



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 153/22

MINUTES for Wednesday, June 15, 2022

Board Members

Lynda Collie
Kianoush Curran
Maureen Elenga
Lauren Kush
Jose Lorenzo-Torres
Lindsay Pflugrath
Alex Rolluda, Chair

Staff

Genna Nashem
Melinda Bloom

Chair Alex Rolluda called the meeting to order at 9:00 a.m.

Roll Call

061522.1 PUBLIC COMMENT
There was no public comment.

061522.2 APPROVAL OF MINUTES:
May 18, 2022
MM/SC/ME/LK 2:0:3 Minutes approved. Ms. Curran abstained.

061522.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

061522.31 ?al?al
108 2nd Ave

Installation of art, window graphics

Tanner Sment, Jones and Jones explained he would provide the same information for the ?al?al and Monterey building application at the same time. He proposed window decals of six species of salmon found in Puget Sound waters in a terracing effect running

to Fortson Square. He said the decals are of an opaque white vinyl material. Application will be to inside of windows.

Staff report: Ms. Nashem said during briefings and final presentation of the new construction project, the applicant showed the intention of adding vinyl graphics to the windows as part of the building art program. The Board had supported this idea conceptually and thought that the art should be considered art rather than signage. Signage for the building or the business has not been applied for at this time.

Mr. Rolluda asked the height of the graphics.

Mr. Sment said 5' – 6'.

Mr. Rolluda asked about window coverage.

Mr. Sment said less than 20% of the window space will be covered.

Ms. Nashem said the existing regulations don't specify amount of coverage, just say transparency is needed so there is visibility in and out. She said board will make a judgment call on transparency.

Mr. Rolluda said it looks like that requirement is met.

Mr. Sment said just the fish are white but there is another opaque protective film that will be applied.

Mr. Lorenzo-Torres asked if the film could be less opaque and if that would require resubmission of application.

Mr. Rolluda said it could just be sent to Ms. Nashem. He said he preferred the transparent film - as transparent as possible.

Mr. Sment said the construction company on the project would like to put up a construction banner temporarily in window.

Ms. Nashem said it will need approval to comply with SMC 23.66.160.

Action: I move to recommend granting a Certificate of Approval for: Installation of vinyl graphics to the windows as part of the building art program with film sample provided to staff for final approval.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *June 15, 2022* 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

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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)

MM/SC/ME/KC 6:0:0 Motion carried.

**061522.32 Monterey Building
Chief Seattle Club**

Installation of art, window graphics

The presentation of the application was combined with the ?al?al because the art works together on the buildings that are side by side.

Staff report: During briefings and final presentation of the new construction project for?al?al next door, the applicant showed the intention of adding vinyl graphics to the windows as part of the building art program. Both buildings are owned by the Chief Seattle Club. The Board had supported this idea conceptually and thought that the art could be considered art rather than signage. Signage for the building or the business has not been applied for at this time.

Action: I move to recommend granting a Certificate of Approval for: Installation of vinyl graphics to the windows as part of the building art program with film sample provided to staff for final approval.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *June 15, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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MM/SC/KC/ME 6:0:0 Motion carried.

061522.4

BOARD BUSINESS

Design Guidelines work session notes

John Owen went over proposed changes to Guidelines draft.

Additions

Mr. Owen: Penthouses are preferred. Suggested a definition of penthouses.

Mr. Rolluda: makes sense; also refer to Preservation Brief 14.

Ms. Elenga: concur.

Replacing missing stores

Single Story Penthouse

Mr. Rolluda: vantage point 'straight across the street' not always possible. Prefer 'minimally visible' language in addition to or instead of 'directly across the street'. He said there are also secondary façades that are exposed to be considered.

Mr. Lorenzo-Torres: agree. Be clear it is 'from the public realm'; board will ask for images of visibility from different points.

Mr. Owen: replace with 'from public realm'.

Messrs. Rolluda and Lorenzo-Torres: yes

Ms. Elenga: Asked if there would be no proscriptive guide on number of stories. Requirement is to not be visible from across the street. If two- or three-story building, you will see it from across the street so that 'Across the street' is useful.

Mr. Lorenzo-Torres: 'across the street' or open space clarifying language.

Ms. Elenga: be proscriptive, four stories or more 'from public realm seems too subjective.

Mr. Lorenzo-Torres: provide some language to allow board to make decision.

Ms. Nashem: 'across the street' or 'from open space' could work. SMC 23.66.140 requires view study from 300'. Suggested 'from across the street and from 300'

Ms. Elenga: will be some angles that are visible. 'across the street and/or 300' with room to make judgment.

Mr. Owen: why adding words 'minimally visible' – that allows wiggle room.

Mr. Rolluda: can ask applicant to provide view studies from wherever needed.

Mr. Owen: from a public street or open space within 300'.

Ms. Nashem: suggested keep term minimally visible as it is used in the code.

Added Stories

Ms. Pflugrath: Want underutilized buildings utilized.

Mr. Owen: delete?

Ms. Pflugrath: not detract from views – what does that mean?

Mr. Owen: don't want a new building or addition to disrupt views either.

Ms. Pflugrath: practically adding stories to existing building; there aren't that many vacant lots to build more likely to add to existing buildings along 1st etc.

Mr. Owen It is restrictive. Limit additions unless provides a benefit.

Ms. Nashem: Said maybe it is the word 'views' which makes her think of view of sunset. She said rather in this instance, we are talking about how the district is perceived or how it appears so not making a change that stands out or is out of character with the rest of the district.

Steve Treffers: additions must be consistent with character of block front.

Mr. Owen: use "compatible".

Ms. Pflugrath: like that; each of these factors play in compatibility.

Ms. Elenga: views – panoramic, indicate wide view of neighborhood. Visual configuration? Character?

Ms. Nashem: perception?

Ms. Elenga: perception is easier to comprehend.

Mr. Lorenzo-Torres: yes, preserve perception / character of district. Not related to specific view; it is about retaining character.

Mr. Lorenzo-Torres: Preservation Brief 14 allows addition as long as it doesn't detract from character or value. Allowing additions on historic buildings is important to gain additional footage. Setback required.

Mr. Owen: must be compatible with character of the blockfront and district.

Mr. Lorenzo-Torres: if add two floors it has to have set back, be minimized, and compatible with proportions, materials. Needs to be clear it is an addition, and it must be removable.

Ms. Nashem: noted that is why the last bullet was added. Sometimes adding more than one floor it becomes a façadectomy in order to provide building support to hold more floors, the addition is not removeable.

Mr. Owen: maybe last bullet needs further elaboration.

Ms. Elenga: good state no substantive additions. Verbiage – what is substantial, review on case-by-case basis.

Ms. Nashem: added 'as determined by board'.

Mr. Owen: add a sentence – recognize additions require interior modifications, prevent modifications that retain only exterior skin.

Ms. Curran left the meeting at 10:00 am.

Mr. Owen: third bullet change to 'must be compatible with block front and district'.

Ms. Pflugrath: should include in height, bulk, mass.

Mr. Owen: could remove whole bullet as it is covered under building height.

Ms. Nashem: There is already a summary in Preservation Brief 14 we could add that as a call out box . The guidelines do not call out materials or colors which are in Preservation Brief 14.

All board members agreed.

Ms. Pflugrath and Mr. Lorenzo-Torres left the meeting at 10:14 am.

061522.5 **REPORT OF THE CHAIR:** Alex Rolluda, Chair

061522.6 **STAFF REPORT:** Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227