



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 45/23

MINUTES for Wednesday, March 1, 2023

Board Members

Maureen Elenga
Sage Kim
Karl Mueller
Lindsay Pflugrath
Maggie Sean
Steven Sparks
Henry Watson

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Jose Lorenzo-Torres

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

030123.1 PUBLIC COMMENT
There was no public comment.

030123.2 APPROVAL OF MINUTES:
January 18, 2023

030123.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

030123.31 Sidewalk
1051 1st Ave S
Presenters: J Jenson, Ancher Qea, LLC, Cassandra Maneta, WSDOT

Replace Sidewalk

Ms. Elenga recused herself.

Cassandra Maneta, WSDOT explained the building is just outside the district but the sidewalk is within the district. She said the building would be demolished due to safety concerns. The sidewalk would be replaced to district standards with added dye equivalent of the district Standards. ADA ramps will be to standards.

Staff report: The sidewalk is within the Pioneer Square Preservation District, but the building which is being demolished is outside the district boundary so the Board's consideration is just the sidewalk replacement. In 2013, the Board recommended approval of temporary asphalt sidewalk in this location with the expectation that the new development would be responsible for the permanent sidewalk and lighting complying with the District Standards. Because of the condition of the existing building, demolition and sidewalk replacement is happening now. There is not a proposal to change the existing wood poles at this time.

The existing guidelines provide a formula for concrete including lamp black however lamp black is no longer used, but a dye color to make the equivalent. She said this rule was made to help new sidewalks match better with old sidewalks by greying or darkening the concrete rather than the bright new concrete.

Ms. Manetas said electric poles replacement are part of long-term plans. Seattle City Light power lines are outside of this budget; desire is to underground the lines. The focus now is to bring the site up to safety standards for pedestrians as well as vehicles.

Ms. Pflugrath joined the meeting at 9:16 am.

Action: I move to recommend granting a Certificate of Approval for sidewalk replacement as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *March 1, 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

XVII. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

MM/SC/SK/HW 6:0:0 Motion carried. Ms. Elenga recused herself.

030123.32

Apex Building

Seattle Restored Project
220 Second Ave S

Temporary use for up to six months for entrepreneurs and artist as part of a pilot project to activate vacant storefronts called Seattle Restored.
The use will be artist display.

Jenn Charon explained the Seattle Restored program, the mission to revive Seattle with creativity and commerce. Phase 1 involved 30 sites and now they move to Phase 2 with multiple sites including some in Pioneer Square.

Sabrina Saitta explained the concept planned for this site: 1) blown glass vases sitting on shelves at ground floor lobby. Shelves will be set back from window; 2) cards, bookmarks, prints on display table set back 4' from window. Clings on window identifying artist and Seattle Restored. She said the cling backing is clear, not black as shown on document.

Mr. Mueller appreciated the activation with art.

Ms. Elenga said it is a creative and interesting way to activate the district.

Staff report: Ms. Nashem explained Seattle Restored is coordinated by Shunpike, Seattle Good Business Network and the City of Seattle Office of Economic Development. They have activated other storefronts with art installations and small businesses during the pandemic. Previous locations in Pioneer Square fell under the emergency legislation for administrative Certificates of Approval. A similar program happened in 2009 or 2010. In both cases the art installation was considered the use for projects that had art displayed in the windows. In these types of projects, the display has been considered compliant with the transparency regulation because it provides street level interest that enhances the pedestrian environment and has highly visible linkages with the street because the art installation is viewed from the street and because there is no business behind the display to be seen or occupants to see out. The Seattle Restored signage is included at all locations.

Action: I move to recommend granting a Certificate of Approval for temporary use for up to six months for an art installation as part of a pilot project to activate vacant storefronts called Seattle Restored as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *March 1, 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

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and appreciated. Sign proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

A. Transparency Regulations

- 1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93) Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a

pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

C. Specific Signage Regulations

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph.

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.

Ms. Pflugrath joined the meeting.

MM/SC/KM/MS 7:00 Motion carried.

030123.33

Interurban Building

Seattle Restored Project
102 – 104 Occidental Ave S

Temporary use for up to six months for entrepreneurs and artist as part of a pilot project to activate vacant storefronts called Seattle Restored. Suite 102 uses will include retail, educational workshops, music and movement performances, and forum discussions. Use in Suite 104 will be retail and will host wellness and selfcare events and classes.

Applicant Comment:

Sabrina Saitto explained the event space – 102 Occidental, Kasama, would be used for markets, workshops, gatherings, movement, art, clothing, jewelry by BIPOC creatives. She said the 104 Occidental Ave space, Nerfertiti Gift Shop will provide health and wellness classes. Responding to questions she said Kasama would be open during the day but would host private events in the evening. Nerfertiti will be open regular business hours.

Staff report: Seattle Restored is coordinated by Shunpike, Seattle Good Business Network and the City of Seattle Office of Economic Development. They have activated other storefront with art installations and small businesses during the pandemic. Previous locations in Pioneer Square fell under the emergency legislation for administrative Certificates of Approval. A similar program occurred following the 2008 downturn. The use appears consistent with the category of preferred uses. The Seattle Restored signage is included at all locations.

Action: I move to recommend granting a Certificate of Approval for temporary use for up to six months for uses including: Suite 102 uses will include retail, educational workshops, music and movement performances, and forum discussions; and Use in Suite 104 will be retail and will host wellness and selfcare events and classes as part of a pilot project to activate vacant storefronts called Seattle Restored, 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 March 1, 2023, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:
Seattle Municipal Code

23.66.030 Certificates of Approval required

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.

23.66.130 - Street-level uses

A. 1. Uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.

B. Preferred Street-level Uses.

1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:

- a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;
- b. Theaters.

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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/SK 7:0:0 Motion carried.

030123.34

Theater Building

95 S Jackson St

Presenters: Julie Glenn

Paint the roof

Staff report: Ms. Nashem said the building currently has an addition / roof structure visible above the parapet wall which is proposed to be painted a new color.

Julie Glenn proposed to paint the existing cream-colored parapet Night Owl SW 7061 which is darker to match adjacent colors.

Ms. Elenga said the color appears to be blue green.

Ms. Glenn said it is more of a blue tone.

Action: I move to recommend granting a Certificate of Approval for painting the roof structure Night Owl SW 7061.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *March 1, 2023*, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

D. 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

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

The following architectural elements are typical throughout the District and will be used by the Board in the evaluation of requests for design approval:

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

9. 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.

MM/SC/HW/SK 6:0:1 Motion carried. Mr. Mueller had technical difficulties.

030123.4 PROJECT BRIEFING

030123.41 East West Streets Project of the Waterfront

S Main St and S Washington St

Presenters: Therese Casper

Briefing regarding a proposed change of materials in the right of way.

Therese Casper explained the project already received a Certificate of Approval however the project will be revised. The project went out for bid and they had to reject all bids and reduce the cost of the project as the lowest bid was 41% over the engineer's bid estimate. She said to achieve the project goals they made changes to materials without changing the overall look and feel of the project.

Steve Burke explained the proposed material changes: cobble pavers at road edge would change to exposed aggregate finish. Cobbles would remain next to bollards and the parking area in between would be 2' x 2' scored concrete.

Ms. Kim said overall it makes sense and she supported the changes.

Ms. Elenga said they would achieve a similar effect by differentiating aspects of the road.

Ms. Nashem said the applicant wanted board input on acceptability of proposed changes before moving forward.

030123.4 BOARD BUSINESS

Mr. Mueller shared photos of various gates used in the district for board consideration and comment. He noted arch and circles used on many gates, decorative historic designs, use of color.

Ms. Nashem said a solid element often used around the handles prevents reaching in to unlock gate and transparent screening has been used to prevent trash getting in. She noted the dilemma of coming up with a gate design that doesn't allow someone climbing over, or trash getting through, or someone reaching through to unlock it.

Ms. Elenga appreciated the circle and arch embellishment.

Mr. Mueller noted the use of circles, half circles, arches pointing upward and said he appreciated the history of personalization.

Ms. Elenga said the recently approved al? al? gate was artistically designed. She said gates are not well-defined in the guidelines and it is good to consider what is desired in district.

Ms. Nashem noted requirement that gates not swing out over sidewalk however, if gate is a building exit it must swing out. She noted sometime there will be a need for a folding type of gate and noted the 7-11 gate.

Board members appreciated the photos provided by Mr. Mueller and discussed possible additions to images and verbiage in gate section of guidelines.

030123.5 **REPORT OF THE CHAIR:**

030123.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227