



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 208/23

MINUTES for Wednesday, August 2, 2023

Board Members

Maureen Elenga
Sage Kim
Jose Lorenzo-Torres
Maggie Sean
Henry Watson

Staff

Genna Nashem
Melinda Bloom

Chair Maureen Elenga called the meeting to order at 9:00 a.m.

Absent: Kianoush Curran, Karl Mueller, Lindsay Pflugrath, Steven Sparks

080223.1 PUBLIC COMMENT

080223.2 APPROVAL OF MINUTES: none

080223.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

080223.31 **Schwabacker Building**

Numero Uno Pizza
103 1st Ave S
Presenter: Ozgur Kaya, Seattle Print House
Record number: DONH-COA-00962

Proposed installation of signage including a non- illuminated sign in the transom windows, window signage and non-illuminated blade sign.

Ozgur Kaya, Seattle Print Shop, proposed new signage to align with adjacent business signage in sign band even though there is not a sign band at this location. He proposed a blade sign which will reuse existing sign frame/attachment. He said they received a complaint about the sandwich board and asked for clarification on what is allowed.

Ms. Nashem said the sandwich board must be applied for and approved and placement must be right next to building or next to curb, not in the middle of the sidewalk. She read the staff report signage is currently installed without approval. Of the signage currently installed, the only signage that is applied for to be permanent is the window signage in the middle of the windows. It appears that the letters in the transom will replace the banner, the signage in the lower half of the windows will be removed and the A-Board will be removed and replaced with a blade sign. The blade sign will be located in the same location as the previous tenant. Staff is referring this application for signage to the Board for two reasons, the sign is placed in the transom windows. The other storefront in this building has a sign band but this storefront does not. It is presumed, though not shown in the application that the letters would line up with the letters in the sign band of the other storefronts. They are applying for 12-inch letters, the size of letters that could be allowed in the sign band if there was one in this storefront. The other reason she referred this application to the Board is that the letters are three colors. Considering the sign's compatibility to the other signs in the sign band, letters are generally white or gold or black. The exception is that the Domino's sign was allowed in blue with white trim while other chains such as Jimmy Johns and Evergreens stayed with the more traditional white letters. Staff did recently approve, with some hesitation letters on the neighboring storefront that were white with a dark purple side. These letters can be seen in the photo of existing conditions.

Mr. Kaya said existing banners at top and bottom of storefront will go away.

Ms. Elenga asked if both a blade sign and sandwich board are allowed.

Ms. Nashem said the board should look at the whole package and decide if there is over-proliferation.

Ms. Elenga noted the lack of a sign band at this site and the intent to line up with neighboring signs. She said the letter size was appropriate and the sign is not garish.

Board discussed because some members thought the sign taking up the width of the entire storefront the scale was too large with all three colors.

Ms. Elenga asked if the applicant had a mock-up with 10" letters.

Ms. Kim said that the colors already make the sign loud; the sign should harmonize with existing adjacent signage.

Mr. Lorenzo-Torrez said other retail spaces have a sign band and this one does not. He said the sign will float. He suggested reducing the lettering size to not take the entire length of the storefront.

Ms. Elenga said the colors are OK but she preferred 10" letters.

Board members requested to see a comparison of scale with 10" and 12" letter options side by side and in context of the other storefront signage.

Tabled pending further information.

080223.32

Post Building

Tapas Angel

90 Yesler

Record number: DONH-COA-00963

Presenter: Diego Escobar

Proposed installation of signage including two window signs. Painting the storefront red, white and blue.

Diego Escobar clarified that the red, white and blue color combination is for the logo only. He proposed a blue storefront with white on the decorative element. Exhibits included photos of existing building colors.

Board discussion ensued about the blue proposed for the storefront and how the new color palette would or would not relate to the rest of the building. It was unclear if the colors were accurately represented in the photos because every image showed a different color and photos were in different lighting. Using a variation of the same color that is on the building was suggested. The applicant said he will have to go back to the HOA board. There was agreement to approve the logo sign in the windows and have the applicant come back with alternatives and accurate color samples.

Ms. Nashem suggested the applicant provide better color representation with photo of proposed paint chips next to existing building color to remain on the building.

Staff report: The decals in the windows appear to comply with letter size and transparency requirements. Staff is referring this application to the Board to review the proposed color for the storefront because color coordination can be a matter of opinion and in this case more than one opinion would be helpful. The applicant submitted the colors samples of red, white and blue, though has not indicated where the red would be painted. That should be clarified. The applicant included a rendering with the proposed blue and white color scheme at the storefront with the existing green color scheme shown above the storefront. While it is common that buildings have a different color on the ground floor, the colors of the building usually coordinate.

Tabled pending further information.

080223.33

Public Right of Way

Vault in the areaway

117 S Main St

Record number: DONH-COA- 00800

Structural enhancement of the areaway and replacement of the hatch that contains purple prism glass with a grated hatch

The applicant did not attend meeting. Ms. Nashem asked board members to informally review and request additional information so she could provide feedback to the applicant to move the application along.

Staff report: Ms. Nashem reported the existing hatch has purple prism glass imbedded into it. The records in the application indicate that the hatch was installed in 1977. She was not able to review records of the 1977 review and approval as they are at offsite storage but did locate a 1977 streetscape and areaway study that identified that the Board discussed that sidewalk prism glass was a significant feature of the district and should be retained. She assumed that the 1977 vault project was proposing to remove an existing prism panel based on the pattern of other prism panels in sidewalk at this location so the Board may have required that Seattle City Light include the prism lights in the panel as mitigation for removing an existing historic prism light panel while allowing for the needs of the electrical system. There are other locations of grated hatches in the sidewalk in Pioneer Square. It is unknown if these locations ever had prism glass panels.

Mr. Lorenzo-Torrez asked how much area is required for venting? With existing grate? With added grating?

Ms. Elenga said it looks like the prisms are in cement.

Ms. Nashem said the applicant said the prisms are broken.

Ms. Sean said in the district replacement should be in kind and while she could consider replacement with a grate, preferred in kind replacement.

Mr. Lorenzo-Torrez said the panel is depressed between frames and water is puddling causing build up.

Tabled pending further information.

Mr. Watson recused himself from board activity.

080223.34

Alley east of 1st Ave, south of S Jackson St

117 S Jackson St

Record number: DONH-COA- 01000

Alley closure for activation events and everyday use and installation of planters and tables and chairs, lighting, and window box planters.

Henry Watson explained the overarching plan for activation strategy with art, events, cafés, seating and to keep the public alley fully pedestrianized. He provided context of the Railspur project which involves three buildings and adjacent alley. He proposed

closing the north-south alley, and adding planters, bistro chairs and tables, string lights, and pianos. He said the three buildings use the same janitorial and day porter groups and trash/recycling will be brought out to Occidental Street now instead of trucks picking it up in alley. He said planters will be replaced with the same size but lower version to allow visibility through for safety. He said proposed tables and chairs are durable. Flower boxes are proposed for residential windows for added texture; he provided mounting details and said the boxes will have a negative slope so water will drip away from building. Boxes will be made from reclaimed wood. For flexibility of use airline cable will be anchored in mortar and set with epoxy to hold up the string lights.

Ms. Elenga appreciated the activation and enhancement plans.

Staff report: Ms. Nashem said the Nord Alley has been successfully functioning as a “festival street” for several years. The project builds off that effort and a new effort started by Seattle Department of Transportation (SDOT) during Covid shutdowns to provide more outdoor options for restaurants, businesses and recreation. SDOT is making some of those Covid policies permanent such as for alley and sidewalk activations. The project needs the Board approval but will also have to comply with the SDOT rules and permits for the alley activation. The Board would review the application for the installation of items similar to sidewalk cafés. Similar catenary lighting exists in two allies to the north - Nord alley and Pioneer Passage alley.

Mr. Walters said the seating will be open to public 90% of the time. He said they are working with SDOT on applying for table and chair permit. He said activations will be free and open to the public. He shared photos of alley activations / events.

Ms. Elenga asked about piano storage at night.

Mr. Walters indicated proposed storage area. He said heavy duty casters / wheels will be installed to pianos which will be rolled out during nice weather.

Action: I move to recommend granting a Certificate of Approval for: Alley closure for activation events and everyday use and installation of planters and tables and chairs, lighting and window box planters through October 2023.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 2, 2023 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

A. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any

building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. 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. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

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)

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.

10. New additions and adjacent or related new construction will be taken 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/SK/JLT 4:0:1 Motion carried. Mr. Walters recused himself.

Ms. Nashem clarified that alley activation / events is through October 2023. Planters, lights, windows are permanent.

Mr. Walters said they will revisit with neighbors before planning winter activation.

080223.4 BOARD BUSINESS

080223.5 REPORT OF THE CHAIR:

080223.6 STAFF REPORT: Genna Nashem
Administrative Review report
Ms. Nashem reviewed three administratively approved items.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227