



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 12/22

MINUTES for Wednesday, February 2, 2022

Board Members

Lynda Collie
Kianoush Curran
Maureen Elenga
Lauren Kush
Lindsay Pflugrath
Alex Rolluda

Staff

Genna Nashem
Melinda Bloom

Absent

Jose Lorenzo-Torres

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

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation is limited to access by the WebEx meeting link or the telephone call-in line provided on agenda.

Roll Call

020222.1 APPROVAL OF MINUTES:
December 1, 2021 Tabled.
December 15, 2021 Tabled.
January 5, 2022 Tabled.

020222.2 PUBLIC COMMENT
There was no public comment.

020222.3 BOARD BUSINESS

020222.31 Work Session

John Owens: went over updates made to sign pages following last meeting.
Page 5: only one sign band per business; removed upper story signs
Page 11: blade sign 8' maximum; iii
Page 12: xi
Page 14: Directory – one square foot per tenant
Page 17: ii; signs on canopy

Mr. Rolluda: films that reduce visibility – clarify what that means.

Existing Buildings:

Additional Stories

Ms. Nashem: currently in Guidelines, additions are discouraged unless missing stories. Guidelines provide guidance if that condition exists. In 1940s-60s sometimes the response to earthquake damage was to remove the upper stories rather than repair. She said there is code amendment to expand use for penthouses.

Mr. Owens: page 4 photo to be updated.

Building Materials – no comments

Storefronts

Mr. Owens: want to enlarge photo to show building parts.

Transparency

Ms. Nashem: noted a lot of purple glass transoms in district.
Modifications to storefronts – some minor to change door swing etc.

Ms. Collie: add a couple photo examples.

Mr. Owens: noted current appearance of storefronts in district; boarded up storefronts due to Covid. Make sure guidelines are clear on transparency.

Steven Treffers: may be non-original storefront; work to have historically accurate? Or to allow modern and compatible? What degree of flexibility does board want?

Ms. Nashem: listed examples of non-original storefronts altered to add operable windows and use of different materials.

Ms. Curran: Mention Weyerhaeuser Building – modern example of storefronts.

Ms. Nashem: having bulkhead better in Pioneer Square helps cleanliness compared to glass. Energy code favors film to address heat gain so trying to do that without darkening the windows will always be a challenge.

Mr. Rolluda: recalled when sunscreens were allowed and the Board had asked for samples to compare transparency, light, color, etc.

Ms. Nashem: The Board made it clear that it was an exception for sun. She noted CPTED principles are part of the reason for transparency.

Mr. Owens: will elaborate more.

Windows

Mr. Owens: need better photos where windows repaired, replaced.

Ms. Nashem: good example of replaced - Bread of Life and Union Gospel.

Orientation

Mr. Owens: more of an issue for new construction but applicable to Alaskan Way now that viaduct is down; Alaskan Way is a new front door to the district.

Ms. Nashem: Noted building used glass in openings that used to be loading docks but still were evident of the historic use as loading dock. This fits in more with existing buildings.

Building Elements and Details

Ms. Curran: historically when historic element needs to be removed board has asked applicant to display notable architectural elements somewhere to showcase what was there, sometimes with description.

Mr. Owens: could add a sentence.

Building-mounted Lighting

Mr. Owens: viii 'encouraged' changed to 'required'.

Ms. Pflugrath: noted safety concerns

Ms. Nashem: most lights are LED; look to Kelvin number. The higher the Kelvin number, light is bluer with more shadows; the lower the Kelvin number, light more yellow. 3000 – 3700 Kelvin usually recommended. The Board has not allowed colored lighting as building lighting because it changes the color of the building and is not consistent with the historic character of the District..

Ms. Collie: Asked about decorative LED lighting? Running lights along window-line, etc.

Ms. Nashem: in past board adamant about not allowing colored lighting and has denied it in a previous proposal.

Ms. Collie: LED strip lighting that changes color along soffit, around windows, think it will come up more. Some language to clarify would be helpful.

Ms. Collie left at 10:00 am. Mr. Rolluda left at 10:04 am.

Color

Ms. Nashem: now guidelines say colors must be compatible with existing colors but have had challenges. The previous draft could use some simplify more. The Alliance for Pioneer Square worked with a color consultant and a couple buildings to encourage more color in the District. See Merrill Place, Florentine Building, window on upper floor of Post and Schwabacher buildings, Scheurman Building.

Mr. Treffers: other cities pretty mum on color; will continue to explore and discuss.

Fire Escapes

No comments

Mechanical Systems

No comments

Rooftop equipment

Ms. Nashem: said the code for height and setbacks applies to both new and existing construction

She said that the Board has reviewed, found that adding a screens sometimes is more noticeable than the equipment itself, and has other times required painting of equipment to blend in.

Pedestrian Weather Protection

No Comment

Ghost Signs

No Comment

Security Bars

Ms. Nashem: Suggested using a good example photo instead of bad example such as Mutual Life Building, gate between Butler Garage and adjacent building.

Ms. Pflugrath: any distinction when they can be closed and visible. Typical used only when business is closed (Covid exception).

Ms. Nashem: existing language – decorative/ornamental. The Board has approved a variety of styles but usually something with quality and design and that you visually can see-through.

Demolition

Mr. Owens: ii 'not appropriate' is weak;

Ms. Pflugrath: suggested 'not permitted'

Wrap up

Mr. Treffers: hope to create a more streamlined process with the guidelines.

Ms. Nashem: next meeting is February 23, 2022.

Mr. Owens: will include new building revisions as well.

Ms. Pflugrath: worried about time commitment of read-through of document

020222.4 **REPORT OF THE CHAIR:** Alex Rolluda, Chair

020222.5 **STAFF REPORT:** Genna Nashem

Genna Nashem
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