward LaLonde, Olson Kundig, presented via PowerPoint (full report in DON file). Following are board and public questions and comments.

Public Comment:

Ali Ghamberi spoke in support of the project and said it is attractive and usable. He said a canopy is needed for more programming. He said the structure will complement the park.

Lisa Howard, Alliance for Pioneer Square, spoke in support. She said it will be an asset and will meet programming needs. She said they have gotten a grant to explore relocating the existing kiosk to Pioneer Park.

Charles Ray said he was involved in the development of Stadium Place project. He said the park is one of the centers of the soul of Seattle. He said fundraising activity is underway. He said the pavilion will make the park a safer, more energetic and a better place. He said it is the right amenity in the right way and place. He said they have been through a thorough respectful process with the board providing input.

Kim Baldwin, Seattle Parks (SPAR), said the team has been working with her and all of SPAR has been represented to provide input on maintenance, safety, security, programming. She said there is an Ordinance noting acceptance of the pavilion as a gift. She said they are working with SDOT on alley transfer of jurisdiction, creating one whole space.

Jennifer Cassius, Downtown Seattle Association, read a letter of support from Maya Mendoza, Seattle Sounders.

Victoria Schoenberg, SPAR, noted the value of park activation. She said there is a partnership, agreement between DSA and Alliance for Pioneer Square. She said they have transformed the park into a neighborhood amenity. She said it has been a reliable, responsible, and responsive alliance. She said that DSA has done what they said they would do. She said the kiosk and park concierge send a message that the park is open and helps the park feel welcoming.

Duane Yeats said the pavers are non-historic; they replaced the cobblestone. He said the trees along the mall are starting to sprout. He said to be cognizant of the root systems and to keep porosity to keep moisture getting to the roots.

Ilze Jones said she was unsettled by the emphasis on programming and activation. She said that the nature of the square is dynamic and that the surroundings and façades define the space. She said that catering to programming needs doesn't always work out. She said the core should remain open. She said transparency is pre-empted. She said that relocation of the chairs and flexibility should be paramount. She said the physical structure of the park should be respected. She said she was ambivalent on the kiosk language. She said the core is a component of the park and the canopy and Kiosk are two separate elements. She said classic kiosks in Europe suggested structural integration and relationships. She questions the use of wood and said it is not consistent.

Board Comments:

Mr. Rolluda cited a memo he sent while out of town during a past briefing on the park. He clarified that the comments he received were from co workers and others who had seen the proposal as part of the public outreach. He said he now understood he should have them direct comments to the staff and to the full Board. (letter in DON file). He said the Secretary of Interior Standards #3: Each property shall be recognized as a physical record of its time, place, and use. He said every park has its own character. He said Ms. Jones spoke of dynamic surroundings of the park. He said the beauty of the park is its openness framed by buildings and tree canopy, i.e. the unbuilt environment. He appreciated simplifying the size but he had concerns about the size of the canopy and said it visually dominates the square. He said it becomes a focal point. He said the flow diagram study shown showed the perimeter of the canopy outside the flow and wondered how that was conducted. He said he understands the need for storage. He asked if the hydraulic lift mechanism would be exposed.

Mr. Lalonde said their ideas about the mechanism are to expose the structure. He said they have done lots of analysis about the extent of the canopy. He said they want it functional in wind-driven rain. He said the flow chart shows where the existing kiosk is now, so the natural flow is around it. He said they are maintaining existing flow.

Mr. Kralios said the concept of the project and activation is great and he supports that. He likes the overall concept of the kiosk and the material. The canopy size is too large and seems unnecessary. He noted Ms. Jones' comment and said there is a disconnect in the relationship of the canopy to the kiosk. He said it is an admirable program, but it can be achieved with a smaller footprint. He said the space under the canopy will provide an attractive place for homeless people to camp out after hours and the Parks Department should have a policy in place on how it will address asking people to leave each morning.

Mr. Ghamberi said the size must be able to accommodate the use. He said meaningful space is needed but we cannot be held hostage by what the homeless may do with it.

Mr. Kralios said the Parks Department should be honest about the unintentional potential for how space under the canopy will be used.

Ms. McIntosh was interested to see how the design of the kiosk progresses; how it can contribute when open and closed. She said a giant wood box could be used to contribute to the storytelling of the space. She said it is not transparent. She said there should at least be information on when someone will be back when it is closed down. She wondered how often concierge will have to leave kiosk and how often it will be locked up.

Ms. Casius, DSA, said currently the kiosk is staffed by two people seven days a week from 8:00 am until 8:00 pm. The concierges are encouraged to walk around. She said they are in conversation about continued partnership and staffing levels.

Ms. Salcedo noted canopy size and scale concerns. She appreciates the need for the kiosk and asked for more context and why the size is needed.

Mr. Kralios said there is general support for the concept but concern about execution and size.

Mr. Lalonde asked what next steps should be.

Ms. Nashem suggested another briefing showing an adjustment to size or submit application.

091218.5 **REPORT OF THE CHAIR:** Dean Kralios, Chair

091218.6 **STAFF REPORT:** Genna Nashem

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