



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 146/24

### ARC/Staff Report

Board meeting June 5, 2024

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

#### **060524.33 Johnson Plumbing/Stadium Lofts**

589 Occidental Ave S

Applicant:- Henry Walters

Briefing regarding proposed design sidewalk café with detached covering

**ARC/ Staff report:** The Board saw a briefing on the project in December 20,2023. The proposal is for a sidewalk café with overhead covering that is not attached to the building rather than a more traditional canopy or umbrellas.The guidelines were written before COVID had an impact on outdoor dining make it more of a year-round amenity. Several years ago there was a proposal for a roof and walls for outdoor seating proposed and it was denied because it was built in to the building making it appear as an addition in front of the storefront. We have not had a proposal for free standing covered sidewalk cafes in Pioneer Square previously so this would be asking use 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 the allow for all seasons use of the outdoor seating. The Board discussed that it was appropriate in locations where these 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 design that the Board saw in December included the addition of a new lighting fixture above the canopy which the Board did not support. That feature has been removed form this proposal.

The Board wanted more information as to how water runoff would be addressed. The Board wanted further consideration of the design compatibility with the building and the district.

A new architect is on the project, has read the minutes of the previous reviews and wants to further discuss the proposed design compatibility.

**Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods**

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The proposed sidewalk café on the south west façade abuts the South Plaza.

Code Citations:

**Seattle Municipal Code**

23.66.030 Certificates of Approval required

Certificate of approval required. No person shall alter, demolish, construct, reconstruct, restore, remodel, make any visible change to the exterior appearance of any structure, or to the public rights-of-way or other public spaces in a special review district, and no one shall remove or substantially alter any existing sign or erect or place any new sign or change the principal use of any building, or any portion of a building, structure or lot in a special review district, and no permit for such activity shall be issued unless a certificate of approval has been issued by the Department of Neighborhoods Director.

**Rules for the Pioneer Square Preservation District**

III. GENERAL GUIDELINES FOR REHABILITATION AND NEW CONSTRUCTION

In addition to the Pioneer Square Preservation District Ordinance and Rules, The Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction. (7/99)

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (7/99) In considering rehabilitation projects, what is critical is the stabilization of significant historical detailing, respect for the original architectural style, and compatibility of scale and materials.

XI. STREET FURNITURE

The cast iron and wood benches located in Pioneer Place Park and Occidental Park are the standard for the District. Approval to install benches will be determined by need and availability. All other elements of street furniture will be reviewed by the Board as to their specific compatibility within the Preservation District. This review will be extended to all bus shelters, bollards, signal boxes, mailboxes, pay phones,

trash receptacles, newspaper stands, and vending carts which are both permanent and mobile. Pay phones, mail boxes, trash receptacles, and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level retail storefronts. (7/99, 7/03)

### 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 for Rehabilitation**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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 shall 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.

Issued: May 28, 2024

Genna Nashem  
Pioneer Square Preservation Board Coordinator