



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 356/18

**MINUTES** for Wednesday November 14, 2018

**Board Members**

Lynda Collie  
Dean Kralios, Chair  
Carol O’Donnell, Vice Chair  
Emily McIntosh  
Alex Rolluda

**Staff**

Genna Nashem  
Melinda Bloom

**Absent**

Adam Alsobrook  
Kianoush Curran  
Brendan Donckers  
Felicia Salcedo

Chair Dean Kralios called the meeting to order at 9:00 a.m.

**111418.1 APPROVAL OF MINUTES: September 19, 2018 and October 3, 2018**

**111418.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

**111418.21 Scandinavian Hotel**  
Lady Yum  
116 South Washington St

Installation of signage

ARC report: Mr. Kralios reported that ARC reviewed the plans provided which included a preferred plan and an alternate. The preferred plan included letters in the sign band at 12 inches with the “&” sign larger. ARC thought that the letters appeared large and that the exception to up to three letters was for the 10-inch letters rule and the sign band is already an exception to the 10-inch letters granting letters to be 12 inches. They recommended that the sign be reduced so that the “&” is no more than 12

inches. The applicant said they were just swapping out the previous business signs one for one but adding a blade sign and a neon sign. Generally, the ARC thought the blade sign was compatible and the letter sizes met all requirements if the sign band was reduced. The applicant said the A-board was not fully designed yet so they were asking for approval with the size and limit of letter height to 10 inches with the image able to change. ARC thought that the neon sign over the door was questionable for compatibility in how it was placed over the windows. ARC thought that there were a lot of signs. ARC did not make a recommendation seeking full Board discussion.

Applicant Comment:

Russell Whitestaff requested signage components: 10" white neon letters above the door; non-illuminated blade sign (details and color swatch provided); "Macarons and Mischief" in 10" letters in sign band; small labels above lower window, no larger than 5". Sandwich board was tabled.

Mr. Rolluda asked about conduit routing.

Mr. Whitestaff said there will be a J-box inside the building at the location; it will be painted to disappear.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules.

Ms. O'Donnell said it borders on over proliferation but noted the colors are subdued.

Mr. Kralios said the "Macarons and Mischief" sign was reduced in size per ARC suggestion; with that changes it makes the package compatible and meets the District Rules.

Mr. Rolluda said the current storefront signage is temporary and will be removed.

Action: I move to recommend granting a Certificate of Approval for Installation of sign in the sign band, letters in the band in the storefront, non-illuminated blade sign, and an A-board to be located next to the building or next to the curb, a neon sign, or sign in the band above the door.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 14, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

SMC23.66.160 Signs

B. To ensure that flags, banners and signs are of a scale, color, shape and type compatible with the Pioneer Square Preservation District objectives stated in

[Section 23.66.100](#) and with the character of the District and the buildings in the District, to reduce driver distraction and visual blight, to ensure that the messages of signs are not lost through undue proliferation, and to enhance views and sight lines into and down streets, the overall design of a sign, flag, or banner, including size, shape, typeface, texture, method of attachment, color, graphics and lighting, and the number and location of signs, flags, and banners, shall be reviewed by the Board and are regulated as set out in this [Section 23.66.160](#). Building owners are encouraged to develop an overall signage plan for their buildings.

C. In determining the appropriateness of signs, including flags and banners used as signs as defined in [Section 23.84A.036](#), the Preservation Board shall consider the following:

1. Signs Attached or Applied to Structures.

a. The relationship of the shape of the proposed sign to the architecture of the building and with the shape of other approved signs located on the building or in proximity to the proposed sign;

b. The relationship of the texture of the proposed sign to the building for which it is proposed, and with other approved signs located on the building or in proximity to the proposed sign;

c. The possibility of physical damage to the structure and the degree to which the method of attachment would conceal or disfigure desirable architectural features or details of the structure (the method of attachment shall be approved by the Director);

d. The relationship of the proposed colors and graphics with the colors of the building and with other approved signs on the building or in proximity to the proposed sign;

e. The relationship of the proposed sign with existing lights and lighting standards, and with the architectural and design motifs of the building;

f. Whether the proposed sign lighting will detract from the character of the building; and

g. The compatibility of the colors and graphics of the proposed sign with the character of the District.

4. When determining the appropriate size of a sign the Board and the Director of Neighborhoods shall also consider the function of the sign and the character and scale of buildings in the immediate vicinity, the character and scale of the building for which the sign is proposed, the proposed location of the sign on the building's exterior, and the total number and size of signs proposed or existing on the building.

6. Projecting signs and neon signs may be recommended only if the Preservation Board determines that all other criteria for permitted signs have been met and that historic precedent, locational or visibility concerns of the business for which the signing is proposed warrant such signing.

## Pioneer Square Preservation District Rules

### 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)

#### 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)

#### 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

1. Letter Size. Letter size in windows, awnings and hanging signs shall be consistent with the scale of the architectural elements of the building (as per SMC 23.66.160), but shall not exceed a maximum height of 10 inches unless an exception has been approved as set forth in this paragraph. Exceptions to the 10-inch height limitation will be considered for individual letters in the business name (subject to a limit of no more than three letters) only if both of the following conditions are satisfied: a) the exception is sought as part of a reduced overall sign package or plan for the business; and b) the size of the letters for which an exception is requested is consistent with the scale and character of the building, the frontage of the business, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception if it calls for approval of signage that is substantially less than what would otherwise be allowable under the regulations. (12/94)
2. Sign bands. A sign band is an area located on some buildings in the zone above storefront windows and below second floor windows designed to display signage. (7/99) Letter size in sign bands shall be permitted to a maximum of 12 inches. Letters shall be painted or applied, and shall not be neon. (12/94)
3. Projecting Elements (e.g. blade signs, banners, flags and awnings). There shall be a limit of one projecting element, e.g. a blade sign, banner, or awning per address. If

a business chooses awnings for its projecting element, it may not also have a blade sign, flag, or banner, and no additional signage may be hung below awnings. (6/03) Exceptions may be made for businesses on corners, in which case one projecting element per facade may be permitted. (12/94)

4. Blade signs (signs hanging perpendicular to the building). Blade signs shall be installed below the intermediate cornice or second floor of the building, and in such a manner that they do not hide, damage, or obscure the architectural elements of the building. Typically, non-illuminated blade signs will be limited to eight (8) square feet. (12/94)

Blade signs incorporating neon of any kind shall not be permitted unless all of the following conditions are met: a) the neon blade sign is sought as part of a reduced overall sign package or plan for the business; b) neon blade signs shall be limited to six (6) square feet in dimension with letters not to exceed eight (8) inches in height; c) the sign meets the requirements of Neon Signs - Paragraph 3 for the number and type of colors of neon; d) the sign meets the requirements of Signs - Paragraph 5 (above) for installation of a blade sign; e) electrical connection from exterior walls to the blade sign shall be made using rigid, paintable electrical tubing painted to match the building facade and all bends shall closely follow the support structure; f) all signage supports shall be fastened to the exterior wall by the use of metal anchors at existing grout joints only; and g) the sign taken as a whole is consistent with the scale and character of the building, the transparency requirements of the regulations, and all other conditions under SMC 23.66.160. An overall sign package or plan will be considered reduced for purposes of the exception. if it calls for approval of signage that is substantially less than what would otherwise be allowable under regulations. (5/96)

7. Internally Lit Signs. Internally lit or backlit signs are prohibited. (8/93)

D. NEON SIGNS

1. The number of neon signs shall be limited to one for each 10 linear feet of business frontage for the first forty feet of business, and one for each additional 15 feet of frontage for businesses over forty feet.
3. No more than three colors, including neon tubes and any backing materials, shall be used on any neon sign. Transparent backing materials are preferred. Neon colors shall be subdued. (8/93, 7/03)
4. Neon is permitted only as signage and shall not be used as decorative trim. (8/93)

F. SANDWICH BOARD SIGNS (A-frame signs) shall follow adopted Pioneer Square sandwich board signs regulations:

Sandwich board signs shall be located directly in front of the business frontage either next to the building face or at the street side of the sidewalk by news stands, street lights or other amenities. Signs shall not impair pedestrian flow. (12/94) Sandwich board signs shall occupy the sidewalk only during business hours and cannot be chained to trees, parking meters, etc. (12/94)

Sandwich board signs shall:

1. Comply with all other regulations for signs in Pioneer Square. (12/94)
2. Be a minimum of two feet high and a maximum of four feet high. (12/94)
3. Be a maximum of two and one half feet wide; (12/94)
4. Be a free-standing A-frame type sign to allow a horizontal component (e.g. chain or bar) between 3 to 8 inches above the ground on all four sides. This chain or bar accommodates high winds and sight impaired persons. (12/94)
5. Be prohibited from containing neon in any form. (12/94)
6. Have letter size restricted to 10 inches in height. (7/03)
7. Have the consent of the property owner prior to submittal to the Pioneer Square Preservation Board. (12/94)

Secretary of Interior's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

MM/SC/CO/AR            5:0:0    Motion carried.

**111418.22**

Quintessa

102 Yesler Way

Installation of a mural

ARC report: Mr. Kralios reported that the ARC reviewed the plans and color samples provided. ARC Discussed that this area is not part of the building facade, but the wall of the sidewalk and stair constructed as part of the development. ARC thought that the location was facing on to Fortson Square and was more visually linked to public space than the building, therefore they thought that rule requiring unpainted concrete to be left unpainted to have more flexibility in this case. They thought that being this was not historic material there would not be damage to it. They also thought that the rules for sidewalks was more about the horizontal walking surface. The artist explained the design was inspired by the shape of the steps and the northwest forests. ARC thought that the location for the art work was appropriate and that it would help to activate Fortson Square. The business owner located at this location has agreed to monitor and maintain the art work. ARC thought maintenance was an important consideration in the approval. ARC noted they were aware that there could be a redesign of this area and the acknowledged that the artwork could be removed or replaced with a future design. The applicant was encouraged to verify if the building owner owns this wall or if it is SDOT property built by the ARC recommended approval.

Applicant Comment:

Sara Pizzo, Alliance for Pioneer Square, introduced the artist, Lance Vastedda. She said the project is a 2016 Parks and Gateways reactivation project. She said Vastedda will

paint a temporary mural in a private stairway (confirmed by SDOT) in Fortson Square. She said adjacent property owners support the project.

Lance Vastedda said the mural will feature northwest nature – treeline and mountains. He said he will use colors compatible with architecture. He will use a clear coat over acrylics for durability; it will be maintainable if tagged. He said his business is nearby, so he can monitor the mural.

Mr. Kralios asked the duration.

Mr. Vastedda said it will be there for approximately three years although he is open to extend it. He said his business is art-based – screen printing, art design. He said he has received great feedback on the project.

Ms. Collie asked if there will be words or letters.

Mr. Vastedda said there will be no text. He said he verified ownership of the stairs and that they belong to the building.

Mr. Rolluda asked if he has done this type installation before.

Mr. Vastedda said he has. He said many clear coats protects the mural. He said after a year he will clean it off and put more clear coats on. He said it is a good surface to work on.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules. He said the stairs are not historic and are privately owned. He said it is an anomaly and is a small-scale application that will help activate dead space. He said there is no hidden message or signage. He said it will be maintained. He said it is next to historic cobbles and to make sure they are protected.

Mr. Rolluda concurred. He said it is artwork, and the purpose is to activate Fortson Square. He said the brightness is appropriate at this space.

Ms. O'Donnell noted it is artwork, not signage.

Action: I move to recommend granting a Certificate of Approval for Installation of a mural on the concrete wall for the stair and entry as proposed

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 14, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:  
SMC 23.66.030 Certificates of Approval required

## Pioneer Square Preservation District Rules

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

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.

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

- A. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

### XVII. SIDEWALK TREATMENT

#### C. Special Sidewalk Treatment

Decorative treatments within the sidewalk may be allowed as outlined below. Repair and maintenance of decorative sidewalk elements are the responsibility of the property owner.

Building Entry. Owners are allowed reasonable flexibility in calling attention to their entryways through special paving that is integrated with the sidewalk as a whole. Special treatments for building entries should be considered according to the following criteria:

1. Infill Area: Tiled entryways will be considered only when in character with the District and the scale and integrity of the building. In all cases, the intent of entryway flexibility should be to provide diversity to the streetscape at logical points within a generally coherent scheme.
2. Size of Treatment: Building entry materials should generally not extend into the sidewalk any farther than the building base. Exceptions may be granted when the scale of the entry and the building merit treatment.

#### Secretary of Interior's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

MM/SC/AR/LC

5:0:0 Motion carried.

111418.23

**Washington Shoe**

Salumi

404 Occidental Ave S

Installation of signage and painting the door and sidewalk café railing

ARC report: Mr. Kralios reported that ARC thought that what was applied for is just swapping out one business name for another name in the signage and paint color. They thought that signage complied with District Rules and the color was compatible. However, in this application the existing railing is also painted the color proposed for the door and the window signage. No furniture is proposed for the sidewalk café at this time. ARC recommended an expedited review.

Public Comment: There was no public comment.

Staff report: Ms. Nashem explained that an expedited review means that the application is considered to clearly meet the District Rules, SMC and SOIs and that it is simple that it doesn't require an explanation. No furniture is proposed as part of this application; any future furnishings would require approval.

Mr. Rolluda supported the application.

Action: I move to recommend granting a Certificate of Approval for Installation of signage on the awning and in windows and painting the door and sidewalk café railing Pilgrimage Foliage - BM 2175-20. Any proposed furniture would require a Certificate of Approval before it is installed

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 14, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

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)

Secretary of Interior's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

MM/SC/LC/AR                      5:0:0    Motion carried.

**111418.24**

**904 First Ave S**

The People's Burger

Change of use from warehouse to restaurant for a 1715 square foot space  
Alteration of the Occidental facade

ARC report: Mr. Kralios reported that the applicant explained the extending of the door for ADA access. ARC thought that it was appropriate to extend an existing opening and this case there were no architectural features effected by the alteration. The applicant will apply for signage and lighting in a second application. ARC noted that it is not a prohibited use and that the use would be a preferred use if street level use requirements applied to this portion of Occidental Ave S. While the applicant did not provide a color sample of their proposed black ARC agreed that generally black has been considered a compatible color. ARC recommended approval.

Applicant Comment:

Steve Bull explained the change of use from factory to eating / drinking establishment. He clarified the restaurant will be on the eastern (Occidental) side of the building. He said they will saw cut into step to install an ADA ramp. He said they will install a new metal door. He said all other aspects of the façade will remain. He said the color will be warm black. He said it is a 1929 concrete building; sawcut will be made into

concrete and hollow metal frame will be installed for door. He said they have no plan to paint the building. The rough and tumble warehouse is the aesthetic they want.

Staff report: Ms. Nashem said that while there are street level use specifications for the 1<sup>st</sup> Ave S side of the building, there are not on the Occidental Ave side of the building. This proposal is for the Occidental Ave S side. A restaurant of this square footage however would have been consistent with the preferred uses at street level. Restaurant is not a prohibited use. She noted that the building is outside the National Register district; contributing / non-contributing designation has not been made but it is within the period of significance.

Public Comment: There was no public comment.

Board Discussion:

Mr. Kralios went over District Rules. He supported change of use noting better activation. He said the space is under 3000 square feet.

Mr. Kralios said the ADA modifications are minor and there is no damage to historic detail. He said the neutral color proposed is OK.

Mmes. Collie and O'Donnell and Mr. Rolluda concurred.

Action: I move to recommend granting a Certificate of Approval for Change of use from warehouse to restaurant for a 1715 square foot space and alteration of the Occidental façade to enlarge the door for ADA access. The door will be painted black as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 14, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

**23.66.130- 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](#).

**23.66.122 - Prohibited uses**

**23.66.130 - Street-level uses**

A. 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.

Pioneer Square Preservation District Rules

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

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.

B. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

Secretary of Interior's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**MM/SC/LC/CO 5:0:0 Motion carried.**

**111418.25**

**Corona Lofts**  
606 2<sup>nd</sup> Ave

Replacement of windows on the south facade

ARC report: Mr. Kralios reported the applicant reported to ARC that the windows were replaced in 1990. He said that they are proposing new windows that match the existing windows in design and color. They said they would field paint to match. They noted that they were not sure why the windows were failing and would try to make that determination when they are replaced. ARC thought that the windows were not original, so no historic material is lost and that the design matched the original, so the appearance would be the same. ARC recommended approval.

Applicant Comment:

Bryan Perez proposed replacement of nine windows on the south side on floors 4, 5, and 6. He said they are wood now and they propose upgrade to aluminum. He said they will maintain the wood trim but will replace and repair and repaint as needed.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules. He said the windows had been previously replaced. They are swapping out for aluminum and will be painted to match. He said what is proposed is compatible with other windows on the building and this is a non-primary façade.

Mr. Rolluda and Ms. O'Donnell concurred.

Action: I move to recommend granting a Certificate of Approval for replacement windows on the south façade as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 14, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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.

New construction must be visually compatible with the predominant architectural styles, building materials and inherent historic character of the District. (7/99) Although new projects need not attempt to duplicate original facades, the design process ought to involve serious consideration of the typical historic building character and detail within the District.

C. Design. Building design is generally typified by horizontal divisions which create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers which form repetitive window bays. Street facades are also distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays and repetitive window sizes and placement.

D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast-iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

#### Secretary of Interior's Standards

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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

MM/SC/CO/AR            5:0:0    Motion carried.

**111418.26**

#### **Mottman Building**

307 3<sup>rd</sup> Ave S

Alterations to the alley facade

ARC report: Mr. Kralios reported that ARC reviewed the plans and color samples provided. ARC thought that it was appropriate to expand an existing opening to allow safer exit and, in this case, there was no architectural detail being removed. They thought there was a clear need for the cameras in an alley location. However, ARC noted they would prefer them to be another color besides white. As emergency exit there would only be a deadbolt on the door. ARC thought that the grey paint color was compatible with the District and with the building. ARC recommended approval.

Applicant Comment:

Ben Hruska explained the proposed changes were safety improvements. He said there will be a new interior landing, so they can come down to alley. He said they will replace the doors and putting in heavy metal frame. He said the metal siding will be painted; color sample was provided. He proposed a black camera over the basement door; they will use existing conduit and where new is needed, it will be painted to match.

Mr. Kralios asked if door at lower landing will have a filler panel.

Mr. Hruska said yes.

Ms. O'Donnell asked about the crack.

Mr. Hruska said they are watching it but would table it for now.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules and said what is proposed is compatible. He said the changes are minor and they are on the non-primary side. He said they propose to replace two doors that are non-historic. He said the paint color will be compatible here and in the district. He was glad the light would be black.

Ms. O'Donnell and Mr. Rolluda supported the application.

Action: I move to recommend granting a Certificate of Approval for alterations to the alley façade including lowering a door, replacing the doors and painting the wood and metal sided area and installing security cameras. All as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 14, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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- D. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast-iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

Secretary of Interior's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale,

and architectural features to protect the historic integrity of the property and its environment.

MM/SC/AR/LC            5:0:0    Motion carried.

**111418.27**

**Impact HUB**

220 2<sup>nd</sup> Ave S

Installation of temporary artwork in the windows

ARC report: The applicant did not attend the ARC meeting. The ARC did not have any questions.

Applicant Comment:

Rachel Mee-Chapman explained the project – journalism display/portraits on the homeless.

Mr. Kralios asked the maximum size.

Ms. Mee-Chapman directed board members to detail in the material packet. She said they will be on foam core or on vinyl with grommets.

Ms. McIntosh asked how artist info would be presented.

Ms. Mee-Chapman said there will be in each bay with artist name.

Ms. O'Donnell asked if the gallery system would obscure the view into the space.

Ms. Mee-Chapman said a thin filament wire is used; it is not visible.

Ms. O'Donnell noted there will still be transparency into space.

Ms. Collie asked what is there now.

Ms. Mee-Chapman said there are Levolor shades on all windows; they are down at night, up in the morning.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules and said that photos allow for visibility into space. He said they add interest to the pedestrian environment while telling the story of homeless people.

Board members concurred.

Action: I move to recommend granting a Certificate of Approval for temporary artwork in the windows.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 7, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

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)

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)

Secretary of Interior's Standards

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.

MM/SC/AR/LC            5:0:0    Motion carried.

**111418.28**

**Our Home - 75 S Main, OK Hotel -212 Alaskan, Western - 619 Western, Daily Journal of Commerce -83 Columbia Street, 505 1st Ave S, 304 Alaskan Way S, 210 Alaskan Way S**

Temporary alterations to buildings to provide alternative access during viaduct demo

Placement of noise monitoring equipment

**Yesler Way**

Replacing sidewalk and installing junction boxes

**Columbia St viaduct**

## Removal of the ramp

Mr. Kralios reported that ARC thought that the installation of the monitoring equipment was compatible as it was not attached to the building and was barely visible. ARC thought that the temporary alterations for building access had minimal impact and that the existing doors will be reinstalled when the temporary access is no longer needed. All alterations are expected to be for no more than 30 days. It was determined that the two junction boxes are in the area of the sidewalk where there is not an areaway. The concrete is to be the Pioneer Square Standard with Lamp Black or equivalent dye. The Columbia St ramp will be removed and the ground paved until it is altered as part of the waterfront project. ARC asked that WSDOT inform the Board when the schedule of work is determined.

Staff report: SDCI has recommended that they install another noise monitor south of Columbia Street. (Polson Building) The Board may want to consider a condition whereby if the arrangement of the noise monitors being they are not attached to the buildings needs to be adjusted or added to that the change can be done with staff review.

### Applicant Comment:

Detailed drawings and specifications in DON file.

Cassandra Manetas explained provided a map of locations required to have noise monitoring terminals. She said the terminals will be powered by solar batteries and weighed down with sandbags – no attachment to buildings. She said that Seneca and Columbia Street ramps will be removed. She said at Our Home, they will temporarily remove window and put in a hollow metal door, painted to match; it will be restored to existing condition when done. At the OK Hotel, free-standing temporary ramps and stairs will be added to allow access. She said additional lighting will be added in alley. At the Western Building they will block existing stairs, remove portion of existing metal rail and install temporary stairway to parking lot. At the Daily Journal Building they will install an outward swing door. At the Columbia ramp removal, they will prune trees that are touching ramp, remove ramp structure. They will isolate a larger abutment on 1<sup>st</sup> Avenue and patch. It will be repaired to District standards. Historic bricks will be salvaged.

Ms. Manetas said that at Jackson and Yesler SCL will remove lighting runs off viaduct, install junction boxes and sub-surface runs. There will be no impact to areaways. Patching will be done to District standards.

Ms. Collie disclosed she is the property manager for the Maritime Building; discussions were held with owner, not her.

Ms. O'Donnell clarified that any historic material removed would be retained and replaced.

Ms. Manetas concurred and estimated it would be for about 30 days.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules. He said they have taken as much care as possible; and building occupants will have alternate egress during work. He said that building owners have provided approvals. Historic material will be salvaged and maintained; he noted unit masonry, granite curbs. He said noise monitors will not be permanently mounted; relocation or additional monitors will have administrative review.

Ms. O'Donnell appreciated the role Cultural Resources have played in planning.

Action: I move to recommend granting a Certificate of Approval for Temporary alterations to buildings to provide alternative access during viaduct demo with existing conditions restored, replacing sidewalk and installing junction boxes on Yesler, removal of the Columbia Street ramp restored with asphalt and placement of noise monitoring equipment with any additions or changes of locations to be reviewed by staff.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 14, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

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.

- D. Building materials. The most common facing materials are brick masonry and cut or rusticated sandstone, with limited use of terra cotta and tile. Wooden window sash, ornamental sheet metal, carved stone and wooden or cast iron storefronts are also typically used throughout the District. Synthetic stucco siding materials are generally not permitted. (7/99)

- E. Color. Building facades are primarily composed of varied tones of red brick masonry or gray sandstone. Unfinished brick, stone, or concrete masonry unit surfaces may not be painted. Painted color is typically applied to wooden window sash, sheet metal ornament and wooden or cast iron storefronts. Paint colors shall be appropriate to ensure compatibility within the District. (7/99)

XVII. SIDEWALK TREATMENT

A. Standards

Sidewalk paving and improvements shall be completed with one pound lamp-black per cubic yard of concrete, scored at two-foot intervals. This material shall be used for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected as for all projects of 1/4 block or greater size. On small projects, if it is feasible, sidewalk material may be selected to match adjacent sidewalks in color, pattern and texture.

Secretary of Interior's Standards

- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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.

MM/SC/LC/AR            5:0:0    Motion carried.

**111418.29**

**Merrill Place**  
411 1<sup>st</sup> S

Replacing of lighting fixtures, adding new lighting fixtures and painting gate

Staff report: Ms. Nashem said the light fixtures do not appear to original and that she has asked for a better photo and clarification of the end condition where the light fixture is to be removed and not replaced on Jackson St. All other light fixtures are with the private alley. The gates are existing.

Applicant Comment:

Doug Swan explained that the alley was vacated in 1983 and serves as a private north-south mid-block crossing. The gates are open during the day. He proposed replacement of 22 existing goose neck wall sconces that were installed in 1983; they are non-historic. He said that they are doing a general lighting improvement and

upgrades to property. The terrace, alley improvements have been done. He said that existing fixtures are badly damaged and worn. He proposed replacement of old gas lamp reproductions. He said the south entry security gate was modified and reinstalled as part of the 450 Alaskan project; they want to do the same at the north entry gate.

Randy Morgan said the proposed changes are to non-historic material and they are following SOI Standards. He said the changes will complement historic elements.

Mr. Swan said they will remove one gooseneck lamp on the Jackson façade. Signage and associated conduit will be removed as well.

Mr. Morgan oriented board members to plan and said they will reinstall 19 of the 22 lamps.

Mr. Swan said it will be a like-for-like swap with no new penetrations. He said the covered portion the ceiling element is an EIFS lid from 1983.

Mr. Morgan said the new elements will have LED lights; they will use a modern fixture with ambience and not high lumen levels. He noted the simple frame system with square fixtures attached to soffit.

Mr. Swan said there is no modification to EIFS system.

Mr. Kralios asked if existing penetrations will be used for lights.

Mr. Swan said they will; the intent is there are no modifications to the façade. He said there will be no J-boxes, all will poke through mortar joints. Where lamps are removed, they will re-mortar and seal.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules. He said the site is unique, it is a private alleyway on a minor/tertiary elevation. He said what is proposed is compatible with district. He said there is latitude, the soffit is non-historic, and it is not on the primary right of way. He said the mortar will be repaired.

Ms. O'Donnell concurred.

Action: I move to recommend granting a Certificate of Approval for Replacing of lighting fixtures, adding new lighting fixtures and painting gate as presented.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the November 14, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

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MM/SC/CO/AR 5:0:0 Motion carried.

**111418.210** **WA and OR Railroad building / C and H building**  
304 Alaskan Way

Installation of a replacement garage door

Staff report: Ms. Nashem said she asked the applicant to provide a photo of the two upper level doors, one of which is assumed to be an original door. The design of the door proposed for removal appears to be a modern garage door. The Board has also previously approved a change of use on this level and signage for the business.

Applicant Comment:

Adam Michelson explained the modern, plywood door doesn't fit the current use. He said there are climate control issues and a pedestrian door is needed for access to bookstore. He said they want a more modern door that will swing away from glass wall; during cold weather they can use the man door. He said they are not drilling through brick but will use an interior frame structure and jamb plate that will be welded on to existing steel hinge brackets. It will attach to wood structure that is already attached to brick. It will attach to floor at ends of inside structure with cane bolt. Finish will be oil rubbed bronze, aluminum tube typical door, steel will be powdercoated black.

Mr. Kralios asked about metal plates along jamb side.

Mr. Michelson said there is exposed masonry with ½" steel cover plate, hinging / latching hardware will attach to that.

Mr. Kralios asked about wood header above, as shown in drawings.

Mr. Michelson said it is new, not structural; it is an aesthetic piece. It is not bolted through. It will be welded on to metal hinges that are on outside. The jamb cover bracket looks different from other parts; the plan view just shows it as one piece.

Public Comment: There was no public comment.

Mr. Kralios went over District Rules. He noted the opening is in the alley and there will be no alteration to existing opening. He said the armature will be installed on the inside. The swing gate panel and pedestrian door look compatible. He said black is neutral and compatible with district. He said it is removable / reversible and the existing rolling door is non-historic. He said welding at two hinges is the only impact.

Ms. O'Donnell asked if the hinges are original.

Mr. Kralios said they appear to be.

Action: I move to recommend granting a Certificate of Approval for Installation of a replacement garage door

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the Nov 14, 2018 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

Pioneer Square Preservation District Rules

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#### Secretary of Interior's Standards

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MM/SC/AR/CO            5:0:0    Motion carried.

*Mr. Rolluda left at 11:05 am.*

**111418.3 PRELIMINARY DESIGN BRIEFINGS**

**111418.3 Occidental Park**

Briefing regarding proposed pavilion

Beth Purcell introduced the project for an open-air pavilion in Occidental Park. She noted the partners on the project and private donations received. Following are board questions and comments.

Thatcher Bailey, Seattle Parks Foundation, explained past efforts to activate the park and the current effort has all that is needed to be successful – staffing, maintenance, programming. He noted the challenge of adding new structures in historic space and said he feels the proposed design fits. He said the park must fulfill its function; programming in the park has turned it around. He noted the number and diversity of users of the park. He said parks must adapt and evolve to remain viable; it is a balancing act.

Edward LaLunde, Olson Kundig, presented via PowerPoint and noted the preferred scheme is Scheme 1 (full report in DON file; following are board and public questions and comments). He said the preferred option meets the needs of the park and is right-sized to accommodate programming and the scale of the space. He said the layout feels appropriate and fits in with the trees. He said it nestles at the transition of steps and the kiosk aligns with the steps. He said there is no impact to trees or tree canopy. He said the pavilion will accommodate over 1/3 of the tables and chairs when the weather is rainy. He said it mirrors the condition at Weyerhaeuser. He said it can accommodate up to twenty event booths. There are overhangs on east and west.

Mr. Kralios asked for clarification of use of canopy and if vendors use tents or tables.

Mr. LaLunde said that First Thursdays, vendors would take over the pavilion.

Ms. O'Donnell said that seeing the drawing with clarifying scale she is now willing to support the preferred option because she has a better conceptualization of the space.

Mr. Kralios said Option 3 is lopsided and the gesture of canopy is awkward. He a symmetrical pavilion and suggestion reduction by 5' on the west.

Mr. LaLunde said there is a level change on the west. He said with Option 1 they could still have booths, chairs, and tables; Option 2 they couldn't. He said Option 3 was not unified.

Mr. Kralios asked about weather pattern impact on pavilion.

Mr. LaLunde noted the canyon affect and said there is a lot of west exposure.

Mr. Kralios said the canopy will extend the ability to eat outside and you don't see lunch use during January. He said it is helpful to see a taped off area with preferred

canopy size and alternatives to get a sense of it. He said it will help to have an understanding of how the canopy will be used.

Ms. O'Donnell preferred Option 1 and said it was designed to meet program needs.

Ms. Collie appreciated options 1 and 2 and said there was more benefit with Option 1.

Ms. McIntosh preferred Option 2 and called it balanced. She asked about power.

Mr. LaLunde said there will be power in kiosk and at bollards.

Mr. Kralios asked about sound system and lighting.

Mr. LaLunde said they will present lighting options and they haven't yet looked at audio. He said they will survey existing bricks; any new will be scattered old in with new.

Mr. Kralios noted the board provided mixed feedback on options 1 and 2. He said with the tape-off options to focus on the kiosk itself, provide a floor plan and show how it will be used. He said the board will want to know the impact of construction on brick, footings etc.

Mr. LaLunde asked next steps at this point.

Mr. Kralios said to focus on the evolution of the kiosk.

Ms. O'Donnell wanted to know more about footing, and any brick removal.

Ms. McIntosh requested another briefing specifically on kiosk. She wanted to know about maintenance of timber; impacts on space with kiosk is open and closed; ways to enhance the spaced with storytelling when closed; she noted a First Nations People box; displacement of brick; and overview of plans for use and long-term use – if funding is secured.

Ms. Purcell said some information has been presented – maintenance, material, selection of materials. She asked how to keep the process moving.

Mr. Kralios said the board has seen schematics thus far. He requested seeing the actual kiosk structure – more evolved, how it will be used, what it will look like. He said to continue to evolve the application and further develop plans for kiosk. He said to explain function, provide materials board, and construction detail drawing. He suggested a construction detail briefing as a precursor to ARC.

Applicant partners comment:

Michael Shiosaki, Parks, said the most successful parks have strong partnerships and dedicated partners; this is one of those. He said as landowner and steward, this is the

living room of Pioneer Square. It is truly public, open to all, and they want to make sure it is as welcoming as possible. He said the park has evolved over time. The addition of brick to cobblestones allows for more successful negotiation of the park. He said partnership funding allows for ongoing surveillance, maintenance and programming of the park. He said he thinks it can be successful. He said Option 1 will add to successful programming and activation. He said making it smaller will make it less functional. He said having a cover makes it more usable.

Jenn Cassila, Downtown Seattle Association, said they are planning activation to feel safer. She said there will be lost of moving things back and forth. She said tents will be used temporarily. Option 1 will be helpful for programming. She said there will be two staff onsite.

**111418.4 BOARD BUSINESS**

**111418.5 REPORT OF THE CHAIR:** Dean Kralios, Chair

**111418.6 STAFF REPORT:** Genna Nashem

Genna Nashem  
Pioneer Square Preservation Board Coordinator  
206.684.0227