



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 44/17

MINUTES for Wednesday, February 15, 2017

Board Members

Mark Astor, Chair
Ryan Hester
Dean Kralios, Vice Chair
Carol O'Donnell

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk
Caitlin Molenaar
Alex Rolluda

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

021517.1 APPROVAL OF MINUTES:

January 18, 2017

MM/SC/DK/CO 4:0:0 Minutes approved.

February 1, 2017

MM/SC/DK/RH 3:0:1 Minutes approved as amended. Ms. O'Donnell abstained.

021517.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

The following item was reviewed out of agenda order.

021517.27 The Florentine

532 1st Ave S

Installation of signage

Ms. O'Donnell recused herself.

ARC Report: Mr. Kralios reported that ARC reviewed the plans and photos provided and thought that the blade sign and white vinyl lettering window signs complied with the regulations for letter height. The window lettering provided transparency. The blade sign used existing brackets, complied with the square footage limits and was consistent with other signs on the building. ARC recommended an expedited review for the signs.

Mr. Astor said that the application qualified for expedited review – it is simple to review the plans provided and compliant with all the rules so a presentation is not needed.

Action: I move to recommend granting a Certificate of Approval for Installation of a blade sign and windows signage 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 February 15, 2016 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

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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

A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93)
Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

Sign Materials: Wood or wood products are the preferred materials for rigid hanging and projecting (blade) signs and individual signage letters applied to building facades. (7/99)

C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)
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)

MM/SC/RH/DK 3:0:1 Motion carried. Ms. O'Donnell abstained.

021517.21

Hawk Tower
255 S King St

Change of use from restaurant to office for a 1056 square foot space
ARC Report: Change of use not reviewed at ARC

Ms. Nashem explained that the space is interior to the building with no street facing access. This is a building on the North Lot which has separate development code in 23.49.180 and additional guidelines.

Applicant Comment:

Jen Caudel explained that 7200 square feet will house a future restaurant; 1056 of that space will be taken for office to support the conference facilities.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, supported the proposal; he noted that retail at street level is preferred but this is non-street facing space.

Mr. Hester said street level retail is preferred but that the space is interior of this building's first floor.

Mr. Kralios agreed with Mr. Hester and specified that it is not street facing.

Ms. O'Donnell agreed.

Action: I move to recommend granting a change of use from restaurant to office for a 1056 square foot space

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 15, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.49.180

D. Location of uses. If the applicant uses the height provisions of subsection 23.49.180.B to gain additional height above the otherwise applicable height limit, uses on the lot with a development using these height provisions are to be located on the lot as follows:

1. Commercial uses. Commercial uses are to be concentrated in the area with the most direct access to regional transit and where commercial development can buffer residential uses from rail operations at King Street Station.
2. Residential uses. Residential uses are to be concentrated close to existing housing on adjacent blocks and to contribute to a corridor of housing and amenities along Occidental Ave. S.
3. Street-level uses. Street-level uses are to be provided along street frontages and the edges of open areas aligned with adjacent street right-of-way.

MM/SC/DK/RH 4:0:0 Motion carried.

021517.22

Squire Building

On the Field

901 B Occidental Ave S

New sign copy, iPhone 7 on the south façade

ARC Report: Mr. Kralios reported ARC thought that the sign copy was like other sign copy and that the attachment method had not changed. ARC recommended approval.

Applicant Comment:

Leslie Sharp explained the change is copy only and there will be no impact to attachment frame. She said that all products are available onsite and the copy will be up 30 – 60 days.

Ms. Nashem reported 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. The Board will not make a determination if they think the sign is an on-premise sign but will 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 SDCl and other city laws.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy for I Phone 7 on the south façade. 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 February 15, 2016 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

Pioneer Square Preservation District Rules

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MM/SC/CO/DK 4:0:0 Motion carried.

021517.23

Occidental Park

Removal of informational signage and replacing pavers

ARC Report: Mr. Kralios reported that the applicant did not attend and the ARC did not review the application.

Applicant Comment:

Erica Bush, DSA, explained that the signs they propose to remove are out of date. They propose to remove the signs and have pavers put in for better use of the south end of the park; it will allow for open flow and better sight lines.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, supported removal of the signs.

Staff report: Ms. Nashem reported that the information panels are not historic material and the pavers are not historic material as they were all replaced in 2005-6. The information on the boards is provided by the Trail to Treasure displays throughout Pioneer Square.

Ms. Bush said that there are five signs to remove.

Mr. Hester asked about the pavers that will be used.

Ms. Bush said that some are concrete and some are brick; DOPAR has a stockpile of them.

Mr. Kralios asked if the paver material will match as there appear to be different ones in some of the existing conditions photos.

Ms. Bush said it will; they will draw from stockpiled supply.

Mr. Aster noted the stockpiled supply of pavers and said that they will match and it will be an improvement to the space.

Action: I move to recommend granting a Certificate of Approval for Removal of informational signage and replacing pavers to match the existing pavers.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 15, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

MM/SC/RH/DK 4:0:0 Motion carried.

021517.24

Western Dry Goods (Heritage)

111 S Jackson

Modify four storefronts on the north and west façade; Paint storefronts; Alterations to filled loading dock south façade; Door replacement and new stair on south façade
Install Duct and louver on the south façade; and Rooftop mechanical

ARC Report: Mr. Kralios reported that ARC reviewed the drawing, photos and samples provided. ARC thought that that the paint color was appropriate, that the new stair and door on the south façade were compatible as well as the mechanical, louver and duct. As the applicant explained that the interior space was full and couldn't be routed interior without disturbing the space of other tenants. The attachment of the duct is in the mortar joints and the duct and louver use existing penetrations in the walls. ARC thought these items complied with the rules, code and SOI's. Except that ARC wanted to have existing conditions photos. ARC discussed that although the storefronts are already replacement storefronts, they were unsure of the compatibility of replacing and adding doors that were aluminum within the remaining wood storefront. The ARC members thought that even if painted the same color, the difference in materials would be evident. The wood has chamfered edges and the aluminum would have square. ARC asked for more information showing the appearance of the two materials including a photo of the metal against the wood.

Staff report: Ms. Nashem explained that ARC did note that they would consider compatibility of the proposed doors regardless of if the proposed is an improvement over what exists. The history of applications in the file reflects the following: It appears that the storefronts were replaced in 1982 with doors like the wood ones that remain on 1st Ave. She was not able to locate minutes from this review. Then in 1995 there an was application to install the glass doors at one entrance. There was not any discussion in the minutes about compatibility. In 1996 there was another application to change another set of doors to full glass and it is reflected in the minutes that some members didn't think the style of glass doors was compatible with the historic building however the proposal still passed. ARC members recalled a similar application at the Westland Building where one tenant wanted a full glass and metal door in a replacement wood storefront. In this case the Board thought that the door was not compatible with the other wood storefronts which were all a consistent design and the proposed was not compatible with the character of the historic building. The ARC did not specify if they had the same concerns where the windows will be installed in the former loading dock opening.

Applicant Comment:

Kim Petty explained the proposal to modify storefronts along Jackson and 1st Ave. S; they will maintain the historic portion and add recessed entries. Storefronts will be aluminum with details to match the character of the existing storefront. She said they propose to remove existing access / loading dock door, add wood infill and duct work. She said they will add in glass storefront and new exterior door. She said they propose to add an intake louver and type 2 exhaust hood. She noted the mix of materials and said the vertical members along Jackson are painted steel posts and everything on 1st Ave. is wood. She provided a paint sample. She noted the radium portion at the bottom of the window and said they will continue that.

Mr. Astor said below the portion is like a drip table – bull nosed and rounded – and asked how they will replicate that.

Ms. Petty said that it is a Kawneer system; there are end caps and trim pieces to attach to the profile that are shaped to match the bullnose.

Mr. Hester asked why the recessed alcove.

Ms. Petty said that the doors need to swing out for egress.

Mr. Hester noted the challenges of recessed entries in the district and requests for gates – which are discouraged. He said he anticipates that request to deal with the safety and security issues of recessed entry.

Mr. Kralios said they already have two recessed entries and are just creating two more.

Mr. Astor asked about the color they will paint the storefront.

Ms. Petty said dark bronze. She said that on the non-primary façade they will use aluminum storefront and the new door will be a hollow metal door to match the adjacent service door. She said they will add a pipe railing, prefabricated stairs that will be bolted to the asphalt. She said the duct work will be left galvanized; the louvers will be painted black to match storefronts. She said there will be six new mechanical units on the roof top; they will go on existing sleepers.

Mr. Hester asked about the concrete spandrel.

Ms. Petty said it will match the concrete to appear like one piece.

Mr. Kralios asked if there will be lighting in the recess.

Ms. Petty said no.

Mr. Kralios asked about hardware.

Ms. Petty said they propose stainless pulls but that alternate options have been provided. She said the center entry remains as is and may be modified in the future. She said on the alley side they will replace the glass with wood infill.

Mr. Astor said his main concern is with modifying the wood and steel storefronts with aluminum. He noted concern about the mix of materials and the cluttering of materials on one elevation. He said that on the alley the modifications are based on re-use of space and the exit is needed.

Mr. Kralios noted hesitancy with the center storefront not looking like the others and said it creates too much hodge podge.

Ms. Petty said they are just updating three – two on Jackson and one on 1st. She said they could strike that alternative and wait to do them all at once.

Mr. Kralios said at least it would be a consistent approach.

Mr. Hester asked about impacts to historic material with future removal of the aluminum storefront.

Ms. Petty explained that vertical posts would be the connecting point and indicated detail J on the drawing; she said removal would have no adverse impact to historic material.

Mr. Astor said that the horizontal portion will die into existing vertical post with chamfered edges and there will be gaps. He said he wasn't a fan of this because you can't fit the bullnose into a square. He suggested separating the storefront alterations from the application. He said the mix of materials is distracting. He would support the rest of the application.

Mr. Kralios said the way it is integrated into the original storefront is not working; the bevel detail is fighting existing conditions.

Ms. Petty said to table the storefronts and asked the Board to make a decision on the remaining items in the application.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Alterations to filled loading dock south façade with either an aluminum storefront system or a wood panel system;
Door replacement and new stair on south façade;
Duct and louver installed on the south façade; and
Rooftop mechanical and CMU enclosure.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 15, 2016 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

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.

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.

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)

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 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.

Guidelines for Storefronts
Preservation Brief 11 Rehabilitating Historic Storefronts

MM/SC/DK/RH 4:0:0 Motion carried.

021517.25 **Western Dry Goods (Heritage)**

111 S Jackson

Repair to sandstone and masonry repairs including repointing, cleaning, crack repairs, repairs to spalling brick with new brick and deteriorated sandstone, Repair and paint the upper floor windows

ARC Report: Mr. Kralios reported that ARC reviewed the plans, photos and spec sheets provided. ARC noted that they have seen the sandstone repair with Jahn successfully used at the Westland building. They appreciated that the ghost signs are being preserved. They thought that the PSI pressure, method of determining mortar type, and the use of SOAPS were all consistent with the Secretary of Interior Standards. Most of the ARC discussion was related to use of water repellent coating. Two options were proposed. One was a waterborne product and the other was a silicone product. ARC wanted to read more information on the coating and the guidance from the National Park Service in regards to the SOI's.

Applicant Comment:

Adam Alsobrook explained they consulted with Pioneer Masonry who recommended use of Prosoco Sure Klean Weather Seal which is a breathable, non-wax, non-gloss product for weather protection.

Ms. Nashem explained that water repellants are controversial because they can do more harm if the brick can't breathe and they can cause coloration or textural difference in the brick. However, brick can be damaged by absorbing water. Guidance from the National Park Service and the spec sheet for the products have been sent to the Board for review. Board members can look at the Westland building (100 S King St) base along 1st Ave to see examples of Jahn. On the alley wall they also used replacement bricks.

Mr. Astor said that the techniques and products have been approved and successfully used in the district.

Ms. Nashem noted it was used on the Cadillac building in 2005.

Mr. Hester said that the Jahn product was successfully used in Westland Building and that Prosoco is a suitable product. He said there is a good inventory of the façade condition by Pioneer Masonry. He asked about the contributing ghost sign on the upper east elevation.

Mr. Alsobrook said there will be no impact to the ghost sign.

Mr. Hester said that the evaluation was great and a thoughtful repair process was proposed.

Mr. Astor agreed with Mr. Hester and said it is in keeping with board concerns.

Ms. O'Donnell agreed with what was proposed.

Action: I move to recommend granting a Certificate of Approval for Repair to sandstone and masonry repairs including repointing, cleaning, crack repairs, repairs to spalling brick with new brick and deteriorated sandstone, per Option 1, Prosooco Sure Klean Weather Seal ; Repair and paint the upper floor windows black.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 15, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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.

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)

Secretary of Interior's Standards for Rehabilitation

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

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Preservation Brief 1 Assessing Cleaning and Water-Repellent Treatments for
Historic Masonry Buildings

MM/SC/DK/RH 4:0:0 Motion carried.

021517.26

Olympic Block

The Halal Guys
105 Yesler Way

Change of use from retail to restaurant for a 1558 square foot space

ARC Report: Change of use not reviewed at ARC

Ms. Nashem presented on behalf of applicant who was not present and explained the change of use application; she said that restaurant is a preferred use. Electrical, louvers, and signage are not part of this application.

Public Comment: There was no public comment.

Board Discussion:

Messrs. Hester, Astor and Ms. O'Donnell supported change of use and Mr. Hester noted that restaurant is a preferred use.

Mr. Kralios cited 23.66.130 and said it is under 3000 square feet.

Action: I move to recommend granting a Certificate of Approval for Change of use from retail to restaurant for a 1558 square foot space.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 15, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC 23.66.120 Permitted Uses

SMC 23.66.122 Prohibited Uses

SMC 23.66.130 Street level Uses

MM/SC/DK/RH 4:0:0 Motion carried.

021517.3

PRELIMINARY PROJECT REVIEW

Manufacturers Building

419 Occidental Ave S

Briefing regarding alterations to the building.

Postponed.

021517.4 BOARD BUSINESS

021517.5 REPORT OF THE CHAIR: Mark Astor, Chair

021517.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227