



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 308/19

MINUTES for Wednesday October 2, 2019

Board Members

Lynda Collie
Kianoush Curran
Carol O'Donnell
Audrey Hoyt
Emma McIntosh

Staff

Genna Nashem
Melinda Bloom

Absent

Alise Kuwahara Day
Brendan Donckers
Alex Rolluda, Chair
Felicia Salcedo

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

100219.1 APPROVAL OF MINUTES:

100219.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

100219.21 Florentine Building

524 1st Ave S
Foundry Vineyards

Installation of signage

ARC report: The project was not reviewed at ARC.

Staff report: The application for vinyl lettering in the windows appears to comply with the letter height and transparency regulations.

The board reviewed application in applicant's absence.

Ms. O'Donnell disclosed she lives in the building.

Ms. O'Donnell said the proposed signage seems fine; the letter size is fine.

Ms. McIntosh said it is a complete package which includes hours; they used all three surfaces and retain transparency.

Public Comment: There was no public comment.

Action: I move to recommend granting a Certificate of Approval for Installation of installation of 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 *October 2, 2019* 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. 66 160 Signs

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)

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.

Secretary of Interior's Standards

10. 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.

MM/SC/LC/EM 5:0:0 Motion carried.

100219.22 US Rubber Building

319 3rd Ave S
J. Rinehart Gallery

Installation of signage

ARC report: The project was not reviewed at ARC.

Staff report: The signage appears to comply the code and rules for signage.

Judith Rinehart explained repainting existing signage with her branding in existing sign band. Her branding is black and white.

Ms. O'Donnell said it is straightforward and meets the Guidelines.

Public Comment: There was no public comment.

Ms. Collie said it is straightforward.

Ms. Curran asked if any other signage is planned.

Ms. Rinehart said maybe an A-board but probably not.

Ms. O'Donnell said she would have to come back to have that reviewed.

Ms. Rinehart said she would like to put hours on the door.

Ms. O'Donnell suggested combining hours with A-board sign.

Action: I move to recommend granting a Certificate of Approval for Installation of 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 *September 18, 2019* 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. 66 160 Signs

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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.
2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied, and shall not be neon. (12/94)

Secretary of Interior's Standards

10. 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.

Pioneer Square Preservation District Rules

Secretary of Interior's Standards

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

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MM/SC/EM/LC 5:0:0 Motion carried.

100219.23

Lowman and Hanford Building

616 1st Ave

Installation of mechanical equipment

ARC report: The project was not reviewed at ARC.

Staff report: The proposal seems to have minimal effect on the building. The penetration for the hood will be through an existing penetration in the building and will be attached at the mortar joints. The louver above the door is set back from the storefront.

Kevin Almon said a Class 2 hood is required for baking bread. Originally the space was a pizzeria, it took air in one side and exhausted over the front. The code does not allow that anymore. He proposed a new louver above the door with exhaust to back side/alley. He proposed to remove bricks from bricked in arched window, store them, and install louver there. He said no brick will be damaged. He said bricks have been painted over to cover graffiti. He proposed painting duct work to blend into landscape.

Ms. Hoyt asked if they are reusing existing electrical in the alcove seen on photos.

Mr. Almon said the existing electrical meter will remain; this louver will go right next to it. It will be tighter against the stairwell wall. He said they are touching only infill brick. Responding to questions he said he can paint the louver to blend in with the brick.

Ms. Collie noted the front louver is in place of the former louver.

Mr. Almon said the sheet metal screen will be removed and louver will go there.

Ms. O'Donnell said it seems to meet all requirements; brick is being saved and the front louver is replacing what is there.

Ms. McIntosh said it is it is compatible.

Public Comment: There was no public comment.

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

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *September 18, 2019* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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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.

Secretary of Interior's Standards

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

10. 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.

MM/SC/KC/EM 5:0:0 Motion carried.

100219.3 PRELIMINARY DESIGN BRIEFINGS

100219.31 300 Occidental Ave S

Briefing regarding alterations to the areaway

Matt Aalfs identified the project location at the east side of Occidental Mall. The areaways were stabilized in 2011 and strengthened with new steel which was placed real low. He said the areaway is rated as intact and notable. He said in a couple areas they need to raise up the steel beams to allow tours to get through. He proposed cutting into the 2011 beams and put new section of beam higher.

Ms. Salcedo arrived at 9:35

He said signage will be added and low gas line to be raised up. He said the Burke building side is brick; Slate side is stone and rubble. He provided examples of other areas where areaway walls have been opened up; Union Trust Building, Korn Walker Building, Yesler and First.

He went over section drawings and proposed structural steel, posts, lintel. They will line openings in steel plate. He provided rendering of ramp which is simple with non-slip surface; color dark gray.

They have completed the engineering.

Ms. McIntosh asked if the party walls on both sides are original.

Mr. Aalfs said he didn't have the information - but that the construction appears to be the same masonry construction as the adjacent areaway wall. He said other openings were not engineered / permitted. This project is all structural engineering.

He said the structural engineer developed the design and kept the opening supports slim. He said it looks intentional. The structural engineer determines the loads and does calculations to do the design.

Ms. McIntosh asked if the steel plate will penetrate the existing brick.

Mr. Aalfs confirmed that the bolts going in the steel sleeve, the inset is steel channel post and beam.

Ms. McIntosh asked about precedent of allowing opening through walls in areaways.

Ms. Nashem couldn't say for sure, but the board could consider SOI briefs. One brief on new openings says if there is a need and if it is obvious it is a new opening and doesn't take away the character it could be permitted. She noted that a floor plan showing there is no direct route other than doing the new opening may help make the case.

Ms. O'Donnell said allowing tours to enter and exit is beneficial to merchants at street level.

Mr. Aalfs said they need to continue through the areaway.

Chuck Russel Coons, the Tour operator said they want to show the areaway was an old sidewalk that ran the whole block.

Ms. McIntosh said the only reason to raise is for height clearance so that space is usable.

Mr. Aalfs confirmed that the existing shoring work was too low.

Ms. O'Donnell said it meets SOIS. She said that openings have been made.

Ms. Hoyt said there are structural integrity issues and clearly the structural engineer has reviewed. She said the area is not being used and this is a new opportunity for pedestrians to see the original space. She had no objections to the materials or construction.

Ms. McIntosh said without a specific brief she said new openings in original walls are not compatible with the District Rules. She said most significant is the volume of the space. Dividing the space is an original wall. Areaways shall be preserved. No problem with structural changes to change the height of the non-original beams but she was not sure how alteration/penetration to original brick was consistent with the SOIS without further.

Ms. Collie agreed and said she is comfortable with structural work. She said penetration of wall is problematic as wall is original and historic. She suggested that

any rock or brick be on display to showcase the materials – and asked if they could be put back.

Mr. Aalfs said that could easily be done. The material could be documented, stockpiled in a careful way. He said he wouldn't say it is not original but assumes it is original/old. He said they modify buildings all the time – seismic retrofits, upgrades to allow continued use. If property modified the right way to do it if at all. He said work should be sensitive and in compliance with SOI.

Ms. McIntosh said to take a look at District Rules XVIII to see how it complies. She said it does discuss those details. She struggled to see how this complies/fits with the Rules.

Ms. Hoyt agreed but said she didn't object because the space will be experienced by tours. The areaways served as corridors. She said to retain the material and explain the opening is not original. She said to explain how they were connected and that they served as corridors.

Ms. Curran said it is worth considering that the project gives access to space that the public ordinarily wouldn't see. She said that by showcasing, we are contributing to their preservation.

Ms. Salcedo said next briefing she would like to see how this lines up with the District Rules and SOI.

Ms. O'Donnell said the SOI discusses new openings. She said to align with SOI to make the case stronger. She said the interpretive piece is the opening. Preservation isn't all physical, it is the history. She said to provide photos of what was there originally.

Ms. McIntosh said the rubble will not likely be reused but should be left as it is significant historical material.

Chuck Russel Coons asked if they should do another brief or do the final application?

Ms. Nashem suggested submitting the application and go to ARC for review first. She said it is up to the applicant whether or not to do another brief.

Ryan Smith, building management said he appreciated the comments. He said he thinks this is an opportunity to activate the areaway. He said it may be an alteration but it is important to share the history of the areaway with public.

100219.4 BOARD BUSINESS

100219.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

100219.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227