



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 1/24

MINUTES for Wednesday, January 3, 2024

Board Members – Virtual Attendance

Maureen Elenga
Tyler Hall
Sage Kim
Jose Lorenzo-Torres
Lindsay Pflugrath
Henry Watson

Staff

Genna Nashem
Melinda Bloom

Absent

Kianoush Curran
Karl Mueller
Steven Sparks

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

Roll Call

010324.1 Public Comment
There was no public comment.

010324.2 Meeting Minutes
September 20, 2023
MM/SC/JLT/SK
4:0:0
Minutes approved. Mr. Walters abstained.

October 4, 2023
MM/SC/JLT/TH
3:0:2
Minutes approved. Ms. Elenga and Mr. Walters abstained.

010324.3 Certificates of Approval

010324.31 Johnson Plumbing (Stadium Lofts)

589 Occidental Ave S

Applicant: Graham Baba Architects

Proposed: Changes to the exterior of the building by installation of interior features

This location is already established as a restaurant use so no change of use is needed. However, the interior alterations intersect with the window opening affecting the exterior appearance of the building and transparency in the corner of the space. This includes installation of a stairway to the mezzanine, bench seats that cover the bottom portion of the windows and a counter that covers the bottom portion of the windows and shelving across the windows. When reviewing similar applications, the Board has tried to ensure that any material visible would be high quality rather than a typical backing that normally would be against a wall, that the gap area is kept clean and that a significance about of transparency is maintained.

Jeff King, Graham Baba oriented board members to the site and explained the small, oddly shaped space has a mezzanine loft associated with it. He proposed interior design changes were dictated by the geometry of the space to maximize use while also retaining visibility into and through the space. He said stairs up to the mezzanine space were placed along brick wall, so a rail is needed only on one side. He said windows along east side have a 2'1" sill so the proposed bench seat along the wall will have a visual impact. He said the bench back will be stained wood and would not be up against the glazing. He said material behind the cabinets would be of an industrial nature including blackened steel.

Mr. Lorenzo-Torres appreciated the presentation and imagery provided. He appreciated the setback of furnishings but noted concern about maintenance of the gap space and gathering of debris.

Francesco Borghesi, Graham Baba said allowing enough space for maintenance has been done successfully elsewhere. He said having the gap makes access easier than abutting a wall.

Ms. Elenga said the staircase works well and adds dynamism and encourages motion and liveliness. She said she had no concerns about the design.

Ms. Kim asked if the team explored movable furniture along the windows rather than a linear bench.

Mr. Borghesi said they did, and tables and chairs could be substituted but it would accommodate fewer people. He said they want to maximize capacity. He said the tables have a leg that is open design.

Discussion ensued about transparency and maintenance issues and the challenge of oddly shaped space. Board members suggested lowering the height of the bench back from 3'10" to 3'4" to minimize visual impact.

Action: I move to recommend granting a Certificate of Approval for installation of interior features including a stairway, bench backs no higher than 3'4", counters and shelving which intersect with window openings and changes the exterior appearance of the building. All per the applicant's submittal.

The Board directs staff to prepare a written recommendation of approval based on considering the application submittal and Board discussion at the January 3, 2024, public meeting and forward this written recommendation to the Department of Neighborhoods Director.

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.

XX. RULES FOR TRANSPARENCY, SIGNS, AWNINGS AND CANOPIES

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 for Rehabilitation

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.

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.

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/TH/JLT

6:0:0

Motion carried.

010324.4 Board Business

010324.5 Report of the Chair

010324.6 Staff Report: Genna Nashem

Genna Nashem
Pioneer Square Preservation Board Coordinator
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