



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 61/09

DATE: March 4, 2009  
PLACE: City Hall, Room L280  
TIME: 9:00 a.m.

#### Board Members Present:

Doug Ito  
Lorne McConachie  
Ryan Hester  
Ann Brown  
Catherine Person  
Miriam Hinden  
Adam Hasson  
Erin Doherty

#### Staff:

Genna Nashem  
Melinda Bloom

#### Absent

John DeLanoy

Chair Doug Ito called the meeting to order at 9:05 a.m.

**030409.1 APPROVAL OF MINUTES:** February 4 and February 18, 2009  
Minutes were not ready for review.

*Ms. Person arrived at 9:02 a.m.*

**030409.2 SPECIAL TAX VALUATION**

030409.21 Interurban Building  
157 Yesler Way

Karen Gordon provided an overview of the Special Tax Valuation program. Ms. Gordon confirmed that she reviewed the financial documents and they had exceeded the required expenditure. The Pioneer Square Preservation Board will make a recommendation to the Landmarks Preservation Board who will consider it this afternoon.

Action: I move that the Pioneer Square Preservation Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Certification: the Interurban Building at 157 Yesler Way. This action is based upon the criteria set forth in Title 84 RCW Chapter 449; and based on the review and approval of the building exterior renovation by the Pioneer

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

"Printed on Recycled Paper"

Square Preservation Board; that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Pioneer Square Preservation District; that the property has been issued Certificates of Approval as required in the Pioneer Square Preservation District; and has substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon the execution of an agreement between the Local Review Board as required by Title 84 RCW, Chapter 449.

**MM/SC/AB/RH**

**8:0:0 Motion carried.**

**030409.3**

**APPLICATIONS FOR CERTIFICATES OF APPROVAL**

030409.31

**Hawks Nest**

1028 1<sup>st</sup> Ave S

Street use: Sidewalk café

Mr. Ito went over the Staff Report; the railing for this sidewalk café was installed with a Certificate of Approval two businesses ago. Technically each business needs to get a COA for the sidewalk café. This application also includes alterations to bring the railing into compliance with code.

Applicant Comment:

Joe Piano explained that he received notification from the City requiring compliance with a new ordinance for sidewalk cafes. He said currently the fence is 5'6" from the tree grate; it needs to be moved in 6" on one side and 1' on the other. They will reuse the existing railing and furniture. They are working on a sign package which will be presented later.

Public Comment: There was no public comment.

Board Discussion:

Board members discussed the existing fence had been previously been approved and this application is just a slight modification.

Mr. McConachie said the modifications were minor and it brings activation to the street and is in keeping with the guidelines.

Mr. Piano said it will be up year-round. It is black powder-coated steel with a plastic top. He is working with a neighbor to do a new fence which he will present in the near future.

Ms. Brown supported this viable business in the District.

Action: I move to approve a sidewalk café for the Hawk's nest as presented per

Code Citations:

District Rules XII. Sidewalk Cafes

**MM/SC/RH/MH**

**8:0:0 Motion carried.**

Modification of windows for ventilation

Mr. Ito went over the Staff Report. Applicant provided information that discusses that alternative locations were explored but the proposed locations are the viable locations.

Applicant Comment:

Michael Shreve, PB Architects, explained the building was rehabbed approximately twenty years ago and at that time has un-defined first floor uses. Over time the building has gone from rental to condo. A series of tenants are readying for construction on the first floor. He said the only way to vent is to go out through the storefronts and went over the alternatives they explored on the alley and viaduct sides and why they weren't viable.

Don Morris said owners want to put in bathrooms and kitchens etc. which need venting – they want to standardize so there is consistency in the look of the storefronts.

Mr. Morris said that the windows are not original – they were changed in the 1986-87 rehab. The only thing original is the brick wall. The color of the new vents will match the color of the window trim system. He provided a cut sheet of the vent panel.

Mr. Shreve said they intend to match the existing window or leave as much as the existing sash in as possible. The plan is to have the grill fit within the existing frame; the grill will hide the vent. The grill will be painted to match the storefront.

Mr. McConachie advised the applicants to pay attention to water intrusion between the interior louver and the decorative grill due to rain.

Applicants concurred.

In response to Board question Mr. Morris replied that a couple of the units are live/work spaces and that more of them are putting in kitchens and bathrooms.

Mr. Hasson reminded that ground level uses are supposed to be retail unless approved residential.

Ms. Hinden said the decorative grill is in a wood frame and is hinged so is operable and asked if the hinges would be compatible with the old design; the applicants concurred.

Mr. Morris said at this point they are exhaust vents but presumably they will get fresh air intake if they put in an HVAC unit.

Ms. Doherty said that there would be code issues to be dealt with if intake is added.

Mr. Hester thought the choice of grill was appropriate and in keeping with the fabric of the building.

Mr. Ito said it was a clean way to do it; it was uniform across the whole building and was compatible with the building and the District.

Mr. McConachie concurred.

Public Comment: There was no public comment.

Action: I move to approve a Certificate of Approval for modification of windows for ventilation as presented per

Code Citations:

District Rules

III. General Rules for Rehabilitation and New Construction

VII. Mechanical Systems

**MM/SC/RH/ED**

**8:0:0 Motion carried.**

Responding to Ms. Nashem's request, Mr. Shreve explained the rehab they had done twenty years ago. He said the building was badly damaged from fire and water.

Mr. Morris said they were able to get a loan under an "artist/loft" ordinance. It took from September 1983 until October 1986 to clear title and during that time the parapet moved 18" toward the street. They put up steel I-beams for stability to hold the wall in place. Time release cameras chronicled the work throughout the entire construction process.

Mr. Shreve said the whole façade at street level – 140' – was cribbed and braced it back and slowly straightened it. Pioneer Masonry filled in missing bricks and parts of parapets and then "built" a new building inside that took the load of the floors off the brick walls.

030409.33

**Wall Sign**

Donald MacCord

Squire Center Building  
901 Occidental Ave S

Installation of new 25 feet by 150 feet sign copy on the North side of the building

Staff Report: They have installed the sign in the previously proposed pink color rather than the red color approved. They are now applying for a sign with new copy in a yellow color.

**Applicant did not arrive.**

030409.34

**219 S Washington**

Martin Kaplan

Installation of security gates

**Postponed.**

030409.35

**Kovalenko Hale Architects**

Sara Davies

207 ½ First Ave S

Installation of new signage

Mr. Ito went over the Staff Report and that the signage meets rules for letter size and appears to meet rules for transparency.

Applicant Comment:

Sara Davies explained they proposed to add a new sign above the first window recess.

The sign will be white lettering on a clear glass; the building number is separate.

Public Comment: There was no public comment.

Board Discussion:

Mr. McConachie said it is transparent, understated and fits within the guidelines and with the character of Pioneer Square. There was general consensus from the Board.

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

Code Citations:

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

A. Transparency regulations

B General Signage regulation

C Specific Signage regulations

1. Letter Size

SMC 23.66.160 Signs

**MM/SC/LM/MH**

**8:0:0 Motion carried.**

**030409.4 BOARD BUSINESS**

**030409.5 REPORT OF THE CHAIR:** Doug Ito, Chair

**030409.6 STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227