



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 145/16

MINUTES for Wednesday, June 1, 2016

Board Members

Mark Astor
Colleen Echohawk
Dean Kralios, Vice Chair
Carol O'Donnell
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Ryan Hester, Chair
Kyle Kiser

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

060116.1 APPROVAL OF MINUTES:

May 4, 2016

MM/SC/CO/MA 3:0:1 Minutes approved. Mr. Rolluda abstained.

060116.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

060116.21 Nord Building

314 1st Ave S

Installation of directory signage

ARC Report: Mr. Kralios reported that ARC reviewed the plans and samples provided. The applicant explained that there are multiple layers to the sign and the tenant lines were interchangeable without removing the sign if tenants change. ARC thought that the signage was minimal, flexible, durable and compatible with the building in color and materials. The letter size complied with the district rules. They thought that the attachment points in the mortar were consistent with the secretary of interior

standards. The signage recalls other materials used on the building. ARC recommended approval and suggested an expedited review at full Board.

Applicant Comment:

Whitney Howe explained they've had confusion about finding office and resident space and propose signage. She said the back panel will be powder coated steel; it will be bolted into the mortar. She said small steel panels will attach to back panel for tenant names. Details are included on drawing.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules and said it complies with the rules. He said the attachment method meets the rules as well as SOI Standards.

Mr. Astor said he was satisfied and the materials are durable.

Mr. Rolluda concurred.

Action: I move to recommend granting a Certificate of Approval for Installation of directory signage as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 1, 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.

2. Wall signs painted on or affixed to a building shall not exceed ten percent of the total area of the façade or 240 square feet, whichever is less. Area of original building finish visible within the exterior dimensions of the sign (e.g., unpainted brick) shall not be considered when computing the sign's area.

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

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 unless an exception has been approved as set forth in this paragraph.

The Secretary of Interiors Standards for Rehabilitation

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

9 New additions, **exterior alterations**, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

MM/SC/MA/AR 4:0:0 Motion carried.

060116.22

Squire Building

On the Field

901 Occidental Ave S

Installation of new sign copy of Verizon on the north façade

ARC Report: Mr. Kralios said ARC reviewed the sign proposed and thought that the sign was simple and that the two tone helped to break up the scale of the sign. The applicant said that Verizon products were for sale in the physical location of On the Field.com. ARC recommended approval.

Applicant Comment:

Casey Crook said it is just copy change on the north side of the building. She provided color proof of the Verizon copy and said there is no change to attachment. She said this copy will be up for two to four months.

Public Comments: There was no public comment.

Board Discussion:

Mr. Kralios said ARC said what was reviewed was consistent with previous approvals.

Ms. O'Donnell asked if product was sold on premise.

Ms. Crook said it is.

Mr. Kiser arrived at 9:09 am.

Ms. Nashem explained this is a legal non-conforming sign.

Action: I move to recommend granting a Certificate of Approval for Installation of new sign copy of Verizon on the north façade

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 1, 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

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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
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MM/SC/MA/AR 4:0:1 Motion carried. Mr. Kiser abstained.

060116.23

Interurban Building

106 Occidental Ave S

Installation of a sidewalk café

ARC Report: Mr. Kralios said ARC reviewed the drawings and samples provided. The applicant provided further drawings that show the proposed railing next to the existing railing and provided an alternative table and chair design. ARC thought the alternative design was appropriate and coordinated better with the interior of the restaurant. They thought the railing was durable and compatible. The applicant provided an additional drawing that showed they were able to locate three of the four attachment points in the mortar. ARC thought that this was acceptable and noted that it not historic material but they still wanted to minimize the damage. The applicant confirmed they are not including planters as shown on the drawings.

Applicant Comment:

Oliver Bangera, owner, explained the proposed sidewalk café similar to the one at next door restaurant; he said it will provide more visibility for the restaurant.

Francis Redis, Nirmals, explained there will be 41 lineal feet of railing that matches the railing next door. They will have twelve seats and six tables.

Mr. Kralios said the illustration shows the extent of the rail and that there is no attachment to the building – only to the mortar. He went over proposed tables and chairs and said they are attractive and durable and will be brought in each night.

Ms. O'Donnell said the color and design are compatible.

Public Comment:

Carl Leighty, Alliance for Pioneer Square said he was happy to see another sidewalk café in the neighborhood.

Board Discussion:

Mr. Kralios went over District Rules and said that it is consistent with other applications approved. He said it meets the requirements and the attachment method into the mortar is appropriate. He said that it is durable and the color is compatible.

Mr. Aster agreed with Mr. Kralios and said that materials are appropriate. He expressed concern that the base plate size might not lend itself to attachment into the mortar.

Ms. Nashem said that the brick on the sidewalk is from the 1970's; it is no longer available but Urban Visions found similar that could be used.

Mr. Bangera said that three of the four attachments will be enough without having to go into brick. He said they are working with manufacturer.

Mr. Astor said to not penetrate the brick.

Ms. O'Donnell said that the banner on adjacent café railing is not legal.

Mr. Bangera said they have no plans to add banners – they don't like that.

Action: I move to recommend granting a Certificate of Approval for Installation of a sidewalk café with the attachments with three bolts to minimize penetration in the brick as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 1, 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
XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted, however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances.

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

The Secretary of Interiors Standards for Rehabilitation

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

10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

Mr. Bangera thanked Ms. Nashem for all the help she provided.

060116.24 200 Occidental Ave S

Changes to the design and signage

ARC Report: Mr. Kralios reported that ARC reviewed the changes to the previously approved project. ARC thought the attachment of the Metro bracket and the changes to the gas alcove with the black gate to be compatible. While ARC discussed that the spandrel band gave the building a strong line, they understood the desire for more light and accepted this change. They thought that the change to the walk off grill was compatible as long as it could be cleaned. They thought that the addition of a door to accommodate a sidewalk café was compatible. They thought that the change to the rooftop was compatible and that the PV panels were still within the height limits for an enclosed rooftop recreational space. They thought the signage was appropriate and complied with the code and district rules. ARC recommended approval of these items. In addition, the applicant brought up that the tenant wanted minor communications utilities and they showed possible locations but said the tenant had not determined the specific location and equipment. Staff reviewed the SMC for minor utility communications equipment. ARC thought that generally the location and height was compatible but that if the location and height was not finalized by the Full Board meeting review, the Board could approve it with the final review by staff.

Staff Report: The code for the enclosed rooftop recreational space allows coverage at 35 % which is more than the 15% otherwise allowed. As long as the equipment is within the 35% already allowed the coverage should not change.

Applicant Comment:

David Bullaro provided context of the building and site. He explained that trolley line connections for future trolley will be painted to match color of existing metal work; the bracket avoid the need for additional poles. He said that at the gas meter alcove a picket fence will be put on top of the 42" concrete wall; FP-1 color will match metal on building. He said that at corner retail storefronts and at lobby black spandrel panels will be changed to clear glass. He said that at the main lobby entry they propose a stainless steel pencil grill. Grills are removable for cleaning. He said the south retail tenant will add a door to allow access to serve a sidewalk cafe; door will be single man door to match storefront detail. Door will swing in and is for staff use only.

Mr. Bullaro noted Weyerhaeuser's branding. He said that on the alley parking garage will have a sign at exit / entry that will be metal and hangs down over garage entry. He said the main building sign is Weyerhaeuser with the address. He said it is unlit and mounted to glass and matches exterior steel. He said that photovoltaics on the roof have been enlarged and moved to the top level roof and now the amenity roof is more meadow. He said they will use the same planting as before but will just add planter where the photovoltaics were. He said one planter will be moved south of the dining room. He said that the photovoltaics will be below parapet height and will be mounted flat; this is under the 15% threshold for the roof area. He said there are communications requirements for Weyerhaeuser; they will install two uplink antennae, one pointing north and one pointing south. He said they are very small – 8" in diameter – and will be mounted on the elevator core. He said that a flat mounted Direct TV dish will be installed, and a fire access DAS system beacon will be installed per Code.

Mr. Kralios asked if the antennae and dish are paintable or come in other colors.

Mr. Bullaro said he would ask.

Mr. Kralios recommended a darker color to blend in with the dark background.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, asked about tri-globe fixtures.

Mr. Bullaro said there are two on the south and one on the north.

Board Discussion:

Mr. Kralios went over District Rules. He said the trolley connections were required and are consistent with overall design; they are minimal and painted black. He said the gas meter enclosure is simple design, consistent with design and a requirement. He said that he understood the spandrel removal at street level to increase visibility at night. He

said the concrete apron at the lobby is not possible and the metal grate is durable material and cleanable so there is no debris collection. He said the additional access to retail bay adds flexibility and supports the use in that location. He said signage at garage is utilitarian and subdued and meets District Rules. He said the main signage is elegant, simple, and consistent with design of the building; he said the address is fine. He said that shifting the photovoltaics from the amenity roof provides increased renewable energy and increased greenspace. He said the communications and utilities are small in size and set back and probably not visible; he said they could be painted to tone them down.

Mr. Kiser agreed and said they did a great job and the building is fitting in well with the Square.

Action: I move to recommend granting a Certificate of Approval for changes to the design including the Metro bracket, gas alcove, clear glass instead of spandrel glass, a walk off grill, addition of a door in the storefront changes to the rooftop including moving the PV panels to the roof of the enclosed rooftop recreational space and signage all as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 1, 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 23.66.140. C.4.

d. 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:

4) Minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of [Section 23.57.014](#).

23.57.014 - Special review, historic and landmark districts.

Communication utilities and accessory communication devices for which a Certificate of Approval may be required in IDR, PSM, IDM, PMM (see SMC [Chapter 25.24](#)) zones, the International Special Review District, the Pioneer Square Preservation District, and the Ballard Avenue (SMC [Chapter 25.16](#)), Columbia City (SMC [Chapter 25.20](#)) and Harvard-Belmont (SMC [Chapter 25.22](#)) Landmark Districts shall be sited in a manner that minimizes visibility from public streets and parks and may be permitted as follows:

A. Minor communication utilities and accessory communication devices may be permitted subject to the use provisions and development standards of the underlying zone and this chapter, with the following additional height allowance: communication utilities and devices may extend up to four (4) feet above a roof of the structure, regardless of zone height limit.

B. An Administrative Conditional Use approval shall be required for communication utilities and accessory devices regulated per [Section 23.57.002](#), and which do not meet the requirements of subsection A above. Any action under this section shall be subject to the Pioneer Square Preservation District and the International Special Review District review and approval and the Department of Neighborhoods Director; in the Ballard Avenue Landmark District by the Ballard Avenue Landmark District Board and the Department of Neighborhoods Director; in the Pike Place Market Historical District by the Pike Place Market Historical Commission, and in the Columbia City Landmark District and the Harvard-Belmont Landmark District by the Landmarks Preservation Board, according to the following criteria:

1. Location on rooftops is preferred, set back toward the center of the roof as far as possible. If a rooftop location is not feasible, communication utilities and accessory communication devices may be mounted on secondary building facades. Siting on primary building facades may be permitted only if the applicant shows it is impossible to site the devices on the roof or secondary facade. Determination of primary and secondary building facades will be made by the appropriate board or commission.
2. Communication utilities and accessory communication devices shall be installed in a manner that does not hide, damage or obscure architectural elements of the building or structure.
3. Visibility shall be further minimized by painting, screening, or other appropriate means, whichever is less obtrusive. Creation of false architectural features to obscure the device is discouraged.

j. Enclosed rooftop recreational spaces for new structures

- 1) If included on new structures, enclosed rooftop recreational spaces and solar collectors may exceed the maximum height limit by up to 15 feet.
- 3) Enclosed rooftop recreational spaces, mechanical equipment, and elevator and stair penthouses shall not exceed 35 percent of the roof area.

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:

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)

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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)

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

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

060116.3 PRELIMINARY PROJECT REVIEW

060116.3 Station Master's Garden

South of the King Street Station, north of Weller Bridge
Briefing regarding improvements to the site

PowerPoint in DON file.

Cath Brunner, 4Culture, explained the proposed public art project.

Buster Simpson, artist, said the project started 20 years ago. He provided a history of the site and noted that a shed roof structure used to stand just north of where the Weller bridge is now. He provided photos and explained the metro odor control vault that sits below grade which needs to be serviced weekly. Using renderings he described the sculptural piece that references the earlier shed roof structure. He said the structure will be glazed with solar voltaic; it will have a hanging garden with a trellis system grid that spreads out. The structure is slightly higher than the shed room to allow Metro trucks in to service the site. He said there will be a water feature.

Ms. Brunner said the Public Art Advisory Committee approved the design; dashed lines on the drawing show original shape and what they ended up with after review.

Mr. Simpson showed how the system moves and captures the water.

Ms. Brunner noted the challenge of the underground facility and placing footings for the new structure and said that prompted an overhead garden. She said they will use 50% transparent wire mesh fence with gates that swing open to service the vault. She said they will plant wisteria in ground and it will climb up and eventually hang down; there will be no interference with the vault.

Ms. O'Donnell asked about ongoing care.

Ms. Brunner said there is no final agreement but that they are negotiating an agreement for care with the hotel developer. She said they had been working with Kevin Daniels but he transferred it to the current owner. She said the hotel developers are SODO Builders or American Life. She said the waste water treatment will continue to operate and they will maintain their area.

Mr. Simpson continued to describe the design and explain its construction. He said that they will repurpose manganese frogs to support the column in reference to the rail lines that used to go through the tide flat. He said the water circling around masks the city noise.

Ms. Brunner said the view from above is important because hotel guests will have that view.

Mr. Simpson said they are still working on glazing and they did shade studies.

Ms. Brunner said the waste water committee approved the conceptual design.

Mr. Kralios asked about historic use of the space.

Ms. Brunner said that there were rail car bumpers and a grassy area toward the end for runaway trains. She said she couldn't find anything that shows it was ever planted as a garden.

Michael Popeny, Odor Control, said the pipelines bring wastewater to site and through carbon scrubbers before the air is released. He said this is an opportunity to enhance the station and provide a very small greenspace with a place to sit and wait outdoors.

Mr. Kralios said the proposal is on an underutilized piece of land and that he likes the concept. He said there is historic precedent for a structure there and this definitely reads as new. He said it is an inviting and unique shape and he noted the railroad reference and reuse of frog. He said the use of photo voltaic to illuminate at night is nice. He said wisteria is a vigorous grower that will require management. He said the concept is strong; the fence design is strong.

Mr. Astor said the heavy steel frog reuse is great and the overhead garden is a great way to provide landscaping without competing with pedestrian space / circulation. He said he was thrilled with the thoughtful design that utilizes a necessary urban structure.

Ms. O'Donnell said it is a welcoming space and she likes that you will be able to hear the water.

Mr. Kralios said he appreciates the synergy between multiple users – hotel, pedestrians, etc. He noted the important partnerships.

Mr. Kiser noted the active drop off.

Mr. Astor said that elevation is underutilized with no draw for pedestrians; it will pull people down there for a nice experience.

Mr. Rolluda said the design is dynamic and noted the details and materials proposed; use of frogs is nice.

Mr. Kralios said manganese glass shingles would be a nice tie in to the station but would provide a strong connection back to the prisms as well as a tie in to the wisteria.

Ms. Brunner noted the contemporary response to pergola structure.

Mr. Kiser asked if the mesh in railing would be painted.

Mr. Simpson said it will be powdercoated. It will be a glorified chain link but will be tightly woven and powdercoated; he said there will be different colors woven in by hand.

Mr. Kiser asked about transparency for CEPTED issues.

Mr. Simpson said it will be about 50%.

Ms. O'Donnell asked about the time frame.

Ms. Brunner said they haven't set a schedule yet and that they are still in negotiation regarding custodial issues. She said they need to raise more money and get a permit. She said the fencing might be a separate application.

Mr. Kralios said the fence is nice – simple and clean. He said he supported the separate application for that.

060116.4 BOARD BUSINESS

060116.5 REPORT OF THE CHAIR: Ryan Hester, Chair

060116.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227