



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 209/19

MINUTES for Wednesday June 26, 2019

Board Members

Lynda Collie
Kianoush Curran
Alise Kuwahara Day
Carol O'Donnell
Audrey Hoyt
Emma McIntosh
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Brendan Donckers
Alex Rolluda

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

062619.1 APPROVAL OF MINUTES:

April 17, 2019

MM/SC/KC/EM

3:0:3 Minutes approved. Mmes. Kuwahara Day, Hoyt, and Salcedo abstained.

062619.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

062619.21 Pioneer Building

106 James St
Medzo Gelato

Installation of two exterior mounted heat pumps on the alley facade

Peter Crelley provided additional drawings. He said the heat pumps will be mounted into mortar and not brick and will be secured to the wall on the alley side above two protruding caged areas. He said the refrigerant piping can only run so far.

ARC report: Ms. Kuwahara Day reported that ARC reviewed the plans and photos provided. ARC understood the constraints as to why the mechanical equipment could not go to the roof. They thought that the mounting was appropriate in the mortar joints and that penetrations for the conduit were through wood at existing filled openings, so no historic material is being affected. ARC noted there are already intrusions in the alley and the units are placed above these intrusions. ARC recommended approval.

Public Comment: There was no public comment.

Board Discussion:

Ms. O'Donnell said the application was straightforward and ARC recommended approval.

Action: I move to recommend granting a Certificate of Approval for Installation of two exterior mounted heat pumps on the alley façade as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *June 19, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

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)

Secretary of Interior's Standards

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

062619.23

Provident Building

Dainese
570 1st Ave

Installation of signage

Staci Royer provided an update to page two.

Mark Aster said the light fixture specs are on page 8 and said installation will be onto wood. He said the only lighting is above the sign; the sign itself will not be electrified.

ARC report: Ms. Kuwahara Day reported that ARC reviewed the plans provided. ARC thought that the signs complied with the regulations for letter height, and size and attachments. They thought the signs were of quality design and were minimal. The blade sign was made to be internally lit but being that is prohibited in the District Rules they will not turn on the lighting. The applicant may want to add open hours sign but doesn't have that proposed now.

Ms. Nashem said the Board may want to consider including approval of office hours to be added with staff review.

Public Comment: There was no public comment.

Ms. O'Donnell said what was proposed was attractive, sign package was minimal, lighting appropriate and subdued.

Ms. McIntosh concurred.

Ms. Kuwahara said it was straightforward.

Action: I move to recommend granting a Certificate of Approval for Installation of signage including a sign band with external lighting, plaque and blade sign for which the internal lighting will not be turned on. And includes posting of hours to be reviewed by staff.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *June 19, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 signs

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in [Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

1. Signs Attached or Applied to Structures.

- a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
- b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;

- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
- d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
- e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;
- 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.

2. Wall signs painted on or affixed to a building shall not exceed ten percent of the total area of the façade or 240 square feet, whichever is less. Area of original building finish visible within the exterior dimensions of the sign (e.g., unpainted brick) shall not be considered when computing the sign's area.

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)

C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160) but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)
2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied and shall not be neon. (12/94)
3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If a business chooses awnings for its projecting element, it may not also have a blade sign, flag, or banner, and no additional signage may be hung below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)
4. Blade signs (signs hanging perpendicular to the building). Blade signs shall be installed below the intermediate cornice or second floor of the building, and in such a manner that they do not hide, damage, or obscure the architectural elements of the building. Typically, non-illuminated blade signs will be limited to eight (8) square feet. (12/94)

7. Internally Lit Signs. Internally lit or backlit signs are prohibited. (8/93)
8. Wall Signs. The Board recommends that wall signs be painted on a wood or metal backing and attached in such a manner that the building surface is not damaged. Colors and graphics of wall signs shall be compatible with the character of the District, and letter sizes shall be appropriately scaled to fit the overall design and dimensions of the sign. (7/99, 7/03)

Secretary of Interior's Standards

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

062619.24

Terry Denny Building

107 1st Ave S
Jujubeet

Installation of a sidewalk café with railing

Bianca Szyperski explained they revised the width of the fence to align with the neighboring sidewalk café. She said the fence is not necessary but that she likes the look. She said there are a lot of neighborhood tours and the fence will help to create some division between customers and tours. She said the look is similar to what the neighbors have and will be unifying. She provided photos of the commercial grade tables and chairs and said they will be powder coated grey.

Ms. O'Donnell said ARC asked the rail height.

Ms. Szyperski said it is 36" tall.

Ms. O'Donnell said it is within allowable limit.

ARC report: Ms. Kuwahara Day reported that ARC reviewed the plan for the sidewalk café. The applicant explained that even though they are not required to install a railing that they want to provide their customers a separate space from the tours that go by. They wanted to use the same design as the neighboring sidewalk café. Ms. Day noticed that the drawing shows the sidewalk café recessed back from the other existing café and wondered if there was a reason; it appeared to be

sufficient pedestrian clear path of travel. The applicant was going to check. ARC also requested that the drawing include the seating. ARC thought that the sidewalk cafe was compatible and complied with regulations. ARC recommended approval.

Mr. Donckers arrived at 9:18 am.

Ms. Curran asked about number of tables.

Ms. Szyperski said they can fit two tables on each side, each with two chairs.

Staff report: Ms. Nashem said the areaway is a substantially intact and notable areaway. The penetrations are estimated to be 3 and 3/4 inch. Typically, the sidewalk concrete is 4 inches, so it is not expected to penetrate into the areaway roof.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Installation of a sidewalk café with railing

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *June 19, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

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

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/AH/FS 6:0:1 Motion carried. Mr. Donckers abstained.

062619.25

255 S King St

Crown Castle Fiber LLC

Alterations to the building to cover an installation of a small cell wireless communication facility

Inesa Paulikas proposed installation of a small cell network to improve service. She said eight 24" tall antennas, two on each corner are proposed and will be covered with a panel to match existing color palette. She said the visual impact is mitigated by the panels matching the color of the existing panels. She said the building is still under construction and she provided renderings of what it will look like; elevations from various angles were provided. She said it is a small cell network and not a tower and will provide enhanced connectivity for all users. She said the antennas will be completely concealed.

Ms. Kuwahara Day asked if this is the same building material.

Ms. Paulikas said no it is special, they must be able to transmit through the material but it will be the same color.

Mr. Donckers asked if all service providers will be able to use the equipment.

Tom Johnson, construction manager, said the host is neutral and is open to each of the carriers.

Staff report: Ms. Nashem said this proposal would change the appearance of the building and she was not sure if the antennas would be visible if they were inside the garage without panels or if there is another reason that they prefer to have the panels added. Stadium Place has antennas inside the garage and did not require review as they are not visible. The Guidelines for the North Lot prohibit antennas on the exterior of the building.

Public Comment: There was no public comment.

Ms. O'Donnell went over District Rules and said what was presented meets the requirement; it is unobtrusive and not visible.

Ms. Curran concurred.

Mr. Donckers said what is unique is that the building is new construction and the material makes it amenable to a match. He said it wouldn't be possible in a masonry building.

Mmes. O'Donnell and McIntosh concurred.

Action: I move to recommend granting a Certificate of Approval for alterations to the building to install panels over a small cell wireless communication facility

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *June 26, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

Design Guidelines for New Construction on the North Lot in Pioneer Square
IV. NEW CONSTRUCTION DESIGN

F. Non-Street Wall Elevations. The quality of design and materials should be maintained on all sides of the buildings, as they will be seen from the street and neighboring buildings. Non-street walls can reflect the context in which they exist but should continue to be compatible with the street facades. Service and utility functions should not be concentrated on the south side of the buildings such that they visually overwhelm the quality of design.

VII. ROOFTOPS AND MECHANICAL ELEMENTS

A. Integrated Design. Mechanical and telecommunications equipment should be integrated into the design of the rooftop.

C. Telecommunications equipment. Telecommunications equipment must be unobtrusive. It is prohibited from the façade of any building.

IX. PARKING AREA

A. Screening. All facades surrounding the parking structure should be attractive and compatible with surrounding buildings. Cars should be screened from view from the street and from neighboring buildings. The parking structure should be designed so that neighboring buildings are not adversely affected by car headlights.

Secretary of Interior's Standards

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/AKD/AH 7:0:0 Motion carried.

062619.26 **505 1st Ave S Suite 100**
Armoire

Installation of signage

Melissa Lehman explained the clothing rental start-up business. She proposed two signs: white vinyl on exterior windows, and two sandwich boards. She provided mockups. She said they have quire a few windows and elected small vinyl signage on seven of them; just name and branding.

Ms. O'Donnell said the letters are less than 10".

Ms. Lehman said one is 7"; on door, letters are 4". She said they have two 24" x 32" sandwich boards and will use only one at a time.

Mr. Donckers asked if signage will be used on the 1st Avenue side.

Ms. Lehman said they occupy the entire south end of the building; all signage will be on 1st Avenue.

Mr. Donckers asked if this is all the signage they plan.

Ms. Lehman said they may come back for one more temporary window sign.

Mr. Donckers said a complete sign package is preferred without piecemeal additions.

Ms. Nashem said that temporary signs are allowed for 14 days a couple times a year.

Ms. O'Donnell said they should back if hours are proposed.

Ms. Lehman said they are a small boutique and they are still adjusting their hours.

Mr. Donckers said it is helpful to provide a sense to the board what is planned to avoid piecemeal approach; the record will reflect the discussion.

Ms. Nashem said to include in motion to come back for temporary or seasonal signage; hours can be included here.

Ms. O'Donnell said the proposal is simple and attractive and meets the requirements. She noted it was minimalist.

Ms. McIntosh said transparency is preserved.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Installation of signage including, lettering in the windows and an A Board, with one A-Board being used at a time; hours sign will be administratively approved; seasonal signage to come back to board.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *June 26, 2019* 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;

g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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

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. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name

F. SANDWICH BOARD SIGNS (A-frame signs) shall follow adopted Pioneer Square sandwich board signs regulations:

Sandwich board signs shall be located directly in front of the business frontage either next to the building face or at the street side of the sidewalk by news

stands, street lights or other amenities. Signs shall not impair pedestrian flow. (12/94)

Sandwich board signs shall be limited to one per address.

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

Sandwich board signs shall:

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

MM/SC/BD/KJ 7:0:0 Motion carried.

Ms. O'Donnell said she was delighted the space is being used.

062619.27

Frye Garage

115 Third Ave S

Installation of a mural

Jill Davies, LiHi, said the Frye Garage was built in 1929 and fronts on 3rd Avenue. She proposed making the alley more welcoming and noted the dumpsters were moved to the basement.

Paul Kuniholm, artist, explained the idea of painting a mural on the back of the garage where it is mostly plywood over the old windows. He said a small sliver of the building in the middle will be painted; there will be no fasteners. He proposed painting a black and white tile pattern with a pangolin on top of the tile. He said the mural will be 9' wide.

Ms. Kuwahara Day recused herself.

Mr. Cunniholm said the tile pattern will be all hand painted with brush.

Ms. Nashem asked if he will touch up graffiti.

Mr. Cunniholm said he will.

Ms. O'Donnell appreciated the activation and said the mural will add interest and make it more welcoming. She said the colors are muted and is not faux historic.

Ms. Hoyt said the painting is over existing plywood and is a good improvement.

Ms. Curran asked if there will be any explanation of the work posted.

Mr. Cunniholm said it will.

Public Comment: there was no public comment.

Ms. O'Donnell went over District Rules.

Ms. McIntosh said that if text information should go through staff for approval.

Staff report: The building is already painted. The artist intends to maintain the mural once painted.

Action: I move to recommend granting a Certificate of Approval for Installation of a painted mural per the plans provided.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *June 26, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

Secretary of Interior's Standards

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/KC/FS 6:0:1 Motion carried. Ms. Kuwahara Day recused herself.

062619.28

Schwabacker Building

Café Paloma
93 Yesler Way

Installation of a sidewalk café

Sedat Uysal said the sidewalk café has been there for 20 years; the angle of Yesler is steep and a platform is needed to level and stabilize the dining experience. He said they will re-use the existing areas and railings but will add nice wood decking with slate on top counter with copper strip.

Ms. Kuwahara Day asked if the permanent rail is used for part.

Mr. Uysal said it is and noted the corner will not attach to the building.

Ms. Kuwahara Day asked if the planned layout is tables or a bar.

Mr. Uysal said they will combine the railing, use stools at the bar, and have 12 seats as they do now.

Staff report: Ms. Nashem said that SDOT will only allow a platform if the sidewalk slope is greater than 6%. This proposal has the platform attached to the building. She had previously let the applicant know that they needed to be careful of the intact notable areaway and wasn't sure if this attachment method was in response to that information. She said she advised that attaching to the building would also be a concern. Attachment with bolts no longer than 4 inches would be preferred. Construction drawings are minimal in this application and the applicant is to bring material samples to the meeting. The applicant already has a sidewalk café and is proposing to reuse the existing approved railing post in the new design. He is anxious to get this platform installed for summer although the application was submitted just recently, however if more information is needed to understand the platform then the application will need to be tabled. If there are minor details such as attachment to the sidewalk instead of the building, board might approve it with follow up final approval by staff.

Ms. O'Donnell asked if it will be attached to the building.

Mr. Uysal said it could be done either way. He said the old sidewalk curb sticks out from the building and he thought he would attach to that; it wouldn't be visible.

Ms. Curran said that is a better option.

Ms. Kuwahara Day asked where attachment on the far side of platform would be.

Mr. Uysal said inside L-brackets could stabilize it.

Ms. O'Donnell preferred attachment to concrete curb and noted it is not historic material. She said what was proposed appears to meet the requirement for 6% grade change.

Ms. Nashem noted the proposal is for fascia boards around the outside of the platform to prevent debris from collecting.

Mr. Donckers asked if it will be seasonal.

Mr. Uysal said it is permanent.

Ms. O'Donnell said the materials are attractive and recommended approval. She said if there is need to penetrate the sidewalks, bolts will be no longer than 3 ½".

Ms. Kuwahara Day noted panels will sit on frame at concrete curb and that bolts may be needed.

Public Comment: There was no public comment.

Board Discussion:

Ms. O'Donnell said it is attractive and meets the requirements. She said it is a nice addition.

Mr. Donckers concurred.

Action: I move to recommend granting a Certificate of Approval for Installation of a sidewalk café with a platform with the platform not attached to the building; any penetrations to sidewalks will not exceed 3 ¾".

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 26, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

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

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

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/AH/KC 7:0:0 Motion carried.

062619.3 PRELIMINARY DESIGN BRIEFINGS

062619.31 Wayfinding

Aditi Kambuj, SDOT, presented via PowerPoint (full report in DON file). Following are board and public questions and comments.

Mr. Donckers left at 10:30 am.

Ms. O'Donnell asked for the presentation electronically. She said she was not in favor of 2-sign option as there are too many already. She said if they think a second sign is important, to have one sign that does both.

Ms. Hoyt asked what information is on a through-building sign.

Ms. Kambuj said the layout of the building with map that shows way through.

Ms. Hoyt appreciated the turquoise/teal color, and thought it was compatible.

Ms. O'Donnell concurred.

Ms. Hoyt said the universal iconography is good and replacement of text with iconography is good.

Ms. Kambuj said they are generating a bank of internationally understood icons. She said they are doing a phased governance approach.

Ms. O'Donnell appreciated the inclusion of historic content. She asked how it will be updated and noted now busses are all over and when Alaskan Way is done, it will be different.

Ms. Kambuj said this is a pilot that will help them understand maintenance issues. If it is not open in two years, it will not be on the map. She said the sign is an aluminum product that will need a foundation and the crew will need ability to access it using standard equipment.

Ms. Curran asked about lighting.

Ms. Kambuj said the signs will rely on ambient lighting.

Ms. O'Donnell said that in Pioneer Square internally lit signs are prohibited.

Ms. Kuwahara Day asked if they tested the palette at night.

Ms. Kambuj said they have. She said the dark base was recommendation for accessibility group. Responding to questions she said that there has to be a wayfinding element in some way to serve as a landmark.

Ms. Hoyt said the sign is simplified without business name listing and a person could see that on Google Map so it is not necessary. She said she thinks listing parks, transportation and other public features is appropriate.

Ms. Kuwahara Day wanted to test it.

Ms. O'Donnell said she had reservations about private business in way finding signage.

Ms. Hoyt preferred historic landmarks over a business.

Ms. Nashem said in the past wayfinding signage, decorative round poles were used, and later utilitarian poles were proposed. She asked for thoughts on type of pole proposed.

Ms. Kuwahara Day said it should be permanent, high quality, and represent value placed on people walking.

Ms. Nashem asked about blank spaces.

Ms. Kambuj said they are for future tenants and they will review.

Ms. Kuwahara Day said she wasn't sure decorative side panels are necessary.

Ms. McIntosh agreed and said the side element used to pop more. She said the archway patterning is beautiful but that she didn't necessarily associate it with Pioneer Square language.

Ms. Kambuj said they want to have a few options and have the ability to change as needed.

Ms. Nashem said that bike racks designed for Pioneer Square have that pattern and it was inspired by historic railing such as the railing on the Yesler bridge.

Ms. Hoyt liked the idea of having visual cues but was concerned about overload of content.

Ms. O'Donnell preferred simpler and more streamline design so it won't feel like proliferation.

Ms. Curran asked for a rendering.

Ms. Kambuj noted historic photos could be put on side panels. She went over proposed schedule and said they next step is to submit the application.

062619.4 BOARD BUSINESS

062619.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

062619.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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