



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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PSB 85/22

MINUTES for Wednesday, May 4, 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.

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

050422.1 PUBLIC COMMENT

Members of the public may sign up to address the Pioneer Square Preservation Board for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 10 minutes.

Register online to speak during the Public Comment period at:

<http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square-preservation-district/public-comment>

Online registration to speak at the Pioneer Square Preservation Board meeting will at 4:00 the day before the meeting, and registration will end at the start of the Board meeting. Members of the public who wish to speak can either use the call-in number or use the WebEx link above. Speakers must be registered in order to be recognized by the Chair/Board staff.

050422.1 APPROVAL OF MINUTES:

January 26, 2022
MM/SC/LC/LP 5:0:0 Minutes approved.

February 2, 2022
MM/SC/LC/KC 5:0:0 Minutes approved.

Mr. Lorenzo-Torres joined the meeting at 9:10 am.

050422.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

**050422.31 Nugent Building
Local Bigger Burger**

164 S Washington St

Proposed installation of signage, and lighting, recover existing awning and installation of sidewalk café with furniture to be submitted for approval at a later time and paint above the awning.

Staff Report: Ms. Nashem said the applicant was not in attendance and said that the board could review to determine if there was enough information to make a decision or if the application should be tabled. She said the plans indicate the sign would be anchored into mortar and would have engineer review to make sure the parapet can hold it up. She said while the Board has discussed amending the District Rules to allow blade signs and awnings, the current rules say that only one projecting item is allowed – an awning or a blade sign, so this application requires Board review to make that exception. The plans include the railing for a sidewalk café. No information on furniture was provided so they withdrew the request for furniture at this time to complete their application. A condition of approval should include that the furniture is approved before it is installed.

Board members reviewed the application and exhibits and determined to table the application pending more information. Board members expressed concern about:

- Seems like a lot going on.
- Blade sign: Seems too large for the building; concern about impact to cornice/concern and that it takes away from architectural feature; suggest an alternative locating blade sign below intermediate cornice per the district guidelines.
- Current guidelines only allow one projecting element. The awning is significant in size, running entire length of building. Both out of proportion to the building. The awning already is not a typical awning design in the district because of size and lack of a valance.
- Concern that the lighting where the transom windows were filled in highlights an area that is not attractive, not an architectural feature to highlight.

Messrs. Rolluda and Lorenzo-Torres left the meeting at 9:31 am.

050422.4 BOARD BUSINESS

050422.41 Work Session

Discussion of revisions to Design Guidelines

Vending

Mr. Owen: doesn't talk about conditions SDOT would put on this.

Ms. Nashem: should put in food trucks; still requires SDOT permit.

Mr. Owen: will put in Rationale Context section.

Ms. Elenga: no issues raised

Wireless

Mr. Owen: most verbiage from City's Director's Rule which is proscriptive already.

Ms. Nashem: Directors Rule has maximum sized included and specifies you can't put canister top antenna on Aladdin pole. Measurements are important. Maybe refer to Director's Rule and call out specifics for why it is needed in Pioneer Square at that specific location; that the equipment be as small as possible; avoid areaways and impacts to historic features. Must comply with all Director's Rules. Or add the details of the size to the guidelines.

Mr. Owen: could put in Guidelines that refer to Director's Rule, use smallest size possible, specific features need protection.

Ms. Pflugrath: Director's Rule can change over time. With any changes, the more strict guideline will apply. Subject to consideration of other board rules and approval.

Mr. Owen: take out text under Rational Context...

Steve Treffers: give Design Guidelines more life. They were established as reference as part of decision-making process. Whatever gives the Design Guidelines more life.

Mr. Owen: will take bulk out. Leave 'subject to Director's Rule'. Take out some of the bullets and add to Guidelines.

Ms. Nashem: need to include verbiage about banner location on poles to remain consistent height. Noted difficulty to clean, maintain, replace if replaced too high in addition to the visual disruption. Require, not suggest the placement.

Mr. Owen: agree.

Ms. Elenga: agree.

Window Signs

Mr. Owen: working on final version; will send section by section. Still looking for a way to regulate the band at the bottom of the window to screen tables and chairs. Some existing signs have different dimensions than what was reviewed. May be better way to regulate. 12" strip of sign/decoration allowed in the area 40" from sidewalk. Note Zeitgeist Coffee as example.

Ms. Nashem: most measured were more than 30".

Mr. Owen: will revise with changes noted.

Ms. Elenga: agree.

Mr. Owen: old bulkheads were lower.

Ms. Elenga: conveys useful information, unobtrusive. Was confusion about measuring from ground.

Mr. Owen: based on internal table height. This will be cleaner and easier to address. Next month, review of outreach efforts.

Ms. Nashem: meeting with Alliance for Pioneer Square set up. Public meeting to give overview and take comments May 23 at 4:00; it will be a hybrid meeting. Hope to get draft and guidelines out so people are ready to give comment. Set up meeting with property owners to happen this month as well. Will bring feedback for consideration.

Mr. Owen: clean draft by May 16.

Ms. Nashem: yes, want to attach document to meeting invitations.

050422.5 **REPORT OF THE CHAIR:** Alex Rolluda, Chair

050422.6 **STAFF REPORT:** Genna Nashem

Adjourn at 10:15 am.

Genna Nashem
Pioneer Square Preservation Board Coordinator
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