



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 158/21

**MINUTES** for Wednesday September 15, 2021

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.**

## Board Members

### **Roll Call**

Lynda Collie	Present
Kianoush Curran	Present
Alise Kuwahara Day	Present
Brendan Donckers	Present
Audrey Hoyt	Present
Alex Rolluda, Chair	Present
Felicia Salcedo	Present

### Staff

Genna Nashem  
Melinda Bloom

**091521.1 APPROVAL OF MINUTES:**  
June 16, 2021  
Tabled.

**091521.2 PUBLIC COMMENT**  
  
There was no public comment.

**091521.3 APPLICATION**

091521.31 **2<sup>nd</sup> Ave Ex S Street Lighting**

Demolish 8 historic Chief Seattle bronze base three globe streetlights and replace with 11 new streetlights in the same style. Reconstruct the existing circuit on both sides of the 2nd Avenue Extension ROW between South Washington and South Main. Add 3 street tree pits.

Patrick Donohue explained the goal of this project is to replace the above ground streetlight structures and underground infrastructure for eight (8) historic Chief Seattle three (3) globe streetlights on both sides of the 2nd Avenue Extension South right-of way (ROW) between South Washington and South Main streets. This site is located within the Pioneer Square Historic District. The project will address a life safety issue; failed streetlights with pedestrians crossing the ROW mid-block in the dark identified by Metro Transit and SPD in mid-November 2018. Upon investigation, City Light staff determined the existing obsolete lead shielded wiring was failing during start-up created by the globe light fixture's high-pressure sodium lamps. These streetlights have been temporarily repaired using new Pioneer Square Preservation Board (Board) approved Evluma LED lamps and updated fusing. These temporary repairs have a limited useful life thus City Light management directed Streetlight Engineering to replace this entire streetlight circuit within the Pioneer Square streetlight system. In Q1 of 2020, the Seattle Department of Transportation (SDOT) Planning Group approached Streetlight Engineering about SDOT's proposed project for 2nd Avenue Extension between South Washington and South Main Streets. SDOT was proposing to add 4 additional Chief Seattle Streetlights and 4 City of Seattle standard tree pits on 2nd Avenue Extension project between South Washington Street and South Main Street.

Mr. Donohue said SDOT proposal called for two additional streetlights and two tree pits to each side of the ROW. City Light and SDOT reached agreement for SDOT to fund the added scope work within City Light's project. In the project's final design City Light was able to add 3 additional streetlight lights and 4 tree pits due to the impacts of the exiting areaway in front of the Hambach Building. SDOT has provisionally approved the required Utility Major Permit for this project pending project approval and issuance of a Certificate of Approval by the Board. SDOT will be making application with the Board for approval of their proposed tree selection to be planted once the project is complete and accepted by the City. City Light anticipates sending this project out to public bid within 30 days of the Board's approval. Due to the City of Seattle Holiday Construction Moratorium, City Light anticipates issuing Notice to Proceed with construction on January 2, 2022. Construction is scheduled to be completed in 100-working days.

He said benefits included increased vehicle & pedestrian safety; replaces the existing streetlight infrastructure which is at the end of its lifecycle; reduced City Light Operations & Maintenance costs. Risks include construction impacts on local social services institutions and their clients; construction impacts on local business; coordination/impact with and next to other construction projects within the District; supply chain delays and increasing material costs.

Mr. Donohue said that some of the old poles were filled with concrete and are not reusable. He said new bronze bases will be installed and the bronze will patinize.

**ARC report:** Mr. Rolluda said he and Ms. Collie reviewed the plans provided. ARC and the applicant discussed that the width of the areaway walls is unknown so may need to adjust the location of some light posts installation once excavation uncovers the edge of the street wall. SCL wants to avoid impacting the areaway wall. There are two locations on the northwest side of 2<sup>nd</sup> Ave Et S that are close to the line defining the interior of the areaway wall which will likely need adjustment. The applicant also said that they would reuse any bronze bases if they were found to be not filled with concrete. The applicant explained that the SDOT will return with an application for the planting of the trees and the tree pit covering. ARC recommended approval with the specification that impacts to the areaway wall are to be avoided and that any light pole bases that were found to not have concrete filling will be reused rather than replaced. He said that it is a life-safety issue and the fixtures are at the end of their useful lifecycle.

**Staff Report:** Ms. Nashem reported that according to an historic report previously provided to the Board the bronze bases were installed between 1927 and 1930. The three-globe light fixtures installed in 1970 are replicas of the original 1910 light fixtures. Generally, the light poles not including the bronze bases, are painted a dark green. It is unknown why the existing light poles in this area are a mix of white and brown. In other instances where this has occurred the Board has asked that the poles be painted the dark green to match the majority of Pioneer Square poles.

She said there is an areaway at the Union Gospel Mission (Ace Hotel Building). This areaway was previously documented to not extend to the curb. The line represents the interior of the areaway. It is unclear what the width of the areaway wall is and if there is room to excavate the full width shown on the plans in this area. There are areaways on the other side of the street. The areaway at the Apex building at the corner of Washington and 2<sup>nd</sup> Ave Ext is filled. The areaway at the Hambach Building in the center of the block is open and recently structurally reinforced. The plans show an outline of the interior of the areaway at this location. It is unclear what the width of the areaway wall is at this location as well. The plans show that the location of the new light fixture overlaps the interior line of the areaway wall. It is unclear what the impact would be on the areaway. An alternative solution may be needed for this location. Currently all light poles are located at the curb. This proposal intends to set back the poles from the street curb.

Ms. Kuwahara Day said she agreed with the ARC report. She asked if it is possible that all light fixtures in Pioneer Square could be replaced in the future?

Mr. Donohue said Pioneer Square was built piece by piece. As things age and fail there is only so much they can do. He said many of the fixtures have gone to LED but they had to add oversize fuses which is not a good practice in the long term as it puts more load on old wiring. He said the 1<sup>st</sup> and Jackson poles eventually need replacement when funding is available. He said eventually the whole system will

have to be replaced. He said mailers will be sent to impacted area to provide notification of project.

Action: I move to recommend granting a Certificate of Approval for: Demolish 8 historic Chief Seattle bronze base three globe streetlights and replace with 11 new streetlights in the same style, except that any bronze bases that are found to be not filled with concrete are to be re-installed; Reconstruct the existing circuit on both sides of the 2nd Avenue Extension ROW between South Washington and South Main; Add four street tree pits. The approval does not include tree species to be planted or the tree pit covering. All as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *September 15, 2021* 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.

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)

#### XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard. Additional alternative lighting standards and fixtures that are compatible with the historic character of the District may be approved by the Board for installation in conjunction with three-globe fixtures as needed to improve pedestrian-level lighting and public safety. (7/03)

#### Secretary of Interior's Standards

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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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 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/AKD/LC          7:0:0    Motion carried.

091521.32

**Yesler Bridge abutment**

4<sup>th</sup> Ave S

Painted public mural on the west abutment wall of the Yesler Bridge along 4th Ave

Sara Pizzo, Alliance for Pioneer Square said through the guidance of a community-led Public Realm Work Group, would like to implement a permanent mural on the west abutment wall of the Yesler bridge along 4th Ave in the Pioneer Square Historic District. The mural is intended to be a quality work of art that celebrates Pioneer Square's local culture and community for years to come. The Public Realm Work Group is composed of Pioneer Square business owners, employees, and residents, who meet regularly to discuss public realm improvement projects for Pioneer Square. The group felt strongly that completing a public art project this year would be of great benefit to the neighborhood as we look toward economic recovery and beyond. Implementing a mural project seemed to be most feasible, given the project scope, timeline, and budget. The work group discussed possible mural locations and the Alliance reached out to a number of property owners in the neighborhood. The Yesler Bridge was selected because the Alliance for Pioneer Square was able to obtain permission from the property owner, the Seattle Department of Transportation (SDOT), and the western abutment wall is a good fit for the project scope, budget, and is located in Pioneer Square. Additionally, the work group gave guidance as to what they would like to see reflected in the theme of the mural. Themes that rose to the top were Coast Salish Art, the Jazz Era, and the LGBTQ+ Community. It was also important to the group to not restrict the artist to a given theme, in order to make space for the artist's creative expression. In mid-July, the Alliance for Pioneer Square created an online public survey that gave an

opportunity for the broader community to give input on a possible mural theme. Additional themes that rose to the top included The Gold Rush; Pioneer Square Arts; Seattle/Pioneer Square's music legacy; the natural environment/forests/Puget Sound; and PSQ history and industry. Again, these themes served merely a potential source of inspiration, and artists applying were not bound to these themes in any way. The call for artists was open through early August 2021. We received 18 submissions. The Public Realm Work Group reviewed artist submissions and selected an artist. Implementation will likely include at least one volunteer painting day for the public to take part in the painting, under the direction of the selected artist.

According to the Seattle Department of Transportation website, the Yesler Bridge was built in 1910, and is "one of the oldest permanent steel roadway bridges in the City of Seattle." It was rehabilitated from 2016 to 2017 by the Seattle Department of Transportation. The west abutment wall was replaced during the rehabilitation.

The mural size will be approximately 84 by 15 feet. The new mural will be painted directly on the concrete wall surface. Although the wall is on a slope, the mural will extend to the bottom of the wall without losing the integrity of the design. The top will include an extension of the sky that will follow the uneven heights at the top of the wall, unless the Board prefers the mural is straight across the top. A clear anti-graffiti coating will be applied on top of the mural for ease of future maintenance. She said artist Steven Smith of the Quinault Tribe was selected for this project.

ARC report: The Board heard a briefing about the project on September 1, 2021. The Board members present noted that the wall is taller on one side and asked that they consider how they will adapt the rectangular design to fit the wall-extend one side or cut off the other side. The Board supported the project. He said the Coast Salish theme is appropriate. He said extension of the sky to the top of the wall is appropriate. He asked about anti-graffiti coating.

Ms. Pizzo said it is a clear coat by Sherwin Williams which will help in graffiti removal without damaging the mural. She said it can be re-applied every one to two years, as needed.

Mr. Rolluda asked about schedule.

Ms. Pizzo said that SDOT must go through permit review and they are hoping to start October 1, 2021.

Ms. Collie thanked Ms. Pizzo for the public outreach and community involvement. She said the volunteer day is great.

Mr. Rolluda asked who would coordinate the volunteer day.

Ms. Pizzo said she will work with the artist to get the word out; it will be a good opportunity for volunteers to drop in and paint. She said participants will receive a lapel pin that coordinates with the mural.

Mr. Rolluda said it will be a fun opportunity for kids.

Action: I move to recommend granting a Certificate of Approval for: painting a public mural on the west abutment wall of the Yesler Bridge along 4th Ave. as proposed.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 15, 2021 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.

XIX. 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

10. 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.

11. 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/KC/AH 7:0:0 Motion carried.

#### 091521.4

#### BOARD BUSINESS

Ms. Nashem reported that the meeting would be the last for Ms. Kuwahara Day and Mr. Donckers. She thanked each for their participation and service to the board. She said she appreciated Ms. Kuwahara Day's thoughtful questions and Mr. Donckers' efforts to make sure the option presented was the best and for his participation in the Hearing Examiner meetings.

Mr. Rolluda appreciated Ms. Kuwahara Day and Mr. Donckers' perspectives and hoped to see them on other boards.

Ms. Collie said she learned so much from her peers and noted their awesome perspectives and complementary backgrounds to others on the board. She looked forward to seeing them around the neighborhood.

Ms. Hoyt and Ms. Curran agreed.

Ms. Kuwahara Day said it has been a pleasure and she has learned about historic preservation and the process.

Mr. Donckers thanked Ms. Nashem for being hard-working caring staff. He said it is important for the Board to work with applicants but to also ask tough questions to get the best results for Pioneer Square.

**091521.5**      **REPORT OF THE CHAIR:** Alex Rolluda, Chair

**091521.6**      **STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227