



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

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PSB 89/24

MINUTES for Wednesday, March 20, 2024

Board Members

Maureen Elenga
Tyler Hall
Sage Kim
Karl Mueller
Jose Lorenzo-Torres
Steven Sparks

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Lindsay Pflugrath
Henry Watson

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

Roll Call

032024.1 Public Comment

032024.2 Meeting Minutes
February 21, 2014

032024.3 Certificates of Approval
032024.31 Areaway
117 S Main St
Applicant: Seattle City Light

Proposed: Structural enhancement of the areaway and replacement of the hatch that contains purple prism glass with a grated hatch and new prism panel

Rebecca Ossa, Seattle Public Utilities provided existing conditions photos of the vault interior to show deterioration. She said rusted beams would be replaced with new steel beams and columns to reinforce the vault. In 1977 new prism lights and new vault were installed. Of two vault covers in place, one will remain. Ventilation and fireproof material are needed for new transformer. Ms. Ossa provided renderings of the multiple options that were explored. Two grates and one panel with glass prisms will be installed with options in prisms: 3" clear, 4.5" clear, 2 ¾" square in purple (precedent in the district).

Ms. Nashem reported this proposal was first reviewed in August 2023. The Board asked for additional information about the prisms and grating and alternatives which were provided in this application reviewed at ARC on March 13, 2024.

Summarizing the ARC meeting comments she said the ARC discussed the options for the size shape and color of prisms. The members thought the color purple was more important than matching the shape being the panel being replaced were already replacement panels. Only the square shaped prisms came in purple. The members discussed that using the square shape would help to differentiate these as new as most of the new panels were square prisms. Members contemplated if the grid pattern would also help to differentiate the panel as new and relate to the grid in the grid or if it should be offset as the other remaining prism panels are. The ARC asked the applicant to provide a comparison for the square prisms in a grid pattern as well as in the offset pattern that the current prisms are in. This was provided in the today's presentation.

Staff reported that the minutes from 1977 in the archive are vague and there are no stamped plans to refer to. The minutes reflect that an application for the vault was approved in 1977 a separate application for the sidewalk and prisms was approved after "revisions incorporated their previous recommendations." Minutes also reflected that at the same time the Board had briefings on a 1977 streetscape and areaway study that identified that the Board discussed that sidewalk prism glass was a significant feature of the district and should be retained. Board may have required that Seattle City Light include the prism lights in the new panel as mitigation for removing an existing historic prism light panel while allowing for the needs of the electrical system. Staff noted that replacing rusted beams in the areaway are common repairs.

Ms. Elenga said structural work is in keeping with the guidelines.

Mr. Mueller said the square prism is already used in the district and looks good. He supported 3B.

Ms. Elenga said the pattern is consistent with others used and differentiates it from the old prisms. She supported option 3B.

Action: I move to recommend granting a Certificate of Approval for Structural enhancement of the areaway and replacement of the hatch that contains purple

prism glass with a grated hatch and new prism panel in purple square set in a grid pattern, option 3B.

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 *March 20, 2024*, 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

Rules for the Pioneer Square Preservation District

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

3. Each property will be recognized as a physical record of its time, place and use.
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, 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.

MM/SC/TH/KM

5:0:0

Motion carried.

Mr. Sparks joined the meeting.

032024.32 South Plaza/Stadium Plaza/Railroad Way Plaza
Between Occidental Ave S and 1st Ave S
Applicant: Friends of the Waterfront

Proposed: installation of infrastructure that will display community art and serve as seating

Amanda, Friends of the Waterfront proposed installation of nine infrastructure elements to display community art; she shared renderings of the design. The area will be activated when WSDOT gives ownership of the site to the city, they hope by May. She went over installation details as rendered in the presentation. She shared examples of artist's work and noted the elements will feature indigenous art. She anticipates delivery of elements in May or June.

Ms. Nashem stated this project is to provide furnishings for the plaza when the plaza formally opens. The applicant does not have the specific art proposed for the panels but has selected an artist. Staff suggested that if they were to have information signage about the art to develop a template for the art information for each of the installations that could be approved. No information signage is provided at this time. The benches that are referred to in the guidelines have been replaced in Occidental Park and replaced by individual tables and chairs. Benches in City Hall Park and benches on the sidewalk are their own design as well responding to the context of their placement.

Mr. Mueller appreciated the styling and said it fits in with the surroundings and keeps the focus on historic elements. He said he thought rotation of artwork was a positive.

Ms. Elenga appreciated the design and noted the area was a transitional one with water, Pioneer Square, and Ballast Island. She said using Native art is appropriate. She suggested administrative approval of the artwork.

Action: I move to recommend granting a Certificate of Approval for installation of movable infrastructure that will display community art and serve as seating All per the applicant's submittal. The rotating artwork will be reviewed and approved by staff to assure compliance with signage regulations. The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the March 20, 2024, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

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Rules for the Pioneer Square Preservation District

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the district. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones,

trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mailboxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

Secretary of Interior's Standards

10. New additions and adjacent or related new construction will be taken 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/TH/SK

6:0:0

Motion carried.

032024.33

Metropole Building

324 2nd Avenue Ext.

Applicant: Matt Aalfs

This proposal replaces a mural that was previously on the building while it was awaiting renovation. This mural will be placed in the storefront windows during the remainder of the renovation.

Matt Aalfs explained the stone restoration is complete. He explained the new window wall system on the first floor will be installed in August. Until then, the openings are boarded up; murals are proposed for all five openings. He provided photos of the proposed artwork "Upward Gaze" by Brady Black. The work will be painted directly onto plywood. Mr. Black is a local artist who focuses on marginalized communities.

Ms. Elenga appreciated the work.

Action: I move to recommend granting a Certificate of Approval for installation of a mural during construction, 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 March 20, 2024, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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Rules for the Pioneer Square Preservation District

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.

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MM/SC/TH/SK

6:0:0

Motion carried.

032024.4 Board Business

032024.5 Report of the Chair

032024.6 Staff Report: Genna Nashem

Ms. Nashem reported on the administrative approvals done since last board meeting.