



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 222/16

MINUTES for Wednesday, August 3, 2016

Board Members

Ryan Hester, Chair
Dean Kralios, Vice Chair
Kyle Kiser
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Mark Astor
Colleen Echohawk

Chair Ryan Hester called the meeting to order at 9:00 a.m.

080316.1 APPROVAL OF MINUTES:
July 20, 2016
MM/SC/DK/CO 4:0:0 Minutes approved as amended.

080316.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

080316.21 **Hawk Tower** Dustin Thorlakson
13 Coins Restaurant
255 S King St

Alterations to the storefront to install Nanawall system and outdoor heaters

ARC Report: Mr. Kralios said that ARC reviewed the drawings and rendering provided as well as material samples shown. ARC thought that what was proposed was compatible with the building and the district. The window wall system was the same color as the

other storefronts and the metal with a wood print paneling was acceptable because it was on a new construction building and was facing the interior courtyard.

Applicant Comment:

Dustin Thorlakson, Freiheit and Ho, oriented board members to the site and street frontages. He said on the façade between the restaurant and west plaza they propose to install a Nanawall operable wall system; he said this will connect the west plaza and restaurant and to activate the area. He said they propose wood-look aluminum siding for longevity and durability but that has a still warm wood look. He said that the wall backs on to kitchen so they wanted an opaque material. He said they will wall mount four gas heaters to allow year-round use and activation. He went over adjacent materials – pillow granite, white precast concrete, and fritted glass. He said the Nanawall will have clear glazing that will match the rest of the glazing and the wood siding is already used for the soffit system. He said the 4 ¾" black faceplate matches the steel canopy.

Mr. Kiser asked if the heaters would extend out.

Mr. Thorlakson said they would project 18" off the wall.

Mr. Rolluda asked if the faux wood finish siding was used elsewhere.

Mr. Thorlakson said it is used for the soffit in the main entrance area.

Mr. Rolluda asked if there are prohibitions for faux finishes in the Guidelines.

Mr. Hester said that the guidelines encourage compatibility.

Mr. Kralios said that this is new construction in the North Lot so a different material could be used.

Mr. Rolluda asked if they had thought of a solid material rather than attempting to simulate wood.

Mr. Thorlakson said they had not – that they wanted to match / tie in with the walnut used inside.

Mr. Hester went over District Rules and the North Lot Guidelines.

Mr. Kralios said in general the changes are minor and the Nanawall will help activate. He said that even though the glazing is slightly reduced it is not a problem. He said the Heaters are a fairly minimal visual impact and the color will tie in with the canopy color. He said the wood finish aluminum is on a non-primary elevation, it is new construction, and the use is limited so it is acceptable in this one area.

Mr. Hester said that he is not supportive of faux wood aluminum siding in historic buildings but this building is new in its entirety and this location faces an interior

courtyard. He said the entire block is new construction. He said that materials are acceptable for this location and are durable. He said the heaters match existing colors and is a new construction element.

Mr. Rolluda said he is against faux / imitation materials in the district. He said that there are no Guidelines that prohibit it so he will side with his colleagues.

Mr. Kralios said the key is that it is new construction, the use is limited and it is in the North Lot interior courtyard and it is similar to aluminum soffit already approved.

Mr. Rolluda said an alternative would be a solid warm color rather than a faux grain that is used elsewhere.

Ms. O'Donnell and Mr. Kralios agreed.

Mr. Kiser agreed in principle but said it is a previously approved material for the soffit at this site but in general would not want to see faux materials in Pioneer Square.

Mr. Thorlakson said it is used under other canopies.

Action: I move to recommend granting a Certificate of Approval for Alterations to the storefront to install Nanawall system with the wood toned aluminum siding and outdoor heaters as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 3, 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 23.66.180 - 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.

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.

V. ARCHITECTURAL DETAILS

E. Architectural Elements. The use of expressive architectural details encouraged.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

- A. 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.

MM/SC/DK/AR 5:0:0 Motion carried.

080316.22

Moses Building
312 Second Ave S

Teresa McCann

Installation of window signage

ARC Report: ARC reviewed the plans and renderings and found that white vinyl 4 inch lettering in the windows and the logo and phone number on the door complied with transparency and letter height. They thought the signage was compatible with the building as it matches the neighboring storefront window signage and is also compatible with the district. ARC recommended approval and suggested an expedited review at full Board.

Applicant Comment:

Teresa McCann, Path With Art, explained the cut vinyl logo in white that will be installed on interior of window. She went over photo and details.

Mr. Hester said the transparency requirement and letter height limitations was met and it is compatible with architecture.

Public Comment: There was no public comment.

Board members determined they had enough information to make a decision.

Action: I move to recommend granting a Certificate of Approval for Installation of window 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 August 3, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 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)

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

MM/SC/DK/AR 5:0:0 Motion carried.

080316.23

Bike Rack locations

Carl Leighty

Installation methods of previously approved bike rack design

ARC Report: ARC reviewed the proposed locations for the previously approved design for the bike racks. Liz Stenning filling in for Carl, explained that for now they are adding 46 of the new bike racks, but the old bike racks will remain to be replaced at a later date. She said that they determined the sites by observation of need such as bikes attached to other objects because there was not a bike rack, and where they had been a request by a building or business owner. She said the placement would be in line with other sidewalk installations such as light poles and street signs. ARC suggested that they make sure that all business owners were consulted. ARC also asked them take a second look at two sites, the corners of Yesler and 2nd and 1st and Railroad where the sidewalks seem crowded and there appeared more open locations in the vicinity. ARC appreciated that they would minimize penetrations in the brick in Occidental Mall. It was noted that some of the bolts will be tamper proof bolts. They appreciated the aesthetic design and increase in bike racks. ARC recommended approval.

Staff Report: The Certificate of Approval for the design of the bike racks (PSB 13216) was issued May 18, 2016.

Applicant Comment:

Carl Leighty, Alliance for Pioneer Square, presented via PowerPoint (in DON file). He explained the goal is to increase bike parking and to use a bike rack that relates to Pioneer Square. He said the rack is cast iron. He explained that outreach was done to district stakeholders. He said that installation will be via Hilti Kwik bolt expansion anchor at a 3" depth with no impact to areaways. He went through map of proposed locations around the district highlighting consideration at the two questioned locations. He said racks will be sited in amenity space 18" – 2' from the curb.

Mr. Kralios noted congestion at the proposed site in front of Diva espresso in the Smith Tower with the garbage cans at the corner by the cross walk and Mark had mentioned at ARC 1st and Railroad.

Mr. Leighty said they looked at the Diva Espresso site and they thought that there was still room at the corner for the cross walk, but if needed SPU could move the garbage receptacles.

Mr. Hester noted the rack at Café Umbria's location adjacent to a tree.

Mr. Leighty said there is enough room. He said there are 46 total racks proposed with four more near Occidental in the future.

Mr. Kiser asked if the new racks are replacing existing.

Mr. Leighty said there are 50 – 60 racks in the neighborhood and eventually they will replace all with the new design.

Mr. Hester asked about installation schedule.

Mr. Leighty said it should take about one month and they hope to have them installed by the end of the year.

Mr. Hester said that there will be no impact to granite or prisms. He said not to go into middle of brick if possible. He thought that the proposed anchors would split the bricks, so asked them to use one more suitable to brick on Occidental. He asked who would maintain the racks.

Mr. Leighty said SDOT.

Kyle Rowe, SDOT, He said they also have an abandoned bike program if a bike gets left on a bike rack.

Mr. Hester said he appreciated the outreach to businesses and encouraged outreach to building owners and managers as well.

Mr. Kralios said he is excited to see the larger implementation of the compatible designed bike racks. He noted the thoughtful outreach and said the applicant is aware of pinch points and the challenges of parking – car vs. bike.

Mr. Rolluda concurred with Mr. Hester with regard to impact to brick. He suggested enlarging the baseplate to meet the grout lines and provide pre-slotted holes to adjust where located.

Mr. Rowe said that he would check to see if that was possible and would look into another bolt for the brick.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Installation methods and locations of bike racks with previously approved (PSB13216) bike rack design.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 3, 2016 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
XI. STREET FURNITURE

All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

MM/SC/RK/DK 5:0:0 Motion carried.

080316.24

Furuya Building/ Pacific Commercial

Paul Gundhoffer

Pilchuck Glass School
240 2nd Ave S

Installation of a louver

ARC Report: ARC reviewed the drawings and photos provided. ARC acknowledged that the proposed location was in the preferred location of the alley, however is visible and they noted that while the window is not original, there seemed to be a panel of wood below the window. They said that while window openings are often used instead of a new penetration in a brick wall, this alternative location would also not damage historic material and would make the louver more obscured. They asked if this location was considered. The representative attending was not able to answer the question, but would relay the question to Paul Gundhoffer to be answered at the full Board. ARC did not make a recommendation in order to consider the requested information.

Applicant Comment:

Paul Gundhoffer brought photos to demonstrate why the louver couldn't be moved to the wood panel due to beams and other mechanical equipment. He said the louver will be painted with the previously approved color for the window trim.

Ms. Nashem said she asked them to double check the color numbers because as seen in the photos there had been some painting with colors that did not match the approved colors.

Mr. Gundhoffer said the building was painted the wrong color and they will change back to the original color when they do this work. He said the louver takes up the entire window and he said this is the only place to put it.

Mr. Kiser said this is as close to a tertiary façade as possible on this building.

Mr. Kralios said it is a bit more visible because of the angled façade.

Mr. Hester said the louver is removable and the window repairable.

Public Comment: There was no public comment.

Board members determined they had enough information to make a decision.

Action: I move to recommend granting a Certificate of Approval for Installation of a louver as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 3, 2016 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

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

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

080316.25

Maynard Building

Tadd Grinke

The Sovereign

119 1st Ave S

Installation of signage

Installation of a security door

ARC Report: Mr. Kralios reported that ARC reviewed the plans and renderings provided. ARC thought that the signage complied with signage regulations and that the attachment was appropriate to avoid damage to the sand stone. ARC thought that the proposed security door mounted to the interior side of the door frame made the security door less visible and that it would be open while the business was open. They thought

the below grade location demonstrated that that the security door was necessary and although the door was a stock door design it would be made custom for this location. ARC recommended approval of both the security door and the signage.

Staff Report: This has been the location and adhesive has been the attachment method of previous signs.

Applicant Comment:

Mike Egger explained the intent to add a neighborhood lounge in the lower level of the building. He said the proposed signage will blend in with what is on 1st and Occidental – a dark background with raised lettering. He explained the brushed bronze metallic paint is fairly muted but has a metallic feel.

Mr. Hester said the color seems compatible with the window sill.

Mr. Egger said they will glue on to the spot where the previous sign was; they will not anchor into the stone and there will be no impact to the façade.

Ms. Kralios asked if they plan to put hours on the door.

Mr. Eggers said they would just put a sticker on the front door. He went on to explained the proposed door to secure the below grade entry. He said the black powdercoated door with brass hardware will be anchored to interior wall with no impact to stone. He said when open the door will be anchored back. He said the hinge door swings to open to outside and mounts to framing on interior.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said the signage is in keeping with other signs on building and the attachment is the least impactful. He said the size is appropriate as is the letter size. He said the gate is mounted to the interior and is not as noticeable. He said the entry is below sidewalk level and added security is needed.

Mr. Hester agreed and said he was glad to see activation here. He said what is proposed is compatible.

Ms. Nashem said that the Board could dictate that the hours can be reviewed administratively.

Mr. Hester said as long as it is interior applied cut vinyl and is compatible with the Rules.

Action: I move to recommend granting a Certificate of Approval for installation of signage and installation of a security door mounted on the interior of the existing door as amended to include administrative review for interior applied hours as long as it meets District Rules.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 3, 2016 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

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

IX. SECURITY BARS AND GATES

Pursuant to SMC 23.66.100, the Pioneer Square Preservation District was created, in part, because of its historic and architectural significance, and remarkable business environment. District goals include preserving, protecting, and enhancing the historic character of the area, and encouraging the development of street level pedestrian-oriented businesses that attract citizens and visitors to the neighborhood. In keeping with these goals, installation of permanent metal security bars in storefront windows is prohibited. Permanent ornamental gates are permitted in street front entrances where added security measures are deemed necessary. Retractable roll down and scissor type gates are permitted only in garage door openings and in alley locations that require high levels of security. (5/96)

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

With business hours reviewed administratively provided meet DR and interior applied.

080316.3 PRELIMINARY PROJECT REVIEW

419 Occidental Ave S

Brice Maryman

Briefing regarding the public spaces – streets and alleys

Applicant did not attend.

080316.4 BOARD BUSINESS

080316.5 REPORT OF THE CHAIR: Ryan Hester, Chair

080316.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227