



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 99/07

DATE: April 18, 2007
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Alex Bennett
John De Lanoy
Lorne McConachie
Adam Hasson
Tina Bueche
Rick Friedhoff

Staff:

Genna Nashem
Joanne Walby

Absent:

Sara-Jane Bellanca
David Strauss
Doug Ito
Sonja Sokol Furesz

041807.1 APPROVAL OF MINUTES: Minutes of April 4, 2007

Moved to adopt the minutes as presented.

MM/SC/RF/LM 5:0:1 Mr. Bennett abstained.

041807.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

041807.21 Trattoria Mithelli Daniel Mitchell
Travelers Hotel building
84 Yesler Way

Application Signage: Apply business signage to the inside of the windows in black, red and yellow colors.

ARC Report: ARC members reviewed the sign renderings, photos and color samples. Mr. Hasson asked if the light fixtures existed or proposed new. Mr. Mitchell, business owner, said they were existing. Mr. Mitchell clarified for the ARC that although the east façade rendering did not show the windows that they would be applied at the same height as shown in the rendering for the Yesler façade. ARC acknowledged that the M, which is a graphic fork design was larger than 10 inches but ARC members thought it could be allowed as part of a reduced sign package per the district rules. ARC also thought that it was more like a logo than a letter and the size was okay. ARC recommended approval of the application.

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

"Printed on Recycled Paper"

The applicant was not present. Ms. Nashem explained the location of the proposed sign band.

Board Questions/Discussion: The Board had no questions.

Action:

Moved to approve a Certificate of Approval for the project as presented per:

Code Citations:

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

A. Transparency Regulations

C.1. Letter size

SMC 23.66.160 Signs

MM/SC/LM/AH 6:0:0 Motion carried.

041807.22

The Nord Building
312 1st Ave

Naila Crowford

Remove and replace existing telephone intercom system.

ARC Report: ARC reviewed the photos and specification sheets provided. ARC members asked for clarification of the how the installation would affect the brick. Ms. Langston Bond, Pioneer Construction Management, said that the new panel is face mounted so they do not plan to remove any brick. She said they thought that there is existing brick behind the old panel that would be revealed by the new shorter panel. She said that if they find that the brick is damaged they will replace it in-kind. ARC asked that they specify that in their application. ARC recommended approval of the application.

Staff Report: Ms. Nashem stated that Pioneer Construction Management provided confirmation in writing that they will, if necessary, replace any damaged brick in kind.

Applicant Comment: Ms. Langston Bond stated that the new system would cover damage to the brick and any necessary repairs will be in-kind. She said the surface would be mounted into the mortar.

Board Questions/Discussion: The Board had no questions.

Action:

Moved to approve a Certificate of Approval for the project as presented per:

Code Citations:

District Rules III General Guidelines for rehabilitation and new construction

SMC 23.66.180 Exterior Design

Secretary of Interior Standards for Rehabilitation 1,2,3,5

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

041807.23

Main Street Gyros
301 2nd Ave Ext S

Tareq Alzer

Street Use: Install a sidewalk café with two tables on the Main Street side of the building and two tables on the 2nd Avenue Extension South side of the building.

ARC Report: ARC reviewed the layout, and photos of the tables, chairs and building. The placement as well as the design of the chairs and tables were found to meet the District Rules. Staff reminded the applicant that SDOT also has to approve the tables and chairs on the sidewalk so the applicant will need to submit an application to them as well.

Board Questions/Discussion: Ms. Bueche asked what the hours of operation would be. The applicant said they would be open from 10am to 8pm and closed Sundays, except during Mariners' games. He said the furniture would be stored inside when the business is closed.

Action:

Moved to approve a Certificate of Approval for the project as presented per:

Code Citations:

District Rules XIII Sidewalk cafes

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

041807.24

King County Odor Control Facility
201 S King St

Court Harris

Application: New construction: Construct an underground odor control vault, an above ground screened electrical enclosure, a foul air extraction duct and a treated air discharge stack.

Staff Report: Ms. Nashem said the ARC reviewed this application in January but the applicants had to wait until a SEPA review was published before submitting it to the Board for a Certificate of Approval.

ARC Report: Summary of Briefing:

A new odor control facility is proposed for the gravel lot between the King Street Station and the Well Street Bridge also referred to as the Station Maters Garden. Most of the facility will below ground. What will be visible are hatches and the mechanical shed and exhaust stack.

ARC Report: ARC reviewed that plans and renderings provided. Jim Kresbox, the architect, also showed the ARC a sample of the aluminum grating that will go along the top. The project representatives explained that the brick will be a type that will transition between the king Street Station and the Weller Street Bridge. It will be a smooth brick with a Flemish bond, compared to the combination of smooth and rough bricks on the bridge. The roof overhangs creating a canopy reminiscent of train stops. The applicant clarified that although they are designing it to still allow for the station masters garden to be reestablished, that is not part of their purview.

Jim Kresbox, architect, and Bruce Kesler, King County and Court Harris, Consultant, presented the application. Mr. Harris stated that after the ARC meeting, they have redesigned the above grade structure and presented the updated plans in at the Jan 31, 07 ARC. He said the lighting was added in order to help the workers.

Board Questions:

Mr. Hasson asked how the stainless steel would weather.

Mr. Kresbox, said it was very durable and similar to stainless steel coffee cups. Mr. Kresbox, said that secondary screen on the pedestrian bridge will also be stainless steel so this should be compatible.

A Board member asked if it would be difficult to repair and could “mute” the effect of the stainless steel. Mr. Harris said he chose stainless steel because it is resistant to corrosive chemicals from the inside the facility. Mr. Kresbox, said they did a study of a similar site in the University District and found some corrosive problems around the stack, therefore they decided to use stainless steel at this site.

Mr. McConachie said he disagreed with the aesthetic concerns of some Board members because it is in a train yard.

Mr. Freidhoff said he agreed and noted that it disappears into the gradient on the overpass.

Action:

Moved to approve the application as presented.

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

041807.3

PUBLIC HEARING

Design Guidelines for the North Lot in Pioneer Square

In accordance with SMC 3.02 and SMC 23.66, the Pioneer Square Preservation Board has scheduled a public hearing to consider the addition of Design Guidelines for the North Lot in Pioneer Square to its Procedures and Rules for the Pioneer Square Preservation. At the public hearing, the Board will take public testimony and review any written comments.

Public Comment: There was no public comment.

The Board had no further questions or comments.

041807.4

REPORT OF THE CHAIR: Tina Bueche, Chair

There was no report of the Chair.

041807.6

STAFF REPORT: Genna Nashem

Ms. Nashem referred the Board to new Use changes in the Seattle Municipal Code passed by City Council on March 2007. She noted that animal services” was now a prohibited Use in the District. Ms. Bueche asked Ms. Nashem to find out how this use was excluded from the SMC because she said the District needs this kind of service to attract residents and their pets. Mr. McConachie suggested that perhaps the recommendations discussed by PSPB were misunderstood.

Issued: May 1, 2007

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227