



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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PSB 254/09

MINUTES for Wednesday September 2, 2009

Board Members

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

Staff

Genna Nashem

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

090209.1 APPROVAL OF MINUTES:

Minutes from August 19, 2009
MM/SC/LM/RH
Person and Doherty abstained

6:0:3 Minutes approved. Ms Read,

090209.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

090209.21 King Street Station 303 South Jackson St

Installation of construction fence with signage and murals

Staff Report: Artworks has provided art for construction projects at the Johnson Building and at 501 First Ave.

Trevina Wang went over the prior day's event at King Street Station and explained it was the official "Restart Event" of the clock.

Mr. Ito noted the excellent match of the replacement glass tiles.

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

"Printed on Recycled Paper"

Ms Wang provided a packet of details and photos to the Board and explained they will put up signage for Phase II work. The signage will be similar to the Phase I sign with changes to the funding partner information and movement of the SDOT logo. Ms. Wang didn't have exact measurements but said the largest letters will be less the 8".

Ms. Nashem noted that a condition could be added to the motion that the letters being less than 10".

Ms. Wang explained they intend to hire Urban Artworks to do a design and have a few conceptual designs already of the Seattle Skyline from 1906 and showing the progression of train travel. They intend to have the panels painted on site; the highest point is 6' so scaffolding will not be needed.

Mr. Ito explained that ARC suggested that they consider where the ArtWorks signage will be placed and suggested that the youth sign their work to keep others from tagging it. ARC requested the size of the letter on the sign. ARC suggested that they provide a list of the possible subject themes of the youth artist and that they bring the conceptual design back to ARC for final approval once it is finalized with the project participants.

Board Questions:

Responding to Board questions Ms. Wang explained that Phase 2 will last 2 – 2 ½ years. She said they will use outdoor paint for the mural and a graffiti coat will be applied; Urban Art will repair any tagging. Work is proposed to begin the third week in September. Kids undergo training prior to the project commencing.

Public Comment: There was no public comment.

Board Discussion:

Board members appreciated City efforts to keep the construction sign part of the neighborhood and for using Urban Artworks. While the mural itself is not considered signage the motion will reflect the signage requirements.

Mr. Ito cited District Rules 20, Rules for Transparency.

Action: I move to approve a Certificate of Approval for signage and artwork on a construction fence as presented with the condition that the conceptual art plan be brought back to ARC for review and the final letter sizes less than ten inches per Code Citations:

District Rules II Certificates of Approval for Use, Design, and Demolition

A. General requirements

District Rules XX Rules for Transparency
A General Signage
C Specific Signage requirements
1 Lettersize

MM/SC/LM/ED

9:0:0 Motion carried.

090209.22

Revolution Books

89 S Washington

Placement of an A-board sign in front of their business
Installation of a vent fan portal to alley exterior

ARC Report: Mr. Ito reported that ARC reviewed the drawings provided. ARC asked if there was a window in the bathroom and if the vent could be made in the window so there was not a need to drill in the brick. Mr. Bostock said that it was with a different type of fan but that the hole in the brick was less expensive. ARC agreed that they would prefer to see the vent placed in the window. ARC reviewed the drawings for the A-Board and found it to meet requirements.

John Bostock explained the fan would be mounted in the glass in the window. They will remove the existing glass, drill a custom hole into a new piece of tempered glass and will install the fan into the glass. The fan is a white 6-inch, low profile, axion fan. The vent will have an external grill, water proof ring, and a motor on the inside that will engage the propeller. There will be no exterior duct up to the vent – it will all be done on the interior.

Ms. Nashem noted the window is on the alley side and Mr. Bostock added that it was 80' back from the front. Board members observed the window was not original and it was not on a primary façade.

Mr. Ito noted that ARC reviewed the A-board sign and found it compatible.

Public Comment: There was no public comment.

Board Discussion:

Board members expressed appreciation for the non-intrusive solution and noted it is on the alley side, is not visible and does not impact historic fabric.

Ms. Person noted the A-Board sign was compatible with the signage already approved.

Action: I move to approve the placement of the A-board in front of the business placed either next to the building or at the curb and for the placement of a vent into the window as amended in the window per Code Citations:

District Rules

VIII Mechanical Systems

XX Rules for Transparency, Signs, Awnings and Canopies

A. General Signage

F. Sandwich Boards

Secretary of Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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/RH/AB

9:0:0 Motion carried.

090209.23

Revolution Books, Emerald City Guitars, Fairlook Antiques

Corner of First Ave S and Washington

Placement of a shared A-Board sign on the corner of Washington and Yesler

Mr. Ito commended all the businesses for coordinating their shared signage. He stated that ARC reviewed and found the sign to be in compliance with District Rules and recommended approval.

Mr. Bostock had no comment.

Mr. McConachie noted that given encouragement of non-proliferation of signage he said that new businesses should be allowed to join in.

Public Comment: There was no public comment.

Board Discussion:

Board members noted the design was compatible with the district and meets the dimension and size requirements.

Action: I move to approve a Certificate of Approval for the placement of the shared A-Board at the corner of First Ave and Washington under the condition if new businesses on the block want to participate in the shared A-board that a new proposal to include them is made per Code Citations:

District Rules

XX Rules for Transparency, Signs, Awnings and Canopies

A. General Signage

F. Sandwich Boards

MM/SC/AH/ED

9:0:0 Motion carried.

090209.24

Parking Garage

316 Alaskan Way S

Cleaning and painting of the building

ARC Report: Mr. Ito explained that ARC reviewed the application and said the building is historic but is non-contributing. ARC requested color samples and photos of existing windows.

Ken Willits explained they will pressure wash the building with sensitive areas being scraped and hand washed. They propose to fill damaged areas, prime and paint. The main body will be green; trim and brick detail around the windows will be painted black. Aluminum sash windows from the 1970s are currently a dark brown. Sills will be re-pointed. All bars at lower levels will also be painted black.

Mr. Ito said that ARC recommended approval of Simple Green house and siding cleaner as it is relatively non-toxic and appropriate for this use.

Ms. Doherty clarified that the building is green with black trim at the brick sill.

Public Comment: There was no public comment.

Board Discussion:

Ms. Doherty noted the appropriate color choices and said they were sympathetic to the neighborhood and nearby buildings.

Owner Jon Burke noted that an anti-graffiti coating would be applied up to 8' all around exterior of the building.

Action: I move to approve a Certificate of Approval for cleaning as presented and paint color green body SW 6208 and black trim SW 6258 per District Rules III General Guidelines for Rehabilitation and New Construction

A. Color

Secretary of Interior's Standards for Rehabilitation

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

MM/SC/CP/ED

9:0:0 Motion carried.

090209.25

Café Vita

Tashiro Building
125 E Prefontaine

Mr. Ito recused himself.

Installation of exterior venting for a pizza oven

Brock Gavery stated they explored the setback option and said because it is a wood burning oven it would be a fire hazard. He noted the drawing with the preferred option is dated July 15 and proceeded to provide an overview of the project. He explained the challenge of venting the wood fired oven and the difficulty – if not implausibility – of interior venting. He went over a letter from building owner Catherine Vanderbrink which described the multiple approvals and restrictions on the condo spaces that would make venting in the interior unlikely. Her letter noted the balancing act of protecting the historic nature of the District and adding to the economic/business life of the area.

Mr. Gavery explained the location of the oven was the only structurally sufficient place to locate it; the slab has been reinforced to accommodate the weight. Venting to the north façade is not an option because the venting would have an 80' horizontal run which is not viable.

Public Comment: There was no public comment

Board Discussion:

A majority of the Board agreed that because of the interior venting having to go through other tenant spaces and the complexity of ownership requiring multiple levels of approval (partnerships, LLCs, condos) it makes it infeasible. Discussion ensued about there being no non-primary façade on this building but if one were to agree that the north façade were to be considered a non-primary façade there is still the issue of having to go through other tenant spaces to reach that façade as well as the vertical distance which make it infeasible.

Ms. Nashem noted that the decision of this application would set no precedent because each application circumstances should be looked at individually.

Mr. Hasson said he thought that the rule implied that if there was not a non-primary side available then mechanical equipment was not to be applied to the exterior.

Mr. Lipton went over interpretation of the rule for installation of mechanical elements on building facades and said the rule was not written to prohibit the use, but is instead written to enforce the purpose of the District which is to preserve the building's historical features by requiring installation on non-primary facades. However, where a building does not have a non-primary façade, he interprets the requirement as inapplicable rather than an outright prohibition on the use. Mr. Lipton said that the changes to a buildings architectural elements that are prohibited under the code were limited to "radical" changes.

Ms. Doherty noted the potential impact it may have on the character of the building and the experience along Prefontaine.

Mr. Hasson said the code states that alterations are not to obscure architectural elements of the building and noted in this design the ductwork would cross the parapet with a vertical column and would go through the parapet in a non-traditional manner. He reiterated that the mechanical equipment is not supposed to be visible from the street.

Mr. Lipton said he didn't think the change was a radical change.

Mr. Hester cited the code and he didn't think the profile was radically changed, obscured or destroyed.

Ms. Brown noted the Board is to follow the rules but to also encourage development of businesses and residential areas in the Square.

Ms. Person agreed and said things are not always black and white and it is up to the Board to make the decision that is best for the District.

Action: I move to approve a Certificate of Approval for the installation of the venting as presented per the July 15, 2009 set of drawings, color to match the building, and duct approval exclusively for this business and use and will be removed and building repaired when business leaves or the vent is no longer in use, per:

Code Citations:

District Rules VIII. Mechanical Systems

Secretary of Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved.

The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment

MM/SC/CP/JL

6:2:1 Motion carried. Mr. Hasson and Ms. Doherty opposed. Mr. Ito abstained.

090209.3 BOARD BUSINESS

090209.4 REPORT OF THE CHAIR: Doug Ito, Chair

090209.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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