



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 104/17

MINUTES for Wednesday, April 5, 2017

Board Members

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

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk
Dean Kralios
Alex Rolluda

Chair Mark Astor called the meeting to order at 9:03 a.m.

040517.1 APPROVAL OF MINUTES:

March 1, 2017
Deferred.

March 15, 2017
Deferred.

040517.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

040517.21 Collins Building

Gary Manuel Salon
528 2nd Ave

Installation of signage

ARC Report: Mr. Hester reported that ARC thought the placement of the blade sign was appropriate in that that it was in the location of a previous sign and would use existing penetrations. They thought the sign complies with regulations for square footage, letter and number of colors. They thought the one color was somewhat bright but being it was used in small amounts it was acceptable. ARC recommended approval.

C. J. Williams explained the custom neon sign will be attached to previously used location. He walked board members through the drawings noting detail, placement and attachment. He said the chartreuse color will be changed to orange painted metal that matches vinyl on the front. He provided material samples.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules and said it complies.

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

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 5, 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)

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

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)
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)

Blade signs incorporating neon of any kind shall not be permitted unless all of the following conditions are met: a) the neon blade sign is sought as part of a reduced overall sign package or plan for the business; b) neon blade signs shall be limited to six (6) square feet in dimension with letters not to exceed eight (8) inches in height; c) the sign meets the requirements of Neon Signs - Paragraph 3 for the number and type of colors of neon; d) the sign meets the requirements of Signs - Paragraph 5 (above) for installation of a blade sign; e) electrical connection from exterior walls to the blade sign shall be made using rigid, paintable electrical tubing painted to match the building facade and all bends shall closely follow the support structure; f) all signage supports shall be fastened to the exterior wall by the use of metal anchors at existing grout joints only; and g) the sign taken as a whole is consistent with the scale and character of the building, 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 regulations. (5/96)

D. NEON SIGNS

1. The number of neon signs shall be limited to one for each 10 linear feet of business frontage for the first forty feet of business, and one for each additional 15 feet of frontage for businesses over forty feet. For a business that has transom windows beginning at ten (10) feet above the sidewalk, one additional neon sign to be located within the transom windows would be permitted for every 30 feet of frontage. Signs need not be spaced one per ten feet, but may be clustered, provided the maximum number of approved signs is not exceeded and the grouping does not obscure visibility into the business. Permitted neon signs may be located in transom windows, according to the guidelines contained in this section. (12/94)
2. When a business is on a corner and has a minimum of 10 linear feet of glazing on the secondary facade, additional neon signs are permitted for the secondary facade as on the basis stated in Paragraph 1 for the primary facade. (12/94)
3. No more than three colors, including neon tubes and any backing materials, shall be used on any neon sign. Transparent backing materials are preferred. Neon colors shall be subdued. (8/93, 7/03)

MM/SC/RH/CO

5:0:0 Motion carried.

040517.22

Reedo Building (Washington Shoe)

542 1st Ave S

Revise storefront window system on the addition

ARC Report: Mr. Hester reported ARC reviewed the plans provided. ARC thought that because the change was not effecting historic material and was set back on a new addition, and minimally visible they thought that the change did not affect the character of the building. In addition, the alteration is symmetrical in keeping with the symmetrical character of the building. ARC recommended approval.

Applicant Comment:

Joshua LaFreniere explained the proposal to replace two storefront systems with operable system that matches what it there. He said the 2006 rooftop addition on level four is set back 12' from the parapet. He said the operable system opens like an accordion.

Public Comment: There was no public comment.

Board Discussion:

Mr. Astor went over District Rules and said there is no impact to historic or ornamental features.

Mr. Hester said it is a 4th floor exterior deck, added in 2006, and noted it was set back 12' from parapet. He said it met SOI 9.

Ms. O'Donnell noted it is not visible from street.

Action: I move to recommend granting a Certificate of Approval for Revise storefront window system on the addition on the 4th floor with the material and colors matching the existing storefront system on the addition.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 5, 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 B Materials

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.

Secretary of Interior's Standards for Rehabilitation 9 and 10

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

040517.23

Hamback Building

411 1st Ave S - Merrill Place

Alterations to the rear façade of the Hamback building

ARC Report: Mr. Hester reported that ARC reviewed the proposed alterations to the rear façade. The applicant explained that the Board had previously approved the removal of the loading dock and they were now making changes to the building to adjust to the new grade. The applicant brought a color sample but explained they were going to do a better color match to paint the new door and the existing roll-up door to match the existing paint on the trim. ARC thought it was consistent with the existing items on the building and considered that it was a tertiary façade. ARC recommended approval.

Staff Report: The removal of the loading dock was approved in a previous COA.

Applicant Comment:

Robert Leykam explained the need to create a better loading situation. He said the doors under the canopy end 1 ½" above grade and the modification will bring down to grade. He said they will modify two openings; the elevator behind has been removed. Responding to questions he said that no historic materials are impacted. He said that there have been many modifications over time; the wall is stucco.

Mr. Hester asked about color match.

Mr. Leykam said the entire first floor trim will be painted.

Public Comment: There was no public comment.

Board Discussion:

Mr. Astor went over District Rules.

Mr. Hester said it is on a tertiary façade and the color is matched to building. He said that there is not impact to character defining features or ornamentation.

Action: I move to recommend granting a Certificate of Approval for Alterations to the rear façade of the Hamback building as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 5, 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 B Materials

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Secretary of Interior's Standards for Rehabilitation 9 and 10

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

040517.24

Light Pole Banners

Various locations

Extension of the number of poles for Pioneer Square Neighborhood identification banners

ARC report: Mr. Hester reported that ARC reviewed the project and the applicant explained that they are adding more poles to the total number of poles that it would be possible to put banners on. They likely will not use them all but they wanted to

extend the potential location of banners to more closely align with the boundaries of the BIA and the historic district. They will use the same already approved banners for now but will apply for new banners designs next year. ARC thought that the locations were appropriate and the attachment was consistent with previous approvals. It was suggested that they look into if a darker attachment band is available in the future.

Staff report: Banners are approved it is just approving additional locations for banners. These are not considered signs.

Applicant Comment:

Carl Leighty, Alliance for Pioneer Square, explained the BIA area expanded and additional banners will be installed to reflect that. He provided map showing existing and proposed banner locations. He said the attachment method will be at top and bottom of banner; the only bands available are the galvanized steel that is currently used. He said they won't put banners on every pole and will work with SDOT for locations; 25-30 poles are identified and only 10 will get banners.

Public Comment: There was no public comment.

Board Discussion:

Mr. Astor said the banners will add to the pedestrian experience and are removable.

Mr. Hester noted the strategic placement plan.

Action: I move to recommend granting a Certificate of Approval for Extension of the number of poles for Pioneer Square Neighborhood identification banners

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 5, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

SMC 23.66.030 Certificates of Approval required
Secretary of Interiors Standards for Rehabilitation 9 and 10

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

Mr. Donckers noted he is a member of the Alliance for Pioneer Square's board. Board members had no issue with his participation in vote.

040517.25

Squire Building

On the Field

901B Occidental Ave S

Installation of new sign copy for iPhone 7 on the south façade

ARC report: Mr. Hester reported that ARC reviewed the application and the applicant explained that the attachment is still the same and that iPhone 7 is available on site at On the Field and that the sign would be up for 30-60 days. ARC had differences of opinion about the if the solid color appearance of the sign helped it to blend in an be more compatible or made it stand out and be more compatible but ultimately recommended approval.

Staff Report: 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 sign will still be required to comply with the on-premise sign permit through SDCI and other city laws.

Applicant Comment:

Leslie Sharp explained the new copy and that the item will be available in the store.

Public Comment: There was no public comment.

Board Discussion:

Mr. Astor went over District Rules and said that this is no less or no more than other non-conforming signs at this location.

Mr. Hester said it is a copy change only and the board's focus is on the color compatibility with substrate. He said the attachment won't change nor will there be any new penetration.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy for iPhone 7 on the south façade as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 5, 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/CM/RH 5:0:0 Motion carried.

040517.26

State Hotel

Dead Line

114 1st Ave S

Amendment to previous approval to revise the letters in the sign band and add lighting
Installation of mechanical duct and fan including revisions to previously approved louver

ARC report: Mr. Hester reported that ARC reviewed the plans and samples provided. The applicant said they would replace a spot light with a can light in the soffit, and apply letters instead of painted letters. He said that a new mechanical duct would have to be installed on the alley façade for the kitchen hood and they would install the anchors in the mortar joints. ARC thought that the alterations to the front sign and lighting were consistent with the rules. They thought that the mechanical was installed in the alley and that was preferred. It complies with set back and height. ARC recommended approval.

Staff report: The Board had previously approved a louver in the transom window of the alley door, this application will modify that louver so that it works for both.

Applicant Comment:

Joshua Masterson explained the revisions to the previously approved plan. He said they will make the letters metal and will apply with UHV tape and silicon which is reversible; they will add a can light in soffit over door. He said they will replace an existing duct that penetrates and goes through transom over the door. He said the duct and the HVAC will go through same louver. He said the existing duct goes

through brick; it will be removed and capped. He said the new duct is larger and will require 3/8" anchor bolts.

Mr. Hester asked if the infill is Hardi-panel.

Mr. Masterson said it is composite panel and it is still there; it will be painted to match the trim.

Mr. Hester said that composite is normally not OK; he said that this will be painted out and will have no pattern. He said that it is durable and fits into existing framework and is an improvement over duct going through brick.

Mr. Masterson said that they proposed 3/8" anchors because 1/2" may be too large.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said ARC reviewed and scrutinized the application and appreciated the changes in routing and attachment. He said the duct complies with Rules, routes on a tertiary façade, and has minimal impact. He said the sign colors and materials are acceptable.

Action: I move to recommend granting a Certificate of Approval for Amendment to previous approval to revise the letters in the sign band and add lighting Installation of mechanical duct and fan including revisions to previously approved louver as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 5, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.140 Height

C. Rooftop features and additions to structures

4. Height limits for rooftop features

The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:

- 1) solar collectors, excluding greenhouses;
- 2) stair and elevator penthouses;

3) mechanical equipment;

SMC 23.66.160 Signs

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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)

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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

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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)

Secretary of Interior's Standards for Rehabilitation 5 and 10

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

040517.27

Washington and Oregon Railroad

Peter Miller Books
304 Alaskan Way

Change of Use from warehouse to retail for a 1000 square foot space
Installation of signage

ARC report: Mr. Hester reported that ARC reviewed the plans and samples provided. They thought that the sign complied with letter size and attachment was in the mortar and the sign was compatible with the building. ARC recommended approval of the sign. Change of use was not reviewed at ARC.

Staff report: The use is changing from a grandfathered prohibited use at street level, warehoused (wholesaling, storage and distribution) to a preferred use, retail. This space is setback, but faces an open lot so the sign will be visible from 1st Ave. It was recommended that they consider a blade sign. While that would not have any issues with clearance in the alley it also would not be visible from the ends of the alley. A sign attached to a neighboring building would be considered off premise signage and prohibited by code. I don't know of a way to consider it on premise signage if it is attached to a neighboring building or how to advocate for changes that do not open the door to all off-premise signage.

Applicant Comment:

Peter Miller explained the signage will go between two windows with an 'open' sign next to garage. He said the color will help in the alley.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, said they are excited to have him move into the neighborhood.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Astor said he echoed Mr. Leighty's comments and said the business brings good alley activation. He said the sign colors are attractive and the sign is handsome. He said the change of use is good because it is changing to a preferred use.

Mr. Hester agreed said the sign meets the Rules. He encouraged additional signage for better visibility. He said it is a unique space.

Action: I move to recommend granting a Certificate of Approval for Change of Use from warehouse to retail for a 1000 square foot space and Installation of signage.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 5, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.130 Street level uses

SMC 23.66.160 Signs

Pioneer Square Preservation District Rules

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Secretary of Interior's Standards for Rehabilitation 5 and 10

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

040517.28 **450 Alaskan Way and revisions to public right of way** James Maria
Amendments to the previous approval for 450 Alaskan Way project
Installation of street lighting, sidewalks and ADA ramps

ARC report: ARC reviewed the plans and photos provided. They thought that the changes to the proposed building were minimal and overall did not affect the

character of the building or its compatibility in the District. They also agreed that the changes proposed in pedestrian alley were appropriate and compatible. Generally, ARC recommended approval. ARC agreed that the vents from the fireplace could be considered a smokestack but asked that they label the height of the smokestack above the roof. ARC requested the applicant use the cast iron truncated domes that have been used and approved elsewhere in the district and will be used on 1st Ave in the Street car project and the Waterfront project rather than the proposed bright Safety Yellow truncated domes. The applicant said that they would consider it. ARC asked for a larger detail of the attachment of the security cameras so they could understand their relationship with the canopy. They would like to have a better understanding of the impact on the areaway from the conduit that was installed prior to approval. ARC asked for an elevation of the no smoking signs as they did not recall what they looked like from previous approval.

Applicant Comment:

Robert Leykam, NBBJ, explained that penetrations in the areaway in front of 83 King were made to install conduit. He said they had to penetrate through concrete slab, the areaway wall and ceiling; bentonite waterproofing element and water proof concrete was applied around penetrations.

Mr. Hester said that penetration through the areaway was not disclosed to the board. He said significant qualities of the areaway are the volume of interior space, arches, columns; the rigid plastic conduit detracts and should be removed, patched and waterproofed.

Mr. Leykam said the utility pole penetrates the areaway at the location and they didn't understand the utility locations when presenting to board. Conduit is permanent. He said they minimized impact by penetrating as close to the existing pole as possible.

Mr. Astor appreciates that utilities are clustered next to utility pole.

Ms. Nashem said there are other Comcast installations in the areaway. She noted that this areaway is rated 'highly altered'.

Mr. Leykam said that non-smoking signs at retail spaces were already approved on a previous application. He provided elevation to show placement and to add locations. He said that the signs will be placed at all retail entries and seven additional spots. He said it is a LEED requirement.

Mr. Hester said the letter size is compliant.

Mr. Leykam said the gas meter alcove is a little larger per PSE; they will add small barriers and an alarm. He said that three fire rated windows will be installed to match design of windows. He said that modifications toward the north end of the alley are Code requirements. He said they will change the geometry of the pedestrian corridor to an angle and stairs were moved. He said that three white

birches will be moved. He said that up-lights will move along with the trees. He said that on the north side windows above the parapet of the Theater Building will be 8" shorter because of the parapet on the neighboring building.

Mr. Hester noted the brick will be cut down to veneer thickness with flashing and water proofing so there will be no spalling. He said it is a compatible and sensitive solution.

Mr. Leykam explained that on level 8 the door location was moved to the long side and in place of door a punched window will go in old door location. He said they have switched to a smaller light fixture which is surface mounted under the cornice.

Mr. Hester had no issue with the placement of the light.

Mr. Leykam said the roof is a walkable skylight and the proposed artful rocks have been changed to planters. He said the roof top is recreational space. He noted precedent with 200 Occidental and said they will add fireplace vents at the main and upper roofs. He said the smoke stack is 18' above the building height limit but within allowable height for smokestacks. He said the screening is not visible from street. He went over proposed louver changes. He said security cameras will be installed just below the canopy. He said lighting under canopies will be adjusted by framing member. He said handrail will be added at reconfigured stoop.

Public Comment:

Greg Aden, district resident, said he objected to utility work being done without board approval and said doing work without board approval opens the way for back door development.

Linda Gallagher said historic areaways are important and should be preserved. She said it should have been part of the development footprint and not public space. She said the smoke stack is too tall.

Jessica Lucio, district resident, said this project has been challenged as out of scale with the district and is pending in Supreme Court. She said it is out of context.

Board Discussion:

Mr. Hester noted that curb ramps will be cast iron; if that is not approved by SDOT then mustard yellow will be used. He asked if other locations were considered for the areaway conduits.

Mr. Leykam said all were considered but they located closer to the pole to minimize impact to the areaway. He said wires must come down street pole and then be routed into the building.

Mr. Hester noted the routing should be subgrade and said he recognized the challenges of underground routing. He appreciated locating conduit as close to pole

as possible. He noted impact to the volume of the space and that there were no clear construction documents to the board.

Mr. Astor said the utility provided is not here and suggested removing the conduit portion of the application from the motion.

Mr. Leykam said they could come back with more information.

Mr. Hester said the non-smoking signs are transparent and compliant; the fire department connection is offset; the gas meter alcove enlargement is Code compliant and doesn't negatively impact historic material; the vault alarm and sign are Code issues and the finish and placement are acceptable; the fire rated window assembly is a Code issue and the profile doesn't change; the geometric adjustment and the landscaping changes are OK; the sill height adjustment is not a significant alteration and has minimal visibility; and, the thin brick application has proper water proofing. He said the doors and balconies on level 8 are OK; the light fixture is the same finish; the change from stone to plants on the roof has no pedestrian impacts or visibility; the corrugated cladding is horizontally oriented and the transitions around mechanical are OK; the fireplace vents at the main and upper roofs are compliant.

Mr. Astor noted similar vents were approved at 200 Occidental. He said it is classified as a smoke stack and compliant with Code.

Mr. Hester cited SMC 23.66.140 C 4 a.

Ms. Nashem noted the smoke stack can be up to 50' above.

Mr. Astor said it is compliant.

Mr. Hester said screening material is consistent with others on the roof and it is minimally visible from the street. He said there is little visible impact. He said the security cameras, canopy light placement and reconfigured stoop are compliant.

Action: I move to recommend granting a Certificate of Approval for Amendments to the previous approval for 450 Alaskan Way project
Installation of street lighting, sidewalks and ADA ramps with the truncated domes be cast iron with mustard yellow as an alternate and sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. All granite curbs will be retained. IT conduits in the areaway are not part of the Certificate of Approval and will be reviewed later.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 5, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.140 Height

C. Rooftop features and additions to structures

4. Height limits for rooftop features

a. Religious symbols for religious institutions, smokestacks, and flagpoles may extend up to 50 feet above the roof of the structure or the maximum height limit, whichever is less, except as regulated in [Chapter 23.64](#), provided that they are a minimum of 10 feet from all lot lines.

SMC 23.66.160 Signs

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)

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.

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 9

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

040517.3 PRELIMINARY PROJECT REVIEW

040517.31 316 Alaskan Way S

Briefing regarding possible demolition and new construction

Jerry Garcia introduced Rhoda Lawrence, BOLA, who would provide historical review of the building for consideration about building's status as contributing or non-contributing.

Ms. Lawrence presented report (details in DON file) and provided context of site. She noted impacts of railroad and waterfront development. She said the building was constructed in 1919 for J. M. Colman Company. The building has reinforced concrete exterior walls, interior heavy timber load bearing posts, continuous cardecking floors and roof. The board-formed concrete exterior walls were coated in painted stucco. She went through photos of other garages and noted the nearby Frye, 1926, and the MacRae, 1927, are extant. She said that the 1974 Historic Resources Survey categorized this building as 'insignificant'. She reported that aluminum windows were installed in 1975 and there are missing exterior features. She said the cornice and parapet have been removed, the windows changed, and there has been deterioration of building surfaces.

She said that Ernest Haley designed the building for J. M. Colman. Haley was prolific in Minneapolis. He was only in Seattle a short time.

Mr. Astor said he read the report and noted the original classification noted the building as 'architecturally insignificant' where it is now classified as 'historic – non-contributing'. He noted the removal of windows, parapet, and other features and noted lack of remaining defining details.

Ms. O'Donnell agreed and noted the removal of the cornice.

Mr. Hester agreed and said there has been significant alterations over the years.

Mr. Donckers agreed.

Board members agreed the building to be non-significant.

Public Comment:

Linda Gallagher said she heard Ms. Lawrence said it was the first garage in Seattle.

Ms. Lawrence said she did not say that it was the first; there were some garages in 1915 and 1917. She noted that garages were rare.

Greg Aden, district resident, said he would like to schedule time for his experts to present why the building is historic and contributing. He said there are two other garages landmarked in the City but they were built after this. He said the original review was done by eyeball. He said that Victor Steinbrueck did not go through every building in district. He said this building fits much better in historic Pioneer Square than any 100' office building.

Ms. Nashem said she never had a request such as this and would get back to all parties.

Mr. Astor said this is just a briefing.

Mr. Donckers said he is interested in hearing what other information they have.

Jessica Lucio, district resident, said being not attractive is not a substantive reason to demolish a historic building. She said she values the historic nature of the building. She said that 450 Alaskan Way and 200 Occidental fail to meet purposes for why Pioneer Square Preservation District was created. She said there is more value in the building as it is than in destroying and replacing it.

Mr. Garcia said they will present design when there is more time.

040517.4 BOARD BUSINESS

040517.5 REPORT OF THE CHAIR: Mark Astor, Chair

040517.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227