



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 134/08

DATE: June 4, 2008
PLACE: City Hall, Room L280
TIME: 9:00 a.m.

Board Members Present:

Staff:

Doug Ito
Ryan Hester
Adam Hasson
Catherine Person
David Strauss
Lorne McConachie
John DeLanoy

Genna Nashem
Melinda Bloom

Absent:

Ann Brown

060408.1 **APPROVAL OF MINUTES:** Draft Minutes from May 21, 2008
MM/SC/LM/CP 6:0:1 Minutes approved. Mr. DeLanoy abstained.

060408.2 **APPLICATIONS FOR CERTIFICATES OF APPROVAL**

060408.21 **Imperial Parking**
112 Occidental Ave S

Install new business signage

Applicant did not attend so the discussion was tabled.

060408.22 **Spa Botanica**
Grand Central Building
220 First Ave S

Quan Lee

Ms. Nashem explained the application to install new business signage including windows, awning and A-Board; and to install curtains in the windows.

ARC Report: ARC reviewed the photos of the signage that had previously been installed. ARC reviewed the exception clause for three letters over 10 inches and decided that the amount of signage would allow for an exception for three letters over

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10 inches. ARC felt that the curtains being tied back provided enough transparency. ARC reviewed the code for signage on the awning and found that the “Hair” and “Nails” sign did not meet code and would need to be removed but the “Spa Botanica Skin Center” was the name of the business and therefore could stay. ARC members found that the A-board meet the District rules. ARC recommends approval of the signage except for the “Hair” and “Nails” on the awning.

Staff Report: District Rules XX. C.1. indicates that an exception can be made for three letters to be larger than 10 inches if it is part of an overall reduced sign package. SMC 23.66.160 5. limits signage on awnings to the name of the building or business or the address. Although “hair” and “nails” describes what the business does, it is not in the name of the business.

Applicant comments:

Owner Quan Le stated they have removed “Hair” and “Nails” from the awning per ARC recommendation.

Public Comments: There was no public comment.

Board Discussion: The Board agreed it had enough information to make a motion.

Action: I move to approve a Certificate of Approval for signage with the exception of allowing three letters “SPA” to be larger than ten inches under the condition that the “Hair” and “Nails” on the awning is removed.

Code Citations:

- District Rules XX. Transparency, Signs, Awnings and Canopies
 - B General Signage Regulations
 - C. Specific Signage Regulations
 - 1. Letter Size
 - E. Awnings and Canopies 1.
 - F. Sandwich Board Signs

SMC 23.66.160 C.1, 2, 4 and 5

MM/SC/AH/DS

7:0:0 Motion approved.

060408.23

King Street Station
303 S Jackson Street

Trevina Wang

Ms. Nashem explained the application to install six brackets and hanging flower baskets and hang paint lamp posts.

ARC Report: ARC reviewed the plans and photos provided. ARC discussed if the color was consistent with the other posts in Pioneer Square and determined that it was at least close and that if there was some difference, there is some distance between these and others making any difference less noticeable. ARC requested to know if the bases are bronze or aluminum and said they would not recommend painting the base if it is bronze. ARC suggested that the brackets for the hanging flower baskets be secured into the mortar if possible even if the brick is planned to be removed in a future renovation.

ARC discussed the cleaning of the granite. Several members expressed concern that the if the granite is cleaned only up to the bird netting, that it will permanently leave a line even after all the granite is washed in the future. Ms. Wang explained the cleaning will extend to the other elevation. ARC requested drawings indicating the location of the cleaning areas on the other elevation as well. Ms. Wang explained that the area above the doors will also be cleaned although they are excluded on the drawings. ARC requested a letter from Pioneer Masonry, the contractor, with information on how the work will be done and verifying there will be no lasting negative effects on the granite. Pending the requested information, ARC will recommend approval.

Applicant Comment:

Trevina Wang, SDOT, stated they proposed cleaning the front of the station. The granite will be cleaned up to the bird netting and will come back at a later time to clean the rest. ARC expressed concern about leaving a mark by cleaning up only so far. She has provided letter from Pioneer Masonry who will do the cleaning, that this won't be a problem.

Mr. Ito asked if all the granite below the bird screening would be cleaned, including the areas around the door. He said to make sure the brackets are drilled into the mortar even though the building, which is a later addition, will be torn down.

Ms. Person asked who would maintain the plants.

Ms. Wang said a contract firm will create the baskets, change plants seasonally and will water the plants. The awnings already have holes and the planters will just hook on to the existing holes.

Public Comment: There was no public comment.

Board Discussion: The Board agreed it had enough information to make a decision.

Action: I move to approve a Certificate of Approval for hanging of brackets and flower baskets, painting of the lamp post and cleaning the granite with Prosooco per specifications.

Code Citations:

District Rules –

III. General Guidelines for Rehabilitation and new Construction

XIV. Street Trees and Vegetation

XV. Street Lighting

The Secretary of the Interior's Standards for Rehabilitation 7. and 9.

MM/SC/CP/DS 6:0:0 Motion approved. Mr. McConachie recused himself.

060408.3

BOARD BUSINESS

Ms. Nashem shared her experience at the previous night's community meeting on South Downtown Livability and said it was well attended. She suggested the Board review and discuss further at the next meeting. The Board might want to submit a letter. One of the recommendations to store storm water was to put tanks in the area ways. Base

height was discussed; a person can get additional heights by participating in bonus program: TDR, residential, or open space.

Ms. Person wished the street names would be included on the height limits maps.

Ms. Nashem said the automatic toilets would be removed from the parks, possibly in July.

060408.4 **REPORT OF THE CHAIR:** Doug Ito, Chair

060408.6 **STAFF REPORT:** Genna Nashem

9:25 AM The meeting was adjourned.

Genna Nashem
Pioneer Square Preservation Board Coordinator
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