



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 329/16

**MINUTES** for Wednesday, November 16, 2016

**Board Members**

Colleen Echohawk  
Ryan Hester, Chair  
Dean Kralios, Vice Chair  
Caitlin Molenaar  
Carol O'Donnell  
Alex Rolluda

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Mark Astor

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

**111616.1      APPROVAL OF MINUTES:**  
Nov 2, 2016  
MM/SC/DK/AR                      5:0:0    Minutes approved.

*Ms. Echohawk arrived.*

**111616.2      APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**111616.11      200 Occidental**  
Cherry Street Coffee

Installation of signage  
Staff Report: When the Board reviewed the building design they considered these canopies not awnings.

ARC Report: Applicant did not attend the meeting. ARC reviewed the application and did not ask for additional information but for clarity on the material and color samples.

Applicant Comment:

Jessica Bailey, Mallet Architecture, explained the proposed exterior signage is in line with building codes and Pioneer Square Preservation District Rules. She provided photos of storefront showing placement of signage. She said signage will be concentrated in the first storefront area around the exterior door and on the canopy. She said the logo will be to the left of door in gold leaf. She said hours and address will be white vinyl letters applied to interior of glazing. She said a blade sign will hang from existing canopy; it will be constructed of fir with a white wash paint that will allow the texture of the fir to show through and cherries will be painted on. She said that a 24" x 36" sandwich board will be made from reclaimed fir with a clear lacquer finish. She said it will have the cherry Street logo and blossoms.

Mr. Kralios confirmed that the retail space encompasses both storefronts and that they are doing signage only on one.

Ms. Bailey concurred. Responding to clarifying questions she said that the new metal of the hanging hardware on canopy will match storefront metal. She said there is adequate clearance below sign 8' 10".

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios noted to add District Rule XX F, Sandwich Boards.

Ms. O'Donnell said the signage was very attractive and well executed.

Mr. Kralios noted the consistent font type and logo; he said the signage was clean and comprehensive.

Mr. Hester agreed and said it permits visibility and is well-placed.

Mr. Kralios said it complies with District Rules in letter height and compatibility. He said the materials are appropriate.

Action: I move to recommend granting a Certificate of Approval for Installation of a canopy sign, blade sign and window signage as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 16, 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

Pioneer Square Preservation District Rules

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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.
3. Projecting Elements (e.g. blade signs, banners, flags and awnings)
4. Blade signs (signs hanging perpendicular to the building).

F. Sandwich Boards

MM/SC/DK/CO            6:0:0    Motion carried.

**111616.12**

**Three Globe Light Fixtures**

Second Ave S

Pilot project to replace existing high pressure sodium (HPS) with light-emitting diode (LED) fixtures

ARC Report: Mr. Kralios reported that ARC reviewed the plans and samples provided. ARC thought that the historic character of the light fixture was being maintained. ARC confirmed that only the lighting fixture and the globe cover would be changed. They thought that the consistency among the lights was important and would be improved compared to what is there now. They thought that the etching on the globes helps to

soften the glare. They appreciated that there was a pilot study prior to widespread installation. They understand that the lights provide street lighting and that the intent was to support the pedestrian environment as well. They clarified that there are no original glass globe covers left intact. They asked that the applicants provide a time line for how long they will measure the lighting, how long for public comments before the application for district wide conversion and when that conversion might be.

Staff Report: The applicants mentioned previous complaints made to staff over the years about the “one off” changes to the globe lighting in Pioneer Square and Columbia City. Community members noted that there were different color globes - some white, some yellow and some almost clear. They complained about the varied light levels due to the transparency of the globe cover and light colors emitted by different types of fixtures.

Applicant Comment:

Kelly Davidson, Seattle City Light (SCL), explained that SCL is working on LED conversion of lighting; they are done with the roadways and are now moving to pedestrian decorative fixtures. She said that Pioneer Square has the highest concentration of pedestrian decorative fixtures in the City so will do testing here.

Eric Shinazu said they have surveyed and analyzed all existing fixtures and noted there are different types, styles, and lights. He said the goal is to have uniformity in globes – mechanically etched rather than hand etched – and use the new LED lights.

Ms. Davidson said the goal is in meeting photo metrics for roadway required by SDOT.

Mr. Shinazu said 4000 Kelvin is being used for the pilot.

Ms. Davidson said they have partnered with Pioneer Square groups around the concerns of lighting, safety, crime. She said that the International Special Review District just finished relights there. She said that from a CPTED aspect the lighting provides better color clarity for more accurate identification.

Mr. Shinazu said that aesthetics is tied with the ability to see perceived threats through better color rendition; he said the proposed lighting is closer to moon light color.

Louise Bourget, SCL, said that the crews prefer a bulb that can be screwed in because it is an easier retrofit. She said their preferred bulb is made in Renton. She said they don't yet have photo metrics for them.

Ms. Davidson provided a timeline (in DON file) and said that work will be done at night to reduce impacts to the neighborhood and to get around the work moratorium. She said they have shields on order in case they receive complaints about glare from residents. She said if they received a complaint they can fix it within 48 hours. She said that as part of the project they will shield one pole of three globes.

Ms. Nashem asked them to talk about direction of light emitted from bulbs.

Applicants showed each bulb; the proposed light is directed downward.

Ms. Molenaar asked if they would test at 3500 kelvin to see if they can still meet the photo metric at that level. She said that level is more in line with what was there before than the 4000 kelvin.

Mr. Shinazu said they have a 3000 kelvin that they can test.

Mr. Hester clarified that action on this application is specific to this pilot.

Ms. Davidson said this is a three-month pilot project; they will put an application together and come back to board for final.

Ms. O'Donnell noted there will be no change to the pole / fixture.

Ms. Davidson said this is lights only.

Public Comment:

Carl Leighty, Alliance for Pioneer Square, echoed the interest in seeing a dimmer / warmer light. He said the residents' council is interested in weighing in. He supported one consistent style light.

Chris Oreck asked if two different bulbs could be put in at once so a real comparison can be made.

Ms. Davidson said they could leave half up when they to the bulb switch out for comparison.

Board Discussion:

Mr. Hester went over District Rules.

Ms. O'Donnell was glad to see this and noted the discrepancy between lighting.

Mr. Kralios agreed and said he was glad it is a pilot so that the community can give input. He said the study is about the lamps and lenses – not the poles. He said there are no glass globes left so there is no impact to historic material.

Ms. Molenaar asked how they are doing the public process.

Ms. Davidson said that they have connected already with community groups and will have their PIO help with getting word out.

Ms. Molenaar said a phone number would be helpful.

It was agreed that a sign with information and a phone number would be placed on the pole during the trial period.

Action: I move to recommend granting a Certificate of Approval for Pilot project to replace existing high pressure sodium (HPS) with light-emitting diode (LED) fixtures including the globes. The pilot will test two different bulbs at 4000K. Including a test at 3,000K is encouraged. A sign with information on how to provide public comment will be added to the pole following administrative review. A sample residential light shield will be installed on one of the poles. The pilot will last through February. An application for a Certificate of Approval for district wide implementation will be required. The application should include the results of the lighting study as well as public comment received for consideration of the proposal. The pilot lighting can stay installed while the application is being considered. If in the case that the full conversion is not proposed or is denied, an application for permanent installation of the pilot lighting or an alternative shall be submitted.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 16, 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)

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.

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (7/03)

Secretary of Interior's Standards for Rehabilitation

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

Guidelines for Sustainability  
Guidelines for Site  
Guidelines for setting

MM/SC/DK/AR          6:0:0    Motion carried.

**111616.13**          **Hartford Building**  
600 2<sup>nd</sup> Ave

Replace deteriorated ornamental panels

ARC Report: ARC reviewed the drawings and samples provided. The applicant explained the role of the wood panels as the cover to the water system and explained that it was assembled using several pieces of wood and several penetrations to attach those pieces together because of that and its proximity to the water gutter the panels suffered water infiltration and now have dry rot and are beyond repair. They proposed to make replica with an epoxy high density foam that they can carve from a mold of an existing salvaged panel. The applicants thought that this was a more durable material for the job. While the ARC expressed disappointment in the necessity to remove historic material they generally agreed that the repair or replacement in kind would not provide longevity. They thought that the high-density foam allowed for a durability and replication of the design. They thought that when painted it would replicate the wood in design, color and visual qualities.

Staff Report: Repair is always the first preferred method of rehabilitation and then replacement in-kind with like materials but there are circumstances where a substitute material can be considered. Preservation Brief 16 list among those the circumstances **inherent flaws in the original materials;**

The brief also talks about the advantages and disadvantage of the proposed epoxy material.

The Board may want to discuss the flaws in the original material and construction as the applicant presented to differentiate this situation from others where repair in kind will be most appropriate. i.e. the wood is a cover for a water gutter system, it is assembled of multiple pieces of wood allowing water intrusion, the pieces are put together with multiple nails allowing multiple locations for water intrusion and that the wood material is different than the other materials on the building and therefore the likelihood of wood without the same density as old growth would not last.

Applicant Comment:

Heather Satterberg, Samis, explained the deteriorated panels were discovered while cleaning was being done on the building. She said the 36 panels are made up of individual strips of wood to create dimension; the seams and attachment points are vulnerable to water intrusion. She said the gutter and bracing points are in good condition; they want to maintain the design but protect the building envelope. She said they propose to take high resolution photos of the panels and create a 3D computer image which will direct the carving machine. She said they will save as much original material as possible. She said the cap at the top of the mullion will be epoxied and saved; she pointed out on photos what will be saved. Responding to questions she said the epoxy will be painted to match what is there.

Mr. Hester noted the color shown in the photo.

Ms. Satterberg said that modern wood is not as good as the old.

Ms. O'Donnell said ARC discussed false historicism and noted the value of newer materials in this case.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester went over District Rules.

Mr. Kralios cited SOI 6 and noted the severity of deterioration here and necessity of replacement. He said they will match the color, design and texture of existing; this is the best we can do with current technology.

Ms. Molenaar said the moldings are not at eye level.

Ms. Echohawk asked about other examples of this in the neighborhood and board members cited the Arctic Building and the Alaska Building.

Ms. Nashem said that in each case there were extraordinary circumstances where there were reasons that the original material could not be used.

Ms. Echohawk expressed concern about loss of patina.

Chris Oreck said that the detail was covered in paint and was revealed when paint removed. The detail will show in new material which will be painted.

Ms. Satterberg said that the leaf pattern in the masonry lines up with the flower detail. Ms. Molenaar said the material difference won't be noticeable from street level.

Ms. Satterberg said they hope they will get more of the original relief from the original design that had been lost over the years.



Mr. Kralios said if done as a standalone project it would stand out but with the masonry cleaning and tuck pointing the building will look fresh.

Mr. Hester said it meets SOI 6, brief 16 and the District Rules; he said what is proposed is thoughtful and respectful and the material is durable.

Mr. Kralios it is good to have the example.

Action: I move to recommend granting a Certificate of Approval for replacement of deteriorated ornamental panels

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 16, 2016 public meeting, and forward this written recommendation to the Department of Neighborhoods Director.

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Secretary of Interior's Standards for Rehabilitation

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

Brief 16

MM/SC/CO/DK

6:0:0 Motion carried.

**111616.3 BOARD BUSINESS**

**111616.4 REPORT OF THE CHAIR:** Ryan Hester, Chair

**111616.5 STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
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