



The City of Seattle

Pioneer Square Preservation Board

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

PSB 30/23

MINUTES for Wednesday, Feb 15, 2023

Board Members

Maureen Elenga
Sage Kim
Karl Mueller
Jose Lorenzo-Torres
Lindsay Pflugrath
Steven Sparks
Henry Watson

Staff

Genna Nashem
Melinda Bloom

Absent: Kianoush Curran, Maggie Sean

Chair Maureen Elenga called the meeting to order at 9:00 a.m.

021523.1 PUBLIC COMMENT
none

021523.2 APPROVAL OF MINUTES:
none

021523.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

021523.31 Merrill Place
411 1st Ave S (private alley façade)
Applicant: Chelsea Shearer, manager

Proposed replacement of non-original doors facing the private alley

Chelsea Shearer proposed replacement of lobby entrance door off alley due to security issues. She said the door will be powder-coated black.

Mr. Sparks asked what the difference was between existing and proposed door because they appeared to be the same.

Jordan Rusk said there have been several security incidents. He said Seattle Police Department (SPD) said the door was old and was a security risk; it is a break-away door that can be opened just by pulling hard enough. The new door provides a secure lock and one side is solid door.

Staff report: Ms. Nashem reported this application is for replacement of a non-original door with a door that is similar to other doors on the building but different than the door that is there now. The door is in an alcove on a private alley but is visible from the street.

Ms. Elenga said it is an in-kind replacement of non-original feature.

Action: I move to recommend granting a Certificate of Approval for replacement of non-original doors facing the private alley.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *February 15, 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.

Pioneer Square Preservation District Rules

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

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.

- B. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.
- C. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)
- D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

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.

021523.31

?al?

Seattle Indian Health Board

Applicant: Tanner Sment

Proposed decorative security gate and signage

Staff report: This is a decorative security gate that is installed in the alcove of the entrance to the clinic space. The gate is not attached to the brick of the ?al ?al Building or the neighboring historic brick. There are two options for signage for the clinic on the canopy in addition to the signage that is part of the gate design.

Tanner Sment proposed decorative security gate in geometric designs inspired by sweetgrass. He said the gate is not attached to existing brick or neighboring building; it is connected to existing steel canopy and a base connection. H said the gate would be closed during non-work hours. He said the logo in center would be laser engraved. Materials match what is on the building.

Ms. Elenga asked if the gate is visible from street when open.

Mr. Sment said no, that the gate is contained in alcove. When open, the gate swings into alcove.

Ms. Nashem said the frame around the gate remains and only the gate swings open.

Mr. Mueller said security gate is important especially in this area. He said it is prudent for safety. He suggested broader board conversation around gates in the neighborhood in general. He said in this case it makes sense, the design works, and he noted the tenant's good work in the neighborhood.

Ms. Elenga preferred the sign integrated into canopy rather than hanging down.

Mr. Mueller preferred the sign that hangs down for increase visibility and noted that blade signs are not uncommon in the neighborhood.

Ms. Elenga agreed with Mr. Mueller's suggestion for board discussion around gates.

Action: I move to recommend granting a Certificate of Approval for installation of signage, either Option 1 or Option 2, and installation of decorative security gate to be left open during business hours.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *February 15, 2023* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

- 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.

Pioneer Square Preservation District Rules

IX. SECURITY BARS AND GATES

Pursuant to SMC 23.66.100, the Pioneer Square Preservation District was created, in part, because of its historic and architectural significance, and remarkable business environment. District goals include preserving, protecting, and enhancing the historic character of the area, and encouraging the development of street level pedestrian-oriented businesses that attract citizens

and visitors to the neighborhood. In keeping with these goals, installation of permanent metal security bars in storefront windows is prohibited. Permanent ornamental gates are permitted in street front entrances where added security measures are deemed necessary. Retractable roll down and scissor type gates are permitted only in garage door openings and in alley locations that require high levels of security. (5/96)

Secretary of Interior's Standards

11. 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/KM/SS 7:0:0 Motion carried.

021523.4 BOARD BUSINESS

021523.5 REPORT OF THE CHAIR:

021523.6 STAFF REPORT: Genna Nashem
Administrative Review report

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227