



The City of Seattle

Pioneer Square Preservation Board

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

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PSB 258/24

MINUTES for Wednesday, September 18, 2024

Board Members

Maureen Elenga

Sage Kim

Karl Mueller

Jose Lorenzo-Torres

Absent

Kianoush Curran

Lindsay Pflugrath

Steven Sparks

Henry Watson

Staff

Genna Nashem

Melinda Bloom

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

Roll Call

Quorum was not met. Quorum not required for briefing.

091824.1 Public Comment

091824.2 Meeting Minutes

June 5, 2024 Deferred.

091824.3 Project Briefing for Early Guidance

091824.31 Pioneer Park

100 Yesler Way

Briefing regarding prepared historic cultural report and planning for future park design.

Beth Purcell said a survey done by Willamette Cultural Resources would help inform the design. Full report in DON file.

Lara Rose said the preliminary work was done years ago and she noted the board saw this project in 2017.

Penelope Cottrell-Crawford, Willamette Cultural Resources provided an overview of the survey report. She said the site was known by the Duwamish - who have called this area home since time immemorial – as Dzidzilalich or Little Crossing Over Place; it had villages on either side of the bay. She said after the incursion by European settlers the tide marsh / bay was filled in and has been developed since 1865. She said the area was reconstructed after the fire and this triangle became Pioneer Park. It was decorated with a stolen totem pole. The pergola and underground comfort station, globe lights, fountain and bust of Chief Seattle were installed in 1909-10. She went over the many changes and alterations to the park over time including: the original totem pole was destroyed by arson and replaced in 1940; the comfort station was paved over in the 1940s; the pergola was repaired after vehicle accidents in 1993 and 2001.

Lara Rose explained the proposed efforts to update the park to better serve the neighborhood and make the park welcoming and usable. She clarified that only the plaza will be altered, no street or paved area over areaways. She proposed creating an entrance from 1st Avenue with a welcoming atmosphere and with a connection to the building. She noted key updates to the 2017 design concept. She explained that some of the current fencing which is from 1973 would be retained with some new being introduced on the inside of the plaza. Benches installed in 1973 would be removed along the areaway edge / walking corridor to open more connections between businesses and buildings. She said concrete unit paving was installed in 2004 would be removed and replaced with lighter pavers. Cobble stones along the fence line would be integrated into the plaza in a different way. She said a Lushootseed element would be explored with tribal representatives. She said some lights would be relocated, some new added. Planting height would be reduced, one – two trees near the building would be removed for grading but two heritage trees would remain untouched.

Ms. Elenga disclosed she would recuse herself from the eventual vote as she works for DAHP, the funding agency for this project.

Mr. Mueller asked fellow board members about period of significance elements versus 1973 elements and how to consider them.

Ms. Elenga said element over 50 years old are historic in nature and perhaps character defining.

Ms. Cottrell-Crawford said character defining, but not listed on Register.

Mr. Mueller said the globe lights, benches, cobblestones, London Plane trees are historically significant. He said he hopes the benches and globes can be repositioned or salvaged and used elsewhere. She said the National Register District recognizes the period of significance. The local historic district board reviews changes and decides what is character defining using the National Register listing as guidance.

Ms. Nashem said the submitted report provides more information that addresses the Board's previous comments made following a 2016 briefing. The Board thought that there should be more concerted efforts to engage with understand Indigenous perspectives on the plans especially the plans that involved moving the totem pole, fountain and art poetry panels and takes inspiration from Native Villages. The Board wanted to understand, considering some Pioneer Square poles were filled with concrete and no longer usable if they were moved and wanted a greater understand of their history. While the five globe lights were visible in historic photos along 1st Avenue when the street went through, the lights are now on the park side of the sidewalk. The Board wanted to better understand the location and extent of the underground "comfort station" below the pergola and how alterations to the park would affect the comfort station. The pergola including the comfort station, the totem pole and the Pioneer Building are designated National Landmarks, the highest recognition, in addition to being contributing resources in the National Register Pioneer Square Skid Row Historic District. Because of this status review of any alterations are likely also going to be reviewed by The Washington State Department of Archeology and Historic Preservation. Any Federal funding or permits would trigger a Section 106 or other federal review processes in addition to the Pioneer Square Preservation Board.

Ms. Cottrell-Crawford said the globes are replicas, salvaged and dating to the 1970s.

Ms. Nashem said along 1st Avenue there were five globes along the sidewalk before the park was there.

Ms. Elenga said if any of the globes in this park are filled with cement and they work, they should remain where they are. She said the spatial relationships are historically retained in design concept without false historicism. She appreciated the retention of the trees.

Mr. Mueller said he had no problem with relocation of the lights but that it would be a shame to lose them by discovering they couldn't be moved.

Ms. Rose asked what board members thought of the proposed fencing.

Board members stated that the fence should reuse or match the fence that is there now.

Ms. Nashem suggested discussion about what might be a better condition surrounding the totem pole other than plants.

Ms. Purcell said the ground plane would be discussed, and she would follow up on it.

Ms. Elenga asked if the 1890 granite curb would remain.

Ms. Rose said it would be removed during work and would be returned to same location.

Ms. Purcell went over next steps and noted that public engagement was done in 2017 and more will be conducted to get feedback. Meetings with Parks, arborist, Tribal representatives and they will return for another board briefing.

Adam Alsobrook, Willamette Cultural Services said the park and comfort station are very well documented public spaces with lots of nuance and complexity.

Mr. Mueller appreciated the cultural report and the many photos. He suggested keeping the benches in the design as the form is important. Board members agreed that the tree canopy is a wonderful attribute of the park and hoped it would remain.

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.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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.
3. 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.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

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.
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.

091824.4 Board Business

091824.5 Report of the Chair

091824.6 Staff Report: Genna Nashem