



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 196/22

MINUTES for Wednesday, September 7, 2022

Board Members

Lynda Collie
Maureen Elenga
Lindsay Pflugrath
Alex Rolluda, Chair

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Lauren Kush
Jose Lorenzo-Torres

Chair Alex Rolluda called the meeting to order at 9:00 a.m.

Roll Call

090722.1 PUBLIC COMMENT

Erica Bush, Alliance for Pioneer Square spoke in support of the deli's request for awnings. She supported the more subdued color but also noted the cultural representation in this business is related to the color.

Joshua Kohtz, resident of the building, spoke in support of the Lofts window replacement. He said the replacement windows are in line with preservation goals in maintaining livable historic structures and honor the architecture and historic fabric.

Letters of support were received from residents of the building: Audra Favini, Kevin and Jennifer Cheng, Greg Kucera, and Steven Erickson.

090722.2 APPROVAL OF MINUTES:

July 6, 2022

MM/SC/ME/LC

4:0:0 Minutes approved.

090722.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

090722.31 1st and Columbia Garage

721 1st Ave

Installation of antennas and screening in two rooftop locations for Dish Wireless

Staff report: The Board originally saw this project on July 20, 2022. The Board thought that the screening and the location of the proposed antennas on the corner stair was very visible and changed the character of the building and distracted from the district generally. There was also some concern that the proposed material of the screen, which was not concrete but painted and textured like concrete would appear different from the building when wet and when aged. The Board asked for alternatives for this location. The antennas proposed for the center elevator penthouse were found to be minimally visible and complied with regulations for setbacks. This presentation provides photo simulations of 5 alternatives.

Mike Slotemaker presented an earlier design for location of antenna at south end of the building; and five options for siting, showing the antenna both fully screened and unscreened.

Mr. Rolluda appreciated seeing the studies and noted they were all viable. He preferred Option 5.

Ms. Elenga preferred Option 5 and said the infrastructure is a development of our time and it is true to what it is. She said to keep within the existing height and footprint.

Ms. Collie appreciated the options provided and preferred options 4 and 5. She said there is precedence for treatment of rooftop equipment and questioned whether it should be screened.

Ms. Pflugrath appreciated the extra exploration. She preferred options 4 and 5, leaning more towards 5. She said in this circumstance Option 5 allows the antenna to be seen only because of the character of this building and is not precedential.

Mr. Rolluda asked if antennae will get smaller as technology improves.

Mr. Slotemaker said no that technology improves but there is more capacity and frequencies carried. It is constantly evolving.

Mr. Rolluda noted the district is already seeing proliferation and supported any attempts to disguise or reduce size of equipment.

Mr. Rolluda and Ms. Elenga supported Option 5. Mmes. Collie and Pflugrath supported options 4 or 5.

Mr. Rolluda said the equipment without a screen will disappear into the sky on a cloudy day

Action: I move to recommend granting a Certificate of Approval for: Installation of the antennas in the center elevator penthouse and at the edge of the building as amended alternative 5.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 7, 2022 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

- A. 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 23.66.140 - Height

4. Height limits for rooftop features
- d. The following rooftop features may extend up to 8 feet above the roof or maximum height limit, whichever is less, if they are set back a minimum of 15 feet from the street and 3 feet from an alley. They may extend up to 15 feet above the roof if set back a minimum of 30 feet from the street. A setback may not be required at common wall lines subject to review by the Preservation Board and approval by the Department of Neighborhoods Director. The combined coverage of the following listed rooftop features shall not exceed 15 percent of the roof area:
- 1) solar collectors, excluding greenhouses;
 - 2) stair and elevator penthouses;
 - 3) mechanical equipment;
 - 4) minor communication utilities and accessory communication devices, except that height is regulated according to the provisions of Section 23.57.014.
- h. See Section 23.57.014 for regulation of communication utilities and accessory devices.

SMC 23.57.014 Special review, historic and landmark districts

Communication utilities and accessory communication devices for which a Certificate of Approval may be required in IDR, PSM, IDM, PMM (see SMC [Chapter](#)

[25.24](#)) zones, the International Special Review District, the Pioneer Square Preservation District, and the Ballard Avenue (SMC [Chapter 25.16](#)), Columbia City (SMC [Chapter 25.20](#)) and Harvard-Belmont (SMC [Chapter 25.22](#)) Landmark Districts shall be sited in a manner that minimizes visibility from public streets and parks and may be permitted as follows:

A. Minor communication utilities and accessory communication devices may be permitted subject to the use provisions and development standards of the underlying zone and this chapter, with the following additional height allowance: communication utilities and devices may extend up to four (4) feet above a roof of the structure, regardless of zone height limit.

B. An Administrative Conditional Use approval shall be required for communication utilities and accessory devices regulated per [Section 23.57.002](#), and which do not meet the requirements of subsection A above. Any action under this section shall be subject to the Pioneer Square Preservation District and the International Special Review District review and approval and the Department of Neighborhoods Director; in the Ballard Avenue Landmark District by the Ballard Avenue Landmark District Board and the Department of Neighborhoods Director; in the Pike Place Market Historical District by the Pike Place Market Historical Commission, and in the Columbia City Landmark District and the Harvard-Belmont Landmark District by the Landmarks Preservation Board, according to the following criteria:

1. Location on rooftops is preferred, set back toward the center of the roof as far as possible. If a rooftop location is not feasible, communication utilities and accessory communication devices may be mounted on secondary building facades. Siting on primary building facades may be permitted only if the applicant shows it is impossible to site the devices on the roof or secondary facade. Determination of primary and secondary building facades will be made by the appropriate board or commission.

2. Communication utilities and accessory communication devices shall be installed in a manner that does not hide, damage or obscure architectural elements of the building or structure.

3. Visibility shall be further minimized by painting, screening, or other appropriate means, whichever is less obtrusive. Creation of false architectural features to obscure the device is discouraged.

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)

VIII. MECHANICAL SYSTEMS

The preferred location for mechanical systems is in the building interior. In cases where locating systems in the interior is not possible, exterior mechanical systems equipment, including but not limited to air conditioning units, compressors, boilers, generators, ductwork, louvers, wiring and pipes, shall be installed on non-primary building facades and/or roof tops. Mechanical equipment shall be installed in such a manner that character-defining features of the building are not radically changed, damaged, obscured, or destroyed. Screening and/or painting of equipment may be required to diminish negative visual impacts. (7/99)

Secretary of Interior's Standards

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

MM/SC/ME/LP 4:0:0 Motion carried.

090722.32

The Lofts

210 3rd Ave S

Replace windows of the east and west façades, including the storefront on the west façade

Staff report: Ms. Nashem reported that in 1995 an application to replace windows on the west façade windows was not approved except that replacing the glazing with double pane glass was approved to increase the energy efficiency of the windows. The storefront was also to retain the wood frames. She said she was confused by the note for the storefront but looking at photos in the 1980 survey as well as the 1936 record card compared to existing photos, the west façade storefronts appear to be the same so it does not appear that any portion of the storefront was actually replaced unless it was just the glazing. The east façade windows were approved to be replaced with new wood windows. This application proposes to replace all the windows on the east and west façade with aluminum windows and replace one storefront on the west façade with aluminum window system. A survey of the window conditions for the upper story windows is provided. Replacement of weather stripping, replacing clasps and peeling paint are typical wear and tear, the Board should look for is the extent of rot. Is the extent of parts that would need to be replaced substantial and therefore equivalent to replacing

the entire window. If additional information is needed it can be requested of the applicant. If the Board is ready to make a decision, there are 4 draft motions, but it may be necessary to develop a motion that fits the Board's discussion.

Aaron Lemchen said he worked with the Lofts Association to select windows and he believes what is selected meets Secretary of Interior 9. He provided various views and window survey photos showing damage to sill and hardware rot and damage. He said there is lots of weather damage on the south and west sides. (Note: the application did not include a proposal to replace the windows on the south façade) He said the proposed replacement windows are high quality with long term durability and similar aesthetics; they will need significantly less maintenance going forward. He said they hope for increased performance.

Mr. Rolluda asked if the storefront windows were aluminum or wood.

Mr. Lemchen said the intent is to use aluminum Kawneer system that would imitate the storefront transitions in depth.

Mr. Rolluda asked about the pedestrian perspective/experience if aluminum is used.

Ms. Collie said the pedestrian experience is important and it is important to save historic fabric; the storefronts may need a different treatment from the rest of the building.

Ms. Elenga asked what ground level options were explored and why were they not pursued with wood replacement.

Mr. Lemchen said it is challenging for the spans and glazing size if they go to double glazing to do that with wood.

Ms. Elenga expressed concern about the proposed ground level windows.

Ms. Collie said the windows are historic material still there. She wanted to understand what is repairable and what is not. If not repairable then wanted to see if they could replace in kind with wood. She wanted to see the pedestrian experience at the storefront and wanted to know if the storefront could be repaired or replace the wood in kind. She suggested deferring consideration pending more information.

Ms. Elenga said the upper windows could be approved and a separate application done for the storefronts.

Ms. Pflugrath agreed that options are needed. She appreciated the thoughtful letters. She was OK with new windows on upper residential units.

Ms. Collie said she needed more information about what historic material remains.

Mr. Rolluda said more information is needed. It is better to maintain than repair; better to repair than restore; better to restore than reconstruct. He said once historic fabric is gone, it is gone forever. He asked for more analysis of existing conditions. He wanted to know how much historic material would be removed to repair, especially at pedestrian level.

Mr. Lemchen said the existing windows on the east are fiberglass and have degraded.

Ms. Nashem said the 1995 approval was for wood windows, so they were not replaced as approved.

Ms. Nashem noted that quorum was lost, and no further decisions could be made. The Board had recommended tabling this application for more information anyway.

Ms. Nashem suggested board review other applications like a briefing to provide information to applicant on what more might be needed for a future Board review.

Ms. Pflugrath left the meeting and returned so quorum was achieved once again.

090722.33

New England Building

211 1st Ave S

Recover existing awning

Install signing on the awning valance

Sara Upshaw said she chose Pioneer Square to open her business and noted Ohsun Pan is named after her grandmother. She said the branding colors are reflective of the food. She said the yellow is recognized by her customer base and she proposed to use the same high-quality vinyl as used by previous tenant, Berliner Doner. She proposed either yellow and orange or cream and orange color options and said she needs to place the order soon as lead time is 8-10 weeks out.

Staff report: Ms. Nashem stated that in 2005 the application to recover the existing frame with dark green vinyl and a white band was approved. She did not know when the existing awning frame was originally installed. Staff is referring this application to the Board for consideration to determine if the color is compatible with the building and the district and is considered a subdued per the guidelines.

The Board has previously reviewed an application that wanted to use business colors on the awning. The Board thought that the proposed color was too bright and distracting from the building and the district. An alternative in a more earthy version of the color was approved. There have been other circumstances where a chain restaurant has had to do custom signage for their location in Pioneer Square rather than the standard.

The applicant was advised that this bright yellow was not a typical color used on awnings in Pioneer Square, that other brand colors have not been approved and that they should be prepared with an alternative color at the meeting.

Ms. Pflugrath said the proposed yellow is out of character with the district and that her preference was cream or cream on sloped part with yellow only on the valance.

Ms. Elenga said the color is bright. She preferred a more subdued color or the solution Ms. Pflugrath suggested – cream on angled parts and return on face have yellow and orange.

Ms. Collie said it is not compatible within the façade and immediate surroundings. She asked if the Union Gospel Mission across the street was similar.

Ms. Upshaw said the signage in the window is similar to the orange in her sign.

Mr. Rolluda said he shared the same concern. He said the architecture and building are supposed to be the focus over a sign. If businesses start applying their colors to awnings it will create a different character and will be a distraction. He would support Ms. Pflugrath's idea of having cream on the slop and return and yellow on front valance.

Ms. Upshaw said she is OK with the cream with orange signage and said everything inside the space would be yellow.

Ms. Pflugrath said she is comfortable with the cream and orange.

Action: I move to recommend granting a Certificate of Approval for: Recover existing awning frame with cream vinyl and orange lettering as discussed and for signage applied to the valance.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the September 7, 2022 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC 23.66.030 Certificates of Approval required

- B. 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 23.66.180 - Exterior building design.

- C. Awnings. Awnings shall be functional, serving as weather protection for pedestrians at street level, and shall overhang the sidewalk a minimum of five feet (5'). Awnings may be permitted on upper floors for the purpose of climate control. All awnings shall be of a design compatible with the architecture of buildings in the area.

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.

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

- 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)

E. AWNINGS AND CANOPIES

Awnings and canopies are structures attached to buildings above storefront windows and entrances to provide weather protection. Awnings are light-weight structures constructed of metal framing with fabric or vinyl covering. Canopies are heavier, more permanent structures constructed of rigid materials such as metal or metal framing with glass. (7/99) Those buildings wishing to use awnings or canopies shall adhere to the following requirements:

1. Awnings shall be sloped, rather than bubble type. No writing may be placed on the sloping portion of the awning. (12/94) Scalloped or cut-out valances are not acceptable, nor are side panels. (8/93) Return of valances on awnings shall be permitted, but no signage of any kind shall be permitted on valance returns.
2. Shiny, high-gloss awning materials are not permitted. Retractable awnings of a through color are preferred, i.e., the underside is the same color as the exposed face. Awning colors shall be subdued to ensure compatibility with the character of the District. (7/03)

Secretary of Interior's Standards

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

MM/SC/LP/ME 4:0:0 Motion carried.

090722.34

Lumen Field and Event Center

800 Occidental Ave S

Installation of public stadium location identification sign

Zach Hensley proposed a non-illuminated stadium identification sign fabricated of aluminum, 6' 45" wide, 2' depth to read "Lumen Field"

Staff report: Ms. Nashem explained the request for a location identification sign for the Stadium. While the location of this sign is within the district boundaries, the stadium itself was not in the district.

The Code says that free standing signs are prohibited except those that identify areas such as parks, a ball field and associated parking is a form of a park. The code also says "Signs not attached to structures shall be compatible with adjacent structures and with the District generally."

Free standing signs to identify gates were previously approved in locations within the district that were consistent with sign regulations but this is a unique circumstance in the district.

There are other building name signs located on the buildings adjacent to the site that may be comparable to what is proposed. For example, signs approved on the two buildings adjacent to this proposed sign were allowed larger than the normal 10 inch letters because the signs were thought to be compatible with the size of the building consistent with wall signs regulations:

Stadium Place – "Stadium" 18 inches, overall height 2 feet 2 inches,

Nolo – "l" is 3 feet, overall height 3 feet,

Wave is overall is 3 feet,

"Avalara Hawk Tower" - 3 feet 6 inches.

Mr. Rolluda disclosed that Lumen is a client of Rolluda Architects on a switch gear facility design project.

Board members asked the purpose of the sign because Lumen is already on the stadium and seems repetitive as opposed to the baseball glove used at the other stadium shown on their application materials.

Mr. Hensley said he understood the comparison to the baseball glove but noted they brought in iconic arches from the stadium architecture and a view of stadium.

Ms. Collie appreciated the tie into the roof line but wondered about safety regarding skateboarders and game revelers.

Ms. Pflugrath did not support the sign and noted it would impede the flow of traffic and people will be all over it. She said it would not enhance the pedestrian experience. She said it looks like an ad for Lumen.

Mr. Rolluda said less is more and he saw it as a duplication of signage. He noted the shallow slope of the arch and said people would stand on it for photos. He asked to see something more artful and not repetitive.

Mr. Hensley appreciated board comments and said he would take the opportunity to adjust the proposal, respond to feedback and would come back.

Tabled.

090722.4 BRIEFINGS

090722.41 Occidental Ave S between S King Street and Royal Brougham

Informational briefing on proposed renaming the street

Juan Cotto noted appreciation for the preservation of the district. He proposed a brown honorary sign to rename Occidental from King Street to Royal Brougham “Paul Allen Memorial Blvd”. He said he has been working with the city and local groups to do a permanent green sign.

Mark Collins said it is to honor Paul Allen’s vision and what he has done. This is the place for trade shows, concerts, sporting events and the world cup is coming in.

Ms. Elenga noted Allen’s influence in sports but also other influences in the South Lake Union area. She asked what the rationale for the honor is at this location.

Mr. Cotto said for 12 years he was community outreach for Fred Hutch and noted Allen’s influence in South Lake Union was remarkable in philanthropy, tourism, visibility, the stadium, and a number of businesses. It is easier to do to change the name of the street here than at South Lake Union.

Mr. Collins said this is the best spot to do this.

Ms. Nashem explained that if the street name permanently changed it would impact addresses.

Ms. Collie asked if any community outreach has been done.

Mr. Cotto said they have a plan to share their vision and understanding with community.

Ms. Collie asked if just signs would be changed.

Mr. Cotto said the memorial brown signs are placed underneath the official green sign as a unique way to honor people.

Ms. Pflugrath said it is a lovely gesture but wondered the impacts when making a call for emergency services.

Mr. Rolluda clarified that the Occidental sign would be above with brown Paul Allen sign below.

090722.4 BOARD BUSINESS

090722.5 REPORT OF THE CHAIR: Alex Rolluda, Chair

090722.6 STAFF REPORT: Genna Nashem
Administrative Review report

Ms. Nashem said this was the last meeting for Mr. Rolluda and Ms. Collie. She thanked them each for their service on the board.

Ms. Elenga thanked outgoing board members for their leadership and lessons imparted.

Ms. Pflugrath concurred and thanked Mr. Rolluda and Ms. Collie.

Ms. Collie said it has been sincere pleasure.

Mr. Rolluda reminded all that it is better to preserve than to restore, to restore than replace, to repair than reconstruct.

Genna Nashem
Pioneer Square Preservation Board Coordinator
206.684.0227