



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 122/23

MINUTES for Wednesday May 3, 2023

Board Members

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

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Sage Kim
Jose Lorenzo-Torres

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

050323.2 APPROVAL OF MINUTES:

March 1, 2023
MM/SC/HW/KM 5:0:0 Minutes approved.

Ms. Pflugrath joined the meeting.

March 15, 2023
MM/SC/HW/MS 6:0:0 Minutes approved.

050323.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

**050323.31 Sidewalk
1051 1st Ave S**

Amendment to the previous Certificate of Approval PSB4723 to add street trees to new sidewalk. Trees will be Village Green Zelkova

Staff report: The Board reviewed and recommended approval for the project for new sidewalk on March 1. The project is amended to add street trees with flexible pavement in the tree pits. While our District Rules call for London Plane trees on north-south streets, the rules also say if there are condition constraints, that another appropriate tree can be used. This side of the street has high powered transmission lines so they have worked with SDOT Urban Forestry staff (City Arborist) to find an alternative tree that is shorter and more appropriate for this location. Village Green Zelkova is proposed. Chestnut is the proposed color for the flexible pavement which has been used at other locations in Pioneer Square.

Cassandra Manetas proposed planting Village Green Zelkova instead of the London Plane. The Village Green Zelkova doesn't grow as tall as the London Plane and won't interfere with transmission lines.

Ms. Pflugrath said the modification allows for planting of more appropriate tree species.

Action: I move to recommend granting a Certificate of Approval for: Amendment to the previous Certificate of Approval PSB4723 to add street trees to new sidewalk. Trees will be Village Green Zelkova flexible pavement will be Chestnut. 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 May 3, 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

XIV. STREET TREES AND VEGETATION

London Plane is the preferred street tree in Pioneer Square, and the required street planting in Occidental Mall, its future extension, and all north/south Avenues. Throughout the rest of the District's street right of ways, if physical site constraints preclude use of London Planes, a tree similar in habit and form may be substituted,

subject to City Arborist approval. For individual small parks and spaces, a different, complementary tree may be proposed as a signature tree for that area. (7/99)

MM/SC/MS/KM

5:0:1

Motion carried. Ms. Elenga recused herself.

050323.32

Burke Building Areaway

160 S Jackson St

Amendment to previous Certificate of Approval PSB 14221. Proposed damaged areaway to be filled with controlled density fill

Ryan Smith said work under an earlier Certificate of Approval was underway for repairs to sidewalk when damage to street wall on Jackson Street and alley was found to be compromised. He said repair would be expensive and involve addition structural supports; the preferred treatment is to fill a section of the areaway with controlled density fill.

Mr. Mueller said it looks like the brick is rotten. He said the board is mandated to protect the district and asked for clarification about underground elements.

Staff Report: Ms. Nashem confirmed that there are guidelines for the areaways preservation. She explained in 2021 the Board reviewed and approved repair to the areaway that included removing two bays of the brick arches to rebuild the sidewalk after a truck drove on the sidewalk causing a portion of the sidewalk and areaway ceiling to cave in. During construction they discovered concerns for the areaway wall that would require additional alterations to the areaway. The building has areaways on S Jackson and Occidental which are rated as substantially intact areaways and the remainder of the areaway is used for underground tours. This portion of the areaway is separated from the areaway on tour by a City Light vault so would not have the ability to ever be part of the tour. While it is the goal of the guidelines to retain areaways, the Board could consider circumstances of the areaway, including the condition and the extent of alterations that would be necessary to repair the areaway, if it were not filled, the location on the corner of the alley and possibility of future damage, and the amount of the areaway affected compared to areaway that is accessible to the public. The Board has approved controlled density fill after considering repair in special circumstances. She said fill has been approved in other areaways as a last resort. She said fill could be removed in future if there were to be a way to repair the areaway. She said this areaway is easier to fill because it is at a dead end and is not a continuous areaway; the area of fill would be a small area.

Ron Wright said because trucks use the alley there is no other option besides entirely rebuilding the corner.

Mr. Smith said the brick is so compromised there is no ability to repair or restore what had been there.

Action: I move to recommend granting a Certificate of Approval for Amendment to previous Certificate of Approval PSB 14221. Proposed damaged areaway to be filled with controlled density fill

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the May 3, 2023 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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.

XVIII. AREAWAYS

Areaways are usable areas constructed under the sidewalk between the building foundation and street wall. Areaways were created after the Great Seattle Fire of 1889 when the District was rebuilt and the street elevations were raised. Building standards adopted shortly after the fire required fireproof sidewalk construction to replace the pre-fire wooden sidewalks. Areaways are part of the City's right-of-way area, however, the space is often available for use by the adjacent building owner. (7/03)

The most significant qualities of an areaway are its volume of space, which provides a record of its history, and the architectural features that render its form, character, and spatial quality. These features include use of unit materials (brick or stone), bays articulated by arches and/or columns, ceiling vaults, and other special features including tilework or skylights (sidewalk prism lenses). The historic characteristics of areaways shall be preserved. (7/03)

In 2001, the Seattle Department of Transportation completed a survey of approximately 100 areaways in the District. Each areaway was rated in terms of its structural condition and presence of original historic characteristics. A range of structural repairs options were proposed based on the structural and historical ratings. The 2001 Seattle Department of Transportation Areaway Survey shall serve as a guide for the Board's decision making on future alterations or repairs to areaways in the District. (7/03)

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.
10. New additions and adjacent or related new construction will be undertaken 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/MS

6:0:0

Motion carried.

050322.4

BOARD BRIEFINGS

050322.41

Major League Baseball Art Proposal

Briefing regarding a potential art installation/ mural in Pioneer Square

Applicant Comment:

Ali Daniels proposed installation of a temporary mural in Pioneer Square to add beautification and said the mural would be appropriate to the city. She said work will be done by a local artist and will be painted on the building or will be a vinyl adhesive graphic. She said the mural is a remedy for tagging.

Ms. Elenga said the removable adhesive is preferable because it isn't permanent.

Ms. Daniels said a couple locations are being explored and noted one on Occidental near Nermal, lower portion of building to cover up tagging. She said just one is planned for now, but other neighborhoods are being explored as well. Size depends on the final wall selected but would be about 30' x 40'.

Ms. Elenga said it would be helpful to know the location / building.

Ms. Nashem stated that in general rules don't allow painting on unpainted brick. She said vinyl adhesive as a temporary option is OK but long term has caused harm to other buildings. She said one method that has been approved by the board is paint or adhere art to board that is then mounted onto building with spacers so the building can still breathe. She said painting brick to cover graffiti is not a good reason to do so.

Mr. Mueller said graffiti should be removed by the building owner, and mural should not be a graffiti remedy. He said the subject matter should not be for profit. He said sports teams are for-profit businesses and using their logos, icons would be advertising. He suggested promotion of local culture and or history.

Ms. Daniels asked for suggestions on local icons or personalities. She said that Visit Seattle is a non-profit and mural will do a lot from an economic perspective. She said a temporary installation might be more agreeable.

Mr. Mueller said possibly. He said there may be economic benefit for some but not most. He said there are many reasons to visit Seattle other than baseball.

Ms. Daniels said they will celebrate all that is Pioneer Square.

Ms. Sean said she wants to see a draft of the mural.

Ms. Daniels said she would come back with place, art details. She said it is an exciting event for the city. She clarified the mural will be temporary without causing damage to the building and will bring in other aspects of the neighborhood.

Ms. Elenga said the area is rich with history and noted indigenous and maritime as examples.

Ms. Nashem said there is a fine line between mural and sign. She said current logos such as for Nike or the Mariners, makes it a sign. Showing current players would be advertising but players no longer part of the team may be more of a mural.

Ms. Pflugrath said she was excited about the event and appreciated the insightful comments. She said a fair amount of attention has been given to architecture of baseball fields. She suggested a focus on architecture and design.

050322.5

BOARD BUSINESS

Ms. Nashem said she hasn't done any work on the design guidelines to report on.
Ms. Nashem went through the administrative review list.

050322.6

REPORT OF THE CHAIR:

050322.6

STAFF REPORT: Genna Nashem
Administrative Review report

Genna Nashem
Pioneer Square Preservation Board Coordinator
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