



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
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### MINUTES OF MEETING

PSB 111/08

DATE: May 7, 2008  
PLACE: City Hall, Room L280  
TIME: 9:00 a.m.

#### Board Members Present:

#### Staff:

Doug Ito  
Ryan Hester  
Adam Hasson  
Catherine Person  
John DeLanoy  
David Strauss

Genna Nashem  
Melinda Bloom

#### Absent:

Lorne McConachie  
Ann Brown

### 050708.1 APPROVAL OF MINUTES:

Minutes from April 16, 2008

MM/SC/AH/RH 3:0:3 Ms. Person, Mr. DeLanoy and Mr. Strauss abstained.

Minutes from April 23, 2008

Strike Mr. Friedhoff and Mr. Bennett from absent list; they have resigned from the Board. Add Mr. Ito to the absent list.

MM/SC/AH/CP 5:0:1 Mr. Ito abstained.

### 050708.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

050708.21 Bossi and Ichky  
City Club Building  
112 1<sup>st</sup> Ave S

Summary of Application: Installation of new business signage.

Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Ms. Nashem explained the application which is for applied letters to a new background in the sign band; the sign meets the rules for letter height.

Applicant Comment:

Melissa Moore passed out photos of other nearby storefronts and colors of the actual signs.

Mr. Ito confirmed that applicant is not looking for vinyl glass signage or sandwich board.

Ms. Moore said they were not.

Ms. Person asked if signage was up already.

Ms. Moore stated that there is a temporary banner in the window which will be removed once the new signage is up.

Mr. Hester asked if the panels will be screwed to the storefront with the letters adhered to that.

Ms. Moore indicated that was correct. She provided a sample of the material, "Centra", which will be used. The letters will be raised: "Bossi & Ichky" will be ½" thick and "Boutique" will be ¼" thick.

Public Comment: There was no public comment.

Board Questions:

Mr. Hasson asked if the signage fit inside the opening.

Ms. Moore confirmed that it fits inside the opening with a slight 1" reveal of the green around it.

Board Discussion:

Mr. Hasson asked if there was any other signage such as hours, or A-boards.

Ms. Moore said there would not.

Mr. Ito noted in the photo hours were on the door. He advised applicant that the business owner needs to be informed that they need to come before the Board with that information; that will not be approved today. If they want an A-board or any other lettering or signage will have to come before the Board. Today they will look only at the sign band signage.

Action: I move to approve a Certificate of Approval for signage as presented.

Code Citations:

District Rules: Rules for Transparency, Signs, Awnings and Canopies

B. General Signage

C. Specific Signage

## 2. Sign Bands

SMC 23.66.160 Signs C.1a-d and g

MM/SC/DS/CP 6:0:0 Motion approved.

### 050708.3 BOARD BUSINESS

Ms. Nashem reminded the Board of a talk tomorrow by Donovan Rypkema and recommended going. Mr. Strauss indicated he planned to attend. Ms. Nashem said the Mayor has appointed a replacement for David Strauss; her name is Erin Doherty. She hasn't yet been confirmed by Council yet so Mr. Strauss will remain on the Board until that happens. Ms. Nashem said she is still looking for new Board members to fill the Human Services and Property Owner applicants.

*Mr. Strauss and Mr. Hasson left at 9:15 AM.*

050708.23 **9:30 Tour of King Street Station** Trevina Wang  
303 S Jackson Street

Trevina Wang, SDOT provided a tour of King Street Station which originally opened in May 1906 and until the 1914 construction of the Smith Tower, was the tallest building in Seattle. The Compass Room was restored by WSDOT two to three years ago; some of the original marble remains but many new panels were added. The round windows in this area were restored and the mosaic floor was designed by the same architect who did Grand Central Station in New York. In the main terminal the original cast ceiling was covered with a drop ceiling; the drop ceiling will be removed to expose the original ceiling. Holes had been drilled into the original cast ceiling for the wire that attached the drop ceiling. The benches in the main terminal area came from Union Station. Ms. Wang indicated the project was phased, Phase 1 being the roof repair which would begin this summer. The interior design phase which will include the whole downstairs, exterior as well as seismic upgrades is planned to begin in summer. The station will remain open during work. The cracks in the floor were not caused by the earthquake but by the construction of a nearby building.

Ms. Wang said the Grand Stair will be refurbished; the security gate will be removed so the stairway would be double wide all the way up. The addition that was added in the 1950's for electric stairs will be removed and the original Station exterior wall restored. Ms. Wang said they planned to open up the 2<sup>nd</sup> floor balcony that overlooks the main terminal area which are currently walled off. The 2<sup>nd</sup> floor is approximately 11,000 square feet and at this time there are no funds to renovate it. The 3<sup>rd</sup> floor is approximately 19,000 square feet; original stairs connect the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Walls show seismic weakness due to earthquakes; the Tower, which is a separate structure from the lower terminal building, bumped into the lower building during the earthquake. Part of Phase II of this project will include structurally strengthening the connection between the tower and the lower building. The building has interior drains so if there are leaks the walls have to be opened up; they hope to address the drainage issues when dealing with the roof.

The 4<sup>th</sup> floor includes mechanical space and the controls for the four tower clocks. The National Watch and Clock Society is working to restore the clock. They were able to get it to run but the motor needs repair. Ms. Wang showed Board members the damage to the windows that they have requested to replace as part of the application (specifically the 5<sup>th</sup> floor window that provides lower roof access and the 8<sup>th</sup> floor window that is completely missing). The bottom two courses of glass tiles in the pyramid showed breakage and cracking; red clay tiles have been used to fill in on the bottom course. Ms. Wang shared that a contractor counted the steps in the tower: 281 to the clock tower with an additional 35 to the upper pyramid.

Ms. Wang said they plan to clean the exterior granite and paint the light post at the entry. They propose to install hangers on the exterior of the 1950's add on building in order to hang flower baskets until the building is demolished. Using existing holes in the entry overhang, they propose to hang flower baskets there as well.

**050708.4**      **REPORT OF THE CHAIR:** Doug Ito, Chair

**050708.6**      **STAFF REPORT:** Genna Nashem

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Genna Nashem  
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