



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 73/07

DATE: March 21, 2007
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Sonja Sokol Furesz
Sara-Jane Bellanca
Lorne McConachie
Doug Ito
Adam Hasson
David Strauss
Tina Bueche
Alex Bennett
Rick Friedhoff

Staff:

Genna Nashem
Joanne Walby

Absent:

John DeLanoy

- 032107.1 APPROVAL OF MINUTES:** Minutes from March 21, 2007
Mr. Hasson noted a correction on page 3.
Moved to approve the minutes as corrected.
MM/SC/LM/SB 6:0:2 Minutes adopted Messrs. Ito and Friedhoff abstained.

032107.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

- 031407.21 Lowman Building Curtis Bigelow
107 Cherry Street

Application: Façade Alteration: Install two vents out from the existing louver in the alley and install one fill station 42" high in the existing brick wall, per Fire Marshall's requirement.

ARC Report: ARC reviewed the drawings and photos submitted. Applicant acknowledged that the fill station would require a new hole in the historic fabric of brick. He said that they had looked into alternatives such as using the in-filled window but it was too high. ARC discussed pros and cons about new holes being in the historic fabric of the building or new holes going through in-filled windows. The new proposal creates a "Z"-shaped pipe configuration ending up in the upper in-filled window. The applicant said that it would be easier to install going straight up and may bring alternative options for the Board's finale review. No final recommendation was made by ARC pending the possible design change.

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

"Printed on Recycled Paper"

Applicant Comment: Curtis Bigelow stated that this application would make the alley way “cleaner and have less impact” on the historic fabric. He explained that his previous proposal was intended to attach the pipes through the infill windows and not touch the original fabric, but since the ARC members stated that having pipes attached between windows is normal in the District, he said was open to attaching the pipe through the common red brick.. Mr. Bigelow provided drawings of this configuration.

Board Questions/Discussion:

Mr. Ito asked if it would be mounted through the mortar joints. Mr. Bigelow said yes. Mr. Bennett said he would prefer if they didn’t “jump the sill” and said he prefers the new proposal.

Action:

I move to approve a Certificate of Approval for the vents and fill station as presented per:

Code Citations:

District Rules: III. General Guidelines for Rehabilitation and New Construction

SMC 23.66.180 Exterior building design

Secretary of Interior Standards for Rehabilitation

MM/SC/SB/AB 8:0:1 Motion carried. Ms. Sokol Furesz abstained.

031407.22

Quintessa

Curtis Bigelow

201 Yesler

Design Change: Previously approved color for cement will not be used.

Application withdrawn.

031407.23

Violette

Beth Nielson

212 1st Ave S – Grand Central

Signage: Vinyl lettering on front window and doors and a sandwich board sign.

ARC Report: ARC reviewed the renderings provided. The applicant explained that she moved her business from one location to another within Pioneer Square. The a-board is the same sign that was previously approved for her old location. She also had similar window signage. ARC members agreed that the application met requirements for letter height and recommended approval.

Staff Report: Ms. Nashem stated that this application had previously been approved by the Board at the business’ Second Avenue location.

Applicant Comment: There applicant was not present.

Board Discussion: The Board agreed that the application was appropriate.

Action:

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

Code Citations: District Rules: XX. Rules for Transparency, Signs, Awnings and Canopies A. Transparency regulations, C1. Letter Size, F. Sandwich Board signs and SMC 23.66.160 Signs C. 1 and 4.

MM/SC/AB/DS 9:0:0 Motion carried.

031407.24

Table In Gallery
Howard Building
614 1st Ave

Tadd Grinke

Application: Awning and Signage: Attach an awning above the entrance with business signage applied to the awning in white letters. *Façade Alteration:* Paint storefront windows, doors and trim black. Install new tile on entries.

ARC Report: ARC reviewed the plans, renderings and material samples submitted. The applicant clarified that the application is for painting the window trim on all floors Tricorn Black, in addition to the storefront. The applicant said that currently the upper floor windows are not in very good condition and are only primed. The applicant explained that the owner is trying to achieve an upscale look.

ARC acknowledged that storefronts often have been painted according to the color trends of the time but lamented that the District is losing color which they considered to be a part of the character of the District. ARC asked the applicant to consider adding additional color to the building such as painting the upper floor windows a different color or adding a color to the storefront panels to set off the black and the architectural features.

ARC asked the applicant to bring more street view pictures so they could get a better idea of how the black paint would look in the overall context of the block. They would prefer a photo of the entire façade but realize trees cover the upper floors. ARC also asked for a close up photo of the main entry where tile is also proposed. ARC examined a sample of the proposed tile. Several ARC members stated that they think the return on the awning, even with the open panel, does not fit with the architecture of the building and recommended an awning without a return.

Staff Report: Although District Rules: XX.E *Rules for Transparency, Signs, Awnings and Canopies*, states that return of valances are permitted. Also, SMC 23.66.180 *Awnings* and the *Secretary of Interior Standards for Rehabilitation Preservation Brief 44* states that an awning should fit in with the character of the building.

Applicant Comment: Mr. Grinke presented renderings of the awning and said it would be painted to match the gray panels next door at Doc Maynard's. He said the owners really wanted to have the awnings black. He confirmed that the building name and address plaque imbedded in the tile will remain. He noted that many other storefronts in the District are painted black and this was approved by the Board.

Board Questions: Several Board members expressed disappointment that another storefront in the District is proposed to be painted black.

Ms. Bellanca added that it is not necessary for the applicant to try and match the gray color in the adjacent storefront. She said storefronts in the District do not need to match each other. Mr. Ito noted that they did not have any information for this building's historic paint colors.

Mr. Hasson commented that the black color "flattens out the storefront, to the detriment of the District". He added that black paint does not adequately "frame" the windows. He

noted that other dark painted storefronts have some tint of color in it, such as green or eggplant.

Mr. McConachie noted that black paint is not prohibited in the guidelines. Ms. Sokol Furesz agreed and stated that paint colors on storefronts change over time and can easily be repainted. She opined that the two upper floors need a paint job and suggested they be different than the storefront.

Mr. Bennett stated that he was opposed to the application because black is out of context with the block. Mr. Strauss agreed.

After further discussion the Board asked the applicant to consider using a black paint with some kind of color tint on the storefront. The applicant agreed to discuss it with the owner.

The Board agreed to vote on all other aspects of the application and have a final review of the storefront paint color at the next ARC meeting on Monday March 26, 2007.

Action:

I move to approve a Certificate of Approval for the awning, with the exception of the return on the awning and signage as amended on the condition that the applicant return to the next ARC meeting for final review and approval of paint colors, per:

Code Citations:

- District Rules: XX. Rules for Transparency, Signs, Awnings and Canopies
- C1. Letter size
- E Awnings and Canopies
- SMC 23.66.160 Signs C. 1 and 5
- SMC23.66.180 Awnings
- Secretary of Interior Standards for Rehabilitation
- Preservation Brief 44: The Use of Awnings on Historic Buildings
- District Rules: III. General Guidelines for Rehabilitation and New Construction
- C. Building Material
- D. Color
- E. Building Base
- SMC 23.66.180 Exterior building design

MM/SC/DS/DI 9:0:0 Motion carried.

031407.25

Wall Sign
F and O Building
1020 First Ave

Robert James

Signage Application: Direct application vinyl sign replaced with new copy for 14' x 48' sign.

ARC Report: ARC reviewed the rendering provided. The applicant clarified that the recently approved wall sign was on a one month contract and this sign is a two month

contract. He said the old sign will be removed and the new sign will go up in its same location. ARC recommended approval of the application.

Board Questions:

Ms. Bueche asked if the advertisements on this sign would change more frequently. The applicant said yes.

Action:

I move to approve a Certificate of Approval for the wall sign as presented per:

Code Citations: SMC 23.66.160 Signs
MM/SC/LM/DS 8:0:1 Motion carried. Mr. Bennett abstained.

031407.26 **Interurban Building** Steve Bull
157 Yesler Interurban

Application: Façade alteration: Install Knox Box

ARC Report: ARC reviewed the renderings and spec sheets provided. The applicant clarified that the box is at the request of the Fire Department and is placed at 6ft, as recommended by the Fire Department. ARC recommended approval of the application.

Board Discussion: The Board agreed that this application was in conformance with the guidelines.

Action:

I move to approve a Certificate of Approval for the Knox Box as presented per:

Code Citations:
District Rules: III. General Guidelines for Rehabilitation
and New Construction, D. Color
SMC 23.66.180 Exterior building design
Secretary of Interior Standards for Rehabilitation
MM/SC/SFD/DS 8:0:0 Motion carried.

032107.1.3 BOARD BUSINESS

Ms. Nashem said the Design Guidelines for New Construction on the North lot will be reviewed by the Board at the next Board meeting. Following that, a public notice will be distributed announcing the date of the public hearing next month.

032107.1.4 REPORT OF THE CHAIR: Tina Bueche, Chair
There was no report.

032107.1.6 STAFF REPORT: Genna Nashem
There was no report.

Issued: April 2, 2007

Genna Nashem
Pioneer Square Preservation Board Coordinator
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