



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 75/26

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, April 1, 2026

Time: 9:00 a.m.

Hybrid Meeting via Webex or Room L2-80 Boards and Commission

Board Members

Maureen Elenga, Chair, (ME)
Montana Houston (MH)
Sage Kim (SK)
Maya Spotted Bear (MSB)
Jose Lorenzo Torres, Vice-Chair, (JLT)
Henry Watson (HW)

Staff

Genna Nashem (GN)
Nelson Pesigan (NP)

Absent:

Sean O'Brien (SOB)
Katrina Plewinski (KP)
Catherine Walker (CW)

Key:

BM: Board Member
SM: Staff Member
AP: Applicant

Chair Maureen Elenga called the meeting to order at 9:02 a.m.

040126.1 ROLL CALL

040126.2 PUBLIC COMMENTS

SM Genna Nashem read a public comment letter from Lissa Kramer of Klondike Gold Rush National Historical Park regarding the proposed permanent mural on the north concrete wall of the Silver Cloud Hotel. The letter noted uncertainty about the project applicant, , and requested

clarification on ownership, management, and long-term maintenance responsibility and encouraged the Board to reference existing historic wall graphics and the district's layered history when assessing color, style, and scale, noting that a mural of this size could serve as a significant interpretive element visible from surrounding roadways.

040126.3 MEETING MINUTES

February 18, 2026
MM/SC/HW/JLT
5:0:1

The motion passed and was approved. BM Montana Houston abstained.

March 4, 2026
MM/SC/MH/HW
6:0:0

The motion passed and was approved.

040126.4 CERTIFICATES OF APPROVAL

040126.41 Prefontaine Headhouse
DONH-COA-01837
201 1st Ave S

Presenter(s): Jennifer Schreck, Scott Glazebrook, Vince Hoss, Chris, Gabrielle Glass, Jonathan Sirois

Proposed: Alterations to the headhouse

Presenter Scott Glazebrook of Tiscareno Associates opened the discussion by stating that the project focuses on improving safety, maintenance access, accessibility, and public visibility of the artwork.

Presenter Gabrielle Glass outlined Sound Transit's identified issues, including climbing on structural elements, unsafe roof access leading to drainage failures and water intrusion, and aging gates that hinder daily operations. She reviewed proposed solutions across the headhouse, including new materials—primarily Pioneer Blue finishes, stainless steel mesh, and perforated panels—to enhance safety while maintaining the station's light, open character.

Presenter Vince Hoss described replacing deteriorating sliding gates with swing-gate configurations to improve egress and visibility of the artwork, as well as replacing worn Third Avenue fence panels with new gate elements consistent with the station's design. He also detailed accessibility improvements near the elevator.

Chris Dowell presented security and safety upgrades to the concrete plinth and duct bank, including enclosing the plinth with a perforated metal barrel-vault structure and adding a curved metal cover to the duct bank to prevent climbing.

Gabrielle then reviewed additional exterior modifications, including infilling horizontal I-beams with perforated panels, replacing aging plexiglass with wire-mesh scrim to improve visibility and maintenance, and removing a non-original horizontal ladder used for climbing.

Vince outlined roof-access improvements, including a minimal post-and-cable fall-protection system, single-point anchors, and new roof scuppers to manage overflow.

Presenter Jonathan Sirois, Sound Transit, described planned lighting upgrades, replacing nonfunctional neon with flexible linear LED fixtures, re-lamping historic stair-light posts, and installing new LED downlights. Jonathan clarified that the neon replacement is not LED rope lighting but a high-quality flexible LED fixture.

Action:

BM Sage Kim move to recommend granting a Certificate of Approval for alterations to the headhouse structure. All per the applicant's submittal. The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 1, 2026 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 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.

23.66.180 Exterior building design.

To complement and enhance the historic character of the District and to retain the quality and continuity of existing buildings, the following requirements shall apply to exterior building design:

A. **Materials.** Unless an alternative material is approved by the Department of Neighborhoods Director following Board review and recommendation, exterior building facades shall be brick, concrete tinted a subdued or earthen color, sandstone or similar stone facing material commonly used in the District. Aluminum, painted metal, wood and other materials may be used for signs, window and door sashes and trim, and for similar purposes when approved by the Department of Neighborhoods Director as compatible with adjacent or original uses, following Board review and recommendation.

Rules for the Pioneer Square Preservation District

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

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)

MM/SC/SK/JLT

6:0:0

The motion passed and was approved unanimously.

040126.42

Lumen Field

DONH-COA-02043

800 Occidental Ave S

Applicant: BeAM LLC

Presenter(s): Lisa Freedman, Meggan Lux

Proposed: Temporary installations of signage, tents, activation pods, storage pods and bathrooms

Presenter Lisa Freedman explained that the proposal mirrors last year's temporary installation plan for the Club World Cup, outlining the need for review and approval of temporary signage, tents, activation pods, storage pods, and restroom facilities in the North Lot, which will serve as the primary spectator entry from the north steps of Lumen Field to King Street.

Presenter Meggan Lux provided an overview of the full installation plan, including the fenced secure perimeter, large canopy tents for screening, queuing areas with bike-rack barricades, fan-activation tents for sponsor programming, restroom trailers, staff cooling tents, and storage containers.

She noted that fence scrims, barricade graphics, will feature Seattle FIFA World Cup 2026 branding, and reviewed images of the proposed elements along with planned sponsor activations and sustainability features and added that installations begin May 17, with the event running June 11 through July 19.

Presenter Roberta Korcz stated that the previously proposed light poles on Occidental Avenue will not be installed and should be removed from the project scope.

Action:

BM Montana Houston move to recommend granting a Certificate of Approval for temporary installations of signage, tents, activation pods, storage pods and bathrooms for the duration of the FIFA World Cup tournament. All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 1, 2026 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

MM/SC/MH/SK

6:0:0

The motion passed and was approved unanimously.

040126.43

Silver Cloud Hotel

DONH-COA-02054

1046 1st Ave S

Applicant: SDOT

Presenter(s): Dominic Nieri, Forest for the Tree

Proposed: Painting of a permanent mural on the north wall concrete wall of the building

Presenter Ian Macek of SDOT's Urban Design team explained that the project team briefed the Board on February 18 regarding near-term safety and public-realm improvements, including strong public support for adding public art along the corridor.

Ian noted that the team had indicated they would return to seek a Certificate of Approval for a proposed mural on the north wall of the Silver Cloud Hotel, which is the purpose of this presentation.

Presenter Dom Nieri of Forest for the Trees described the long-standing vision for activating this prominent concrete wall within the Pioneer Square Preservation District, emphasizing that the mural is intended to strengthen the building's connection to the neighborhood, soften the visual impact of the adjacent stadiums, and create a stronger identity at the district's southern edge.

He highlighted the tight installation window for two seven-day periods in May due to stadium operations and the upcoming World Cup. Dom outlined the collaborative process with the building owners and original architects, noting that the mural will be painted directly onto the concrete using exterior latex paint and framed by the existing brick.

He introduced the selected artist, Christina Martinez, whose work centers on identity, storytelling, and connection to place, and shared examples of her past projects to illustrate her style and suitability for the site.

BM Sage Kim asked whether attachment and load details would be provided for the installation. Dom clarified that no hardware is required, as the mural will be painted directly onto the wall.

Action:

Vice-chair Jose Lorenzo Torres move to recommend granting a Certificate of Approval for installation of a permanent painted mural on the painted concrete wall. All per the applicant's submittal. The mural will have no commercial messages. The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the April 1, 2026 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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MM/SC/JLT/SK

6:0:0

The motion passed and was approved unanimously.

040126.5 BRIEFING

No briefings

040126.6 BOARD BUSINESS

040126.7 REPORT OF THE CHAIR

040126.8 STAFF REPORT

SM Nashem reported on recently issued administrative certificates of approval.

Meeting adjourned at 10:19 a.m.