



The City of Seattle

Pioneer Square Preservation Board

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PSB 212/11

MINUTES for Wednesday, September 7, 2011

Board Members

Mark Astor
Ann Brown
Erin Doherty, Vice Chair
Ryan Hester
Lorne McConachie, Chair
Tija Petrovich

Staff

Genna Nashem
Melinda Bloom

Absent

Miriam Hinden
Jessica Miller
Willie Parish

Chair Lorne McConachie called the meeting to order at 9:00 a.m.

090711.1 APPROVAL OF MINUTES:

August 3, 2011

MM/SC/RH/TP

4:0:2 Minutes approved. Mr. Astor and Ms. Brown abstained.

August 17, 2011

MM/SC/RH/TP

4:0:2 Minutes approved. Messrs. Astor and McConachie abstained.

090711.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

090711.21 J and M Café

201 First Ave

Installation of a sidewalk café with railing and umbrellas
Installation of window signage and A-Board
Installation of curtains

Chris Heise explained the details of the patio railing design noting that it will be fixed into the concrete using SDOT-approved anchors and that it conforms to code for

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The Seattle Department of Neighborhoods**

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height. He said it is black powder coated over steel; finish will be matte. He said that umbrellas on First will be affixed to the patio rail and will conform to SDOT requirements. Umbrellas on Washington will be in the center of the tables. He said the A-Board sign will be forest green and will display their logo with space to announce their daily specials. Mr. Heise said that the curtains on one window cover up unsightly mess in kitchen and helps to clean up the overall look. He said that the logo affixed to the window is 18” which is taller than the allowed 10” but is in proportion to the window. He noted that the abbreviated lettering may meet a three-letter exception. While he said he couldn’t get a good photo from across the street because of the trees he provided one from the corner.

Responding to board questions Ms. Nashem explained that the sign on umbrellas is allowable and does not have a “.com”. Ms Nashem explained that the Board had previously approved installation of a different railing and the items in the application have been installed so this is an approval after the fact.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said that while he wasn’t a fan of the window covering there was good rationale behind its placement and noted that it still allowed for some transparency.

Ms. Brown said it was nice to see the place cleaned up.

Ms. Doherty said that the J & M window sign is larger than what is allowed but meets the criteria for the 3-letter exception. She said that because of its location it doesn’t reduce the transparency.

Mr. Hester noted that the height of the umbrellas don’t reduce transparency.

Action: I move to approve a Certificate of Approval for installation of side walk cafe with railings and umbrellas, A-Board, Curtain, and window signage granting an exception for the three letters over 10 inches per

Code Citations:

XII Sidewalk Cafes

XX Rules for Transparency, Signs, Awnings and Canopies

A Transparency Regulations

B General Signage Regulations

C Specific Signage Regulations

D Neon Signs

F Sandwich Board Signs

MM/SC/TJ/AB

6:0:0 Motion carried.

090711.22

Northbound Alaskan Way Widening Project

Construct an interim second northbound lane along Alaskan Way S

Ron Paananen introduced Linnea Laird who would be taking over management of the project once he leaves WSDOT. He explained they are widening Alaskan Way between

Yesler and Spring streets. He said the walk, run, and bike path will not be impacted and they are still talking about how to deal with the ferry traffic. He said that north of Columbia will be two lanes going north.

Mr. Hester asked if there were any left turn access points.

Mr. Paananen said there was southbound but that there were no other channelization changes.

Ms. Doherty suggested they reconsider taking away the median as it directs traffic where to go.

Public Comment: There was no public comment.

Board Discussion:

Ms. Doherty said that there was a lot of brick beneath the pavement and the plan to stockpile it with SDOT is a good one.

Action: I move to approve a Certificate of Approval for construction of an interim second northbound lane along Alaskan Way S per

Code Citations:

SMC 23.66.030 Certificates of Approval Required

SMC 23.66.030 Streets and sidewalks

MM/SC/RH/TP

6:0:0 Motion carried.

090711.23

Café Vita

Tashiro Kaplan Building

125 Prefontaine Pl

Change to previously approve vent pipe to extend it 6 feet to avoid smoke disturbances

Brock Gavery explained the need to raise the oven stack because of complaints of smoke getting into the residential units. He said they wanted to raise the 5' stack another 6' and noted constraints due to HVAC equipment placement and the fire hazard that could result from bending the stack.

Discussion ensued and Board members noted that what was up already had been an exception. It was determined that more thorough engineering be conducted and that alternative design be sought. Applicant agreed to table the application.

090711.24

Marcela's Cookery

Pioneer Building

106 James Street

Installation of a sidewalk café with railings

Anthony McDonald explained they wanted outdoor seating and clarified that the tables were wood and the chairs cast iron. He said the rail will be removed each evening but that it would be sturdy enough that it wouldn't knock over. He said there are no sidewalk prisms in the area.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said that it is a cost effective option that wouldn't work everywhere. He noted the constraints of this location and said this railing will suit the purpose. He said the tables and chairs would be appropriate to the district and were compatible with the posts.

Ms. Doherty noted the challenge of the slope of the sidewalk. She said the colors of the base and post are not ideal but would be visible to pedestrians.

Action: I move to approve a Certificate of Approval for installation of a side walk café with railings as presented per

Code Citations:

XII Sidewalk Cafes

MM/SC/RH/TP

6:0:0 Motion carried.

090711.25

Cheap Dog

589 Occidental Ave

Mr. Astor recused himself.

Installation of a vending cart on private property and use for vending

Cynthia Rodrigo explained the intent to operate a vending cart on Railroad Way on private property; she said she had permission from the building owner. She said the unit will be all self-contained and will she will use propane. She said that everything will be removed at night. Responding to clarifying questions she said that the banner will hang down 24" from the canopy.

Public Comment:

Sara Jane Bellanca said that per SDOT there was to be no food vending north of Railroad Ave and noted discussions at Parking Access Review Committee (PARC) meetings about this. She suggested that vending enforcement representative Mike Shea be contacted before approval is granted.

Tom McQuaid, PARC, called it a 'quirky' private property that cuts off at the tip.

Ms. Rodriguez said that there is 16' x 16' of private property and that SDOT approved an 8' x 8' canopy.

Mr. McQuaid noted the difference between public and private properties and said that the wedge is within the compliance boundaries and the applicant has permission from the owner but that there should be no encroachment to the street.

Ms. Bellanca expressed concern that it would be a safety hazard because it was part of a street with vehicular traffic. She said that if it is on private property there should be no infringement on public right of way.

Discussion ensued about vending on public versus private property and it was noted that it met the definition as a vending cart and would have transitory use.

Ms. Petrovich expressed concern about possible overflow into the public right of way.

Action: I move to approve a Certificate of Approval for installation of a vending cart and use for vending in this location per

Code Citations:
District Rules XII
XX Rules for Transparency, Signs, Awnings and Canopies
A Transparency Regulations
B General Signage Regulations
C Specific Signage Regulations
SMC23.66.120 permitted uses

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

090711.26

Youth in Focus
604 First Ave S

Installation of signage for Storefront Seattle site

In the absence of the applicant Ms. Nashem explained that the one issue that ARC had with the application is that one sign covers the entire window. She said she was informed that it had been up for a while and only had one month to go.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester commented on the white sign that covers the window but said there was plenty of glazing and there was only one month left.

Mr. McConachie suggested tying the approval to the month.

Ms. Doherty agreed with Mr. Hester said that if they had gone through the proper channels the board would have noted then the lack of transparency but she said that it is a small piece of the glazing. She noted that Storefront Seattle has been a good thing in Pioneer Square.

Action: I move to approve a Certificate of Approval for installation of the temporary signage in the white-backed window as proposed for a month.

Code Citations:

XX Rules for Transparency, Signs, Awnings and Canopies

A Transparency Regulations

B General Signage Regulations

C Specific Signage Regulations

1 letter size

MM/SC/TP/ED

6:0:0 Motion carried.

090711.27

Nordic Building

548 First Ave

Ms. Doherty recused herself.

Construction of a new parapet

Rhoda Lawrence, BOLA Architects, explained that the original parapet was lost in the 2001 earthquake. She explained the intent to rebuild it slightly lower than the original which would provide greater structural integrity and limited potential for future damage. She said that they have only 5% of the original bricks left and would use brick to match original. She said the brick would be applied as a veneer onto a steel frame, sheathed on inside to weatherproof. She said that the diamond pattern would be replicated as they had evidence of what it looked like but that the dentils wouldn't be.

Building owner Tom McQuaid said the building is a contributing building to the district and is listed on the National Register.

Mr. McConachie asked how the flashing would work.

Ms. Lawrence said they would enlarge the detail to show the flashing.

Mr. McQuaid said that where the vertical meets the horizontal they will cut into the existing common brick; galvanized steel flashing will go in deep, and urethane foam will be used up over the flashing 12" with a water proof coating on top of that.

Public Comment:

Sara Jane Bellanca said she supported the work and the building owner is very responsible.

Ms. Lawrence said that the concrete parapet cap will be precast concrete.

Mr. McConachie said that the work will be distinct enough that it will not be read as false historicism.

Action: I move to approve a Certificate of Approval for construction of a new parapet using new brick and incorporating original brick as presented per

Code Citations:

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.

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.

MM/SC/TP/AB

5:0:1 Motion carried. Ms. Doherty abstained.

090711.28

Festival Street

Alley east of First Ave S and south of S. Main Street (Nord Alley)

Todd Vogel explained the designation is requested to make permitting easier and less expensive for festivals.

Liz Stenning explained that it was a community driven effort and they had many letters of support from local interested parties.

Mr. Vogel said that they would not close the alley to all traffic and can maintain services.

Ms. Stenning noted they can set up quickly so the closure is not for a full day. She noted they would coordinate the cleaning of the area.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester called it a fantastic concept and thanked the applicants for the complete and thorough application.

Ms. Doherty said she hoped it would continue noting that it would be a huge improvement to the character and streetscape of the area.

Action: I move to approve a Certificate of Approval for designation of the alley east of First Ave S and south of S. Main Street (Nord Alley) as a festival street per

Code Citations:

SMC 23.66.030 Certificates of Approval Required

SMC 23.66.120 Permitted Uses

MM/SC/ED/AB

6:0:0 Motion carried.

090711.29

Merril Place parking garage

411 First Ave S

Painting the building

Donya Johnson, Nitze Stagen, explained that the one color would be used for everything.

Public Comment: There was no public comment.

Board Discussion:

Ms. Doherty said that a single paint color is a good idea because it blends everything together. She said the color is compatible.

Ms. Petrovich said the color is compatible and blends in well.

Action: I move to approve a Certificate of Approval for painting the building Tony Taupe as presented per

Code Citations:

District Rules III General Rules for Rehabilitation and New Construction

D Color

MM/SC/TP/ED

6:0:0 Motion carried.

090711.211

Above Net Fiber Optic Installation

2nd Ave Yesler to King, King 2nd Ave to 419 Occidental

Installation of conduit for fiber optics and restoration of the streets and sidewalks

Mike Carpenter explained they would excavate 42” deep and would restore the street following the work. He said that no areaways would be impacted. He said that they have requested to lease conduit path from Century Link to minimize street excavation but are waiting for an answer.

Ms. Doherty noted brick pavers should go to salvage area.

Ms. Nashem said that City Light was doing a vault next to their proposed sidewalk location.

Public Comment: There was no public comment.

Mike Carpenter said that they put in T’s in anticipation of future use and that they will eventually extend further south.

Ms. Nashem noted that the sidewalk would be repaired with lampblack and scoring. She said that no ADA ramps are part of this proposal.

Action: I move to approve a Certificate of Approval for Installation of conduit for fiber optics and restoration of the streets and sidewalks per

Code Citations:
SMC 23.66.030 Certificates of Approval Required
SMC 23.66.030 Streets and sidewalks

MM/SC/TP/AB 6:0:0 Motion carried.

090711.210 **Trabant Coffee and Chai**
Hartford Building

Installation of sidewalk café

The applicant was not present to discuss their application.

Ms. Nashem explained that there was no need of a railing because no alcohol would be served.

Mr. Hester said that the white painted steel chair would be removed and put inside each day.

The Board said they had enough information to make a decision.

Action: I move to approve a Certificate of Approval for installation of a sidewalk café per

Code Citations:
XII Sidewalk Cafes

MM/SC/RH/TP 6:0:0 Motion carried.

090711.3 BOARD BUSINESS

090711.4 REPORT OF THE CHAIR: Lorne McConachie, Chair

090711.6 STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227