



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 197/25

PIONEER SQUARE PRESERVATION BOARD MEETING MINUTES

Date: Wednesday, June 4, 2025

Time: 9:00a.m.

Hybrid Meeting via Webex or Room L2-80 Boards and Commission

Board Members

Montana Houston (MH)

Sage Kim (SK)

Jose Lorenzo Torres (JLT)

Henry Watson (HW)

Staff

Genna Nashem

Absent:

Maureen Elenga (ME)Key:

BM: Board Member

SM: Staff Member

AP: Applicant

Chair Jose Lorenzo Torres called the meeting to order at 9:05

060425.1 ROLL CALL

060425.2 PUBLIC COMMENT

060425.3 MEETING MINUTES

April 2, 2025

postponed approval

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060425.4 CERTIFICATES OF APPROVAL

060425.41 Cannery Union Building
213 S Main St

Proposed: Demolition of the structure

Public Comment: Adam Hassen, Samis Land Co, says the neglect of the site is affecting his property, and negatively impacting the goals of the district. He is concerned about the state of the party wall. However, he thought the Board should require some kind of product use and design on the lot that contributes to the district such as a pea patch, lawn, dog park but not storage. He thought water, power and sewer were all available said the waterfall garden was a good example. He said not to be deterred by a sudden emergency.

David Della, former Cannery Union Worker, said that he supported the demolition of the remaining structure, but it was imperative that the Filipino community and Cannery workers are involved in the conversation as to what should be done to recognize the history of the site. He hoped that new construction would include affordable housing.

Board discussion: The Board thought that the site was clearly historically and culturally significant and that there needed to be some mitigation if the remaining structure was to be demolished. The Board wanted the property owner to engage with a masonry expert about the possibility of salvaging decorative masonry units. The Board was concerned that there was no plan for development at this time and thought that the site needed to not only be maintained but needed to contribute in a positive way to the area while awaiting redevelopment. The Board noted there were several ways to activate the site and there were arts organizations that the owner could partner with. The applicant said the plan was always to do residential, so the Board also wanted assurances that any new development would include some residential units. The applicant agreed that all the conditions would be covered in a covenant that would go with the property if it were sold.

Motion: I move to recommend granting a Certificate of Approval for demolition with conditions of the remaining structure at 213 S Main St known as the Cannery workers Union Hall under SMC 23.66.115B according to the photos and the structural report that documents risk of safety issues. The property, post demolition will be fenced with a black powder coated fence and topped with gravel per the submittal.

Though the Board and the community would rather see a building with residential uses constructed, no construction is proposed at this time. The Board finds the site to have historic cultural significance as the union hall of

the Alaska Cannery Workers Union, Local 37, International Longshore and Warehouse Union (ILWU)/Region 37, labor history and life and death of Gene Viernes and Silme Domingo which had national and international implications and well as significant to the Filipino American community as a space of cultural significance. The conditions of the approval are to ensure that the historical significance of the site is portrayed in future new constructions in accordance with the goals of the district. The conditions include:

1. The property owner will engage a masonry professional with demonstrated experience in historic building rehabilitation and may include consultation with a structural engineer to provide a letter of opinion regarding feasibility to salvage the decorative masonry units. The locations of the decorative masonry units are above the windows and the arched center hall entry from the window head up to the parapet coping on the 2nd Ave Et façade. The decorative masonry units are to be salvaged unless the masonry professional determines that they are not salvageable. The letter of opinion will be provided to the Pioneer Square Preservation District Coordinator prior to any work on demolition.
2. Prior to any demolition activity, the owner shall record a covenant with the King County Recorder's office, approved as to form by the District Coordinator, that substantially provides for the following conditions:
 3. If the decorative masonry units are salvageable, the owner or the owner's representative or agent will provide the Pioneer Square Preservation District Coordinator (District Coordinator) the proposed means and method to salvage and store the decorative masonry units prior to any work on demolition for approval of the District Coordinator.
 4. The decorative masonry units shall be stored in a manner and location that protects them from the elements. The owner shall provide the address in writing, the warehouse or storage location of where the decorative masonry units are being stored to the District Coordinator. Any change in location requires notice to the District Coordinator. If the property is sold the decorative masonry units will be made available to the new owner and the new owner will notify the District Coordinator in writing if the decorative masonry units are moved to a new location, the address of the new location where they are to be stored in a manner that protects them for the elements.
 5. The property owner will work with the community or community organizations to activate the site in the interim after demolition, with suggestions including artwork and gardens or landscaping, and any use of the site will be subject to approval by the Pioneer Square Preservation Board.
 6. The site cannot be used for storage, parking or other prohibited uses at street level.

7. The site, the fence and any approved interim activation installations, will be kept free of litter, graffiti, off premises signs prohibited by code, weeds and otherwise be maintained.
8. Any new building constructed on the site must include a display, plaque, mural, artwork or other architectural features that portray the history and significance of the site on the exterior of the building visible to the public. The content of the portrayal and the manner in which it is displayed will be developed including feedback from the Filipino American community, including Filipino American National Historic Society and must first be approved by the Pioneer Square Preservation Board.
9. If salvageable, the owner shall incorporate and install the salvaged decorative masonry units in any new constructed building on the site in a manner that is approved by the Board in a Certificate of Approval application.
10. If it is determined that the decorative masonry units are not salvageable by a masonry professional with demonstrated historic building rehabilitation experience, or the decorative masonry units are not salvaged during the demolition the owner must submit and get approval of the Board a second substitute method of recognizing the historical significance of the site in addition to the display, plaque mural, artwork or other architectural feature mention above, one of which could be the name of the building. The way in which the significance is portrayed will be developed through feedback of Filipino American community, including Filipino American National Historic Society and must be approved by the Pioneer Square Preservation Board.
11. Any new construction shall include residential units furthering the goals of the Preservation District stated in SMC 23.66.100.
12. The covenant shall run with the land and shall be binding on any new purchasers or successor in interest.

The Pioneer Square Preservation Board considered the following District Rules, Seattle Municipal Codes and Secretary of the Interior's Standards when making the recommendation:

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.

23.66.100 Creation of district, legislative findings and purpose

A. During the City of Seattle's relatively brief history, it has had little time in which to develop areas of consistent historical or architectural character. It is recognized that the Pioneer Square area of Seattle contains many of these rare attributes and consequently is an area of great historical and cultural significance. Further, the regional sports stadiums, constructed in and near the Pioneer Square area, and the traffic and activities that they generate have resulted in adverse impacts upon the social, cultural, historic and ethnic values of the Pioneer Square area. To preserve, protect, and enhance the historic character of the Pioneer Square area and the buildings therein; to return unproductive structures to useful purposes; to attract visitors to the City; to avoid a proliferation of vehicular parking and vehicular-oriented uses; to provide regulations for existing on-street and off-street parking; to stabilize existing housing, and encourage a variety of new and rehabilitated housing types for all income groups; to encourage the use of transportation modes other than the private automobile; to protect existing commercial vehicle access; to improve visual and urban relationships between existing and future buildings and structures, parking spaces and public improvements within the area; and to encourage pedestrian uses, there is established as a special review district, the Pioneer Square Preservation District. The boundaries of the District are shown on Map A for 23.66.100¹ and on the Official Land Use Map.

23.66.115 Demolition approval

A. Demolition or removal of buildings or other structures in the District is prohibited unless approved by the Department of Neighborhoods Director. Except as provided in subsection B below, no approval shall be given for building demolition or removal unless the following prerequisites are met:

1. The Director of Neighborhoods, following a recommendation by the Preservation Board, determines that the building or structure has no architectural or historic significance; and
 2. Use and design of the replacement structure has been approved by the Department of Neighborhoods Director; and
 3. Proof acceptable to the Department of Neighborhoods Director of a valid commitment for interim and long-term financing for the replacement structure has been secured. In addition to other proof, the Department of Neighborhoods Director may accept a bond, letter of credit or cash deposit as
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a demonstration that the project has adequate financial backing to ensure completion; and

4. Satisfactory arrangements have been made for retention of any part of the structure's facade which the Department of Neighborhoods Director, following a recommendation by the Preservation Board, determines to be significant; and

5. Satisfactory assurance is provided that new construction will be completed within two (2) years of demolition.

B. When demolition or removal of a building or other structure in the District is essential to protect the public health, safety and welfare or when the purposes of this ordinance will be furthered by the demolition or removal, then the Director of Neighborhoods, following review and recommendation by the Board, may authorize such demolition or removal whether the prerequisites of this Section 23.66.115 are satisfied or not.

MM/SC/XX/XX

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Motion carried.

060425.5 BRIEFING

060425.6 BOARD BUSINESS

No other board business. There were no Certificate of Approval (CofA)

060425.7 REPORT OF THE CHAIR

060425.8 STAFF REPORT

Administrative Review Report provided by Genna Nashem