



The City of Seattle

# Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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PSB 155/24

## MINUTES for Wednesday, June 5, 2024

### Board Members

Maureen Elenga  
Tyler Hall  
Sage Kim  
Karl Mueller  
Henry Watson

### Absent

Kianoush Curran  
Jose Lorenzo Torres  
Lindsey Pflugrath  
Steven Sparks

### Staff

Genna Nashem  
Melinda Bloom

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

### Roll Call

#### 060524.1

#### Public Comment

Allison Rael commented on unused / unleased buildings in the district.

Megan Fitzpatrick said the Grand Central block has been empty for five years and said the broken windows should be repaired.

#### 060524.2

#### Meeting Minutes

May 1, 2024 Tabled

**060524.3 Certificates of Approval**

060524.31 Washington Street Boat Landing  
Molly Moon's Ice Cream  
199 Alaskan Way  
Applicant: Noreen Shinohara, Graham Baba

Noreen Shinohara provided context of the site and site views from various locations as requested from the Board

Ms. Nashem provided a staff report.

Board members supported the application given the isolated location, separation from the rest of the district by several lanes of traffic and a median on Alaskan Way and the businesses sole reliance on drawing pedestrian traffic.

One member thought that the exception to the rules was not warranted, and the large sign distracted from the history of the site.

Action: I move to recommend granting a Certificate of Approval for signage including two neon hanging signs, an externally lit blade sign and a neon wall sign.

All per the applicant's submittal under the condition that Molly Moon's repair by methods consistent with the previously approved rehabilitation of the structure any holes made to attach signage if the business vacates the site.

Exceptions to the Pioneer Square Preservation guidelines are granted considering the specific unique context of the Washington Boat Landing structure:

The location of structure is isolated from other buildings along the waterfront, and Pioneer Square;

The multi-lane Alaskan Way is greater than the typical distance across a street in Pioneer Square. The distance necessitates larger letters for the signage to be visible to pedestrians from a greater distance to draw pedestrians to the site;

The structure is also separated from other structures along the waterfront by the ferry load and unloading lanes and a beach so the greater than typical distance between buildings in Pioneer Square necessitates larger letters for the signage to be visible to pedestrians from a greater distance than other locations in Pioneer Square to draw pedestrians to the site;

Because of the isolation of the structure and the low lighting levels, lit signage is needed for visibility and neon signage is a common signage style compatible with the age of the structure;

The structure has been vacant for decades and visible signage will facilitate the recognition that there is a new active use at the site;

The Board found that the signage is pedestrian oriented and complies with Seattle Municipal Code for signage even with the exceptions to the guidelines, in particular SMC 23.66.160 C 1 and 4;

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the June 5, 2024 public meeting and forward this written recommendation to the Department of Neighborhoods Director.

Code Citations:

SMC

23.66.030 Certificates of Approval required

23.66.160 Signs

## **RULES FOR THE PIONEER SQUARE PRESERVATION DISTRICT**

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

#### **C. Specific Signage Regulations**

#### **D. Neon signs**

### **Secretary of Interior's Standards**

9. 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/HW/SK

4:1:0

Motion carried. Mr. Mueller opposed.

## **060524.4 Project Briefings**

060524.41 3<sup>rd</sup> Ave S. and S. Main Street

Applicant: Jordan Monez, 4Culture

Jordan Monez provided an overview of the project which is in conceptual stage at this point. She provided context of the proposed intersection and noted the specific location is yet to be determined. This project is a partnership between King County Metro and SDOT and included a bus stop that is connected to a streetscape project.

Artist Preston Singleterry said he has long history in the district including being a former resident. He said he has worked in glass since 1982. He said he is Alaskan native Tlingit in his tribal affiliation. He said the Raven is a cultural figure from Washington state all the way up to Alaska., a mythological figure who is a trickster, a bringer of change with the power of transformation into other things. The actions that Raven does, by choice or by accident end up benefiting humankind. He shared that the Raven symbolizes what we are looking at in our city, especially in Pioneer Square.

He said Raven in the old story stole the sun and the moon and the stars from an old man that was hoarding these objects in his clamhouse. He said it was a very confusing time because nobody could really understand the world around them. When Raven breaks daylight on the world, it benefits the world that people can all of a sudden see the world around them and they benefit from this ability.

Mr. Singleterry explained the pieces were made of aluminum and laminated safety glass cutouts and then illuminated from within. He noted the little ball in the Raven's beak represents the sun.

David Franklin said Pioneer Square is the artistic center of the city and that he and Mr. Singleterry owe their careers partly to having shown and sold artwork in this area. He said it means a lot to have been chosen for this project and be permanently part of this community. He explained their thought process about the need for a durable piece that fits into the area and activates a stark and open intersection. He said at the core of the project is the historical context that seems to really belong and resonate with Pioneer Square. He said the raven would be a sculptural kind of traditional carved bronze raven with a black patina on it and then to give it glass feathers that have cobalt and purple and iridescent colors that evoke the oily sheen that a raven would have in its feathers. He further explained they want to build a pretty large raven whose wings could actually shelter people

Mr. Franklin said it is a particular moment where Raven steals the sun. Before Raven steals the sun, he is a white bird and then he steals the sun and gets scorched as he is flying away by the smoke from the fire pit in the house that he steals the sun from. He said they are capturing this moment where Raven is getting turned black which is why they have the colors and wings going on.

Mr. Franklin explained that some of the glass feathers as well as for the purple ties into the glass that is in the street (sidewalk prisms) in Pioneer Square.

Ms. Nashem said the Board reviewed and approved the 3<sup>rd</sup> Ave and S Main St bus improvement project on Feb 7<sup>th</sup>. The project was to include artwork. The artists had been selected but the specific artwork had not been developed. This briefing is for the design of the artwork. While the Guidelines do not have specific guidelines for artwork, the Board has reviewed compatibility with the historic district in general including colors, materials and durability, pedestrian impacts. The Board has considered art as enhancing the cultural character of the district and has previously appreciated art that acknowledges, includes, and brings to light the past and present Indigenous presence in Pioneer Square that is less represented in the current built environment.

Ms. Elenga asked if interpretive signage would be included.

Ms. Monez said 4 Culture has a standard plaque system that they use with title, artist name, and a place for the story. She said they will work with the artists to come up with a summary narrative of the Raven story. She said that will be part of the final Certificate of Approval package and presentation to the board.

Ms. Monez shared 4Culture's process. She said they are in conceptual design phase now and they are working with King County Metro, SDOT and other stakeholders to determine scale, placement etc. Once they have stakeholder consensus they will start to work with the artists on final design toward fabrication which they will bring back to board.

Board members asked the project team to keep in mind the importance of durable materials. Board members said it is a beautiful and meaningful addition to the location.

Ms. Monez said 4Culture will maintain the sculpture.

060524.42 Johnson Plumbing / Stadium Lofts  
589 Occidental Ave. S  
Applicant: Henry Walters

Ms. Nashem said the Board saw a briefing on the project on December 20, 2023. A new architect is on the project. The proposal is for a sidewalk café with overhead covering that is not attached to the building rather than a more traditional canopy, awning or umbrellas. The guidelines were written before COVID had an impact on outdoor dining to make it more of a year-round amenity. The briefing is asking the board to consider if times have

changed and the rules should be amended to accommodate sidewalk café with overhead covers other than built in canopies. The Board supported the idea of overhead protection to allow for all season use of the outdoor seating. The Board discussed that it was appropriate in locations where there was a wide sidewalk, no storefronts and long continuous walls. The Board's discussion was then focused on discussing what would be a compatible design for this new element. The lighting fixture above the canopy which the Board did not support have been removed from this design proposal.

Henry Walters said historic train sheds were explored as inspiration. He explained the sheds are long and low, linear and slope away from the street. He explained how his design was able to align with a horizontal mullion that is common on all the windows. He said water will shed back toward the building and will use a gutter system with downspouts to feed into planters which also help to break down the scale of the structure. He said the materiality of the structure would be all steel, welded steel or bolted steel depending on what they engineer but all painted steel. He proposed wood cladding along the front of the structure with glass or Lexan-acrylic material on top.

He proposed some linear LED lights that could be integrated into the horizontal beams of the roof as well as electric linear heating elements. He said he hoped to get approval to move the scooter parking.

The Board thought the proposal was a big improvement over the previous design. They appreciated alignment of the structure with the windows, the dual purpose with the planters of receiving rainwater and breaking up the space as well as the materials and colors though they preferred more uniform and practical use of panels. There was some concern about the maintenance of wood panels in case of graffiti. The Board wanted to see more option for the panels. The Board that catenary lighting is used a lot but is more appropriate for a historic neighborhood than LED strips, but also realized the canopy was low. They appreciated that all light was focused downward and away from the residential units.

**060524.5 Board Business**

**0605424.6 Report of the Chair**

**0605424.7 Staff Report**

Genna Nashem  
Administrative Review

Ms. Nashem went over administrative reviews done since last meeting.

She asked for board member availability to meet June 26, 2024, instead of July 3, 2024, because of the adjacent holiday. Board members supported meeting on June 26, 2024.