



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 259/22

MINUTES for Wednesday, November 16, 2022

Board Members

Maureen Elenga
Sage Kim
Karl Mueller
Lindsay Pflugrath
Steven Sparks
Henry Watson

Staff

Genna Nashem

Absent

Kianoush Curran
Jose Lorenzo-Torres

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

Roll Call

111622.1 PUBLIC COMMENT

Erica Bush, Alliance for Pioneer Square gave comment in support of approving the Ice Rink in Occidental Park.

111622.2 APPROVAL OF MINUTES:

August 17, 2022

111622.3 SPECIAL TAX VALUATION

111622.31 Seattle Quilt Building
316 1st Ave S

Ms. Nashem explained the Special Tax Valuation program. She said the submitted and eligible rehabilitation costs were \$6,037,177. Interior work did not require a Certificate of Approval.

Action: I move that the Pioneer Square Preservation Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Valuation Certification: Quilt building, 316 1st Ave S; that this action is based upon criteria set forth in Title 84 RCW Chapter 449; and based on the findings at the meeting on November 16, 2022: that the property is a contributing building located in the Pioneer Square Preservation District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Pioneer Square Preservation District; and that the property has been issued Certificates of Approval as required in the Pioneer Square Preservation District; and has been substantially improved in the twenty-four month period ending September 30, 2022, that the recommendation is conditioned upon the execution of an agreement between the Local Review Board (Landmarks Preservation Board) as required by Title 84 RCW, Chapter 449.

MM/SC/HW/LP

111622.4 APPLICATIONS FOR CERTIFICATE OF APPROVAL

111622.4 1 Occidental Park

Construction of a temporary ice rink

Staff report: The Board may want to discuss if they would want to approve the ice rink as a re-occurring season installation. Lighting and sponsorship banners will be a separate application and likely can be approved administratively. There are not specific guidelines in our current document to guide a decision on this type of project such as this but the guidelines for new construction, rehabilitation, and Sec of Interior's Standards generally say that a new element should be compatible in scale, materials and color and should be reversible. The application indicates that there are no attachments so that install should not have lasting impacts on the park.

Action: I move to recommend granting a Certificate of Approval for:
Construction of an ice rink in Occidental Park for December 8 – 12.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *November 16, 2022* 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

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.

Secretary of Interior's Standards

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/KA/ME

111622.5 BOARD BUSINESS – Officer Election

111622.6 REPORT OF THE CHAIR:

111622.7 STAFF REPORT: Genna Nashem
Administrative Review report

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227