



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 195/22

MINUTES for Wednesday, August 17, 2022

Board Members

Lynda Collie
Kianoush Curran
Maureen Elenga
Lauren Kush
Jose Lorenzo-Torres
Lindsay Pflugrath
Alex Rolluda, Chair

Staff

Genna Nashem
Melinda Bloom

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.

Roll Call

081722.1 PUBLIC COMMENT
There was no public comment.

081722.2 APPROVAL OF MINUTES:
June 15, 2022

081722.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

081722.31 Waterfront East West Streets
S Main St, S Washington St and Yesler Way

Demolition and replacement of the three light fixtures

Therese Casper, Dave Rodgers, Steve Burke, Seattle City Light presented.

Mr. Rodgers said the proposed pedestrian streetscape would involve relocating the hydrant and some street light fixtures. He said there is evidence of the three bases being concreted filled; they will confirm that. Photos and documentation were provided to show the concrete in a base and how the concrete was used to secure the brackets holding up the poles. If they are found to be not concrete filled, the bronze bases will be re-used, otherwise new bronze base and new pole will be installed. He said the new bronze would patina over time.

Staff report: On July 6, 2022, The Board reviewed the application for the East West Street project of the Waterfront. The Board requested more information on the reasons for the demolition of the three 3-globe light fixtures. The demolition of the light fixtures was removed from the application at that time so that the remainder of the application could be approved. The applicant has submitted the information for review that the Board had requested.

In 2021 SCL applied to replace some 3 globe light poles and the Board added a caveat that if during removal the light poles were not found to be filled that the bronze base would be reinstalled instead of replacing. I have added that caveat to the draft motion if the Board would like to add it to this approval too.

Ms. Collie said that the new bases would patina is an important point.

Action: I move to recommend granting a Certificate of Approval for: Demolish 3 historic Chief Seattle bronze base three globe streetlights and replace with 3 new Chief Seattle bronze base three globe streetlights, except that if the Chief Seattle Bronze bases are found to be salvageable during removal, they will be re used rather replaced.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the August 17, 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

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.

XV. STREET LIGHTING

The three-globe Chief Seattle bronze base light fixture currently used in the District will be the approved street lighting standard.

Secretary of Interior's Standards

1. 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/LP/ME 4:0:0 Motion carried.

081722.31 Fisher Building (Railspur)

115 S Jackson St

Installation of a sidewalk café on the private alley and a food prep counter installed in the front window

The applicant provided context of the site and noted area of work, a small patio at the back edge of the building. He said string lights would be strung as overhead canopy. He said electrical service would be added to accommodate this and all lighting is removable with no attachment to building. He said the patio is removable without damage. He said a stainless-steel counter would be installed in the storefront window with a wood panel to protect the window. He said a small pendant light will hang in the window and string lights will be on interior. He said the counter would not impede visibility into the space.

The applicant noted potted plants and high rectangle planter to hide masonry of neighboring building and separate the café from the alley. Umbrellas will be in a green tone would be used as needed. He provided photo of chair and bistro table and the colors and said they are all stackable.

Ms. Pflugrath asked if this is the first view of the Railspur when walking down Occidental.

The applicant said it is, coming from King Street.

Ms. Collie asked if the existing surface would be used and if there was a grade change.

The applicant said they are using the existing surface and all work is ADA compliant.

Staff Report: Ms. Nashem reported the applicant has declined to submit a final presentation packet, so the attachment is an assemblage of their submittal documents. She noted the first drawing set for sections and elevations and one of the correction response letters for the material proposed in the window, and one of the correction response letters for existing conditions photos. The restaurant space next door within the building has a seating bar in the window and the signage plan includes a striped frosted band at the bottom of the window as is typical for restaurants in Pioneer Square to have a band or signage at this location. This proposal is different in that what is proposed is food prep counter with a wood backing in the window. Signage has not been submitted for this restaurant. The

outdoor seating area is proposed in the back of the building in an area that is a private alley. There is an addition to the neighboring building to the east of this location so the outdoor café does not impact the pedestrian flow through this area. The outdoor café includes planters, railings, furniture, and lighting.

Ms. Pflugrath expressed concern with impact to flow if a car pulls into alley.

The applicant showed the overall pathways for pedestrian and vehicle flow.

Ms. Nashem said, there is a public alley going north and south and a private way that goes east and west that no cars can go through.

The applicant said the electrical vault is beneath the patio and cannot be covered. If a vehicle needs to turn around, there is room.

Ms. Collie said that all work is easily removed with no damage to historic fabric. She said the proposed furniture is durable and compatible with other furniture in the district. She said that although the counter in the window blocks some transparency, it activates the window by the activity in that space. She said visibility can be addressed when reviewing the sign package.

Action: I move to recommend granting a Certificate of Approval for:
Installation of a sidewalk café on the private alley and a food prep counter installed in the front window.

The Board approves this with the understanding that the food prep area will be kept in manner that is attractive to pedestrians and that there will be no other proposed coverage of the windows.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *August 17, 2022* public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

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XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

A. Transparency Regulations

1. To provide street level interest that enhances the pedestrian environment and promotes public safety, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be obscured by tinting, frosting, etching, window coverings including but not limited to window film, draperies, shades, or screens, extensive signage, or other means. (8/93, 7/99, 7/03)

XIII. SIDEWALK CAFES

Sidewalk cafes may not impede the flow of pedestrian traffic. Movable structural elements that can be brought back against the building wall or elements that can be removed when not in use will generally be required if some structural element is necessary. No walls or roofs of any kind are permitted to enclose sidewalk cafes. Free-standing and table umbrellas are permitted however, the Board may limit their number and placement to ensure compatibility with transparency and signage regulations. (7/03) Planter boxes are discouraged and will be permitted only in exceptional circumstances.

Materials for any structural elements on the sidewalk should be of durable, weatherproof, and vandal-proof quality. The Board will consider the compatibility of the color and design of structural elements with the building facade and the character of the District. The maximum allowable height of structural elements, including fencing, is 42". (7/03)

MM/SC/LP/ME

3:0:1 Motion carried. Ms. Kush abstained due to technical difficulties.

081722.31

Salmonberry Lofts

224 S Washington St

Change of use from co-working to human services on the grand floor. Residential lobby to remain. Change of use from residential to supportive housing on the upper floors with 4 residential units being changed to offices for human services. Alterations include a new louver and installation of a bike storage locker on the roof.

Nicole Lew proposed a change of use from co-working to human services. She said there will be counseling rooms, residential lobby, reception, and security use. The use applies to less than 50% of block front. She said four units on the second floor will be changed to offices for supportive services, the rest of the units remain supportive housing. She proposed change of one transom panel to a louver and installation of bike storage lockers on the roof. The storage lockers would be set back 15' from parapet and not visible.

Ms. Collie asked about bike access to roof.

Ms. Lew said the lockers are for offices on ground floor, not for living units.

Staff Report: This project was not seen at an ARC review as it is primarily change of use. Project background: The building formerly called Canton Lofts was approved by the Pioneer Square Preservation Board in 2018 for residential use with a gallery and residential lobby at ground floor street frontage. In December of 2020 the building owners applied for a change of use for the gallery space to be a co-working space. Construction of the shell was finished in 2021, but the building remained vacant. The building was then sold to King County, Health through Housing Initiative. Chief Seattle Club will be the operator. All uses on floors above street level are allowed unless they are prohibited, therefore supportive housing and human services office floors 2-6 are allowed uses.

Street level uses are divided in the code into preferred uses and discouraged uses. Uses which do not fit into either category can also be allowed, but all uses must meet the conditions for street level uses. The proposed human services use is not a preferred use but is less than 50% of the square footage of the *blockfront and the square footage of the street level use is less than 10,000 square feet total, so it does not fall into the category of discouraged use. Conditions for street level approval say that human services use has to be less than 25% of the street-level frontage of any block front.

*A blockfront is defined as the area of a block surrounded on three sides by a street and another street or alley on the 4th side.

Louver is proposed to match existing approved louvers installed in transom windows. The bike locker is 4 feet tall and installed more than 15 feet from the edge of the building and not likely visible. It appears to comply with the requirements for rooftop features.

Ms. Lew said meeting room has a sloped ceiling plan where they will add wood slats for warmth; the offices also have wood materiality. She said they hope to add art as well.

Frances Nelson, King County Housing said they are working with the Alliance for Pioneer Square to conduct greater outreach in the community.

Ms. Collie asked about security measures to ensure safety in and around the building.

Ms. Nelson said entry will be via key card only. Only residents and staff have access to lobby where there will be eyes on the street to see who is coming and going.

Ms. Collie said to ensure there is no congregating in the area, creating hazards for others. She said the louver is straightforward and consistent with what is there. She said the bike storage is not visible.

Ms. Pflugrath shared Ms. Collie's concern about congregating.

Ms. Elenga concurred.

Action: I move to recommend granting a Certificate of Approval for: Change of use from co-working facility to human services on the ground floor. Residential lobby to remain. Change of use from residential to supportive housing on the upper floors with 4 residential units being changed to offices for human services. Alterations include a new louver and installation of a bike storage locker on the roof.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the *April 20, 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.

23.66.120 - Permitted uses

- A. All uses are permitted outright except those that are specifically prohibited by Section 23.66.122 and those that are subject to special review as provided in Section 23.66.124.

23.66.130 - Street-level uses

- A. 1. Uses at street level in the area designated on Map B for 23.66.130 require the approval of the Department of Neighborhoods Director after review and recommendation by the Preservation Board.
- B. Preferred Street-level Uses.
 - 1. Preferred uses at street level must be highly visible and pedestrian oriented. Preferred street-level uses either display merchandise in a manner that contributes to the character and activity of the area, and/or promote residential uses, including but not limited to the following uses:
 - a. Any of the following uses under 3,000 square feet in size: art galleries and other general sales and service uses, restaurants and other eating and drinking establishment uses, and lodging uses;
 - b. Theaters.
 - 2. Accessory parking garages that serve preferred street-level uses on streets or malls, parks or alleys designed for pedestrian uses are also preferred.
- C. Discouraged Street-level Uses.
 - 1. The following are discouraged at street level in the area designated on Map B for 23.66.130:
 - a. Any use occupying more than 50 percent of any block front;
 - b. Any of the following with gross floor area over 3,000 square feet: general sales and services uses, eating and drinking establishment uses, and lodging uses;
 - c. All other uses with gross floor area over 10,000 square feet;
 - d. Professional services establishments or offices that occupy more than 20 percent of any block front; and
 - e. Parking garages that are not accessory to preferred uses.
 - 2. Discouraged uses may be approved by the Department of Neighborhoods Director after review and recommendation by the Preservation Board if an applicant demonstrates that the proposed use is compatible with uses preferred at street level.
- D. Conditions on Street-level Uses. Approved street level uses in the area designated on Map B for 23.66.130 are subject to the following conditions:
 - 1. No use may occupy more than 50 percent of the street-level frontage of a block that is 20,000 square feet or more in area;
 - 2. Human service uses and personal service establishments, such as hair cutting and tanning salons, may not exceed 25 percent of the total street-level frontage of any block front.

MM/SC/ME/LP 4:0:0 Motion carried.

081722.5 **REPORT OF THE CHAIR:** Alex Rolluda, Chair

081722.6 **STAFF REPORT:** Genna Nashem

Administrative Review report

Ms. Nashem said there had been no administrative approvals granted in last two weeks.

Ms. Nashem advised board members to have vax attestation form completed for any in-person meetings including the upcoming district walk-about. She asked board members for suggestions of places they want to visit – past projects, challenges, success, whatever might be helpful. She said she would invite the Alliance for Pioneer Square staff. She said the board can talk about old projects, but nothing current.

Genna Nashem

Pioneer Square Preservation Board Coordinator

206.684.0227