



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 111/09

DATE: May 6, 2009
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

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

Staff:

Genna Nashem
Melinda Bloom

Absent

Chair Doug Ito called the meeting to order at 9:04 a.m.

050609.1 APPROVAL OF MINUTES:

April 1, 2009
MM/SC/LM/AB 6:0:0 Minutes approved.

April 15, 2009
MM/SC/LM/AB 6:0:0 Minutes approved.

Mr. Hasson arrived at 9:05 a.m.

050609.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

050609.21 Yick Keong Building

Modern Design Sofa
210 S Washington St

Applicant – no show.

050609.22 Wall Sign

1020 First Ave S

Installation of new 14' X 48" sign copy

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

"Printed on Recycled Paper"

Summary of Application: Installation of new 14' X 48" sign copy on direct application vinyl.

Mr. Ito said that ARC reviewed the proposal and found it to be compatible with the District and ARC recommended approval.

Staff Report: Ms. Nashem noted the sign is a legal nonconforming off-premise sign. It can advertise anything and does not need to be sold in the building.

Robert James said it is just a copy change and the coloring is the same.

Board Questions: There were no Board comments.

Public Comment: There was no public comment.

Board Discussion:

Mr. McConachie stated it was compatible and fits within the existing size of the sign.

Mr. Ito concurred.

Action: I move to approve a Certificate of Approval for the Wall sign as proposed.

Code Citations:
SMC 23.66.160 C

MM/SC/LM/MH

7:0:0 Motion carried.

050609.23

Interurban Building

157 Yesler Way

Change of Use: from retail to food service

Installation of louvers

Applicant Comment:

Steve Bull explained the desire to change use from gallery/studio to food to accommodate moving a pizza restaurant to a new location. This relocation would enable them to do some interior changes.

Mr. Hester arrived at 9:10 a.m.

Ms. Nashem informed the Board that according to code, restaurant, as well as retail, was a preferred use.

Board Questions:

In response to clarifying questions Mr. Bull explained that approval had been received previously for exterior work. He said some of the work has been done – signage installed, the sign band done with perforated metal. He said they will have to come back with actual signage.

Ms. Nashem recommended Mr. Bull come back with just a sign modification for the record.

Public Comment: There was no public comment.

Board Discussion:

Board members determined they had enough information to make a decision.

Action: I move to approve a Certificate of Approval for change of use from gallery to restaurant per:

Code Citations

SMC23.66.130 B.1.a.

MM/SC/ED/MH

8:0:0 Motion carried.

ARC Report: ARC reviewed the plans provided. The applicant explained that Pizza Pro is moving into the space where the work is proposed. They do not have a new tenant for the old space yet. Mr. Bull said they would remove the transom windows and store them. ARC had questions about how these changes will fit in with the changes that they previously approved and what exists. ARC requested more photos of the entire building and to see the previously approved drawings and metal detail. The applicant confirmed that there is not a way to vent through the back. ARC recommends approval pending additional information.

Applicant Comment:

Steve Bull explained louvers were needed to vent for the pizza ovens that will be moving into the space. They propose to replace the transom windows at the top of the storefront sections with louvers. He said the operable portion of the transom would be removed and the wood frame would remain. A louver would be installed behind it and then a perforated metal grill facing placed in front of the louver would be divided into three parts to carry through existing scale of the transom openings. They are using materials already being used in the signband so it relates to something else on the building. Because the storefront doesn't have a signband there will be infill at the door opening at the level of the signband for the signage for the restaurant. The adjacent windows remain without signage. The center is the recessed bay where the doors are.

Public Comment: There was no public comment.

Board Discussion:

Ms. Person asked if the louvers at the current pizza location would remain and Mr. Bull stated they have nothing proposed for that space at this time.

Mr. McConachie noted the location was okay and that the louvers were sensitive and appropriate given the materials and color.

Mr. Hasson encouraged the owner to use the same treatment that they are doing now. The divided three light matches the existing storefronts which is probably the original pattern.

Action: I move to approve a Certificate of Approval for the alterations to the storefront as proposed per:

Code Citations:

District Rules III. General Guidelines for Rehabilitation and New Construction
The Secretary of the Interior's Standards for Rehabilitation 9

MM/SC/CP/AB

8:0:0 Motion carried.

050609.24

Alaska Building

618 Second Ave

Applicant no show.

050609.25

Wall Sign

901 Occidental Ave

Installation of new 25' X 150' sign copy

Summary of Application: Installation of new 25' X 150' sign copy.

ARC Report: Mr. Ito said ARC reviewed the rendering and drawings provided. There was discussion about whether the sign met the definition of on-premise because it mentions the Mariners. ARC requested more information on the interpreting the definitions. ARC also asked a question about the size of the sign noted on the rendering and the size noted on the frame attachment method as they were different. ARC also asked staff to confirm the size that the non-conforming sign was established at. ARC noted the photo of the existing sign did not include the line that was on the approved rendering saying where the store was located and the new sign also did not include that line. The applicant mentioned that the location was attached to the bottom as a permanent sign made of metal and thought that it fallen off. ARC asked staff to research if this separate sign is allowed.

Staff Report: Ms. Nashem said the size of the legal non-conforming sign is 32'x 150 established in 1981 and existed before codes were adopted that prohibited wall signs over 10% of the façade. Research on the sign resulted in these recommendation from DPD: The sign does not have to include the store location. The sign needs to contain messages that pertain to the product (the drink) not the company therefore DPD advises that the website information falls under the definition of a prohibited billboard. The "Go Mariners" could be message of support, not advertising and that the "official soft drink" line refers to the drink not the Mariners ball club. The website portion is advertising Pepsi, the Company and not Pepsi, the drink and is not allowed.

Applicant Comment:

Donald MacCord provided samples for Board review. He said he would amend the sign to remove the web address.

Ms. Nashem said the text in the black banding is desirable but not required.

Mr. Ito said the maximum for the blue portion of the proposed sign is 152 x 26 and asked for clarification.

Mr. MacCord explained the actual Pepsi product sign is 150 x 26 but if the band is added the actual size is 31 x 150. He said J-bolts are used to install it and leeway is

needed to tension it and the actual frame is 31 x 152. He showed the rendering of the sign and said it will be 150 x 31 which provides leeway to make sure it installs properly. The J-bolts provide about 1' play on all sides. The black band is part of the sign.

Public Comment: There was no public comment.

Board Discussion:

Mr. Ito preferred the blue over the previously proposed colors and said it is more compatible with the District.

Mr. MacCord said the sign will be up for three months. After the Mariners season ends the affiliation will be with the Seahawks.

Ms. Brown hoped what is approved is what goes up.

Mr. MacCord assured it would be.

Action: I move to approve the new sign copy as amended with the website "Refresheverything.com" removed and with the overall dimensions of 150' x 31' also including the bottom of black text band "Fourpoints Specialties, Suite 102" per:

Code Citations:

SMC 23.66.160 Signs A and C

SMC 23.66.122 Prohibited Uses

MM/SC/RH/LM

7:0:1 Motion approved. Mr. Hasson abstained.

050609.26

King Street Station
301 S Jackson

Trevina Wang

Design changes to the clock repairs

Trevina Wang explained the desire to change the clear glass on the clock to frosted glass instead of using clear with neon. She said neon wasn't introduced in this country until 1923 and the building was open to the public in 1906 so it is not original. She provided a sample of the frosted glass and a photo to show where the change would be made.

Mr. Ito stated ARC recommended approval.

Public Comment: There was no public comment.

Board Discussion:

Mr. Hester said the diffused glass is compatible with the application.

Ms. Brown appreciated the extensive research done by the applicant.

Mr. Ito appreciated what has been seen thus far particularly the removal of the microwave dish.

Action: I move to approve a Certificate of Approval for the use of frosted glass in the outer ring of the clock

Code Citations:

District Rules III. General Guidelines for Rehabilitation and New Construction
The Secretary of the Interior's Standards for Rehabilitation 2 and 6

MM/SC/ED/CP

7:01 Motion carried. Mr. McConachie abstained.

050609.3 BOARD BUSINESS

050609.4 PRELIMINARY PROJECT REVIEW

050609.41 **King Street Station**
301 S Jackson St

Trevina Wang

Briefing regarding possible Phase II rehabilitation

Mr. McConachie recused himself.

Ms. Wang provided an overview of the project. She introduced Greg Baldwin.

Mr. Baldwin provided an overview of Phase II of the project using PowerPoint and said there will be many significant phases of the project.

Ms. Nashem asked that the briefing include interiors although the Board won't take action on the interiors.

Mr. Baldwin, ZGF architects, provided context of the site and the three foci of attention:

- The significance of King Street Station as a transportation nexus
- King Street Station as Historic Icon to be restored
- The role of King Street Station as a catalyst in the neighborhood

He noted the concentration of transportation modes at this site that may be the greatest on the west coast in terms of its diversity and magnitude. Space is being made under the Jackson St. Plaza for a substation for the streetcar so they don't end up with a substation above grade. There is a rapport with this project and transportation modes that surround it. The two distinct stations – Union Station and King Street Station – will become head houses of a transportation foyer for the community of neighborhoods that surrounds it.

Mr. Baldwin noted King Street Station is an historic icon. Its exterior appearance is being improved in Phase I and Phase II will complete that job and address the restoration/preservation of the interior. It is an effort to respond to the value of an historic icon but also recreate a civic presence that it has had in the past. They propose to replace the metal roof with glass as it was originally. They propose to repair or replicate original windows. They don't have to tear out the floor. They propose to replace all plaster improvements that existed on the inside. They will do as much to restore all public spaces will be restored as they were in Phase II as they can, even to improving the women's lounge.

Mr. Baldwin explained that King Street is at an area of three distinct neighborhoods and becomes the intersection of those neighborhoods. He said they propose to improve 3rd and King Street working with County, North Lot and building owners, all of whom are working to complement the King Street Station project. He said Jackson Street Plaza is now a parking lot and the intent is to build a gesture that will extend to King County's building, across to Union Station and into Pioneer Square so that it will join all areas.

He explained the objective for all gestures to have a sustainable foundation but they plan other things such as geothermal loop, harvesting and re-using rainwater, natural ventilation and taking advantage of all the transportation modes coming together so few cars will be needed.

He said Phase II would also include seismic and mechanical upgrade to the occupied spaces, access and life safety improvements, completing the restoration of the exterior, completing as much of the interior public spaces as possible, rehabilitating Amtrak spaces and cleaning out other space for tenanting the 2nd and 3rd floors; reconstruction Jackson Street Plaza structurally, making improvements to King Street that will presage the improvements that will follow and making every step sustainable.

Board Questions:

In response to clarifying questions Mr. Baldwin explained the light fixtures will be replaced; everything of historic significance will be replaced or rehabilitated.

Tim Williams, ZGF Architects, said Jackson plaza was originally a carriage drop-off area.

Mr. Baldwin said from a traffic perspective it is less than desirable car drop-off . In response to Ms. Person's comment about difficulty in finding the station he said the 1950 escalator enclosure will be removed and the historic stair will be reopened.

Mr. Williams explained a new canopy would be introduced that would help allow people to understand there is a way to get down to the station waiting room.

Mr. Baldwin said the first priority in Phase II would be to make the link out to Jackson Street really clear so the entry is apparent. They will extend the canopy so the stairs are more covered.

Mr. Williams talked about adding some surface to the plaza that would help mitigate storm water. With regard to plantings he noted low plantings, thorny bushes, with regard to safety concerns. He said the street car substation was just an idea at this point that is not a trolley barn but just part of a system that is related to the power and maintenance.

Mr. Baldwin explained the value and importance the opportunity to put the station below grade because it has truck access and substations are very expensive to otherwise put underground.

Mr. Williams said the rain water collection system would be a 1000 gallon cistern which will flush the toilets about 80% of the time. More water than that is being gathered and there is an opportunity for additional capacity for adjacent properties to use some water for plants etc. The cistern would be below the Jackson Street Plaza back with all the other utility elements.

Public Comments:

Chris Gibbs, Tashiro Kaplan Building, praised the project and said it already looks so much better. He stated it was nice to see someone cares especially after seeing what has been done in Portland with all the nice downtown amenities. He said the PSCA has obtained a grant from the National Park Service to help install a trail to treasure National Park system that would guide people from the King Street Station through historic Pioneer Square to the Washington Street Boat Landing. At this point they have just

started but it is a year long project to come up with a plan. He said it ties right in with this project.

050609.42

North Lot

201 S King St

Briefing regarding possible new construction on the North Lot

Alan Cornell explained where they were in the regulatory process and that the text amendment had been introduced to City Council. He said they are in the process of gathering community support. He wanted to confirm that DPD, the North Lot and PSPB were all on the same page as relates to level of detail required for the MUP. DPD advised them that the height, bulk and scale are fine and conform to MUP level but in many downtown instances DPD is used to much more design detail. He said they have been careful in placement of the towers and have respected view corridors and accommodated pedestrians and vehicular traffic. He said the intent has been to create envelopes that they can design from and reviewed the design process thus far. He assured the Board that as they proceed forward with building permits they will take the same care they have done with the height, bulk, and scale.

Mr. Cornell explained there were two buildings, one is the office side which is offset a bit to break up the bulk; the other building is the residential portion which consists of three towers that are joined together at a five-story base.

Ms. Nashem said there has been some conversation at the Board briefings that how details and materials are carried out will really enhance how it fits into the character of the District.

Mr. Cornell stated they submitted a MUP in June 2008 that reflected massing similar to what he presented. He said they are updating their MUP to reflect changes that have been made after much input from the Board. Details (e.g. materials) will be brought back at a later date.

Mr. Ito stated he thought all were comfortable where we are at.

Public Comment:

Kevin Daniels stated the text amendment is long and is very detailed to make sure all concepts are in to law; he said neighborhood support is needed so Council knows the importance to the neighborhood. He spoke to the importance of the King Street Station project to this one; he said this will be the largest transportation hub on the west coast.

050609.5

REPORT OF THE CHAIR: Doug Ito, Chair

050609.6

STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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