



The City of Seattle

Pioneer Square Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PSB208/25

Staff Report

Board meeting August 20, 2025

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.

082025.41 Manufacturer's Building/ Railspur

419 Occidental Ave S

Applicant: Shoshanna Sidell

Installation of hot water exhausts through the brick on the alley façade.

Staff report: This project was not reviewed at an ARC meeting. While the preferred location for equipment is on the roof, there are other code requirements that dictate distances and turns for safe ventilation. When a rooftop is not possible then it is preferred on a non-primary façade. Typically, the Board prefers the use of an existing penetration rather than new penetrations, so the applicant has provided a thorough evaluation and explanation of other locations that did not work.

Draft Motion:

I move to recommend granting a Certificate of Approval for installation of hot water exhausts through the brick on the alley façade allowing penetrations in the historic brick. 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 August 20, 2025 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

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.

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)

Issued: August 13, 2025
Genna Nashem
Pioneer Square Preservation Board Coordinator