



The City of Seattle

Pioneer Square Preservation Board

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

MINUTES OF MEETING

PSB 45/08

DATE: February 20, 2008
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Staff:

Doug Ito
Ryan Hester
Adam Hasson
Lorne McConachie
Ann Brown
Catherine Person
John De Lanoy
Rick Friedhoff
David Strauss

Genna Nashem
Melinda Bloom

Absent:

Alex Bennett

Doug Ito, Chair called the meeting to order at 9:06 AM

022008.1 APPROVAL OF MINUTES:

Draft minutes from January 16, 2008. February 6, 2008 will be deferred.

Mr. Hasson found typos and he will email them to Ms. Nashem.

MM/SC/AH/LM

9/0/0 Minutes approved.

022008.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

022008.21

Bus Shelter Mural

Dale Cummings

South side of S. Washington ST, west of 4th Ave S

Installation of artist painted mural on bus shelter

Summary of Application: Install artist painted mural on bus shelter

ARC Report: ARC members reviewed the proposed art work. The applicant said the painting will be on plywood and sealed for weather proofing and resisting graffiti. He

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

"Printed on Recycled Paper"

said the panels will go on the inside back and sides as well as the outside sides in the solid portions of the shelter. ARC recommended approval.

Applicant did not attend. Application was tabled.

022008.22

Il Terrazzo
Merrill Place
411 1st Ave S

Krys Cannon

Install canopy and awning with lighting to the alley entrance of Il Terrazzo

Summary of Application: Install canopy and awning with lighting to the alley entrance of Il Terrazzo

ARC Report: ARC member reviewed the drawings of the proposed awning. ARC members found that the awning was not in keeping with the architecture because the awning was a combination of angles and curves and was in general complicated while the architecture was clean, clear lines. ARC was supportive of the concept of an awning, however, asked the applicant to explore alternatives that might be less complicated in design. They also asked the applicant to provide additional drawings that more accurately explain how the awning is attached and showed the barrel frame. Ms. Cannon explained that they explored alternatives for this awkward space and thought that this was the best alternative. She said she will bring some of the alternatives they didn't choose for comparison. ARC said they are supportive of the size of the logo proposed for the end of the canopy. The applicant explained that the lighting was shining down to illuminate the sidewalk for safety not shining up to illuminate the awning. ARC did not make a recommendation.

Mr. McConachie read the ARC Report.

Applicant representative: Krys Cannon.

Applicant comments: Ms. Cannon said the alley is private and is owned by the building. She brought photos that show the entrance and renderings showing proposed canopy. Bob Denver from NW Awning accompanied her to help answer questions. She said they propose installing the awning to the alley entrance to get customers out of rain. The green fabric was selected to match, as closely as possible, the summertime umbrellas. She said the bubble frame going to slanted awning was purposefully selected because they liked the look.

Board Questions:

Mr. Hasson asked how it stands up. Ms. Cannon said with two posts and then it is attached to mortar in the brick and concrete of the building.

Mr. McConachie said the shed portion of the canopy ducks under the overhang and asked what the attachment at the back is.

Mr. Denver, awning designer, said a flat soffit is covered with concrete board and behind that framing member they'll attach the awning. Mr. McConachie clarified that they would be attaching "up". Mr. Denver said yes.

Mr. Ito asked about lighting. Ms. Cannon said there would be lighting and that she submitted spec sheets for the fixtures.

There was discussion about the alley being private and if that changed the Board's purview. Ms. Nashem went over the District Rules Section 2 about what needs approval: "Alteration, demolition, construction, reconstruction, restoration, remodeling of any structure; any material or visible changes to the exterior appearance of an existing structure or to the public rights of way." The Board determined that it would be within the Board's purview.

Mr. Denver said the lighting is just down lighting, the fabric will not be illuminated. There will be four lights inside the canopy creating ambient lighting so customers can see the pathway. The Board determined that this would not be considered an internally illuminated awning as prohibited in the rules.

Ms. Person said the canopy seems out of character with the building.

Mr. DeLanoy asked if it would be possible to do a non-canopy that extends out this far, perhaps a non-bubble canopy that starts high and ends low. The Board discussed District rules about what would be allowable. The ARC had requested to see an alternative. Ms. Cannon passed out drawings of a canopy 13' high with no lights on it.

Mr. Strauss said that if the sides were brought down then lights could be put on. Mr. Strauss said that there are still design compatibility issues but the visibility is low so the impact on the character of Pioneer Square is low.

Mr. Ito said that it is all on private property.

Mr. DeLanoy said it is not inconsistent the rules.

Public Comments: Sara Jane Bellanca said that this is totally on private property and that she knows the purpose for the awning is not for advertising but for a rain shield for customers. She said it is not visible from the street.

Mr. Hasson asked if any other signage would on the awning. Ms. Cannon said the Il Terrazzo logo would be on the front face. The Board determined that they would consider the sign a logo and not letters subject to size constraints.

Mr. McConachie said that he saw only one alternative design and he thought the proposed design is miss formed and unfortunate in terms of this space and he wouldn't support it.

Action: I move to approve Certificate of Approval as submitted per Code Citations:

Code Citations:

District Rules

I. A. General Requirements

III. General Guidelines for Rehabilitation and New Construction

XIX. Alleys B. Alley Lighting

XX Rules for Transparency, Signs, Awnings and Canopies

E. Awnings and Canopies 1-6

SMC 23.66.160 1, 4, and 5

SMC 23.66. 180 Exterior Building Design C. Awnings
Secretary of Interior's Standards for Rehabilitation #9

MM/SC/JD/RF 5:4:0 (Mr. McConachie, Mr. Strauss, Ms. Person,
Mr. Hasson opposed)

022008.23

Jimmy John's
104 1st Ave

Mark Meaney

Install one single faced sign with gooseneck style lighting and one blade sign

ARC Report: ARC reviewed the plans for the signage. Mr. Meaney explained that sign would stick out 8-9 inches because the electrical boxes for the lights would be between the wall and the sign. Mr. Meaney said that they chose light fixtures that they saw used as across the street. Mr. Meaney clarified that the sign fits within the framing of the existing sign band. Mr. Hasson asked for an additional picture that showed more of the building and neighboring businesses. ARC recommends approval pending additional picture.

Staff Report: The signs meet rules and code for letter height.

Mr. Meaney brought more photos per ARC request.

Mr. Hasson said that the sign is already up and it is disappointing. He said it is located at 1st and Yesler which is one of the most historic corners of the District and the square sign band with an oval sign that sticks out doesn't fit with the historic character of the street. He said other businesses in the area have used the preferred sign material identified in the rules; individual letters mounted to the sign band.

Ms. Brown asked if the louvers were supposed to be painted green. Mr. Meaney said that was a different contractor and he was responsible only for the signs. He said he wasn't aware the sign was up.

Mr. Hasson said the way the sign was mounted within sign band was off center. He said it looks bad for the neighborhood.

Mr. Hester asked typically how deep sign bands are in this area.

Mr. Hasson said this sign goes beyond the confines of the sign band. He said now that he has seen it; he doesn't think it is appropriate. He said the sign doesn't match the sign bands of adjacent buildings. He said he thought the drawings didn't give the same perspective. He thought the sign looked larger than the sign band.

Mr. Meaney said the only way they could install the sign and illuminate it was to bring it off the face.

Mr. Ito asked if the sign could have been narrower so that it fit in the sign band and there was room for the J-boxes.

Mr. Meany said it should fit within the sign band and within the mullions and molding, that he designed it and took field measurements. The drawings are true to scale.

Mr. Ito asked where the 1' 8" dimension was on the drawing. Mr. Meany said it was between trim within the sign band.

Mr. Friedhoff asked if it was installed as designed.

Mr. Ito said it has perspective issues because of the junction boxes; the sign has to come out. Mr. Meany said he designed it to come out only 8".

Mr. Hasson said that is not the way other signs are done so this sign is not in keeping with requirements.

Mr. Hester asked if letters could be adhered directly to the sign band and then a lighting alternative could be surface mounted to the façade. Mr. Hasson said Subway around the corner did that; the sign has to be within sign band. A board member also noted that in the photos Mr. Meany provided that Flavors of India had letters mounted to the sign band with similar lighting.

Mr. Hasson suggested the Board could table this today and go look at it.

Mr. McConachie said the sign is up. It was a strategic error to put it up because a Board member is very clear about his objection. There are rules for general signage; the intent of sign regulations is to ensure the signs relate physically and visually to their location. He said there are several problems with the sign: it doesn't relate as other signs in the area do to the sign band; the oval is out of keeping with the nature of the rectangular sign band; the protrusion is adding a three dimensional aspect that is different; and it is off center. He said in looking at the drawings he doesn't see the post drawn up through the sign band giving a frame on one side and a frame on the other.

Mr. Strauss said it should be continuous over entry. Now it looks off center if it is centered on windows.

Mr. McConachie said these are legitimate concerns that Mr. Hasson has; at ARC they didn't see issues because they were looking at a two dimensional drawing.

Ms. Person asked if this could be tabled.

Mr. McConachie said the Board could vote yes or no

Mr. Ito said the applicant can table this. He said the Board could be polled so the applicant can see which way they will go to decide if he wants to table it or not.

Public comment:

Sara Jane Bellanca asked what is the process for enforcement if the Board does not approve the signs?

Ms. Nashem said she would send a Notice of Violation to DPD.

Sara Jane asked if removal could be required or would it be just fines.

Ms. Nashem said she believes the code say the fine would be per day until removed.

Discussion: Mr. Meany asked why this didn't come up during ARC meeting. He said that he was not aware the sign had been put up and that perhaps it was just up as a dry fit to see how it looked and fit. He apologized.

Mr. Strauss said the photos were helpful and gave the Board information they did not have at ARC.

Mr. Meany asked if he had to remove the sign and redesign it.

Mr. Ito said yes the sign had been installed before having approval.

Mr. Hasson suggested the applicant look at other area businesses and apply letters within sign band.

Mr. McConachie said ARC didn't know that the Board knows now. He suggested two goosenecks from the side might be a way to pull the sign back taught to the sign band so it wouldn't project out.

Mr. Meany asked if the sign should be centered over the three windows versus the entry.

Mr. Hasson said it was an unusual three part storefront so maybe this is the only way to do it, but options should be looked at.

Mr. Ito suggested the applicant to submit a new proposal.

Action: I move to deny a Certificate of Approval for the installation of signage as presented per Code Citations:

Code Citations:

District Rules

XX Rules for Transparency, Signs, Awnings and Canopies

B General Signage regulations

C. 1. Letter Size, 3. Projecting Elements, 4. Blade Signs

SMC 23.66.160 1, 4, and 5

MM/SC/AB/DS

9:0:0

022008.24

Old Boston Building

Alex Rolluda

76 S Main Street

Change of Use: on the second and third floors from residential to office

Summary of Application: Change of Use: on the second and third floors from residential to office. The existing office use on the first floor is to remain.

Staff Report: Per 23.66.120 office is a permitted use on the upper floors.

Applicant Comment: Mr. Rolluda said his firm is interested in purchasing this building and moving their offices there and they are doing due diligence prior to proceeding. The three story building is located at the corner of Main Street and the Alaskan Way. He said the upper portion is currently residential with the ground floor office and garage.

Mr. Ito said that currently the first floor is being used as office space so this request for change of use pertains just to the upper floors. He asked if there was anything in code about this.

Ms. Nashem said office is a permitted use on the upper floors.

Mr. DeLanoy said the residential units are occupied at market rate.

Mr. Rolluda said they will be making a substantial investment to the building if they decide to purchase the building and would likely be back before this Board.

Ms. Nashem said if they did not move ahead with the purchase, they would need to write letter notifying the Board that they withdraw their request for change of use.

Public comment: The representative for the building owner said there is a fourth floor penthouse that does not fit the foot print of the building so technically there is a fourth floor to this building.

Mr. Rolluda said it is a 10 x 15 space.

Action: I move to approve a change of use from residential to office on the second and third floors

Code Citations:
23.66.120 Permitted uses

MM/SC/AH/JD

9:0:0

022008.3 BOARD BUSINESS

Ms. Nashem said that a couple board members' terms will be expiring. She has received a couple applications with no applications a human services representative. She said terms expiring are those of: Mr. Friedhoff, Mr. Strauss, Mr. Bennett, Mr. Hasson, who will take another term, and Mr. Ito's term might expire, Ms. Nashem is checking with the Mayors office. Terms are for three year and board members can serve two terms.

022008.4 REPORT OF THE CHAIR: Doug Ito, Chair

022008.6 STAFF REPORT: Genna Nashem

Meeting adjourned at 10:05 a.m.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227