



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 220/24

**MINUTES** for Wednesday, July 17, 2024

### **Board Members**

Maureen Elenga

Sage Kim

Karl Mueller

Jose Lorenzo-Torres

Henry Watson

Absent

Kianoush Curran

Tyler Hall

Steven Sparks

### **Staff**

Genna Nashem

Melinda Bloom

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

### **Roll Call**

**071724.1 Public Comment**

**071724.2 Meeting Minutes**

May 1, 2024

MM/SC/HW/SK

**071724.3 Certificates of Approval**

**071724.31 Seattle Hardware Building**

83 King Street

Proposed: Installation of frames for rotating artwork and initial artwork

ARC/ Staff report: The Board has approved similar frames and artwork along the Railspur alley The Board approved the Railspur installation of frames with

approval of the initial artwork with staff to review future rotating artwork assure any artwork is not signage. Staff have not received any submission to review a change in artwork since the initial installation until this series. The applicant is asking for the same kind of approval for this installation. This location on the Seattle Hardware building includes installation on a primary façade though not the front façade. The ARC discussed that the location was a blank wall without any architectural details. They discussed that the artwork should align with the other architectural features such as the top of windows. They discussed that this was a stone façade and may require thinner bolts and which might mean more bolts. ARC discussed that the penetration points may need to be adjusted in the field to assure that they are in the mortar joints. The ARC also discussed that the installation may detour graffiti. Stall noted that the wall has suffered damage from improper graffiti cleanup that was done without the building owners' knowledge or permission.

Gage Hamilton explained the initiative to take art outdoors and that frames were designed to preserve the integrity of the historic building while allowing art to be changed out. Attachment will be in mortar joints. He said art will be painted on site. There are nine locations for art on five properties in the district. He explained the desire for activity to spread throughout the neighborhood.

Two frames facing the waterfront will be installed to receive art on the Seattle Hardware Building. The location has been a target for graffiti.

Action: I move to recommend granting a Certificate of Approval for installation of art frames for rotating artwork. The artwork will be reviewed by Historic Preservation Staff prior to installation of the artwork for compliance with regulations. The frames are to be installed in mortar joints only with bolts that fit the mortar joints. When the frames are removed, the penetrations will be filled with a grout appropriate for sandstone. The frames should be removed if the program to rotate artwork ends. 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 July 17, 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 Director.

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.

Secretary of Interior Standards for Rehabilitation

3. 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. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
6. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

MM/SC/KM/JLT

4:0:1

Motion carried. Mr. Walters abstained.

**071724.32**

**Burke Building**

322 Occidental Ave S

Proposed: Installation of frames for rotating artwork and initial artwork

ARC/ Staff report: The Board has approved similar frames and artwork along the Railspur alley. The Board approved the Railspur installation of frames with approval of the initial artwork with staff to review future rotating artwork to assure any artwork is not signage. Staff have not received any submission to review a change in artwork since the initial installation until this series. The applicant is asking for the same kind of approval for this installation.

This location on the Burke building includes installation on a primary façade though not the front façade. The ARC discussed that the location was a blank wall without any architectural details. They discussed that the artwork should align with the other architectural features such as the top of windows. They discussed that this was a stone façade and may require thinner bolts and which might mean more bolts. ARC discussed that the penetration points may need to be adjusted in the field to assure that they are in the mortar joints. The ARC also discussed that the installation may detour graffiti.

Action: I move to recommend granting a Certificate of Approval for installation of art frames for rotating artwork. The artwork will be reviewed by Historic Preservation Staff prior to installation of the artwork for compliance with regulations. The frames are to be installed in mortar joints only with bolts that fit the mortar joints. When the frames are removed, the penetrations will be filled with mortar to match existing mortar. The frames should be removed if the program to rotate artwork ends.

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 May 1, 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 Director.

## Rules for the Pioneer Square Preservation District

### III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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#### Secretary of Interior Standards for Rehabilitation

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5. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
6. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

MM/SC/KM/JLT

4:0:1

Motion carried. Mr. Walters abstained.

**071724.33**

#### **Delmar Building**

108 S Washington St

Proposed: Installation of frames for rotating artwork and initial artwork

ARC/ Staff report: The Board has approved similar frames and artwork along the Railspur alley The Board approved the Railspur installation of frames with

approval of the initial artwork with staff to review future rotating artwork assure any artwork is not signage. Staff have not received any submission to review a change in artwork since the initial installation until this series. The applicant is asking for the same kind of approval for this installation.

This location on the Delmar building includes installation on a primary façade though not the front façade. The ARC discussed that the location was a blank wall without any architectural details. They discussed that the artwork should align with the other architectural features such as the top of windows. ARC discussed that the penetration points may need to be adjusted in the field to assure that they are in the mortar joints. The ARC also discussed that the installation may detour graffiti.

During the meeting it was noted that the location of the alley façade had previously been approved in 2022 for the location of a historical interpretative panel marking and explaining the original waterlines as part of the East - West streets improvements. The Board had asked for more historical interpretation, especially Indigenous history and perspective to be included. The intention and location of the panel was approved with a Certificate of Approval. A draft panel was provided but the final content was to be proposed after Tribe review as well as the installation method.

Graffiti removal needs to happen in the alley. The application does not include the means and methods of graffiti removal so staff will recommend that if approved at the Board meeting the motion will include that the applicant provide graffiti removal means and methods to staff prior to the graffiti removal.

Discussion ensued about historic interpretive panel proposed for this location. Board members agreed that the historic panel should be at the end of the alley nearest the street with the art appropriately sized next to the panel location next to the panel further in the alley.

Action: I move to recommend granting a Certificate of Approval for installation of art frames for rotating artwork as amended. The artwork will be reviewed by Historic Preservation Staff prior to installation of the artwork for compliance with regulations. The art work and frame located on the alley façade will be reduced in size to allow for room for both the historical information panel about the historic waterline and the mural to be installed. Space for the historic panel will be reserved closest to the street. The frames are to be installed in mortar joints only with bolts that fit the mortar joints. When the frames are removed, the penetrations will be filled with mortar to match existing mortar. The frames should be removed if the program to rotate artwork ends. The graffiti means and methods must be reviewed by staff prior to the removal to assure that the process is consistent with the Secretary of

Interior Standards for Rehabilitation. All per the applicant's submittal with artwork sized to allow for the historic panel proposed for this location. The historic panel will be located closer to the street and art will be sized appropriately to fit the panel and allow enough negative space around the panel to be appropriate.

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

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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.

Secretary of Interior Standards for Rehabilitation

3. 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. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
6. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

MM/SC/KM/JLT

4:0:1

Motion carried. Mr. Walters abstained.

**071724.34     Washington Shoe Building**

159 S Jackson St

Proposed: Installation of frames for rotating artwork and initial artwork

ARC/ Staff report: The Board has approved similar frames and artwork along the Railspur alley The Board approved the Railspur installation of frames with approval of the initial artwork with staff to review future rotating artwork assure any artwork is not signage. Staff have not received any submission to review a change in artwork since the initial installation until this series. The applicant is asking for the same kind of approval for this installation.

This location on the Washington Shoe building covers a ghost sign. Generally the Board has required that Ghost signs not be removed, or covered.

Proposed guidelines which reflect previous considerations:

**o. Ghost Signs**

Rationale, Context, and Intent

Ghost signs are historical advertisements painted on the exterior of a building wall heralding an obsolete product, an outdated trademark, the name of a business previously located on a site, or the service or product offered by a prior building occupant. Ghost signs are an architectural feature of the buildings historical context and is vital to the buildings character and the



character of the district. They are not considered signs, and do not count towards the calculations for allowed new signs.

#### Guidelines

- i. Ghost signs must not be covered, obscured, or removed unless the Board finds a compelling reason to the contrary, such as for necessary structural improvements.

There is a location on the other side of the windows that does not have a ghost sign and is still highly visible. The ARC recommended that location or that the ghost sign be framed and covered with plexiglass and include artwork that interprets the ghost sign while keeping the ghost sign visible.

The Board agreed that covering the ghost sign was not appropriate.

Gage Hamilton suggested approving the location to the right of proposed location to between the windows. He said there are no current plans for that location.

Ms. Nashem said the building owner is OK with the second proposed spot.

Action: I move to recommend granting a Certificate of Approval for installation of art frames for rotating artwork as amended to be moved over to the other side of the window where there is no ghost sign. The artwork will be reviewed by Historic Preservation Staff prior to installation of the artwork for compliance with regulations. The frames are to be installed in mortar joints only with bolts that fit the mortar joints. When the frames are removed, the penetrations will be filled with a grout appropriate for brick. The frames should be removed if the program to rotate artwork ends.

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

#### Rules for the Pioneer Square Preservation District

### III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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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 Standards for Rehabilitation

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.
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5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

MM/SC/KM/JLT

3:0:2

Motion carried. Messrs. Mueller and Walters abstained.

**071724.35      Scientific Building**

126 S Jackson St

Proposed: Installation of frames for rotating artwork and initial artwork

ARC/ Staff report: The Board has approved similar frames and artwork along the Railspur alley. The Board approved the Railspur installation of frames with approval of the initial artwork with staff to review future rotating artwork to assure any artwork is not signage. Staff have not received any submission to review a change in artwork since the initial installation until this series. The applicant is asking for the same kind of approval for this installation.

This location on the Scientific building includes installation on a primary façade. The ARC discussed that the location was a blank wall without any architectural details. They discussed that the artwork should align with the other architectural features such as the top of windows. ARC discussed that this building is concrete and made to look like it had mortar joints. ARC, staff and the applicant discussed that any art that represented the business inside the building would be a sign whether it was represented in words, logos or images. The artwork could be approved as a sign but the business would need to agree that it was part of their sign package. The applicant had been advised that the original submission of artwork of pool balls on a façade of a pool hall constitutes an on premise sign. The artwork was substituted with a new image, however the new sign included a business logo and product and constituted an off premise sign that is prohibited by code.

Action: I move to recommend granting a Certificate of Approval for installation of art frames for rotating artwork. The artwork will be reviewed by Historic Preservation Staff prior to installation of the artwork for compliance with regulations. The frames are to be installed in mortar joints only with bolts that fit the mortar joints. When the frames are removed, the penetrations will be filled with a grout appropriate for concrete. The frames should be removed if the program to rotate artwork ends.

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 July 17, 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 Director.

### SMC 23.66.160 Signs

#### 23.84A.036 Definition of a sign

"Sign" means any medium, including structural and component parts, that is used or intended to be used to attract attention to the subject matter for advertising, identification, or informative purposes.

"Sign, business" means an on-premise sign directing attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered on the lot where the sign is located.

### Rules for the Pioneer Square Preservation District

#### III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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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.

#### XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

The Pioneer Square Preservation Ordinance reflects a policy to focus on structures, individually and collectively, so that they can be seen and

appreciated. Sign proliferation or inconsistent paint colors, for example, are incompatible with this focus, and are expressly to be avoided. (8/93)

#### B. General Signage Regulations

All signs on or hanging from buildings, in windows, or applied to windows, are subject to review and approval by the Pioneer Square Preservation Board. (8/93) Locations for signs shall be in accordance with all other regulations for signage. (12/94)

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs not hide, damage or obscure the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than signs. (8/93)

#### C. Specific Signage Regulations

8. Wall Signs. The Board recommends that wall signs be painted on a wood or metal backing and attached in such a manner that the building surface is not damaged. Colors and graphics of wall signs shall be compatible with the character of the District, and letter sizes shall be appropriately scaled to fit the overall design and dimensions of the sign. (7/99, 7/03)

#### Secretary of Interior Standards for Rehabilitation

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

6. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

MM/SC/KM/JLT

4:0:1

Motion carried. Mr. Walters abstained.

117 S Main St

Proposed: Amendment to previous Certificate of Approval to install an alley name marker instead of the previously approved brick inlay waterline design because of an existing vault.

ARC/ Staff report:

ARC discussed that the change seemed appropriate but that additional photos would further demonstrate the project.

Therese Caspar, Office of the Waterfront explained the need to relocate previously approved brick inlay pattern because of existing Seattle City Light vault. It is not possible to have brick over the lid. She proposed to just have grey concrete with darker concrete in parking lane. She said the differentiation will alert that this is "Nord Alley". She said the specifications are the same as what was done at the Railspur Alley.

The Board agreed this was an appropriate alternative.

Action: I move to recommend granting a Certificate of Approval for amending the previous certificate of approval to install an alley name marker instead of the previously approved brick inlay waterline design because of an existing vault.

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 July 17, 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

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MM/SC/KM/SK

4:0:0

Motion carried. Mr. Walters abstained.

**071724.4      Board Business**

**071724.5      Report of the Chair**

**071724.6      Staff Report:** Genna Nashem  
Ms. Nashem went over administrative approvals done since last meeting.