



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 20/23

MINUTES for Wednesday, February 1, 2023

Board Members

Maureen Elenga
Karl Mueller
Jose Lorenzo-Torres
Lindsay Pflugrath
Maggie Sean
Steven Sparks

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Sage Kim
Henry Watson

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

020123.1 PUBLIC COMMENT

There were technical issues with public comment link. Any public comment would be taken as they join the meeting.

Chris Woodward, Alliance for Pioneer Square said the recovery from pandemic is underway and as many retail storefronts as possible are needed in the district to activate and reinvigorate it. He said the proposed change of use (Lowman Building) that would be reviewed is in a critical location for the district. He cited SMC 23.66.130B and noted preferred uses be visible and pedestrian oriented. He said the proposed use will not contribute to the character or activity of the district. He expressed concern about precedent setting.

020123.2 APPROVAL OF MINUTES:

January 4, 2023
MM/SC/KM/LP 6:0:0 Minutes approved as amended.

020123.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

020123.31 Union Trust Building

301 Occidental Ave S
Beneath the Streets

Applicant: Chuck Russell-Coons

Installation of signage in the sign band

Chuck Russell-Coons went over presentation packet and noted the letters would be applied on two sides of sign band. Letters match color, font and size and color of other lettering on the building. He noted they wanted vinyl for window and wondered if that could be reviewed as well.

Staff Report: Because of the simplicity of the application, this application was not scheduled for an ARC meeting. It appears to be consistent with other signs on this block and compliant with size requirements in the guidelines as well as preferred individual letters.

The Board thought they had enough information to make a recommendation.

Action: I move to recommend granting a Certificate of Approval for:
installation of signage in the sign band as proposed.

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

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.

23.66.160 Signs

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in Section 23.66.100 and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views

and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this Section 23.66.160. Building owners are encouraged to develop an overall signage plan for their buildings.

- C. In determining the appropriateness of signs, including flags and banners used as signs as defined in Section 23.84A.036, the Preservation Board shall consider the following:
 1. Signs Attached or Applied to Structures.
 - a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;
 - b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;
 - c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);
 - d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;
 - e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;
 - f. Whether the proposed sign lighting will detract from the character of the building; and
 - g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

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)

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)

Sign Materials: Wood or wood products are the preferred materials for rigid hanging and projecting (blade) signs and individual signage letters applied to building facades. (7/99)

C. Specific Signage Regulations

2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied and shall not be neon.

MM/SC/LP/KM 6:0:0 Motion carried.

020123.32 Public Litter and Recycling Cans in the Public Right of Way and Parks

Applicant: Jenny Frankl, SPU and Amy Lindemuth, Parks

Install new style of litter and recycling cans. There are 30 distinct locations where SPU Public Litter & Recycling Cans are placed within the Pioneer Square neighborhood. There are also three parks where public litter & recycling cans are placed that are managed by Seattle Public Utilities.

Amy Lindemuth, Seattle Parks and Recreation (SPAR) and Jenny Frankl, Seattle Public Utilities (SPU) presented.

Ms. Lindemuth explained the collaboration between SPAR and SPU to coordinate on new garbage bin type and graphics. She shared images of existing and proposed bins and noted proposed bins have been in use at Westlake and Occidental parks. She provided site map and photos of proposed locations and said there are no plans to anchor to ground due to amount of programming that requires bins be moved around. Anchoring details showing anchor through grout were provided in case necessary in the future. She provided proposed images for the wraps – Seattle Hotel and Pioneer Building; when bins are together, the picture is complete.

Ms. Frankl noted the functionality of the proposed new bin style. She said the new style has rodent and bird deterrent elements, keeps rain out, allows bins to be locked, and provides ease of pick up as the inside liners can be removed and rolled up to truck for automated emptying. She said that while typically the bins are bolted to the ground, in areas outside of the parks, the bins will be bolted to one another. If attachment to the ground is required, attachment details are provided. She said 30 cans in Pioneer Square are proposed for replacement. She said graffiti would be easy to remove from wraps and ultimately the wraps are replaceable.

Ms. Elenga appreciated the image selection noting the images capture neighborhood identity.

Responding to questions of Mr. Sparks, Ms. Frankl said pick up will be twice a day on 2nd Avenue Extension and once a day on 1st Avenue, changing to twice a day during peak season and that the new bins deter scavenging by rodents, birds and people but noted if someone really wanted to get in, they could.

Ms. Elenga said it sounds like an improvement that will help in keeping the neighborhood clean and is safe for workers as well. She said the wraps are a great way to mitigate the modern look of the bin.

Staff Report: During the April 27, 2022 briefing the Board discussed the while the design of the proposed cans do not contribute historic character of the neighborhood, neither did over flowing or scattered garbage and recycling, therefor they acknowledged the need for a functional style of garbage can. Seeing the proposal to use historic photos on the cans proposed for Occidental Park, the Board thought that the historic photos would help all the cans to better fit in the District. A second briefing on Jan 18 showed the historic photos proposed. The Board was satisfied with the photos. The applicants said that the cans connect and are heavy so in most locations they will not need to be secured to the ground but that in locations where they determine that they need to be secured to the ground that any attachments in location where there is brick or cobble will be made in the mortar joints and the brick or cobble.

Action: I move to recommend granting a Certificate of Approval for:
for installation of garbage, recycling and compost cans with historic images in parks and on streets as presented.

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

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

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.

Guidelines for Setting (Historic District)

To meet the Standards for Rehabilitation, new site elements should:

- Be compatible with the historic character of the property.

Basic guidance for new site features that will meet the Standards is:

- New site features should be compatible with the building(s) and the significant landscape features on the site. Additionally, new site features should be consistent with the historic use of the property.
- New site features should be as unobtrusive as possible in both location and design.
- New site features should preserve the historic relationship between the building(s) and the significant landscape features.

MM/SC/KM/SS

6:0:0 Motion carried.

020123.33

Lowman Building

620 1st Ave

Reach Ministry

Applicant: Joshua Brincko, architect

Change of use from retail to human services with accessory retail.

Use description from the application: Proposed retail of clothing items and artwork within the existing storefront and to provide faith-based human services to groups and individuals including consumer education sessions as well as referrals to nearby providers for transportation, mental health care, housing assistance and emergency food. The space will also participate in community events and open houses.

Staff report: This application is in response to a notice of violation issued by SDCI on 6/17/22 because there was a change in use of the space without a Certificate of Approval and signage had been installed without a Certificate of Approval. The unapproved use and signage had been in operation for about a year when the notice was issued. An application for change of use has been submitted. The signage has been removed and the application does not include any signage at this time so if the organization intends to have any signage, they will need to submit an additional application for the signage. Because the applicant only noted the general use categories on the block front uses diagram submitted, I have added the specific existing uses in the buildings to the drawings attached to this staff report for Board information. The Code asks the Board to consider the actual use rather than the category such as retail, gallery, office, hair salon, bank, etc. because some uses in the general sales and services category are prohibited in the District.

From reviewing the application documents and discussing this application with the applicant, staff is under the impression that human services will be the primary use and that the retail component will be accessory to that use rather than a totally independent use.

The code section B and C below require a calculation of the square footage of the block front while D requires calculation of the street level frontage (linear footage of the storefront)

Applicant comment:

Josh Brincko said the use would remain retail so he did not think it should require approval for a change of use; he said there would be no change to the building, and there would be no work to the exterior or interior. He said tenants are bringing in furniture and artwork for retail display. He said the proposed use is under discussion. He read SMC 23.66.120. He said the proposed use does not fall under those listed as prohibited. He read SMC 23.66.130. He said the space would be used for general retail – clothing and artwork, and faith-based human services including counseling and referrals. He said they would participate in art walks to encourage the community to come into the space.

Board members asked questions to ascertain why the applicant thought that the use should remain only retail rather than human services with accessory retail.

Responding to questions, the applicant confirmed that they wanted to add retail to comply with the code, there would not be signage for the retail, there would be art displayed and that there would be faith based human services such as consumer counseling, budgeting, and referrals to other providers in the neighborhood offered on weekends but also weekdays when needed.

A Board member asked if the use was a church and if they would be providing food as they do in the parking lots. The applicant said it would be faith based human services and they would not be providing food.

Board members expressed there was a lack of clarity as the conversation continued about how the space would function - retail, gallery, human services or church services. Members thought there appeared to be more uses than retail and therefore a change of use was required. The Board explained that they make a recommendation on the uses and that they do not have enough clarity of what the use is to specify the use in a recommendation at this time. They suggested that information that the applicant could provide for added clarity including a more detailed floor plan that showed the layout of the retail and what is being sold as well as other uses of the space, a lease that identifies the use, a business license for the retail store, statement from the organization about what their purpose is, a representative from the organization speaking, more detailed description of activities rather than categories, how the retail and human services will work together and if retail is added for the purpose of being more compatible with preferred uses how the retail will operate and be identifiable as retail.

Mr. Brincko agreed to table to application and would come back with clarifying information.

Tabled.

020123.34

The Lofts

210 3rd Ave S

Replace windows of the east and west facades with aluminum windows and replace the storefronts on the west façade with an aluminum storefront system.

Ian Morrison, McCullough Hill Leary explained he was there on behalf of owners and stewards of The Lofts Building.

Aaron Lemchen proposed replacement of the windows and storefronts on the 3rd Avenue South side. He said an amended window survey was provided. He said given the current condition of the existing windows and storefronts they believe replacement of the windows with high quality new windows is warranted. He shared images of windows and identified areas of damage.

Mr. Lemchen showed photos showing at least the north, south, and east entries were relocated sometime after the 1940s. He proposed replacement of storefronts with aluminum storefront framework with as much horizontal mullions as possible to retain the shadow lines. He said proposed windows would be high quality aluminum and would mimic the pivot operation of existing windows. He said the Kawneer system allows for front, middle or back mount of glazing to mimic the placement of existing planes.

Mr. Morrison proposed replacement of all window systems in package and said he thought the existing transoms are not original.

Ms. Elenga expressed concern about replacement of wood storefronts with aluminum and questioned why wood is not proposed, noting the building is within the period of significance

Steve Ericson said it was explored. He said the gallery owner noted the challenge of keeping the system operating and clean and said wood was more subject to damage.

Mr. Lorenzo-Torres said the level of detail provided is not sufficient to understand how the proposed system is going to replicate existing storefront detail. He asked about beam span at storefronts.

Steve said the intent is that there would be vertical parts that are in alignment with the current condition, the same dimensional size and exactly how it is structurally supported. He said the intent was to exactly match the configuration, scaling, spacing, members; he said the biggest change would be the materiality.

Ms. Elenga thought a wood storefront option would be provided. She noted concern about precedent with approving aluminum rather than in-kind replacement just because the tenant didn't want to maintain it. She asked to see wood options and options to retain transoms which appear to be original.

Messrs. Mueller and Sparks concurred with Ms. Elenga.

Ms. Elenga suggested a motion to approve the upper windows and table storefronts and request for options that include wood options and inclusion of retaining the transoms.

Mr. Morrison said he understood concern with precedent but noted that each site is unique and considered on its own. He asked the board move to approve upper level window replacement and table the storefront systems; they would come back with more information.

Ms. Pflugrath said it is a good course of action.

Mr. Mueller concurred with Ms. Pflugrath and noted that items at human level should retain historical character while efficiencies could be allowed at upper levels.

Mr. Lorenzo-Torres said the fabricator should clarify the span element and how it impacts the scale of what is being shown.

Staff report: Ms. Nashem reported the application to replace windows was presented to the Board on Sept 7, 2022. This application still proposes to replace all the window on the east and west façade with aluminum windows and replace the storefronts on the west façade with aluminum window system. While some members thought there was enough information to support replacing the windows on the upper floors some members needed more information on the extent of the rot on the windows and the number of windows that had rot and requested additional information to demonstrate that. The storefront was not included in the window survey, so the Board agreed that there was not enough information to support replacing the storefronts in this application and requested a survey. The Board also wanted a wood storefront windows to be considered recognizing that the storefront is a prominent part of the building to a pedestrian view and is a character defining feature of the building. The applicant in the previous meeting said that it would be harder to produce wood windows if they go to double pain. The applicant has not provided an alternative wood storefront in this presentation. The Board should be aware that double pain windows at the storefront level are not required by code and the existing windows appear to be double paned. The applicant has updated their survey with additional information including a graphic that shows the location of the rot on the upper floor windows and the storefront.

New information in the survey included old photos. The photo that is labeled from circa 1900 (the building was built in 1904) does appear to show a central entry on the north storefront that remained in the c. 1940 photo and remains in a photo attach to the staff report. The northern storefront now has two entries and the center bay that had been a storefront is now a display window. The southern storefront in the c. 1900 photo appears to show an entrance in the to the right of the center. The location that is more clearly shown in the 1940 photo the 1980 photo is the same the location the door is in today. This alteration of location of doors and the recess is noted as having taken place in 1996. By the 1995 application to recess the doors to meet code requirements, the elevation shows the northern storefront alterations were already in place. It appears that the location of the doors were changed between 1980 and 1995 but she was not able to track down any approvals so speculated that it could have occurred before a Certificate of Approval was required in the early 1980s.

Two Certificates of Approval from 1995 were attached. Certificate of Approval PSB4196 allowed for the recessing of two doorways on the west façade. Certificate of Approval PSB20595 included among other things replacing the storefronts with double pane glazing while retaining the original frames. It did not approve the replacement of the storefront. However, the 2 x 6 transom window with the decorative lintel separating the transom window from the display windows appears to be consistent in each of the photos and was not approved to be replaced in either of the two Certificates of Approval and may be original.

The applicant has amended their application to partially salvage this decorative trim piece to attach it to a metal clad HSS beam. A profile detail is provided but it unclear why only some it will be salvaged and the extent that it will be reinstalled. This should be clarified.

The first question is if the Board should consider is if previous repairs have altered the storefront to the point of that it is not the same character or has lost significant features? If the Board finds that the display glass and entries has been highly altered, do they find that the transom windows appear intact and should be retained? The second question is if the proposed material and design of the aluminum storefront is appropriate. Standard 6 says “Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.” Does the Board find that new storefront matches in profile and dimensions, and texture and material based on photos and remaining material?

Action: I move to approve replacement of residential windows west facade floors 2-5 and the east façade with black aluminum windows with clear glass as presented. I recommend to table replacing the wood storefronts and provide an option for wood storefronts and for retaining the transoms.

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

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:

- 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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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.

Preservation Briefs

[Brief 9 - The Repair of Historic Wooden Windows](#)

[Brief 11 – Rehabilitating Historic Storefronts](#)

[Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings – Windows starting page 102](#)

[Guidelines for Sustainability](#)

Tech notes

<https://www.nps.gov/orgs/1739/upload/tech-note-windows-04-protecting-against-decay.pdf>

<https://www.nps.gov/tps/standards/rehabilitation/rehab/windows01.htm>

MM/SC/MS/LP 6:0:0 Motion carried as amended.

020123.4

BOARD BUSINESS

Ms. Nashem reminded board members of Metropole Site Visit Feb 8

Ms. Nashem said City Council would consider administrative legislation at upcoming meeting. She said the Beneath the Streets application is an example of the type of application that could be administratively approved.

020123.5

REPORT OF THE CHAIR:

020123.6

STAFF REPORT: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227