



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 41/19

MINUTES for Wednesday February 20, 2019

Board Members

Adam Alsobrook, Vice Chair
Lynda Collie
Kianoush Curran
Carol O'Donnell
Emma McIntosh
Alex Rolluda, Chair
Felicia Salcedo

Staff

Genna Nashem
Melinda Bloom

Absent

Brendan Donckers

Chair Alex Rolluda called the meeting to order at 9:00 a.m.

022019.1 APPROVAL OF MINUTES: December 19, 2018

022019.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

022019.21 Second Ave (513 2nd Ave)

Installation of conduit and vaults with restoration of sidewalk and road

ARC report: ARC Feb 13th was canceled due to weather.

Jule Stevenson, MGT for Zayo, presented the plans (materials in DON file). She said there will be no impact to areaways and restoration work will be per SOI Standards and sidewalk will meet Pioneer Square standards with lampblack or equivalent dye and scored every 2'. She said that historic material will be preserved / salvaged per SOI Standards.

Ms. O'Donnell asked if there are any granite curbs.

Ms. Stevenson said she didn't believe so, but she would double check.

Mr. Rolluda asked about impact to areaways.

Ms. Stevenson said there will be none; the vault is near but decorative inlays will be protected.

John Schafer said they will use shoring boxes to protect walls; engineer will check plans to ensure.

Ms. Nashem said the plans indicate that the areaway does not extend the full width of the sidewalk and that the proposed work is on the street side of the areaway. She noted that it is a highly intact areaway.

Mr. Rolluda asked who would be notified if issues are found with areaway.

Ms. Nashem said DON, SDOT, and SDCI. She suggested adding to motion verbiage stating if granite curb is found it should be reinstalled.

Mr. Schafer said he will add that to plan notes.

Public Comment: There was no public comment.

Board Discussion:

Mr. Rolluda went over District Rules.

Action: I move to recommend granting a Certificate of Approval for Installation of conduit and vaults with restoration of sidewalk and road; if granite curb is found it will be reinstalled.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 20, 2019 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

G. Street Paving. Streets within the District are to be paved according to standard Engineering Department practices with a weaving coat of asphalt concrete.

H. Curbs. Where granite curbing presently exists, it will be the required replacement material. In other instances, the same concrete and lampblack mixture used for the sidewalk will be used.

XVII. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one-pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

Secretary of Interior's Standards

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

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

MM/SC/AA/CO

7:0:0 Motion carried.

022019.22

King Street Station

Office of Arts and Culture
303 S Jackson St

Alterations to the canopy and installation of artwork

ARC report: ARC Feb 13th was canceled due to weather.

Staff report:

The copper fascia was an original feature of the building. There was some in-kind replacement when the building was rehabilitated (starting in 2008). I had previously expressed concern to the applicant about the probability of the poles' weight causing damage to the copper fascia. I had suggested that they look into adding a post to hold the poles up so that they did not rest on the copper fascia. They are providing a couple options, removing the copper fascia, adding poles to the ground and clamping oar hooks to a new decking on top of the glass canopy. The glass was an original feature that was replicated with a grant. The applicant has been asked to clarify: if the proposal includes removal of the copper fascia, if that removal is temporary and more specifications on the how it is attached and can be safely removed and reinstalled and where it would be stored; how the new decking is installed on the canopy; how the poles are attached to the building or to the ground. The applicant has been informed that there may be feedback requiring the application to be tabled. They want to have the art installed in time for the opening on March 23.

S. Surface provided updated information and rendering. She said the installation is a temporary public artwork which they hope to have up by March 27.

Kimberly Deriana, artist, proposed installation of the temporary public sculpture in the open plaza, up front. She said the sculpture will provide a visible presence of what is going on inside. She said it will provide activation, particularly for indigenous, First Nations people.

Ms. Surface said the concept is called 'Yehaw' meaning 'lifting sky'. Lodge poles represent many languages, one world; people came together to hold up the sky. She said there are two installation options: 1) support poles to hold up lodge poles; and 2) lodge poles rely on ground and attach to glass awning.

Mr. Rolluda asked about location of support poles.

Ms. Deriana explained the relevance of the placement of poles and said she wants to create a sundial and marking of summer solstice. She noted the significance of the sun dance and the recognition of times through nature. She said the poles touch the building and signify ambiguity between colonial architecture and indigenous architecture and cultures.

Ms. O'Donnell asked if the poles are resting on the canopy.

Ms. Deriana said yes.

Ms. Surface said they are in one option but not in the other.

Ms. Deriana said the preferred option touches the fascia.

Ms. O'Donnell said the copper fascia is original to the building

Ms. Curran expressed concern about damage.

Mr. Alsobrook said he couldn't support the application because damage could affect the entire canopy; he noted downward forces and uplift.

Ms. Deriana directed board members to pages 15 and 16; she said structural details are from ZGF plans for canopy. She said there is a potential clamp option onto canopy backing. She said engineer feels a solution could be finalized that the awning could support.

Board members expressed their concerns about potential damage to the canopy which is an original element of the building. Canopies are very fragile especially in a seismically fragile area. Suggestion made to have structural engineer ensure that it won't move or touch canopy.

Ms. Surface said she appreciated having boundaries set.

Mr. Alsobrook said this is a significant contributing building in the district and the board must protect historic structures. He said any physical contact is a non-starter.

Mr. Rolluda said there is general board consensus about project potential impact on building; he recommended tabling the application and coming back with details for other options and structural engineer report.

Ms. Surface concurred and said they expect it won't go up by March 23.

Applicant chose to table the application.

022019.23

Occidental Park

Amendment to the PSB39718 for changes to the proposed bench

Beth Purcell, representing Department of Parks, Downtown Seattle Association, Alliance for Pioneer Square, proposed changes to wood species and size of wood members. She said DOPAR will take ownership of bench and had concerns about the wood proposed. She said the density and strength of Kumuru wood – their proposal – is better and the designer can address angles, ADA, backrest and seat. Members will be 3" x 3". Design, elliptical shape is maintained. There is no impact to the height of

the bench, the backrest and seat meet ADA and protrusions are maintained. She said the fastening system remains the same.

Mr. Alsobrook clarified the profile changes from rectangle to square.

Ms. Purcell said yes. She said the wood is a standard product and there is no concern about warping; it will gray out and needs no finish.

Mr. Alsobrook went over District Rules.

Ms. Nashem said this is a proposal at the request of Parks to use a wood and lumber dimension that the Parks department keeps on hand rather than the wood and dimensions that was proposed in the COA. The design intent is to remain.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Amendment to the PSB39718 for changes to the proposed bench.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 20, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

XI. STREET FURNITURE

Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District.

Secretary of Interior's Standards

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/CO/KC 7:0:0 Motion carried.

Ms. Purcell said installation is planned for June.

022019.24

Pioneer Building
Medzo Gelato Bar
106 James St

Installation of signage and installation of window coverings and window film

Steve Hintzke, Island Dog Signs, provided updated drawings and proposed three elements: 1) hanging blade sign – 22” diameter wood, grayed to look rustic; and 2) vinyl window graphics including round logo on four doors and “Gelato” 7.6” tall. Vinyl will be mounted to inside surface of glass.

Jennifer Al-Abboud, owner, explained that in busy season, customers would enter from the west and flow in one door and out the other; ADA is provided. During the slow season they will use only the main entrance. She said both doors go directly into their space.

Mr. Hintzke proposed a sidewalk sign to mimic the blade sign – weather frame and chalkboard space.

Ms. Al-Abboud said they have a southern exposure and received floor to ceiling intense sun that is blinding for serving staff, will melt their product and negatively impact the equipment. She said they want transparency but need sun protection. She said they viewed various degrees of UV protection and found the black to be more transparent than white or gray. She said the concept is old-world and harmonious with the building. The film will be placed only in the crescent-arch because they can't get a shade in there. She proposed shades on doors and windows that will be drawn only as needed because they want to keep transparency into the space. She provided samples of various film options for board review.

Mr. Rolluda went over District Rules.

Staff report: Ms. Nashem said that while the rules say that the windows should not be obscured by window coverings, the Board has reviewed and allowed coverings in a few circumstances, all of which allowed some transparency into the space. At Seattle Fitness semi-transparent shades were allowed with the condition to be pulled only when the sun was affecting the comfort of customers; at Good Bar, shades covering the upper level of the windows were allowed still allowing clear visibility from the street; sheer curtains were allowed at a barber shop to filter some sun; semi-transparent film with photos related to the exhibition at the Klondike Gold Rush Museum were allowed to protect the museum display from UV light in one area. This appears to be darker film and less transparent window coverings than the other proposals, but the restaurant sells a frozen product.

The application was originally submitted for installation in the wood frame, but the sign maker noted that the location was inset so would either require a very long bracket or the sign would be partially obstructed. They will be bringing an alternative location proposal to the meeting which will install into the mortar of the sandstone.

The storefront has two sets of doors which will both be in use. The applicant should be bringing an update that specifies the letter size of the window signage but based on the dimensions of the signs it appears that they are under ten inches. The applicant is

adding an A-board sign that includes a black board space for changeable information. The Board has allowed blackboard A-Boards with the condition that letters are no larger than 10 inches because practically most words would not fit if they were larger than 10 inches.

Mr. Rolluda asked if Good Bar has shades.

Ms. Nashem said they looked at sun angles and approved partial shades.

Mr. Rolluda asked if there will be tables at the windows.

Ms. Al-Abboud said there will be. She said the shades will be drawn only as needed; they want transparency into the space.

Public Comment: There was no public comment.

Mr. Rolluda appreciated the design of the sign and said it is in character with the district. He noted installation into the grout. He said the graphics are OK; he said he was concerned with four of them but noted the full frontage and said it was OK. He said the 10% shade will come down to table height only as needed.

Ms. Al-Abboud said they have a 16' ceiling; it is very open and the sun hits nearly every inch of space and would melt their product. She said the upper arched window is above the main entrance.

Mr. Alsobrook noted the entrance is in a recess which darkens the surface of the glass. He said he proceeds with caution where dark film is concerned and that if it was a more extensive proposal, he would say no. He said he understood there are mitigating circumstances here.

Ms. Al-Abboud said the film will go into arch above door, not at street level. She said the window there already appears dark and won't appear any darker than it already does. She said the window is directly above the gelato case and the sun will shine through and melt their product.

Ms. Curran agreed with Mr. Alsobrook and said the film is specific to this space and tenant and is limited to one arch. She said in a different context, it would be rejected.

Ms. Nashem said the minutes will reflect this discussion.

Mr. Alsobrook said it needs to be clear; any exception has to be clear about why there is an exception to the rule. He said as the applicant stated there are issues with health, safety, welfare of public and employees. He said it is a very limited application with extenuating circumstances.

Ms. McIntosh appreciated seeing images of the space showing where the sun falls; it is helpful for the record.

Ms. Al-Abboud said it is 5' from the main entrance, the sun directly goes through the doors to that spot.

Ms. Curran supported approving the application based on information provided.

Ms. Collie said her office is nearby and the sun is super intense; even on a cold day she has to pull blinds. She said it can be impactful with heat load and intensity if you are selling shoes, but this is a different story, they are selling gelato. She said there is limited scope and area, and it is a very unique application and she said she supported this deviation.

Action: I move to recommend granting a Certificate of Approval for installation of signage as proposed and installation of window coverings to be pulled only when sun is providing glare and affecting the gelato product; limited application of window film in arched window given concern of protection of product, public and employee welfare; recommend approval of investing a lighter window film with higher transparency, 10% transparency. Future applications present documentation of evidence of solar conditions of establishment, not required in this case.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 20, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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

A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93)
Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

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.
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)
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)

F. SANDWICH BOARD SIGNS (A-frame signs) shall follow adopted Pioneer Square sandwich board signs regulations:

Sandwich board signs shall be located directly in front of the business frontage either next to the building face or at the street side of the sidewalk by news stands, street lights or other amenities. Signs shall not impair pedestrian flow. (12/94)

Sandwich board signs shall be limited to one per address.

Sandwich board signs shall occupy the sidewalk only during business hours and cannot be chained to trees, parking meters, etc. (12/94)

Sandwich board signs shall:

1. Comply with all other regulations for signs in Pioneer Square. (12/94)
2. Be a minimum of two feet high and a maximum of four feet high. (12/94)
3. Be a maximum of two and one half feet wide; (12/94)
4. Be a free-standing A-frame type sign to allow a horizontal component (e.g. chain or bar) between 3 to 8 inches above the ground on all four sides. This chain or bar accommodates high winds and sight impaired persons. (12/94)
5. Be prohibited from containing neon in any form. (12/94)
6. Have letter size restricted to 10 inches in height. (7/03)
7. Have the consent of the property owner prior to submittal to the Pioneer Square Preservation Board. (12/94)

Secretary of Interior's Standards

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/AA/KC 7:0:0 Motion carried.

022019.25

Bike Racks

Various future locations

Tabled.

022019.26

115/117 S Jackson St

Rehabilitation of the existing building including seismic retrofit, re-opening blocked-in openings, enlarging windows for doors, windows will be restored and new windows and doors installed, residential penthouse will be added.

Change of use:

Basement: 1,800sf of retail tenant space, 951 sf of building operations and 247sf of bike parking/storage,

First Floor: existing retail to be divided into four retail spaces of 637 square feet, 497 square feet, and 301 square feet and 624 Square feet,

3,196 square feet will be changed from retail to restaurant,

Second Floor: Use changed from office to 6,430 square feet of residential (16 units)

Penthouse: will be 3000 Square foot of residential (10 units)

ARC report: ARC Feb 13th was canceled due to weather.

Applicant Comment:

Greg Schiffler, Michael Thompson, SHED Architecture presented. Presentation materials in DON file.

Mr. Schiffler provided an overview of the project, materials samples and other items requested by ARC. He showed existing conditions and rendered proposed views of the

building. From alley view he indicated penthouse addition and proposed Corten steel lap siding. He noted the sawtooth units and proposed brick, Corten steel, with black metal on the windows and wood windows painted black. He provided an overview of exterior openings and said there will be no modifications to primary openings. He said on the west they will enlarge openings down to ground to accommodate retail; windows will be black painted fir. He went over drawings and explained how each opening will be modified.

He said partially weathered Corten steel lapped system siding is proposed with perforated version used for guard rails. He said they are going for Federal Tax Credits so there will be no additional height. He said they have removed visibility of the addition from the street; it is only visible from up Jackson Street. He requested a waiver from recreational space. He noted the limited materials palette proposed and noted on the west and east facades penthouse addition Anderson E Series sliding door, metal clad wood windows and painted aluminum. He said the elevator overrun will be carved into the space and clad in painted smooth Hardi-panel; it is not visible from the street.

Staff report: Ms. Nashem said the Board has reviewed a few briefings of this project; this is the proposal for final design. There are items such as signage, lighting and landscaping and mechanical that will not be part of this proposal but a future proposal. The one new item that the Board has not reviewed is the proposed material for the railing and the details of its attachment. She said the recreational space waiver verbiage is in SMC 23.66.155.

Mr. Alsobrook asked if that is the only waiver requested.

Mr. Schiffler said it is. He said the City wanted sidewalk extension, wider alley and taller building which are contradictory to National Park Service requirements. He said the alley cannot be wider because of the historic buildings on either side.

Mr. Schiffler went over construction set detail and said Zoning is on page 2 of drawing set. He explained they documented how they would meet rooftop percentage coverage limits and how they calculated height limit based on roof structure. He said there are living space issues and went through floor plans and program for space. He said they hope to have neighborhood bike club / showers / locker room in basement. There will be a stair dedicated to this space. He said on the east side there will be a food and beverage spot; north and west will provide small retail spaces for small vendors / business incubators. He said the upper two floors will be residential – small efficiency units; there will be 16 on the second floor and 10 dwelling units with private decks. There will be a deck for resident use as well.

He directed board to page 15 and explained how they are complying with zoning height limitations. He said they tucked below the established height limit to keep the addition invisible from the street. The west face guard rail is not attached to brick wall; it is tied into the new framing structure. He said at the ground floor the store door with transom on top will be painted. Three new openings will have concealed steel lintel detail.

Mr. Thompson said on the west elevation wood windows will be installed in new area; they will be painted to better blend with existing. He said they have differentiated new from old; new are not divided light.

Ms. O'Donnell asked about the 3,196 square foot restaurant space and said the limit is 3,000 square feet.

Mr. Schiffler said 2,810 square feet is the actual restaurant space and is what is shown on plan. He said the 3,196 square feet included bathrooms not dedicated to restaurant.

Mr. Rolluda asked about the graphics on south elevation.

Mr. Schiffler said it will be maintained; one spot will be touched to installed, a new window. He said the elevation will be cleaned without removing paint. He said the new glazing will be clear.

Mr. Alsobrook went over District Rules.

Mr. Rolluda appreciated how the design evolved and the differentiation of new from existing. He said it meets the intent of the Guidelines and is a well-done project.

Ms. O'Donnell agreed and said it will be an outstanding addition to the neighborhood.

Mr. Alsobrook agreed and said it provided a different type of housing that is not represented elsewhere. He appreciated the briefings and legwork done and the way the team presented the material and what was proposed. He said it was easy to know what is actually happening and allows the board to better understand the project.

Ms. O'Donnell said recreational space waiver has been done on other project; there is a wide variety of parks and gyms within walking distance.

Mr. Alsobrook said it provides an amenity for cyclist that is needed. He noted nearby parks and said he supported the project.

Mr. Rolluda concurred.

Action: I move to recommend granting a Certificate of Approval for Rehabilitation of the existing building including seismic retrofit, re-opening blocked in openings, enlarging windows for doors, windows will be restored, and new windows and doors installed, residential penthouse will be added, materials and paint color as presented; conditioned that no approval is given to widen the existing sidewalk or alley or demo of building to widen alley; change restaurant use to 2,810 square feet.

Change of use:

Basement: 1,800 sf of retail tenant space, 951 sf of building operations and 247 sf of bike parking/storage,

First Floor: existing retail to be divided into four retail spaces of 637 square feet, 497 square feet, and 301 square feet and 624 Square feet, 3,196 square feet will be changed from retail to restaurant,
Second Floor: Use changed from office to 6,430 square feet of residential (16 units)
Penthouse: will be 3000 Square foot of residential (10 units)

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the February 20, 2019 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

23.66.120 - Permitted uses

23.66.130 - Street-level uses

A.

1. Uses at street level in the area designated on Map B for [23.66.130](#) require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

2. Street level uses in the PSM 85-120 zone within the area shown on Map A for [23.49.180](#) are subject to the provisions of subsection 23.49.180.F if an applicant elects to use added height under the provisions of [Section 23.49.180](#). Such street level uses require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

- a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;
- b. Theaters.

23.66.140 – Height

C. Rooftop features and additions to structures

1. The height limits established for the rooftop features described in this [Section 23.66.140](#) may be increased by the average height of the existing street parapet or a historically substantiated reconstructed parapet on the building on which the rooftop feature is proposed.

3. The setbacks required for rooftop features may be modified by the Department of Neighborhoods Director, after a sight line review by the Preservation Board to ensure that the features are minimally visible from public streets and parks within 300 feet of the structure.

4. Height limits for rooftop features

b. For existing structures, open railings, planters, clerestories, skylights, play equipment, parapets, and firewalls may extend up to 4 feet above the roof of the structure or the maximum height limit, whichever is less. For new structures, such features may extend up to 4 feet above the maximum height limit. No rooftop coverage limits apply to such features regardless of whether the structure is existing or new.

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:

2) stair and elevator penthouses;

3) mechanical equipment;

f. Residential and office penthouses

1) Residential penthouses may cover a maximum of 50 percent of the total roof surface and may extend up to 8 feet above the roof if set back a minimum of 15 feet from the street property line, or 12 feet above the roof if set back a minimum of 30 feet from the street property line.

23.66.155 - Waiver of common recreation area requirements.

The Director of Neighborhoods, after review and recommendation by the Preservation Board, may waive or reduce the common recreation area required by the underlying zoning or modify the required standards for common recreation area under the following conditions:

A. Allocation of all or a portion of the required gross floor area would adversely affect the visual character of the structure or the District; or

B. Common recreation area requirements would adversely affect the economic feasibility of the project; or

C. It can be shown that the project is reasonably served by existing public or private recreation facilities located nearby.

23.66.180 - Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. Materials. Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

B. Scale. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the buildings in the immediate area.

23.66.190 - Streets and sidewalks.

A. Review by the Preservation Board shall be required before any changes are permitted to sidewalk prism lights, sidewalk widths or street paving and curb

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.

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

- I. Site. The property line is the line of the building mass. Street facades are uniformly located at the front property lines, thus there is a strong street edge definition. Building cornices, bay windows and ornament project beyond the main wall surface of some facades.

- J. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.
- K. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast-iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- L. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast-iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

XVII. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one-pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

Secretary of Interior's Standards

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
4. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
5. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
6. 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.

7. New additions and adjacent or related new construction will 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.

Briefs

Preservation Brief 14

Preservation Brief 21

MM/SC/AA/KC 7:0:0 Motion carried.

022019.4

BOARD BUSINESS

022019.5

REPORT OF THE CHAIR: Alex Rolluda, Chair

022019.6

STAFF REPORT: Genna Nashem

Genna Nashem

Pioneer Square Preservation Board Coordinator

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