



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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PSB 24/10

MINUTES for Wednesday, February 3, 2010

Board Members

Doug Ito
Ann Brown
Erin Doherty
Ryan Hester
Adam Hasson
Catherine Person

Staff

Genna Nashem
Melinda Bloom

Absent

Elizabeth Read
Jeremie Lipton
Lorne McConachie
Willie Parish

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

020310.1 BOARD BUSINESS

Informational presentation by Flo Lentz, 4Culture, on the Landmark Challenge Grants – matching grants for all designated landmarks countywide. Funding is for bricks and mortar, permits, fees, planning, design, landscaping (if part of designation). The application deadline is July 14th

020310.2 APPROVAL OF MINUTES:

January 6, 2010

MM/SC/RH/ED

3:0:3 Minutes approved as amended. Messrs. Ito, Hasson and Ms. Person abstained.

January 20, 2010

MM/SC/CP/AH

5:0:1 Minutes approved as amended. Mr. Hester abstained.

020310.3 APPLICATIONS FOR CERTIFICATES OF APPROVAL

020310.31 City Loan Building

206 First Ave S

Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Repair and alterations to existing fire escape including removing the landing grates and treds.

ARC Report: Mr. Ito said that ARC reviewed the photos, drawings and confidence testing report provided. He said there was discussion about the removal of the treds and the landings for the fire escape but the majority believed that the proposal was appropriate.

Brenda Barnes explained that the fire escape had been red tagged after failing a Fire Department confidence test. She said the repair would be in-kind and they would replace missing anchor bolts, re-weld where the stairs span landing to landing, remove treds and gratings, remove ladder to the roof, clean and repaint the remaining portions of the fire escape and would put stops in the windows at 4". On the inside of the windows they would put up "This is not an exit" signs.

Mr. Ito thought the bolt pattern on the outside of the stringers would be recall the treds. He confirmed that the railings, frame for the landing, and the stringers would remain.

Mr. Hester said it would be rendered useless by stops and signs at the windows and asked if it was necessary to remove the treds.

Ms. Barnes said it was because someone could remove a window stop.

Mr. Hester echoed some of the ARC concerns and said he thought this was an example of gradual degradation of architectural character. He said he thought that blocking the window and rendering the fire escape non-accessible was sufficient said he would like to see as much remain as possible and would not support the removal of the treds and landings.

Public Comment: There was no public comment.

Discussion:

Ms. Brown stated that Rule 10 suggests the need to consider safety and that what is there is not safe. She said the proposal still reads as a fire escape.

Mr. Ito said he thought in effect fire escapes are decorative elements now but fire escapes are a very important element in the alleys and other locations in the district and need to remain in some manner. He said he thought that having the stringers are more important because they show they were connected and were used as fire escapes at one time and in this case the applicant is proposing to keep them. He supported the application.

Ms. Doherty agreed clarified that she thought fire escapes are character defining elements and one should try to retain as much historic character as possible. She noted this fire escape is particularly visible because it is on Occidental. She said that because of safety concerns she would support the application.

Ms. Person pointed out that the Board came to the same conclusion that removing the treds was a good compromise. She supported the application.

Mr. Ito said that what is left should be kept painted and well maintained so in the future the owners could not let them degrade and fall off.

Action: I move to approve a Certificate of Approval for repair and alterations to the existing fire escape including removing the landing grates and treads as proposed under the condition that the remaining elements are maintained.

MM/SC/AH/CP 5:1:0 Motion carried. Mr. Hester opposed.

020310.32

Delicatus

103 First Ave S

Mr. Hasson recused himself.

Installation of new business signage

Staff Report: The sign meets rules for letter size, and square footage.

Derek Shankland and Mike Kloss, business owners presented the application. Mr. Shankland explained that the new sign would utilize existing bolts. He explained that Delicatus is the Latin derivative for “delicatessen” and why they chose a more scripted look for their font; the delicatessen will be ‘fast casual’ and slightly informal with a casual urban imagery. No other signage is planned at this time but plans for a piece of stained glass will be submitted later for review.

Mr. Ito noted that if outdoor seating is desired SDOT and Board approval would be required.

Mr. Shankland went on to describe the sign which will be re-claimed wood. He provided a stain sample for Board review.

Public Comment: There was no public comment.

Ms. Doherty said the brackets were consistent with others in the district, the attachment appropriate and pointed out they were re-using existing bolts. She appreciates the wood sign and natural finish and said it was consistent with the building and the district.

Mr. Ito agreed and supported the application.

Mr. Hester said he supported the use of natural stain.

Action: I move to approve a Certificate of Approval of a sign as presented per

Code Citations:

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

B General Signage Regulations

C Specific Signage Regulations

1 Letter Size

3 Projecting Elements

4 Blade Signs

SMC 23.66.160 Signs C.1

MM/SC/ED/AB 5:0:1 Motion carried. Mr. Hasson abstained.

020310.33

Wall Sign

901 Occidental Ave S

Installation of new sign copy on existing frame

ARC Report: Mr. Ito said that ARC reviewed and agreed the colors and design were in keeping with the District and noted the more simple design was more in keeping with the District than the previous sign application. He explained that the number on the sign will change weekly by laying a new vinyl sign section over the numbers.

Aaron Nauman explained that this sign would be up longer than 60 days and the duration would be more open ended.

Mr. Ito asked if the small text included a 1-800 phone number and .com address.

Ms. Nashem said the applicant sent the verbiage of *“that the overall odds vary by game; must be 18 to purchase; be a smart player, know your limits, problem gambling hotline”* and provides number.

Mr. Nauman said that it was a legal disclaimer and that he could get rid of the .com but preferred to leave it as is. The walottery.com address provides game rules and how to check numbers.

Ms. Nashem said she verified the 1-800 number which was not a commercial message but a public service message so was not off premise advertising.

Mr. Ito said the .com was still advertising the lottery in effect and should be removed.

Mr. Nauman said they would remove the .com address.

Mr. Hester asked about the colors noting that color samples were not provided.

Mr. Nauman explained the colors provided were very close and their printer provided a very good color match.

Ms. Brown asked if there was a human inside the store that actually sells lottery tickets.

Mr. Nauman said there was a computer terminal there or scratch tickets could be purchased.

Public Comment:

Mike Kloss stated that this sounds like a billboard.

Board members explained that it was a legal non-conforming billboard.

Board Discussion:

Mr. Hester said the colors were appropriate for the district.

Mr. Ito concurred and said the colors and overall design were clean and simple.

Mr. Hester clarified the numbers will change and they will be black vinyl applied to white vinyl and will not be lit up.

Action: I move to approve a Certificate of Approval for the sign as amended without the website address.

Code Citations:
SMC 23.66.160 Signs C.1

MM/SC/CP/RH 5:0:1 Motion carried. Mr. Hasson abstained.

020310.34

505 First Ave

Installation of signage for parking garage

Jeanne Iannucci distributed a current project memo.

ARC Report: Mr. Ito explained that ARC reviewed an alternative proposal that included a spot light instead of neon and ARC found the method of lighting appropriate to the District and the building. Ms. Iannucci said the owners are willing to have a reduced signage package and outlined what the building owners are anticipating for signage needs in the future, although they do not have tenants at this time. They agreed that all future signs would comply with District Rules. ARC agreed that the plan appears to be a reduced sign package. They agreed that because the sign has only 4 letters that all should be the same size. ARC found the application to meet SMC 23.66.160 C 1, 4 and 6. They thought that the District rules did not provide them guidance of size so were looking to SMC 23.66.160 C 4 to recommend size. The ARC recommend allowing four letters instead of three letters to be over sized being there are only 4 letters.

Ms. Iannucci went over the memo which described the owner's future signage package.

Mr. Ito said that District Rules allows for three letters in a sign larger than 10" but not four.

Ms. Iannucci said the 7 – story brick building is virtually complete. It is a speculative office building and is currently empty. There are four levels of underground parking with the entrance on the back side and the owner needs to attract parkers.

Public Comment: There was no public comment.

Board Discussion:

Ms. Iannucci noted the new light fixtures that had been installed and and would not conflict with their sign.

Ms. Doherty said the Board should consider both the Seattle Municipal Code and the District Rules. She said the comments she heard from the Board is that the material and character of the sign are appropriate for district for a new building and not potentially for a historic building. She said the scale of the sign is appropriate for district for a new building and not potentially for a historic building. She said that architecturally there is no intermediate cornice so the location is appropriate. She said this was also an accessory use parking garage as opposed to a primary structure for parking because we want uses that are commercial on the street or commercial or housing above. She said by virtue of being accessory there is a visibility problem with the entrance being on Railroad Avenue. She said it is currently a less pedestrian street. She said it is a unique location which may give some latitude if the Board chooses to approve it. She recommended amending the draft motion to include text saying that the 30 square foot sign is for building elevation of X size. She said the sign did not inhibit views of other buildings, the streetscape, or waterfront and that this location was unique due to the oversized width of the right-of-way, essentially Railroad Avenue and Alaskan Way combined. She said that the sign is for parking only and cannot be adapted for another tenant or use in the future.

Mr. Ito said the text for the sign is appropriate to the scale of the building. He said for parking we don't know what the use will be – it is not housing so there is no conflict for after hours and weekend use so he assumed it would be open for weekend use.

Ms. Ianucci said the purpose of the sign is to attract public parkers and she assumed that if at some point they don't want public parkers any more they would probably not want the sign out to attract parkers.

Ms. Doherty clarified the sign should be purposeful.

Mr. Hasson agreed and said the Code is clear that signage should be pedestrian oriented because of the scale and intimacy of the District however this case it is clearly vehicular oriented and there aren't rules about vehicular oriented signs. He said this sign is on a side street and that it is appropriate in this particular instance. He said he would not have supported the proposal if the neon proposal remained.

Ms. Brown agreed with Ms. Doherty and added that the sign is not a typical sign but the situation is not typical.

Public Comment:

Sara Jane Bellanca agreed with comments and supported anything that economically helps this building get parking in the district.

Ms. Iannucci noted that IPM would manage the garage.

Action: I move to approve a Certificate of Approval for a 30 square foot sign that is consistent with the scale of the building; a building elevation of 400' long and 85' high, located on Railroad Avenue which is the back side and it is not obscuring any visibility or views, because the parking is all internal which created a more compatible design for the district the need for an illuminated larger sign is necessary, because the sign is not neon or LED, because parking has been identified as a needed amenity in Pioneer Square as an accessory use

and because having all 4 letters the same size creates a more quality design and the owners have indicated their commitment to a reduced sign package now and in the future, I move to approve a certificate for this sign as amended per code citations

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

B. General Signage regulations

C. Specific Sign regulations

1. Letter size

3. Projecting Element

4. Blade Signs

SMC 23.66.160 Signs

C. 1, 4, and 6

MM/SC/ED/AB 6:0:0 Motion carried as amended.

020310.4 PRELIMINARY PROJECT REVIEW

020310.41 Briefing on viaduct replacement construction and proposed detour

Representatives from WSDOT and SDOT – Ron Paananen, Steve Pearce and Matt Preedy – presented a PowerPoint (available in DON file) and went over details of the proposed impacts to Pioneer Square.

Mr. Paananen, WSDOT, explained there a detour route is proposed from Holgate to King Street and they will apply for a Certificate of Approval for the interim condition but in the end the area will be restored. He said that they decided to route the tunnel up Alaskan Way rather than First Avenue and go further north than originally proposed because of issues with existing buildings and utilities and they will provide a more detailed briefing at a later time. He said the tunnel would open in late 2015 and then they will start viaduct removal.

Connie Walker Gray said that while there would be some changes to Pioneer Square for the detour route there would be no direct impacts to structures or buildings. She said there would be impacts to the streetscapes.

Mr. Preedy explained the work from Holgate to King was temporary cutting into two existing southbound lanes on First Avenue north of Royal Brougham and connecting back to SR99 north of King Street. The project would begin at the end of this year this would be temporary for three years. He went over proposed interim changes including the removal of four street trees and the movement of two light poles and installation of signage and alterations to the medium.

Mr. Ito suggested survey of anything in the district: what will be removed, what is temporary and what will be put back when work is done.

Public Comment:

Sara Jane Bellanca expressed concern about the sports events and asked if any kind of traffic study on the impacts of the 3year detour work had been done.

Mr. Preedy explained they are working with the stadium folks who have traffic management plans and said events will impact how they manage the project.

Ms. Bellanca asked how the community can get information about traffic impacts.

Mr. Paananen said they are working on how to convey that information and they will be out doing more community work.

Regarding outreach Ms. Nashem explained that SDOT and WSDOT hold weekly public meetings with updates about construction projects.

020310.5 **REPORT OF THE CHAIR:** Chair

020310.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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