



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 367/17

MINUTES for Wednesday, November 15, 2017

Board Members

Adam Alsobrook
Ryan Hester
Dean Kralios, Chair
Kianoush Curran
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Brendan Donckers

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

111517.1 APPROVAL OF MINUTES: September 20, 2017 Deferred.

111517.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

111517.21 Maynard Building
119 First Ave S

Installation of new mechanical equipment and screening on the rooftop

ARC Report: Mr. Kralios reported that ARC reviewed the plans provided. The applicant explained that they were upgrading mechanical and that triggered requirements to space them further apart and to install a sound wall. The parapet is approximately 36 inches. ARC asked for existing conditions photos and more detailed drawings to clarify that the sound wall is not attached to the parapet. Pending this information ARC recommended approval based on the height and setbacks are met and site line studies show that the wall would be minimally visible as it is on the alley side and next to a building of similar height.

Applicant Comment:

Bryce Richards explained the need for new mechanical equipment and provided updated information per ARC request.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over applicable District Rules and said what was proposed is consistent with the Rules. He said the placement meets setback requirements and is not covering more than 15% of the roof. He said no new supporting attachment is needed and there is no new damage to historic material.

Mmes. O'Donnell and Curran and Messrs. Hester, Alsobrook, and Rolluda concurred.

Action: I move to recommend granting a Certificate of Approval for Installation of new mechanical equipment and screening on the rooftop.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 15, 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 Height

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;

g. Screening of rooftop features. Measures may be taken to screen rooftop features from public view subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The amount of rooftop area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of rooftop features listed in subsection 23.66.140.C.4.d. In no circumstances shall the height of rooftop screening exceed 15 feet above the maximum height limit or height of an addition permitted according to subsection 23.66.140.C.4.i or otherwise, whichever is higher.

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/AA 6:0:0 Motion carried.

111517.22

Olympic Building

Halal Guys
105 Yesler Way

Installation of a sidewalk café

ARC Report: Mr. Kralios reported that ARC reviewed the proposed sidewalk café. The application was missing a photo or cut sheet of the proposed table and they were supposed to provide it at the ARC review. The applicant representative did not provide the photos. ARC said the photos or cut sheet would be needed for Board review. The applicant said they would be using the SDOT sidewalk café markers for fenceless sidewalk cafes. The ARC confirmed there are no prisms in this area. No umbrellas are proposed. ARC recommended approval pending the review of the tables.

Applicant Comment:

Greg Carson said the café in front will add to the area; the place next door has outdoor seating as well. He provided a photo markup showing site.

Mr. Hester asked if they will use the SDOT placards and have no rails.

Mr. Carson said yes. He said they will have four tables with resin top and eight chairs. The furniture will be moved in every day. The tables are the same as those used inside.

Public Comment: there was no public comment.

Mr. Kralios went over District Rules. He noted the materials are durable and solid and that a 6' clearance is maintained.

Mr. Hester asked about color.

Mr. Carson said the red is a branding component.

Action: I move to recommend granting a Certificate of Approval for installation of a fenceless sidewalk café as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 15, 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

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted, however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances.

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

Secretary of Interior's Standards for Rehabilitation

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

111517.23

Light Poles

Various locations in Pioneer Square

Installation of small cell antennas

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photo renderings provided and that the applicant explained they made changes to the design to reduce the size of the antennas. They have two designs, one that is multiple small units and the other is a single unit. They noted that most of the locations are not over areaways, however one is over a filled areaway and the other is in the location of a new areaway and is reported to be on the street side and not over the areaway. The applicant clarified that they will replace the poles but will reuse the Chief Seattle base and the Aladdin arm light fixture. The ARC requested that they clarify the number and the locations of the poles. ARC asked for clarification on what they meant that the antennas were life safety. The application will provide more information but said that police and fire were their clients. ARC asked for some examples where the antennae were installed in other historic districts. ARC discussed that they are by making this decision on this application opening the ability for other providers to use other poles in the district and therefore they need to establish a standard with this approval. ARC generally thought this was an improved application but did not make a recommendation.

Mr. Kralios cited a justification letter on why the locations were chosen and said that one node was removed from this review as it is located in the International Special Review District, not Pioneer Square.

Gina Del Giorgio explained the nodes will have a significant impact on coverage. She said they will paint equipment to match pole. She provided a matrix of current conditions – poor, good, best – and how service will be improved with new nodes. She said they will replace the pole but will reuse the existing base; they will sawcut bolts, a new foundation and bolts will be added.

Mr. Hester asked about impact to areaways.

Cameron Owens said there are a couple near, but they won't be penetrated.

Ms. Nashem said that the number 18 location is not correct; it is on the other side of Jackson where there is no areaway.

Mr. Owens said it will be on the other side of the areaway and will have no impact.

Mr. Hester asked about impact to the rubble street wall.

Mr. Owens noted the delicate nature of the areaway and said they will use a vacuum truck and jetting to get soils below existing foundation. He said that 3' is standard, new piers will penetrate 8' – 9'.

Ms. Nashem said that there is an areaway at 213 S. Main, but the areaway is filled.

Mr. Hester asked about pole material.

Mr. Owens said some are galvanized and some are painted. He said they will paint to match or leave galvanized.

Ms. Nashem said that most are green.

Mr. Kralios said that Nodes 8 and 9 are galvanized and the others are painted. He asked if the pole fastener connectors are painted as well and who will maintain the equipment.

Ms. Del Giorgio said they will maintain their equipment but didn't know who will maintain poles.

Mr. Kralios said that poles and arms came later, in 1952. He said the 1925 bases are in the period of significance. He asked for clarification on life/safety.

Ms. Del Giorgio said that SPD/Fire are reliant on network. She said all antennae need to go through Section 106 review.

Mr. Hester said redundancy is important. He said it is a good visual precedent that new modern technical feature can be installed to historic fabric and be compatible.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over applicable District Rules. He said that because the Aladdin street lights poles are non-historic, and the antennae are a smaller scale, he supported the installation. He said they are less visually intrusive than other examples he has seen. He said this is the maximum number and size of antennae that should be on any given pole; no more. He said the applicant should choose which option – Option 1 or Option 2 is more appropriate for the service needed. He said the historic bases and Aladdin arms will be retained. He said if they later find that something can't be kept the applicant should notify DON. He said that none of the light fixtures impact areaways. He said the poles will be painted Pioneer Square green except where bronze remain unfinished.

Ms. O'Donnell said they will attach only to tall street light poles, not three-globe fixtures.

Mr. Kralios concurred and note the three-globe fixtures are historic.

Mr. Hester supported the application and said the paint color, Pioneer Square green, can be administratively reviewed.

Mr. Kralios said the original bronze base at Node 9 is patina'd and is character-defining. He said the poles will be fluted and asked if they will waterproof the installation.

Ms. Del Giorgio said they will install a collar. Responding to questions she said that installation will require a four-day period with traffic control as required. She said SCL wants the light up as quickly as possible.

Mr. Rolluda said he agreed with earlier comment about this being the maximum size of installation per pole. He said as technology gets better the equipment will get smaller.

Ms. Del Giorgio said this equipment has an integrated radio with the antenna; these are as small as possible.

Action: I move to recommend granting a Certificate of Approval for Installation of small cell antennas on street light poles; both options applied for with the poles being replaced but the existing Chief Seattle Bases being reinstalled and the installation of Aladdin light fixture reinstalled, but no installation on three-globe fixture. Poles and equipment and conduit connection to be painted Pioneer Square green, to be administratively reviewed, but the bronze bases are not to be painted. The precise size proposed is mandated as standard going forward and it can't be larger.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 15, 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.

Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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.

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

111517.24

Norton Building

206 3rd Ave S

Replace window panes, replace fencing, replace windows signage and install banners on existing brackets

ARC Report: Mr. Kralios reported that ARC reviewed the application and said that replacing the broken glass on the back of the building was appropriate; the other glass was not wire glass and that it was okay to replace it with clear. ARC thought the replacement gate was compatible and appreciated that it avoided penetrations into the building. They thought that the window sign was consistent with the regulations and would be much more visible than existing signage. They noted that the rules allow for one projecting item per address, so they would approve one banner to be installed. ARC recommend approval with that condition.

Ray Wilson explained the need to replace glass on the back side of the building. He said they will add a fence to separate the deck from the dumpster area; it is also used as an employee emergency exit, so they will install panic hardware. He said they will update branding to match current. He said they propose banners to increase visibility; they will install on existing brackets.

Mr. Kralios asked the applicant to clarify if they will keep the frames and if they will be repainted.

Mr. Wilson said they will. He said the window frames are metal and they will keep it as it is.

Mr. Hester asked if there will be any new penetrations.

Mr. Wilson said no.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over applicable District Rules. He supported removing the existing wire glass. He said if they paint the windows they will match existing paint color or come back to change the color. He said the security gate is not at a storefront and it is being replaced in-kind; it is durable materials and in the same configuration. He said only one banner is allowed but everything else proposed is consistent with the rules. He said the letter height is consistent with the rules, transparency is maintained.

Mr. Hester concurred and said the materials are suitable.

Mmes. O'Donnell and Curran and Mr. Alsobrook concurred.

Action: I move to recommend granting a Certificate of Approval to Replace window panes, replace fencing, replace windows signage and install one banner on existing brackets.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 15, 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.

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.

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)

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)

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.
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)

Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
 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.
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/AR/RH 6:0:0 Motion carried.

111517.25

City Club Building

112 1st Ave S Suite 110

Change of use from retail to restaurant for a 2, 543 square foot space
Installation of a louver

ARC Report: Mr. Kralios reported that ARC reviewed the application drawings and noted that the space was under 300 square feet and restaurant was a preferred use. Because they were not using cars for deliveries it was not a prohibited automobile-oriented commercial use. ARC had some concerns about the bike parking being in one of the storefronts. It was discussed that if they were to park bikes outside they would need a C of A for the bike rack and recommend the bike rack that the Alliance has had approved. ARC noted it appeared that there was not internal routing of the conduit and that in this case the louvers in the transom and in the alley existing opening were acceptable. ARC thought that removing the glass and installing the louver in the existing window frame was appropriate.

Applicant Comment:

Josh Olsen proposed to remove the transom glass, remove window stops, and install louvers that will match existing storefront color. He said the louvers will have a baked enamel finish.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over applicable District Rules. He noted they would retain the glazing and stops and that the color will match existing storefront.

Board members indicated support for the application.

Action: I move to recommend granting a Certificate of Approval for Change of use from retail to restaurant for a 2,543 square foot street level space and for Installation of a louver, all as presented with the louvers to be painted to match the existing storefront.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 15, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.122 Prohibited Uses

B. Except for the uses listed in subsection 23.66.122.B.2, automobile-oriented commercial uses are prohibited, including but not limited to the automobile-oriented uses listed in subsection 23.66.122.B.1.

1. Examples of prohibited automobile-oriented commercial uses:

- a. Drive-in businesses;
- b. Principal and accessory surface parking areas not in existence prior to August 10, 1981;
- c. Principal-use parking garages for long-term parking; and
- d. Motels.

SMC23.66.130

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

- a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;
- b. Theaters.

2. Accessory parking garages that serve preferred street-level uses on streets or malls, parks or alleys designed for pedestrian uses are also preferred.

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for 23.66.130:

- a. Any use occupying more than 50 percent of any block front;
- b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
- c. All other uses with gross floor area over 10,000 square feet;
- d. Professional services establishments or offices that occupy more than 20 percent of any block front; and
- e. Parking garages that are not accessory to preferred uses.

2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for [23.66.130](#) are subject to the following conditions:

- 1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;
- 2. Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.

E. The following uses are prohibited at street level in the area designated on Map B for [23.66.130](#):

- Wholesaling, storage and distribution uses;
- Vocational or fine arts schools;
- Research and development laboratories;
- Radio and television studios;
- Taxidermy shops;
- Appliance repair shops;
- Upholstery establishments; and
- Other similar uses.

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/CO/RH

6:0:0 Motion carried.

111517.26

City Club Building

112 1st Ave S Suite 110

Installation of new business signage in the sign band.

ARC Report: Mr. Kralios reported that ARC reviewed the drawings and color samples provided. They thought that the letter height complied with the regulations. ARC thought that the logo appeared in the renderings to be larger than the sign band and requested an alternative that fit within the signage band or dimensions of the signage band to verify that it will fit within the sign band. Pending that information, the ARC recommended approval. The sign as revised in this application is non-illuminated.

Staff Report: Because their first application for was a prohibited internally illuminated sign, I have included the reference to that rule in the code citations and I have added the specification to the motion.

Applicant Comment:

Responding to ARC request for clarification, Josh Olsen said that the sign will fit inside the sign band.

Ms. Nashem asked if he had revised drawings demonstrating that.

Mr. Olsen said no.

Ms. Nashem said she received email confirmation from the architect that the sign band is 18" which is the size of the logo shown on the plans.

Mr. Kralios confirmed the logo will be stud-mounted into the wood old penetrations will be patched after old sign is removed. He said the sign band location is the preferred location for signage and they are replacing what is there.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said the letter height and illumination meet the District Rules. He said that administrative review will confirm no logo overlap of sign band.

Mr. Olsen said they would put vinyl applied hours on one door.

Action: I move to recommend granting a Certificate of Approval for Installation of new business signage, non-illuminated letters and logo in the sign band with the condition that the logo component does not extend beyond the flat area bounded by the frame.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 15, 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.

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.

Pioneer Square Preservation District Rules

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)
7. Internally Lit Signs. Internally lit or backlit signs are prohibited. (8/93)

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

111517.3 PRELIMINARY PROJECT REVIEW

A briefing on 419 Occidental was withdrawn.

- 111517.31 123 3rd Ave S**
Briefing regarding demolition and new construction

Ms. Curran disclosed she knows the property owners but that she has no personal or business interest in this project.

Gabriel Grant, Spectrum, recapped the project. He noted a historic property report by BOLA which concluded the building is non-historic, non-contributing. He said a peer review of that report was done by Michael Sullivan, Artifacts; a letter is in file.

Report in DON file.

Ed Weinstein, Weinstein AU, provided context of the site, immediate adjacencies, and views. He said this building is in the shadow of Tashiro Kaplan. He said they will come back for approval of artwork on the require grill to screen gas meters. He went over materiality and said architectural concrete is proposed at the base. He said a steel marquis is proposed over the entry and they will weave bricks over ventilation vents. A running bond band masonry is proposed at cornice with steel channel coping.

He said windows are continuous steel frame; black metal covers demising wall. He said they propose charcoal gray, so the black is not too monolithic. He said there is a high level of harmony without trying to ape details of another time. He said there will be an interior courtyard within inserted lightwells on the north side. He said they are treating the proscription for convention for buildings in Pioneer Square: second or tertiary façade. He said a roof garden is proposed; landscape includes London Plane street trees with understory planting in the wells. He said the roof garden will use a small tray system with convention roof terrace plantings. He said plants in lightwells will provide privacy to units. He said lighting includes soffit down lighting, wall mounted down lighting, step lights, string lights.

Mr. Hester asked if a consistent window profile is used throughout.

Mr. Weinstein said yes, except for the storefronts.

Mr. Kralios asked if they will use a flat finish on the storefronts.

Mr. Weinstein said yes.

Mr. Hester asked about the storefront material.

Mr. Weinstein said it will be aluminum with black finish.

Ms. Nashem asked for clarification of window profile.

Mr. Weinstein said it is a quite square window and there is a section for operational sash. He provided a window sample. Responding to questions he said all windows will have V-value in upper to mid-20's. He said they will follow a proscriptive approach.

Michael Sullivan explained that the Brutalist building that stands now was the result of administrative overturn of the board vote. He said it is a departure from basic design elements of Pioneer Square. He said it doesn't add to the narrative and is an interruption

to a continuous narrative. He said demolition of this building is not a high cost to the district or neighborhood. He said what is being designed is respectful and in the same key as the existing neighborhood.

Mr. Kralios asked if they looked at plane change between spandrels. He said that most historic buildings have primary, secondary, tertiary differences in how brick is used.

Mr. Weinstein said it is a narrow site; they needed to maximize the floor plate to accommodate 320 units and efficiency of floor plate. He said they looked to the Weyerhaeuser building. He said the coping is about 1', similar to the coping on the Weyerhaeuser building.

Public Comment:

David Mosely supported the project and said it adds to the community. He said the building provides space for people who work in restaurants and the service industry to live in the neighborhood. He said that adds a dynamic to the project.

Karen True, Alliance for Pioneer Square, said the project is consistent with neighborhood plans for the last 25 years; it includes residential, especially for those working here.

Sheeka Argonaut, Path with Art, said they combine arts and social justice and serve adults healing from trauma. She said this will secure their position in Pioneer Square and said many of their students live here. She said this will become an art hub in the neighborhood. She said they are committed to the diversity of Pioneer Square.

Jill Davies, LIHI, noted the need for affordable housing at all levels; this will provide 80 units. She supported the project which will replace an eroded empty vacant lot and will increase activation and safety. She said it is well-designed and complements other buildings.

Mr. Kralios read letters of support from Boris Castellanos and Scott Pyree.

Board Discussion:

Mr. Hester supported the project and noted appreciation for the thoughtful and well-planned development. He said middle income residential base is important here and in Pioneer Square. He supported the bulk, mass, and scale as presented and said he was comfortable with the materials, fenestration. He noted the heartache of non-wood window but noted the challenge and limitations of strict energy code. He said the profile is of utmost importance and material is secondary. He said the profile does read as wood. He said it meets the energy code. He said that standard vinyl and other iterations are not approved. He said he had no objection aesthetically to what was proposed. He said the landscaping is in compliance with the district Rules. He said the lighting is complementary of the building and its features; there are no negatives. He said he understands the dimensional quality of the brick colors. He appreciated the detail of what was presented.

Mr. Kralios said the width of the window profile seems larger than what was presented.

Mr. Weinstein said the window is so large it makes the sash look diminutive; he can provide a scale drawing.

Mr. Kralios said that Pioneer Square buildings have primary, secondary and tertiary facades; what was presented is consistent with that material change. He said durable material is proposed and the back will have minimal visibility. He said the roof deck is high quality and a nice design. He said the storefront window and upper windows provide a consistent palette. He appreciated how the brick was handled as a unique material. He supported the design.

Mr. Rolluda concurred. He asked about the art wall on the roof.

Mr. Grant said the intent is to do something more permanent. He said they are looking at an art wall rotating collection from Path with Art students.

Mr. Rolluda asked about the coping detail.

Mr. Weinstein showed options explored. He said others were too fussy and they preferred the steel meeting the sky; he said it articulate the plane with woven brick.

Mr. Rolluda appreciated the rationale but suggested to bring it down another course of two.

Mr. Kralios asked about the brick detailing soldier course on 3rd Avenue elevation.

Mr. Weinstein said it is for venting of units; it is on the east and west elevations also. He said he can show that in large scale.

Mr. Kralios said to include a color elevation where they can see the gas meter detail.

Ms. Nashem said to provide profile drawings comparing vinyl windows to historic windows and provide warranty info showing the windows are high quality and durable.

Mr. Kralios said to provide a section through the window in larger scale.

111517.4 BOARD BUSINESS

111517.5 REPORT OF THE CHAIR: Dean Kralios, Chair

111517.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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