



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 108/07

DATE: May 2, 2007
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

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

Staff:

Genna Nashem
Joanne Walby

Absent:

Rick Friedhoff
John De Lanoy
Alex Bennett

050207.1 APPROVAL OF MINUTES: Minutes from April 18, 2007
Moved to approve the minutes as presented.
MM/SC/LM/TB 2:0:4 Minutes adopted.
Ms. Sokol Furesz, Bellanca and Messrs. Strauss and Ito abstained.

050207.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

050207.11 Areaways 903 and Areaway 1806 Rudolph Jones
108 First Ave S and 122 S Jackson St

Summary of Application: Design Change: Changes to areaway repair include:
Relocation of street light above Areaway 903 and the limited fill of one
section of Areaway 903
Application tabled.

050207.12 The Press Steve McCallum
406 Occidental Ave S

Application: Signage: Painted company logo on existing fabric awning valance.

ARC Report: ARC reviewed that sign application. The applicant clarified that the awning is existing but there are no letters on the awnings. ARC recommended approval of the application.

Applicant Comment: There was no comment.

Public Comment: There was no public comment.

Board Discussion: The Board determined they had enough information to make a decision.

Action:

I move to approve the application as presented.

MM/SC/SB/DS 6:0:0 Motion carried.

Code Citations:

District Rules:

XX. Rules for Transparency, Signs, Awnings and Canopies

C.1. Letter Size

SMC23.66.160 Signs

C.5. Signs displayed on the valance of awnings

Adam Hasson arrived at 9:05am

050207.13 Moses Building
312 2nd Ave S

Thomas Schaer

Signage: Address signage for the building and business signage for Café Hue.

ARC Report: ARC reviewed the application and samples provided. Applicant said the gold would either be hand painted or gold leaf. He said the wall sign would be mounted in to the mortar and the material was chosen because it could easily be replaced if the business changed. ARC recommended approval.

Applicant Comment: There was no comment.

Public Comment: There was no public comment.

Board Discussion: The Board determined they had enough information to make a decision.

Action:

I move to approve the application as presented.

MM/SC/SB/DS 7:0:0 Motion carried.

Code Citations:

District Rules:

XX. Rules for Transparency, Signs, Awnings and Canopies

A. Transparency Regulations

B General Signage

C.1. Letter Size
C. 8. Wall Signs
SMC23.66.160 Signs
C. 1, 2, 4

050207.14 Palmer Court
1000 1st Ave S

Tim Farrel

Application: Façade alteration: Install metal entry gates at vestibules.

ARC Report: ARC reviewed the drawings and color samples. The applicant said that they have talked to the fire department and were told that the gate can remain locked when no one is working on the building but must remain open when people are in the building. He said there are no tenants currently so the people in the building would be construction workers. The applicant said they would be coming back later for a change of use as part of the building is still designated warehouse. The applicant explained that the doors open into the alcove and verified that there is room to open them. He said there would be a heavy-duty lock from the inside to prevent break-ins. He explained that there were people sleeping in the alcove and they thought that once the building was rented that they might want to remove the gates if they no longer had the problem. Some ARC members said that they approved of the gates but would like to see the applicant propose a more simple design. ARC recommended approval.

Applicant Comment: There was no comment.

Public Comment: There was no public comment.

Board Questions/Discussion: The Board determined they had enough information to make a decision.

Action:

I move to approve the application as presented.

MM/SC/SB/SSF 7:0:0 Motion carried.

Code Citations:

District Rules: IX Security Gates and Bars

Secretary of Interior Standards for Rehabilitation

050207.15 Howard Building / Table in Gallery
614 1st Ave

Tadd Grinke

Summary of Application: Street Use: Install metal railing for sidewalk café.

Signage: Install temporary banner signage and permanent signage window

film.

Façade Alteration: Install a rooftop railing.

Staff Note: Ms. Nashem stated that the temporary banner signage was removed from this application.

ARC Report: Staff clarified that the ARC would review only the railing today and the sidewalk furniture would be tabled until a later date. The applicant explained that the first choice for the sidewalk café rail was a square bar design with every third rail having a twist. ARC recommended that the applicant verify the height requirements for the liquor board. Ms. Nashem stated that the height is below the District limit. ARC recommended approval of the sidewalk café railing.

The applicant explained that the restaurant owners put up signage without his knowledge. He noted that he was able to get the permit for the awning more quickly than he expected and the temporary banners would be removed and awning installed within the next week. The Board agreed that the temporary banners could be removed from that application.

ARC reviewed the photos and sample of the window signage film. ARC felt that the signage detracts from the restaurant and it keeps people from seeing how beautiful it is inside and wondered what its purpose would be. ARC verified that the letter size meets the district rules. The applicant said he would bring a modified design to the full Board meeting that reduces the sign size to approximately an 11” strip and incorporates the logo. ARC noted that there were two Open signs and that they would approve one of them. ARC noticed that there was an A-board sign in the photo and recommended that the applicant return with an A-board sign proposal.

Applicant Comment: Mr. Grinke stated that he did not have any railing samples from the owner yet. He presented a sample of the window film and said the awning would be installed tomorrow and the temporary sign would then be removed. The windows signage lettering will remain on the bottom portion of the sign and circle logo. He added that the owner wants to keep both Open Signs. Mr. Grinke said the rooftop railing would be 1 ½’-2” back from the parapet. He said according to his calculations the ornate elements will not be visible from across the street, at a 65’ distance.

ARC reviewed samples and plans for a rooftop railing. The applicant explained that he proposes to attach the railing to the parapet wall. He explained that it would be difficult to move it back because of the waterproof decking surface. ARC asked if they had explored a free-standing option. The applicant said they wanted to have it fixed for safety. Mr. McConachie said that he felt that the railing attached to the parapet was highly visible and changes the character of the building. ARC said that if the railing was set back and less visible they could be more flexible on what the railing design since it would not be visible. The Board said if the railing was visible they would be concerned about its effect on the character of the building. The applicant said he would revise the proposal.

Public Comment: There was no public comment.

Board Questions/Discussion: Ms. Bellanca asked if the owner's are comfortable with the removal of screen signage. The applicant said they weren't, but would do it anyway.

Ms. Bueche asked if an A-board sign was included in this application. The applicant said the owners had not agreed on a design yet. Ms. Nashem suggested they include this condition in the approval.

Ms. Sokol Furesz asked about the parapet height. The applicant said it is 6-8" tall.

Ms. Nashem asked about the attachment method of the railing. The applicant said it would be fastened on the sides to the mortar of the adjacent building. He said he did not yet have the adjacent building owner's permission to do this.

Mr. Ito stated that they need to see modified drawings in order to vote on this.

Ms. Bueche suggested they table the rooftop railing portion of the application, pending the receipt of new drawings, details of the deck, including height and thickness of rooftop deck and documentation that they have received permission from the adjacent building owner for attaching the rooftop railing to their building.

Mr. McConachie said that based on his rough estimate a 2' setback may not be enough to hide the ornate railing from view from 65' across the street.

The applicant stated that the Lowman Building has a similar railing. Mr. Hasson noted that that railing is not visible from the street.

The Board agreed with the applicant to table the rooftop railing portion of the application.

Action:

I move to approve the application for sidewalk café railings and signage as amended only, on the condition that the applicant will submit an application for an A-board sign.

Code Citations:

District Rules:

XIII. Sidewalk Cafes

XX. Rules for Transparency, Signs, Awnings and Canopies

A. Transparency Regulations

B General Signage

C.1. Letter Size

SMC23.66.160 Signs

C. 1, 4

MM/SC/LM/SB

7:0:0 Motion carried.

050207.16
Downing

Old Firehouse Building

Chris Hanley, Skip

110 Alaskan Way
Change of Use, Façade alteration, Addition and Corridor
Application tabled.

050207.3

BOARD BUSINESS

Adoption of the Design Guidelines for the North Lot in Pioneer Square.

Ms. Bellanca moved to approve the Design Guidelines for new construction on the North Lot in Pioneer Square as presented.

MM/SC/SB/AH 7:0:0 Motion carried.

Ms. Bueche asked for volunteers to join a working group to review the new SMC Uses and suggestion revisions. She said meeting times should vary to encourage public participation. Ms. Bellanca, Ms. Bueche, Mr. Hasson and Mr. Strauss said they would be interested in participating.

Ms. Bellanca noted that the white windows on the Gallery IMA are now a purple color. She said there has been no application before the Board on this. Ms. Bueche said the color is the same as in the walkway and is a very bright color. Ms. Nashem said these windows should be a dark purple color, but she would follow up with the owner.

Mr. Hasson reported that the storage facility on 2nd Avenue and Cherry Street owned by Diamond Parking have asked their tenants to vacate and will use the building for their own storage and parking. Ms. Nashem said she would follow-up on this.

Ms. Bellanca reported that 100 parking spaces will be lost with the closure of the new Starbucks lot.

050207.4

REPORT OF THE CHAIR: Tina Bueche, Chair

050207.6

STAFF REPORT: Genna Nashem

Ms. Nashem said that the interviews for the Board positions have been completed and the City Council will vote on the nominees in mid-June.

Ms. Nashem said she will have more information at a future meeting on the court ruling related to the Pergola in Occidental Park.

Issued: May 14, 2007

Genna Nashem
Pioneer Square Preservation Board Coordinator
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