



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

PSB259/23

MINUTES for Wednesday, October 4, 2023

Board Members

Tyler Hall
Sage Kim
Karl Mueller
Jose Lorenzo-Torres
Lindsay Pflugrath
Steven Sparks

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Maureen Elenga
Henry Watson

Jose Lorenzo-Torres called the meeting to order at 9:00 a.m.

100423.1 PUBLIC COMMENT
There was no public comment.

100423.2 APPROVAL OF MINUTES:
August 2, 2023
MM/SC/SK/JLT 2:0:4 Minutes approved.

100423.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

100423.31 Seattle Waterfront Project
Alaskan Way
Applicant: Ruri Yampolsky

Proposed 11 signs that provide historic, cultural and natural interpretive information related to Seattle's waterfront and welcome and operation information.

Staff report: The Pioneer Square Preservation Board approved the Seattle Waterfront project in 2018. Planned for but not finalized in the project were wayfinding and cultural and interpretive information panels. The panels for the Alaskan Way are now finalized and presented for approval. Free standing signs are prohibited but informational panels/signs such as this are allowed as they are not commercial signs. Construction was not complete at some locations along the waterfront as seen in the photos, but hopefully enough information is provided to understand what it will look like where the signs will be installed.

Rury Yampolsky, Office of the Waterfront introduced the project and team and noted that locations are not complete yet. She noted outreach had been conducted to tribal representations and a diverse representation of the community.

See presentation (in DON file) for details.

Nicole Fischetti showed proposed locations of panels/signs and said many of the 21 locations in Pioneer Square are under construction. Project scope in Pioneer Square runs from the end of Railroad Way to Columbia. She went over goals and methods and said storytelling methods include reading rails with a variety of short snippets about places of the waterfront including many quotes; lists of commodities and people that have moved in and out of the port; and tactile maps and contours etched into the landscape that show the changing shape of the waterfront. She said to create a cohesive intentional design approach, the Interpretive Wayfinding signs physically integrate with or respond to the architecture. Signage elements are etched, wrapped, or attached directly to furnishing elements as much as possible to avoid adding physical or visual clutter to the landscape. She went over each signage type.

Mr. Mueller said panels are beautiful.

Ms. Kim asked if reinforcement is planned for angled panel at planters.

Ms. Fischetti said the hidden portion would be tension fit in to the ground with additional set screws to hold to planter edging. She said marine-grade stainless steel will be used with aluminum for graphic sections; exposed corners will be rounded off so there will be no sharp edges.

Mr. Watson joined the meeting.

Mr. Sparks noted concern about vandalism to free-standing signs.

Ms. Yampolsky said that they have partnered with Seattle Center for operations and maintenance of the park; there will be 24/7 security, graffiti coating and patrols.

Mr. Sparks expressed concern about the “who belongs here” sign panel and asked for an explanation.

Ms. Yampolsky said it is meant to raise questions and start discussion about uncomfortable and unpleasant things that happened including expulsion of Chinese,

Japanese and Indigenous communities. She said the intent is that everybody belongs here. She said the design team worked with a wide range of communities including tribes, Wing Luke Museum, Chieko Philips. She said the team went back and forth on language to be sensitive but the deal with it head on.

Jennifer Ott said all three expulsions happened at the waterfront and are not one-off events but part of a larger systemic issue and repeated processes in the city. She said the issues are still being wrestled with.

Mr. Lorenzo-Torres said it extends to all the topics – history of waterfront, city, beach.

Ms. Ott said there is lots of content to tell stories and how lives have been shaped.

Ms. Fischetti said direct quotes are included in verbiage used.

Mr. Hall asked if any of the signage would continue on east-west fingers into the district.

Ms. Yampolsky said it would in Pioneer Square to tell comprehensive story.

Action: I move to recommend granting a Certificate of Approval for: installation of 11 historical, cultural natural interpretive informational panels/ signs at 21 sign location. All as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *October 4, 2023* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

A. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

SMC 23.66.160 - Signs

A. Signs.

2. The following signs are prohibited throughout the Pioneer Square Preservation District:

Permanently affixed, freestanding signs (**except those used to identify areas such as parks** and those authorized for surface parking lots under subsection 23.66.160.C.7);

- B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in Section 23.66.100 and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this Section 23.66.160. Building owners are encouraged to develop an overall signage plan for their buildings.
- C. In determining the appropriateness of signs, including flags and banners used as signs as defined in Section 23.84A.036, the Preservation Board shall consider the following:
 - 3. Signs not attached to structures shall be compatible with adjacent structures and with the District generally.

RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

Secretary of Interior's Standards

MM/SC/KM/SK 6:0:1 Motion carried. Mr. Watson abstained.

100423.32 Occidental Park and Pioneer Park

Applicant: Downtown Seattle Association

Proposed installation of artwork

Staff Report: The proposal is for temporary installation of artwork of 5ft skulls art to celebrate Dia De Los Muertos in both Occidental Park and Pioneer Park.

Floretta Woart proposed installation of two skulls in Occidental Park and one in Pioneer Park and noted others will be installed at locations throughout the city. The skulls are fiberglass with a wood base. She indicated locations on site maps and said skulls weigh 114 pounds and sit on wood base; they will not be attached to ground. Skulls will remain outdoors 24/7 October 5 – 31.

Action: I move to recommend granting a Certificate of Approval for: installation of artwork of 5' skulls art to celebrate Dia De Los Muertos in both Occidental Park and Pioneer Park October 5 – 31, 2023 as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *October 4, 2023* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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B. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

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Secretary of Interior's Standards

10. New additions and adjacent or related new construction will be taken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/LP/KM 7:0:0 Motion carried.

100423.33

Occidental Park

Applicant: Downtown Seattle Association

Proposed 40' – 80' synthetic ice rink

Staff Report: The proposal is for temporary installation of artwork of 40' x 80' ice rink in Occidental Park.

Tabled pending further information as the proposal had changed since the application was submitted.

Mr. Sparks left the meeting.

100423.34 **Mural on the Yesler Bridge embankment**

4th Ave S

Applicant: Paul Jackson

After the fact consideration of painted mural

Staff report: The proposal is for a mural along 4th Ave at the east abutment to of the Yesler bridge. There is an existing mural on the west abutment that was approved by the Board in 2021.

Paul Jackson apologized for installing the mural without going through the Certificate of Approval process. He said the mural is a prevention measure on tagging. He said the artist is Victor Melendez and he will maintain the art. He said murals tend not to be tagged perhaps out of respect for artist's work. He said the mural on the west abutment is holding up well.

Mr. Watson said he has seen similar results with art program he manages. He said there is minimal tagging, the art is definitely a deterrent.

Action: I move to recommend granting a Certificate of Approval for mural along 4th Avenue at the east abutment of the Yesler Bridge as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *October 4, 2023* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

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C. Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

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Secretary of Interior's Standards

11. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
12. New additions and adjacent or related new construction will be taken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MM/SC/LP/KM 6:0:0 Motion carried.

100423.4 BOARD BRIEFINGS

100423.41 Triangle Building 553 1st Ave S

Proposed rehabilitation of the building

Matt Aalfs introduced the first briefing on project to restore the façade, masonry and windows and to add a rooftop terrace. He proposed re-establishing the west side door. He proposed to maintain the fire escape to Fire Department standards (retention of vertical elements only to retain visual characteristics but to eliminate functionality). He proposed a rooftop stair enclosure to access rooftop terrace; it would be recessed as much as possible. He provided proposed elevations showing stair enclosure, small steel rail, parapet, new wood entry system and window. He proposed to reestablish the door on the west side, replace the large window, restore windows and façade. He said the upper story windows would be rehabilitated and retrofitted to receive insulated glass. He requested feedback on stair enclosure.

Mr. Lorenzo-Torres asked if the proposed stair location is based on existing interior stairs.

Ms. Aalfs said yes, and that the stair enclosure probably wouldn't fit anywhere else. He said he was not sure how the neighboring building was allowed to put windows on a property line.

Ms. Nashem said it was a condition or legal agreement between two property owners that never happened. It was the responsibility of the new construction project.

Mr. Aalfs said the stair enclosure is very small and he didn't know if it could be made any smaller.

Ms. Nashem said it is important to note that there is no way for this building to meet setback requirements because it is a short, small building. She said the enclosure should be minimized as much as possible and the board should be clear about reason for modification to the setbacks in this situation.

Mr. Lorenzo-Torres advised Mr. Aalfs to keep the rectangle volume in the stair penthouse if possible.

Mr. Aalfs said it is now a parallelogram, rectangle is worth looking at.

Ms. Pflugrath said it is an iconic building and she would love to see the project move ahead.

Messrs. Hall, Lorenzo-Torres, and Mueller concurred.

100423.5 BOARD BUSINESS

100423.6 REPORT OF THE CHAIR:

100423.7 STAFF REPORT: Genna Nashem
Administrative Review report
Ms. Nashem went over administrative approvals done since last meeting.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227