



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 171/17

MINUTES for Wednesday, May 17, 2017

Board Members

Mark Astor, Chair
Brendan Donckers
Ryan Hester
Caitlin Molenaar
Carol O'Donnell

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk
Dean Kralios, Vice Chair
Alex Rolluda

Chair Mark Astor called the meeting to order at 9:00 a.m.

- 051717.1 APPROVAL OF MINUTES:**
April 5, 2017
MM/SC/BD/RH 4:0:1 Minutes approved.

- April 19, 2017
MM/SC/BD/RH 4:0:1 Minutes approved.

051717.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

052417.21 Lowman and Hanford
616 1st Ave

Removal and replacement of storefront,
Remove awning and replace with steel and glass canopy,
Replace sidewalk café railing,
Paint and repair upper floor windows

ARC Report: ARC reviewed the plans, samples and photos provided. The applicant explained the existing storefront was installed in 1978, he explained that they are doing some seismic enhancements so they are decreasing the depth of the entry alcoves. ARC thought the proposed colors were compatible with the building and with the district, they thought that operable storefront was a change but still compatible and it helps to engage the street. They thought that the railing was similar to what was there and that they were avoiding penetrations into the prism glass panels as the railing would sit on top with an adhesive applied if needed. The railing would be attached at one location on each side into the sidewalk. The Board asked for clarification if the attachment for the canopy can be made in the mortar joint and a more detailed drawing showing the attachment; confirm if both the new louvers are outside air louvers; color of the proposed hardware; verify the storefront glass is clear glass, with no coating and no reflectivity; consider revisions to increase the symmetry of storefront including doors compatible with the symmetry of the rest of the building. ARC was generally supportive of the application pending the clarification and revisions requested.

Applicant Comment:

Chris Amonson explained the proposal to replace the entry and said they will match the doors on both sides; there will be a single door with a single light. He said that outdoor louvers will go in transoms just above the storefront. He said currently there is single pane glazing that was installed in 1976 or 1978. He went over material samples. He said there is an aluminum soffit above the doors; the louver will match that. He said the canopy color will be matte black.

Mr. Hester said the current storefront was installed in 1978; he noted the outside mullion aligned better with the upper portion of the building than what is proposed now. He said he thought it would reduce transparency and symmetry of the façade.

Mr. Amonson said they want to have as much opening as possible and the proposed option does that and allows a folding door. He went on to present the proposed sidewalk café layout and indicated attachment points (see drawing in DON file). The rail will attach to storefront mullions; construction adhesive will adhere to steel frame. He said there will be no attachment to prism glass or surface.

Mr. Hester noted that the only formal attachment is at the G location.

Mr. Amonson said it is a friction type of hold and there are lots of free-standing rails with just a base plate. He said that for the canopy installation, one brick will be interrupted; bricks around it will be removed and then put back in after attachment. He said there will be four tie-backs. He said they have stock of the brick following a recent tuckpointing so can replace in case of damage. He said that the canopy and attachments will be matte black, and the café stanchions and rails will be dark green.

Ms. Nashem explained that the storefront is non-original; it was changed out in 1978.

Mr. Astor asked if the railing placement is OK.

Ms. Nashem said it was as long as historic fabric is protected.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester asked if future signage is planned for the steel canopy.

Mr. Amonson said no.

Mr. Astor said concerns were raised about symmetry, attachment points for canopy, and railing impact on prisms.

Mr. Hester said the construction adhesive is pressure-washable and will be used in select location where it is coming down on concrete and not prism. He wondered if connection G to building is necessary.

Mr. Amonson said the connection is necessary because of the limited base attachments.

Mr. Astor cited 23.66.180 and noted the proposed materials are durable and the scale is compatible. He said the connection points are durable and the prism lights will be protected.

Mr. Hester reiterated his concern about the lack of symmetry with the storefront changes.

Mr. Astor asked why the fixed header was different from others.

Mr. Amonson said the rendering was not correct but directed him to the drawing on page 5, which he said was correct.

Mr. Hester said the canopy color and finish are appropriate and compatible with the building. He said he preferred the railing be more outboard of building but what is proposed is acceptable to protect the prisms.

Mr. Donckers and Ms. O'Donnell thought what was proposed is an improvement and were not bothered by asymmetry.

Action: I move to recommend granting a Certificate of Approval for Removal and replacement of storefront,
Remove awning and replace with steel and glass canopy,
Replace sidewalk café railing, with railing with the attachment points to avoid the glass prism panels.
Paint and repair upper floor windows

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 24, 2017 public

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

Code Citations:

SMC 23.66.030 Certificates of Approval required

23.66.180 Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

C. Awnings. Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

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.

- A. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- B. 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)
- C. Building Base. Buildings are allowed a base of approximately 18-24 inches. Base materials should be concrete, sandstone, or granite, and may be poured, cut to fit or unit-paved. The color relationship between the sidewalk and building must be considered. Brick or tile materials should not be used except when existing walks are of the same material.

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)

XVII. SIDEWALK TREATMENT

B. Sidewalk Prism Lights

The glass sidewalk prism lights are one of the unique elements in the District, and their retention is required. The Board maintains the right to require applicants for sidewalk repair to repair sidewalk prism light panels and individual prism lights that have deteriorated into a state of disrepair. (7/99)

XVIII. AREAWAYS

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)
2. Window darkening and/or reflective film in ground or upper floor windows on primary building facades is not permitted. (8/93, 7/99, 7/03)

E. AWNINGS AND CANOPIES

Awnings and canopies are structures attached to buildings above storefront windows and entrances to provide weather protection. Awnings are light-weight structures constructed of metal framing with fabric or vinyl covering. Canopies are heavier, more permanent structures constructed of rigid materials such as metal or metal framing with glass. (7/99) Those buildings wishing to use awnings or canopies shall adhere to the following requirements:

3. Canopies that are compatible in design, scale, materials, color, details, and method of attachment with the building and that do not display a false historical appearance are permitted. (7/03)

Secretary of Interior's Standards for Rehabilitation

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 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.

Preservation Brief 11 – [Rehabilitating Historic Storefront](#)

Preservation Brief 17 [Architectural Character](#)

ITS 48 and 49 [Storefronts](#)

MM/SC/RH/CO

5:0:0 Motion carried.

051717.22

Schwabacker – Merrill Place

411 First Ave S - Suite 103

Change of use from retail to eating and drinking
Installation of a sidewalk café

ARC Report: ARC reviewed the plans and samples provided. ARC thought that the materials and design was compatible with the building and that it enhanced the symmetry. They found that the attachments avoided the prisms and that penetrations in the sidewalk were repairable. ARC thought the furniture was compatible and durable. ARC recommended approval.

Staff Report: Change of use was not reviewed at ARC. The use is going from one preferred use to another. The attachments are avoiding the prisms panels. The sidewalk was a completely new installation in this area.

Applicant Comment:

Juan Zorilla explained the proposed installation of railing and sidewalk café. He said the change in use is from retail to eating/drink. He said it is a winery and they do tastings but there is no on-premise food preparation. He said they are keeping the lobby and exterior as is. He said the top rail for the sidewalk café has a slim, thin profile and will be attached to the sidewalk with HD screw. He said there will be no attachment to the prisms. He said it is easily removable. He said the paint is tenemic paint. He said the chairs are manganese and table base is bronze. He said the furniture will come in every night. He said the rail height is 42"; there is a minimal slope on sidewalk so the height will average out. He said the rail will push away from the building to lessen the slope change.

Mr. Donckers asked about egress / ingress.

Mr. Zorilla said it will be from the front.

Mr. Hester said the stanchions won't attach to building but will attach to concrete at the north and south ends with four bolts to sidewalk. He said the proposal complies with District Rules and SOI.

Mr. Donckers cited Rule 13 about impediments to pedestrian flow but said he supported the application.

Mr. Hester said circulation would be deferred to SDOT>

Public Comment: There was no public comment.

Board members had enough information to make a decision.

Action: I move to recommend granting a Certificate of Approval for Change of use from retail to eating and drinking for a 606 square foot street level space and Installation of a sidewalk café with railing with the attachment points to avoid the glass prism panels.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 24, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.130 Street level spaces

23.66.130 Street-level uses

A. 1. Uses at street level in the area designated on Map B for **23.66.130** require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

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;

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)

XVII. SIDEWALK TREATMENT

B. Sidewalk Prism Lights

The glass sidewalk prism lights are one of the unique elements in the District, and their retention is required. The Board maintains the right to require applicants for sidewalk repair to repair sidewalk prism light panels and individual prism lights that have deteriorated into a state of disrepair. (7/99)

Secretary of Interior's Standards for Rehabilitation

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

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

MM/SC/CO/RH 5:0:0 Motion carried.

051717.23

200 Occidental

Cherry Street Public House
210 Occidental Ave S

Installation of a fenceless sidewalk café

ARC Report: Mr. Hester reported that ARC reviewed the drawing and information provided. ARC thought that the furniture was durable and compatible with the building. The business owner noted that they noticed that the brighter furniture from the park really popped. ARC said if he wanted to change to a colored furniture they could bring an alternative to the full Board meeting.

Applicant Comment:

Mike DiMarco explained the proposal to put in fenceless café; he said there will be 12 tables and 24 chairs.

Staff Report: Ms. Nashem explained that this is the first application for the new fenceless sidewalk café option which allows sidewalk cafés to have markers rather than a railing. She said she has worked with SDOT to find an adhesive that is durable but less likely to damage the brick. The brick is new and replaceable in this area.

Mr. Donckers noted chairs were out as part of the Upstream Music event and asked if he has had any comments from patrons.

Owner Ali Ghamberi said there has been no problem.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said the furniture is lightweight and will be brought in each night. He said it is unfortunate the marker has to be adhered but noted it is a pilot program.

Ms. O'Donnell agreed.

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

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 24, 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)

MM/SC/RH/CM 5:0:0 Motion carried.

051717.24

Squire Building

On the Field

901B Occidental Ave S

Installation of new sign copy for Apple Watch on the south façade wall sign

ARC Report: Mr. Hester reported that ARC reviewed the drawings provided. ARC thought that the sign was similar to previous signs. The frame will remain and only the copy replaced. The applicant said that the watch will be for sale on premises. ARC recommended approval.

Staff Report: Ms. Nashem said that this is a legal non-conforming sign which means that it was established in court that an on-premise sign can remain because it had been in

use before the code prohibiting this size of sign was adopted but the size of the sign cannot change and the location of the sign cannot change. It is required to be an on-premise sign. I am asking the Board to not make a determination if they think the sign is an on-premise sign but to evaluate the sign based on the other criteria in our District Rules and the SMC23.66.160. The sign will still be required to comply with the on-premise sign permit through DPD and other city laws.

Applicant:

Leslie Sharp said the Apple watch will be sold in the store and online.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy for Apple Watch on the south façade wall sign. This consideration does not include any determination by the Board that the sign qualifies as an on-premise sign.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 24, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.180 Signs

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and appreciated. Sign proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

Secretary of Interior's Standards for Rehabilitation 9 and 10

MM/SC/RH/CO 5:0:0 Motion carried.

051717.25

Grand Central

E Smith Mercantile

208 1st Ave S

ARC Report: Mr. Hester reported that ARC reviewed the plans for the sidewalk café on the alley. ARC thought that the planters and proposed plantings created a wall and blocked the visibility of the building; they thought that the intention of the fenceless café was to make it more open to the public rights of way where the applicant really wanted more privacy. They thought that walls are not permitted on sidewalk cafes and that

railings were limited to 42 inches so they thought the planters should be comparable. ARC suggested that they consider removing the planters parallel to the building, using smaller planter and/or smaller plantings. The Board discussed that while the wall of the enclosure provided a barrier the applicant wanted to cover up the unattractive condition there. ARC thought the signage complied with the regulations. They thought that the rule that applied to businesses on the corner being allowed a blade sign on each façade that the rule should extend to the business that have access on each side.

Staff Report: This area still has original sandstone or granite cobble. If they end up doing a railing they would need to be free standing posts. I have not been able to confirm with SDOT but I assume that being this is still technically an alley they would also want anything to be easily removable.

Applicant Comment:

Jessie Pool explained they will remove the books from the awning and add a blade sign to match the one on 1st Avenue. She said they will use the logo for the back entrance and 16" x 20" sign, "The Heritage Room".

Mr. Astor noted the sign would be attached into the mortar only.

Ms. Pool said that per ARC request they lowered the plantings but kept them taller on the Greenhouse side. She said they want to discourage people from wandering in and to create a more intimate setting for their customers. She said the furniture inside is galvanized so the proposed tubs match their branding. The pots are drilled for draining and will be well-kept. She said the water drains into the drain and the area is swept every evening.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester asked if they considered a bronze finish to the planters.

Ms. Poole said that everything else is galvanized and to do any kind of finish would be cost prohibitive.

Mr. Donckers said that over time the planters will weather and they can have vines grown over the sides to mask a bit.

Mr. Hester said the marker will attach to mortar, not the stone. He said safety and compliance will be left to SDOT.

Mr. Astor said the galvanized is out place but if looking at them as furniture the board has more latitude. He said the planters won't damage the cobbles so it is a compromise.

Ms. O'Donnell said plantings can really soften the look.

Mr. Astor said to keep the plantings low but tall along Greenhouse said it OK.

Action: I move to recommend granting a Certificate of Approval for Installation of fenceless sidewalk café with planters (*state how revised*) on the alley.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 24, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.160 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.

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. 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)

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)

XIII. SIDEWALK CAFES

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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

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff report: There are historic cobbles in this location. The glue is a little unknow as to how much it is going to stick. I have worked with SDOT to find a

glue that has a little less stick-um, but the business owner will have to replace the plaques if they come loose.

MM/SC/BD/RH 5:0:0 Motion carried.

051717.26

Scheuerman Building

Cherry Street Coffee House
700 1st Ave

Installation of tile at entries, replace doors, built in counter in window, light fixtures in windows and replace glass with insulated glass

ARC Report: Mr. Hester reported that ARC reviewed the plans, renderings and samples provided. ARC thought that the changes were compatible with the building. They thought that the tile in the entries was inspired by existing tile but did not replicate it making it differentiated from the historic tile. They appreciated that all entries would be done. The applicant explained that based on old photos they did not think that any of the doors were or storefronts were original. They thought it was appropriate to match all doors. ARC asked for clarification of the paint color for the doors and following discussion the ARC supported then all being painted the existing orange color. They thought that if the glass was clear that the replacement was appropriate and that it would be an improvement to have the painted glass clear. ARC recommended approval.

Staff Report: Ms. Nashem said the storefronts have been revised over the years although some of the revisions such as adding the storefronts on the Cherry Street side happened pretty early however these may have also been altered over time.

Applicant Comment:

Shane Staley explained the proposal to paint a door to match others on the building; it is gray now and it will be painted orange to match the others. He said they will add drink ledges around the interior of windows. He said that they will add window louvers. He said when the building was first built the corner was interior space; the corner mullions on glass storefront are not original. He said that some windows are painted. He said that they will replace glazing with double-paned glass; the double pane glass is thicker so they will adjust the stop on the interior so the exterior is untouched. He said they will shift a panel and relocate a vent.

Ali Ghamberi said they are replacing louvers in-kind.

Mr. Staley said the vent will shift over one panel. He said the hardware will be a satin brass finish. He said they will replace all tile in the alcoves in front of doors. He said the existing tile is 2" x 2" brown and in bad shape. The historic "Scheuerman" tile will remain. He said the window ledges will be walnut. He said the cabinet in the northwest corner will have a marble top; it will be flush out with the sill of the window. He said they will replace all doors; outswing doors will have brass panic hardware. He provided sample of new glazing.

Mr. Astor noted that the historic “Scheuerman” tile will remain and the other, more contemporary, tile will be replaced.

Mr. Staley said he found a pattern inside the space that resembles what they are shooting for. He said inside they will do a tile rug.

Mr. Hester appreciated the investment into the storefront and business space and the transparency of their process. He said it will be beautiful and in compliance with District Rules and SOI.

Ms. O’Donnell agreed. She said approaching the district from the north, it is the first building you see.

Mr. Astor appreciated the quality improvements and durability.

Ms. Nashem said the Special Tax program will be of interest to the applicant.

Action: I move to recommend granting a Certificate of Approval for Installation of tile at entries, replace doors with the new doors being painted orange, built in counter in window, light fixtures in windows and replace glass with insulated glass.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 24, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.180 Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

- A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.
- B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

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.

B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.

C. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)

D. 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)

E. Building Base. Buildings are allowed a base of approximately 18-24 inches. Base materials should be concrete, sandstone, or granite, and may be poured, cut to fit or unit-paved. The color relationship between the sidewalk and building must be considered. Brick or tile materials should not be used except when existing walks are of the same material.

Secretary of Interior's Standards for Rehabilitation

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 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.

Preservation Brief 11 – [Rehabilitating Historic Storefront](#)

Preservation Brief 17 [Architectural Character](#)

ITS 48 and 49 [Storefronts](#)

MM/SC/RH/BD 5:0:0 Motion carried.

051717.27

Corgiat Building

RPM

240 2nd Ave S suite 102

Installation of signage and paint storefront

ARC Report: ARC reviewed the signage drawings and paint color. The applicant noted the building owner said that if he wanted to paint his storefront that he also had to paint the other storefront and get that businesses approval. ARC thought that painting both was a good idea and that the color was compatible with other colors on the building and with District. ARC recommended approval of painting. ARC thought that the signage package was over proliferation of signage. That the message was lost and the message was repetitive. They noted that amount of signage had an effect on transparency. They noted that it was not consistent with other signs in the District in that it was more signage and large in proportion to the windows and the amount of storefront and they had required other to reduce their amount and size of signage. ARC made it clear that they were comparing signage in the district and not comparing business and that they don't make decision based on the business. The applicant said that he thought that signage was a vintage style and that it was like a New York Pizza place. ARC thought the applicant could reduce repetition without losing the content. They also thought they could reduce the size of letter as it is noted to be at 10 inches which is the maximum letter height. ARC also noted that the one image in the transom window didn't seem to be helpful to the signage package. ARC recommended the applicant come back with a revised reduced signage package. ARC thought the color of the signs was appropriate.

Staff Report: ARC made references to language in the code. Direct references to language and the code or rule should be repeated if the sign is not revised the Board intends to deny the signage. I have included several drafst one for approval if the signage is revised, one for approval of the painting if you chose to make a separate motion and one for denial. For the denial if the Board in its discussion refers to any code or rule language that I didn't include be sure to include that in your motion.

Note that the Good Bar on the corner has a sign band at the bottom of the window and that this is a common signage pattern in the District. This would be equivalent to the Red band proposed.

Applicant Comment:

Ward Van Allen provided a revised drawing package.

Mr. Astor appreciated the color sample and reduced signage package. He said it was in conformance with District Rules and Codes.

Mr. Hester asked if the sign is interior mounted vinyl.

Mr. Van Allen said it will be hand painted which will look better.

Mr. Donckers disclosed he had represented Mr. Van Allen in an unrelated issue and had no involvement with this project.

Mr. Van Allen said he wants the signage to be viewable from different angles; the windows provided the highest visibility. He said the previously proposed sign in upper window provided better visibility from the street.

Mr. Astor said that he had no problem with adding the upper sign back in because others had been removed and the reason for having it is well-founded. He appreciating the applicant reducing the number of signs.

Mr. Van Allen said he works closely with local artists and will sell local new vinyl only. He said they will do shows at the Piranha shop. He noted Pioneer Square's musical history.

Mr. Hester appreciated the color and branding and said it was an attractive sign package.

Action: I move to recommend granting a Certificate of Approval for installation of signage as amended to include sign at tope left window as previously presented at ARC and for painting both storefronts Chain Reaction (grey).

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 24, 2017 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.160 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.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

D. 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

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

MM/SC/BD/RH 5:0:0 Motion carried.

051717.3 PRELIMINARY PROJECT REVIEW

051717.4 BOARD BUSINESS

051717.41 Work Session (time permitting)– review rules including signage

The Board had reviewed sample guidelines from other district in regard to signage. They appreciated the visual of sign types and definitions in the examples and would like to add definition and photos to their District Rules, especially of prohibited internally lit/backlit signs.

051717.5 **REPORT OF THE CHAIR:** Mark Astor, Chair

051717.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227