



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

PSB 291/09

**MINUTES** for Wednesday October 21, 2009

### **Board Members**

Doug Ito, Chair  
Lorne McConachie  
Ryan Hester  
Elizabeth Read  
Ann Brown  
Erin Doherty  
Catherine Person

### **Staff**

Genna Nashem  
Melinda Bloom

### **Absent**

Jeremie Lipton  
Adam Hasson

Chair Doug Ito called the meeting to order at 9:00 a.m.

Ms. Nashem notified the Board that a sign for which the Board denied approval had been put up; she explained that she sent a letter and notified DPD.

**102109.1 APPROVAL OF MINUTES:** Minutes from October 7  
MM/SC/LM/ED 6:0:1 Minutes approved. Ms. Person  
abstained.

### **102109.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

102109.21 **Grand Central Bakery**  
Grand Central Building  
214 1<sup>st</sup> Ave

Ms. Nashem introduced the application for installation of business signage on the front and back gates

ARC Report: The applicant did not attend but ARC indicated they had some questions. They asked staff to inquire with the building management if other business would also want to add their sign to the gates. They wondered what the sign might look like from behind. Otherwise they thought that the sign was compatible in graphics and color and did not damage fabric of the building.

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

Staff Report: Although the sign will be chalk so the letter height will vary the sign is small enough that it could not accommodate the proposed information if the letters were larger than 10 inches. She explained that the property manager said the arcade space was the eating area and would not allow other tenants to have signage in that area.

Gillian White provided handouts and explained the chalkboard sign would have the logo permanently on the Board, with paper seasonal menus affixed below and an area for du jour menu items to be written in liquid chalk. The chalkboard will be encased in a glass enclosure and the unit will be anchored on the back with u-bolts. From the back it will look like a black square.

Public Comment: There was no public comment.

Board Discussion:

Ms. Brown supported the application noting the importance of businesses in Pioneer Square.

Mr. McConachie said the sign fits in with the signage issues for the façade and space and meets the guidelines.

Ms. Doherty said the method of attachment is sensitive to the appearance of the gate.

Action: I move to approve a Certificate of Approval for installation of signage as proposed with letters not to exceed 10 inches.

Code Citations:

District Rules XX Rules for Transparency, Signs, Awnings and Canopies

B. General Signage Regulation

C. Specific Signage Regulation

1. Letter size

SMC 23.66.160 Signs

MM/SC/ED/AB

7:0:0 Motion carried.

102109.22

**Seattle's Best Sausage**

111 Occidental Ave S

Placement of a vending cart on the sidewalk

Withdrawn by applicant due to lack of approval from property owner.

102109.23

**Manufacture's Building (FX McRory's)**

419 Occidental Ave

Installation of new sidewalk pavers, new planters, new walk-off matt, new fence gate to sidewalk café and painting of the entrance

Installation of new sidewalk pavers, new planters, new walk-off matt, new fence gate to sidewalk café and painting of the entrance

ARC Report: Mr. Ito explained that ARC reviewed the plans, photos and samples provided. ARC discussed that they did not think that the concrete stamped to look like brick would be appropriate and if the brick was not possible they would prefer the standard cement with lamp black scored 2' x 2.' ARC members recalled that Occidental has a consistent theme of brick that is different than other sidewalks. ARC requested more photos of the other blocks of Occidental. ARC requested staff provide them with the areaway survey information. ARC agreed that the paint, planters, doormat and gate were compatible. ARC clarified that if the proposed sidewalk improvements caused work to be done in the areaway that they would need to review that work. ARC recommended approval.

Staff Report: Ms. Nashem explained that a similar proposal for brick was approved in 2005 but was never implemented. The areaway survey indicates that the historical rating is "new or significantly altered."

Mike McCann asked if they find the beams need repair would they need to come back to the Board.

Mr. Ito explained there are more issues with vaulted ceilings but because this areaway is rated as "significantly altered" it will be easier to deal with but that the Board would need to review any work.

Mr. McCann explained that pavers are available and there is a less thick option which they believe is preferable but they will need to research a bit to determine which will be the best.

Ms. Doherty asked if the paver color would match adjacent.

Mr. McCann said it is called out to match what is in the sidewalk adjacent - a random color: 3 1/2 x 7 3/8. He went over photos showing where the gate and fence will go.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester supported the brick option and noted the color scheme is appropriate.

Ms. Brown noted the gate would be an improvement.

Ms. Doherty supported the brick pavers and not the concrete.

Mr. Ito also supported the brick pavers noting they are in keeping with Occidental's small overall concept; he would not be okay with stamped concrete. He also noted the granite curb should be protected during work and grout should match the rest of the grout on the rest of the sidewalk and the street.

Action: I move to approve the installation of new brick sidewalk pavers, planters, walk-off mat, new fence gate to sidewalk café and painting of the entrance as proposed with the addition of protection of existing granite curbs and that grout match existing.

Code Citations:  
District Rules III General Rules for Rehabilitation and New Construction  
D Color  
XII Sidewalk Café  
XIV Street Trees and Vegetation  
XVII Sidewalk Treatment  
A. Standards  
B. Special sidewalk treatment  
SMC 23.66.190 Streets and Sidewalks

MM/SC/RH/LM

7:0:0 Motion carried.

**102109.3 BOARD BUSINESS**

**102109.4 REPORT OF THE CHAIR:** Doug Ito, Chair

**102109.6 STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227