



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 122/16

MINUTES for Wednesday, May 4, 2016

Board Members

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

Staff

Genna Nashem
Melinda Bloom

Absent

Colleen Echohawk
Alex Rolluda

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

050416.1 APPROVAL OF MINUTES:
April 6, 2016

050416.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

050416.21 **Pioneer Building**
600 1st Ave

Change of use from retail to office in the basement 5,055 square foot space
Change of use from lecture hall and drinking and eating for 4,628 square foot street level space and 1,276 mezzanine

ARC Report: Mr. Kralios reported the applicant said that the building owner's business model is to rent small offices for daily use and they are proposing to change the basement space from retail to office. He said the grey area on the ground floor building plan is already office use but they are proposing to add more office use in the two street level spaces to the north. The spaces were formally lecture hall for the Underground Tour and eating and drinking, Doc Maynard's Bar. ARC thought that the code for the

basement allowed any use that is not prohibited, and that office was not prohibited. ARC centered their conversation on the street level use requirements. The applicant said the owner wanted to have a barista in the front but didn't have one lined up and wanted to have events afterhours in the open area. The Board thought that there was no clear plan to have the coffee cart or have events so that they didn't feel that they could consider those as separate uses. The applicant said that the use would functionally be the same either way. ARC thought that the Rules and Code would indicate maintaining a retail presence in these two locations. ARC noted it is a discourage use in three ways. They referred to SMC23.66.130 Street level uses

C. Discouraged Street-level Uses.

1. The following are discouraged at street level in the area designated on Map B for **23.66.130**:

b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;

ARC noted the proposed space is adding 4,628 square foot of office to the existing office space for a total of 10, 245 square feet in office. Being the space is over 3,000 square feet, it is a discouraged use.

c. All other uses with gross floor area over 10,000 square feet;

ARC noted the proposed space is adding 4,628 square foot of office to the existing office space for a total of 10, 245 square feet in office, making it a discouraged use.

d. Professional services establishments or offices that occupy more than 20 percent of any block front

ARC noted the space extends the existing office space office (all for the same business and in the same building) for a total of office use 38% of the block front, making it a discourage use.

They noted that the HUB space is different in the size, proportion and location. ARC noted the adjacency of Pioneer Park and that pedestrian oriented preferred uses were important to the safety and usability of the park.

ARC did not feel like the applicant provided any concrete information that they could use to determine that there was pedestrian orientation, either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses that would give justification for approving a discouraged use as required for a discourage use in 23.66.130 C.2. The applicant said that they wanted it to be an active space and to have a barista but did not have one lined up, he did not know how often they would rent to the public for events but that they could, and they thought that their customers would be residents but did not provide any statistics.

ARC thought that the street level office space at 49% of the street level frontage of the block was close to being a use that could not be approved per SMC23.66.130

D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:

1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;

ARC thought a preferred use in this spaces was important to the goals of the District SMC23.66.100:

to attract visitors to the City,

to improve visual and urban relationships between existing and future buildings and structures,

and encourage pedestrian uses.

ARC also noted the historic importance of the building as a National Landmark.

Applicant Comment:

Paul Grundhoffer explained the proposed non-traditional office use and said they also host events in the evening. He went through floor plans noting proposed siting of office and barista spaces; he noted that events would utilize both office and barista spaces afterhours.

Joe Baccos, Level Office, explained plans for the building and said they will have no more office space than Axis Events. He said they will be open to the public during business hours. He said they have been working with Karen True and their business will bring more to the neighborhood than chain type businesses. He said they will break up offices and provide small businesses with big business amenities, fiber, wifi, etc. He said they have nine locations throughout the country and all have a shared common area. He said the open area they hope will be a gathering space for coffee cafe, and can overflow into the park. He said the café will be used throughout the day and would be an amenity to the neighborhood that will bring occupants down and connect them to the park. He said he visited Axis Gallery with Ms. True and it is very similar to what they are doing here. He said he thinks this is more of a retail use than office.

Mr. Hester asked if they have investigated upper levels for this use.

Mr. Baccos said there are lots of shear walls – seismic walls and the space doesn't open up.

Mr. Hester asked if they have looked at using mezzanine or basement for the office amenities and if they have looked for retail of restaurant tenants.

Mr. Baccos said there is not ADA access and it would be too expensive to add a lift and do seismic upgrades.

Mr. Hester asked about use of mezzanine for the amenity space.

Mr. Baccos said it is limited to enclosed meeting space there per Code. Responding to questions he said they have been in contact with national credit tenant – fast food - for retail space.

Mr. Hester said historically the use has been local restaurant and asked if they have reached out to local restaurants.

Mr. Baccos said not personally but Ms. True has. He said there is a size of space issue and how it would have to be broken up. He said they are looking with credit-worthy tenant – a big chain like Panda or Subway, he said they don't want an independent restaurant.

Mr. Astor said their model of business doesn't fit in Pioneer Square regulations. He said the board doesn't have purview to consider their Cap rates. He noted their fiduciary responsibility is to the investor but the Board's responsibility is for reviewing per the code. He said that they haven't made their case that it is appropriate for the building, that it complies with the code and that he didn't think that they demonstrated the quasi retail use they are alluding to, it appeared to be office and office amenity space.

Mr. Baccos said they own their real estate and are updating the property. He said this use is more in line with the neighborhood and Pioneer Square concept of retail strategy more than Axis Gallery.

Mr. Hester said there are similar models in the HUB in the old Masin's building than Axis.

Mr. Baccos said they are similar to Axis with the added ability to rent conference rooms; they have private events and gallery use after hours.

Mr. Grundhoffer said it is similar to HUB.

Mr. Hester said there was allowance to change of use at street level at HUB because of several reasons, the shape of the building being one. He said that in this case this is one of the oldest and most contributing buildings in the district. He noted that historically street level uses have been restaurant and retail and changing that is significant. He said that flexible office space is a departure and different use of space than historically been in this area. He said the applicant hasn't exhausted resources in outreach to local retail or restaurants. He said there are lots of options that have been touched on. He noted the magnitude and status of this building puts it into a completely different category.

Mr. Baccos said if the office component was eliminated it would be a gallery like Axis.

Mr. Astor said it is not the board's role to plan for the applicant.

Mr. Kralios cited the Code noting "...uses at street level must be highly visible and pedestrian oriented..." and "...be less than 3,000 square feet..." He said there are three areas that are 'bumps' and the board members don't take it lightly. It would have to be extraordinary extenuating circumstances. He suggested reassessing what they need and to work within what is allowed.

Mr. Baccos asked if it could be called another use.

Mr. Hester suggested tabling the application.

Public Comment:

Karen True, Alliance for Pioneer Square, said she met with the building owners yesterday. She said she wants a better idea of their vision and plan and wants them to better understand Pioneer Square's needs. She said they have a lot of ideas but that it isn't totally cooked yet. She said they still need to nail down their plans. She said she did a tour and saw work on the 4, 5, 6th floors and it is stunning. She said hopefully there is a way to make it work.

Kelsey Balk, Level One, said she runs operations and they have historic buildings in other markets. She said they operate as retail type use, set up as coffee shop, and meeting spaces with local beer. She said they could do the same concept here; they do need to tweak and could table the application. She said the space will see street traffic.

Mr. Kralios said the use has to be what is allowable. He said it needs to be welcoming and activating; they have to make it accessible to the public and be clear that it is not members only.

Mr. Hester said it is just street level they are concerned about.

Ms. Nashem said the mezzanine level appears to be part of the street level space in that it is only accessed through the street level.

Mr. Astor said the applicants brainstorming is evidence that they are trying to find a way to change their description or finesse and circumvent the regulations to do what they want. He said that this looks out on Pioneer Park; it is next to the Pergola. He said office is not consistent with SMC or the Pioneer Square District Rules. He said that they have their own corporate guidelines and noted their lack

of consideration of local business operators. He said he objected to use as office and office amenity space.

Mr. Kralios agreed and said they could come back with something different that will meet the District Rules.

Applicant and business owners agreed to table the application.

Tabled.

050416.23

Trail to Treasure

6 locations in the district

Installation of six additional interpretive waysides

ARC Report: Mr. Kralios said this project was not reviewed at ARC.

Staff Report: This a proposal to add 6 additional waysides to the Trail to Treasure project that was approved in PSB2912. The design of the waysides is consistent with the original approval. The approval included 4 installation. There were 16 locations identified on the associated walking tour map.

Applicant Comment:

Liz Stenning, Alliance for Pioneer Square, explained the proposed installation of six additional wayside kiosks that will include telling the lesser known stories of the district: Duwamish Village, Washington Street Boat Landing, Great Fire, Shelly's Leg - first openly gay disco, early Chinatown and where it used to extend into Pioneer Square, and Japantown – where it used to extend to. She explained where each would be sited and installation will be via baseplate screwed into the ground; in brick it will be screwed into mortar. She said the structure is the same as previously approved and installed. She said they also need to obtain SDOT approval for specific locations so the exact spot may change by up to a foot.

Mr. Kiser said the Great Fire wayside is the only vertical one.

Ms. Stenning said there is one more vertical one on Yesler that is 36" x 48" which they heard was too wide so the Great Fire one will be narrower at 24" x 48". She said installation will be into concrete. She said the waysides don't conflict with ornamental historic features, there are no impacts to areaways, prisms, and the finish is easy to wash and is graffiti-proof. She said the anodized aluminum that has been used on the other waysides and has held up well for three years.

Mr. Astor asked about replacement plans – if there are extras.

Ms. Stenning said they retain all the final PDFs and can reprint and replace at any time as needed and they have paint samples if they need retouching.

Mr. Astor asked what covers the picture.

Ms. Stenning said there is a graffiti proof coating on the image; the whole panel would be pulled off to replace it.

Ms. Stenning the National Park Service runs free tours in the summer.

Mr. Kralios asked if there was a way to use a QR code.

Ms. Stenning said they are not sold on the QR codes now. They could add a sticker at any time if they decided to go this route. She said that maps will be available at Pioneer Park and at the Klondike Museum.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules. He said he appreciated the quality of the program and the visuals and structures are sensitive to historic materials. He said this project contributes the cultural fabric of Pioneer Square – great wayfinding and cultural element that enhances the pedestrian environment.

Mr. Astor agreed. He appreciated the thoughtfulness of future maintenance. He said it will add to the pedestrian environment.

Mr. Kralios agreed.

Action: I move to recommend granting a Certificate of Approval for Installation of six additional interpretive waysides in the locations identified. Any changes to design or location will be reviewed by staff.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 4, 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

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.

XI. STREET FURNITURE

All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District.

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

050416.22 Bike Rack Designs

Design of new bike racks for Pioneer Square

ARC Report: Mr. Kralios reported that ARC reviewed the drawing and material samples. ARC thought that design was compatible with the district and appreciated the detail in the design being inspired by other design elements in the district and the craftsmanship. ARC suggest a little problem solving over water puddling and making them available for purchase by building owner. He said that because this is for the design and the locations will be identified later ARC suggested they look at building in some flexibility in the footing in case they need to adjust to avoid brick or other historic features.

Applicant Comment:

Carl Leighty, Alliance for Pioneer Square, explained they have a new Pioneer Square – specific bike rack and provided photos of what inspired the design. He said the material is solid cast iron.

Mr. Hester asked is installation would be perpendicular, parallel, skewed and if the baseplate has enough flexibility to accommodate historic fabric.

Mr. Leighty said this is the design approval only and they are still vetting locations with property owners and the City.

Mr. Kiser asked about the inlay pattern.

Ms. Nashem passed out original drawings with inlay pattern

Mackenzie Waller, Framework, said it reads strongly in the CAD drawings but it will be very subdued.

Ms. Nashem noted they will come back with installation method.

Public Comments: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios said the racks were very well planned and meet the Rules. He said the slope deals with water collection.

Mr. Astor said it is high quality, durable and classic.

Action: I move to recommend granting a Certificate of Approval for Design of new bike racks for Pioneer Square, this approval is for the design of the bike racks only therefore installation and locations will need a Certificate of Approval.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 4, 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

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.

XI. STREET FURNITURE

All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District.

MM/SC/KK/MA 5:0:0 Motion carried.

050416.24

Terry Denny Building

Rudy's Barbershop

109 1st Ave S

Installation of new business signage

ARC Report: Mr. Kralios reported that ARC reviewed the proposed signage plan. After discussion about whether the 5 individual neon letters would be considered one sign because they only communicate the business together or 5 signs because they are individual functioning. Regardless, ARC discussed that they also had concerns about them having neon letters in the transom windows and possibly any lettering in the transom windows as it was a departure from the common signage language on 1st Ave which has raised letters in the sign band. ARC had concerns about over proliferation of signage. ARC suggested that they return with an option that removed the signage from the transom windows and or reduces the overall amount of signage.

Applicant Comment:

Michael Thompson, Mallet Architecture and Design, said they made adjustments per ARC comments. He said they flipped the neon to the smaller portion at the bottom and kept individual letters in white vinyl in clerestory. He said the name is short and the letters don't add to the busyness; the neon on the lower 'Rudy's' just outlines it.

Mr. Astor noted they just took the neon off the letters in the transom window but there are still the same letters.

Mr. Thompson said the different letters make it more interesting.

Public Comment: There was no public comment.

Mr. Hester went over District Rules. He appreciated the quality and placement of the neon but was hesitant about the upper level transom signage noting it doesn't exist anywhere on the block. He said the building has a sign band which isn't being used. He said he supported everything below the transom and if the transom sign were removed he would approve it.

Mr. Kiser agreed. He said he wanted compatibility with adjacent signage; they all use the sign band. He did not support the transom window signage.

Mr. Astor agreed and said there are too many 'Rudy's' signs which departs from the norm on this building.

Mr. Kralios said it dominates the storefront and is over proliferation. He said the sign in the clerestory windows doesn't activate the pedestrian experience because it is so high. He said the sign band is there and that is historically been used for signage.

Mr. Thompson said he could eliminate the clerestory signage.

Action: I move to recommend granting a Certificate of Approval for installation of signage as amended to remove the vinyl signage from the clerestory and with administrative review of the neon details for 'Rudy's' in store front window.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 4, 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

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

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

1. Signs Attached or Applied to Structures.

- a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
- b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;
- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
- d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
- e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;
- f. Whether the proposed sign lighting will detract from the character of the building; and

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

6. Projecting signs and neon signs may be recommended only if the Preservation Board determines that all other criteria for permitted signs have been met and that historic precedent, locational or visibility concerns of the business for which the signing is proposed warrant such signing.

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)

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)

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)

4. Neon is permitted only as signage and shall not be used as decorative trim. (8/93)

MM/SC/DK/KK 5:0:0 Motion carried as amended.

050416.25

Squire Building

On the Field

901 Occidental Ave S

Installation of new sign copy of Apple watch on the south façade

ARC Report: Mr. Kralios reported that ARC reviewed the drawings and renderings. The applicant said the watch is available for sale at the business and recommended approval.

Applicant Comment:

Casey Crook explained the copy change on the south side of the building. She said the change is to the stretch vinyl only not the attachment. She said they will install it as soon as possible and the watch is sold in the store.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules. He said it is in-kind replacement of vinyl, and is a legal non-conforming on-premise sign. He said the copy is compatible.

Mr. Kralios said it is consistent with other similar approved signs on the building.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy for Apple watch on the south façade as proposed. 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 May 4, 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

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

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

1. Signs Attached or Applied to Structures.

- a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
- b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;
- c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);

- d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
- e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;
- f. Whether the proposed sign lighting will detract from the character of the building; and
- g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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

B. General Signage Regulations

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)

MM/SC/KK/MA 5:0:0 Motion carried.

050416.26

301 2nd Ave Ext
Main Street Gyros

Installation of awnings and a canopy

The applicant did not attend or provide the information requested. The application was tabled.

050416.3

PRELIMINARY PROJECT REVIEW

050416.31

Cannery Workers building
213 S Main St

Briefing regarding possible new construction retaining portions of remaining walls

David Hewitt explained the proposed change in construction type from Type 1 to Type 3 over concrete. He provided an overview of the project, the site and context. He said they will save and restore the wall remnants (two sides) and construct a 6-story addition. He said that the two floors just above the original building will be set back to create a deck and upper floors will meet the plane of the existing building. He said the building will be concrete to the third floor and then wood above that. He said that

the glass line will be about 4' back with 3' space between glass and back of parapet. He showed the proposed addition in context with adjacent buildings; new height will be 85' to top of roof. He said they will restore original windows and put in replicas where needed. He said they proposed LED light to illuminate the entries.

Ms. Nashem said that the board will need to see window survey for existing building.

Mr. Hewitt said that they had originally proposed a Type 1 100' building and now propose a Type 2 85' building; materials will be glass, brick, aluminum windows.

Mr. Astor said he was pleased that what is proposed is much more in keeping with the character of the surrounding buildings. He noted the care taken to incorporate the existing facades into the building. He said the building will be attractive.

Mr. Kralios noted the reduction in height and said it is an improvement and adds to the relationship to the ground floor. He noted that the remains of the building are historic, non-contributing on the National Register.

Ms. Nashem said the ruin is non-contributing to the National Register but how it contributes locally is up to the board.

Mr. Kralios said this proposal is a lot more compatible and in keeping with the pattern of the façade structure in the district. He thought the use of brick helped. He noted the banding of the windows. He noted the elevator overrun can be 15' above the roof if set back.

Ms. Nashem said the height of the elevator can be adjusted by the height of the parapet.

Mr. Hester said the bulk, scale and volume is much more compatible with the District. He said the north and east elevation and differentiation of new versus old material is notable but compatible. He requested the board have a copy of the window survey in advance of review. He said view from Kobe Terrace, isometric view study from Kobe Terrace Park and the district as a whole is needed. He said the ruin's cultural and economic significant and re-using a portion of the ornate façade is appropriate and of value.

Mr. Kralios and Ms. O'Donnell agreed.

Mr. Kralios asked how the brick material will be distinguished from original brick.

Mr. Hewitt said via color, patterning, and detail within brick coursing.

Mr. Kralios said the gasket set back is appropriate and gives relief to historic floors below and sets off the new.

Mr. Hewitt asked for input on decks on one of the facades.

Mr. Kralios said it is hard to know without seeing it. He said that he couldn't give a yes or no without seeing it. He asked staff to verify that there was nothing in the code or rules to prohibit the use of balconies.

Ms. Nashem said if the design is compatible with the District there is nothing in the code or rules to prevent adding balconies; she noted they were approved on the Johnson Plumbing building.

Mr. Hewitt said it would be subtle enough to not detract from the building. They would show a design in future briefings.

050416.4 BOARD BUSINESS

050416.5 REPORT OF THE CHAIR: Ryan Hester, Chair

050416.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227